

CITY OF **BELLFLOWER**

2021-2029 Housing Element



September 7, 2022

ADOPTED

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1. Introduction

1.1 – Housing Overview

1.1.1 – Historical Perspective

The City of Bellflower is a contract City with more than 78,000 residents located in southern Los Angeles County. As shown in **Figure 1**, Bellflower is located near and adjacent to the Artesia Freeway (SR-91) and the San Gabriel River Freeway (I-605).

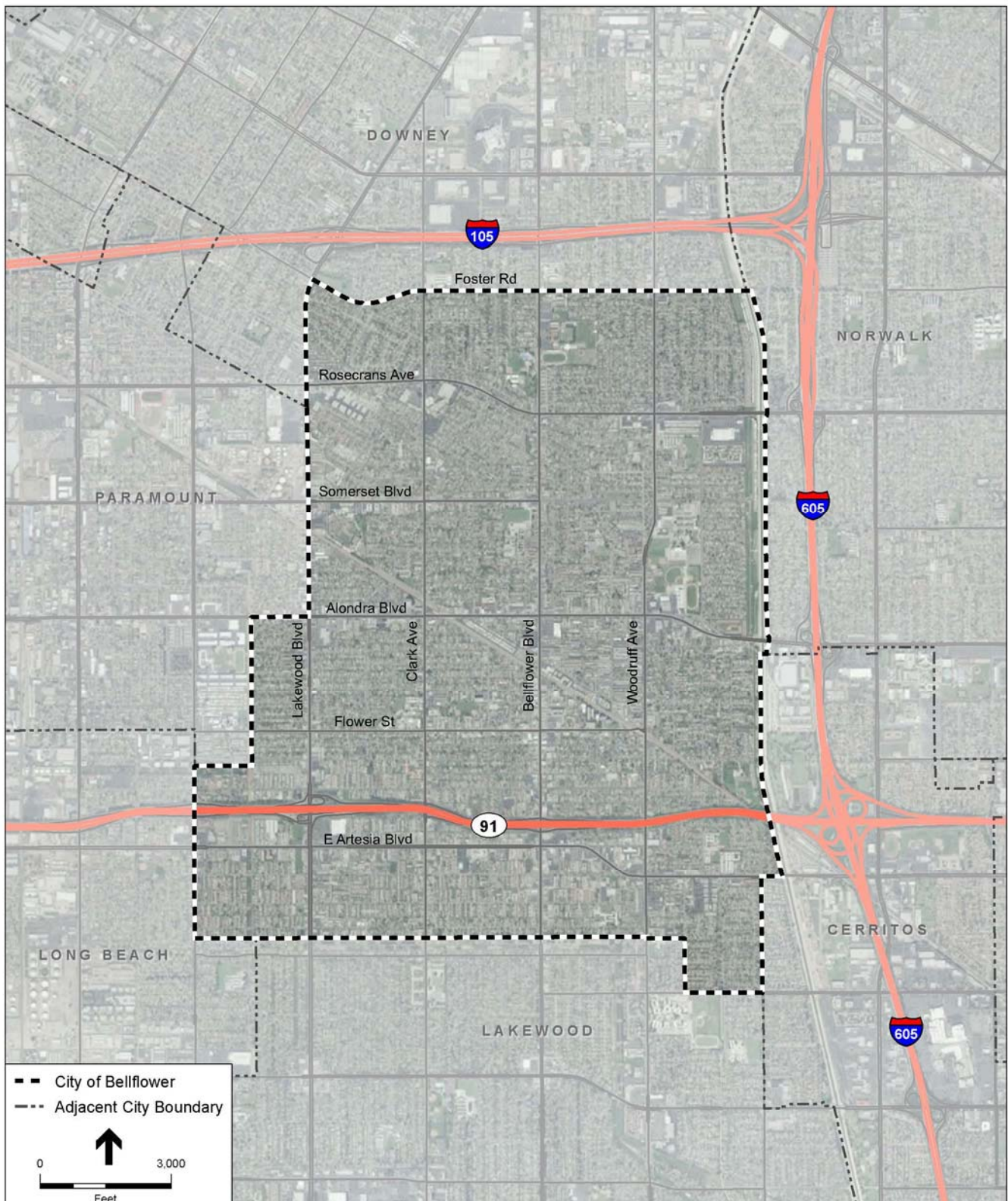
While not incorporated until 1957, development in the Bellflower area began in the early 1900's with Frank E. Woodruff's purchase of 1,000 acres, known as Somerset Ranch, to operate as a farm. When the property did not return the profit he expected, the ranch was subdivided into one-acre farms occupied by dairy farmers of Dutch, Japanese, and Portuguese descent. The entire area was subject to annual flooding when the San Gabriel River would swell from winter rains or spring thaws and travel down the middle of what is now Bellflower Boulevard. Early residents recall sometimes rowing from island to island in Bellflower during the rainy season.

In 1909, a petition was granted to form the Somerset School District and to establish a post office. The postal authorities granted the post office but rejected the name because there was already a Somerset, Colorado in existence. As a result, the City named itself Bellflower. The most common explanation of how the name Bellflower was decided upon for the City, is the relation to the orchard of Bellefleur apples grown by pioneer settler William Gregory in the north part of town (meaning literally "beautiful" flower in French rather than "bell" flower). The new school was the main draw for families to settle in the community that became Bellflower. Before the school was built, children had to go to neighboring towns for schooling, which was a serious drawback to the area. The school was Bellflower's first public building and embodied what were then the latest technology and ideas in school construction.

Between 1908 and 1912, Bellflower experienced a population increase from an estimated 100 to 1,200 residents. There was a general store, a school, a post office, affordable lots, and access to the City of Los Angeles. Bellflower operated under the County government for 45 years. Development was slow through the 1910s and according to the U.S. Census, there were only 1,500 residents in 1920. In the 1920s, new sources of prosperity coupled with agricultural expansion caused the population to increase reaching 6,710 residents by 1930.



Figure 1: Bellflower Location Map





The increase in population created new businesses, new schools, and new churches. The aerial image shown in **Figure 2**, illustrates the Downtown core along Bellflower Boulevard and neighborhoods to the south in 1938 - the City was predominantly an agricultural community. In the 1940s, Bellflower's population surged from 11,000 to 44,000. Households doubled up and homeowners felt obligated to rent out their extra rooms due to the lack of available housing.

Figure 2: City of Bellflower circa 1938



Source: Bellflower, California as of May 24, 1938 (Courtesy of the UC Santa Barbara Library)



The City served as primary apple and milk production centers for Southern California, until soaring post-World War II property values forced most of the farmers to move east to the Dairy Valley/Dairyland area (now the cities of Cerritos, La Palma, and Cypress). These farms were quickly converted into large housing subdivisions for Los Angeles' growing population that worked in the region's skilled industrial and service sectors. After Bellflower was incorporated in 1957 as California's 348th City, its gradual metamorphosis from an agricultural center to residential suburb continued. In the 1950s, large tracts of homes can be seen in the southern portion of the City, with a mix of tract housing and agricultural land in the north. From the 1950s through the late 1960s, Bellflower Boulevard, the City's main thoroughfare, was a thriving commercial strip for shopping. **Figure 3** illustrates the development of new residential tract homes in the northern portion of the City, replacing historic agricultural uses.

Numerous retail stores and franchise restaurants began on Bellflower Boulevard, which also featured boutiques, arts and crafts shops, alongside larger department stores and banks. In its prime, Downtown Bellflower was the main shopping district for small farming communities that dotted southeastern Los Angeles County. The Downtown's success was hindered, however, when the Artesia Freeway was built in the mid-1970s, cutting the area in half. Over the next two decades, as neighboring communities brought in big-box retailers and strip malls, Bellflower Boulevard refused to do so and was drained of its vitality. In the early 1990s, Bellflower sat on the verge of bankruptcy.

The City is also bisected by the Santa Ana Line of the Los Angeles Interurban Railway which was established in 1905. Pacific Electric leased the line starting in 1908 and purchased it in 1911 running trains from Downtown Los Angeles to Santa Ana, the County seat of Orange. By 1950, service had halved from its peak only five years earlier and the line was cut back to a minor station in Bellflower, becoming the Bellflower Line. The service was then disposed of by Pacific Electric, being taken over first by Metropolitan Coach Lines in 1953 before being commuted to the Los Angeles Metropolitan Transit Authority in 1958, the same year it was discontinued; the last train ran on May 24, 1958. Looking forward, LA Metro, has developed the West Santa Ana Branch Transit Corridor Plan to reactivate part of the corridor in Los Angeles County for expanded service. The section between Bellflower station and former Paramount station will be rehabilitated and connected to a new service eventually terminating downtown, though via a different routing than the former Santa Ana Line.

By 2010, there were a total of 24,896 dwelling units in the City, a 0.8 percent increase from the 2000 Census. Nearly 10 years later, the California Department of Finance estimates that in 2020 there were 25,097 housing units, an increase of only 201 units. Generally, the City of Bellflower is a densely populated city. Based on the 2010 Census it was the 25th most densely populated city in the United States, of cities over 50,000 residents and the 8th most densely populated city in California. The history of the City is pertinent to later discussions in **Section 4.5**, regarding development patterns and access to opportunity.



Figure 3: City of Bellflower circa 1952/53



Source: [Historic Aerials by NETR online](#) - Bellflower, California – Circa 1952/53



1.1.2 – Demographics

Located in southeast Los Angeles County, the City of Bellflower encompasses 6.1 square miles. Since its incorporation in 1957, Bellflower's population steadily increased from 45,909 residents in 1960 to an estimated 78,110 residents in 2020.

Based on the U.S. Census, since 1990, the City's population has become more ethnically diverse with an increase of African Americans, American Indians, Eskimos or Aleuts, Asians or Pacific Islanders, and other races (including individuals who are two or more races). In addition, household sizes have grown larger, while the number of housing units has increased at a slower rate. Employment-generating business sectors and occupations are undergoing change, with Bellflower's workforce, and the pandemic and previous economic downturn has created high unemployment rates. According to the U.S. Department of Labor, as of October 2020, the unemployment rate in Bellflower was approximately 15 percent (the unemployment rate for Los Angeles County was 12.1 percent and the unemployment rate for the U.S. was approximately 6.9 percent). Approximately 63 percent of Bellflower's housing units are rental units and 37 percent are ownership units.

Bellflower is surrounded by the cities of Downey (north), Norwalk (northeast), Cerritos (southeast), Lakewood (south), Long Beach (southwest), and Paramount (northwest). In comparison to the six neighboring cities, Bellflower ranks fourth in population size and sixth in geographic area, but ranks first as the densest, with nearly 12,357 persons per square mile.

1.1.3 – Housing Stock

According to the 2015-2019 American Community Survey (ACS) 5-Year Estimates, there were roughly 25,000 dwelling units in the City. Nearly half of the City's housing stock consists of single-family, detached, dwelling units. As the City plans for future housing activity, it is important to note that 82.7 percent of Bellflower's housing stock was constructed before 1970, making the majority of the housing stock more than 40 years old, and may be in need of repair or rehabilitation now or in the near to mid-term future. The 2019 ACS estimates that more than half of the City's housing stock was estimated to be over 50 years old.

Despite the limited availability of vacant residentially zoned land in the City, Bellflower has experienced modest housing growth over the past several decades. Through various incentive programs, the City has encouraged larger underutilized parcels, including large residential estate/agricultural parcels to be recycled and divided into smaller parcels for new single-family homes or consolidated for the development of larger projects.

As a successfully developed community, Bellflower will focus on preserving and enhancing its existing housing stock, while encouraging and facilitating compatible



higher density development to meet identified housing needs within the 2021-2029 Housing Element. Housing goals, policies and programs will aim to preserve the condition of the existing housing stock, develop new housing in specific targeted growth districts, provide affordable housing opportunities for all income groups, and improve the quality of life in the City's neighborhoods.

1.2 – Housing Element State Law

California State Housing Element Law (California Government Code Article 10.6) establishes the requirements for Housing Elements of the General Plan. Specifically, California Government Code Section 65588 requires that local governments review and revise the Housing Element of their comprehensive General Plans not less than once every five years.

The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a Housing Element as part of their comprehensive General Plans.

Various amendments have recently been made to Housing Element law. These include:

- **SB 330 – Housing Crisis Act of 2019 and Changes to Permit Streamlining Act & Housing Accountability Act** – is designed to speed up housing construction by reducing the time it takes to obtain building permits, limiting fee increases on housing applications, and requires that a local agency makes specified written findings based on evidence to deny an affordable housing development.
- **AB 678, AB 1515, AB 3194, SB 330 – Housing Accountability Act** – Expands and strengthens the provisions of the Housing Accountability Act by establishing limitations on a local government's ability to deny, reduce the density of, or make infeasible housing development projects, emergency shelters, or farmworker housing that are consistent with objective local development standards and contribute to meeting housing need.
- **AB 1397, AB 1486, AB 686, SB 6 – Housing Element Sites Inventory** – Modifies the format and level of scrutiny of a jurisdiction's inventory of land suitable and available for residential development to meet the regional housing need by income level.
- **AB 686 – Affirmatively Furthering Fair Housing** - All housing elements must now address how they are Affirmatively Furthering Fair Housing and promoting housing opportunities throughout the community for protected classes.
- **AB 881, AB 68, and SB 13 - Accessory Dwelling Units** – Updates and clarifies



requirements and laws regarding the creation of accessory dwelling units (ADU) and junior accessory dwelling units (JADU) to address barriers to development.

- **AB 1763 – Density Bonuses for Affordable Housing** – Provides increased density and incentives for the production of developments that include moderate-income housing and additional incentives for affordable developments within ½ mile of a transit stop.
- **AB 1505 - Rental Inclusionary Housing Ordinances** - Authorizes the legislative body of any city or county to adopt an inclusionary housing ordinance that includes residential rental units affordable to lower- and moderate-income households
- **SB166 – No Net Loss Law** – Requires jurisdictions to maintain an inventory of sufficient adequate sites that can meet their remaining unmet housing needs based on their Regional Housing Needs Allocation, especially for lower- and moderate- income households
- **AB 101 and SB 234 - Established “Uses by Right”** – Requires jurisdictions to amend the Zoning Code to allow Low Barrier Navigation Center development to be a use by right, as defined, in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements and allows large family daycare home to be treated as a residential use of property for purposes of all local ordinances.
- **AB 1486, SB 6, and AB 1255 – Expansion of Surplus Land Act and Reporting** - Promotes changes to the Surplus Land Act to turn unused public land into a public good by redeveloping unused public land into sites for affordable housing.

The contents of this updated Housing Element comply with these amendments and all other requirements of Housing Element law.

1.3 – Public Participation

The California Government Code Section 65583(c)(6) requires that local governments make diligent efforts to solicit public participation from all economic segments of the community, especially low-income persons, in the development of the Housing Element. During the preparation of this Housing Element update, public input was actively encouraged in a variety of ways. The element was posted to the City of Bellflower's website, and a hard copy was available for review at City Hall.

On March 18, 2021, the City held a virtual joint study session with the Planning Commission and City Council from 10-11:30 am. The public and stakeholder groups were invited to attend and participate. The event was noticed on the City's Planning and Building Services Department webpage, via social media including Facebook and Instagram,



and emailed to individual stakeholders, including local service providers, affordable housing developers, and other community organizations. The joint study session sought to inform the Planning Commission, City Council, residents, and interested stakeholders of the 2021-2029 Housing Element update process, the required contents of the element, discussed early strategies to meet the City's regional housing need allocation, and solicited feedback from the Council, Commission, and community members on these strategies and other housing needs in Bellflower. The meeting was attended by all Councilmembers and Commissioners as well as five members of the public, including representatives from Kingdom Causes Bellflower, a non-profit service provider in the City. During the meeting, National CORE gave a presentation on the Housing Element update and City staff presented the Housing Opportunity Areas that were being considered to accommodate the City's Regional Housing Needs Allocation (RHNA). Translation services are offered at all City meetings and were available, but not requested at the March 19th meeting.

The purpose of the meeting was to solicit direct feedback on housing needs, barriers to fair and affordable housing, and opportunities for development from all community groups, not just those who are able to attend the study session and public hearings. Questions and comments during the meeting focused on the Housing Opportunity Areas being considered for housing, timeline and approval process of the Housing Element, and how the community outreach/engagement being done to adhere to COVID-19 restrictions. City Councilmembers and Planning Commissioners noted the importance of community engagement and participation and requested materials from the meeting continue to be posted on the main page of the City's website.

The City's efforts to engage the public about the overall Housing Element update effort included posting informational materials on their website and social media platforms. These materials included a Housing Element 101 video, Frequently Asked Questions (FAQ) on the Housing Element update process, a demographic flyer on the City of Bellflower, and a survey with questions specific to housing. These materials can be found in Appendix A. All materials were available starting in early March and the survey was left open for approximately six weeks from March 30 to May 15, 2021. Additionally, on April 29th, the City sent an email to community stakeholders informing them of the Housing Element Update and requested their engagement and input through the survey. Stakeholders included developers, nonprofit organizations and other community groups, including: City Ventures, Province Group, Olson Company, Harbor Regional Center, Benevolent and Protective Order of Elks, Moose Lodge, Mercy House, Ventana Homes, City Net, Serrano Development, Veneklasen Associates, Strategic Legacy Investment Group, Larsen, Gangloff and Larsen, C.P.A.s, Red Mountain Group, and Property Management Advisors. The Housing Element informational materials remain available on the City's website to ensure residents have ongoing access to this information.

To engage the community and understand housing issues and needs in the City, a housing survey was developed and circulated for six weeks in Spring 2021. Over this period, a total of 53 responses were received. Questions included on the survey can be found in Appendix A.



According to the survey, most respondents (89 percent) were residents of the City of Bellflower. Others were either employed in the City (6 percent), were a stakeholder or service provider (4 percent) or other. Of those that were residents of the City of Bellflower, most were longtime residents having lived in the City for over 25 years while others have only lived in the City for 3 years or less. Additionally, the majority of those who responded to the survey were homeowners (63 percent) versus renters (29 percent). Another 9 percent of respondents were individuals who do not pay rent or own and may be living with relatives free of charge, for example.

Participants were asked about the most important housing issues they believe the City of Bellflower is facing. The primary concern that respondents raised were increased home ownership opportunities, access to services, and access to open spaces such as parks and community centers. A quarter of respondents stated that increased rental opportunities were of least priority to them while another 25 percent of respondents claimed that affordable rent and housing payments were of most importance, which indicates that affordability and opportunities for ownership were high on respondent's priority list.

When asked about where to locate future housing to accommodate the City's fair share of housing, roughly half of the respondents provided suggestions. Most respondents indicated that future housing should be located on currently unused properties that have been vacant or unimproved. Examples included old motels and a vacant Kmart site. Other suggestions included northern Bellflower, as well as the Artesia and Bellflower Boulevard corridors. Furthermore, respondents were asked what types of housing they felt were needed to balance housing stock. Most responses (57 percent) indicated that larger single-family homes of 3 bedrooms and larger were needed, followed by small and medium single-family homes (43 percent), while 30 percent said they would prefer to see rental senior housing or emergency homeless shelters (28 percent). Approximately 20 percent of respondents also felt that more rental apartment homes were needed to balance the City's existing housing stock.

The survey also inquired about accessory dwelling units in the City, to which 79 percent of respondents stated that they do not currently have a secondary or accessory dwelling unit. However, 11 percent of respondents said they were interested in adding an accessory dwelling unit to their property, and 8 percent of respondents said they do have an ADU. Of those 8 percent, 6 percent currently rent their ADU out and 2 percent use their ADU for extended work or living space, such as a home office or workspace. Based on the responses, rental prices for ADUs ranged from as low as \$950 to \$2,000 monthly with an average of \$1,000 a month.

To gauge strategies to maintain communities throughout the City, respondents were asked what they thought would improve neighborhoods. Most respondents (66 percent) pointed to the need to create community maintenance standards as well as carry out stricter enforcement of current building and community standards (62 percent). Additional responses (38 percent) indicated that Business Improvement Districts should be created to maintain commercial and/or retail areas.



Finally, respondents had an opportunity to weigh in on other housing needs or challenges facing the City. Parting thoughts included statements around there being too many mobile home parks in certain areas; wanting to see less apartment structures; respondents not being in favor of ADUs as to avoid overcrowding existing neighborhoods; a need for first-time homebuyer programs; and a heightened need to preserve housing affordability in the City.

To engage elected officials and the community on the selection of Housing Opportunity Areas, the City held a Planning Commission meeting on April 5, 2021 focused on the parcels that should be considered to meet the City's Regional Housing Needs Allocation (RHNA) obligation. Planning Commission was supportive of Staff's recommendation. A subsequent City Council meeting was then held on April 12, 2021 to receive and file the revised Housing Opportunity Areas or discuss and take other action. The City Council also approved the Housing Opportunity Areas put forth by Planning Commission and Staff. To ensure outreach continues to extend to as many community members, particularly those of underrepresented population groups, the City has included Program 23. The program's goal is to conduct ongoing outreach to engage members of all socio-economic groups.

Following the confirmation of the Housing Opportunity Areas with the Planning Commission and City Council, City Staff transmitted a locational map and preliminary analysis on the future Housing Opportunity Areas to the California Department of Housing and Community Development. A follow-up meeting with HCD to go over the sites and the AFFH analysis was held on May 10, 2021.

Prior to sending the Housing Element draft to the State Department of Housing and Community Development (HCD) for review, the Draft Housing Element was made available to the public starting June 22, 2021. A hard copy of the Housing Element was made available at City Hall, and a link to the draft document was provided via email to stakeholder groups, on the City's website - https://www.bellflower.org/departments/planning/planning_division/6th_cycle_housing_element_update.php#, and on the City's social media pages. Several individuals who requested copies of the document for review were provided a direct link via email. No comments were received on the draft document. The Housing Element website, with the draft document, is still active and the City has been and continues to be open to accepting comments on the draft during HCD's review period.

In July 2021, the Draft Housing Element was submitted to HCD for an initial compliance review. Following the issuance of a formal comment letter from HCD, the draft Housing Element was revised and posted again for public review on the City's website. Notification of the updated draft were posted on social media and a link emailed to stakeholder groups.

Should additional comments be received prior to the adoption of the Element, Staff will incorporate comments as appropriate and correspond with the commenter. Any revised versions of the Housing Element will be posted on the City's Housing Element website.



After HCD has reviewed the Draft Element, additional hearings are planned before both the Planning Commission and City Council. Notification for these hearings will be published in the local newspaper, posted at prominent public facilities, posted on social media, and provided on the City's website in advance of each hearing.

1.4 – General Plan Consistency

The California Government Code requires that General Plans contain integrated, consistent sets of goals and policies. The Housing Element is, therefore, affected by development policies contained in other elements of the General Plan, in particular, the Land Use Element. The proposed goals and policies of the Housing Element have been reviewed for consistency with the other elements of the adopted General Plan. As a result, the Housing Element is internally consistent with the balance of the General Plan. As portions of the General Plan are amended in the future, each of the elements of the General Plan, including the Housing Element, will be reviewed to ensure internal consistency is maintained.

1.5 – Element Organization

The Housing Element sets forth housing goals and policies for Bellflower to address the City's existing and projected housing needs. Specific housing programs to implement these goals and policies are identified in the Housing Program section of the updated document. The updated Bellflower Housing Element is comprised of the following major components:

1. Introduction: A background of the City of Bellflower's historical population and housing trends.
2. Housing Plan: Addresses the City of Bellflower's identified housing needs, including housing goals, policies and programs.
3. Quantified Objectives: Presents the anticipated and potential affordable housing development for the planning period starting in October 2021 and ending in October 2029.
4. Housing Profile: An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock.
5. Housing Constraints: Examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance and improvement of the City's housing stock.
6. Housing Resources: Identifies the land, financial, and administrative resources available for the development and preservation of housing in Bellflower. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future



housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

7. Progress Report: Reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period.
8. Appendix A: Provides documentation of the public outreach activities conducted regarding the Housing Element update as presented in **Section 1.3, Public Participation**.
9. Appendix B: Provides unit capacity and parcel specific information for the sites identified in the **Section 6, Housing Resources**.



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2. Housing Plan

For the City of Bellflower, the enduring objective is to facilitate and encourage housing that fulfills the diverse needs of the community. To achieve this goal, the Housing Plan identifies long-term housing goals and short-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. Programs identify specific actions the City plans to undertake toward achieving each goal and policy.

The goals, policies, and programs within the Housing Plan build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Plan will guide City housing policy through the 2021-2029 planning period. Bellflower's housing goals, policies, and programs address the following five major areas:

1. Maintain and enhance the quality of existing housing and residential neighborhoods;
2. Provide a variety of housing types to accommodate special needs groups and all economic segments of the City;
3. Minimize the impact of governmental constraints on housing production and affordability;
4. Promote equal housing opportunities for all residents; and
5. Identify adequate sites to achieve a variety of housing.

Bellflower's Housing Plan for addressing unmet needs, removing constraints, and achieving qualitative and quantitative objectives is described in this section according to the above five areas. The housing programs introduced on the following pages include programs that are currently in operation and new programs, which have been added to address the City's unmet housing needs.



Goal 1: Maintain and enhance the quality of existing housing and residential neighborhoods.

Continued maintenance and preservation of the existing housing stock in Bellflower is crucial to ensure quality neighborhoods. Housing programs focused on the achievement of this goal include rehabilitation of single- and multi-family housing units, code enforcement, and efforts to preserve assisted housing units at risk of converting to market rate housing. Through code enforcement, neighborhood, and home improvement programs, the City is able to maintain the condition of existing housing units.

Policy 1.1: Monitor and enforce building and property maintenance code standards in residential neighborhoods including existing mobile home parks.

Policy 1.2: Maintain General Plan and Zoning Ordinance provisions that prevent the encroachment of incompatible uses into established residential areas, while providing for an appropriate mix of development.

Policy 1.3: Provide public facilities improvements where needed and particularly in the City's target "neighborhood improvement" areas.

Policy 1.4: Monitor housing conditions throughout the City in order to target and expand maintenance and rehabilitation efforts of existing renter- and owner-occupied housing units.

Policy 1.5: Actively engage in identifying substandard and deteriorating housing and take appropriate actions to ensure correction of the deficiencies or removal and replacement of those substandard units which cannot be rehabilitated.

Program 1 - Code Enforcement

The enforcement of existing property maintenance codes is a primary means to preserve housing and the quality of neighborhoods. The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues. The Code Enforcement Division proactively targets areas of concentrated rehabilitation needs within the City and will continue to respond to complaints and proactively enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. The primary goal of regulation is to provide reasonable controls for maintenance, rehabilitation,



preservation, and conservation of existing commercial and residential properties. The City handles approximately 50 complaints annually for structural violations on residential properties. Building code violations are referred to the Building Division and to housing staff for rehabilitation assistance. Identified in the 2020-2025 Consolidated Plan, the City anticipates \$640,498 of CDBG funding will be available to provide code enforcement assistance. With CDBG focus areas, Code Enforcement directs residents to the City's home improvement programs, to encourage repairs, mitigate potential cost, displacement, and relocation impacts on residents.

Program Objective:

- Enforce and expand, where necessary, the property maintenance provisions embodied in the California Green Building Code and the Zoning Ordinance in order to conserve and improve the quality of housing units in the City.
- Target funding for proactive code enforcement and referrals for assistance in Low Resource areas of the City including Census Tract 5541.01.
- Actively monitor existing housing stock to correct violations and provide affected homeowners with information on available funding opportunities to correct violations. Aim to assist approximately 20 households during the planning period with improvement and rehabilitation activities to preserve existing neighborhoods.

Funding Source: General Fund, CDBG funds

Responsible Agency: Planning and Building Services

Time Frame: Annually allocate funding for code enforcement activities from 2021-2029.

Program 2 – Housing Rehabilitation

The City prioritizes housing program activities to address identified housing needs. Specifically, priority has been given to use of rehabilitation loans and grant monies to maintain and upgrade existing stock. In addition, the City uses CDBG and HOME funding sources to assist in improvements and expansions to the City's existing housing stock.

Priority is given to preservation and home ownership in Bellflower, due to the age of Bellflower's existing housing stock, the fact that the City has limited vacant land available, and the low rate of home ownership. Bellflower's Housing Rehabilitation Programs offer low- and moderate-income homeowners the opportunity to apply for small grants, rebates, deferred payment loans, and low interest rate loans to complete a wide range of property, structural, and energy/water conservation improvements on their properties. Examples of types of programs currently available include:



- **Fix-it Grants:** Available to senior citizens (62 years or older) and disabled residents. This grant provides up to \$5,000 in assistance for exterior repairs. This form of assistance can only be used once, and funds are available on a first come, first serve basis.
- **Mobile Home Grants:** These grants provide up to \$3,000 in assistance to very low-income applicants residing in mobile homes. Both exterior and interior improvements are eligible.
- **Low Interest Deferred Loans:** Under this program, principal and interest payments are deferred until the property is sold or title transferred. Approval of all deferred loans is at the discretion of the City's Loan Review Committee. The deferred loans are at an interest rate of 3 percent for up to \$5,000 or a 4 percent interest rate for any loans greater than \$5,000. Deferred loans up to \$50,000 are available to senior citizens (62 years or older), single head of households who have a handicapped family member(s) and to handicapped homeowners, to remove physical barriers by providing ramps, accessibility to sinks, cupboards, and bathrooms.

Program Objective:

- Address property, structural, and energy/water conservation improvements for special needs, and low- and moderate-income homeowners in the City. Annually, the City anticipates that roughly \$250,000 of HOME and CDBG funds will be administered based on funding availability.
- Advertise the availability of funds in Low Resource areas, including census tract 5541.01 by partnering with local community groups, churches, schools, and other organizations to distribute materials.
- Aim to assist an estimated 20 households during the planning period, prioritizing households in Low Resource areas, such as census tract 5541.01, as funding permits.

Funding Source: CDBG and HOME funds

Responsible Agency: Economic Development Department

Time Frame: Annually allocate available funding for rehabilitation programs from 2021-2029.

Program 3 – Monitor and Preserve Affordable Housing

The City will continue to keep an inventory of affordable housing units and promote, through the Housing & Grants Division, the use of additional affordable housing assistance programs, as appropriate, for existing homes that are at risk of converting to market rate. When available, the City will utilize resources such as HOME funds, California Housing Finance Agency single-family and multi-family programs, Federal Department of Housing and Urban Development (HUD) Section 208/811 loans, and HOPE II and III Home Ownership programs to stimulate private



developer and nonprofit entity efforts in the development and financing of housing for lower- and moderate-income households. The City will facilitate discussions between developers and local banks to meet their obligations pursuant to the California Community Reinvestment Act (CCRA) providing favorable financing to developers involved in projects designed to provide lower- and moderate-income housing opportunities. Similarly, the City will maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) program and refer the program to builders or corporations interested in developing housing in the City. There are not currently any deed-restricted affordable units at-risk of conversion to market rate during the planning period, however the City will continue to update the table and monitor affordability for future planning periods.

Program Objectives:

- Maintain a list of affordable units throughout the City including affordability information to ensure landlords are compliant with deed restrictions and to preserve affordable units and update the list as new projects are developed.
- Collect information on units without deed restrictions to maintain affordable housing data and communicate with landowners and/or property managers of unrestricted units to encourage the establishment of an affordability covenant.
- Continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City.
- Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance (California Housing Finance Agency, State HCD, predevelopment funds, tax-exempt bonds, tax credits, CDBG, HOME, etc.)

Funding Source: CDBG, General Fund

Responsible Agency: Economic Development Department and Planning and Building Services Department

Time Frame: Ensure the list of affordable housing units is posted on the City's website within one year of Housing Element adoption. Review the list of affordable housing developments in the City and update information at least annually, from 2021-2029.

Program 4 – Energy Efficient Design

The City will review ordinances and recommend changes where necessary to encourage energy efficient housing design and practices that are consistent with State regulations. The City already has information posted on their website and will periodically distribute literature on new programs regarding energy conservation, including solar power, energy efficient insulation, appliance upgrade programs



and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.

The City will encourage energy conservation devices in addition to those required by current building codes to be provided in new construction and major remodels, including, but not limited to lighting, water heater treatments, and solar energy systems, where they can be feasibly provided.

Furthermore, the City of Bellflower Climate Action Plan (CAP), adopted on December 10, 2012, Strategy 1: Building requires a concerted effort by government, utility companies, businesses, and individual homeowners to improve the performance of existing buildings to increase energy efficiency of their homes and businesses. Strategy 1 outlines ways to improve residential energy efficiency such as weatherization of existing building stock, projected renewable energy goals for Bellflower, solar rebate programs, energy efficient appliances, water efficiency and conservation, and increased diversion of waste. The City will promote energy efficient buildings in all residences based on the parameters set forth in Strategy 1 of the CAP.

Additionally, the City will encourage maximum utilization of Federal, State, and local government programs, including the County of Los Angeles Home Weatherization Program, Energy Savings Assistance Program and Energy Upgrade California that are intended to help homeowners implement energy conservation measures and, when funding is available, will seek to supplement them with additional money. As part of the Housing Preservation Program and the Home Improvement Loan Program, outlined above, residents can apply for loans to increase the energy efficiency of their home. Lastly, the City will continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design. The City will continue to monitor technology advances, new materials and equipment and review new ordinances when appropriate.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Annually review the information on programs and incentives on the City's website and update information throughout the year as new information becomes available, 2021-2029



Goal 2: Provide a variety of housing types to accommodate special needs groups and all economic segments of the City.

Bellflower is home to a number of groups with special housing needs, including seniors, large families, persons with disabilities including developmental disabilities, single-parent families, and extremely low-income households, among others. These groups may face greater difficulty in finding decent and affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, disability, or health issues. Incentive programs, such as the City's density bonus allowance for projects with affordable units continue to offer a cost-effective means of supporting affordable housing development.

Furthermore, Bellflower strives to achieve a balanced community, with housing units available for all income segments of the population. The existing housing stock offers many affordable options throughout the City. The intent of this goal is to assist in the provision of adequate housing to meet the needs of the community, including the needs of both renter and owner-occupied households.

Policy 2.1: Designate sufficient land in the General Plan Land Use Element and Zoning for the development of a range of housing types to meet the identified needs of all economic segments of the community, while providing a high quality of life for all residents.

Policy 2.2: Facilitate and encourage the development of affordable housing for seniors, large families, persons with disabilities, and other identified special housing needs.

Policy 2.3: Facilitate the provision of accessory dwelling units as a means of providing affordable rental housing in existing neighborhoods while ensuring compatibility with the primary unit and surrounding neighborhood.

Policy 2.4: Establish and implement procedures for the provision of density bonuses or other incentives for housing developments incorporating units affordable to lower-income households.

Policy 2.5: Assist private and nonprofit developers in providing affordable housing to lower-income residents and special needs groups.



Program 5 - Density Bonus

The State has recently passed several bills that change 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.
- SB 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 Planning and Building Services Department will review the Affordable Housing Incentives and Zoning Regulations and revise them to update density bonus provisions consistent with State law within one year of adoption of the Housing Element. Information on these financial and regulatory incentives will be made available on the City's website and in public places at City Hall.

Program Objective:

- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and by offering Staff assistance at City Hall.
- Review the density bonus ordinance annually to ensure compliance with State law.
- Continue to provide regulatory and technical assistance to affordable housing developers with the goal of encouraging and supporting the development of four affordable housing developments (estimated 200-300 units total) during the planning period.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Update density bonus provisions consistent with State law within one year of adoption of the Housing Element.

Program 6 - Senior Housing Zoning

To provide housing for the unique needs of senior citizens in a manner compatible with existing and future developments in surrounding areas, the City facilitates and encourages the construction of senior housing in the R-2 and R-3 (multi-family) zones through application of the Senior Citizen Housing (S-C-H) Overlay. Within the S-C-H overlay, affordable senior projects are permitted at densities up to 70 units per acre and additional incentives such as reduced parking standards (only 1



space per unit), height (up to 3 habitable stories), and increased maximum lot coverage (50 percent) are permitted. The City is committed to informing local and regional developers of the Senior Housing program incentives and will strive to promote the application to further encourage development.

Program Objectives:

- The City will continue to offer incentives to developers to facilitate the development of senior housing.
- Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.
- Annually advertise the program in Low Resource areas, including census tract 5541.01 by partnering with local community groups, churches, schools and other organizations to distribute materials.
- Encourage the development of 50 units for lower-income seniors during the planning period through the application of the Senior Citizen Housing overlay.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: The City will develop materials within one year of Housing Element adoption and will post them on the City's website. Materials will be available throughout the planning period, 2021-2029.

Program 7 – Planned Development Overlay Districts

The Residential Planned Development (RPD) Overlay district is intended to provide maximum flexibility and encourage creative, innovative, and quality new single-family infill development, in the R-1, R-2 and R-3 zones. The RPD Overlay process is intended to be a voluntary procedure that a property owner would elect to enter. It should be noted that the Residential Planned Development Overlay does not apply to Agriculture Estate (A-E) Zoned property.

The Planned Development (PD) Overlay district provides developers with the opportunity to plan creative projects that are not constrained by the literal application of zoning codes. The PD application process allows for flexibility in site development standards and encourages innovative and imaginative land use concepts. The standards of the base zone apply; however, density, setbacks, and open space requirements are calculated on a project wide basis.

The City will continue to allow and encourage application of the planned development Overlay districts where appropriate. The City is committed to informing property owners and developers of the PD Overlay programs and will strive to promote the application to further encourage development. The City is



also committed to monitoring the effectiveness of this program by conducting annual monitoring to determine the level of program participation and committing to discuss potential amendments aimed at removing constraints. The City will inform developers of the density incentives under this program.

Program Objective:

- Continue to encourage use of the Planned Development Overlay as a means to provide affordable housing through creative land use techniques with the goal of developing 50 new housing units during the planning period.
- Advertise the program in High and Moderate Resource areas, including Census Tract 5532, to encourage infill development with affordable housing options by partnering with local community groups, churches, schools and other organizations to distribute materials.

Funding Source: Developer Application Fees

Responsible Agency: Planning and Building Services Department

Time Frame: The City will develop materials within one year of Housing Element adoption and will post it on the City website. Materials will be available throughout the planning period, 2021-2029.

Program 8 - Leverage Funding for Affordable Housing

The City of Bellflower understands that leveraging local financing is critical to the competitiveness of developments applying for affordable housing funding sources. To help developers create competitive funding applications, the City will utilize resources such as HOME funds, No Place Like Home program funds, California Housing Finance Agency single-family and multi-family programs, and will explore other available funding to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower- and moderate-income households. When local funds are available for the development of affordable housing, the City will prioritize rent-restricted developments that are within High Resource areas (tract 5532) if multiple projects are proposed. If the Gateway Cities Council of Government (COG) establishes a housing trust fund, the City will explore participation and the provision of funding annually, and will encourage the COG to prioritize projects in High Resource areas. When appropriate, City Staff will also assist with the supporting documentation needed for tax-exempt bonds, tax credit financing, loan underwriting and provide other financial tools to help develop or preserve affordable units. Each year Planning and Housing Staff will attend workshops and trainings offered by HCD, SCAG and other organizations offering funding for affordable housing development and will conduct annual outreach to affordable housing developers to ensure the City understands and can support developers to submit competitive applications.



Program Objectives:

- Provide local funding for at least one affordable housing development annually with at least 20 new deed-restricted units.
- Annually conduct annual outreach to affordable housing developers
- Prioritize affordable housing developments that are in High Resource areas, including Tract 5532.

Funding Source: HOME funds, CDBG, CHFA funds, HUD, Local Lenders

Responsible Agency: Planning and Building Services Department

Time Frame: Assistance will be provided to developers as projects are proposed throughout the planning period, 2021-2029. Annually meet with affordable housing developers starting in 2022.

Program 9 – Accessory Dwelling Units

Development of accessory dwelling units (ADU) provides lower-income households an affordable housing opportunity within a residential neighborhood setting. The City amended the ADU ordinance in 2020 to reduce constraints and encourage the development of this form of housing and ensure compliance with State law. To ensure continued participation by Bellflower residents, the City has the ADU application and process posted on their website and will continue to promote and distribute information on their ordinance, through handouts and brochures and on the City's website and in partnership with local neighborhood organizations. City Staff currently offers technical assistance to residents proposing to develop an ADU or wanting to bring an illegal unit into compliance. The City is also working on the development of pre-approved ADU plans that would significantly decrease approval and permitting times for residents. The City currently monitors the affordability of ADUs in the City by requiring property owners to annually report any income earned from the unit. During the 2021-2029 planning period, the City will continue to monitor the effectiveness of this program to ensure that the City is able to meet its RHNA goals for ADU development. To incentivize the development of ADUs for low income households, the City currently waives the payment of park development fees in exchange for a deed-restriction that limits affordability.

As the City of Bellflower is assuming that an average of 50 ADUs can be developed annually during the planning period to accommodate the RHNA, the City is committed to monitoring ADU production and affordability throughout the course of the planning period. The City will review ADU development twice a year and if it is determined that actual production is not on track then the City will implement additional actions in a timely manner. The level of additional actions will be determined by and correlate to the actual ADU production levels. Additionally, the City will continue to annually review its ADU regulations to ensure compliance with California law and remove potential constraints to the development of ADUs. The City will also review and revise the Bellflower Municipal Code to be consistent



with California law by October 2023.

Program Objectives:

- Based on recent trends, it is reasonable to expect 50 ADUs to be constructed annually during the planning period.
- Throughout the planning period, the City will continue inform eligible property owners of the potential to construct ADUs through updated handouts and information on the City's website and will monitor the affordability of units developed in the City.

Encourage marketing efforts and the processing of applications in High Resource areas (Tract 5532) to encourage the development of ADUs that are affordable to lower income households. Aim to achieve 10 of the projected ADUs in High Resource census tracts.

Funding Source: Development Application Fees

Responsible Agency: Planning and Building Services Department

Time Frame: Information on the program is already available on the City's website, including a specific ADU planning application. The City will review and revise the ADU regulations to be consistent with California law by October 2023. The City will annually review the materials and its ADU regulations, as appropriate, to ensure compliance with California law, 2021-2029. The City will monitor the development of ADUs every two years throughout the planning period. If it is determined that the City is not on track to produce the number of ADUs assumed in the sites inventory for the two year time increments, the City will ensure that alternative housing sites are available to accommodate any remaining very low, low and moderate income units not accommodated by ADU development.

Program 10 – Housing for Persons with Developmental Disabilities

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with developmental disabilities. Bellflower will also continue to provide regulatory incentives, such as expedited permit processing for projects that include units for developmentally disabled individuals. To further facilitate the development of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers of supportive housing to encourage development of projects targeted for special needs groups. Finally, as housing is developed or identified, Bellflower will work with the Harbor Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.



Program Objective:

- Continue to offer specific regulatory incentives throughout the planning period; support developers that apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the Harbor Regional Center within 1-year of Housing Element adoption.

Funding Source: General Fund

Responsible Agency: Economic Development Department

Time Frame: Within one year of certification, Staff will initiate contact with the Harbor Regional Center to determine partnership opportunities and ways to support developers interested in constructing units for individuals with developmental disabilities. Provide information on processing and incentives to each interested developer as projects are proposed. Encourage and assist with the development of at least two developments (approximately 20 units) with special needs housing units during the planning period.

Program 11 - Housing Choice Voucher Program

The Section 8 Housing Choice Voucher Program provides rent subsidies to very low-income households who overpay for housing. Prospective renters secure housing from HUD-registered apartments that accept the certificates. HUD then pays the landlords the difference between what the tenant can afford (no more than 30 percent of their income), and the payment standard negotiated for the community. The City maintains an on-going memorandum of understanding (MOU) with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Bellflower. The City's Economic Development Department keeps record on the number of households in Bellflower that participate in the Section 8 program. According to the Housing Authority, on average, there are approximately 689 households that participate in this program annually. The Economic Development Department regularly refers and provides general qualification and program information to interested individuals. The City will continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Program Objective:

- Continue to provide assistance to households through continued participation in the Housing Choice Voucher Program and encourage rental property owners to register their units with the Housing Authority.
- Coordinate with the County of Los Angeles Housing Authority to continue to encourage families receiving rental assistance through the Housing Choice Voucher Program to participate and graduate from the Family Self-Sufficiency Program (FSSP).
- Preserve access for approximately 689 households annually to receive



Section 8 vouchers.

- Contact multifamily property owners within High Resource tracts (Tract 5532) to provide information and education on housing vouchers and opportunities to participate in the program.

Funding Source: General Fund

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 12 – Los Angeles County Partnership

As a means of further leveraging housing assistance, the City will cooperate with the Los Angeles County Development Authority (LACDA) and the Housing Authority of the County of Los Angeles (HACLA) to promote resident awareness and application for County-run housing assistance programs. These programs include:

- Rent Relief Program
- Home Ownership Program (HOP)
- Mortgage Credit Certificate (MCC) Program
- First Home Mortgage Program
- Handyworker Grant Program
- Residential Sound Insulation Program (RSIP)
- Single-Family Home Improvement Program (SFHIP)
- Mobile Home Improvement Program
- American Dream Down Payment Initiative (ADDI)

The County offers a variety of assistance programs that can supplement the City's current housing programs. As the City has little control over how the County's programs are administered the City will be responsible for providing program information on their website, in the City's newsletter and at City Hall.

Program Objective:

- Increase resident awareness about housing programs offered by the County by advertising them on the City's website and by offering Staff assistance at City Hall.
- Advertise available programs to residents living in Low Resource areas, including Census Tract 5541.01 by partnering with local community groups, churches, schools and other organizations to distribute materials.
- Assist 50 lower-income households in partnership with the County to locate new housing opportunities to facilitate mobility throughout the community.



Funding Source: Los Angeles County Development Authority

Responsible Agency: Economic Development Department

Time Frame: Annually review and update information on County programs on the City website, 2021-2029.



Goal 3: Minimize the impact of governmental constraints on housing production and affordability.

Market and governmental factors can pose constraints to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources to absorb additional costs. The City is committed to removing governmental constraints under its control that hinder the production of housing and offer a streamlined permitting process to facilitate efficient entitlement and building permit processing.

Policy 3.1: Support innovative public, private and nonprofit efforts toward the development of affordable housing.

Policy 3.2: Periodically review and revise the City's development standards, if necessary, to facilitate quality housing that is affordable to all income levels.

Policy 3.3: When feasible, consider reducing, subsidizing, or deferring development fees to facilitate the provision of affordable housing to meet identified needs.

Policy 3.4: Continue the provision of incentives, including the density bonus incentive program, which encourages developers to include affordable units in their projects.

Policy 3.6: Identify funding to be used to lower land costs of proposed projects, to ensure that affordable units are incorporated within the development.

Policy 3.7: Provide flexibility in development standards to accommodate alternative approaches to provide affordable housing such as mixed use projects.

Program 13 – Remove Development Constraints

As housing needs change over time, City Staff will specifically review the development standards for residential zones to identify standards that may constrain the development of affordable housing and housing for special groups, such as individuals with disabilities. The City will review any standards identified in the Housing Element as a constraint and alter them, as necessary, to ensure that the development of a variety of housing types are feasible. In the interim, Staff will continue to, on a case-by-case basis, identify ways that standards can be relaxed



if it is determined that such requirements are in any way impeding the development of affordable housing or housing for residents with disabilities. The City will also continue to provide development standard modifications, fast track processing for applications related to the creation of affordable housing and will offer fee modifications for projects including affordable units that are required to apply for variations to the existing development standards. Incentives for extremely low-income housing, including fee deferrals, streamlined processing, and development standard modifications will be encouraged to prioritize the development of units for this income group. The City will revise the development code to address all constraints identified in Section 5 of the Housing Element, including:

1. Parking requirements in the A-E, R-1, R-2 and R-3 zones will be reviewed and modified, to ensure they do not constrain the development of housing.
2. Height requirements in the R-3 zone.
3. Removal of subjective findings as part of the design review process, if any.
4. Comply with California law on parking and distancing requirements for emergency shelters.
5. Allow residential care facilities for seven or more persons to be permitted or conditionally permitted in all residential zones. Where a CUP process is required, the City will establish objective findings to facilitate certainty in outcomes.

Program Objectives:

- The City will review development standards, to ensure that the development of lower-income housing is not constrained
- Amend the development code to address all constraints identified in Section 5 of the Housing Element.
- Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the Multi-Family Residential zone and the new Mixed Use Overlay.

Funding Source: Local Early Action Planning (LEAP) Grants and General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: The City will update the Bellflower Municipal Code to remove any identifiable constraints within one year of Housing Element adoption. The City will annually review the Bellflower Municipal Code to ensure compliance with California law throughout the planning period, 2021-2029.

Program 14 – Objective Design Standards

Approved in 2017, Senate Bill (SB) 35 Streamline Approval Process, which added Section 65913.4 to the Government Code requires that the City of Bellflower



consider establishing a streamlined, ministerial approval process for certain types of multi-unit housing projects (two or more residential units), subject to certain conditions and consistent with objective zoning and design review standards. To ensure the City is compliant with State law, the City will update the Municipal Code to expand objective design standards, create and make available to interested parties an informational packet that explains SB 35 streamlining provisions and eligibility within one year of Housing Element adoption.

Program Objectives:

- Comply with SB 35 requirements and streamline the development approval process for developments that provide affordable housing.
- Post an information packet that explains SB 35 streamlining provisions and eligibility on City's website within one year of Housing Element certification.
- Aim to assist one project annually utilizing SB 35 streamlining.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: The City will comply within one year of Housing Element certification.

Program 15 - Affordable Housing Incentives

To encourage and facilitate affordable housing development in Bellflower including housing for lower-income households, including extremely low-income households, the City will provide the following incentives to private developers along with information regarding the availability of funding through Federal and State housing assistance:

- Provide technical assistance to developers regarding City overlay zones, mixed use zoning and density bonus incentives;
- Provide fee deferrals for park fees and/or permit fast-tracking for projects that include housing affordable to seniors and lower-income households, prioritizing projects that include units affordable to extremely low-income households;
- As needed to enhance project feasibility, provide relaxed development standards for mixed use development projects that include an affordable housing component; and
- Encourage well-planned and designed mixed use development by allowing higher building intensities, reduced parking requirements, reduced setback and yard requirements, increased building height, and greater floor area ratios.

City Staff will encourage the development of affordable housing for large units by encouraging developers that are submitting family projects for 9% Low Income Housing Tax Credits, which require that at least 25 percent of the units have at



least three bedrooms.

Program Objectives:

- On an annual basis the City will reach out to affordable housing developers to explore opportunities for affordable housing and provide guidance on incentives through an informational workshop. Outreach will include targeting developers with experience in development projects that include units affordable to extremely low-income households and households with special needs, such as seniors and individuals with developmental disabilities. The City will continue to provide regulatory and technical assistance to all affordable housing developers.
- Encourage the development of approximately 200 new housing units, restricted for lower income households, during the planning period utilizing local incentives, prioritizing developments proposed in High Resource census tracts (tract 5532).

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing on an annual basis from 2021-2029.

Program 16 - Planning and Development Fees

The City conducts reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. The City's adopted fee schedule is provided on the City website and information on the website is updated when any changes occur. Bellflower also streamlines the permitting process for residential projects and provides developers with a centralized fee schedule and process to pay fees, minimizing the holding and labor costs assumed by the project. The City will continue to conduct annual review of planning and development fees and offer a centralized fee schedule and payment process. The City does reduce fees if they are determined to be a constraint. Per the Bellflower Municipal Code, developments that include rent-restricted units for seniors or lower-income households are eligible for the deferral of City park fees, which can be used as a leveraged funding source on financing applications.

Program Objective:

- Continue to conduct reviews of planning and development fees every two years to ensure fees are not excessive and are appropriate for cost of service.
- Continue to offer park fee deferrals for age-restricted and income-restricted developments.

Funding Source: General Fund



Responsible Agency: Planning and Building Services Department, Finance Department, and Administrative Services Department

Time Frame: The City will review their fees every two years and ensure information on adopted fees continues to be available on their website.

Program 17 - Streamline Processing

The City will expedite and prioritize development processing time of applications for new construction or rehabilitation of housing for lower- and moderate-income households. Expedited permit processing would allow complete development applications to be reviewed at an accelerated rate by City Staff in order to ensure that permit processing times do not create a potential constraint on the development of affordable units by adding to the overall cost of the project. City Staff holds pre-application conferences to discuss preliminary project design with interested developers and to provide information and guidance to help eliminate potential design issues early on in the entitlement process. Once a project is formally submitted, a primary Staff member is assigned for priority housing developments to assist with all necessary entitlement, and assist navigating various local departments. Staff will also continue to prioritize procedures that speed up the processing of applications, construction permits, and water and sewer service priorities for affordable housing projects. City Staff will give such projects priority in allocating work assignments, scheduling, conferences and hearings.

The City of Bellflower also adopted a voluntary Self-Certification Plan Check Program in 2015, that allows registered design professionals the option of bypassing the City's normal plan check procedure, and obtain building permits the same day as application. In order to participate in the program, applicants must be registered, and be in good standing as a Licensed Design Professional with the State of California.

Program Objective:

- Continue efforts to streamline and improve the development review process and eliminate any unnecessary delays and restrictions in the processing of development applications.
- Continue to offer pre-application meetings to assist developers in understanding the process thereby reducing processing times.
- Streamline the approval of affordable housing by reducing review times, assigning a project manager at the City, and conducting preliminary design review meetings. Comply with SB 330 within two years of Housing Element certification.
- Encourage the development of 3 to 4 multi-family residential developments (approximately 200-300 units) including deed-restricted units by streamlining processing and prioritizing affordable housing development, including in Census Tract 5532.



Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing, 2021-2029

Program 18 – Zoning Code Updates to Address Special Needs Populations

Recent changes to State law regarding housing for the homeless and persons with special needs also warrant potential amendments to the Bellflower Municipal Code. 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.
- Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City’s zoning regulations do not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.
- 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 City may choose to allow larger supportive housing projects by right in these zones. The Bill also prohibits minimum parking requirements for supportive housing within ½ mile of a public transit stop. Bellflower Municipal Code defines transitional and supportive housing in accordance with California law and allows them subject to the restrictions that apply to other residential dwellings of the same type in the same zone.

Amend the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by right in the A-E and R-1 Zoning Districts, subject to the same regulations as a single-family dwelling.



Program Objective:

- Remove constraints to the development of housing to accommodate special needs households and individuals experiencing homelessness or at-risk of becoming homeless. Encourage the development of at least two developments (approximately 16 units) with special needs housing units during the planning period.

Funding Source: CDBG, General Fund, and Local Early Action Planning (LEAP) Grant Funding

Responsible Agency: Planning and Building Services Department

Time Frame: Assess and determine the potential changes to the Bellflower Municipal Code within one year of the Housing Element statutory deadline.

Program 19 – Water & Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of Bellflower is required to deliver its adopted housing element and any amendments to local water and sewer service providers. Those local providers in Bellflower include the Bellflower Home Garden Water Company, Bellflower-Somerset Mutual Water Company, City of Bellflower, Liberty Utilities Water Company, and Los Angeles County Consolidated Sewer Maintenance District. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Housing Element. Review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households. The City of Bellflower is in the process of selling the Municipal Water System, however should the City continue to own the entity more than a year into the planning period, the City will establish a program to prioritize the delivery of water to residential developments with deed-restricted units.

Program Objective:

- Submit the adopted Housing Element to local water and sewer providers to ensure future capacity is available for housing development.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Staff will submit Housing Element to providers immediately following certification. If the City maintains ownership of the Municipal Water System, the City will establish a program to prioritize the delivery of water to residential developments with deed-restricted units within one year following Housing Element adoption.



Goal 4: Promote equal housing opportunities for all residents.

To fully meet the community's housing needs, the City must ensure that housing is accessible to all residents, regardless of age, race, income, religion, family status, or physical disability. The City will attempt to achieve this through strategies to affirmatively further fair housing, reasonable accommodation procedures and through a partnership with the Fair Housing Foundation of Long Beach.

Policy 4.1: Continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy 4.2: Allocate CDBG and HOME funds to projects and activities that will help persons and families who have incomes that fall below the poverty level.

Policy 4.3: The City will work with other agencies and organizations to improve the educational attainment of low wage or unemployed workers who live in the neighborhoods with the highest poverty rates.

Policy 4.4: Promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 4.5: Avoid displacement of low-income households and, where necessary, ensure that it is carried out in an equitable manner.

Program 20 - Fair Housing

The City will continue to contract with the Fair Housing Foundation of Long Beach (FHF) to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. Fair housing services provided by the FHF include the processing of housing discrimination complaints, referrals, investigations, case management, and litigation, and counseling and mediation between tenants and landlords. The Fair Housing Foundation also collaborates and coordinates with multiple agencies, including lenders, realtors, and cultural groups to provide increased efforts in educating residents. The FHF should target this education and outreach to various special needs groups including, but not limited to the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities. The City will refer fair housing complaints to the Fair Housing Foundation, as appropriate. The City will assist in program outreach through placement of fair housing program multilingual brochures at the public counter, City library, post office, and other community locations. Approximately



\$18,000 is allocated for FHF for FY 2020-2021.

Program Objectives:

- Continue to assist roughly 60 households annually through the Fair Housing Foundation and continue to refer fair housing complaints to the Fair Housing Foundation.
- The City, on its website, will increase efforts in educating residents on potential sources of discrimination and avenues to address fair housing by providing weblinks to relevant information. Issues such as foreclosures, loan modifications, and short sales should be included, and the information should be provided in the English, Spanish and Asian languages.
- The City will collaborate with the Fair Housing Foundation to increase the Scope of Work to provide period testing throughout the City, particularly in the rental and lending markets.
- Provide targeted fair housing education and outreach to special needs groups including, but not limited to: the disabled, the elderly, persons living with HIV/AIDS, low- and moderate-income large families, and minorities.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 21 – Affirmatively Furthering Fair Housing

Pursuant to Government Code Section 65583, the City of Bellflower is obligated to remove or mitigate impediments to fair housing choice. To achieve this, the City has identified a number of actions within their 2020-2025 Fair Housing Action Plan:

- A. Provide Information on Steering at Consumer Fair Housing Workshops and at Landlord Workshops - During the planning period the City will contract with the FHF to provide Consumer Fair Housing Workshops that will focus on 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.
- B. Per the City’s 2020-2025 Analysis of Impediments to Fair Housing Choice (AI), the FHF will describe the appraisal process and the contents of an appraisal report and include a discussion of homeowners’ and renters’ insurance in their Consumer Fair Housing Workshops.
- C. Provide Information on Prohibited Property Management Practices at Landlord Workshops – During the planning period the Fair Housing Foundation will continue to hold Landlord Workshops and include discussions on the prohibited discriminatory practices pertaining to service



and companion animals, reasonable accommodations, and reasonable modifications.

- D. The City will encourage the FHF to provide, during their Consumer Fair Housing Workshops, information that assists first-time homebuyers improve their knowledge of the home search and home buying process.

Objective:

- Align Housing Element programs with actions identified in the City's 2020-2025 Fair Housing Action Plan and facilitate the implementation of identified actions.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 22 – Implementation of Anti-Poverty Strategies

To reduce the instances of poverty and homelessness, the City will continue to allocate CDBG funds to local, community-based organizations, such as Kingdom Causes Bellflower, to provide employment/job skills training to unemployed and underemployed individuals that are living in the City. A key poverty reducing strategy is to provide appropriate technical education and training to low wage workers and unemployed workers in the labor force. The City will work to inform poverty income families of poverty reducing programs such as the Earned Income Tax Credit (EITC). Research has demonstrated that increasing participation in safety net programs helps to reduce poverty rates.

Objective:

- Align Housing Element programs with the actions identified in the City's 2020-2025 Anti-Poverty Strategies and facilitate the implementation of identified actions.
- Provide CDBG funding to qualified recipient organizations, such as Kingdom Causes Bellflower, to provide on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of experiencing homelessness.
- Conduct targeted outreach at least twice a year to public agencies whose mission is to reduce poverty level incomes.
- Advertise the availability of programs and resources to Low Resource areas, including Census Tract 5541.01, by partnering with local community groups to disseminate information, distribute marketing materials at parks and community centers, work with churches, schools, and other organizations to increase accessibility of materials at least twice a year.

Funding Source: CDBG



Responsible Agency: Economic Development Department

Time Frame: Annually allocate CDBG funds to partner organizations focused on implementing anti-poverty strategies throughout the 2021-2029 planning period. Conduct targeted outreach to public agencies twice a year. Advertise programs and resources through affirmative marketing strategies in Low Resource communities at least twice a year.

Program 23 - Affirmative Marketing Strategies

The City will continue to affirmatively market CDBG and HOME funded programs as outlined in the City's 2020 Analysis of Impediments and Fair Housing Action Plan. Marketing efforts will include advertising housing programs in local publications and ensuring outreach to all potential eligible households, especially those least likely to apply for housing assistance. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Outreach efforts include, but are not limited to, disbursement of information on the City's website, City Facebook account, and City Twitter account, as well as production and distribution of brochures, newsletters, flyers and notices. In addition, the City participates in community workshops and will continue to coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members. Affirmative marketing will consist of providing information and otherwise attracting eligible persons to available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Program Objective:

- Improve inter-governmental coordination between the Economic Development and Planning and Building Services Departments to address neighborhoods with high need and ensure land use decisions do not negatively impact residents. Hold meetings approximately three to four times annually to allow for increased coordination.
- The City will voluntarily collect and maintain statistical information on race and ethnicity of applicants and assisted households to ensure all segments of the community are served. Prepare an annual report of information collected.
- Continue to offer translation services and access to official City materials in multiple languages consistent with the City's Limited English Proficiency Plan.
- Proactively market opportunities for residents of protected classes and underrepresented neighborhoods, including communities in census tract 5541.01, to become involved in local government through local



organizations and stakeholders. Provide information at public meetings, community pop-up events at local parks - estimated to occur on a quarterly basis - and coordinate outreach efforts with neighborhood organizations, faith-based organizations, neighborhood groups, public and private agencies, schools, public service agencies, and community members to serve residents of protected classes and underrepresented neighborhoods, as opportunities become available.

Establish a one-stop-shop with resources and guidance for navigating and accessing resources throughout the city through the City's website and at City Hall within two years of Housing Element certification. **Funding Source:** CDBG

Responsible Agency: Economic Development Department

Time Frame: Ongoing, 2021-2029

Program 24 – Housing Mobility

Areas of minority population concentration and high poverty rates create an impediment to fair housing because the neighborhoods lack access to opportunity, for example, educational and employment opportunities. In line with the City's Fair Housing Action Plan, the City will implement actions to ameliorate this impediment by focusing capital improvement projects in the City's Low Resource census tracts (tract 5541.01), creating incentives for market rate housing development, but also by providing existing residents with educational opportunities and job training to promote economic mobility through local community-based organizations. To prevent displacement, the City provides tenant counselling, rental/foreclosure assistance, first-time homebuyer assistance through the FHF, has a proactive code enforcement team, will implement a no-net loss program, will ensure that developers properly notice residents, offer first right of return in compliance with State laws, and offer relocation benefits as required by AB 2782.

Program Objective:

- Biannually evaluate place-based strategies that could be effectively implemented in the neighborhoods, specifically census tract 5541.01, with minority population concentrations, high poverty rates, and low resources.
- Implement at least three capital improvement projects (i.e. park, community facilities, pedestrian or bicycle mobility projects) in Low Resource areas, prioritizing census tract 5541.01, during the 2021-2029 planning period.
- Partner with community based organizations to host an annual outreach workshop to promote economic mobility programs and resources in census tract 5541.01.
- Encourage new developments with affordable housing to provide onsite workforce development programs including job readiness and skills training for its residents and the surrounding community.
- Encourage and assist in the processing for five market rate and workforce



housing developments (approximately 250 units) in neighborhoods with minority population concentrations, high poverty rates, and low resources that also include units for low income households.

- Encourage the development of deed-restricted affordable housing near transit and locations with services and amenities with the goal of developing one affordable housing project around the future transit station during the planning period.

Funding Source: CDBG

Responsible Agency: Economic Development Department

Time Frame: Annually, as part of interdepartmental meetings between the Economic Development and Planning and Building Services Departments discuss and evaluate development trends and opportunities to ensure that Low Resource areas are being addressed.

Program 25 - Reasonable Accommodation for Persons with Disabilities

Pursuant to Government Code Section 65583, the City of Bellflower is obligated to remove potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities. The City will review the Bellflower Municipal Code and reasonable accommodation procedures with the Fair Housing Foundation, to address existing constraints to the provision of accommodations for persons with disabilities. The City provides information in public places regarding the reasonable accommodation ordinance that expands upon the provisions of the Housing Rehabilitation program and makes information on this program more widely available to residents. The City is committed to assisting residents in need of reasonable accommodation and offers financial assistance through the City's various Housing Rehabilitation Programs and will continue to direct eligible residents to apply for funds. Applicants can apply for loans or grants to complete improvement projects that remove constraints to their living facilities.

Program Objective:

- Amend the Reasonable Accommodation Procedure to update the disability definition, remove findings 5 and 6 that were deemed by HCD to be a constraint, and remove the public notice and public hearing requirements. In this endeavor, the City will request input from the Fair Housing Foundation.
- Increase its marketing efforts about the City's reasonable accommodation ordinance and Housing Rehabilitation Programs to target low and moderate-income households, special needs populations and minorities. Special outreach efforts should be made to the disabled population who could benefit from accommodation improvements to their homes. Marketing efforts include providing materials at City counters, on the City's website, and sending materials directly to residents who may be eligible.



- The City will request input from the Fair Housing Foundation annually on instances of discrimination regarding individuals with disabilities and collaborate to assess how the City can help reduce instances of discrimination.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Amend the ordinance within one-year of the Housing Element adoption. Annually, review and update informational materials on the City's website and distribute to the Fair Housing Foundation and other partner organizations.

Program 26 – Homeless Assistance

The City will continue to use CDBG funds to support agencies providing services to the homeless, persons at risk of becoming homeless and non-homeless persons with special needs. The City will continue to support efforts by local nonprofits to expand the transitional and temporary housing units with support services within the City. The City provides CDBG and HOME funds annually to various nonprofit organizations that offer a range of homeless and supportive service for those who are homeless and at-risk of becoming homeless. Agencies that have received funding in the past include Little House, Angel Step Too, and Su Casa. Further, the City participates in the Los Angeles County Continuum of Care system. During the planning period, the City of Bellflower will make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency such as Los Angeles Homeless Services Authority.

Program Objective:

- Expand transitional and temporary housing opportunities and support services within the area.
- Continue to support and operate the emergency shelter within the City.
- Increase participation in poverty reducing programs and employment/job skills training

Funding Source: CDBG, HOME, and General Funds

Responsible Agency: City Manager's Office and Economic Development Department

Time Frame: Annually allocate CDBG funds to partner organizations including local service providers and those who assist households at-risk of experiencing homelessness during the 2021-2029 planning period. Assist 50 individuals with finding supportive, transitional, or permanent housing during the planning period.



Goal 5: Identify adequate sites to achieve housing variety.

Meeting housing needs of all residents of the community requires the identification of adequate sites for various types of housing. By capitalizing on the allowances in the Bellflower Municipal Code and continuing to maintain an inventory of potential sites, the City will ensure that adequate residentially zoned and mixed use sites are available.

Policy 5.1: Provide a range of housing types, including low density single-family homes, moderate density townhomes, higher density multi-family units, and residential/commercial mixed use in order to address the City's share of RHNA.

Policy 5.2: Create mixed use opportunities along key commercial corridors as a means of providing housing in close proximity to services and transit, enhancing pedestrian activity and community interaction.

Policy 5.3: Encourage infill development and reuse of underutilized land, where reuse is consistent with desired neighborhood character.

Policy 5.4: Encourage recycling of existing, poorly designed, substandard multi-family developments to higher densities as a means of facilitating housing for all economic segments of the community and providing improvements to housing in need of major upgrades.

Policy 5.5: Avoid concentration of low- and moderate-income housing in any single portion of the City.

Policy 5.6: Explore opportunities for new residential development within those areas of the City occupied by vacant or underutilized commercial or industrial uses.

Policy 5.7: Maintain zoning regulations that permit by right, in designated zones, housing that meets temporary and short-term housing needs for individuals and families.

Program 27 – Ensure Adequate Sites to Accommodate the RHNA

To encourage and facilitate the development of affordable housing and ensure the City can accommodate its 2021-2029 RHNA obligation of 3,735 units, including 1,503 lower-income units including workforce housing, the City will be required to approve amendments to the General Plan, Zone Changes, and amendments to



the Transit-Oriented Development (TOD) Specific Plan, as follows:

- General Plan Amendments - The parcels that are included in Opportunity Areas 1-4, and 8-10 will be redesignated as “Mixed Use” in the General Plan. Parcels within Opportunity Areas 7 that are located from Park Street to State Route 91 that are located outside the existing TOD Specific Plan boundaries, will be redesignated as “Mixed Use” in the General Plan as a result of it being incorporated and annexed into the TOD Specific Plan.
- Zone Changes - The parcels that are included in Opportunity Areas 1-4 and 8-10 will be redesignated with an overlay zone that would allow for mixed use development. To ensure sufficient residential units within these Opportunity Areas are actually constructed in the future so as to achieve the City’s RHNA obligation, the overlay zone will allow for increased residential densities. The zone changes will allow the following maximum residential densities:
 - o 30 units/acre within Opportunity Areas 1, 2, 3, 4, and 10;
 - o 100 units/acre within Opportunity Areas 5 and 6; and
 - o 40 units/acre within Opportunity Areas 7, 8 and 9.
- Amendment to the Transit-Oriented Development Specific Plan Boundary – Opportunity Areas 5, 6, and portions of 7 are currently located within the TOD Specific Plan area. Amendments to the TOD Specific Plan will be required to realign the boundaries of specified areas within the TOD Specific Plan to increase residential densities, thereby, facilitating and accommodating more residential development in the future. Anticipated amendments to the Specific Plan include:
 - o Removing areas (Opportunity Area 5) from the existing Bellflower Alondra Mixed Use area and including the Area into the existing Mixed Use Transit Overlay Zone-A of the TOD Specific Plan, which will allow up to 100 dwelling units per acre;
 - o Removing areas (Opportunity Area 6) from the existing Bellflower Village Overlay Zone-North area and including the Area into the existing Mixed Use Transit Overlay Zone-A of the TOD Specific Plan, which will allow up to 100 dwelling units per acre;
 - o Redesignating and including the existing Bellflower Village Overlay Zone area, Town Center Area 2, R-1 Low Density Residential Zone, and R-2 Medium Density Residential Zone (Opportunity Area 7) into the Mixed Use Transit Overlay Zone-B, which will allow up to 40 dwelling units per acre; and
 - o Redesignating and incorporating other Town Center Area 2 parcels that are located from Park Street to State Route 91 into the TOD Specific Plan and its Mixed Use Transit Overlay Zone-B, which will allow up to 40 dwelling units per acre.



Rezoned parcels will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. As reflected in Appendix B, each Opportunity Area allows for development at a minimum 20 units per acre and up to 30 units per acre or higher, includes sufficient parcels that have the capacity to accommodate at least 16 units, and will be available for development in the planning period where water, sewer, and dry utilities can be provided. Once rezoned, the sites inventory can accommodate an estimated 3,499 units on parcels zoned for a minimum 20 units per acre and up to 30, 40 or 100 units per acre, respectively.

In accordance with Government Code, 65583.2(h) at least 50% of the City's remaining lower income RHNA need (867 units) will be accommodated on parcels designated exclusively for residential uses or on mixed use sites that allow 100 percent residential development and requires residential in mixed use projects, to satisfy RHNA obligations for the 2021-2029 planning period. To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Housing Opportunity Areas, the City will develop and implement a monitoring program. The program will track development approvals on identified parcels and for those that contribute to the inventory of affordable units and sites that are developed for non-residential uses.

To encourage the development of residential projects with affordable units, the City will meet with landowners to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan. Funding for these regulatory and financial incentives will be provided through the redevelopment set-aside fund, CDBG and HOME funds for eligible projects. The City will make efforts to prioritize funding for projects that incorporate units for extremely low-income households.

Program Objectives:

- Prepare and approve the required General Plan Amendments, Zoning Changes and updates the TOD Specific Plan to allow for the development of high-density mixed use and/or residential developments to accommodate the City's 2021-2029 RHNA.
- Make the residential sites inventory available to nonprofit and for-profit housing developers on the City's website.

Funding Source: Local Early Action Planning (LEAP) Grant funds, General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Complete rezoning actions and promote information on the Housing



Opportunity Areas concurrent with or by October 15, 2024.

Program 28 – No Net Loss of Residential Capacity to Accommodate the RHNA by Income Category

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, within one year of adoption of the Housing Element, develop and implement a formal, ongoing (project-by-project) evaluation procedure pursuant to Government Code section 65863. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified parcels to determine the remaining site capacity by income category and will be updated continuously as developments are approved. No action can be taken to reduce the density or capacity of a site (e.g., downzone, moratorium), unless other additional adequate parcels are identified prior to reducing site density or capacity. If a development is being approved on an identified site at a lower density than what was assumed for that site identified in the Housing Element, additional adequate sites must be made available within 180 days of approving the development. A program to identify the replacement parcels and take the necessary actions to make the parcel(s) available and ensure they are adequate sites, will be adopted prior to, or at the time of, the approval of the development.

Program Objective:

- Create and maintain opportunity for a minimum 1,503 units of owner and rental housing for lower-income households to be developed over the eight-year planning period.
- Within one year of Housing Element certification, develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863. Subsequent to adopting an evaluation procedure, monitor rezones and development of residential units, and update Housing Element sites inventory.
- Housing Element sites inventory to be posted on the Planning Department's website and will be updated at least once a year.

Funding Source: Local Early Action Planning (LEAP) Grant funds, General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Within one year of Housing Element certification., develop and implement a formal ongoing evaluation procedure pursuant to Government Code section 65863. Subsequent to adopting an evaluation procedure, monitor rezones and development of residential units, and annually update and post Housing Element sites inventory on Planning website.

Program 29 – Lot Consolidation



The City of Bellflowers historic land use pattern is small parcels that are less than 0.5 acres in size. In the City, approximately 88 percent of parcels are less than 0.5 acre and 76 percent are less than 0.3 acres in size. The average parcel size in the City is 0.33 acres and the median parcel size is 0.16 acres. As a built out community, Bellflower will primarily rely on parcels that allow mixed use zoning to facilitate the development of lower-income housing. However, most vacant and nonvacant parcels within the City are relatively small legal lots under half an acre in size. To facilitate lot consolidation, the City offers the following incentives to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Housing Element:

- Reduction in development standards (i.e., lot size, parking, and open space requirements);
- Parking Reduction: Required parking may be reduced subject to finding that adequate parking will be available to serve the subject project;
- Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the project; and
- Deferral of park development impact fees to promote more intense residential and mixed use developments with deed-restricted units on parcels with underutilized uses.

The City has a history of completing lot consolidations, averaging three a year, that have resulted in larger cohesive developments. The City will advertise the lot consolidation provisions and incentives to existing property owners and prospective mixed use and affordable housing developers, by placing information on the City's website within one year of Housing Element adoption. Advertisement actions will include the preparation and distribution of informational materials about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed use residential development, including affordable housing development. The City will monitor the sites inventory with regard to lot consolidations every two years throughout the planning period. If it is determined that the City is not on track to produce the number of lower income units assumed in the sites inventory for the two-year time increments, the City will ensure that alternative housing sites are available to accommodate any remaining lower income units not accommodated on sites requiring lot consolidation.

Program Objective:

- Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 30 dwelling units per acre or higher resulting in at least 16 new residential units.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department



Time Frame: Within one year of Housing Element adoption and in conjunction with adoption of the Overlay Zone the City will research and identify additional incentives to promote lot consolidation, such as streamlining the process for projects that include affordable housing units. Monitor the development of small parcels and lot consolidations occurring within the sites inventory and if necessary, identify additional appropriately zoned sites every two years during the planning period.

Program 30: Replacement Unit Program

The City of Bellflower will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through the City's regulations, or
- Occupied by low or very low-income households.

Program Objective:

- In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: The replacement requirement will be implemented and applied as applications on identified sites are received and processed, and local policy will be recommended for adoption within one year of Housing Element adoption.

Program 31 - Surplus Properties

The City will compile an inventory of surplus properties owned by the City or other public entities and update the inventory annually. The inventory will include donated land and land otherwise acquired by the city. The City will publicize the inventory, post it on the website, and make it available to nonprofit developers.



As parcels in the sites inventory are generally small in size, the City will work with adjacent property owners and housing developers to facilitate consolidation with other non-city owned sites.

Program Objective:

- Release at least one RFP for surplus land during the planning period to facilitate the development of housing for lower income households.

Funding Source: General Fund

Responsible Agency: Economic Development Department

Time Frame: Compile inventory by June 2022, post on website and annually update. Annually distribute inventory to nonprofit developers. Identify funding resources to assist nonprofit developers in purchasing sites (by the end of 2022 and update annually).

Program 32 - Housing Element Annual Reports

Continue to submit the Housing Element Annual Progress Report (APR) to the State Department of Housing and Community Development and the Governor's Office of Planning and Research on or before April 1st of each year for the prior calendar year, pursuant to Government Code Section 65400.

Program Objective:

- Annually review and provide an update on the City's progress toward the implementation of the 2021-2029 Housing Element.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Ongoing 2021-2029; Submit first report in April 2022

Program 33: Place-Based Investments in Low Resource Areas That Support Affordable Housing

The City will ensure that specific plans and action plans in infill areas, prioritize areas in and around downtown, which have been historically underserved. The City will ensure that future development opportunities serve the needs and desires of the neighborhood in which it is located (e.g., TOD Specific Plan) by working to conduct outreach and engagement, aligning investment strategies with meaningful and equitable participation, anti-displacement strategies, and affordable housing opportunities. Infrastructure and California Environmental Quality Act (CEQA) analysis could be included in Specific Plans to facilitate and reduce the length and cost of the development review process. The City of Bellflower will identify and support the application for funding, such as Affordable Housing Sustainable Communities program, Infrastructure Infill Grants or Active



Transportation grants to support the development of affordable housing by offsetting the cost of required infrastructure. It is expected that funding will be prioritized within Low Resource areas, specifically tract 5541.01.

Program Objective:

- Consider General Plan Amendments, Specific Plan Amendments and Zoning Changes to establish the housing opportunity overlay to allow for the development of high-density mixed use and/or residential developments to accommodate the City's 2021-2029 RHNA. Conduct outreach in partnership with existing community-based groups that are connected to local neighborhoods, especially those in census tract 5541.01. Make the residential sites inventory available to nonprofit and for-profit housing developers on the City's website.
- Apply for at least two grants during the planning period to support two infrastructure or planning activities (i.e., park improvements, street improvements, etc.) focused on Low Resource areas.

Funding Source: Local Early Action Planning (LEAP) Grant funds, General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Aim to develop approximately 300 affordable housing units as part of the TOD Specific Plan within the planning period.

Program 34: Funding Complete Neighborhoods

The City will pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development. Currently, there is capacity in Area 5 for approximately 400 lower income units in Bellflower's only low resource Census tract. However, within the 2021-2029 Housing Plan, Program 27 commits the City to provide incentives for new development within the TOD Specific Plan area and along major transit corridors, including investments in infrastructure in census tract 5541.01 which is a Low Resource area. Additionally, Program 35 is aimed at identifying funding to complete infrastructure improvements, specifically within Low Resource areas of the City. Therefore, once these new developments are built, they will be improved with better access to resources.

Program Objective:

- Apply for at least two grants during the planning period to support two infrastructure or planning activities (i.e. park improvements, street improvements, etc.) focused on Low Resource areas, specifically census tracts in center of the City, including tract 5541.01.
- Ensure that future development opportunities serve the needs and desires of the neighborhood in which it is located by conducting outreach and engagement at the neighborhood scale to align infrastructure investments with equitable and meaningful public participation.



- Make Housing Element sites inventory available on City's Planning webpage upon certification.
- Conduct outreach in target development areas within one year of certification and prepare an action plan for infill development within two years of certification.

Funding Source: Local Early Action Planning (LEAP) Grant funds, General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Begin applying for grants in 2022, as funding becomes available. Aim to apply for at least one implementation grant annually to improve access to resources within Low Resource areas.

Program 35: Large Sites Program

Most assisted housing developments utilizing State or federal financial resources include 50 to 150 units on parcels ranging from 3 to 7 acres in size. While the predominant land use pattern in the City of Bellflower is small parcels, that are less than 0.5 acre in size, there is one parcel in Area 1 of the Housing Sites inventory that is over 10 acres. To facilitate the development of affordable housing on this parcel the City will prioritize processing if, and when, a subdivision map is submitted that includes affordable housing units. Also, an expedited review process will be available for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan and Zoning Code. The City will offer the following incentives for the development of affordable housing on large sites, which may include, but is not limited to:

- Priority processing for subdivision maps that include affordable housing units,
- Expedited review of infrastructure plans within 30 days to streamline final map approvals,
- Ministerial review of lot line adjustments, and
- Financial assistance and/or the deferral of fees (based on availability of federal, State, local foundations, and private housing funds), and providing technical assistance to acquire funding.

The City of Bellflower will conduct an analysis of incentives and activities that can be offered to encourage and facilitate subdivisions and within one year of Housing Element certification, will prepare and post an informational handout on the subdivision process and incentives offered. To determine the effectiveness of this program, the City will monitor the development of the sites inventory, specifically Area 1, and administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households. The Planning and Building Services Department will monitor this program and assess its effectiveness after 12 months. To promote the



development of Area 1, the City will contact the property owners to make them aware of the incentives available for lot division.

Program Objective:

- Promote the development of roughly 180 new housing units, including units for moderate and lower income households.

Funding Source: General Fund

Responsible Agency: Planning and Building Services Department

Time Frame: Establish incentives within one year of Housing Element certification.



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3. Quantified Objectives

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on October 15, 2021, and ending October 15, 2029.

It is important to note that while the goal of the quantified objective section is to show how the City will meet its remaining RHNA allocation and based on the premise that the City intends to make every effort to achieve these goals, Bellflower cannot guarantee that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low-, very low-, low-, and moderate-income households. Additionally, outside economic forces heavily influence the housing market. State law recognizes that a locality may not be able to accommodate its regional fair share housing need.

Table 3-1 presents the City's quantified objectives in four categories: construction of new affordable units, substantial rehabilitation of substandard units, housing assistance through Housing Choice Vouchers, and the conservation/preservation of affordable housing. New construction of housing units focuses on the City's ability to accommodate its 2021-2029 RHNA allocation of 3,735 units (see **Table 6-8**) on land identified with the Housing Opportunity Areas, as shown in the City's Sites Inventory. It is important to note that this subcategory assumes optimum conditions for the production of housing and does not take into account how market conditions influence the timing, type and cost of housing production in a community.



Table 3-1: Quantified Objectives

Income Level	Extremely Low ^(e)	Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation	507	508	448	553	1,679	3,735
Construction (a)						
Pipeline Units			53	10	151	214
Accessory Dwelling Units ^(b)	82	82	83	12	140	400
Housing Opportunity Areas	444	444	444	537	1,616	3,484
Rehabilitation (c)	-	-	10	10	-	20
Housing Assistance (Vouchers) (d)	689			-	-	689
Conservation/Preservation (e)	-	-	-	-	-	0

Source: City of Bellflower, 2021.

(a) Construction objectives represent the City's 2021-2029 RHNA allocation.

(b) ADU projections are based on the City's recent development trends discussed in Section 6 and affordability assumptions are based on SCAG Regional Accessory Dwelling Unit Affordability Analysis.

(c) Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. The rehabilitation objective is consistent with the City's Housing Plan.

(d) The affordability level of the Housing Assistance programs was not provided by the County.

(e) The conservation/preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk. For the 2021-2029 planning period no affordable units are at-risk.

(e) The City's Extremely Low-Income allocation is assumed to be 50 percent of Very Low-Income category.



4. Housing Profile

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Assuring the availability of adequate housing for all social and economic sectors of the present and future population is an important goal for Bellflower. To achieve this goal requires an assessment of the housing needs of the community and region. This section discusses the demographic, socio-economic, and housing characteristics of the City of Bellflower in an effort to determine the specific housing needs of the City and its residents.

4.1 – Population Trends and Characteristics

4.1.1 – Population Growth Trends

The 2000 U.S. Census reported that the City of Bellflower had a population of 72,878 persons. The number of residents grew to 76,616 by the year 2010, marking an increase of 3,738 people or 5.1 percent over the ten-year period. During the same ten-year period, Los Angeles County's population grew 3.1 percent from 9,519,338 to 9,818,605. Between 2010 and 2020, Bellflower's population increased to 78,110, equating to 1.9 percent growth over the ten-year timeframe. This increase is lower than the previous decade, lower than the percentage growth for Los Angeles County (3.6 percent),¹ and much lower than the percentage change in population growth for California (6.8 percent) and the United States (6.3 percent).²

Despite slower growth between 2010 and 2020, Bellflower's growth, between 2000 and 2020, ranks high when compared with surrounding cities in the region. The City of Downey had the second highest percentage population growth between 2000 and 2020. **Table 4-1** compares Bellflower's population growth with six surrounding cities from 2000 through 2020.

1. Between 2010 and 2020, the percentage growth in population for Los Angeles County was 3.6%.

2. Between 2010 and 2020, the percentage growth in population for the state was an estimated 6.8%.



Table 4-1: Population Growth Trends

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Bellflower	72,878	76,616	78,110	+5.13%	+1.9%
Cerritos	51,488	49,041	49,994	-4.75%	+1.9%
Downey	107,323	111,772	113,529	+4.14%	+1.6%
Lakewood	79,345	80,048	79,919	+0.89%	-0.2%
Long Beach	461,522	462,257	472,217	+0.16%	+2.2%
Norwalk	103,298	105,549	105,717	+2.2%	+0.2%
Paramount	55,266	54,098	55,461	-2.1%	+2.5%
Los Angeles County	9,519,330	9,818,605	10,172,951	+3.1%	+3.6%
State of California	33,873,086	37,253,956	39,782,870	+10.0%	+6.8%

Source: State of California, Department of Finance, E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change; U.S. Census Bureau, 2000, 2010, 2020.

4.1.2 – Age Characteristics

Age distribution is an important indicator for determining the future demand for housing types in the City. Traditional assumptions are that the young adult population (20 to 34 years old) has a propensity for choosing apartments, low- to moderate-priced condominiums, and smaller single-family units. The adult population (35 to 65 years old) is the primary market for moderate- to high-end apartments, condominiums, and larger single-family homes. This age group traditionally has higher incomes and larger household sizes. The senior population (65 years and older) generates demand for low- to moderate-cost apartments and condominiums, group quarters, and mobile homes. **Table 4-2** provides the number and percentage of residents in each age cohort in 2000, 2010, and 2020.

Over the last two decades, the percentage of children and young adults younger than 19 years old has been slowly declining from 34.7 percent of the population in 2000; to 31.7 percent of the population in 2010; to 28.5 percent of the population in 2020. Both decades also display a steady decrease in percentage of young adults between 20 and 34 years of age, inclusive, from 24.3 percent of the population in 2000, 22.6 percent in 2010, to 21.9 percent of the population in 2020. In contrast, the City saw an increase in adults ages 45 to 65, from 17.4 percent in 2000 to 22.7 percent in 2010 to 24.8 percent in 2020. Similarly, the percentage of seniors at and over the age of 65 increased from 8.4 percent of the population in 2000, to 11.1 percent in 2020.



Table 4-2: Age Distribution

Age Group	2000		2010		2020	
	Population	Percent	Population	Percent	Population	Percent
newborn–9 years	14,074	19.3%	11,564	15.1%	10,741	13.9%
10–19 years	11,227	15.4%	12,784	16.6%	11,307	14.6%
20–24 years	5,432	7.5%	5,894	7.7%	5,732	7.4%
25–34 years	12,267	16.8%	11,440	14.96%	11,169	14.5%
35–44 years	11,057	15.2%	10,978	14.3%	10,550	13.7%
45–54 years	7,995	11.0%	10,092	13.2%	10,347	13.4%
55–59 years	2,653	3.6%	4,043	5.3%	4,695	6.1%
60–64 years	2,028	2.8%	3,204	4.2%	4,119	5.3%
65–74 years	3,146	4.3%	3,781	5%	5,000	6.5%
75–84 years	2,265	3.1%	2,033	2.6%	2,485	3.2%
85+ years	734	1.0%	803	1.0%	1,050	1.4%
Total Population	72, 878		76,616		77,195	
Median Age	29.7 years		31.9 years		34.6 years	

Source: U.S. Census Bureau, 2000, 2010, and 2020.

4.1.3 – Race and Ethnicity

The ethnic composition of a community affects housing needs due to the particular household characteristics of different groups. **Table 4-3** shows the changes in the racial/ethnic composition of Bellflower residents between 2000, 2010, and 2020.

Table 4-3: Race Composition, 2000-2020

Race	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
White	33,593	46%	32,337	42.2%	24,423	31.6%
Black (African-American)	9,540	13%	10,760	14%	10,289	13.3%
American Indian, Native Alaskan	667	1%	731	1.0%	304	0.4%
Asian or Pacific Islander	7,573	10%	9,480	12.4%	9,877	12.8%
Other Race (Including 2 or more races)	21,505	30%	23,308	30.5%	32,302	41.9%
Total	72,878	100%	76,616	100%	77,195	100%

Source: U.S. Census Bureau, 2000, 2010, and 2020.

Since 2000, Bellflower has become a more ethnically diverse City, both in terms of



numbers and how its residents identify themselves to the Census. **Table 4-3** illustrates the changes in Bellflower's racial demography. **Table 4-4** shows the number and racial demographics of Hispanics living in Bellflower. In 2000, Hispanics (the term used by the U.S. Census Bureau) accounted for approximately 43 percent of the City's residents (31,503 persons); in 2010, Hispanics accounted for approximately 52.3 percent of the population (40,085 persons); and by 2020, Hispanics accounted for approximately 56 percent of the population (43,148 persons).

In Bellflower, between 2000 and 2020, there was a major and continuing shift in the racial/ethnic composition of the population. The greatest shift, reflecting a regional trend, has been the growth and predominance of the Hispanic population group, transitioning from a white, non-Hispanic majority. In 2020, the Hispanic population made up close to 60 percent of the total population; a 27 percent increase from 2000 and 171 percent increase from 1990. Additional information on race as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-4: Ethnic Composition, 2000-2020

Race	2000		2010		2020	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	31,503	43%	40,085	52.3%	43,148	55.9%
Not Hispanic or Latino	41,375	57%	36,531	47.7%	34,047	44.1%
Total Population	72,878	100%	76,616	100%	77,195	100%

Source: U.S. Census Bureau, 2000, 2010, and 2020.

4.1.4 – Employment

The U.S. Census provides economic data on the number of jobs held by the Bellflower business sector. This information is presented below in **Table 4-5**. The data indicates that the number of residents in the workforce has steadily increased since 2000. This data also indicates that from 2000 to 2020, the Educational, Health, and Social Services sector remains as the largest sector employing residents (approximately 21.8 percent) in 2020. The smallest employment sector continuously from 2000 to 2020 is Agriculture, Forestry, Fishing and Hunting, and Mining, which by 2020, employed approximately 0.2 percent of Bellflower's workforce.

According to data from the California Employment Development Department, Labor Market Information Division, in August 2021, the unemployment rate in the City of Bellflower was 13.3 percent. This is only slightly higher than the rate in 2010, which was reported to be 12 percent.



Table 4-5: Employment by Sector

Industry Sector	2000		2010		2019	
	No	Percent	No	Percent	No.	Percent
Agriculture, Forestry, Fishing and Hunting, and Mining	70	0% ¹	240	0.7%	62	0.2%
Construction	1,753	6%	1,418	4.2%	2,594	7.1%
Manufacturing	4,942	17%	4,124	12.3%	4,037	11.1%
Wholesale Trade	1,727	6%	834	2.5%	1,616	4.4%
Retail Trade	3,491	12%	3,859	11.6%	4,109	11.3%
Transportation, Warehousing, and Utilities	2,130	7%	2,943	8.8%	3,233	8.9%
Information	772	3%	952	2.9%	643	1.8%
Finance, Insurance, Real Estate, Rental and Leasing	1,681	6%	1,961	5.9%	1,935	5.3%
Professional, Scientific, Management, Administration	2,494	9%	3,572	10.7%	3,506	9.7%
Educational, Health and Social Services	5,657	19%	8,108	24.3%	7,932	21.8%
Arts, Entertainment, and Recreation/ Accommodation and Food Services	2,147	7%	1,885	5.6%	3,327	9.2%
Other Services	1,429	5%	2,870	8.6%	1,908	5.3%
Public Administration	1,029	4%	635	1.9%	1,416	3.9%
Total	29,322	100%	33,401	100%	36,318	100%

Source: U.S. Census Bureau, 2000, 2010; American Community Survey, 2015-2019 5-Year Estimates.

Notes:

1. Number is rounded to the nearest whole number. In some cases, the number is less than 0.5 and is rounded to zero.

In 2020, the largest employers in the City included: Kaiser Permanente Medical Group (419 employees), Taco Nazo (196 employees), the City of Bellflower (192 employees), Tulaphorn, Inc (157 employees), George Chevrolet (148 employees), Cerritos Vista Healthcare Center (134 employees), Bel Tooren Villa Convalescent Hospital (114 employees), Superior Grocers (106 employees), and Harbor Healthcare (99 employees).



4.2 – Household Characteristics

An analysis of household characteristics provides important information on the housing needs of the community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large families, female-headed households or very low-income households. For example, if a City has a substantial number of young families whose incomes preclude the option of buying a home due to local housing costs; it may wish to initiate a homebuyer assistance program.

4.2.1 – Household Composition and Size

The U.S. Census Bureau defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. The characteristics of the households in a City are important indicators of the type of housing needed in that community.

According to the 2015-2019 ACS 5-year Estimates, there were 23,240 households in the City of Bellflower with an average household size of 3.29 persons. Of these households, approximately 52.6 percent were classified as families. From 2010 to 2020, Bellflower had a significant decrease in the number of family households, especially those with children. In comparison, in 2020, family households comprised approximately 71.4 percent of all households in the neighboring City of Cerritos. Single-person households also had a significant presence in the City. In 2020, 20.9 percent of all households in Bellflower were single person households. The remaining 26.5 percent of households were non-family households, which consist of households with unrelated persons living together. Household characteristics are shown in **Table 4-6**.

Table 4-6: Bellflower Household Characteristics

Household Type	2010		2020		Percent Change
	Households	Percent	Households	Percent	
Families	17,769	75.1%	12,218	52.6%	-31%
With children	9,564	53.8%	6,069	49.7%	-36.5%
Without children	8,205	46.1%	6,149	50.3%	-25%
Singles	2,411	10.2%	4,867	20.9%	102%
Other non-families	5,882	24.9%	6,155	26.5%	4.6%
Total Households	23,651	100%	23,240	100%	-1.7%
Average Household Size	3.21		3.29		
Average Family Size	3.67		3.82		

Source: U.S. Census Bureau 2010 and 2015-2019 American Community Survey 5-year Estimates.



Household size is an important indicator of a source of population growth. A City's average household size is also an indicator of the character and size of households, which represent the most basic unit of demand for housing. Although there can be more than one household in a housing unit, which is a trend that is increasing regionally, the measure of persons per household provides not only an indication of the number of persons residing as a household, but the number of persons living in a housing unit. Average household size can be both a result and indicator of housing affordability and other household economic conditions.

As noted in **Table 4-7**, among neighboring cities, Bellflower represented the median household size compared to its neighboring cities. The persons per household among neighboring cities range from a low of 2.74 persons per household in the City of Long Beach to a high of 3.82 persons per household in the City of Paramount. The County of Los Angeles had 2.99 persons per household in 2020. Additional information on family status as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-7: Average Household Size

City	Persons Per Household
Paramount	3.82
Norwalk	3.81
Downey	3.38
Bellflower	3.29
Cerritos	3.25
Lakewood	3.11
Los Angeles County	2.99
Long Beach	2.74

Source: U.S. Census Bureau: State and County QuickFacts, 2020.

4.2.2 – Overcrowding

The federal government defines an overcrowded household as one with more than one occupant per room, excluding bathrooms, kitchens, hallways, and porches. An overcrowded household results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size.

Renters tend to have lower incomes than household owners and it has become increasingly difficult for lower-income households to find affordable housing as housing prices continue to increase. Thus, lower-income households often double up, living with multiple households in one unit to reduce the cost of housing. In some instances, this



results in overcrowding. Overcrowding is defined as housing units where there is more than one person per room, and severely crowded is defined as more than 1.5 persons sharing a room. In Bellflower, one in five renter dwelling units is overcrowded. The rate of overcrowding is far greater for very low-income households. As with renters, owner-occupant households with higher incomes have lower rates of overcrowding. Table 4-8 describes overcrowding estimates in Bellflower in 2020 and indicates that roughly 14.3 percent of all units are overcrowded, and an additional 7.6 percent of units are severely overcrowded. Additional information on overcrowding as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-8: Overcrowding by Tenure

Occupants per Room	Owner-Occupied Units		Renter-Occupied Units	
	No. of Households	Percent of Owner-Occupied Units	No. of Households	Percent of Renter Occupied Units
1.00 or less	8,360	91.6%	11,567	82%
1.01 to 1.50 Persons	608	6.7%	1,713	12.1%
1.51 to 2.00 Persons	120	1.3%	662	4.7%
2.01 or More Persons	38	0.4%	172	1.2%
Total	9,126	100%	14,114	100%
Total Overcrowded	766	8.4%	2547	18%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

4.2.3 – Household Income

Assessing income groups is a critical component for evaluating housing affordability. According to the 2015-2019 ACS 5-Year Estimates, the median household income in Bellflower was approximately \$60,011. The City median household income is below the Los Angeles County estimated median household income of \$68,044. Among neighboring cities, the median household incomes ranged from a low of \$55,670 in Paramount to a high of \$106,190 in Cerritos. The City's median household income of \$60,011 was actually the second lowest among neighboring cities, lower than Long Beach (\$63,017) and Norwalk (\$70,7667).

The State Department of Housing and Community Development developed the following income categories based on the Median Family Income (MFI) of a Metropolitan Statistical Area (MSA) established by the U.S. Department of Housing and Urban Development:

- Very Low-Income: 50 percent or less of the area MFI;
- Low-Income: between 51 and 80 percent of the area MFI;
- Moderate-Income: between 81 and 120 percent of the area MFI;



- Upper-Income: greater than 120 percent of the area MFI.

The 2020 MFI for the Los Angeles County MSA (\$77,300) was used to interpolate the City's income distribution from the Census according to the above categories. The income distribution of the City of Bellflower, based on 2015-2019 ACS 5-Year Estimates, is presented in **Table 4-9**. In 2019, it is estimated that 3.8 percent of the households earned less than \$10,000 annually; 18.8 percent earned between \$15,000 and \$34,999 annually; 13.2 percent earned between \$35,000 and \$49,999 annually; 19 percent earned between \$50,000 and \$74,999 annually; and 39.2 percent earned above \$75,000 annually. Additional information on poverty as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

Table 4-9: Bellflower Household Income – 2020

Income Level	No. of Households	Percent of Total
< \$10,000	874	3.8%
\$10,000 - \$14,999	1,398	6.0%
\$15,000 - \$24,999	2,151	9.3%
\$25,000 - \$34,999	2,211	9.5%
\$35,000 - \$49,999	3,068	13.2%
\$50,000 - \$74,999	4,425	19%
\$75,000 - \$99,999	3,294	14.2%
\$100,000 - \$149,000	3,681	15.8%
\$150,000 +	2,138	9.2%
Total Reporting	23,240	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

4.2.4 – Housing Overpayment

State and Federal standards indicate that a household paying more than 30 percent of its income for housing is overpaying. Overpayment for housing can cause an imbalance on the remainder of a household's budget. In 2019, there were 20,225 total households paying mortgage or rent, of those households' 52 percent were overpaying for housing according to the Census. Of the households overpaying, 1,675 (26.4 percent) were households with a mortgage, while the remaining 3,640 households (26 percent) were in renter-occupied units. **Table 4-10** summarizes housing overpayment statistics by tenure for the City of Bellflower and Los Angeles County. Additional information on overpayment as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.



Table 4-10: Summary of Housing Overpayment

Overpayment	Households	Bellflower Percent	LA County Percent
Owners with mortgage	6,339		
Overpayment (>30% income on housing)	1,675	26.4%	38.2%
Overpayment (>50% income on housing)	1,165	18.4%	--
Households paying rent	13,886		
Overpayment (>30% income on housing)	3,640	26.2%	54.8%
Overpayment (>50% income on housing)	4,339	31.2%	--
Total Households	20,225		
Overpayment (>30% income on housing)	5,315	26.3%	46.5%
Overpayment (>50% income on housing)	5,504	27.2%	

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

4.3 – Special Needs Groups

State law recognizes that certain households have more difficulty in finding adequate and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, and farm workers. In addition, many often have lower incomes due to their condition. **Table 4-11** summarizes the special needs populations in Bellflower. Each of these population groups, as well as their housing needs are described below.

Table 4-11: Special Needs Groups

Special Needs Group	Persons	Households	Percent ¹
Total Persons or Households in City	77,195	23,240	
Large Households (5+ persons)		4,245	18.3%
Renter		2,437	57.4% ¹
Owner		1,808	42.6% ¹
Seniors (65+)	8,267		10.7%
With a Disability	2,802		33.9% ¹
Senior Households		5,796	24.9%
Renter		2,021	34.9% ¹
Owner		2,017	34.8% ¹
Seniors Living Alone		588	2.5%¹



Special Needs Group	Persons	Households	Percent ¹
Persons with Disability	6,314		8.2%
Female-Headed Households		6,790	29.2%
with Related Children		1,937	28.5% ¹
Farm workers ²	62		0.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

1. The percent of the special needs group and not the percent of the total City population/ households. For example, the City's large households' renter vs. owner.

2. Persons employed in Agriculture, Farming, Forestry or Fishing Occupations.

4.3.1 – Persons with Disabilities

Physical and mental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. As shown in **Table 4-12**, the 2015-2019 ACS 5-Year Estimates indicates that 11 percent of the population 18 years and older have a disability. A total of 5 percent of that population is aged 65 years or older. A total of 16.7 percent of the City's population age 18 years and over has a sensory, physical, and mental disability. See **Table 4-12** for details about the disability status of the population age 18-64 and 65 years and older.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Furthermore, many lower-income persons with disabilities are likely to require housing assistance. Their housing needs are further compounded by design issues and location requirements, which can often be costly. For example, special needs of households with wheelchair-bound or semi-ambulatory individuals may require ramps, holding bars, special bathroom designs, wider doorways, lower cabinets, elevators, and other interior and exterior design features.

Housing opportunities for individuals with disabilities can be addressed through the provision of affordable, barrier-free housing. Rehabilitation assistance can be targeted toward renters and homeowners with disabilities for unit modification to improve accessibility. Additional information on disability status as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.



Table 4-12: Disability Characteristics of Non-Institutionalized Persons

Disability Status	Number	Percent of total Population ⁴
Persons 18-64 Years with Disability	3,560	7.3%
With Employment Disability ¹	1,332	2.7%
Mobility/Self-Care ²	2,119	4.3%
Sensory, Physical & Mental ³	917	1.9%
Total Persons Aged 18-64	48,857	--
Persons 65 Years and Over with Disability	2,754	33.3%
With Employment Disability ¹	635	7.7%
Mobility/Self-Care ²	2,191	26.5%
Sensory, Physical & Mental ³	1,227	14.8%
Total Persons Aged 65 and older	8,267	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Notes:

1. Census data that represents persons with cognitive disability.
2. Census data that represents persons with self-care and an independent living difficulty.
3. Census data that represents persons with hearing and vision difficulty.
4. Percent of Total with disability / Total Persons of that age category

4.3.2 – Persons with Developmental Disabilities

According to Section 4512 of the California Welfare and Institutions Code a "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 which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or require treatment similar to that required for individuals with mental retardation but does not include other handicapping conditions that are solely physical in nature.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe disabilities 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 persons with developmental disabilities



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

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 304,044 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center is one of 21 regional centers in the State of California that provides point-of-entry to services for people with developmental disabilities in the City of Bellflower. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

Table 4-13 provides information from the Harbor Regional Center on the number of individuals with developmental disabilities in the City of Bellflower. In January 2021, there were 987 individuals actively utilizing services at the Harbor Regional Center for a developmental disability.

Table 4-13: Developmentally Disabled Residents by Age

City	0-14 Years	15-22 Years	23-54 Years	55-65 Years	66 + Years	Total
Bellflower	450	161	290	54	32	987

Source: Harbor Regional Center, January 2021

To assist with any housing needs for persons with developmental disabilities, the City will continue to implement a program within the Housing Plan to coordinate housing activities and outreach with Harbor Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

4.3.3 – Large Households

The 2015-2019 ACS 5-Year Estimates reports that approximately 4,245 households (18.3 percent) in the City of Bellflower were large households. Large households are defined as those with five or more members. The special needs of this household type are based on the potential limited availability of adequately sized, affordable housing units. The 2020 Census also indicates that 2,437 large households were renter households, representing 57.4 percent of all large households and 17 percent of all renter households in the City.

As shown in Table 4-14, there are approximately 1,955 housing units in the City with four or more bedrooms. There are an additional 7,159 three-bedroom housing units.



Cumulatively, over one-third of the City's housing stock has three bedrooms or more. However, because some large families often have limited financial resources, these households may be more vulnerable to overcrowded living conditions.

Adding to the housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably-priced larger units. The fact that majority of overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately-sized units. City Staff can encourage the development of affordable housing for large units by supporting developers that are submitting family projects for 9% Low Income Housing Tax Credits, which require that at least 25 percent of the units have at least three bedrooms. City Staff can also work with developers to promote the use of density bonus ordinance and development standard concessions that can provide the flexibility needed to include an increased number of units with 3 or more bedrooms.

Table 4-14: Bedrooms per Unit By Tenure, 2019

Type of Unit	Renter Occupied		Owner Occupied	
	Number	Percent	Number	Percent
Studio	242	4.0%	87	0.8%
1 Bedroom	1353	22.1%	0	0.0%
2 Bedroom	461	7.5%	1460	12.7%
3 Bedroom	2,158	35.3%	3,691	32.2%
4 Bedroom or more	1,905	31.1%	6,225	54.3%
Total	6,119	100%	11,463	100%

Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimate, Table B25042.

Note: Totals may not add up to 100% due to rounding.

4.3.4 – Female-Headed Households

Single-parent households often require special consideration and assistance due to their greater need for affordable and accessible day care, health care, and other supportive services. Specifically, many female-headed households with children are more likely to have lower-incomes than similar two-parent households. Single, female mothers also face social pressures that can limit their occupational choices, housing options, and access to supportive services.

The 2015-2019 ACS 5-year Estimates indicates that there were 6,790 female-headed households in the City of Bellflower, of which 1,937 have children under the age of 18. These groups account for approximately 29.2 percent and 8.3 percent, respectively, of all households in the City. By comparison, in Los Angeles County, there were 955,444 female-headed households with no husband present, of which 170,488 have children



under the age of 18. These numbers account for approximately 28.8 percent and 5.1 percent, respectively, of all households in the County. The percentage of female-headed households within the City is slightly higher than that of the County as a whole. Additional information on family status as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

4.3.5 – Agricultural Employees

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farm workers have special housing needs because they earn lower incomes than many other workers and move throughout the year from one harvest location to the next. The City of Bellflower is within the greater Los Angeles metropolitan area, which is largely developed and urbanized. There is no area within the City that is designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance.³

While, historically, Bellflower's economy has been linked to agriculture in the early 1900s; changes in the local economy over the last hundred years toward production and service-oriented sectors have virtually eliminated any significant agricultural production within City limits. In 2019, the Census reported 62 persons (0.2 percent) in Bellflower employed in agriculture, mining, forestry, or fishing industries (or related industries). As there are no active agricultural areas in the City, there is no apparent or explicit need for either long term or seasonal farmworker housing. Due to Bellflower's urban setting and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability. In addition, Program 18 calls for an amendment to the Zoning Ordinance to allow agricultural employee housing for six or fewer persons by-right in the A-E and R-1 (Single-Family) Zoning District.

4.3.6 – Extremely Low-Income Households

Periodically, the Federal Department of Housing and Urban Development (HUD) provides data summarizing the state of housing for jurisdictions. This report is based on 2010 US Census data and is part of the Comprehensive Housing Assessment Strategy (CHAS) Databook. This data is broken down by household tenure (renter/owner), household type, and "housing problems." Households with "housing problems" include units that: 1) have physical defects (lacking complete kitchen or bathroom); 2) are overcrowded (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

Table 4-15 summarizes the assistance needs of all households in Bellflower based on the most recent CHAS data. According to 2013-2017 CHAS data generated for the City, there

³ California Department of Conservation. 2016. California Important Farmland Finder. Available: <https://maps.conservation.ca.gov/DLRP/CIFF/>.



were approximately 3,955 very low-income households living in Bellflower. Very low-income households are those households that earn 50 percent or less of the median family income (MFI) for the statistical region in which they are located. Extremely low-income (ELI) households are those households which earn less than 30 percent of the MFI. There are approximately 4,535 extremely low-income households in Bellflower (renters and owners).

As shown in **Table 4-15**, majority of ELI households experience a housing cost burden, paying more than 30 percent (82 percent of all ELI households) or 50 percent (73 percent of all ELI households) of their income for housing. This is significantly higher than very low-income households (37 percent experience a cost burden greater than 50 percent) and low-income households (10 percent experience a cost burden greater than 50 percent). ELI households are also much more likely to experience a housing problem as identified above. **Table 4-15** shows that 85 percent of ELI households experience a housing problem as compared to 80 percent of very low-income and 63 percent of low-income households. Additional information on income and poverty as it relates to affirmatively furthering fair housing is presented in **Section 4.5**.

In recent years, State and Federal funding sources have started prioritizing developments that include units for extremely low-income households as well as permanent supportive housing units. These developments are required to provide a variety of supportive and social services to extremely low-income households, including assistance with food security, transportation, childcare, financial literacy, and job trainings. These services are critical to help stabilize and promote the continued upward movement of at-risk households. City Staff will work during the upcoming planning period to attend informational workshops and trainings offered by HCD, SCAG, and other organizations on financing and funding available to develop housing for extremely low-income households. This will allow City Staff to better support developers interested in applying for available funding.



Table 4-15: Housing Problems for All Households in Bellflower

Household by Type, Income & Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low-Income (0-30% MFI)	3,660	875	4,535
Number with any housing problems	3,305	585	3,890
Number with cost burden > 30%	3,235	525	3,760
Number with cost burden > 50%	2,970	360	3,330
Very Low-Income (31-50% MFI)	3,005	950	3,955
Number with any housing problems	2,670	495	3,165
Number with cost burden > 30%	2,560	450	3,010
Number with cost burden > 50%	1,140	330	1,470
Low-Income (51-80% MFI)	3,670	1,860	5,530
Number with any housing problems	2,410	1,120	3,530
Number with cost burden > 30%	1,905	955	2,860
Number with cost burden > 50%	225	345	570
Moderate-Income (81% + MFI)	3,670	5,670	9,340
Number with any housing problems	805	1,265	2,070
Number with cost burden > 30%	279	910	1,189
Number with cost burden > 50%	4	130	134
Total Households	14,005	9,355	23,360

Source: Comprehensive Housing Affordability Strategy (CHAS) Data Book, 2013-2017.

4.3.7 – Homeless Individuals and Families

The 2020 Point in Time Count conducted by Los Angeles Homeless Services Authority estimates that there are approximately 241 homeless individuals in the City. According to estimates from the Greater Los Angeles Homeless Count (published in June 2020), the overall homeless population of the Los Angeles Continuum of Care (CoC) Region at a given point in time is 62,706 persons. Of the total homeless population, 17,616 or 28 percent were sheltered and 46,090 or 72 percent were unsheltered. There were 41,028 unsheltered single adults and 7,164 sheltered single adults. In the City of Bellflower, the County of Los Angeles 2020 Point-in-Time survey indicated that 241 individuals were reported. Of the total, 229 were unsheltered and 12 were sheltered. This number has increased from 148 in 2019 and 136 in 2018. The City also prepares a monthly report on the number of outreach contacts, outreach line calls, referrals to services and street exits.



From October 2019 to October 2020, there 1,196 outreach contacts/interactions with unsheltered individuals, 166 calls to the outreach line, 398 referrals for services and 56 street exits where individuals moved from the street to temporary or permanent housing.

During the 2014-2021 planning period, the City, in partnership with Los Angeles County, to construct the New Hope Temporary Shelter in the City of Bellflower. The Shelter, operational since December 2019, provides 50 beds for residents who have ties to the City (i.e., a previous address or attendance at the local high school.) The shelter is currently operated by Mercy House, which also serves as a supportive services coordinator assisting residents with transportation, counseling, and other applicable services and programs. The City also allocates approximately \$25,000 of CDBG funds annually to Kingdom Causes Bellflower to offer employment opportunities through its Good Soils Industries program to residents at the shelter. The program assists in hiring residents that are unemployed by providing on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless. In addition to the New Hope Temporary Shelter, the City of Bellflower is also home to Little House, a transitional housing facility, that offers temporary housing and support services to alcohol and drug addicted women and their children.

To support households at-risk or experiencing homelessness, the City operates the Homeless Prevention and Rapid Re-Housing program using Housing Successor Agency Low and Moderate Housing Funds. The program offers financial resources to assist homeless neighbors with move-in costs (first month rent, deposit, and start-up utilities), with proof of ability to pay their own rent after first month of assistance, and short-medium term rental assistance. This program typically assists roughly 25 households annually. The City of Bellflower has also contributed, through its Community Development Block Grant (CDBG), to Su Casa Family Crisis and Support Center. Su Casa provides supportive services for men, women and their children who are victims of domestic violence. Its outreach center provides group and individual counseling, parenting classes, legal assistance, court accompaniment and other related services. Since 1996, its Transitional Shelter Program provides individuals and families with the transition from crisis to independent living for up to 24 individuals for a one-year period. Residents at the transitional shelter are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKS advocacy, and transportation.

The City has included a housing program, under Goal 4, to specifically address the needs of this group in the 2021-2029 Housing Plan. The program commits the City to make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency such as City Net. The City is also committed to using CDBG funds annually for programs that support households at-risk or experiencing homelessness.



Table 4-16: Inventory of Homeless Services and Facilities in the Region

Organization	Services Provided
New Hope Temporary Shelter 8833 Cedar Street Bellflower, CA (562) 370-9708	Provides transitional housing for homeless men, women and children, as well as counseling, shelter, food, and job-training.
At The Fountain Transitional Living Bellflower, CA 90706 (424)205-0369	Residential inpatient care for men and women offering affordable housing facilities, in a shared living environment.
Ollie house 8017 Cheyenne Avenue Downey, CA 90242 (562)900-8664	Shared housing for women only
Su Casa Family Crisis and Support Center⁴ 3840 Woodruff Avenue, Suite 203 Long Beach, CA 90808	Provides counseling, shelter, food and a 24-hour hotline to victims of domestic abuse.
Beacon Light Mission 525 Broad Avenue Wilmington, CA 90744 (310) 830-7063	Provides 7 nights temporary shelter for men (over 18 years old with ID). Breakfast & dinner are also provided.
Catholic Charities 123 East Fourth Street Long Beach, CA 90813 (562) 591-1351	Provides transitional housing for homeless men, women and children. Single residents must be elderly or disabled. Stays of up to 45 days are permitted.
Christian Outreach Appeal 515 East 3rd Street Long Beach, CA 90813 (562) 432-1440	Provides clothing to homeless, federal food, hot meals (Monday thru Friday and every 1st and 3rd Saturdays), baby food/diapers and transitional housing for women.
Cold Weather Hotline (800) 548-6047	Provides information regarding temporary shelter.
Little House 9718 Harvard Street Bellflower, CA 90706 (562) 925-2777	Offers transitional housing and support services to alcohol- and drug-addicted women and their children.

⁴ The City of Bellflower has contributed, through its Community Development Block Grant (CDBG), \$3,743 in funds to the Su Casa Family Crisis and Support Center.



Organization	Services Provided
Long Beach Rescue Mission 1335 Pacific Avenue Long Beach, CA 90813 (562) 591-1292	Provides shelter, food and clothing for the homeless.
Lutheran Social Services. of So.CA 1611 Pine Avenue Long Beach, CA 90813 (562) 591-1292	Provides referral to shelter and emergency food and clothing.
Rio Hondo Transitional Housing 1400 Norwalk Blvd. #213 Norwalk, CA 90650 (562) 563-8805	Temporary transitional housing and services for families. This facility provides several support services and programs to assist homeless households transition back into permanent housing status.
Salvation Army 7950 S. Pickering Avenue Whittier, CA (562) 698-8348	Temporary emergency housing and support services for individuals. Services include general program referral and counseling, emergency shelter vouchers, transportation assistance, mental health services, food and clothing distribution, and rental and utility payment assistance.
United Way Hotline (310) 603-8962	Provides generic telephone and referral services for the homeless in the Los Angeles County area.

Source: Bellflower Public Service Agencies listing at: <http://www.bellflower.org/home/index.asp?page=212>



4.4 – Housing Characteristics

A housing unit is defined as a house, apartment, or single-room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other person in the building, and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

4.4.1 – Housing Growth

According to the California Department of Finance, in 2020 there were 25,097 dwelling units in the City of Bellflower. This represents an increase of 201 units (0.008 percent) since 2010. The growth rate for the City is lower than the growth rate for the County overall (0.04 percent). A comparison of housing growth trends for Bellflower and neighboring jurisdictions is provided in **Table 4-17**.

Table 4-17: Housing Growth Trends

Jurisdiction	Housing Units		Numerical Change 2010-2020	Percent Change 2010-2020
	2010	2020		
Bellflower	24,896	25,097	201	0.008%
Cerritos	15,860	16,204	344	0.02%
Downey	35,601	35,838	218	0.006%
Lakewood	27,470	27,598	128	0.004%
Long Beach	176,032	177,783	1,751	0.01%
Norwalk	28,083	28,135	52	0.002%
Paramount	14,571	14,710	139	0.01%
Los Angeles County	3,443,087	3,590,574	147,487	0.04%

Source: California Department of Finance - E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2020, with 2010 Benchmark.



4.4.2 – Housing Type and Tenure

Table 4-18 provides summarizes the characteristics of the City's housing stock in 2010 and 2020 by unit type. As shown, single-family detached homes remain the predominant housing type; however, the majority of growth occurring in the City includes apartment complexes with five or more units. As the City is largely built out, most new housing development is occurring as infill on underutilized parcels. According to the California Department of Finance, the City is experiencing low vacancy rates which can cause housing prices to rise to increased demand.

Table 4-18: Comparative Housing Unit Mix in 2010-2020

Housing Type	2010		2020	
	Number of Units	Percent of Total	Number of Units	Percent of Total
Single-Family				
Detached	12,355	85.6%	12,403	85.5%
Attached	2,079	14.4%	2,108	14.5%
Total	14,434	100%	14,511	100%
Multi-Family				
2-4 Units	1,796	17.2%	1,822	17.2%
5+ Units	7,352	70.3%	7,450	70.4
Mobile Homes	1,314	12.5%	1,314	12.4
Total	10,462	100%	10,586	100%
Total Housing Units				
Total Occupied	23,650	95%	24,024	95.7%
Vacancies	1,246	5%	1,073	4.3%
Total Units	24,896	100%	25,097	100%

Source: California Department of Finance - E-5 Population and Housing Estimates for Cities, Counties, and the State, January 2011-2020, with 2010 Benchmark.

Table 4-19, below, indicates that two- and three-bedroom homes still constitute the greatest proportion of housing units within the City. Two-bedroom homes make up the most significant part (37 percent) of the City's housing stock. Four- or more-bedroom homes were approximately 7 percent of the housing stock. Most of the larger homes in the City were built after the 1980s.



Table 4-19: Number of Bedrooms

Bedrooms	Owner Units		Renter Units	
	Number	Percent	Number	Percent
Housing Units	8,697	100%	14,672	100%
No Bedroom	113	1.3%	610	4.2%
1-bedroom	335	3.9%	5,117	34.9%
2-bedrooms	2,105	24.2%	6,446	44.0%
3-bedrooms	5,259	60.5%	1,512	10.3%
4-bedrooms	809	9.3%	987	6.6%
5 or more bedrooms	76	0.1%	0	0.0%

Source: U.S. Census Bureau, 2015-2019 American Community Survey.

4.4.3 - Vacancy Rates

The vacancy rate is a measure of the general availability of housing. It also indicates how well the available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range due to a limited supply of available housing; a high vacancy rate may indicate either the existence of a high number of units undesirable for occupancy, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (i.e., single persons, newly married couples, and elderly households typically need smaller units than households with school age children). A low vacancy rate may serve to increase market rents and housing prices, as shortages tend to result in higher prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed in later sections.

A vacancy rate between two percent and three percent for ownership housing and five percent to six percent for rental housing is considered a “healthy” vacancy rate, so that it ensures the continued upkeep of rental properties and keeps housing costs down. The 2019 ACS indicated a vacancy rate of 6.5 percent overall and 3.2 percent for ownership housing and 2.0 percent for renter housing for the City of Bellflower. Based on this, both the ownership and rental vacancy rate for the City is below which what is considered “healthy” suggesting that additional housing units are needed.



4.4.4 – Age and Condition of Housing Stock

Table 4-20 shows the age of the housing stock in Bellflower based on information from the U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates. In general, housing over 30 years old may need some major rehabilitation, such as a new roof, plumbing, etc. As indicated in **Table 4-20**, approximately 90 percent of Bellflower's housing units were constructed prior to 1990 with a significant portion (59 percent) constructed between 1950 and 1969.

Table 4-20: Age of Housing Stock

Structures Built	Bellflower	SCAG Region
2014 or Later	0.4%	1.0%
2010 to 2013	0.2%	1.5%
2000 to 2009	3.8%	10.1%
1990 to 1999	4.8%	9.5%
1980 to 1989	7.2%	16.3%
1970 to 1979	12.5%	16.3%
1960 to 1969	26.6%	14.5%
1950 to 1959	32.4%	15.9%
1940-1949	7.7%	6.9%
1939 or earlier	4.3%	9.3%

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

Typically, units that are more than 30 years old require preventative maintenance to avoid widespread housing deterioration. Some households, such as senior households, who are longtime homeowners living on limited income, may not be able to afford the cost of major repairs or renovations needed to maintain their property. Assistance, however, is available through the City's housing rehabilitation assistance programs, including the Housing Rebate Program. These existing programs can help preserve the City's existing affordable housing stock.

During the 2014-2021 planning period, the City opened 6,555 cases pertaining to property maintenance. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Approximately 93% of those cases were closed and properties were brought up to code to meet quality housing standards.

On an annual basis the City allocates approximately \$295,000 of CDBG and General funds toward the enforcement of the Bellflower Municipal Code relating to property

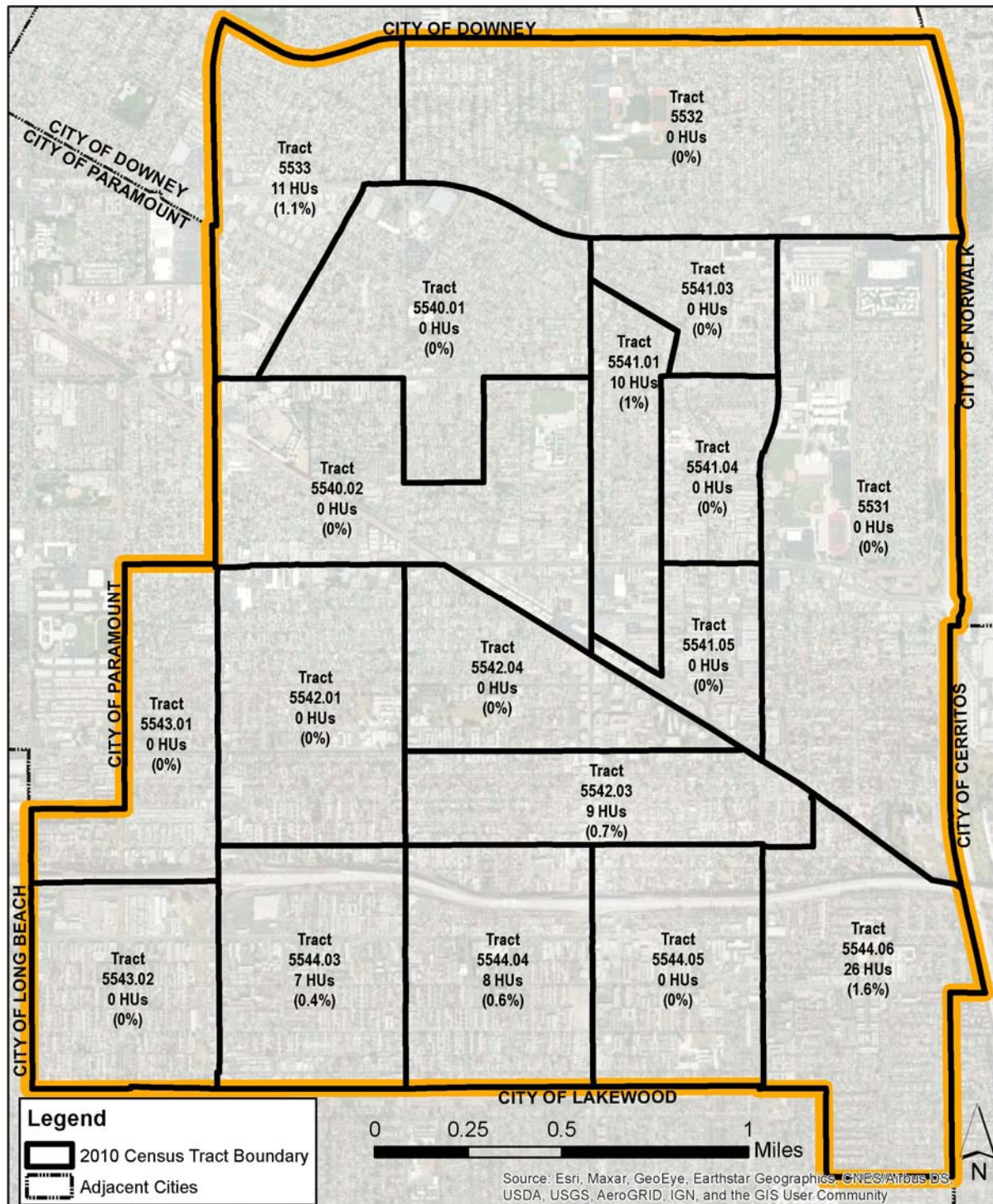


maintenance and zoning in low- and moderate-income areas, as well as blighted areas. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units which cannot be rehabilitated. From 2015-2021, 1,671 housing units were proactively inspected which exceed the 5-Year Strategic Plan objective of 350 housing units.

Figure 4 provides information on the locations of potentially substandard housing (based on the lack of sufficient plumbing facilities) by census tract and **Figure 5** provides census tract information showing where older homes (built before 1960) are located in Bellflower. According to 2015-2019 ACS data, there are approximately 71 substandard units in the City of Bellflower that are in need of rehabilitation or replacement. To address this need, the City's Code Enforcement division will proactively inventory census tracts with identified substandard units to determine the condition of housing units and direct eligible residents to City and County programs that offer funds to complete repairs.



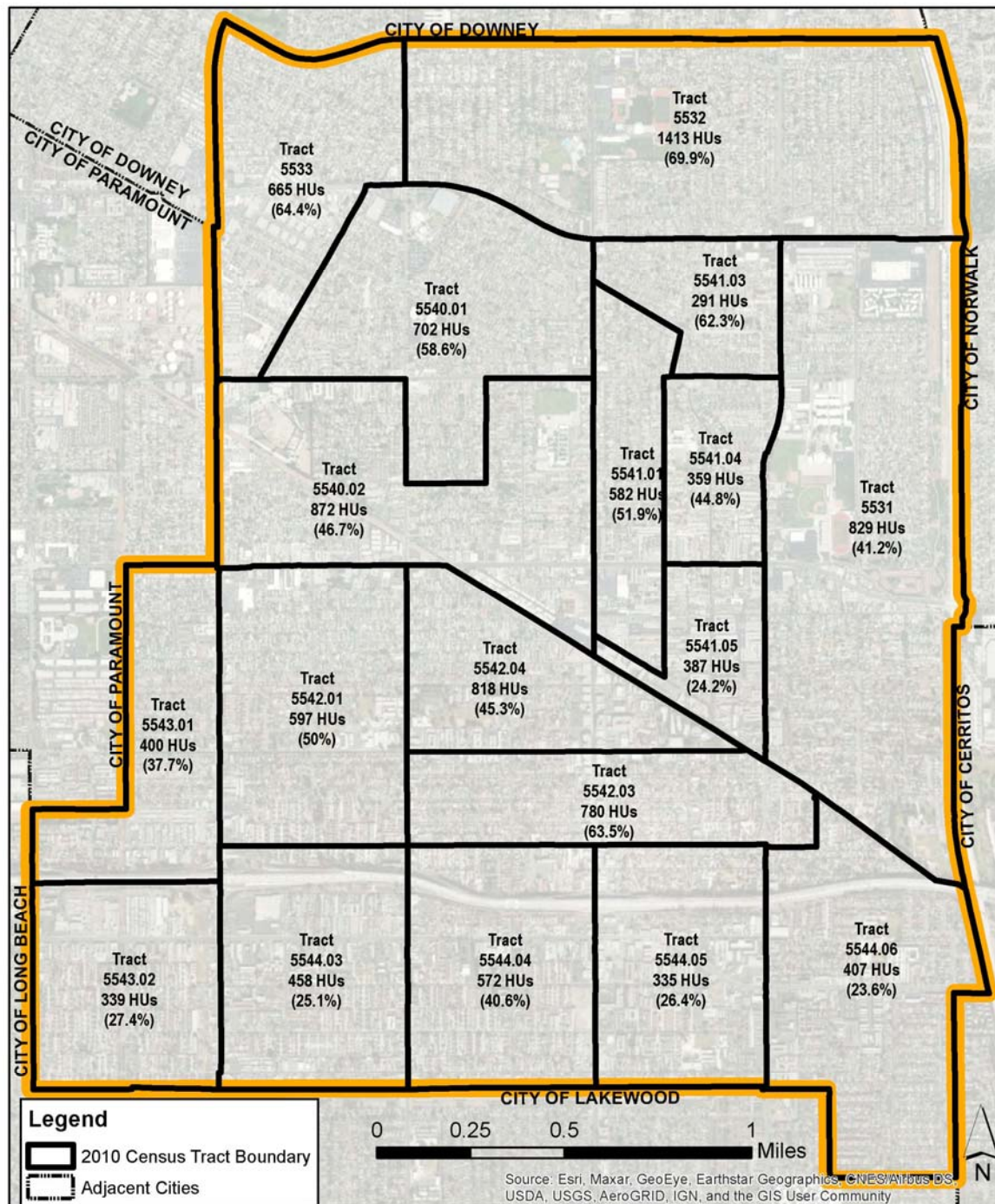
Figure 4: Substandard Units in Bellflower



Source: American Community Survey 2019 5-year Estimates



Figure 5: Number of Housing Units Built Before 1960



Source: American Community Survey 2019 5-year Estimates



4.4.5 – Housing Costs

Affordability is determined by comparing the cost of housing to the income of local households. HUD defines affordable housing costs as contract rents or mortgage payments, including taxes and insurance, but not utilities, that are equal to or less than 30 percent of the gross income of very low-, low-, and moderate-income households.

Households spending more than 30 percent of their gross annual income on housing experience a housing cost burden, which occurs when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. Lower-income households with a burdensome housing cost are more likely to become homeless or experience overcrowding. Homeowners with a housing cost burden have the option of selling the homes and becoming renters. Renters, however, are vulnerable and subject to constant changes in the housing market.

For purposes of determining housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the area median income (AMI), which is adjusted by family size and income level for each multi-family income (MFI) range.

Table 4-21: Affordable Housing Costs by Tenure

Income Level	Owner	Renters
Extremely Low-Income (0-30% MFI)	30% of 30% AMI	30% of 30% AMI
Very Low-Income (0-50% MFI)	30% of 50% AMI	30% of 50% AMI
Low-Income (51-80% MFI)	30% of 70% AMI	30% of 60% AMI
Moderate-Income (81-120% MFI)	35% of 110% AMI	30% of 110% AMI

Source: California Health and Safety Code Section 50052.5

4.4.5.A – For Sale Housing

As shown in **Table 4-22**, 9.4 percent of owner-occupied units were valued below \$100,000. The 2019 ACS indicates that 1 percent of owner-occupied housing units were valued between \$100,000 and \$199,000; 4 percent were valued between \$200,000 and \$299,999; and 16 percent were valued between \$300,000 and \$399,999. The vast majority of the units in the City were valued between \$400,000 and \$499,999 (31.7 percent) and \$500,000 and \$599,999 (35.2 percent). Only 1.2 percent of units in the City were valued over \$1 million.

According to the 2019 ACS, the median sales price for new and a resale home in the City of Bellflower was \$522,800. This is about 80 percent of the median (\$666,900) reported for



the Los Angeles-Long Beach-Anaheim, CA Metro Area and about 90 percent of the median (\$568,500) reported for the State of California. Similarly, real estate website, Redfin, reported in January 2021 that the Bellflower housing market is “very competitive” with an average sales price around \$610,000 and 56 percent of homes selling for above listing price.

Table 4-22: Value of Owner-Occupied Housing Units

Price Range	Number of Units	Percent of Total ¹
Under \$100,000	852	9.4%
\$100,000 to \$199,999	105	1.2%
\$200,000 to \$299,999	405	4.4%
\$300,000 to \$399,999	1,503	16.5%
\$400,000 to \$499,999	2,895	31.7%
\$500,000 to \$999,999	3,208	35.2%
Over \$1,000,000	105	1.2%
Total	9,073	100%

Notes:

Percentage may not equal to 100% due to rounding

Source: 2015-2019 ACS B25075

4.4.5.B – Housing Rental Rates

According to the 2015-2019 ACS 5-Year Estimates, there were 23,240 total occupied housing units in Bellflower. Approximately 62 percent of the renter-occupied units were in buildings with 2 or more units. The median gross rent for Bellflower was \$1,368 per month between 2016 and 2020. This was among the lowest median rent levels among all neighboring cities, which had a median rental range from \$1,324 in Long Beach to a high of \$1,839 in Lakewood. The median rent for the County overall was approximately \$1,460. **Table 4-23** provides a comparison of median rental rates for Bellflower and its neighboring jurisdictions.

Table 4-23: Median Housing Rental Rates

Jurisdiction	Median Gross Rent
Bellflower	\$1,368
Downey	\$1,462
Lakewood	\$1,839
Long Beach	\$1,324
Norwalk	\$1,592
Paramount	\$1,388
County of Los Angeles	\$1,460

Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.



RentCafé, a nationwide internet listing service (ILS) that enables renters to easily find apartments and houses for rent throughout the United States, indicates that the average rent in Bellflower in December 2020 was \$1,624, up 2 percent since 2019 and the average apartment size is 789 square feet. RentCafé also provides data on the rent ranges available in the City. In December 2020, RentCafé reported that 45 percent of rental units were between \$1,501 to \$2,000 a month and an additional 17 percent were over \$2,000 a month. Roughly 38 percent of rental units in the City were below \$1,500.

Table 4-24: Apartment Rent Ranges

Rent Range	Percentage of Units in the City
\$701-\$1000	5%
\$1,001-\$1,500	33%
\$1501- \$2000	45%
> \$2,000	17%

Source: RentCafe.com, 2020

4.4.5.C – Housing Costs and Affordability

The costs of home ownership and rent can be compared to a household's ability to pay for housing, using the 2020 HUD-established Area Median Family Income (MFI) limit for Los Angeles County of \$77,300. **Table 4-25** illustrates maximum affordable mortgage payments and rents by household size in Los Angeles County. Affordable housing cost is based on a maximum of 30 percent of gross household income devoted to mortgage or rental costs. These maximum affordable costs are adjusted based on the number of household members.

According to the rental market data shown in **Table 4-24**, very low-income households would not be able to afford rental apartments in the City given the current market trends. The maximum rent affordable to an extremely low-income households is \$878 (for a four-person household). As shown in **Table 4-24**, only 5 percent of the rental units in the City rent for less than \$1000, and many are at the higher-end of the range. Most very low-income households are also priced-out of the rental market in Bellflower. The maximum rental rate affordable to a very low-income household is \$1,464. This means that a majority of housing units are still unaffordable to lower-income renters.

Based on the affordable payments, shown in **Table 4-25**, moderate-income households could afford rental units within the City, as the range of affordability for moderate-income rental housing is \$696 to \$2,138 per month. Rental rates for one and two-bedroom units range from \$825 to \$1,075. Some 3-bedroom apartments would also be affordable to the moderate-income households with a rent cost of \$1,765 and below. As previously indicated, there are condominiums, townhomes, and single-family residences for rent in the City, but in limited numbers. Their rental rates range from a low of \$1,300 to a high of \$2,250 per month. Within this range, there are limited rental opportunities for some moderate-income households.



As discussed in **Section 4.4.5.A** above, the median sales price for new and resale housing in the City of Bellflower was at or above \$520,000 in 2020. Based on this information, and the maximum home prices shown in **Table 4-25**, current housing prices exceed the affordability range for extremely low-, very low- and low-income households. Based on current home prices, even moderate-income households may have difficulties finding a home to purchase in the City. Lower-income households often face additional barriers in both home ownership and renting due to a number of other factors such as saving up for a down payment or first month's rent or the health of their credit history.

Table 4-25: Housing Affordability by Income Group

Income Group	Annual Household Income adjusted by Household Size ¹	Affordable Payment	
		Renter ²	Owner ³
Extremely Low (0-30 MFI)	30% AMI		
One Person (Studio)	\$23,700	\$591	\$94,800
Two Person (1 bedroom)	\$27,050	\$633	\$108,200
Three Person (2 bedrooms)	\$30,450	\$760	\$121,800
Four Person (3 bedrooms)	\$33,800	\$878	\$135,200
Five Person (4 bedrooms)	\$36,550	\$980	\$146,200
Very Low (30-50 MFI)	50% AMI		
One Person (Studio)	\$ 39,450	\$986	\$157,800
Two Person (1 bedroom)	\$ 45,050	\$1,056	\$180,200
Three Person (2 bedrooms)	\$ 50,700	\$1,267	\$202,800
Four Person (3 bedrooms)	\$ 56,300	\$1,464	\$225,200
Five Person (4 bedrooms)	\$ 60,850	\$1,633	\$243,400
Lower (50-80 MFI)	60% AMI		
One Person (Studio)	\$63,100	\$1,183	\$252,400
Two Person (1 bedroom)	\$72,100	\$1,267	\$288,400
Three Person (2 bedrooms)	\$81,100	\$1,521	\$324,400
Four Person (3 bedrooms)	\$90,100	\$1,757	\$360,400
Five Person (4 bedrooms)	\$97,350	\$1,960	\$389,400
Moderate (81-100 MFI)	80% AMI		
One Person (Studio)	\$ 64,900	\$1,578	\$259,600
Two Person (1 bedroom)	\$74,200	\$1,690	\$296,800
Three Person (2 bedrooms)	\$ 83,500	\$2,028	\$334,000
Four Person (3 bedrooms)	\$ 92,750	\$2,343	\$371,000
Five Person (4 bedrooms)	\$ 100,150	\$2,614	\$400,600

Notes:

1. Based on 2020 Los Angeles County MFI \$77,300 and 2020 HCD State Income Limits.
2. Based on CA Tax Credit Allocation Committee 2020 Maximum Rents. Monthly affordable rent based on payments of no more than 30 percent of household income.
3. Maximum affordable home sales prices based on a down payment of 20, annual interest rate of 5, 30-year mortgage, and monthly payment 30 of gross household income. Per industry standards home purchase price is typically no more than four times a household's annual income.



4.5 – Assessment of Fair Housing

Signed into law on April 11, 1968, the Fair Housing Act was enacted to prohibit discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. The Act has two main purposes—prevent discrimination and reverse housing segregation. The part of the law that calls for the reversal of segregation is necessary because decades of unjust government policies and land use practices have led to the presence of housing segregation today. Research shows that people of color are most likely to live in neighborhoods with limited access to good jobs, healthy food, adequate schools, and other resources needed for success. In California, African-American and Latino households are about twice as likely to spend more than half of their income on housing compared to white households.

In 2018, the California State Legislature chose to further address significant disparities in housing needs and access to opportunity. Effective January 1, 2019, Assembly Bill (AB) 686, established Affirmatively Furthering Fair Housing (AFFH) obligation into state law. Public agencies in California are now required to administer programs related to housing and community development in a way that affirmatively furthers fair housing. AB 686, builds upon requirements from HUD, established in 2015, that require local governments receiving federal funds (e.g., Community Development Block Grants) and public housing authorities to complete an Assessment of Fair Housing as a condition of receiving HUD funds. This includes the identification of practices, or conditions that shape disparities in access to housing and broader opportunities experienced by communities of color, persons with disabilities and other groups protected by the Fair Housing Act (“protected groups”).

Assembly Bill (AB) 686 also requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Rule of July 16, 2015. Under state law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Given the existing update of the City of Bellflower’s housing element, the City is required to complete an AFH.

The City of Bellflower is an entitlement jurisdiction and receives their HOME and CDBG funds directly from the State. As such, the City is required to prepare an Analysis of Impediments (AI) to Fair Housing Choice, which provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual or household’s access to housing in Bellflower for a five-year period. HUD has developed a series of indices for the purpose of completing the AFH and informing communities about disparities in access to opportunity. Information from the AI has been incorporated into



the Housing Element to ensure consistency between the two documents.

4.5.1 - Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relates to the ability of a locality, supported by fair housing entities, to disseminate information, outreach, and education to community members and raising awareness of fair housing laws and rights. Enforcement and outreach capacity also includes ensuring compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

4.5.1.A - Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

The City of Bellflower does not own or manage public housing units and does not maintain a Section 8 Housing Choice Voucher list; however, 635 renters in Bellflower or 1.6 percent of all households receive Section 8 tenant-based rental assistance from the Housing Authority of Los Angeles County. According to the City's 2020-2025 Consolidated Plan, nearly 21 percent of all households receiving Section 8 rental assistance from the Housing Authority are Hispanic. By comparison, 28 percent of Bellflower's Section 8 assisted households are Hispanic.

Housing discrimination complaints in the City of Bellflower can be filed directly with HUD. In California, housing discrimination complaints are processed by HUD's San Francisco Office of Fair Housing and Equal Opportunity (FHEO). Bellflower residents may also file complaints with the State Department of Fair Employment and Housing (DFEH) and the Fair Housing Foundation (FHF), a nonprofit, civil rights organization dedicated to promoting equal access to housing choices for everyone.

From 2010-2019, 24 Bellflower residents filed fair housing discrimination complaints with HUD. **Table 4-26** shows that the most frequent basis for complaints were disability, race, familial status, and retaliation. There are a myriad of issues or alleged acts triggering the housing discrimination complaints. Some of the issues or alleged acts included discriminatory refusal to rent; discriminatory advertising; failure to make reasonable accommodation; and discriminatory terms, conditions, privileges, or services and facilities. In the majority of cases, HUD was able to successfully reach a conciliation/settlement.

In the past four fiscal years – FY 2015/16 to FY 2018/2019 – 63 fair housing inquiries or allegations have been filed with the Fair Housing Foundation. Of the total 36 cases, more than half (57 percent) of the complaints were made on the basis of a physical or mental disability and 16 percent were based on Family Status. Other complaints were based on age (14 percent), Source of Income (5 percent), National Origin (3 percent), Gender (3 percent) or were Arbitrary (2 percent). According to the City's 2020 AI, the City of



Bellflower has been neither charged by HUD with a housing discrimination complaint nor subject to a lawsuit filed by the Department of Justice.

Table 4-26: Housing Discrimination Complaints by Protected Class

Protected Class	Number of Cases	Percentage Distribution
Disability	7	29.3%
Race	5	20.8%
Familial Status	4	16.7%
Retaliation	4	16.7%
National Origin	2	8.3%
Sex	1	4.1%
Color	1	4.1%
Total	24	100.0%

Source: U.S. Department of Housing and Urban Development, San Francisco Office Fair Housing and Equal Opportunity

4.5.1.B - Compliance with Existing Fair Housing Laws and Regulations

The Bellflower 2020 AI serves as the City's fair housing planning document. As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds, Bellflower is required to update the AI and the Consolidated Plan every five years and to report the findings and progress in the Consolidated and Performance Evaluation Report (CAPER) submitted to HUD following each program year. The purpose of the AI is to identify impediments to fair and equal housing opportunities in Bellflower. The AI provides an overview of the laws, regulations, conditions, or other possible obstacles that may affect access to housing and other services in the City. The scope, analysis, and format used in the report adheres to recommendations of the Fair Housing Planning Guide published by HUD. During the preparation of the AI, a survey was administered to gauge the extent of housing discrimination in the City. Valuable input to the AI was provided by the following:

- Planning and Building Services Department
- Fair Housing Foundation (FHF)
- Los Angeles County Development Authority (LACDA)
- California Tax Credit Allocation Committee (CTCAC)
- California Department of Housing and Community Development (HCD)
- U.S. Department of Housing and Urban Development – Fair Housing and Equal Opportunity (FHEO), San Francisco Regional Office
- Bellflower residents

The City of Bellflower contracts with the Fair Housing Foundation (FHF) to promote equal access to housing choices for everyone. Since 1964, FHF's mission is "to promote the enforcement of fair housing laws and encourage an atmosphere of open housing



through education, enforcement activities, counseling services, and outreach programs.” The City refers residents to the FHF as complaints arise and provides CDBG funding annually to support their services. FHF maintains two local offices:

- 3605 Long Beach Blvd., Suite 302, Long Beach, CA 90807
- 2300 E. Katella Ave., Suite 405, Anaheim, CA 92806

Both offices are open for business Monday through Friday, 8:00am to 5:00pm. Funded primarily with Community Development Block Grant (CDBG) funds and donations, FHF provides programs and services focused on eliminating housing discrimination, general housing assistance, and education and outreach activities to residents in Los Angeles and Orange counties. The comprehensive Fair Housing services include:

- Housing Discrimination Complaint Investigation
- Fair Housing Education and Outreach
- Tenant and Landlord Counseling
- Rental Counseling

Additionally, the City maintains various compliance mechanisms in place to ensure compliance with State Fair Housing Laws and regulations (**Table 4-27**).

Table 4-27: Compliance with State Fair Housing Laws

State Fair Housing Laws	Compliance Mechanism
California Fair Employment and Housing Act (FEHA)	The City analyzed compliance with FEHA within the 2020 Analysis of Impediments.
FEHA Regulations	The City analyzed compliance with FEHA regulations within the 2020 Analysis of Impediments.
Government Code section 65008	Development projects, regardless of affordability, are subject to the same level of scrutiny; however, affordable housing developments are offered incentives and streamlined processing.
Government Code section 8899.50	The City analyzed compliance with this section of the Government Code within the 2020 Analysis of Impediments.
Government Code section 11135	The City’s 2020 AI indicates compliance with this section of the Government Code.
Density Bonus Law	The City applies the State Density provisions to all eligible projects.
Housing Accountability Act	To date, the City has not denied a development project for very low-, low-, or moderate-income households and has approved an emergency shelter during the 2014-2021 planning period.
No-Net-Loss Law	A program was included within the 2021-2029 Housing Element to address no net loss.



State Fair Housing Laws	Compliance Mechanism
Least Cost Zoning Law	As a built-out city, access to infrastructure is available to all potential housing sites and residentially zoned parcels.
Excessive subdivision standards	The City of Bellflower is built-out and does not have land available for future subdivisions, however subdivisions are permitted through the Planned Development review process.
Limits on growth controls	There are no growth controls in place in the City.
Housing Element Law	The City is committed to updating their Housing Element and submitting Annual Progress Reports to HCD to ensure compliance with Housing Element Law.

4.5.1.B – Public Participation

The City of Bellflower recently prepared the 2020 AI and the 2020-2025 Consolidated Plan. In late 2019, the City prepared a 2020-2025 Consolidated Plan Survey for residents and stakeholders to provide their opinion about current housing, community, and economic development needs. The survey was available in both English and Spanish. The information gathered from the community surveys helped the City decide how federal CDBG and HOME program funds should be spent in the community. The deadline to complete the survey was January 31, 2020. Hard copies of the survey were made available at the Economic Development Department Counter at City Hall (2nd floor).

Staff completed four stakeholder interviews in January 2020 to obtain input on community needs that could potentially be addressed in the Consolidated Plan. The stakeholders included the following:

- Los Angeles Homeless Services Authority: Lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County.
- Little House, Inc.: Provides quality, licensed residential treatment services to women from Bellflower and surrounding communities.
- Kingdom Causes Bellflower: Focuses on three areas: housing/homelessness, job creation, and community engagement.
- Fair Housing Foundation: Non-profit organization dedicated to eliminating discrimination in housing and promoting equal access to housing choices.

Based on stakeholder interviews, the following were listed as pressing issues related to housing:

- Homelessness (addressed through Programs 18, 22, 26 of the Housing Plan)



- Low-moderate income families face environmental hazards, such as freeway, parks, parking lots, and abandoned buildings (addressed in Section 6.7)
- Low-moderate persons are susceptible to living in weak building structures and lack of building repairs (see Programs 1 and 2)

Stakeholders listed the following community needs:

- Accessible housing for elderly and disabled persons (see Programs 2, 5, 10, 13, 18)
- Multi-family housing (see Goal 5)
- Transitional housing (see Goal 5)
- One-stop-shop and education for navigating and accessing resources in the City (see Program 23)
- Preservation of existing affordable housing (see Programs 28, 29, 30)
- Accessible workforce housing (see Program 27)
- Economic development/revitalization (see Program 24)
- Financial education (see Goal 4)

The COVID-19 pandemic created many challenges to the public participation process, including limiting opportunities for in person community engagement. The City took steps to ensure the public provided input on AFFH as part of the broader Housing Element update.

City staff engaged proactively with diverse stakeholders to better understand the challenges they face with affordable housing, including developers, nonprofit organizations and other community groups: City Ventures, Province Group, Olson Company, Harbor Regional Center, Benevolent and Protective Order of Elks, Moose Lodge, Mercy House, Ventana Homes, City Net, Serrano Development, Veneklasen Associates, Strategic Legacy Investment Group, Larsen, Gangloff and Larsen, C.P.A.s, Red Mountain Group, and Property Management Advisors.

Additionally, as part of the City's efforts to engage the public about the Housing Element update, informational materials were posted on their website and social media platforms. These materials included a Housing Element 101 video, Frequently Asked Questions (FAQ) on the Housing Element update process, a demographic flyer on the City of Bellflower, and a survey with questions specific to housing. In conjunction with these materials, the City developed a housing survey that was circulated for six weeks in Spring 2021. Over this period, a total of 53 responses were received. Questions included on the survey can be found in Appendix A.

Participants were asked about the most important housing issues the City of Bellflower is facing. The primary concern that respondents raised were increased homeownership opportunities, access to services, and access to open spaces, such as parks and community centers. A quarter of respondents stated that increased rental opportunities were of least priority to them, while another 25 percent of respondents claimed that affordable rent and housing payments were of most importance, which indicates that affordability and opportunities for ownership were high on respondent's priority list. To address this need, the City maintains an on-going memorandum of understanding (MOU)



with the Los Angeles County Housing Authority, which permits the Authority to provide rental assistance programs in the City of Bellflower, based on Program 11.

When asked about where to locate future housing to accommodate the City's fair share of housing, roughly half of the respondents provided suggestions. Most respondents indicated that future housing should be located on currently unused properties that have been vacant or unimproved. Examples included old motels and a vacant Kmart site. Other suggestions included northern Bellflower, as well as the Artesia and Bellflower Boulevard corridors. Furthermore, respondents were asked what types of housing they felt were needed to balance housing stock. Most responses (57 percent) indicated that larger single-family homes of 3 bedrooms and larger were needed, followed by small and medium single-family homes (43 percent), while 30 percent said they would prefer to see rental senior housing or emergency homeless shelters (28 percent). Approximately 20 percent of respondents also felt that more rental apartment homes were needed to balance the City's existing housing stock. To address this need, the City took these suggestions into mind while conducting its inventory of land suitable and available for residential development to meet the regional housing need by income level.

The survey also inquired about accessory dwelling units in the City, to which 79 percent of respondents stated that they do not currently have a secondary or accessory dwelling unit. However, 11 percent of respondents said they were interested in adding an accessory dwelling unit to their property, and 8 percent of respondents said they do have an ADU. Of those 8 percent, 6 percent currently rent their ADU out and 2 percent use their ADU for extended work or living space, such as a home office or workspace. Based on the responses, rental prices for ADUs ranged from as low as \$950 to \$2,000 monthly with an average of \$1,000 a month. The City amended the ADU ordinance in 2020 to reduce constraints and encourage the development of this form of housing and ensure compliance with State law. To ensure continued participation by Bellflower residents, the City will continue to promote and distribute information on their ordinance, through handouts and brochures and on the City's website, as part of Program 2.

To further increase outreach capacity to neighborhoods with protected classes, the City will partner with public agencies whose mission is focused on assisting households living at or below the poverty level (Program 22 of the Housing Plan). The City has also added Program 23 to affirmatively market housing programs in local publications and ensure outreach to all potentially eligible households, especially those least likely to apply for housing assistance.

4.5.2 - Patterns of Dissimilarity, Integration and Segregation

To inform priorities, policies, and actions, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with



protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area. The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues.

The following definitions of Fair Housing Protected Classes were utilized for the Housing Element AFFH analysis:

- Race: Refers to family, tribe or group of people coming from the same common ancestors.
- Color: Refers to the color of an individual's skin.
- National Origin: refers to the country in which a person was born, or from which the person's ancestors came.
- Familial Status: Refers to a situation where there are one or more persons under age 18 who reside with a parent, legal guardian, etc. This also applies in the case of pregnancy or for people who are in the process of gaining legal custody of a person under age 18.
- Handicap/Disability: Refers to physical, mental and developmental disabilities.
- Sex: Includes gender (male or female), gender identity, and gender expression. Also includes, but not limited to, pregnancy, childbirth, or conditions related to pregnancy or childbirth.
- Religion: Refers to all aspects of religious belief, observance, and practice.

4.5.2.A – Race and Ethnicity

Within the City of Bellflower's 2020 AI, the City was required to evaluate private sector impediments, which are discriminatory practices prohibited by the 1968 federal Fair Housing Act, as amended, and the California Fair Employment and Housing Act. One way to do so, is to look at the Index of Dissimilarity for the City. The U.S. Census Bureau explains that an index of dissimilarity measures the percentage of a groups' population that would have to change residence for each neighborhood to have the same percentage of that group as the metropolitan area overall. The index ranges from 0.0 (complete integration) to 1.0 (complete segregation). HUD's Assessment of Fair Housing Tool for Local Governments states that the Index of Dissimilarity measures the degree to which two groups are evenly distributed across a geographic area and is a commonly



used tool for assessing residential segregation between two groups. HUD Defines three segregation levels:

VALUE	LEVEL OF SEGREGATION
0-39.99	Low Segregation
40-54.99	Moderate Segregation
55-100	High Segregation

Brown University's Diversity and Disparities database has calculated an Index of Dissimilarity for cities throughout the United States using 2010 Census data. According to Brown University, a value of 60 (or above) is considered very high. It means that 60 percent (or more) of the members of one group would need to move to a different census tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low.

The City of Bellflower's Index of Dissimilarity and the index reveals a Low Segregation Level for all racial/ethnic group pairings:

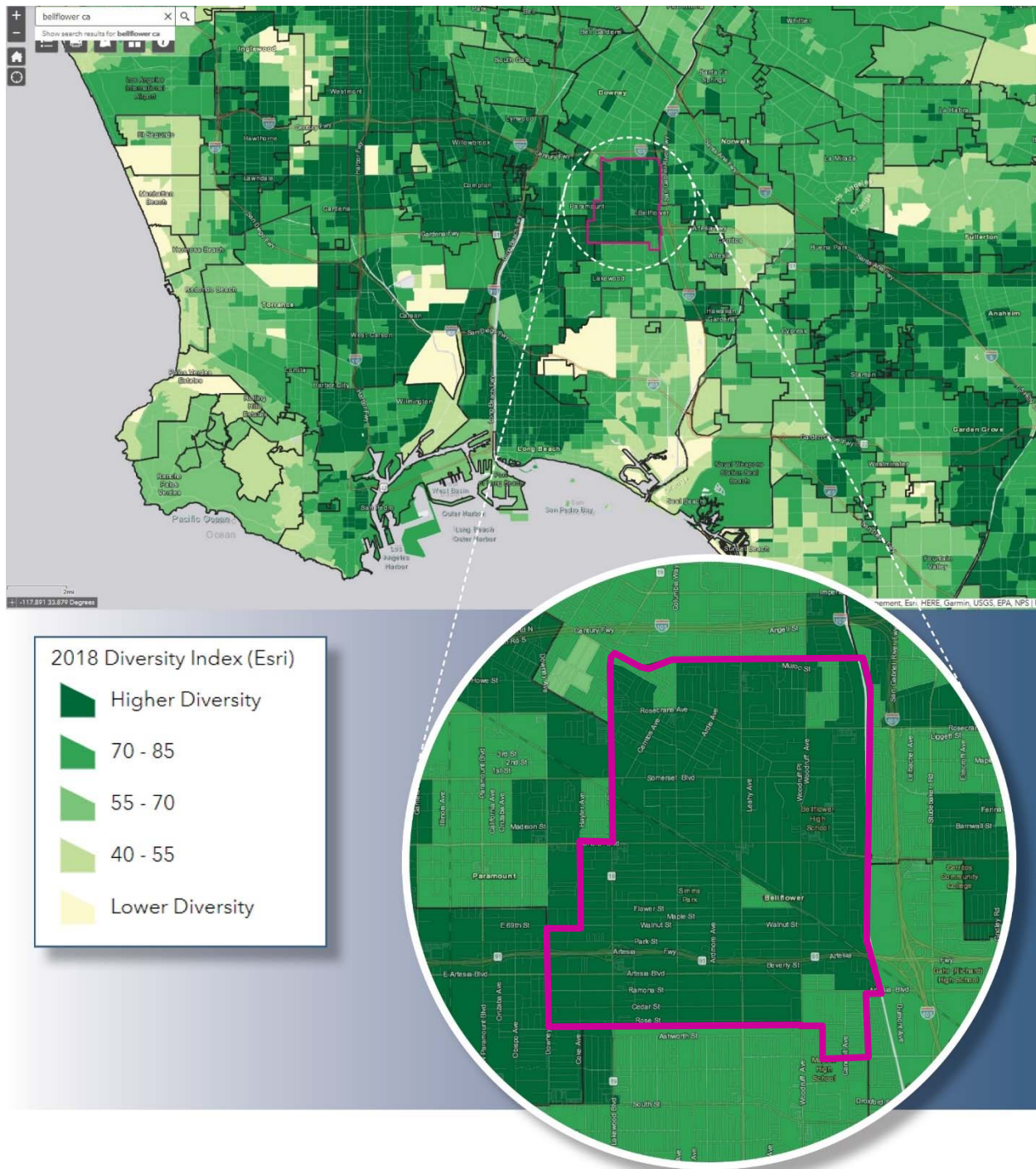
• White-Black/Black-White	25.8
• White-Hispanic/Hispanic-White	18.1
• White-Asian/Asian-White	10.0
• Black-Hispanic/Hispanic-Black	20.3
• Black-Asian/Asian-Black	18.9
• Hispanic-Asian/Asian-Hispanic	1.9

Additionally, there is a historic pattern of diversity across the City. As shown in **Figure 6**, the City of Bellflower, down to the Census block group level, exhibits higher diversity than various surrounding cities and the broader Los Angeles region. The Diversity Index measures the likelihood that people chosen at random from the same area belong to different race or ethnic groups. Most residents in Bellflower and surrounding communities identify as Hispanic and Other Races (including 2 or more races), as described in the Community Profile of the Housing Element. Across Los Angeles County, white communities are predominantly concentrated along the coast (**Figure 6**). Bellflower is similar to other urban communities in the Southern California Association of Governments (SCAG) region, where residents that identify as Hispanic are concentrated in inland communities in Riverside, Orange, and San Bernardino counties. Addressing patterns of segregation across the broader region requires implementing place-based community development interventions and non-place-based interventions to address inequities, including permanent measures of poverty alleviation and broader distribution of affordable housing.

Based upon the existing and historic data available for the City, it is largely integrated, with a diversity of residents based on racial/ethnic identity. There is no evidence of ongoing or concentrated segregation within the City.



Figure 6: Diversity Index by Census Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2014-2018 American Community Survey 5-Year Estimates.



4.5.2.B – Income

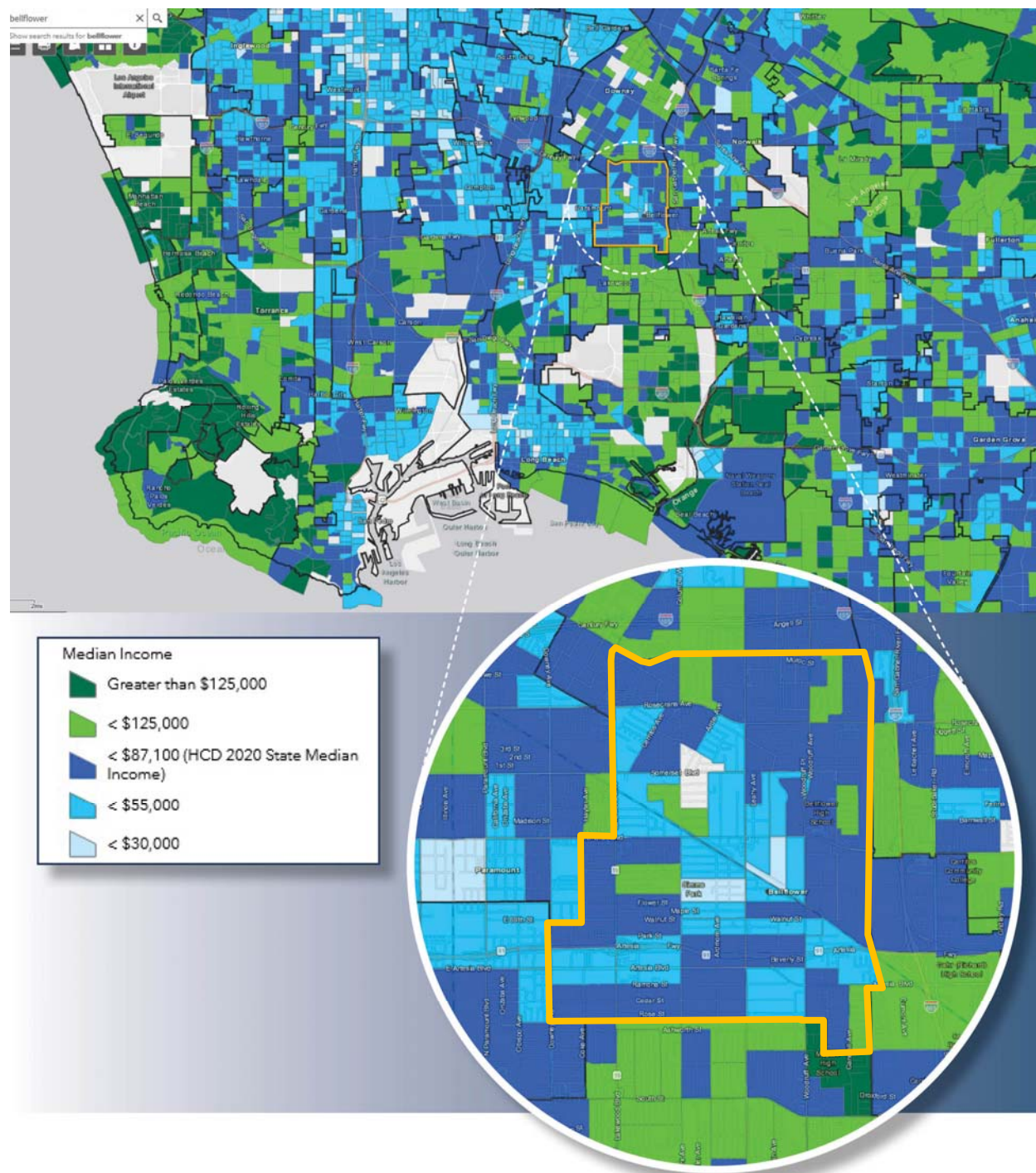
As discussed in **Section 4.2.3**, the 2019 ACS Estimates indicates that in the City of Bellflower, the median household income was approximately \$60,011. As shown in **Figure 7**, median incomes in the City vary widely by census block group. There are no block groups with a median income greater than \$125,000 annually. There are two block groups that have a median income of less than \$30,000, while most of the City's 51 total block groups are around the HCD 2020 State Median income of less than \$87,100 annually (21 block groups) or less than \$55,000 annually (14 block groups). While the median income of block groups varies across the City, households below the state median income tend to be located in the center of the City. This concentration may be due to the high number of jobs and amenities in the center of the City.

Compared to the region, there is a concentration of lower-income households in the City of Bellflower. Neighboring cities to the south and east, including Lakewood, Artesia, and Cerritos have a greater concentration of homes above the state median income. Other areas with a concentration of higher-income households include coastal cities in Los Angeles and Orange Counties, areas along the Los Angeles and Orange County lines, and north of the 210 freeway.

Addressing these patterns requires implementing place-based community development interventions and non-place-based interventions to address inequities across the region, including permanent measures of poverty alleviation and broader distribution of affordable housing. Within the 2021-2029 Housing Plan, Program 15 is aimed at providing incentives and support for affordable housing, to help ensure lower-income households have access to housing opportunities within higher opportunity areas in the City. The connection between race and poverty will be further explored in **Section 4.5.3**.



Figure 7: Median Income by Census Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.2.C – Familial Status

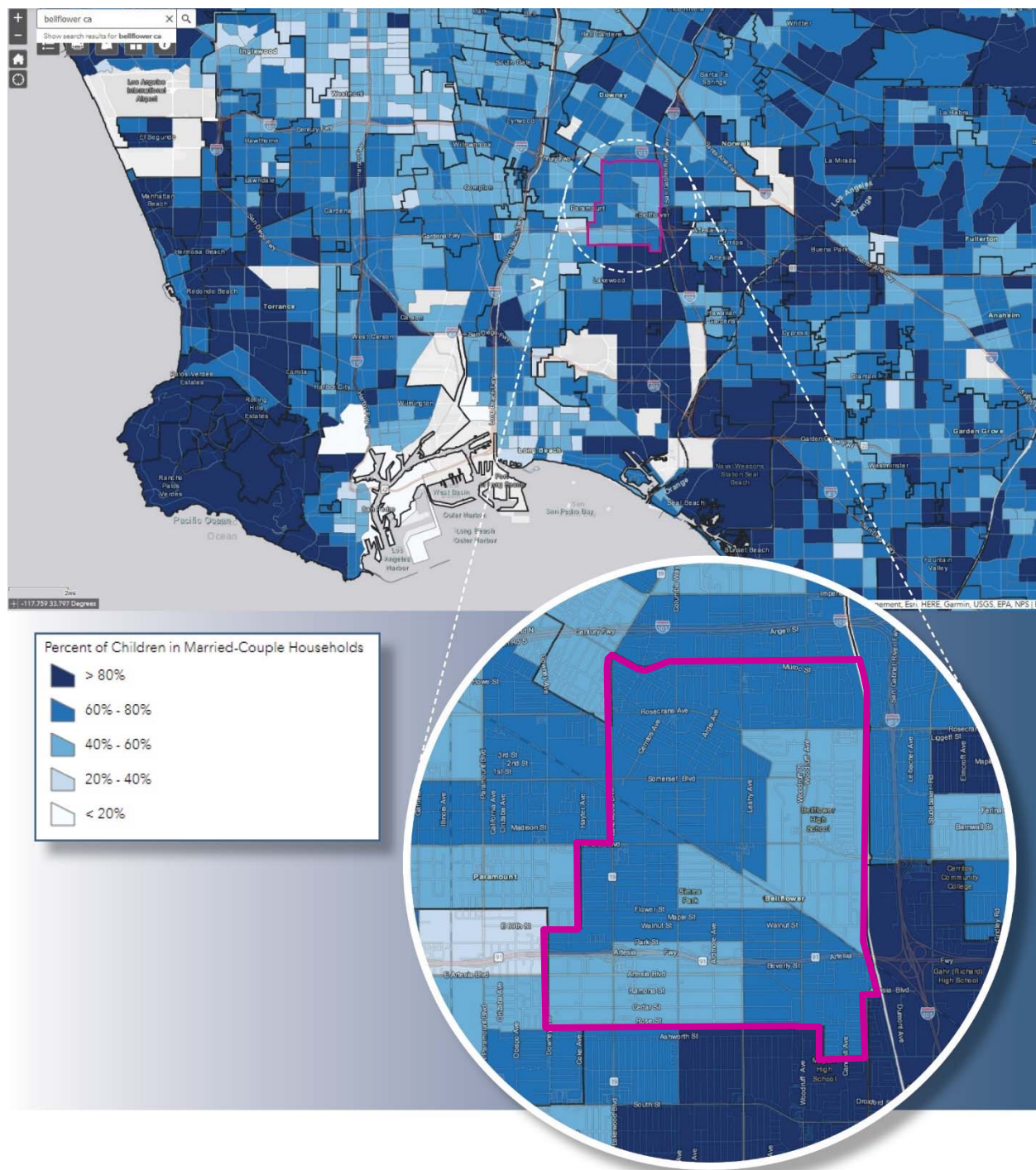
The 2019 ACS 5-year Estimates indicate there were 23,240 households in the City with an average household size of 3.29 persons. Of the total number of households, approximately 52.6 percent were classified as families. From 2010 to 2020, Bellflower had a significant decrease in the number of family households, especially those with children. In 2020, family households comprised approximately 71.4 percent of all households in neighboring City of Cerritos. In 2020, 20.9 percent of all households in Bellflower were single person households and 26.5 percent were non-family households, which consist of households with unrelated persons living together.

As shown in **Figure 8**, while married households with children are the predominant family structure in Bellflower, the number of families, with and without children, is lower than other suburban areas in the SCAG region. The highest concentration of children in female households, with no spouse/partner present, is in census tracts south of Rosecrans Avenue (20-40 percent of households). While this pattern persists in many neighboring cities, the highest concentrations of these households are east of I-710 in South Los Angeles, Long Beach, and some scattered pockets across the County. The City's 2020 AI also states that the lowest poverty rates in the City are experienced by married couple families with and without children. The highest rates of poverty (28.5 percent) were female householders with children, which is higher than that of male householders with children (14.7 percent.) Despite this, a concentration of low-income female householders does not exist in any specific area of the City as shown in **Figure 8**.

Within the 2021-2029 Housing Plan, Program 15 is aimed at providing incentives and support for affordable housing, including larger units for families. The City also partners with Su Casa, Kingdom Causes Bellflower and other organizations to support female-headed households and women experiencing domestic abuse. The City offers a range of educational opportunities and one-on-one counseling with the Fair Housing Foundation for low-income residents, including single-parent households. In their 2019 Impact Report, Fair Housing Foundation indicated that they are also seeking to expand childcare options within their member jurisdictions to reduce the barriers single-parent households face to entering the workforce.



Figure 8: Children in Married-Couple Households



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.2.D – Persons with Disabilities

As indicated in **Section 4.3.1**, the 2015-2019 American Community Survey (ACS) 5-Year Estimates indicate that within the City of Bellflower, approximately 11 percent of the population 18 years and older have a disability. A total of 5 percent of that population is aged 65 years or older. A total of 16.7 percent of the City's population age 18 years and over with a disability, has a sensory, physical, and mental disability. The percent of the population with a disability has decreased across various census tracts in the City from 2010-2021. The highest concentration of people with a disability is between 10-20 percent in two areas of the City: north of State Route 91 and south of Alondra Boulevard, in addition to one census tract in the southeastern corner of the City, east of Woodruff Avenue and south of the Pacific Electric Railway. As shown in **Figure 9**, the rate of disability is generally even across the City and reflects the dominant pattern across the SCAG region.

Although no current comparisons of disability with income, household size, or race/ethnicity are available, it is reasonable to assume that a substantial portion of persons with disabilities have annual incomes within Federal Section 8 income limits, especially those households not in the labor force. Their housing needs are further compounded by design issues and location requirements, including universally-designed housing units. As shown in **Table 4-28**, the City has updated the Bellflower Municipal Code to address common barriers to the provision of housing for disabled individuals. The Economic Development Department currently provides housing rehabilitation assistance, through their Fix-It Grants, Mobile Home Grants, and Low Interest Deferred Loans (Program 2 in the Housing Plan) that are available to renters and homeowners with disabilities for unit modification to improve accessibility. Programs 10 and 23 within the 2021-2029 Housing Plan are also intended to remove constraints to the development of housing for individuals with disabilities and to promote reasonable accommodation procedures.

Additionally, the Southern California Rehabilitation Center (SCRS) assists people with disabilities to live more independently and to remove architectural and attitudinal barriers in society that limit their independence. Staff provides information and referrals, advocacy, independent living skills, peer support, nursing home transitions, and home modifications. SCRS maintains a waiting list for all cities served by the organization. Seven senior housing developments with a combined total of 749 housing units are located in Bellflower:

- Artesia Senior Apartments - 100 units
- Bellflower Friendship Manor - 144 units
- Bellflower Oak Tree Manor - 25 units
- Bellflower Senior Center - 50 units
- Bellflower Terrace - 180 units
- Belmont Place - 170 units
- Ramona Senior Center - 80 units

In addition, senior and disabled persons can live in an Adult Residential Facility (ARF).



According to the California Department of Social Services, an ARF provides 24-hour a day, non-medical care and supervision for clients ages 18-59 or any person 60 years of age or older under specified requirements. These clients may have a mental, physical, or developmental disability. There are 26 adult residential care facilities located in Bellflower with a combined capacity of 123 persons, Senior residents, that may or may not be disabled, may also access a Residential Care Facility for the Elderly (RCFE), a housing arrangement for persons, 60 years of age and over, where 24-hour non-medical care and supervision is provided. Residential Care Facility for the Elderly are often referred to as assisted living facilities, or board and care homes. There are seven RCFE located in Bellflower with a combined capacity of 211 persons.

Table 4-28: Addressing Barriers for Individuals with Disabilities

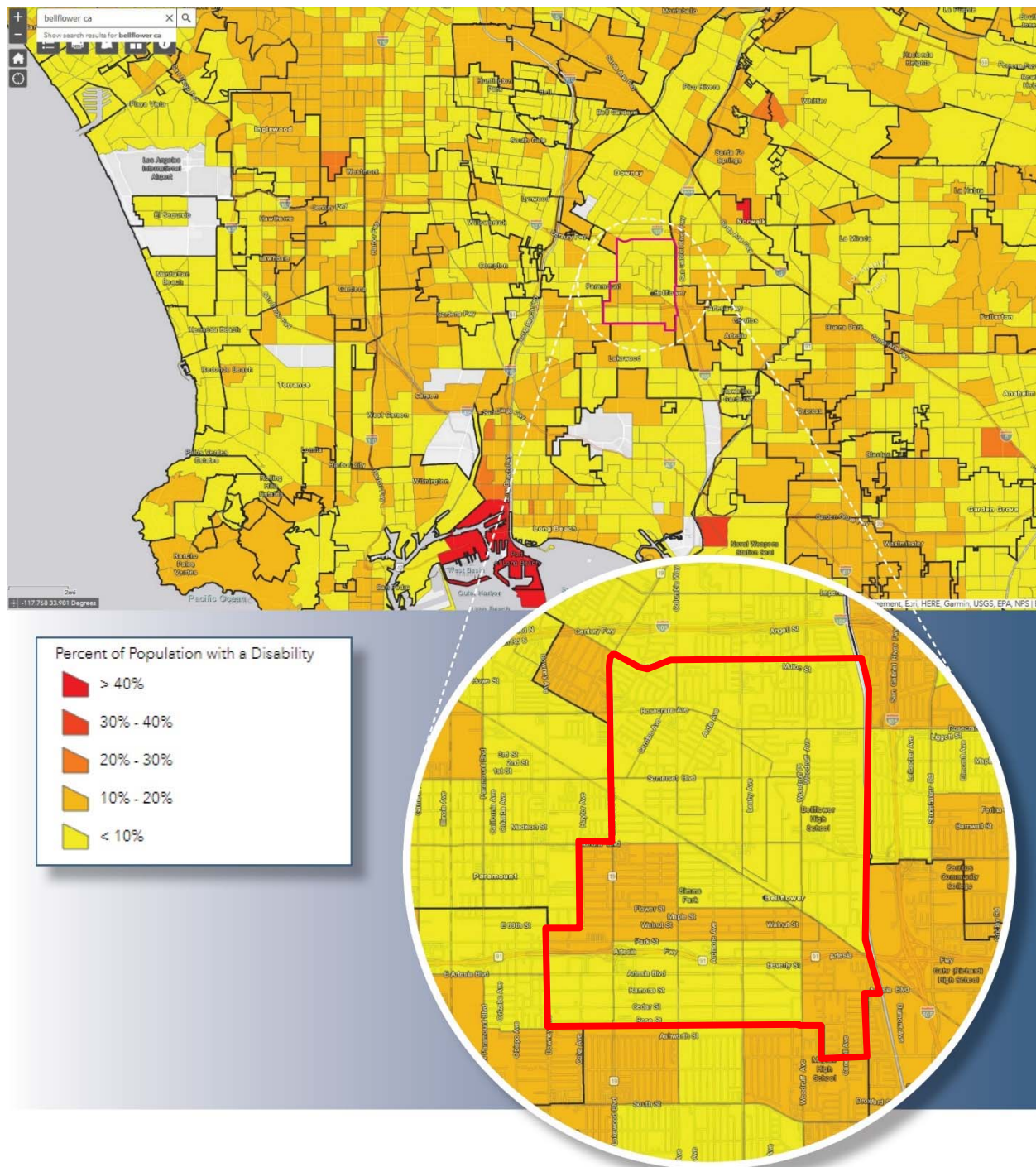
Common Zoning Barriers for Persons with Disabilities	Compliance Mechanism
Reasonable Accommodation Procedure	Chapter 17.42 of the BMC establishes reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities.
Family Definition	The BMC definition of “family” is in compliance with State law. The revised definition does not restrict the definition of family to persons related by blood or marriage and expands it to include individuals living as a single household in a dwelling unit.
Excluding Group Homes	The Bellflower Municipal Code identifies “community care” facilities for seven or more persons as a conditional use that is allowed in R-3 C-G zones. Based on the number of existing care facilities described above no constraint exists.
Spacing Requirements	Residential care facilities cannot be located within five hundred (500) feet of any public or private school, park or playground, and any on-sale or off-sale alcohol establishments or within one thousand (1,000) feet of any other residential care facility for seven (7) or more persons, including for the elderly.
Unit Types and Sizes	Chapter 17.16.180 of the BMC permits SRO units as a residential use, subject to those regulations that apply to other residential dwelling units of the same type in the same zone.
Lack of Accessible ADUs	The City approved Chapter 17.17 to relax the standards to develop attached and detached accessory dwelling units.
Nuisance and Crime Free Ordinances	The City does not have a Crime-Free Ordinance. It does have a Nuisance Ordinance focused on property maintenance. To ensure that this is not a constraint, the City has funding available for low income households to correct any potential violations.



Common Zoning Barriers for Persons with Disabilities	Compliance Mechanism
Lack of By Right Zoning for Supportive Housing	The City currently allows supportive housing as a residential use in all zones that allow residential uses. The City also included Program 18 in the 2021-2029 Housing Plan to address AB 2162, to allow larger supportive housing developments. The City recently constructed and is operating an emergency shelter with 50 beds.



Figure 9: Population with a Disability





4.5.3 - Racially & Ethnically Concentrated Areas of Poverty (R/ECAP)

Within the City of Bellflower approximately 10.7 percent of the population lives below the poverty level, according to the 2019 ACS, 5-Year Estimates. To assist communities in identifying racially or ethnically concentrated areas of poverty, HUD developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test: a nonwhite population of 50 percent or more or a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan area, whichever threshold is lower. As shown in **Figure 10** and **Table 4-29**, consistent with Bellflower's 2020 AI, there are no census tract in the City of Bellflower that have a poverty rate of 40 percent or more. Therefore, the City does not, by definition, have any areas of racially/ethnically concentrated areas of poverty. This is also supported by the TCAC/HUD Opportunity Maps, which show that in 2021 there were no areas of high segregation and poverty identified in the City. However, areas of racially/ethnically concentrated areas of poverty do exist in the County, including South and Central Los Angeles, Long Beach, and pockets of the San Fernando, San Gabriel, and Pomona Valleys.

Table 4-29: Bellflower Poverty Rates by Census Tract: 2018

2018 Census Tract	Universe	Number Below Poverty Line	Percent Below Poverty Line
5541.05	4,569	1,137	24.90%
5541.04	2,487	579	23.30%
5544.03	5,504	1,258	22.90%
5541.01	3,655	806	22.10%
5543.02	4,400	860	19.50%
5544.04	4,018	685	17.00%
5544.05	3,045	510	16.70%
5542.04	4,405	624	14.20%
5540.02	5,834	799	13.70%
5540.01	3,627	440	12.10%
5544.06	4,888	562	11.50%
5531	6,941	684	9.90%
5543.01	3,348	310	9.30%
5541.03	1,520	129	8.50%
5542.03	3,579	294	8.20%
5533	3,092	248	8.00%
5532	7,474	496	6.60%
5542.01	4,641	229	4.90%
Total	77,027	10,650	13.80%

Source: American Community Survey (ACS) 5-Year Estimates, Table S1701: Poverty Status in the Past 12-Months



While there are no census tracts that meet the definition of R/ECAP, the City is located within Los Angeles-Long Beach-Santa Ana CA Metro Area. The minority population percentage of the Metro Area is 68.5 percent (8,802,783/12,849,383). Thus, an area of minority concentration is a census tract having 68.5 percent of the population identifying with a minority group. Within the City, the AFFH Viewer, shows that only Tract 5541.01 has a minority population of more than 50 percent or more. Areas of minority population concentration and high poverty rates create an impediment to fair housing because the neighborhoods lack access to opportunity, for example, educational and employment opportunities. Actions to ameliorate this impediment involve improvements to the neighborhood, creating incentives for market rate housing development, and enhancing the economic mobility of residents. To achieve this, the City has included Programs 20 through 24, focused on reducing poverty, providing job training, integrating housing based on affordability, and affirmatively marketing local housing programs.

Diving deeper, **Table 4-30** shows that poverty rates differ by race and ethnicity. According to the 2015-2019 ACS 5-Year Estimates, the Asian and Non-Hispanic White populations in the City have the lowest poverty rates (8.6 percent and 9.6 percent). Black or African American residents have the highest poverty rate (12.6 percent). According to this data source, all groups – except for the White, Not Hispanic group - have poverty rates lower than the County and statewide rates. For example, the County's Black/African American population has a poverty rate of 19.2 percent, compared to the City's 12.6 percent. In contrast, the County's White, Not Hispanic population has a poverty rate of 15.8 percent compared to the City's 9.7 percent.

Table 4-30: Poverty Status by Race and Ethnicity

Race/Ethnicity	Population	Number Below Poverty Level	Percent Below Poverty Level
One Race			
White	23,440	2,286	9.8%
Black or African American	13,145	1,657	12.6%
American Indian and Alaskan Native	N	N	N
Asian	6,511	558	8.6%
Native Hawaiian or Other Pacific Islander	N	N	N
Some Other Race	29,788	2,888	9.7%
Two or More Races	N	N	N
Hispanic or Latino of any race	46,186	4,411	9.7%
White Alone, Not Hispanic	8,518	918	9.6%

Source: 2019 American Community Survey 1-Year Estimates, Table S1701 Poverty Status in the Past 12 Months

In addition to identifying and analyzing racially and ethnically concentrated areas of poverty, it is also important to consider concentrated areas of affluence to better evaluate trends, patterns, policies, and practices and to guide meaningful goals and actions to address fair housing issues. In response to the R/ECAPs utilized by HUD in its 2015 AFFH rule, scholars at the University of Minnesota Humphrey School of Public Affairs



have created the Racially Concentrated Areas of Affluence (RCAAs) metric to fully tell the story of segregation in the United States.⁵ Based on their research, RCAAs are defined as census tracts where: 1) 80 percent or more of the population is white; and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). While this is a useful measure nationwide, HCD has adjusted the RCAA methodology to better reflect California's relative diversity. At the time this Element was drafted, the RCAA maps were unavailable on the AFFH Viewer. However, The City does not have any census tracts where 80 percent or more of the population is white or census tracts with a median income greater than \$125,000.

Within the City's 2021-2029 Housing Plan, the City is committed to the following actions, in alignment with the City's 2020-2025 Consolidated Plan and 2020 AI:

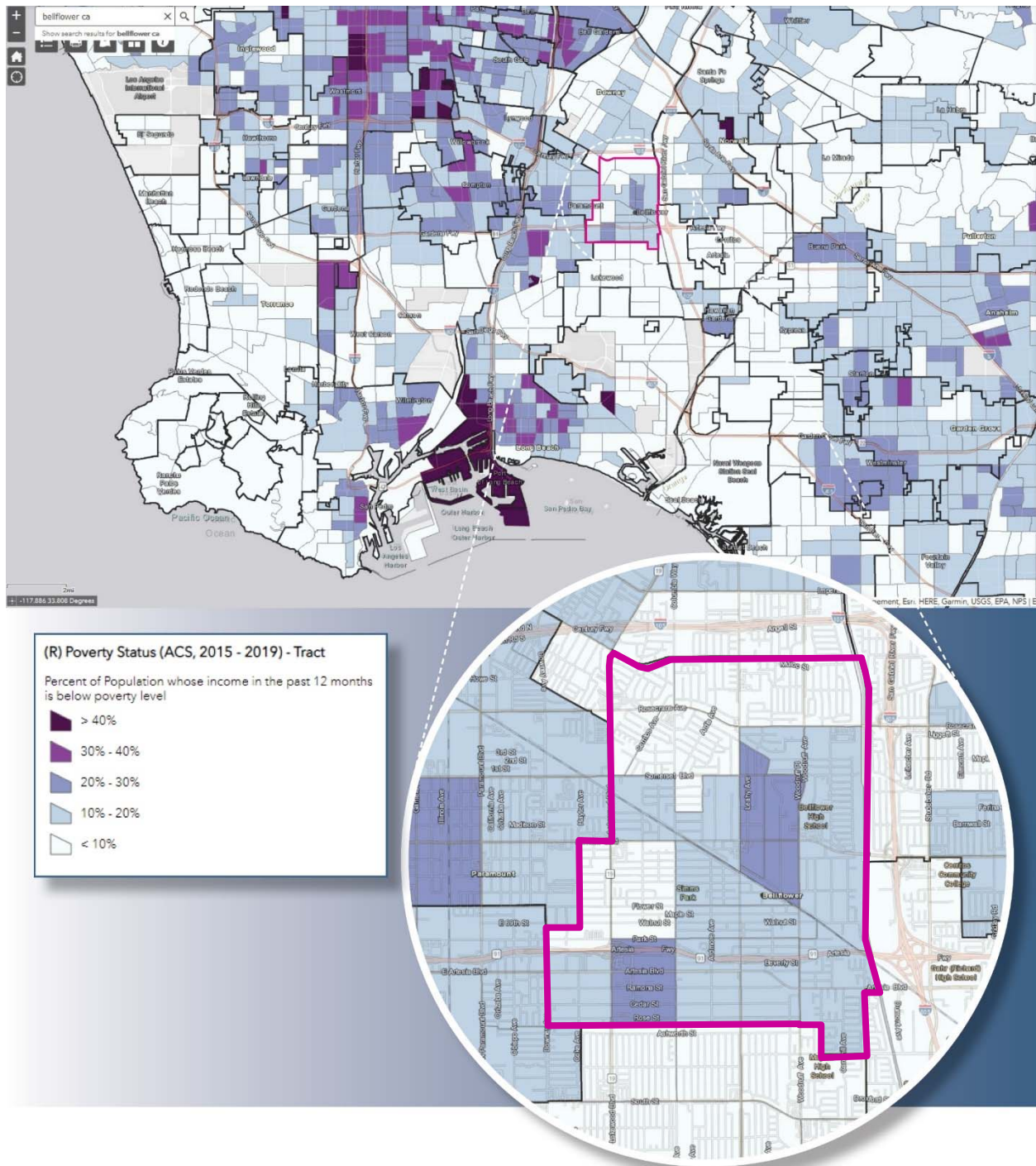
- **Evaluate Place-Based Strategies** - evaluate place-based strategies that could be effectively implemented in the neighborhoods with minority population concentrations, high poverty rates, and low resources.
- **Reduce Neighborhood Poverty Levels** - implement the 2020-2025 Consolidated Plan Anti-Poverty Strategy.
- **Develop Market Rate Housing** - encourage the development of market rate housing in neighborhoods with minority population concentrations, high poverty rates, and low resources.

The programs mentioned above, have been integrated into the 2021-2029 Housing Plan, under Goal 4.

⁵ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99–124.



Figure 10: Poverty Status



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



4.5.4 - Disparities in Access to Opportunity

Access to opportunity is a measure used to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. The measure encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (e.g., air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions). California Government Code Section 65583 (10)(A)(ii) requires that the Housing Element identify and analyze significant disparities in access to opportunity.

4.5.4.A - Education

The Bellflower Unified School District operates the public schools located within the City, including: nine elementary schools, one learning center, two middle/high schools, one continuation school, and a K-12 independent study academy. Based on the TCAC/HUD Opportunity Maps focused on Educational Outcomes (**Figure 11**), a more positive educational outcome is expected for students in areas north of Rosecrans Avenue. The TCAC/HUD Opportunity Map analyzes a number of factors including percentage of 4th graders who meet or exceed literacy and math proficiency standards, percentage of high school cohort that graduated on time, and percent of students not receiving free or reduced-price lunch.

The number of students graduating from Bellflower Unified School District is high - 94.4 percent of students graduate from high school in four years with a regular high school diploma, compared to 86.5 percent in the County and 87.6 percent in the State.⁶ However, only 55.9 percent of students enroll in a postsecondary institution, compared to 63.1 percent in the County and 65.8 percent in the State. Most Bellflower students that pursue higher education (64.1 percent) enroll in a community college.

HUD measures school performance by examining the percentage of 4th grade students proficient in math and reading according to state standardized tests. As shown in **Table 4-31**, in Bellflower, a pattern of low-test scores in English language arts/literacy (ELA) and math exists, particularly for economically-disadvantaged students.

Table 4-31: School Performance, 4th Grade, 2018-2019

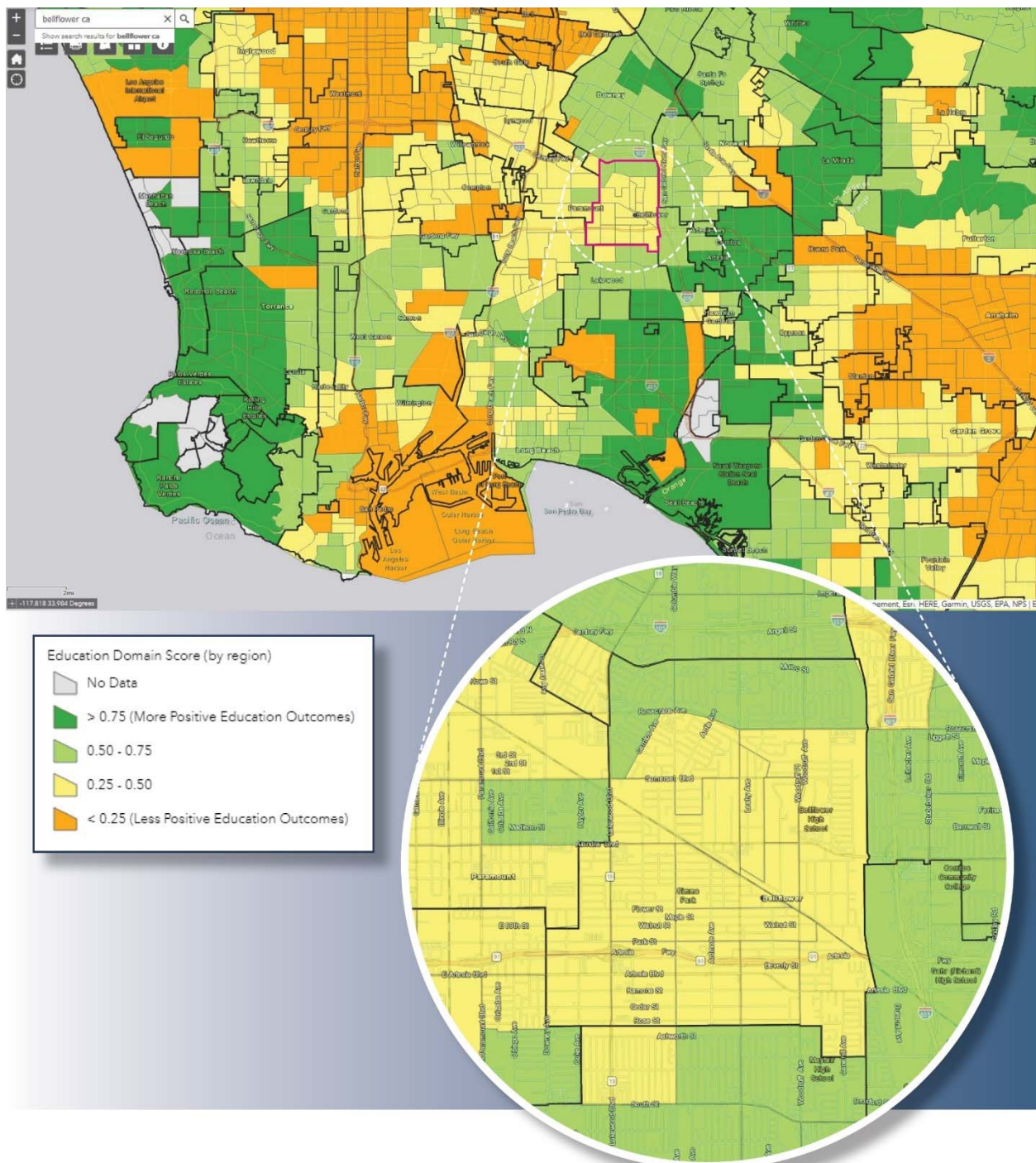
	Rankings by Proficiency, ELA, 4th Grade	Rankings by Proficiency, Math, 4th Grade
Economically-Disadvantaged	63.13%	74.09%
Not Economically-Disadvantaged	40%	55.77%

Source: California Assessment of Student Performance and Progress 2018-19.

⁶<https://dq.cde.ca.gov/dataquest/dqcensus/CohRateLevels.aspx?cds=19643031930775&agglevel=school&year=2019-20>



Figure 11: TCAC/HCD Opportunity Areas – Education Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



More than half of 4th grade students that are economically-disadvantaged have not met achievement levels for either ELA or math. While this pattern is present across the County, low-test performance in math is even more pronounced in Bellflower.

Given the data in **Tables 4-32, 4-33** and **Table 4-34**, there does not appear to be a relationship between more proficient schools and patterns of difference across any student population groups. As an example, Ramona Elementary has a high percentage of students with socioeconomic disadvantage (90.2 percent). However, this same school has a lower rate of students not meeting the ELA (52.12 percent) and math (59.16 percent) standard when compared to all elementary schools in the district. In contrast, more than two-thirds (87.1 percent) of students at Craig Williams Elementary have socioeconomic disadvantage, yet students at this school have higher rates of students not meeting the ELA (78.22 percent) and math (85.14 percent) standard. This pattern reflects high rates of socioeconomic disadvantage across the district. There is not one school overburdened by low performance and members of protected classes. While educational outcomes in the City can be improved, there is no indication of disproportionate negative outcomes for members of protected classes. As compared to the region, the patterns in Bellflower are similar to neighboring cities. Areas along the coast and closer to Orange County tend to have higher achievement. Inner city areas in Los Angeles and Long Beach experience lower achievement, as shown in **Figure 11**.

Table 4-32: Standard Not Met, 4th Grade, 2018-2019

	Rankings by Proficiency, ELA, 4 th Grade	Rankings by Proficiency, Math, 4 th Grade
Albert Baxter Elementary	53.97%	68.75%
Craig Williams Elementary	78.22%	85.14%
Ernie Pyle Elementary	55.88%	62.32%
Esther Lindstrom Elementary	53%	61%
Frank E. Woodruff	70.83%	83.57%
Ramona Elementary	52.12%	59.16%
Stephen Foster Elementary	43.48%	59.42%
Thomas Jefferson Elementary	66.13%	83.07%
Washington Elementary	57.61%	78.26%

Source: California Assessment of Student Performance and Progress 2018-19.



Table 4-33: Student Population Groups, By School, 2020

	English Learners	Students with Disabilities	Homeless	Socioeconomic Disadvantage	Foster Youth
Albert Baxter Elementary	27.2%	11.9%	ND	83.9%	1.7%
Craig Williams Elementary	19.8%	12.1%	2.2%	87.1%	0.9%
Ernie Pyle Elementary	19.9%	15.2%	0.9%	74.3%	ND
Esther Lindstrom Elementary	7.3%	11.7%	0.5%	50.9%	ND
Frank E. Woodruff Elementary	34.2%	11.5%	1.7%	89.5%	1.3%
Ramona Elementary	28.1%	13%	1.8%	90.2%	1.8%
Stephen Foster Elementary	6.6%	16.9%	0.6%	47.1%	0.9%
Thomas Jefferson Elementary	23.7%	15.4%	2.9%	84%	1%
Washington Elementary	39.2%	17.2%	0.4%	83.9%	1%

Source: California School Dashboard 2020.

Notes: ND = No data

Table 4-34: Race/Ethnicity, By School, 2020

	Hispanic	Pacific Islander	Asian	Filipino	White	Black	Two or more Races	American Indian
Albert Baxter	81.9%	1.1%	3.1%	1.9%	3.1%	7.2%	1.4%	ND
Craig Williams	66.4%	2%	3.1%	4.3%	5.3%	15.5%	2.7%	0.2%
Ernie Pyle	69.6%	0.9%	3.3%	5.8%	3.5%	12.9%	3%	0.2%
Esther Lindstrom	41.6%	0.7%	5.7%	8.8%	20.8%	13.9%	6.9%	0.9%
Frank E. Woodruff	73.6%	ND	2.7%	3.1%	4.6%	12.8%	1.7%	1.5%
Ramona	79.2%	1.8%	2%	2.4%	2%	11.4%	0.4%	0.2%
Stephen Foster	55.4%	1.5%	7.1%	5.3%	18.3%	8.1%	3.3%	0.5%
Thomas Jefferson	64.8%	1.9%	3.9%	4.9%	3.9%	17.1%	1.6%	ND
Washington	81.7%	0.3%	2.2%	1.8%	3.3%	9%	1.1%	0.3%

Source: California School Dashboard 2020.

Notes: ND = No data

4.5.4.B - Employment

According to HUD's 2014-2017 proximity to jobs analysis (**Figure 12**), Bellflower is not located in close proximity to a job center, similar to nearby Lakewood, Paramount, and northern Long Beach. The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core-Based Statistical Area (CBSA), with larger employment centers weighted more heavily. Specifically, a gravity model is used, where the accessibility (A_i) of a given residential block group is a summary description of the distance to all job locations, with the distance from any single job location positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location. As shown in **Figure 12**, the majority of the City has the same proximity score, with two exceptions. The outliers are two block groups in the southeast corner (shown in yellow) that are in closer proximity to industrial areas and therefore have a higher proximity score, and two block groups along the eastern boundary (shown in red) that are primarily comprised of and surrounded by single-family homes with a lower score.



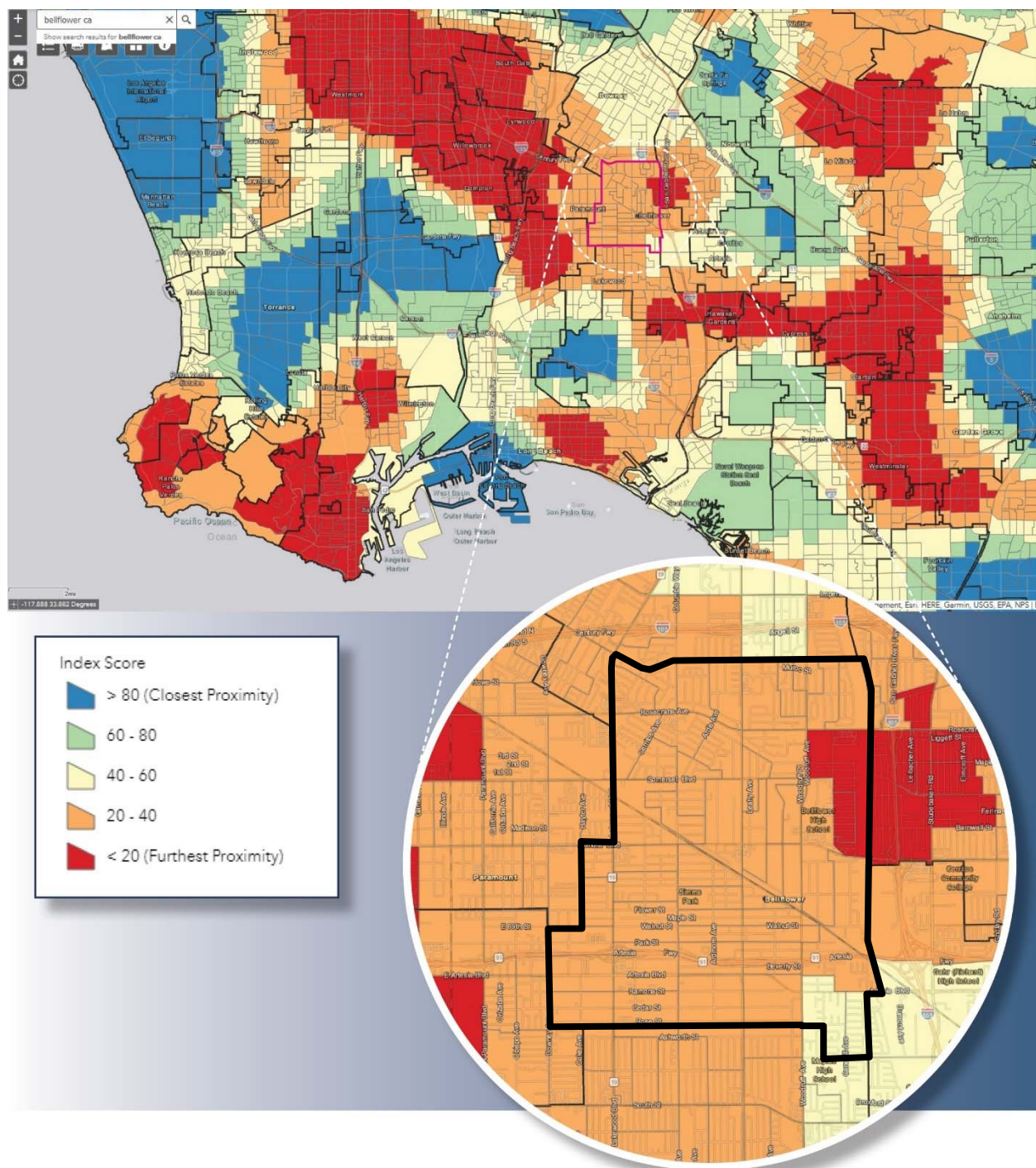
According to the 2015-2019 ACS 5-Year Estimates, the mean commute times of residents in the City is 31 minutes (compared to 29.3 minutes in 2010), suggesting that Bellflower residents are within a similar distance to jobs as residents of Carson (28.8) or Torrance (29.2),⁷ which HUD identified as proximate job centers. Commute patterns suggest that most residents in Bellflower are traveling for work within Los Angeles County.

As discussed in the Community Profile section, the unemployment rate in Bellflower was approximately 15 percent in October 2020, higher than the County (12.1 percent) and double the U.S. rate (6.9 percent). However, the COVID-19 pandemic resulted in a rise in unemployment across the country. In 2019, the average unemployment rate in Bellflower was 5 percent. Given this data, unemployment in the City is generally low, indicating that the supply of jobs in proximity to Bellflower meet demand and does not differ significantly from the region.

⁷ Table: [DP03, Table Survey/Program: 2019 American Community Survey 5-Year Estimates](#)



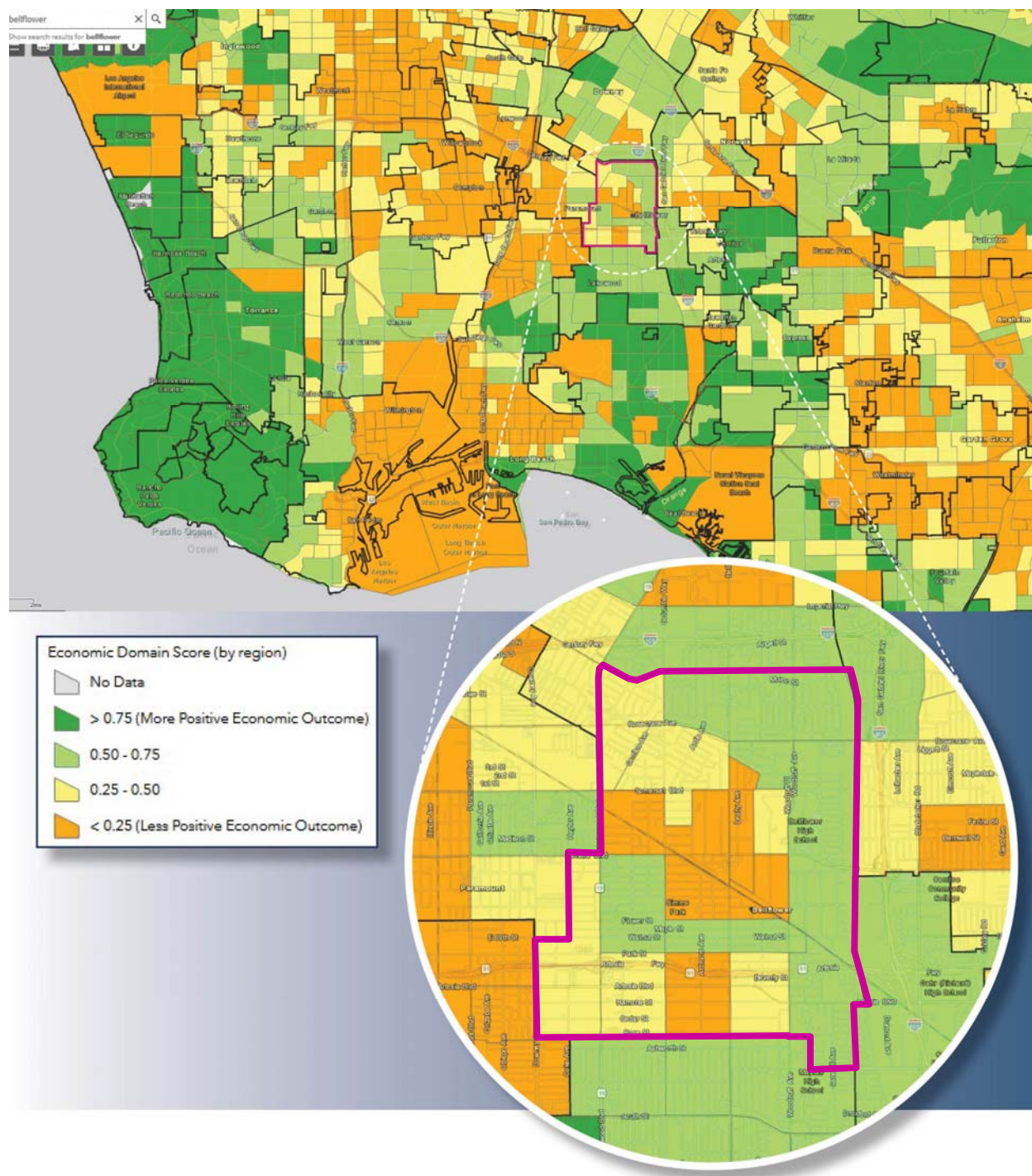
Figure 12: Jobs Proximity Index by Block Group



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014 - https://hudgis.hud.opendata.arcgis.com/datasets/4e2ef54b88084fb5a2554281b2d89a8b_0



Figure 13: TCAC/HCD Opportunity Areas – Economic Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



An additional measure of access to economic opportunities in the City is the TCAC/HCD Opportunity Area Map - Economic Score (**Figure 13**). The Economic Score is evaluated based on percent of population with an income above 200 percent of the federal poverty line, percent of adults with a bachelor's degree or above, percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces, and the number of jobs filled by workers with less than a bachelor's degree that fall within a given radius. **Figure 13** shows that there are portions of the City, particularly in proximity to Downtown that are less likely to have positive economic outcomes. Given that the City has no racially/ethnically concentrated areas of poverty and high diversity index, there is no indication of disproportionate economic outcomes for members of protected classes. However, given that census tract 5541.01 is impacted by less positive economic outcomes and higher poverty status compared to other census tracts in the City, there is an opportunity to enhance the economic mobility of residents in this census tract. To achieve this, the City has included Programs 20 through 24 focused on reducing poverty, providing job training and integrating housing based on affordability.

4.5.4.C – Transportation

Places that are compact, close to jobs and services, with a variety of transportation choices, allow people to spend less time, energy, and money on transportation. The Center for Neighborhood Technology developed the Housing and Transportation (H+T®) Affordability Index to understand housing and transportation expenditures in measuring housing affordability. Based on this index, there are no areas within the City of Bellflower that are location efficient, combining compact and mixed use developed with access to jobs, services, transit and amenities. On average, more than half of households (51.9%) are spending more than \$13,000 on transportation costs and 44.2 percent are spending between \$11,000-\$13,000. Between housing and transportation expenditures, households are dedicating approximately 51 percent of their income to these costs. This figure is slightly lower than the County rate (57 percent), where transportation costs are lower in denser neighborhoods with proximity to jobs and services.

Within the City of Bellflower, a Dial-A-Ride service is available to residents over the age of 55 years and those who are physically handicapped. Registration for the program is required and trips must be scheduled 48 hours in advance. The service may be used for any purpose within the City of Bellflower, and for medical trips within a certain distance outside city limits. The price for a one-way trip is 50¢ within the city, and \$2.00 outside the city. Bellflower residents are also served by the Bellflower Bus, a fixed north-south route system that operates within Bellflower City limits. Hours of service are Monday through Friday, 7 a.m. to 5 p.m. The cost of a ride is 50¢, 25¢ for disabled or persons 55 & over, and free for kids 5 & under. Routes begin and end each half hour at the Bellflower Transit Center, located on Oak Street, east of Bellflower Boulevard.

In addition, the Department publishes a Senior Opportunity and Resource Guide, which lists senior services available to Bellflower residents. There is no indication of disproportionate unmet transportation needs for members of protected classes. However, public transportation connectivity to routes outside of the City is limited and



may serve as a barrier for accessing resources and services outside of city limits.

As mentioned in **Section 1.1**, the City is located along the Santa Ana Line of the Los Angeles Interurban Railway. While passenger service was discontinued in 1958, there are plans by Metro to expand service from Downtown Los Angeles to the City of Artesia, through Bellflower using the historic Pacific Electric streetcar right-of-way. Metro has been planning to open the line in two phases, the first of which would span between the line's southern terminus at Pioneer Boulevard in Artesia and the proposed connection to the Green Line, in the median of the I-105 Freeway, which could be operable near the year 2028. In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan, which establishes a framework for future development and transit improvements around the future Metro transit station. Additional information about infrastructure investments and the Downtown Bellflower Station Area Specific Plan (TOD Specific Plan), are provided in **Section 6.7**.

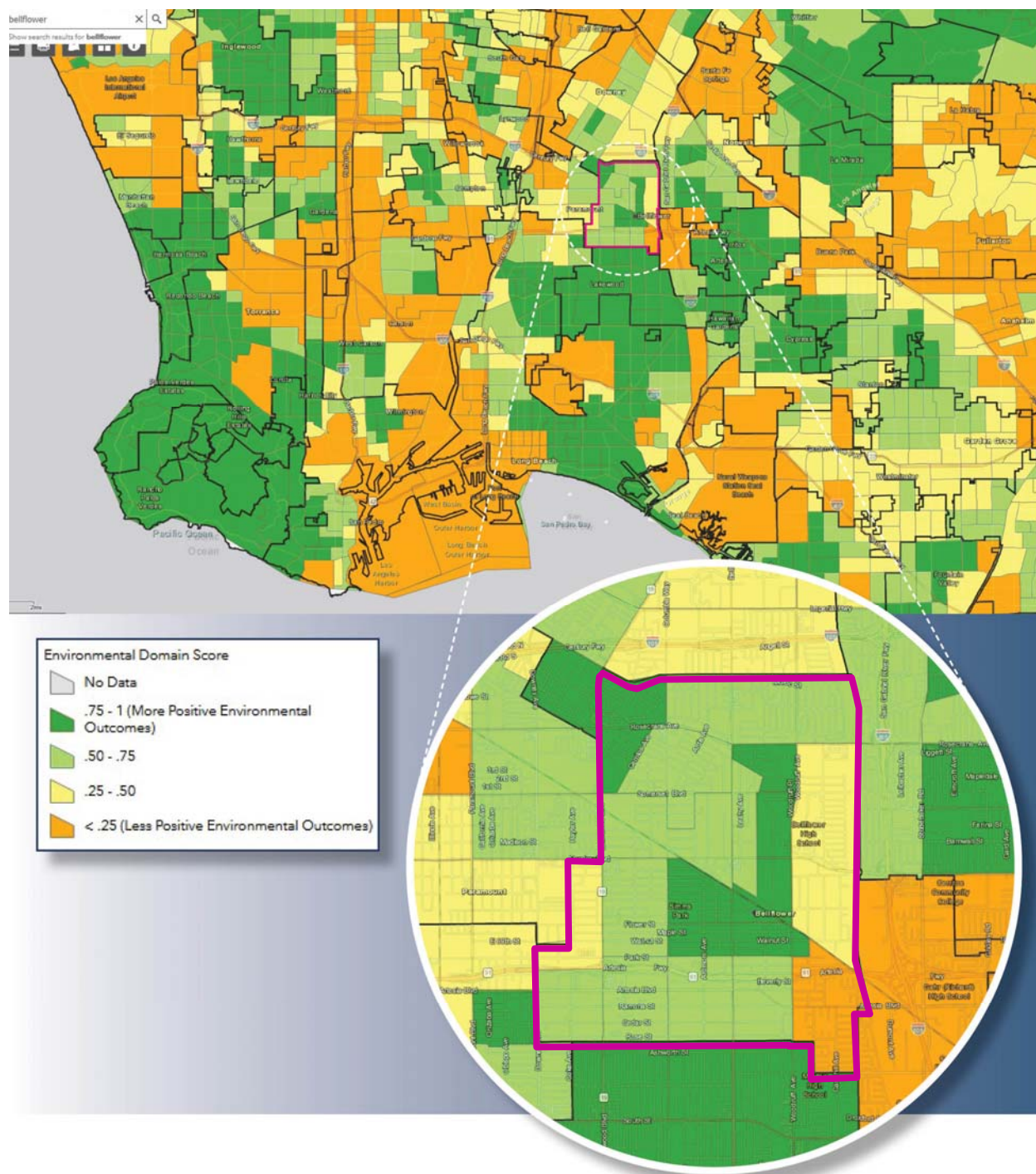
4.5.4.D – Environment

An additional measure of access to opportunities in the City is the TCAC/HCD Opportunity Area Map – Environmental Score (**Figure 14**). The environmental score mirrors the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to CalEnviroScreen 3.0, a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include: ozone concentrations, PM2.5 concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include: cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

As shown in **Figure 14**, a less positive environmental outcome is expected in the area of the City identified by tract 5544.06. While this area is defined as a Moderate Resource Opportunity Area, its close proximity to State Route 91 and Interstate 605, nearby industrial land uses in the City of Cerritos, and proximate high traffic volume roadways, shape poor environmental quality. The pattern of less positive environmental outcomes extends to nearby City of Artesia and City of Norwalk and is evident across most communities intersected by major traffic volumes across the County. The trends and factors that have resulted in these patterns of access to resources, and other fair housing issues, have stemmed from historical land use patterns. It is important to note that tract 5544.06 is the only census tract in the City with a white population majority, based on 2015-2019 American Community Survey 5-Year Estimates. However, based on CalEnviroScreen 3.0, this census tract is not in top 25 percent of communities impacted by pollution and poor population characteristics, suggesting there is no indication of disproportionate amount of pollution-related exposures or environmental effects for members of protected classes in this census tract as compared to the City or the region. The City expects to document these environmental impacts, ensure alignment of mitigating policies, and direct investments to burdened communities as part of a future Environmental Justice Element.



Figure 14: TCAC/HCD Opportunity Areas – Environmental Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



4.5.4.D – TCAC/HCD Opportunity Map Composite Score

Since 2017, the California Tax Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources, such as high-paying job opportunities, high-quality schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators based on evidence-based research to inform policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions as a tool to assess access to opportunities within their community.

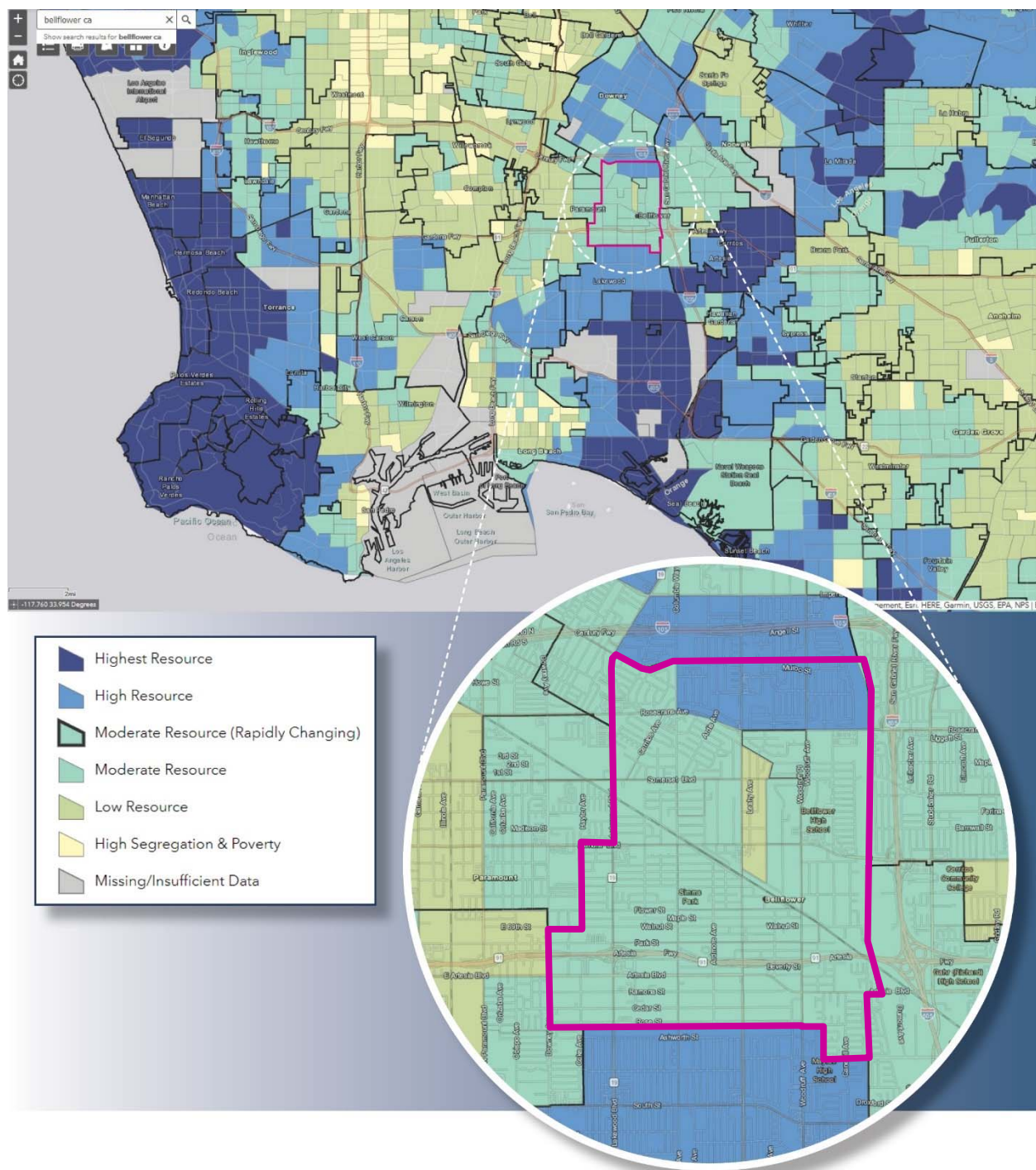
Indicators identified by TCAC and HCD to determine access to opportunity include high levels of employment and close proximity to jobs, access to educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. These indicator scores decrease as the level of designation decreases until they are classified as “Low Resource” areas, which typically have limited access to opportunities, poor environmental quality, and a historic pattern of exclusionary practices impacting fair housing issues.

According to the 2021 HCD/TCAC Opportunity Areas Maps (**Figure 15**), the City of Bellflower is predominantly categorized by Moderate Resource Opportunity Areas. There are two exceptions, including tract 5532, in the northeast corner of the City, north of Rosecrans Avenue and east of Clark Avenue to the City boundary; and tract 5541, located in the center of the City, east of Bellflower Boulevard, west of Eucalyptus Avenue, and north of Pacific Avenue to Maplewood Street. Tract 5532 is shown as High Resource area and Tract 5541 is shown as a Low Resource area that also experiences High Segregation and Poverty. Compared to other areas of the region, neighboring cities to the south and east, including Lakewood, Artesia, and Cerritos have a concentration of high and highest resource areas; other areas with a concentration of high and highest resource areas include coastal cities in Los Angeles and Orange Counties, areas along the Los Angeles and Orange County lines, and pockets of the San Gabriel Valley, largely north of the 210 freeway. As discussed in Section 6 - Housing Resources, Bellflower has planned for new higher density residential uses throughout the City, including tract 5541, which is located adjacent to the future Bellflower Metro station.

The City expects the Downtown area to see substantial investment in close proximity to tract 5541, given the development of the future transit station along the West Santa Ana Branch Transit Corridor, including a mix of market rate and affordable housing, as well as pedestrian, bicycle, and other infrastructure improvements during the 2021-2029 planning period. In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan which establishes a framework for future development around the future Metro transit station. Additional information on investments in the area are provided in **Section 6.7**.



Figure 15: TCAC/HCD Opportunity Areas – Composite Score



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: [//belonging.berkeley.edu/2021-tcac-opportunity-map](https://belonging.berkeley.edu/2021-tcac-opportunity-map)



4.5.5 - Disproportionate Housing Need

Disproportionate Housing Needs generally refers to a condition in which significant disparities exist in the proportion of members of a protected class experiencing a category of housing need when compared to members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions. This analysis is important to understand how some groups of individuals experience severe housing needs when compared to other populations within a local level and region. Particularly important to this analysis is local data and knowledge, since some areas could be impacted by market conditions that put households at risk of displacement or pending or upcoming planning decisions that may exacerbate displacement risk.

4.5.5.A - Overpayment and Severe Overpayment

Overpayment is an issue in Bellflower among both owner and renter households. Approximately 26.4 percent of owner households are overpaying for housing, compared to 38.2 percent in the County. The areas with the largest concentration of owner households experiencing overpayment are south of Alondra Boulevard and north of the Artesia Freeway. Across the City, the concentration of owner households experiencing overpayment has decreased since the period 2010-2014. Among renter households, 26.2 percent of households are overpaying, compared to 54.8 percent in the County. Renter occupied housing units are concentrated south of Rosecrans Boulevard.

As shown in **Table 4-35**, overpayment disproportionately impacts the Pacific Islander population in the City, as renters. However, renter overpayment and severe overpayment impact more than half of the population across all racial/ethnic groups, with the exception of Asians. Areas with high concentrations of households in renter-occupied housing units (60 percent or more) are generally located south of Somerset Boulevard and west of Woodruff Avenue. **Figures 16 and 17** demonstrate how persistent the issue is across the SCAG region, where overpayment has remained an issue among renters in recent years, while decreasing among homeowners. This may suggest that there are fewer affordable rental options for low-income renters that live in the region or that the cost of housing is higher overall.

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. However, the AI determined that the displacement of low-income residents, which results in neighborhood gentrification, does not appear to be a fair housing issue in Bellflower. There has been very limited residential construction in low-/moderate-income neighborhoods during the past five-to-ten-year period. Income changes that have occurred in these neighborhoods may be due to rental turnover and new occupants with higher incomes and/or residents that have not moved, but instead experienced income gains. Additionally, income changes were not caused by the



demolition of a large number of existing housing units, their replacement with new housing, or the displacement of existing residents.

However, it is important to note that homeownership can counteract the negative impacts of rising housing prices and displacement, especially for lower-income households. The constraint on homeownership in Bellflower involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. As noted in Section 5.2.3, this indicates a need for flexible loan programs and method to bridge the gap between the down payment and a potential homeowner's available funds. While the City does not have a homebuyer assistance program, the City does direct eligible residents to programs offered by the County, (Program 12 of the Housing Plan) including the Home Ownership Program (HOP), Mortgage Credit Certificate (MCC) Program, First Home Mortgage Program, and the American Dream Down Payment Initiative (ADDI).

Table 4-35: Overpayment and Severe Overpayment

	White alone	Black alone	Asian alone	Am Ind alone	Pac. Is. alone	Hispanic (any race)	Other
Owner							
Overpayment	18%	11%	22%	27%	0%	18%	0%
Severe Overpayment	18%	15%	14%	67%	0%	14%	0%
Renter							
Overpayment	19%	28%	15%	0%	88%	29%	43%
Severe Overpayment	41%	34%	30%	0%	0%	28%	13%

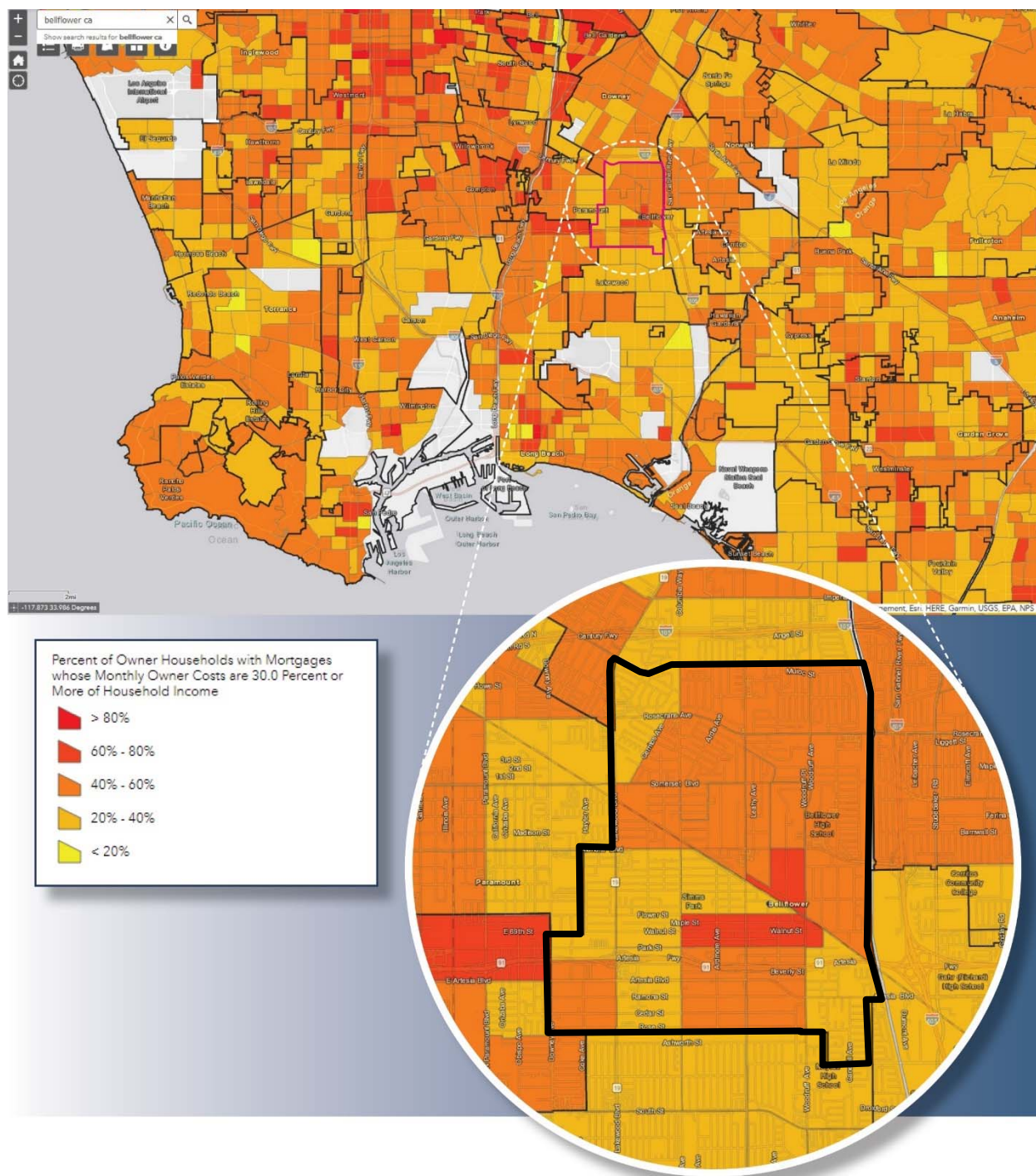
*Note: Totals do not equal 100%

4.5.5.B - Overcrowding

As discussed in the Community Profile of the Housing Element, one in five renter dwelling units in Bellflower is overcrowded. The rate of overcrowding is far greater for very low-income households. There are three census tracts with a high concentration of overcrowded households (less than 20 percent): 5540.02, 5541.01, and 5542.04. These tracts are shown in the darkest blue color on **Figure 18**. In Bellflower, 18 percent of renter households and 8.4 percent of owner households were overcrowded, compared to 16.2 percent of renter households and 5.6 percent of owner households in the County. Overcrowding is defined as housing units where there is more than one person per room, suggesting there is a disproportionate need for affordable, larger housing units in these census tracts. Within the 2021-2029 Housing Plan, Program 15 is aimed at providing incentives and support for affordable housing, including larger units for families to reduce instances of overcrowding. There are various pockets of overcrowding across the region, particularly in close proximity to job centers in Los Angeles and in places already burdened by a high concentration of overpayment.



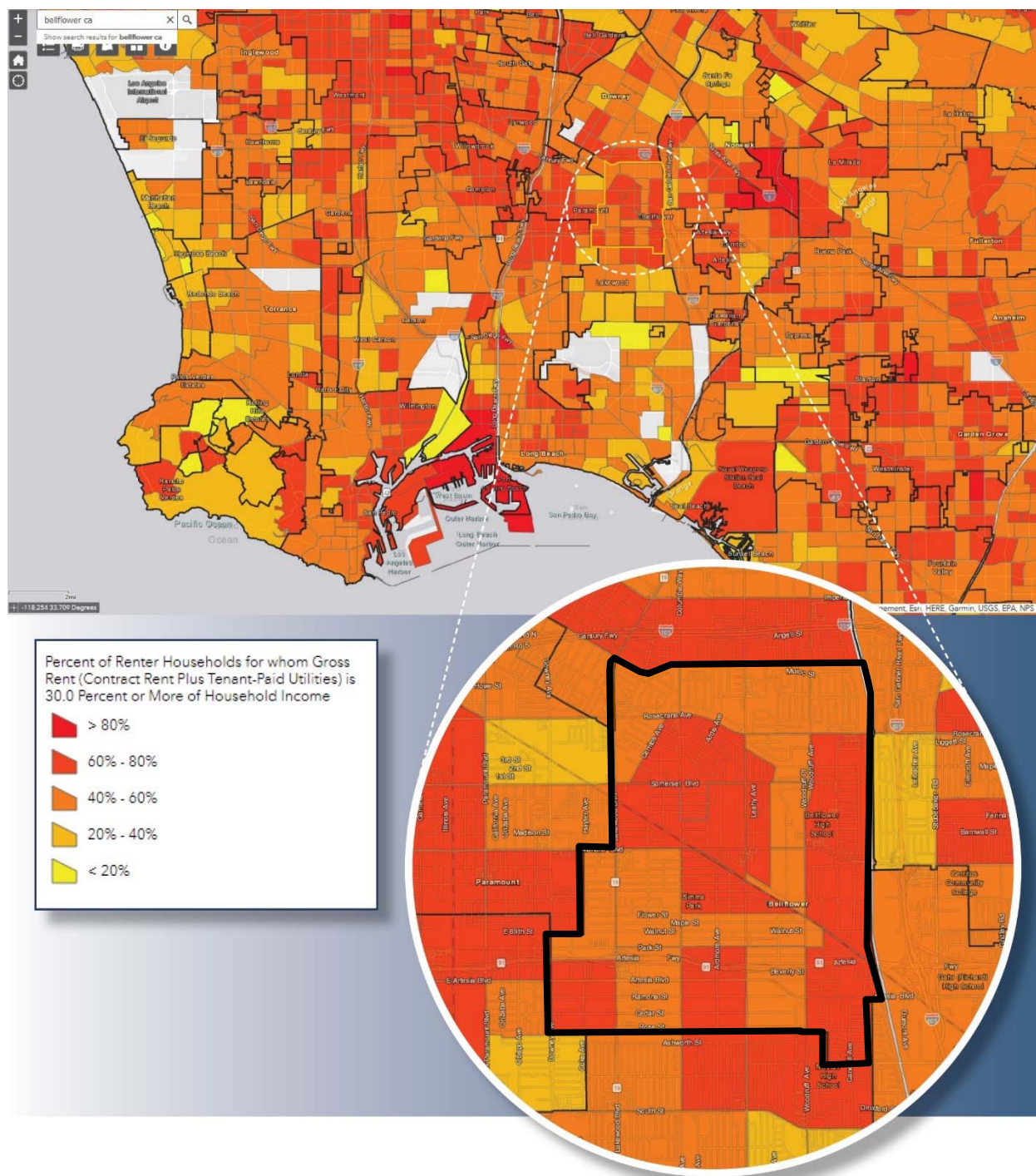
Figure 16: Owner Household Overpayment



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



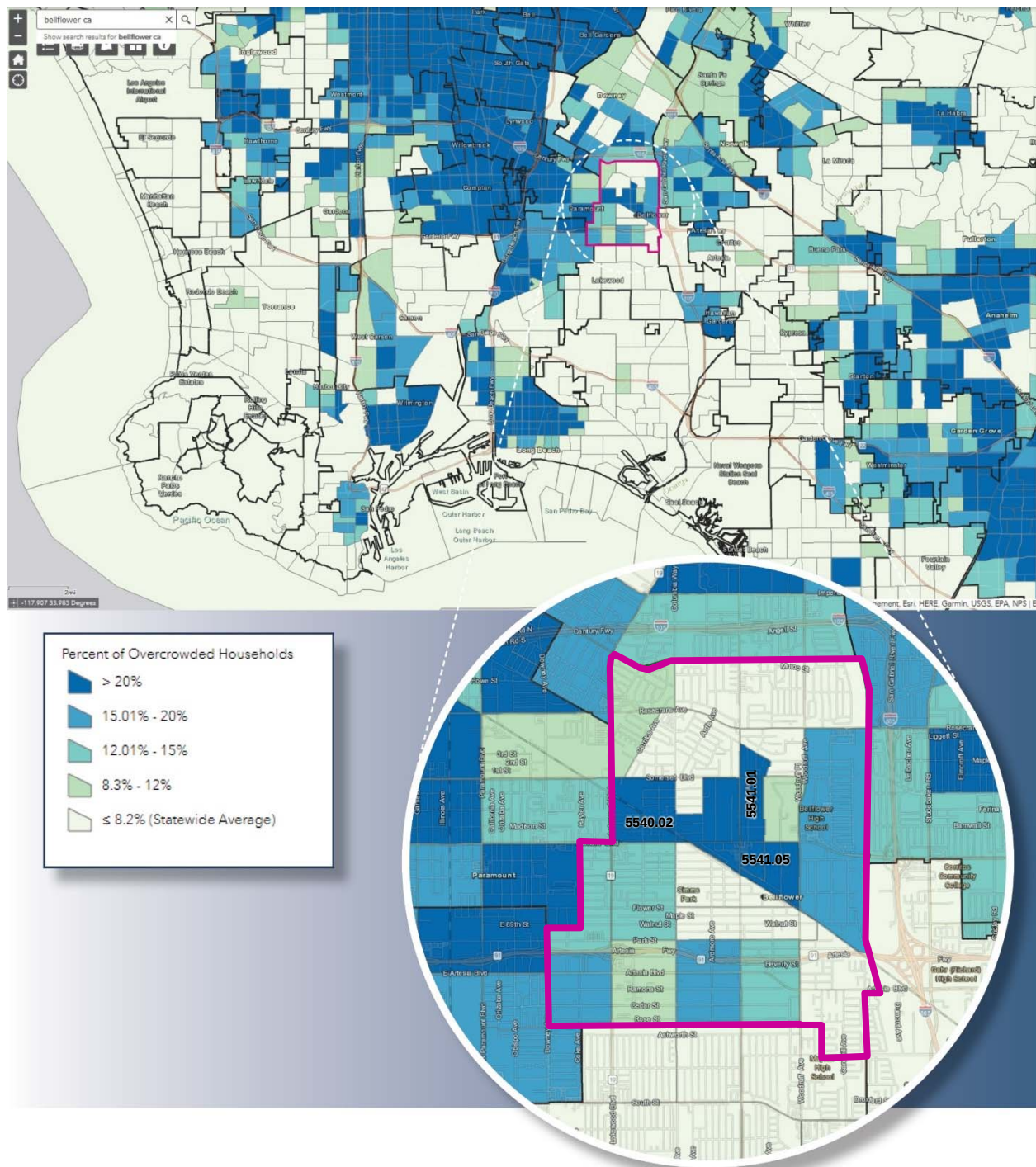
Figure 17: Renter Household Overpayment



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: 2015-2019 American Community Survey 5-Year Estimates.



Figure 18: Overcrowded Housing



Source: AFFH DataViewer – accessed by National CORE on June 1, 2021. Original data source: <https://data.chhs.ca.gov/dataset/housing-crowding>



4.5.5.C - Substandard Housing

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The code states in part: Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building. Housing is considered suitable for rehabilitation when it is economically feasible to renovate the building and bring it up to standard condition meeting all codes, including City codes.

The Code Enforcement Division enforces ordinances pertaining to property maintenance, building conditions, and other housing and neighborhood issues. The Division conducts its work on a complaint or request basis as they relate to potential or actual violations of local zoning; housing, fire, and building codes; and standards for landscaping to maintain safe and decent housing.

During the 2014-2021 planning period, the City opened 6,555 cases pertaining to property maintenance. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Approximately 93 percent of those cases were closed, and properties were brought up to code to meet quality housing standards. The City allocates approximately \$295,000 of CDBG and General funds on an annual basis toward the enforcement of the Bellflower Municipal Code, relating to property maintenance and zoning. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units which cannot be rehabilitated.

From 2015-2021, 1,671 housing units were proactively inspected which exceeded the City's objective of 350 housing units. Within **Section 4.4.3., Figure 4** provides information on the locations of potentially substandard housing (based on the lack of sufficient plumbing facilities) by census tract. Based on 2015-2019 ACS 5-Year Estimates, there were substandard units identified in tracts 5533 (11 units), 5541.01 (10 units), 5542.03 (9 units), 5544.03 (7 units), 5544.04 (8 units), and 5544.06 (26 units). With the exception of tract 5544.06, located in the very southeast corner of the City, the substandard units comprise less than 1 percent of the total housing units. Within tract 5544.06, approximately 1.6 percent of the housing units lack plumbing facilities.

Figure 5 provides census tract information showing where older homes (built before 1960) are located in Bellflower. More than three-quarters of the housing stock in the City is older than 40 years and may need repairs. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. To maintain the existing housing stock, the City conducts proactive and



compliant-based code enforcement activities and has three housing rehabilitation assistance, through their Fix-It Grants, Mobile Home Grants, and Low Interest Deferred Loans (Program 2 in the Housing Plan) that are available to renters and homeowners. Within Goal 4 of the Housing Plan the City is also committed to marketing its available funding and housing programs to members of protected classes.

To support households impacted by substandard housing, particularly those of protected classes, the City will continue Programs 1 and 2 to proactively conduct code enforcement activities and refer qualified lower-income residents to the various housing rehabilitation programs offered by the City. The City will also implement Program 22, to work with local organizations and stakeholders to implement anti-poverty strategies aimed at reducing poverty and in turn, preventing displacement. Program 23 commits the City to actively engage in affirmative marketing strategies to ensure that eligible persons without regard to race, color, national origin, sex, religion, familial status or disability are aware of the programs, funding and support available through the City.

4.5.5.D – Homelessness

According to the Greater Los Angeles 2020 Homeless Count by City/Community (discussed in **Section 4.4**), more than 50 percent of people experiencing first-time homelessness cited “economic hardship” as a cause. The Los Angeles Continuum of Care 2020 Homeless Count estimates that Bellflower has 242 homeless persons, up from 136 individuals in 2019. Unsheltered data combines homeless persons found living in the following arrangements: on the streets (103 individuals), in makeshift shelters (16 individuals), in RVs/campers (26 individuals), in vans (18 individuals), or in cars (63 individuals). The balance of individuals (16 individuals) were in transitional housing. The City also prepares a monthly report on the number of outreach contacts, outreach line calls, referrals to services and street exits; from October 2019 to October 2020, there were 1,196 outreach contacts/interactions with unsheltered individuals, 166 calls to the outreach line, 398 referrals for services and 56 street exits where individuals moved from the street to temporary or permanent housing.

The 2020 Homeless Count does not provide estimates of the race or ethnicity of the City’s 242 unsheltered homeless persons. Data are available on the race and ethnicity of the homeless population for Service Planning Area (SPA) 7- East Los Angeles County, which includes the City of Bellflower. **Table 4-35** presents the percentage of homeless individuals by race and ethnicity for SPA 7. Within SPA 7, 89 percent of all homeless included in the count were individuals and 11 percent were families. Approximately 68 percent of individuals counted were male and 31 percent were female.

As a whole, SPA 7 had 4,093 homeless individuals, 492 family members, and 152 families, including 3,631 of which were unsheltered. The highest concentration of the unsheltered in the County were in SPA 4 – Metropolitan Los Angeles (12,454) and SPA 6 – South Los Angeles (13,012). While SPA 4 had the largest number of homeless individuals (15,160), SPA 6 had the highest number of family members (4,089) and families (1,370).



During the 2014-2021 planning period, the City partnered with Los Angeles County to construct the New Hope Temporary Shelter in Bellflower. Operational since December 2019, the shelter provides 50 beds for residents who have ties to the City (i.e., previous address or attendance at the local high school). In addition to the shelter, the City of Bellflower is also home to Little House, a transitional housing facility that offers temporary housing and support services to alcohol and drug addicted women and their children. Additional homeless services and facilities in the region are provided in **Table 4-15**.

Table 4-36: Percentage of Homeless in SPA 7 by Race

Race/Ethnicity	Prevalence of Homeless Population
American Indian/Native American	1%
Asian	1%
Black/African American	16%
Hispanic/Latino	63%
Native Hawaiian/Other Pacific Islander	1%
White	18%
Multi-Racial/Other	0%

To support households at-risk of experiencing homelessness, the City operates a Homeless Prevention and Rapid Re-Housing program using Housing Successor Agency Low and Moderate Housing Funds. The program offers limited financial resources to assist homeless neighbors with move-in costs (e.g., first month rent, deposit, and start-up utilities), with proof of ability to pay their own rent after first month of assistance, in addition to short-medium term rental assistance and homeless prevention funds. This program typically assists roughly 25 households annually. Based on the percentage of Hispanic individuals experiencing homelessness in SPA 7, the City will ensure that information and materials about existing programs and services is available in English and Spanish.

The City of Bellflower has also contributed to Su Casa Family Crisis and Support Center through its Community Development Block Grant (CDBG). Su Casa provides supportive services for men, women and their children who are victims of domestic violence. Its outreach center provides group and individual counseling, parenting classes, legal assistance, court accompaniment and other related services. Since 1996, its Transitional Shelter Program has helped individuals and families transition from crisis to independent living for up to 24 individuals for a one-year period. Residents at the transitional shelter are offered individual and group counseling and case management, including assistance with household establishment, job skills training, CalWORKS advocacy, and transportation. The City also uses CDBG funds to support the Good Soils Industries program, run by Kingdom Causes Bellflower, to provide on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless.

Within the 2021-2029 Housing Plan, the City has included Programs 18, 22 and 26 to specifically address the needs of homeless individuals. These programs focus on the



provision of housing, job training, supportive services. They also commit the City to make formal arrangements to maintain a database of its seasonal and permanent homeless population, using an agency, such as City Net. The City is also committed to using CDBG funds annually for programs that support households at-risk of or experiencing homelessness.

4.5.6 - Displacement Risk

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies and investments, such as capital improvements and planned transit stops, and flows of private capital (Zuk et al 2015).⁸ These processes can disproportionately impact people of color, as well as lower-income households, persons with disabilities, large households, and persons at-risk of or experiencing homelessness. An assessment of displacement within a city should address these three processes, root causes, and disproportionate impacts on protected classes. For the purposes of the Housing Element, displacement is used to describe any involuntary household move caused by landlord action or market changes.

Displacement can broadly be understood to be caused by disinvestment, investment-fueled gentrification, or a process combining the two. Low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities (Chapple 2020).⁹ The City of Bellflower AI recommends monitoring indicators of gentrification as a fair housing impediment.

Data from the Urban Displacement Project provides an important tool in assessing the risk of displacement, including the analysis of sensitive communities, low-income population groups that may be particularly vulnerable to displacement pressures (e.g., redevelopment, rising housing costs, neighborhood change). As shown in **Figures 19 and 20**, existing sensitive communities with higher vulnerability are largely concentrated in three areas: south of Somerset Boulevard and north of Alondra Boulevard; south of Alondra Boulevard and north of Flower Street, between Woodruff Avenue and Clark Avenue; and south of Park Street to the southern boundary of the City, between Lakewood Boulevard and Bellflower Boulevard. These maps are intended to define a general neighborhood change progression toward displacement. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

An additional consideration of displacement risk is an analysis of social vulnerability, which can provide important insights into the potential for disaster-driven displacement,

⁸ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

⁹ Chapple, K. (2020). "On the Brink of Homelessness: How the Affordable Housing Crisis and the Gentrification of America Is Leaving Families Vulnerable." Written statement for the record before the House Financial Services Committee, Washington DC: January 14, 2020. [https:// docs.house.gov/meetings/BA/BA00/20200114/110362/HHRG-116-BA00-Wstate-ChappleK-20200114.pdf](https://docs.house.gov/meetings/BA/BA00/20200114/110362/HHRG-116-BA00-Wstate-ChappleK-20200114.pdf)Desmon

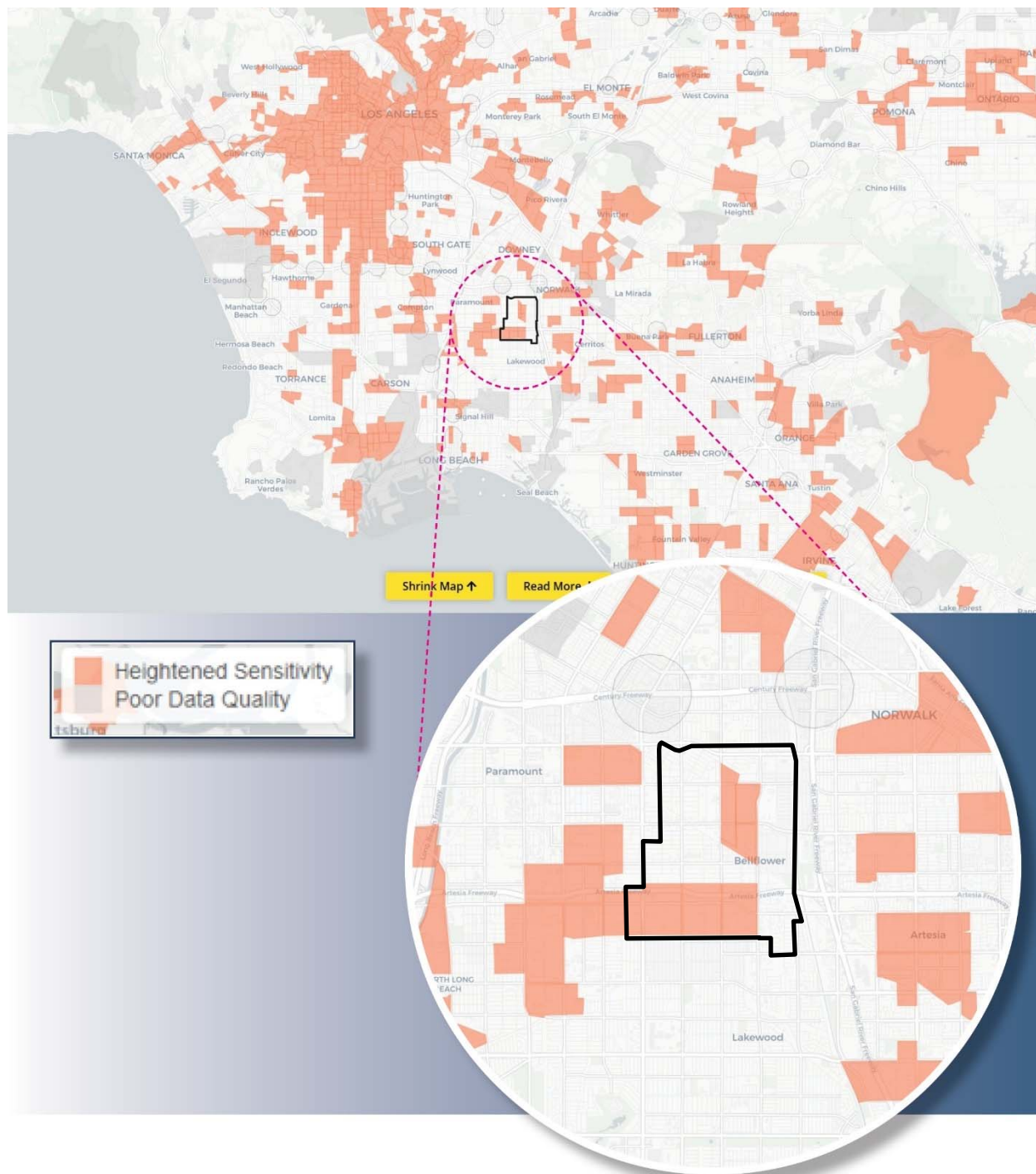


particularly for low-income renters in the community. As discussed previously, the entire City, with the exception of a small area in the northwest corner, is within the Special Flood Hazard Area, but with a reduced risk due to a levee. Earthquake risks poses an additional displacement risk. Although the potential for damage resulting from future earthquakes cannot be ignored, Bellflower is characterized by a number of factors that tend to reduce earthquake, fire, and other hazards. Foremost among these are the relatively low density character of the community, comparatively high level of seismic hazard awareness on the part of residents of the community and public officials, and relative newness of the community. Future intensification trends will benefit from modern seismic design strict adherence to the 2016 California Building Code, including Seismic Zone 4 structural requirements, setbacks, clearance and fire preventive devices, and construction technology, creating a positive environment for the total community.

While all residents are at risk to disaster-driven displacement, members of protected classes are more at risk due to conditions that can exacerbate impacts to the City's most vulnerable community members, such as seniors, low-income residents, children, the disabled, and homeless. For instance, poor environmental conditions, lack of access to essential services, limited community infrastructure, language barriers, and disruptions to public transportation can place disproportionate burdens on protected classes. The City will ensure that all new plans and programs related to disaster planning examine the potential effects of stresses, shocks, and post-disaster recovery plans and efforts through an equity lens, prioritizing resources for communities that experience the greatest inequities, disproportionate impacts, and unmet needs. This can be achieved through consistency of the Housing Element with the Safety Element and the creation of an Environmental Justice Element as part of a General Plan update.



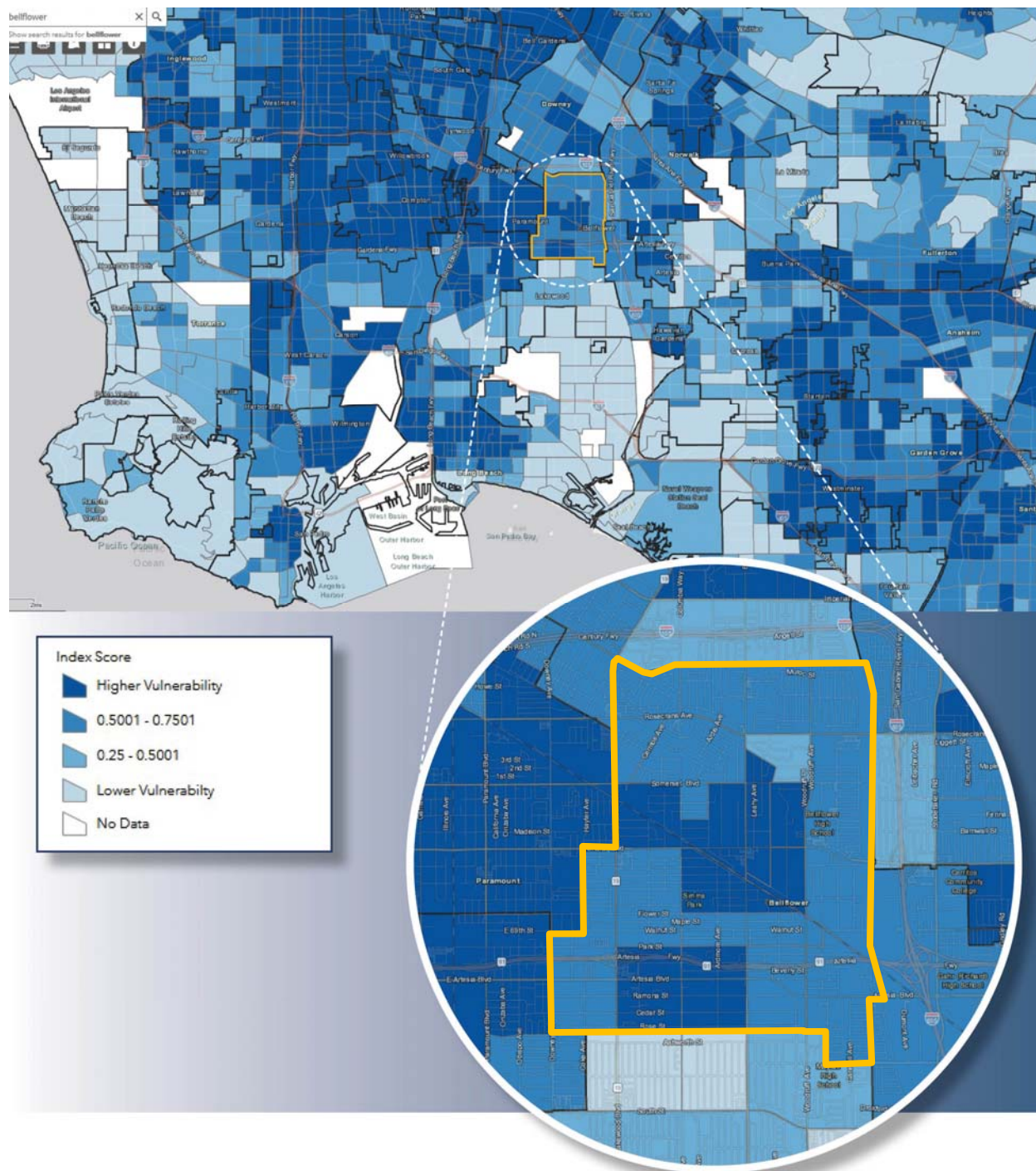
Figure 19: Sensitive Communities



Source: Urban Displacement Project, accessed by National CORE, June 1, 2021. Original data source: <https://www.urbandisplacement.org/>



Figure 20: Social Vulnerability



Source: Source: AFFH DataViewer – accessed by National CORE on June 1, 2021.
Original data source: CDC/ATSDR/Division of Toxicology and Human Health Sciences/Geospatial Research, Analysis & Services Program



4.5.7 - Fair Housing Issues, Contributing Factors, and Priorities, Goals, and Actions

This assessment of fair housing practices has determined that evidence of segregated living patterns for protected classes does not exist within the City of Bellflower. However, given broader regional trends that have resulted in the concentration of lower-income residents in the region, and other suburban cities, it is critical that the City continue to promote programs and strategies that ensure affordable housing opportunities in higher resource areas in the City to avoid perpetuating regional patterns of segregation and concentration of poverty.

In order to complete this analysis, an analysis of the relationship between the City's identified Housing Opportunity Areas to accommodate their RHNA and areas of high or low resources follows in **Section 6.7**. Additionally, a summary of concrete actions (e.g., programs to affirmatively further fair housing) can be found in Section 2, Housing Plan. The goal of this comprehensive assessment is to ensure that future housing does not lead to segregated living patterns in the City and ultimately continues to promote integrated and balanced neighborhoods.

Finally, potential factors that can contribute to or perpetuate fair housing issues include: (1) limited public investments in affordable housing, (2) limited investments in specific neighborhoods; and (3) an abundance of aging single-family housing. The City is taking several actions to address contributing factors to fair housing issues and affirmatively further fair housing throughout the city. These three contributing factors will be a priority:

Leveraging Investments to Support Affordable Housing

Based on the competitiveness of project funding for affordable housing, there is an incentive for affordable housing developers to maximize base densities and/or utilize density bonuses to exceed base densities.

- *Finance applications:* While there is a high demand for affordable housing in the City of Bellflower, it will be of benefit to leverage resources and incentives that promote density in affordable housing projects. Financing applications for low income housing tax credits, AHSC, and other funding sources are most competitive to win funding when the project exceeds a jurisdiction's base density and/or utilizes a density bonus. There is evidence of the success of this type of strategy across the County, as noted in Table 6-6.

Investments in Low Resource Areas

The City expects the Downtown area to see substantial investment in close proximity to tract 5541, given the development of the future transit station along the West Santa Ana Branch Transit Corridor, including a mix of market rate and affordable housing, as well as



pedestrian, bicycle, and other infrastructure improvements during the 2021-2029 planning period.

- *TOD Specific Plan:* In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan, which establishes a framework for future development around the future Metro transit station. To facilitate future development, specifically residential, the TOD Specific Plan designated specified areas for mixed use development, allowing for residential development at a higher density than other areas in the City. The TOD Specific Plan and the new Overlay Zones are intended to stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces. In conjunction with the implementation of the TOD Specific Plan, the City has planned and completed projects within the City's Low Resource census tract, 5541.01, including the Bellflower Boulevard Rehabilitation Project and future wayfinding improvements.
- *Infrastructure:* In June 2021, the City approved various infrastructure improvements as part of the FY2021-2022 and FY2022-2023 Capital Improvement Projects budgets. These include: improvements to Simms Park, located less than a ¼ mile from Area 6 and less than a mile to Areas 5 and 7, including the addition of an ADA service window and security and office upgrades; establishing the development of guidelines and designs for the Bellflower Station Design, located in Area 11 and adjacent to Areas 5 and 6; improvements to wayfinding in Downtown in Area 5; Palm Street Park in Area 10, Bellflower Theater/Youth Cultural Arts Center in Area 6; implementation of Bellflower Boulevard Complete Streets project in Areas 9 and 10; and street resurfacing on Alondra Boulevard in Areas 2 and 5. Additional funding is allocated for street improvements, a pilot fencing project around vacant lots and SCE rights-of-way, and sidewalk/curb/gutter projects throughout the City on an as needed basis. The City had other strategic investments in this areas from 2017 to 2019, including the Bellflower Boulevard Rehabilitation Project, consisting of 0.5 miles of roadway and median improvements on Bellflower Boulevard, between Somerset Boulevard and Rosecrans Avenue, including the removal and replacement of curb, gutter, sidewalk, pedestrian push buttons, and replacement of access ramps in compliance with ADA regulations; roadway improvements along 2,200 lateral feet of Clark Avenue, from Artesia Boulevard to the South City limits, including metal hand-railing, curb & gutter, PCC driveways, and 11 curb ramp replacements to meet ADA compliance in and around Area 4; and electric vehicle charging stations in Area 6 and south of Area 5.

Abundance of Aging Single-Family Housing

Nearly half of the City's housing stock consists of single-family, detached, dwelling units. More than two-thirds (82.7 percent) of Bellflower's housing stock was constructed before 1970, making the majority of the housing stock more than 40 years old. All future housing will benefit from modern seismic design strict adherence to the 2016 California Building Code.



- **ADU's:** In September 2020, the City Council approved Ordinance 1401, which established Chapter 17.17 of the Bellflower Municipal Code to provide more flexibility for ADUs. The ordinance removed requirements regarding minimum lot size, reduced rear setback requirements, adjusted the allowable maximum and minimum square footage for ADUs and the number of ADUs per lot, and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. With the adoption of Ordinance 1401, over 84 ADU's applications were received, and 49 units permitted in 2020. Many of the ADU applications submitted in 2020 were received between October and December 2020 equates to roughly 13 units permitted a month. For the first three quarters of 2021 (Jan to Sept) the City has permitted 46 ADUs and has 40 additional applications under review. The City continues to review and approve ADUs in accordance with State law, which streamlines the approval process. To ensure the development of ADUs continues, the City has included Program 9 in the 2021-2029 Housing Plan and will annually review its ordinance and complete updates to ensure compliance with State law. The City is also planning to develop pre-approved ADU plans that residents can use to further streamline the approval and permitting process.
- **Density Bonus:** The City revised the density bonus provisions in the Zoning Ordinance to comply with current State requirements. This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. Additionally, it provides opportunities to increase density across the City with new development. This program is included in the 2021-2029 Housing Plan.
- **Mixed Use Zoning:** Bellflower will rely primarily on parcels that allow mixed use zoning to facilitate the development of lower-income housing. While vacant and nonvacant parcels within the City are relatively small legal lots under half an acre in size, the City promotes lot consolidation by offering diverse incentives, including: reduction in development standards (i.e., lot size, parking, and open space requirements); parking reductions; alternative parking options; and deferral of park development impact fees to promote more intense residential and mixed use developments with deed-restricted units on parcels with underutilized uses. Additionally, the parcels included in Opportunity Areas 1-4, and 8-10 will be redesignated as "Mixed Use" in the General Plan. Parcels within Opportunity Areas 7 that are located from Park Street to State Route 91 that are located outside the existing TOD Specific Plan boundaries, will be redesignated as "Mixed Use" in the General Plan as a result of it being incorporated and annexed into the TOD Specific Plan.



4.5.8 - Implementation Actions

Actions implement goals and consist of concrete steps, timelines and measurable outcomes. Pursuant to Government Code section 8899.50, these actions should be considered a part of the schedule of actions or programs required by Housing Element Law and must affirmatively further fair housing. Specifically, Government Code section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole must:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws. Further, local agencies will not take any action materially inconsistent with the obligation to affirmatively further fair housing. This requirement should apply to all actions in the housing element and the rest of the general plan as well as any actions, policies or practices outside of the general plan.

Table 4-37 presents a list of identified fair housing issues and contributing factors that exists in the City of Bellflower and outlines the policy actions to be taken in the 2021-2029 Housing Plan.

Table 4-37: Fair Housing Issues And Contributing Factors

Fair Housing Issues	Contributing Factors	Meaningful Actions
Displacement Risks for Residents due to Economic Pressures	• Cost of rehabilitation and repairs for aging units. • The availability of affordable units in a range of sizes (such as large units for families). • Unaffordable rental and sales prices.	• Assist homeowners with programs that offer rehabilitation funding (Program 2). • Preserve existing affordable housing that is at-risk of converting to market-rate rents (Program 3) • Encourage the construction of ADUs in existing low-density neighborhoods (Program 9) • Support households experiencing or at-risk of homelessness (Program 26) • Provide rental assistance vouchers to special needs and low-income residents (Program 11) • Develop a program to connect lower-income residents with affordable housing opportunities. (Program 12)



Fair Housing Issues	Contributing Factors	Meaningful Actions
Limited Housing Development to Meet a Range of Needs and Incomes	• Lack of investment in low resource areas • Land use and zoning laws.	• Incentivize development of affordable housing units (Programs 5 and 7) • Support first time moderate and low income homebuyers (Program 24) • Support the development of larger housing units (Program 15) • Encourage the development of housing for developmentally disabled residents (Program 10)

4.5.9 - Conclusion

This assessment of fair housing practices has determined that evidence of segregated living patterns for protected classes does not exist within the City of Bellflower, based on the definitions established by HUD and HCD. However, given broader regional trends that have resulted in the concentration of lower-income residents in the region, and other suburban cities, it is critical that the City continue to promote programs and strategies that ensure affordable housing opportunities in higher resource areas in the City to avoid perpetuating regional patterns of segregation and concentration of poverty.

To complete this analysis, an evaluation of the relationship between the City's identified Housing Opportunity Areas to accommodate the RHNA and areas of high or low resources follows in Chapter 6.7. Additionally, a summary of concrete actions (e.g., programs to affirmatively further fair housing) can be found in Chapter 2, Housing Plan. The goal of this comprehensive assessment is to ensure that future housing does not lead to segregated living patterns in the City and ultimately continues to promote integrated and balanced neighborhoods.



4.6 – Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at-risk” of conversion. This section presents an inventory of all assisted rental housing in Bellflower and evaluates those units at-risk of conversion for the next 10 years from 2021-2031. As shown in **Table 4-38**, all of the affordable projects have long-term affordability restrictions, and none are at risk of conversion over the next 10 years.

Table 4-38: Affordable Housing At-Risk of Conversion

Address of Location	No. of Units	Total Affordable Units	Date of Agreement	Funding Source ^{1,2}	Covenant Expiration	Risk Status (2021-2029)
8822 Oak St	2	2 low-income	2008	SHA LMIHAF/HOME	2038	Not at Risk
16322 Eucalyptus Ave #201	1	1 low-income	2008	SHA LMIHAF/HOME	2038	Not at Risk
Oak Street Manor	25	24 low-income	1999	SHA LMIHAF/HOME	2038	Not at Risk
13645 Carpintero Ave	1	1 low-income	2009	SHA LMIHAF/HOME	2039	Not at Risk
9444 Ramona St	1	1 low-income	2009	SHA LMIHAF/HOME	2039	Not at Risk
10427 Hayford St #G	1	1 very low-income	2009	SHA LMIHAF/HOME	2039	Not at Risk
16414 Cornuta Ave #9	1	1 very low-income	2009	SHA LMIHAF/HOME	2039	Not at Risk
6507 Flower St #101	1	1 low-income	2010	SHA LMIHAF/HOME	2040	Not at Risk
15365 Woodruff Ave. #1	1	1 mod-income	2010	SHA LMIHAF/HOME	2040	Not at Risk
Walnut Street Live/Work	6	6 low-income	2009	SHA LMIHAF/HOME	2053	Not at Risk
16630 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16632 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16634 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16680 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16650 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16640 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16642 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16644 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16674 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16676 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
16678 Bellflower Blvd	1	1 low-income	2013	SHA LMIHAF/HOME	2058	Not at Risk
9815 Walnut St	6	4 low-income, 2 very low-income	2007	SHA LMIHAF/HOME	2062	Not at Risk
Bellflower Terrace 9920 Flora Vista St	178	18 extremely low 46 very low-income	2002	SHA LMIHAF HOME funds	2077	Not at Risk



Address of Location	No. of Units	Total Affordable Units	Date of Agreement	Funding Source ^{1,2}	Covenant Expiration	Risk Status (2021-2029)
		25 low-income 89 moderate-income		9% LIHTC		

1. SHA LMIHAF = Successor Housing Agency Low and Moderate Income Housing Asset Fund for Fiscal
2. 9% LIHTC = 90% Low Income Housing Tax Credits

In the future, as developments age out of their affordability restrictions, transferring ownership of the affordable units to a non-profit housing organization is a viable way to preserve affordable housing for the long term and increases number of government resources available to the project. The feasibility of this option depends on the willingness of the owner to sell, funding to buy the property and the existence of a non-profit organization with sufficient administrative capacity to manage the property. Additionally, projects in which all units are affordable, and not just a portion of units are affordable, can participate in ownership transfers more simply and are therefore more likely to be feasible.



5. Housing Constraints

This section of the Housing Element examines the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the production, maintenance, and improvement of the City's housing stock.

Constraints to the provision of housing may include governmental, market, infrastructure, and environmental factors. State law requires that Housing Elements analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvements of housing for all persons of all income levels and disabilities. The constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of housing goals.

5.1 – Governmental Constraints

Governmental constraints are policies, development regulations, standards, requirements or other actions imposed by the various levels of government upon land and housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, the actions of these agencies are, for the most part, beyond the influence of local government and are therefore not addressed in this document. Apart from federally determined interest rates and State Building Codes, most governmental constraints are local. Land use controls, building codes, processing procedures, and development fees are all factors that may constrain the maintenance, improvement and/or development of housing in the City.

State and federal regulations, which the City has no control over, can also add to governmental constraints. Regulations related to environmental protection, building codes, and other topics have significant, often adverse, impacts on housing costs and availability. While constraints exist at other levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

5.1.1 – Land Use Controls

5.1.1.A - General Plan

Under State law, every city must have a General Plan establishing policy guideline for all development within the City. The General Plan is the foundation of all land use controls in a jurisdiction and it establishes policy guidelines for all development within the City. The



Land Use Element identifies the location, distribution and density of land uses in the City. The City of Bellflower's General Plan provides for six land use designations that allow for residential land uses and one mixed use category that permits residential use. **Table 5-1** illustrates General Plan land use designations that permit residential uses. In recent years, most development activity with higher density and intensity uses, have occurred within the Mixed Use land use designation. The Mixed Use land use designation was created to accommodate innovation in land use planning, both in existing commercial and multi-family residential areas. As Bellflower is a fully developed city, this designation will be utilized with an overlay zone or Specific Plan in order to augment existing uses, therefore adding value and an inducement to private investment.

Table 5-1: Bellflower General Plan Land Use Designations

General Plan Land Use Designation	Description	Density
Agricultural Residential,	Allows for single-family detached dwellings. Intended for an area of low-density single-family residential and limited, ancillary, agricultural uses which may include nurseries, orchards, flower gardens, tree farms, and equestrian facilities.	0-4.4 du/ac
Single Family Residential,	Allows for single-family dwellings per parcel and detached guest room or 'granny flats'	0-6.2 du/ac
Low Density Residential,	Characterized by single-family detached dwellings but this category allows for subdivision of lots or creation of condominium or townhome units. The density associated with this category equates to one dwelling unit per 5,000 sq ft of net acreage.	0-8.7 du/ac
Medium Density Residential	Allows single-family detached or multi-family detached or attached dwellings. This designation serves as a buffer or transition between low density residential areas and areas of higher density, or intensity of use (commercial, industrial)	8.7-14 du/ac
High Density Residential	Comprised of townhomes, condominiums, and apartment buildings.	14-22 du/ac
Senior Citizen Housing	Exclusively for senior citizens requires significantly less parking and outdoor recreation areas than typical multi-family housing project. Higher building height and density is allowed to accommodate the smaller units associated with senior housing projects.	0-65 du/ac
Mixed Use	Enables the addition of residential uses on commercial and industrial properties or commercial uses on residentially and industrially used lots. Mixed Use means that the uses exist together on the same lot.	Depends on underlying zoning.



5.1.1.B - Zoning Code

The Zoning Code, which implements the General Plan, provides residential zoning designations: Agricultural Estate (A-E); Single Family Residential (SF); Low Density Residential (R-1); Medium Density Residential (R-2); Multiple Residential (R-3); Town Center Area 1 (TC1), and Town Center Area 2 (TC2). The City also has five overlay zones that allow residential uses: Bellflower Village Overlay Zone (BVOZ), Bellflower Village North Overlay Zone (BVOZ-N), Bellflower/Alondra Mixed Use Overlay Zone (BAMU), RPD Residential Planned Development Overlay Zone (RPD), and P-D (Planned Development Overlay District). The City also encourages the development of residential units for senior residents through the application of Senior citizen housing districts (S-C-H), which are allowed in areas zoned R-2, Medium Density Residential and R-3, Multiple-Family Residential. Development standards for these zones and districts are summarized in **Table 5-2**.

A-E zoning was created “to provide an area for more rural residential development than in other areas of the City, to retain a rural character to maintain and encourage the keeping of horses and farm animals for the enjoyment of area residents” (Bellflower Municipal Code, 2021). A-E zoning is generally concentrated in one location, between Woodruff Avenue (west) and the eastern border (east) of the City, and between Alondra Boulevard (north) and State Route 91 (south). The City has noted that the trend in this zoning classification is toward larger homes with less open area on the site.

Single-family (SF) zoning was created as a “restrictive residential zone, composed of individual homes, together with required recreational, religious, educational and other community facilities as the basic elements of a balanced neighborhood” (Bellflower Municipal Code, 2021). SF zoning is concentrated in northern Bellflower, north of Somerset Boulevard, with one pocket of SF zoning in southeast Bellflower and two small pockets near the City’s southwest boundary. This zoning allows single-family dwellings on 7,000 square foot lots, and also allows accessory dwelling units.

According to Section 17.24.010 of Bellflower’s Municipal Code, R-1 zoning is considered “the most restrictive of residential zones” and is composed mostly of “individual homes, together with required recreational, religious, educational and other community facilities as the basic elements of a balanced neighborhood.” This zoning is located primarily between Somerset and Alondra Boulevards, adjacent to SF zones, and in pockets south of Pacific Avenue, including areas along the southern boundary of the City and just below State Route 91.

R-2 zoning and R-3 zoning districts provide for multi-family housing and are located along or near Bellflower Boulevard and south of State Route 91. R-2 zoning is “intended to provide a variety of housing types such as garden apartments, town houses, condominiums, and dwelling groups, and guarantees their compatibility with surrounding existing residential development. Much of the development that will occur in this zone will bring people into close living arrangements, such things as dwelling unit privacy, openness, convenient parking, private and common outdoor spaces, security and overall visual qualities will be of utmost importance” (Bellflower Municipal Code, 2021). R-



3 zoning has the same intent and purpose as R-2 zoning, except that according to the Municipal Code (Section 17.32.010), “Development in this zone, although providing for higher density living environments, will be expected to create a low-density residential image.” While the parking standards for the R-3 zone are high, the City allows for tandem parking and parking lifts and is open to creative parking solutions from developers. The City also follows State law with regard to reduced parking requirements for affordable housing developments. As the City is fully built out, with no vacant R-3 parcels, all of the sites identified in the sites inventory with higher density housing are within Specific Plan areas that have reduced parking ratios. To ensure that parking is not a constraint to the development of multifamily housing, the City will review the existing parking standards and reduce the parking requirement for multifamily residential uses to facilitate increased opportunities for development.

Additionally, upon approval of the Planning Commission, residential uses are permitted on second floor and above in the TC district. The TC district was created to provide for the development and redevelopment of the City’s downtown area. S-C-H, RPD, PD Overlays are found in various locations in the City and must, in general, provide maximum flexibility in the encouragement of creative, innovative, and quality developments and allow for deviations in development standards, where necessary.

5.1.1.C - Specific Plan Areas

Specific Plans are plans pertaining to areas or projects within the City. A specific plan is a tool for the systematic implementation of the General Plan. It effectively establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

The Downtown Bellflower Station Area Specific Plan (TOD Specific Plan), adopted October 2019, provides an opportunity to align the City’s long pursued goals for the downtown area with the potential benefits of the anticipated rail transit corridor – the West Santa Ana Branch Transit Corridor. This light rail will connect Bellflower and surrounding cities to Downtown Los Angeles to the north and Artesia to the south, and to stations in Orange County.

The TOD Specific Plan covers a half mile radius around the planned transit station. Compromising approximately 400 acres, it includes much of the area between Alondra Boulevard on the north, Flower Street on the south, Clark Avenue on the west and Woodruff Avenue on the east, plus additional area on either side of Bellflower Boulevard to Jefferson Street on the north and Park Street on the south.

The TOD Specific Plan Land Use Plan include base zones consistent with the City’s underlying zoning code as well as overlay zones. Over time, the City has successfully implemented a number of overlay zones to address the downtown and nearby areas



within the Specific Plan area. These overlay zones are intended to encourage new investment and development and provide opportunities for integrated mixed uses along Bellflower Boulevard and other key corridors. Existing overlays include the Bellflower Village Overlay Zone (BVOZ), the Bellflower Village Overlay Zone – North (BVOZ-N), and the Bellflower/Alondra Mixed Use Overlay Zone (BAMU).

The BVOZ encompasses three blocks on the east side of Bellflower Boulevard between Flower Street and Arkansas Street. The area is fully developed and is intended to serve as a tool to create the incentive for the reuse of land where conventional and traditional zoning techniques may not accomplish the goals set forth in the TC. The BVOZ-N is a four-block area along Bellflower Boulevard between Flower Street to the south and the Pacific Electric Right-of-Way (ROW) to the north, immediately north of the BVOZ. This overlay emphasizes same principles of BVOZ but modified some development standards from the underlying standards identified in the TC. The BAMU applies to the area bounded by Alondra Avenue to the north, the Pacific Electric rail corridor to the south, Stevens Avenue to the west, and Woodruff Avenue to the east. The BAMU is intended to provide opportunities to the development of horizontally or vertically integrated mixed use activity centers and corridors.

The Specific Plan also established two new overlay zones: the Mixed Use Transit Overlay Zone (MUTOZ) and the Mixed Use Corridor Overlay Zone (MUCOZ). These new overlay zones are tailored to enhance a major corridor and accommodate transit-oriented development adjacent to the future light rail station. The new overlay zones have provisions that include increased heights and densities and strong urban design standards. They also promote a pedestrian-oriented and active street environment. In total, the overlay zones cover 205.4 acres or 51 percent of the Specific Plan area. MUTOZ allows for the highest density /intensity of development within the City, adjacent to the transit station. MUCOZ encourages lower intensity/density mixed use development along the Flower Street corridor that is compatible with the low scale character of the small storefront business and mix of residential housing types.

The City has also established the Development Agreement Zone Layover (DAZL) to provide flexibility for otherwise strict development or sign regulations. The DAZL is a "floating zone" which can be activated and used in place of the underlying zone when combined with a development agreement adopted by the city council. The DAZL area provides flexibility for otherwise strict development or sign regulations that would otherwise be applicable to the underlying zone.

Additionally, in 2019, the City Council established a Court-Enforced Neutral Tenancy Zone (CENTZ) to provide an area that is appropriate for and capable of providing temporary shelter to homeless persons. The purpose of the Court -Enforced Neutral Tenancy Zone (CENTZ) is to provide for an area that is appropriate for and capable of providing temporary shelter to homeless persons and to protect public health, safety and welfare by enforcing its anti -nuisance regulations. The CENTZ constitutes a " floating zone" in that once a need is identified, this zone can be activated. This "floating zone" application for the CENTZ area attempts to recognize that future temporary shelters are anticipated in certain portions of the City and sensible land use planning dictates their exact locations given adjacent land uses and proximity to streets.



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Table 5-2: Residential Development Standards

Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit
A-E	2 stories or 30 feet, whichever is less	40 (max. floor area of 50 is also applicable)	20 ft	5 ft	Lots less than 150 ft in depth: 15 ft, Lots 150 ft or more in depth: 20 of lot depth	10,000 sf	9,900 sf	1 unit per 9,000 ft of net land area	2 enclosed spaces per unit plus 1 space per additional bedroom above 2-bedrooms, plus 1 per unit for guest for each units.
SF	2 stories or 30 feet, whichever is less	45	20 ft	5 ft	15 ft	7,000 sf	7,000 sf	1 unit per lot	2 enclosed
R-1	2 stories or 30 feet, whichever is less	45	20 ft	5 ft	15 ft	5,000 sf	5,000 sf	8.7 du/ac	2 enclosed spaces per unit plus 1 space per additional bedroom above 2-bedrooms, plus 1 per unit for guest for each unit
R-2	2 stories or 30 feet, whichever is less	Not applicable*	Based on formula: 16 feet + 2 Feet (number of stories) + 1 foot building wall (length) / 10	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	6,000 sf	1 DU per 3,350 sf	14 du/ac	If developed with a single DU: 2 enclosed If developed with multiple DU: 2 enclosed, plus 1 per bedroom (after 2 bedrooms), plus 1 per unit for guest
R-3	2.5 stories or 35 feet, whichever is less ¹	Not applicable*	Based on formula: 6 feet + 2 Feet (number of stories) + 1 foot building wall (length) / 20	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	Living area and bedroom walls: 8 ft Secondary walls: 5 ft	6,000 sf	1 DU per 1,980 sf	22 du/ac	If developed with one DU: 2 enclosed If developed with multiple DU: 2 enclosed, plus 1 per add'l bedroom plus 1 per unit for guest
S-C-H	40 feet or three habitable stories.	Shall not exceed 50%	15 ft	5 ft	5 ft	6,000 sf	1 DU per 622 sf	0-65 du/ac	1 per living unit, plus 0.2 per unit for guest
RPD (not applicable to A-E)	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply.



City of Bellflower

Zone	Building Height	Max Lot Coverage	Min Front Setback	Min Side Setback	Min Rear Set Back	Min Lot Area (sf)	Lot Area per Dwelling Unit	Max Density	Parking Spaces per Dwelling Unit
P-D (not applicable to A-E)	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply
BVOZ	3 stories or 45 feet. Structures more than 3 stories require a CUP.	Must conform to underlying zoning classification.	5 ft	5 ft	5 ft	5,000 sf	Must conform to underlying zoning classification	Must conform to underlying zoning classification	Residential: Minimum of 2 covered spaces per unit. Guest: The provision of BMC Ch 17.88 shall apply.
BVOZ-N	4 stories or 55 feet.	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply	The provisions of the underlying base zoning district shall apply
BAMU	4 stories or 50 feet, whichever is less	15% of lot must be open space	15 ft	5 ft	10 ft	N/A	N/A	40 du/ac	2 enclosed, plus 1 per add'l bedroom plus 1 per unit for guest
MUTOZ	Min 3 stories; Max 7 stories	15% of lot must be open space	Front Abutting Bellflower Blvd. Front Abutting Harvard St. Abutting Interior Road or Dr. Abutting Rear Abutting Interior Property Line		0ft min to 15ft max 10ft min to 20ft max 5ft min to 15ft max 10ft min, no max 5ft min, no max	N/A	N/A	40-100 du/ac	Studio: 1 covered space 1 Bedroom: 1 covered 2 Bedroom+: 2 covered spaces/DU; Guest: .15 spaces/DU min.
MUCOZ	Min 3 stories; Max 7 stories	15% of lot must be open space	Front on Flower west of Bellflower Blvd Front on Flower east of Bellflower Blvd Front Abutting Bixby St Front on Ardmore Ave Front on Orchard Ave Abutting Interior Road or Drive Abutting Rear Property Line, not adjacent to SFR Abutting Rear Property Line, Adjacent to SFR Abutting Interior Property Line		5ft min to 15ft max 5ft min to 10ft max 10ft min to 20ft max 5ft min to 15ft max 5 ft min to 15 ft max 5ft min to 15ft max 10ft min, no max 20ft min, no max 5ft min, no max	N/A	N/A	14-22 du/ac	Studio: 1 covered space 1 Bedroom: 1 covered 2 Bedroom+: 2 covered spaces/DU; Guest: .15 spaces/DU min.

Source: Bellflower Municipal Code, 2021.

- For the R-3 zone, 3 stories is allowed but developments are typically required to be below grade resulting in a height of 2.5 stories. The City will address this potential constraint within the Housing Plan.



5.1.2 – Provisions for a Variety of Housing Types

Housing Element law requires jurisdictions to identify available sites in appropriate zone districts with development standards that encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing. The following paragraphs describe how the City makes provisions for these types of housing.

5.1.2.A – Multiple Family Rental Units

Generally, single-family homes are permitted in all residential zones. Various forms of multi-family units are permitted in all residential zones except in the SF zone. In addition, high-density multi-family residential uses are encouraged in TOD Specific Plan, BAMU Overlay Zone, Bellflower Village Overlay Zone and the Bellflower Village Overlay Zone-North.

5.1.2.B – Manufactured Housing/ Mobile Homes

Manufactured homes on a permanent foundation are permitted by right as a residential use, no different from a traditional single family home, in the SF, R-1, R-2 and R-3 zoning districts, pursuant to State law. The City has a tiered zoning code, meaning that all uses permitted in the SF and R-1 zone are allowed in the R-2 zone and all the uses in the SF, R-1 and R-2 zone are permitted in the R-3 zone. Mobile home parks are subject to a conditional use permit in the R-3 zone.

5.1.2.C – Accessory Dwelling Units

In response to state mandated requirements and local needs, the City of Bellflower allows the development of both attached and detached accessory dwelling units (ADU). Traditionally intended for elderly or other members of owner-occupant families, the example of compact, infill development has become a crucial strategy for meeting the growing rental housing demands in Bellflower and southern California. Chapter 17.17, last updated in September 2020 (via Ordinance 1401), provides guidelines and standards for the development of accessory dwelling units. Ordinance 1401 was updated by the City to ensure consistency with State law with the goal of increasing opportunities for ADUs by: removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUs per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations.



Accessory Dwelling Units are permitted in all residential zones and must conform to the following standards (see Bellflower Municipal Code, Chapter 17.17):

1. The ADU must comply with all additional development standards listed in this Code which are applicable to the zone in which the subject lot is located (i.e., SF, A-E, R-1). Should there be a conflict between the zone development standards and the standards set forth in this section, then the more restrictive applies unless otherwise provided by California law.
2. Parking
 - a. One parking space is required per ADU and may be located as tandem parking on a driveway or required setback areas.
 - b. No replacement of off-street parking will be required when a garage or carport is demolished to create, or is converted into, an ADU.
 - c. No parking standards will be imposed upon an ADU that is within one-half mile walking distance of public transit; located within an architecturally and historically significant district; part of a proposed or existing primary dwelling or an accessory structure; located in an area where parking permits are required but not offered to the occupant of the ADU; or located within one block of a carshare vehicle.
3. No additional curb cuts may be installed for the ADU.
4. An ADU must share the driveway with the existing primary unit on the site, provided, however, that a second driveway to serve the accessory dwelling may be allowed from an alley, if there is an alley that serves the subject site.
5. An ADU cannot exceed one story and may not be greater than 18 feet in height, unless additional height is necessary to match the roof pitch of the primary structure.
6. Setbacks.
 - a. When an ADU is constructed within the following parameters it is exempt from minimum setback requirements within this Code: (a) within the existing living area of a primary dwelling; (b) within an existing accessory structure; or (c) within the same location and same dimensions as an existing structure. The existing structure may be converted into an ADU or may be demolished and rebuilt as an ADU.
 - b. If an ADU is not exempt from minimum setback requirements, a setback of at least four feet is required from the side and rear parcel lines. Where a parcel line is located in the center of a public right-of-way, setbacks will be calculated from the edge of the right-of-way.
7. ADUs must be compatible in exterior appearance with the primary dwelling and harmonious with neighboring properties within the vicinity of the lot or parcel on which it is proposed to be constructed.
8. The maximum allowable size for an ADU is:



- a. For an ADU attached and/or within the primary single-family dwelling, a maximum of 50 percent of the total floor area of the primary single-family dwelling or 1,200 square feet, whichever is less.
 - b. Detached ADUs cannot exceed 1,200 square feet.
 - c. An ADU cannot be smaller than the dimensions required to accommodate an efficiency unit.
9. Number of Units Per Lot.
- a. A total of one ADU is permitted per lot with an existing or proposed primary single-family dwelling.
 - b. One ADU or 25 percent of the existing multi-family dwelling units, whichever is greater, within an existing multi-family dwelling. Not more than two detached ADUs per lot with an existing multi-family dwelling if the ADUs are new construction, detached, no more than 16 feet in height, and set back from the rear and side yards by four feet.
10. Location. ADUs are permitted as follows:
- a. Except as otherwise provided, by right in any zone where residential uses are permitted. ADUs are not, however, permitted in any area of the City identified by ordinance as being significantly impacted by insufficient capacity for sewers, traffic circulation, parking, public utilities or similar infrastructure needs.
 - b. Contained within the existing or proposed space of a primary single-family dwelling or attached to a primary single-family dwelling.
 - c. Within the space of an existing accessory structure.
 - d. Detached from the primary single-family dwelling, subject to the requirements and development standards in this Code and California law.
 - e. ADUs must be located behind the rear building line of the primary dwelling, unless the ADU is within the existing space of a single-family residence or accessory structure.
 - f. If the ADU is new construction, a minimum of 11 feet must be provided between any wall of a detached ADU and any wall of the primary dwelling and a minimum building separation of six feet must be maintained (eave to eave) between the primary dwelling and a detached ADU.

Following the adoption of Ordinance 1401, adding Chapter 17.17 of the Bellflower Municipal Code, the City received 70 applications for accessory dwelling units in four months. In 2020, there were a total 84 ADUs applications reported and the number of ADUs permitted increased to 49, up from 12 units in 2019. Many of the ADU applications submitted in 2020 were received between October and December 2020 equates to roughly 13 units permitted a month. For the first three quarters of 2021 (Jan to Sept) the City has permitted 46 ADUs and has 40 additional applications under review.



The City's current Code is not a constraint to the development of accessory dwelling units and proactively incentivizes the development of units through streamlined permitting, reduced application requirements and reduced impact fees and improvements. To ensure the development of ADUs continues, the City has included Program 9 in the 2021-2029 Housing Plan and will annually review its ordinance and complete updates to ensure compliance with State law. The City is also planning to develop pre-approved ADU plans that residents can use to further streamline the approval and permitting process.

To understand the potential for ADUs as a source of affordable housing in the region, the Southern California Association of Governments conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Los Angeles County jurisdictions in the Gateway Cities Council of Governments region, that allocate 63 percent of ADU's to lower-income households, 3 percent to moderate-income households, and 35 percent to above moderate-income households. To further incentivize ADUs as a source of affordable housing the City will explore the feasibility of waiving development and permitting fees in exchange for deed-restricted housing units for lower income households.

5.1.2.D – Emergency Shelters, Transitional and Supportive Housing

Emergency shelters provide housing for homeless persons for a limited period of time, while transitional and supportive housing facilities provide support and housing for persons transitioning out of homelessness into permanent housing. In October 2016, the City Council approved Ordinance 1321, amending the Bellflower Municipal Code to permit emergency shelters by right, without a Conditional Use Permit or other discretionary action, in the General Commercial (C-G) and in the Light Industrial (M-1) zoning districts. The C-G zoning district was identified as an appropriate zone, because it is typically located along major arterial roadways with access to employment centers and in close proximity to commercial and retail stores as well as social services. There are currently 47 acres of land zoned C-G in the city. Of these sites, at least two parcels of land between 0.5 acres and 5 acres in size are underutilized and appropriate to accommodate a shelter of approximately 20 beds, if one is proposed. Emergency Shelter Standards and Regulations. Emergency shelters for homeless persons shall be subject to and comply with the following standards and regulations:

1. A single *emergency shelter* for thirty (30) occupants, or a combination of multiple shelters with a combined capacity not to exceed thirty (30) occupants, shall be allowed as a permitted use in the C-G (General Commercial) Zone and in the M-1 (Light Industrial) District; provided, that all of the requirements and development standards set forth below are satisfied. Any *emergency shelter* with a capacity greater than thirty (30) occupants shall be subject to the approval of a Conditional Use Permit, as set forth in Chapter 17.96.
2. The facility shall operate on a first-come, first-served basis with clients only permitted on-site and admitted to the facility between 6:00 p.m. and 7:00 a.m. during Pacific



Daylight Time, and 5:00 p.m. and 7:00 a.m. during Pacific Standard Time. Clients must vacate the facility by 8:00 a.m. and have no guaranteed bed for the next night. A curfew of 10:00 p.m. or earlier shall be established and strictly enforced and clients shall not be admitted after the curfew.

3. To avoid over-concentration of *emergency shelter* facilities, a minimum distance of three hundred (300) feet shall be maintained from any other *emergency shelter*, as measured from the property line.
4. Emergency shelters shall not be located within one thousand (1,000) feet of a public or private school (pre-school through twelfth grade) and public parks as measured from the property line.
5. Emergency shelters shall be located within one-quarter (1/4) mile from a designated public transportation stop.
6. Adequate waiting areas shall be provided within the premises for clients and prospective clients including ten (10) square feet per bed with a minimum of one hundred (100) square feet to ensure that public sidewalks or private walkways are not used as queuing or waiting areas.
7. Off-street parking shall be provided at a ratio of one (1) parking space for every four (4) beds, and/or one-half (1/2) of a parking space per bedroom designated as a family unit with children, and one (1) parking space per employee.
8. One loading space shall be provided on-site for the use of delivery trucks.
9. Decorative bicycle racks shall be provided at the facility. Bicycle racks shall be used for bicycle parking only. Location of bicycle racks shall be subject to the Director of Planning.
10. Exterior lighting shall be provided along pedestrian pathways and parking lot areas on the property for safety. Lights shall be shielded in order to prevent light from reflecting onto public rights-of-way and adjacent properties.
11. Separate restroom and shower facilities shall be provided for men and women with at least two (2) toilets, one (1) shower, and one (1) sink for every twenty (20) clients in accordance with the Building Code requirements.
12. Food service shall be in compliance with all applicable Los Angeles County Health Department regulations.
13. The emergency shelter facility shall provide the following services in a designated area separate from sleeping areas:
 - a. An indoor recreation area or an outdoor recreation area that is screened from public view by a minimum six (6) foot high decorative wall or fence.
 - b. A counseling center for job placement, educational, health care, legal services, or mental health services.
 - c. Laundry facilities to serve the number of clients at the shelter.
 - d. Kitchen dining area.
 - e. Client storage area.



14. A security plan shall be required for an emergency shelter facility. The security plan shall be submitted to the Los Angeles County Sheriff's office for review and approval. The emergency shelter operator shall ensure that the approved security plan is implemented at all times.
15. Shelter Maintenance Plan. A shelter management plan shall be submitted as part of the permit application and shall address all of the following:
 - a. Service providers shall maintain sufficient monetary resources to enable them to operate the facility per the shelter management plan, and shall demonstrate to the City prior to approval of the permit application that such funds shall be available for use upon first occupancy of the proposed project and shall reasonably be expected to be available for the life of the project.
 - b. A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is open. Facility staff shall be trained in operating procedures, safety plans, and assisting clients. The facility shall not employ a staff who has been convicted of a felony or who are required to register as a sex registrant under Penal Code Section 290.
 - c. Service providers shall maintain up-to-date information and referral sheets to give clients and other persons who, for any reason, cannot be served by the establishment.
 - d. Service providers shall provide criteria to screen clients for admittance eligibility, with the objective to provide first service to individuals with connections to Bellflower.
 - e. Service providers will maintain information on individuals utilizing the facility and will ensure that the maximum stay at the facility shall not exceed one hundred twenty (120) days in a three hundred sixty-five (365) day period.
 - f. Service providers shall continuously monitor waiting areas to inform prospective clients whether they can be served within a reasonable time. If they cannot be served by the provided because of time or resource constraints, then the monitor shall inform the client of alternative programs and locations where he or she may seek similar service.
 - g. Service providers will educate on-site staff to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income, including referrals to outside assistance agencies. An annual report on this activity will be provided to the City.
 - h. Service providers shall provide for the timely removal of litter attributable to clients within the vicinity of the facility every twenty-four (24) hour period.
 - i. Service providers shall maintain good communication and have procedure in place to respond to operational issues which may arise from the neighborhood, City staff, or the general public.
 - j. Service providers shall establish standards for responding to emergencies and incidents expelling clients from the facility. Re-admittance policies for clients who have previously been expelled from the facility shall also be established.



- k. Alcohol and illegal drug use is prohibited on-site. Service providers shall expel clients from the facility if found to be using alcohol or illegal drugs.
- l. The facility shall implement other conditions and/or measures as determined by the City, in consultation with other city/county agencies necessary to ensure that management and/or clients of the establishment maintain the quiet, safety, and cleanliness of the premises and the vicinity of the use.
- m. Other requirements as deemed necessary by the City to ensure the facility does not create an adverse impact to surrounding properties.
- n. “No Loitering” signs shall be installed in areas that are clearly visible.

An application for an emergency shelter shall be reviewed by the Planning Director for compliance with the standards listed above. If the Planning Director determines that the application and evidence submitted show that the transitional and supportive housing, including single resident occupancy facilities, will comply with the requirements of this section, the application shall be approved; otherwise the application will be denied.

The City also permits transitional and supportive housing in all residential zones, subject to those regulations that apply to other residential dwelling units of the same type in the same zone. Section 17.44.330 further details, the operational conditions and requirements for these specific housing types.

During the 2014-2021 planning period, in partnership with Los Angeles County, the City opened the New Hope Temporary Shelter. The Shelter, operational since December 2019, provides 50 beds for residents who have ties to the City (i.e., a previous address or attendance at the local high school.) The shelter is currently operated by Mercy House, who also serves as a supportive services coordinator assisting residents with transportation, counseling, and other applicable services and programs. The City also allocates approximately \$25,000 of CDBG funds annually to Kingdom Causes Bellflower to offer employment opportunities through its Good Soils Industries program to residents at the Shelter. The Program assists in hiring residents that are unemployed by providing on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless. In addition to the New Hope Temporary Shelter, the City of Bellflower is also home to Little House, a transitional housing facility, that offers temporary housing and support services to alcohol- and drug-addicted women and their children.

As of January 2021, there are currently 47 acres of land zoned C-G in the City. Of these sites, approximately 3 parcels of land between 0.5 acres and 5 acres in size are underutilized and appropriate to accommodate a shelter of approximately 20 beds, if one is proposed. To ensure that emergency housing is not constrained the City will comply with State law with regard to parking and distancing requirements the City has included Program 13 in the 2021-2029 Housing Plan and will annually review their emergency shelter ordinance for consistency and update as needed.



5.1.2.E – Single Room Occupancy (SRO) Housing

Generally, single-room occupancy (SRO) units provide affordable private housing for lower-income individuals, seniors, and persons with disabilities in dwelling units of approximately 200 to 350 square feet. Often SRO units provide an entry into the housing market for formerly homeless individuals. In many urban areas, SROs have been lost due to deterioration, demolition and hotel conversions.

SROs typically need on-site management, a Management Plan to address operations, safety and maintenance, a small kitchenette and bathroom, community laundry facilities, closet space, and parking. Many SROs are located in downtown areas with access to local amenities, including restaurants, markets in transit. The Bellflower Municipal Code permits SRO units as a residential use, subject to those regulations that apply to other residential dwelling units of the same type in the same zone.

5.1.2.F – Housing for Persons with Disabilities

The Lanterman Developmental Disabilities Act (Lanterman Act) establishes the rights and responsibilities of persons with developmental disabilities. The Lanterman Act requires the use of property for the care of six or fewer disabled persons to be classified as a residential use under municipal zoning codes. A state-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes. The City is compliant with this requirement.

The Bellflower Municipal Code identifies “community care” facilities for seven or more persons as a conditional use that is allowed in the R-3 and C-G zones. There are approximately 278 acres of R-3 land and 403 acres of C-G land in the City. Like all other forms of development, there is limited to no vacant land, and uses are likely to occur through the redevelopment of parcels or through the adaptive reuse of an existing building. Community care facilities are defined by the Bellflower Municipal Code as a facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children and adults, including but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children and includes the following: residential care facility, adult day care facility, therapeutic day services facility, foster family agency, foster family home, small family day care home, social rehabilitation facility, community treatment facility, and full-service adoption agency. Conditions of the use permit include the following:

- a. One half (.5) of a parking space per bed shall be provided for facilities with residential care. Facilities with nonresidential care shall provide one (1) parking space per every five (5) clients plus one (1) parking space per every two (2) employees.



- b. Such uses, which provide residential care, shall not be located within five hundred (500) feet of any public or private school, park or playground, and any on-sale or off-sale alcohol establishments.
- c. Such uses, which provide residential care, shall not be located within one thousand (1,000) feet of any other residential care facility for seven (7) or more persons, including for the elderly.

To ensure that residential care facilities for seven or more people are not constrained, the City will comply with State law with regard to distancing requirements and will explore amending provisions in the Bellflower Municipal Code and Specific Plans to allow State-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Bellflower Municipal Code to make it easier to locate a State-licensed residential care facility for seven or more persons in the City. Residential care facilities would still be subject to state licensing requirements.

The conditions applied to a potential community care facility are objective, based on quantifiable factors, and approval is granted if the conditions are met. There are currently more than 32 community care facilities in the City with capacity for more than 300 residents. Based on the City's history of providing community care facilities, it does not appear that there are constraints to the development of community care facilities in Bellflower.

To further encourage the development of housing for persons with disabilities, the City has amended the Bellflower Municipal Code to include a definition of "family" in compliance with State law. The City's definition of family is "an individual, or two or more persons, whether or not related by blood, marriage, or adoption, but living together as a single bona fide housekeeping unit. Family does not include larger institutional group living situations such as dormitories, fraternities, sororities, monasteries, con-vents, or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodging houses, and the like." The revised definition does not restrict the definition of family to persons related by blood or marriage and expands it to include individuals living as a single household in a dwelling unit. Additionally, Section 17.42.010 establishes reasonable accommodation procedures to address existing constraints to the provision of accommodations for persons with disabilities. Requests for reasonable accommodation, are made utilizing a form approved by the Planning Department. An application under this chapter for a reasonable accommodation shall be granted if all of the following findings are made:

1. The housing, which is the subject of the request, will be used by an individual-disabled as defined under the Acts.
2. The requested reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the City.



4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning.
5. The requested reasonable accommodation would not adversely impact surrounding properties or uses.
6. There are no reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.

HCD Staff have stated that findings 5 and 6 are considered to be a constraint and should be removed from the Municipal Code. The City will update the reasonable accommodation procedures, within one year of Housing Element adoption to ensure all constraints are removed.

5.1.2.G - Housing for Agricultural Employees

As identified in the Housing Needs assessment there is no area within the City that is designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance and only 62 persons (0.2 percent) in Bellflower were employed in agriculture, mining, forestry, or fishing industries (or related industries) according to the 2019 Census. As there are no active agricultural areas in the City, there is no apparent or explicit need for either long term or seasonal farmworker housing. Due to Bellflower's urban setting and nominal farm worker population, the special housing needs of this group can generally be addressed through overall programs for housing affordability. The City will comply with California Health and Safety Code sections 17021.5, 17021.6 and 17021.8.

5.1.3.H – Housing Types Permitted by Zoning District

Tables 5-3 and 5-4 summarize housing types permitted by zoning district in the City of Bellflower. In the following section, **Table 5-8** provides the typical processing times for each type of use by permit type. Residential uses, including single-family and multi-family developments, permitted by right are processed within two weeks and residential uses that require a conditional use permit are processed between three to four months. Single-family and multi-family developments are subject to a development review process. Prior to approving an application for development review, the following findings must be made:

- That the proposal is consistent with the Bellflower General Plan, zoning, and the Bellflower Municipal Code;
- That the design of the proposal is appropriate to the City, the neighborhood, and the lot on which it is proposed; and
- That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in the Municipal Code (Section 17.80.010), which outlines the City's goals for architectural character and preservation of existing, established



neighborhoods.

Table 5-3: Housing Types Permitted by Zoning District

Use	A-E	S-F	R-1	R-2	R-3	TC-1	TC-2	CG
Single-family	P	P	P	P	P	-	-	-
Multiple family	-	-	P	P	P	P	P	-
Community care facility (6 or less)	P	P	P	P	P	-	-	-
Community care facility (7 or more)	-	-	-	-	CUP	-	-	CUP
Emergency shelter	-	-	-	-	-	-	-	P
Manufactured Home	-	P	P	-	-	-	-	-
Mobile Home	-	-	-	-	CUP	-	-	-
Transitional housing	P	P	P	P	P	P	P	-
Supportive housing	P	P	P	P	P	P	P	-
Accessory Dwelling Units	P	P	P	P	P	-	-	-

Source: City of Bellflower, 2021.

Table 5-4: Housing Types Permitted in Overlay Areas

Use	RPD	P-D	BVOZ	BVOZ-N	BAMU	MUTOZ	MUCOZ
Single-family	Uses Permitted and/or Conditionally Permitted in the Underlying Zone		-	-	P	-	P
Multiple family			P*	P*	P	P	P
Community care facility (<6)			-	-	P	P	P
Community care facility (7+)			-	-	-	-	-
Emergency shelter			-	-	-	-	-
Single-room occupancy units							
Live/work			P	P	P	P	P
Manufactured homes			-	-	P	P	P
Mobile homes			-	-	-	-	-
Transitional housing			P	P	P	P	P
Supportive housing			P	P	P	P	P

Source: City of Bellflower, 2021.

Uses are permitted (P), permitted by Conditional Use Permit (CUP), Minor Conditional Use Permit (MCUP), or not permitted (-)

*Within the BVOZ and BVOZ-N residential uses are not allowed on the ground floor.



5.1.3 – Development Impact and Planning Entitlement Fees

The City collects various development impact fees and planning entitlement fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Fees are usually collected upon filing of an application for development projects that require discretionary approval or at the time building permits are issued. The City complies with GC 65940.1(a)(1)(B) and has their fee schedule posted on their website. Information on fees, fee studies, and fee reports are updated any time a new fee schedule is adopted, typically every two years. The City will provide this information to the County to ensure compliance with GC 65940.1(a)(1)(A) within one year of Housing Element adoption.

5.1.3.A – Planning Entitlement Fees

Table 5-5 provides a listing of planning entitlement fees the City of Bellflower charges for residential development. These fees are typically collected at the time a development entitlement application is filed with the City. In addition, there may be other fees assessed depending upon the circumstances of the development. For example, the builder may need to pay an inspection fee for sidewalks, curbs, and gutters if installation is required or the builder may need a variance, conditional use permit, or site plan review for special entitlement issues. The planning entitlement fees listed in **Table 5-5** show those which are typically charged for a standard residential development.

Table 5-5: Fees Charged for Residential Development

Administrative Review	Fees
Plot Plan Review, Major	\$310.00
Plot Plan Review, Minor	\$66.00
Minor Modification	\$389.00
DRC Review	Fees
Design Review Committee Fee	\$568.00
Development Review, exempt from CEQA Major	\$1,960.00
Development Review not exempt from CEQA Major	\$3,949.00
Development Review, Minor	\$873.00
Time Extension	\$905.00 + A/C of City Attorney Services*
City Council/Planning Commission Review	Fees
Appeal to City Council from Planning Commission (per BMC 17.112.020)	\$1,730.00 + A/C of Pub & City Attorney Services*
Appeal to City Council from Planning Commission for single-family residential uses - no new units are created (per BMC 17.112.020)	\$862.00 + A/C of Pub & City Attorney Services*



Appeal to Planning Commission (per BMC 17.112.020)	\$1,730.00 + A/C of Pub & City Attorney Services*
Appeal to Planning Commission for single-family residential uses - no new units are created (per BMC 17.112.020)	\$862.00 + A/C of Pub & City Attorney Services*
Appeal to City Manager (or Designee) of Public Nuisance Determination	\$932.00 No fee due for the appeal per BMC 8.36.100
Conditional Use Permit, new or modification to	\$3,680.00 + A/C of Pub & City Attorney Services*
Minor Conditional Use Permit (MCUP)	\$315.00
Administrative Conditional Use Permit (ACUP)	\$468.00
General Plan Amendment	\$1,906.00 + A/C of Pub & City Attorney Services*
General Plan & Zoning Ordinance Update	12% of every Building Permit
Planned Development	\$4,340.00* + A/C of Pub, Post & City Attorney Services
Specific Plan	Fees will be assessed on an A/C basis. An Initial deposit of \$4,867 paid in accordance with Resolution No. 17-16
Noncompliance Waiver	\$1,134.00 + A/C of City Attorney Services*
Variance	\$2,904.00 + A/C of Pub & City Attorney Services*
Variance- Owner-Occupied Single-Family Dwelling	\$1,445.00 + A/C of Pub & City Attorney Services*
Nonconforming Allowance	\$1,336.00 + A/C of City Attorney Services*
Multiple Applications Filed Concurrently for the Same Property	100% of the Highest Single Application Fee + 50% of the Remaining Application Fees
Sign Permit, Application to Planning Commission for CG Zone, per BMC 17.44.040-300, 17.68.030, 17.68.040	\$1,185.00 + A/C of City Attorney Services*
Zoning Ordinance Text Amendment	\$2,788.00 + A/C of Pub & City Attorney Services*
Zone Change	\$2,586.00 + A/C of Pub, Post & City Attorney Services*
Time Extension	\$905.00 + A/C of City Attorney Services*
Environmental Review	Fees
Environmental Forms (i.e., NOD, NOC, etc.)	\$170.00 + Pass thru fees
CEQA, Addendum to	\$861.00* + A/C of Special Studies, + A/C of Pub & Contract Services
CEQA, Categorical Exemption	\$135.00
CEQA, Environmental Impact Report (EIR)	Fees will be assessed on an A/C basis. An initial deposit of \$5,408 paid in accordance with Resolution No. 17-16
CEQA,	\$2,680.00 + A/C of Special Study + A/C



Mitigated Negative Declaration	of Pub + A/C of consultant. Fee includes \$2,148 deposit for contract services
CEQA, Negative Declaration	\$2,527.00 + A/C of Pub + A/C of consultant. Fee includes \$2,148 deposit for contract services
Subdivision Review	Fees
Subdivision Final Parcel Map	\$2,440.00 + A/C of City Attorney Services*
Subdivision Final Tract Map	\$3,004.00 + A/C of City Attorney Services*
Subdivision Review of Requests of Subdivision Map Processing Time Extensions	\$1,157.00 + A/C of Pub & City Attorney Services*
Subdivision Vested Map	\$3,245.00 Deposit
Subdivision Reviews, Second & Subsequent Recheck	\$1,043.00
Certificates of Compliance	\$395.00
Easements	\$395.00
Lot Line Adjustments	\$395.00
Offers of Dedication	\$529.00
Subdivision Tentative Map	\$3,809.00 + A/C of Pub & City Attorney Services*
Miscellaneous	Fees
Relocation of Building	\$1,053.00
(Re)assignment of House Numbers (each)	\$160.00
Covenants on Properties, Preparation or Review by City Attorney	\$964.00 + A/C of City Attorney Services*
Letter of Property Status	\$287.00
Temporary Use Permit I – Not Routed	\$86.00 + A/C of LASD Services**
Temporary Use Permit II- Minor TUP	\$233.00 + A/C of LASD Services**
Temporary Use Permit III- Major TUP	\$572.00 + A/C of LASD Services**
Vacant and Abandoned Property Registration & Re-Registration (per BMC 8.40.040)	\$129.00 (annual)
Determination of Similarity (Commercial and Multi-Family Developers)	\$567.00
Director's Determination	\$567.00
Density Bonus	\$468.00
Reasonable Accommodation	\$416.00
Site Design Review	\$2,047.00

Source: City of Bellflower, Fees effective July 1, 2020.

5.1.3.B – Development Impact Fees

Like cities throughout California, the City of Bellflower collects development impact fees (DIFs) to recover the capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact fees, park-in-lieu fees, sewer and water connections fees, public facilities fees, public art fees relating to building permits, and a variety of handling and service charges. Housing developments that require discretionary



approval by the City will require an environmental document required by either the California Environmental Quality Act (CEQA) or the National Environmental Policy Act (NEPA) or both, which is an additional cost for developers. In addition, traffic studies, soils reports, and filing fees for tentative and final maps may also be required. **Table 5-6** presents the development impact fees that are applied to a development in the City.

Table 5-6: Development Impact Fees

Fee Type	Single-Family	Multi-Family
Bellflower Unified School District ¹	\$4.08/sf	\$4.08/sf
Public Facilities Fee	\$1,416/unit	\$1,185/unit
Parkland Dedication In-Lieu Fee	\$21,839/unit	\$18,288/unit
Parking Impact Fee ²	not to exceed \$15,000	not to exceed \$15,000
Public Art Fee	1% of project value	1% of project value
Sewer Reconstruction Fee	\$0.63 per gal per day	\$0.63 per gal per day

Notes:

1. \$0.66 per square foot of commercial/industrial construction and senior housing construction.
2. The parking impact fee applies to non-residential projects that cannot meet the parking requirements onsite and is not applicable to residential developments.

As shown in **Table 5-6**, Bellflower's development impact fees are on the higher end, for the region. This is largely due to the high parkland dedication fees charged by the City. Assuming it costs at minimum \$350,000 per unit to develop an affordable housing unit, the development impact fees represent roughly 8 percent of the total construction cost. For residential developments that include affordable housing, the City does offer fee deferrals, allowing the development impact fees to be paid back over a longer period of time, once funding has been obtained. This is actually more valuable to a developer, than a waiver, as fee deferrals are counted as leveraged funding and can increase a project's tie-breaker score for low income housing tax credits. In 2022, the City established a sub-committee to study existing fees and will adjust fees as needed to ensure basic services and infrastructure can be supported.

To assess whether development impact fees are a constraint to the development of housing, the City of Bellflower development impact fees are compared to jurisdictions in the surrounding area. This assumes a single-family home on 7,500 square foot lot and a multi-family development of 10 units on 0.5 acres. **Table 5-7** presents an estimate of fees charges by similar jurisdictions located in the general vicinity of the Bellflower.

Table 5-7: Comparison of DIFs in Surrounding Cities

Fee Type	Single Family	Multi-family
Cypress	\$61,729	\$31,691
La Palma	\$4,900	\$1,510
Cerritos	\$0	\$0
Bellflower	\$40,509	\$22,601
Artesia ¹	\$28,346	\$20,613



Downey	\$18,803	\$6,945
Local Average	\$25,715	\$10,845

Notes:

1. City of Cerritos does not charge DIF, only school fees are applied to development projects. No school fees were included in this table, only fees charged by the City.

Table 5-8 itemizes the estimated fees charged for a typical 1,250 square foot single-family residence and a typical multifamily project with 50 units averaging 720 square feet per unit, in Bellflower. These fees are based upon the cost to the City to provide the identified services, are consistent with those fees charged by neighboring jurisdictions in the Gateway cities region, and do not impose an impediment to the supply or affordability of housing.

Table 5-8: Total Estimate Fees for Typical Residential Development

Fee Type	Single Family ¹	Multi-family ²
Design Review ³	\$2,528	\$90
Building Permits	\$1,148	\$634
Bellflower Unified School District ⁴	\$5,100	\$3,060
Public Facilities Fee	\$1,416	\$1,185
Parkland Dedication In-Lieu Fee	\$21,839	\$18,288
Public Art Fee	\$1,530	\$843
Sewer Reconstruction Fee	N/A	\$18,900
Total	\$29,950	\$25,124

Notes:

1. Fees are per unit based on a proposed 1,250 square foot residence, 2-car garage, 8,000 square foot lot, no decks or patios, and located in the R-1 zone.
 2. Fees are per unit based on a proposed 2 acre, 50 unit complex, with an average 750 square feet in the R-3 zone.
 3. Fee based on a total of 1 SF unit and 50 MF units.
 4. Does not include school fees.
- Source: Bellflower City Fee Schedule

5.1.4 – Building Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Bellflower has adopted the International Building Code (IBC) which establishes minimum construction standards. As required of all jurisdictions in California, Bellflower, has adopted the 2019 California Green Building Code in 2020 that establishes construction standards necessary to protect public health, safety, and welfare. The provision of the California Building Code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

The following are local amendments to the Building Code adopted by the City of Bellflower to protect public health and safety from hazards indigenous to the City:



- The provision of the Electrical Code of the City of Bellflower applies to the installation of electrical systems including replacement, equipment, appliances, fixtures, fittings and appurtenances.
- The provisions of the Mechanical Code of the City of Bellflower apply to the installation, alteration, repair and replacement of plumbing systems, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.
- The provisions of the Fire Code of the City of Bellflower applies to matters affecting or relating to structures, processes and premises from, (a) the hazard of fire and explosions arising from storage, handling or use of structures, materials or devices, (b) conditions hazardous to life, property or public welfare in the occupancy of structures or premises, and (c) the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.
- The provision of the Energy Code of the City of Bellflower applies to all matters governing the design, alteration and construction of building for energy efficiency.

The Code Enforcement Division is responsible for enforcing City ordinances affecting property maintenance, building conditions, and other housing and neighborhood issues (Program 1 of the Housing Plan). The Code Enforcement Division proactively targets areas of concentrated rehabilitation needs within the City and responds to complaints and proactively enforce the zoning ordinance; housing, fire and building codes; and standards for landscaping to maintain safe and decent housing. The primary goal of regulation is to provide reasonable controls for maintenance, rehabilitation, preservation, and conservation of existing commercial and residential properties.

5.1.5 – Local Permit Processing Procedures

Builders and developers frequently cite the cost of holding land during the evaluation and review process as a significant factor to the cost of housing. Holding costs associated with delays in processing have been estimated to add between 1.1 percent and 1.8 percent to the cost of a dwelling unit for each month of delay. The time required to process a permit varies from one project to another depending on complexity of the proposal and number of actions or approvals needed to complete the process. Table 5-8 identifies the typical processing time for the entitlement process. The City has the zoning ordinances, development standards, and planning applications and procedures posted on the main Planning Department website for easy resident access - https://www.bellflower.org/departments/planning/planning_division/planning_handouts_applications.php#outer-243.

It is understood that some projects do not necessarily need to complete every step listed in **Table 5-8**, and that some review and approval procedures may run concurrently. In addition, some projects are held up for reasons outside of the entitlement process – a change in plans, the need to make substantive revisions to the design, and so forth. The



City does allow applicants to dual track entitlements and permitting to reduce development times, but a majority of developers opt to obtain entitlements first as there is risk in running a dual track approach. There is no required wait time between when a project receives entitlements and when the applicant can apply for permits.

The timeframes cited in **Table 5-8** include the time to determine the completeness of a submitted application; review of the application by City staff; providing comment to the applicant, a reasonable time for applicants to provide the requested information or revision; preparing the staff report, including findings for permit approval for applications being approved by City staff; preparation of conditions of approval (where applicable); and setting dates, posting notices and placing advertisements, and holding hearings for permits approved by the Planning Commission or City Council.

Approval for single-family homes, multi-family development projects with less than five dwelling units, and other minor tenant improvements can usually be processed within two weeks after submittal to the City. Multi-family development projects with five or more dwelling units are subject to review and approval by the Planning and Building Services Department and can be processed and approved within a month after submittal. Thirty days to complete Development/Design Review is very typical for a jurisdiction this size and is comparable to surrounding cities in the area. The City of Bellflower Development/Design Review process is as follows:

- A. Application. The applicant must submit an application, accompanied by plans, supporting information, and an application fee as established by City Council resolution to the Planning Director, or designee. The required content of the application, supporting information, and the plans is determined by the Planning Director.
- B. Review of Completeness. Within 30 days after an application is filed, the Planning Director, or designee, must determine if the application is complete.
- C. Decision. The Planning Director must either approve, approve with conditions, or deny the application in accordance with the provisions of this Chapter and any other applicable law within 10 days from the date the application is deemed complete. The Planning Director may refer any application to the Planning Commission for comment or final action. When a development review application requires other approvals by the City, such as a variance, conditional use permit, subdivision or zone change, the development review will occur concurrently with the Planning Commission's review of the other requests, to expedite the development process.
- D. Notice of Decision. Written notice of decision must be provided within 10 days after the decision is rendered.
- E. A decision is not effective until the permittee acknowledges acceptance of any conditions and any appeal period has lapsed, or a waiver of right to appeal is filed, or if there is an appeal, until a final decision has been made on the appeal. By use



of entitlements granted by a development application, the applicant acknowledges agreement with conditions of approval.

Before approving an application for development review, the following findings must be made by the approving body:

- A. That the proposal is consistent with the Bellflower General Plan and this Code.
- B. That the design of the proposal is appropriate to the City, the neighborhood, and the lot on which it is proposed.
- C. That the design of the proposal is compatible with its environment with respect to use, forms, materials, colors, setbacks, location, height, design, or similar qualities as specified in Section 17.80.010.

The City understands the importance of having in place objective development standards that provide certainty for developers. As part of the Housing Plan Program 13, the City will review the findings and remove those that are deemed to be subjective (i.e., compatible with its environment). The City is also committed to establishing objective development standards in compliance with SB 35 as outlined in Program 14.

The minimum processing time, as well as the public hearing, can pose a constraint to the development of multi-family projects as a delay in the review process increases holding costs of the land, which is often then reflected in the housing cost. Currently, the City does not have a formal procedure for expediting projects with affordability conditions, however, to help streamline the application process for housing developments, the City has a Preliminary Application which allows developers to meet with City Staff early on in the development process to discuss conceptual plans. Having the option to meet with Staff prior to submitting a full plan set, can reduce the number of rounds of review later in the process, saving time and reducing design expenditures. Typically, each resubmittal adds a minimum of 45-60 days to the entitlement process, which includes time for the design team to respond to comments from City Staff and then 30 days for the City to circulate and review. The Preliminary Application process is a critical tool for City Staff and developers to ensure applications can be deemed complete and address any potential issues before the plans are formally submitted.

After a project is approved by the Planning Commission or City Council, it becomes the applicant's responsibility to initiate the steps to secure building permits and approvals and begin construction in accordance with the approved plans. These steps include obtaining additional City clearances and paying fees as outlined in a project's conditions of approval. Other necessary actions for the applicant include:

- Completing construction drawings after project approval (city does not control this timeline)
- Recording with the County Clerk subdivision (final) maps (applies to ownership projects)
- Retaining contractors



- Obtaining utility approvals (not owned by the city), required easements and rights of entry

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant, and is often tied to financing. The City does allow applicants to dual track entitlements and permitting to reduce development times, but a majority of developers opt to obtain entitlements first, as there is risk in running a dual track approach. There is no required wait time between when a project receives entitlements and when the applicant can apply for permits.

Once a project begins the construction plan review process, the following general timelines can be achieved with responsive applicants:

- Land Use Entitlement timelines and procedures generally take 3-6 months, but if they are considered major projects (projects requiring CEQA compliance), the process could take 6 – 12 months.
- Building permit approval timelines generally take 1-3 months (actual timeline depends on how fast an applicant can resubmit plans with corrections, etc.)

The City's development procedures and applications are posted on the City website and are reviewed and updated annually. The typical length of time between when a project is entitled to when it begins construction with permits is 6 to 12 months. To encourage landowners to not sit on potential development projects, the City's entitlements are good for one year and then require an extension. The length of time to obtain approvals is typical and is not a constraint to development in the City.

In 2015, the City of Bellflower also adopted a voluntary Self-Certification Plan Check Program, that allows registered design professionals the option of bypassing the City's normal plan check procedure, and obtain building permits the same day as application. In order to participate in the program, applicants must be registered, and be in good standing as a Licensed Design Professional with the State of California.

To further ensure permit processing times are not a constraint to the development of housing, as outlined in Action 14 of the Housing Plan, the City shall comply with the requirements of SB35 to decrease the development processing time and establish subjective criteria for project approval. The City will work closely with affordable housing developers to understand prospective funding sources that may be time sensitive, and to better understand how the processing time will affect the developer's ability to produce units for very low- and low-income units. The processing times for the City of Bellflower are typical, and do not constraint the development of housing. The City's development procedures and applications are posted on the City website and are reviewed and updated annually.



Table 5-9: Timeline for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review; Accessory Dwelling Units	1-10 working days	City Staff
Conditional Use Permit	3-4 months	City Planning Commission (requires public hearing)
Variance	2-3 months	City Planning Commission (requires hearing)
Zone Change	5-6 months	City Council (requires hearings at Planning Commission and City Council)
General Plan Amendment	5-6 months	City Council (requires hearings at Planning Commission and City Council)
Development Review/Design Review	1 month	City Staff
Tentative Subdivision Map/PUD	3-5 months	City Council (requires hearings at Planning Commission and City Council)
Final Subdivision Map	1 month	City Council (requires hearing)
Parcel Maps	3-5 months	City Council (requires hearings at Planning Commission and City Council)
Negative Declaration	1 month (concurrent with project)	Planning Commission (requires public hearing)
Environmental Impact Report	6-9 months (concurrent with project)	Planning Commission (requires public hearing)

Source: City of Bellflower, 2021.

5.1.6 – On and Off-Site Improvement Requirements

On and off-site improvement requirements for residential development in the City are imposed on a case-by-case basis, typically as conditions of approval (COA). The City of Bellflower maintains master plans for needed facilities, and because like many communities it has determined that its public works systems must not be overburdened by new development, the City has established development impact fees to ensure the ongoing adequacy of facilities to serve new development. Consequently, few, if any off-



site improvements are required for new development. In general, full street width dedication is required and construction of sidewalks where widening is needed, however as a fully-developed city, curb, gutter, and sidewalk upgrades are only required if those items are determined to be substandard by the City Public Works Department, which is rare. Off-site improvements are not considered to be a constraint in Bellflower and are less burdensome than in less developed jurisdictions with more vacant land, where existing infrastructure and improvements is limited or do not exist at all.

Typical on-site development standards required for residential development include trash enclosures (for multi-family development) completely enclosed within a six-foot high wall with solid metal gates; minimum parking standards as outlined in **Table 5-2**; landscaping requirements (a minimum of one tree within a 48-inch box for every dwelling unit); handicapped access pursuant to ADA requirements, and replacement of any onsite trees removed as part of site development.

The on- and off-site improvements required by the City are necessary to adequately provide the infrastructure and public facilities that support housing development. On and off-site improvements have not been determined to be a constraint to the development of affordable housing.

5.2 – Non-Governmental Constraints

5.2.1 – Construction Costs

While the uncertainty of the 2020 election cycle is finally settled, and there are several vaccines approved to combat the continuing COVID-19 pandemic, there is still plenty of uncertainty that makes it very difficult to forecast the future. The pandemic and its aftermath are expected to continue to plague the economy through at least the first half of the year. The vaccine will take time to produce and distribute. In the meantime, construction backlogs and the construction material supply chain have been impacted.

For the first time since July 2018, all categories under the materials and equipment sub-index saw price increases, with copper continuing its rise for the seventh consecutive month. Carbon steel skyrocketed, with the price index leaping from 50 in December 2020 to 70 in January 2021. Heat exchangers and pumps and compressors went from flat to rising pricing for the period as supplies tightened and input costs increased.

The cost of labor is based on a number of factors, including housing demand, the number of contractors in an area and the unionization of workers, but it is generally two to three



times the cost of materials. Prevailing wages can also increase the cost of a development by nearly 30 percent which could be seen as an additional constraint to overall project development. In the State of California, all public works projects must pay prevailing wages to all workers employed on the project. A public works project is any residential or commercial project that is funded through public funds, including federally funded or assisted residential projects controlled or carried out by an awarding body. The prevailing wage rate is the basic hourly rate paid on public works projects to a majority of workers engaged in a particular craft, classification, or type of work within the locality and in the nearest labor market area.

Twice a year, prevailing wage rates are determined by the director of the California Department of Industrial Relations. A prevailing wage ensures that the ability to get a public works contract is not based on paying lower wage rates than a competitor and requires that all bidders use the same wage rates when bidding on a public works project. The California Department of Industrial Relations provides link to the current prevailing wages for a journeyman craft or classification for each county in California. Prevailing wages may constrain construction of affordable housing because they are often higher than normal wages.

Together, the cost of building materials and construction labor are the most significant cost components of developing residential units. In the current southern California market, construction costs are estimated to account for upwards of 50 percent of the sales price of a new home. Typical construction costs for high-density apartment (20 units per acre) developments run around \$350,000 to \$500,000 per unit plus an additional \$50,000 per unit if structured parking is required. Typical construction valuation for a single family is estimated to be \$122.46 per square foot or \$153,075 for a 1,250 square foot homes. Hard construction costs for development of medium-density (15 units per acre) condominiums over podium parking run approximately \$300,000 per unit, including \$35,000 per unit for the parking structure. The cost of construction has increased substantially over the last eight years and will likely continue to increase due to increased demand and decreased supply due to manufacturing limits during the COVID-19 pandemic.

The data indicates that construction costs in the Bellflower vicinity can constitute approximately 40 percent of the cost of a single-family detached housing unit. These figures are even more noteworthy considering that the cost of raw land constitutes only four to 14 percent of the cost of a housing unit. Typically, in the private sector market, the development of residential units is a business and investment venture. Therefore, developers seek the greatest return for their investment. As with most businesses, a constraining factor in the area of profitability continues to be the marketplace where developers sell their products. To a great extent, the marketplace sets the upper end of the profit margin with overhead costs for construction constituting the lower parameter of profit.

The construction cost of housing affects the affordability of new housing and can be a constraint to the creation of affordable housing in the City and greater Los Angeles County region. Particularly with the tightening of mortgage lending standards,



homebuilders have slowed construction of new homes, which could potentially affect the provision of affordable housing. A reduction in construction costs can be brought about in several ways. One such method involves a reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety and adequate performance), which may result in lower sales prices. State Housing Law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable State building codes.

In addition, prefabricated, factory-built housing may provide lower priced products by reducing labor and materials costs. As the number of units built in scale increases, savings in construction costs over the entire development can be realized, particularly when combined with density bonus provisions. The City may implement a variety of programs to write down land costs or provide other developer incentives such as flexibility in development standards to increase affordability, subject to the developer providing a percentage of units with affordability restrictions.

5.2.2 – Land Availability and Cost

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for such development has served to keep the cost of land high and rising in southern California. In addition, there are other two factors that can largely influence land holding costs, including: the interest rate on acquisition and development loans, and government processing times for plans and permits. The time it takes to hold land for development increase the overall cost of the project. This cost increase is primarily due to the accrual of interest on the loan, the preparation of the site for construction and processing applications for entitlements and permits.

Within the City of Bellflower there is limited vacant land, and even less residentially zoned vacant land. Based on the HELPR tool, made available by the Southern California Association of Governments, there are just 17 vacant parcels in the entire City, of which only four are between 0.5 and 5 acres in size. The limited availability of vacant land can be a constraint to the development of new housing within the City. However, like many cities in Los Angeles County, there is potential for the development of additional residential units on underdeveloped properties. Based on online listings for vacant land in September 2021, **Table 5-10**, shows that prices for developed lots range from \$53 to \$248 per square foot. At the time this research was completed there was 1 listing for land (surface parking lot, not vacant) on Zillow and 12 listings for non-residential buildings on LoopNet. **Table 5-10**, shows within the City the most prominent listing type is older retail buildings on small lots, which could suggest that there is an oversupply of square footage in this sector, creating opportunities for redevelopment and higher intensity uses.



Table 5-10: Land and Lots For Sale, September 2021

Address	Existing Use/Zoning	Price*	SF	Per SF Cost
10145 Artesia Place	Surface Parking/CG	\$1,700,000	31,363	\$54
9875-9891 Alondra Blvd	Retail Building/CG	\$4,290,000	30,927	\$138
10145 Alondra Blvd	Retail Building/CG	\$2,490,000	27,442	\$91
9236 Artesia Blvd	Motel/Commercial	\$950,854*	17,859	\$53
9633 Laurel St	3-unit Multifamily/R-3	\$1,625,000	6,534	\$248
17046 Bellflower Blvd	Retail Building/TC2	\$2,200,000	9,147	\$240
17612-17622 Clark Ave	Flex Building/CG	\$2,173,500	30,056	\$72
9100 Artesia Blvd	Retail Building/BFM1	\$1,300,000	22,651	\$57

Source: Zillow.com and Loopnet.com accessed September 29, 2021

Chapter 6, Housing Opportunities, includes an analysis and discussion of underutilized residentially zoned parcels in the City that could potentially accommodate new housing. With the recent adoption of the TOD Specific Plan, the City has also identified opportunities in which commercial properties can be “recycled” for residential purposes and has specifically identified an additional “residential development opportunity area” which will support the development of housing in a mixed use configuration, primarily the Bellflower/Mixed Use Overlay area.

5.2.3 – Availability of Funding and Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions.

As of January 2021, the current mortgage interest rate for new home purchases is approximately 3 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost-of-living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Housing prices in Bellflower are unaffordable for persons of lower incomes, even with the lower interest rates. Housing prices are only affordable for persons with moderate or higher incomes.



The constraint on homeownership in Bellflower is not the availability of financing, but the cost of housing and the availability of land. A critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. While the City does not have a homebuyer assistance program, the City does direct eligible residents to programs offered by the County, (Program 12 of the Housing Plan) including the Home Ownership Program (HOP), Mortgage Credit Certificate (MCC) Program, First Home Mortgage Program, and the American Dream Down Payment Initiative (ADDI).

The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control. Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Los Angeles County subject to normal underwriting standards. At present, one of, if not the largest constraint to the development of multifamily affordable housing is the availability of public subsidy from local, state and federal sources to finance deed-restricted units, especially given the loss of redevelopment funding in 2011. For the SCAG region, the 2021-2029 RHNA is roughly 1.34 million housing units, of which approximately 40 percent are allocated for lower-income households (estimated 536,000 units). Assuming that the cost to construct one affordable housing unit ranges from \$350,000 to \$750,000, including hard and soft costs, there is a need for \$23B to \$50B annually in public subsidy if the SCAG region is to achieve its RHNA goals. For the City of Bellflower, the very low- and low-income RHNA is roughly 1,500 units which equates to \$65M to \$140M annually to implement and achieve their assigned allocation. The City or a developer partner would need to compete and win funding for at least two to three deed-restricted projects annually in order to truly, realistically meet their RHNA. Given that current funding programs available from the State and federal governments (for example, 4% and 9% Low Income Housing Tax Credits, Affordable Housing Sustainable Communities, No Place Like Home, Multifamily Housing Program, Housing Choice and Rental Assistance Demonstration project vouchers etc.) are limited and extremely competitive, with a substantial backlog of projects, it is unrealistic that this goal can actually be achieved by the City or by any region in the State.

5.2.4 – City Support to address Non-Governmental Constraints

While the City does not have the ability to set market conditions that effect construction and land costs, City Staff does have the ability to support developers that would like to apply for funding to construction affordable housing in the City. To support developers



to apply for funding the City has established Program 8 of the Housing Plan to assist developers with the preparation of competitive funding applications. The City will utilize resources such as HOME funds, No Place Like Home program funds, California Housing Finance Agency single-family and multi-family programs, and will explore other available funding to stimulate private developer and nonprofit entity efforts in the development and financing of housing for lower- and moderate-income households. If the Gateway Cities Council of Government (COG) establishes a housing trust fund, the City will explore participation and the provision of funding annually. When appropriate, City Staff will also assist with the supporting documentation needed for tax-exempt bonds, tax credit financing, loan underwriting and provide other financial tools to help develop or preserve affordable units. Each year Planning and Housing Staff will attend workshops and trainings offered by HCD, SCAG and other organizations offering funding for affordable housing development to ensure the City understands and can support developers to submit competitive applications. The City, as part of Program 12, will partner with the County which could include leveraging funding and is committed through Goal 5 of the Housing Plan to ensure adequate, appropriately zoned sites are available for development during the 2021-2029 planning period.

5.3 – Environmental Constraints

Environmental hazards affecting housing units include geologic and seismic conditions which can present a great threat to the built environment. The City has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in the City.

5.3.1 – Seismic Hazards

The City's General Plan Safety Element was last updated and adopted in September 2017. The Safety Element states that, "the entire City – as well as most of Southern California – is located within a seismically active region that has been subject to major earthquakes in the past". Only one documented fault, fault zone, or groundwater barrier is known to directly underlie the City of Bellflower, the Puente Hills Blind Thrust (PHT) Fault Zone. There is limited direct local evidence of different potential impacts, and information regarding degree of activity and damage-generating potential by the PHT. In order of most to least potential damage, the faults of most concern to the City are the following: Puente Hills (blind thrust), Newport-Inglewood (strike-slip surface fault) and the Whittier-Elsinore (strike-slip surface fault). The expected return period for such large earthquake events is very long, probably several thousand years.

Bellflower could incur damage from seismic activity through ground shaking, liquefaction, or by an earthquake induced dam failure. Ground shaking poses the most threat to life and property in the City of Bellflower, especially the more densely populated and urban areas. Liquefaction zones are located within the northwest, southwest, and



southeast areas of the City. If an earthquake were to affect either the Whittier Narrows Dam or the Hansen Dam, the City of Bellflower would be in the impact area. The City's Safety Element includes policies and implementation actions to address these potential threats.

5.3.2 – Flooding

The City of Bellflower is bordered on the east by San Gabriel River basin, which is susceptible to flooding events. The River basin is now a channel that is designed to contain a 100-year flood. The Channel is fully operational and is maintained by the U.S. Army Corps of Engineers (USACE) and the Los Angeles County Department of Public Works (County). The construction of San Gabriel River improvements in 1947 reduced the local area's risk of flooding, and LACDA studies performed by the USACE have shown no deficiencies along the San Gabriel River in the vicinity of the City of Bellflower. The City participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). The NFIP prepares a Flood Insurance Rate Map (FIRM) that identifies the flooding potential in the City as depicted on Map 9 (FEMA 2008) for a 100 year flood (1 percent chance of occurring in any year) and a 500 year flood (0.2 percent chance of occurring in any year).

Additionally, the Rio Hondo River Channel runs north to south in the City. According to the City of Bellflower Multi-Hazard Functional Plan, there is one area that has been designated as a flood hazard area. It is located in the southwestern area of the City and is south of Alondra Boulevard and west of Lakewood Boulevard. It is designated as a flood hazard area due to storm drain deficiencies and is primarily a residential area. The City of Bellflower has not experienced any major flooding event in recent history. However, the City of Bellflower is susceptible to flooding from the lower Los Angeles River and Rio Hondo Channel.

The Whittier Narrows Dam and Hansen Dam could both potentially impact the City of Bellflower. The Whittier Narrows Dam is located on the San Gabriel and Rio Hondo Rivers three miles northwest of the City of Whittier. The entire City of Bellflower is within the dam inundation zone as shown on Map 10 of the General Plan Safety Element. If the Whittier Narrows Dam failed, water would reach Bellflower in fifteen hours, and would be four feet deep.

The identified potential flood hazards exist due to inadequacies in the Los Angeles River Flood Control Channel three miles west of the City, and the Rio Hondo River Channel to the north. As of November 1994, the U.S. Army Corps of Engineers had not decided what actions are necessary to fund and construct needed floodway improvements. The City's Safety Element includes policies and implementation actions to address these potential threats.



5.3.3 – Fire Hazards

The most serious fire threat within the City, like most southern California cities on the urban fringe is the late summer fires that result from the accumulation of brush that have the potential to spread into the City. Since the City center is largely developed, there is less potential for fire in central City communities. The potential deficiency is within the water systems not having adequate fire flows. The City of Bellflower Water Master Plan includes recommendations for upgrades to the City's water delivery system and correction of the deficiencies. Additionally, while an increase in wildfires will not increase the direct injuries and deaths from fire, but it will likely worsen air quality and negatively impact public health in the Los Angeles basin. The increase in area burned will likely exacerbate eye and respiratory illness, worsening asthma, allergies, chronic obstructive pulmonary disease, and other cardiovascular and respiratory diseases. The City's Safety Element includes policies and implementation actions to address these potential threats.

5.3.4 – Noise

Noise generated from mobile sources such as traffic and aircraft will continue to have the greatest potential impact on land use. The Noise Element describes the existing noise environment using maps that indicate high levels of noise in the planning area. The Noise Element also identifies significant source of noise in Bellflower, which include incompatible land uses (commercial and industrial uses adjacent to residential uses), and construction operations. Land use policy discourages the placement of noise-sensitive land uses in areas that are subject to high noise levels. The amount of noise generated by aircraft traffic is significant since Bellflower lies under the flight path to Los Angeles International Airport (LAX). In addition Los Angeles County Sheriff's Department Sky Knight utilizes local freeways (Interstate 105, Interstate 605, and State Route 91) for ground guidance.

5.3.5 – Hazardous Materials

Currently, there are a variety of existing business operations in the City that use, store, or transport hazardous substances, as well as generate hazardous waste. These sites present risk to both users and adjacent properties. Transportation routes also present some risks to the release of hazardous materials. The SR-91 and I-605 are heavily traveled routes open to vehicles carrying hazardous materials. Major surface streets in the City of Bellflower providing freeway access include Alondra Boulevard, Rosecrans Avenue, Downey Avenue, Lakewood Boulevard, Clark Avenue, and Bellflower Boulevard. Additionally, a number of underground hazardous material pipelines cross through the City of Bellflower. The lines transport natural gas and oil. Natural gas lines may leak in relatively small quantities from cracks, flaws, or damaged areas of the pipeline, which can typically be repaired. However, rupture of these lines could result in leakage and possible contamination, explosion, and/or fire.



5.3.6 – Climate Change

The City adopted a Climate Action Plan in December 2012, which serves as a roadmap for achieving community-wide energy and greenhouse gas emissions reductions that encourages the City to grow smarter and more sustainably. Bellflower, like many other communities in Southern California will face significant challenges associated with rising temperatures, changes to precipitation patterns, and extreme weather. These climate changes could include an increased risk for extreme events such as drought, storms, flooding, and forest fires; more heat-related stress; the spread of existing or new vector-borne disease into a community; and increased erosion and inundation of low-lying areas along coastlines. In many cases, communities are already facing these problems to some degree.

The Safety Element utilizes the California Environmental Health Tracking Program to examine climate change vulnerability among communities in Los Angeles to identify areas most likely to experience substantial climate change impacts. (See Figure 22 in the Safety Element.) The vulnerability assessment draws on data from a variety of sources and includes information about air conditioning ownership, tree canopy and impervious surfaces, transit and household car access, elderly living alone, flood risk, wildfire risk, and sea level rise. Areas in Bellflower ranged from low- to high-risk depending on the Census tract. The assessment also found clear differences in racial and income disparities. African Americans and Latinos were more likely to live in high-risk areas compared to Whites, and low-income households were more likely to live in areas of greater climate change vulnerability. This is information that should be considered in the placement of housing opportunity sites and the construction of future affordable housing.

Climate change is also expected to affect California's snowpack, precipitation, and, consequently, water supply. There is some uncertainty as to how water supplies will be affected, but even the most conservative models anticipate less stable water supplies and potentially more competition for what are already over-drafted and over-allocated resources. Bellflower's primary sources of water are groundwater production, imported water, and recycled water. The imported water from the State Water Project and Colorado River and local groundwater are likely to be affected by climate change. The availability of water should be evaluated to ensure that additional residential units can be supported by existing and planned infrastructure. In some areas of the State, the availability of water can be a constraint to the development of housing, although that is not currently the case in Bellflower.

6. Housing Resources

This section summarizes the land, financial, and administrative resources available for the development and preservation of housing in Bellflower. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 – Regional Housing Needs Allocation

California State law requires the Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the need to each region in the state. After consulting with the Southern California Association of Governments (SCAG), HCD provides the regional need to SCAG, which then distributes the Regional Housing Needs Allocation (RHNA) to its member jurisdictions. SCAG allocates housing production goals for the member cities based on their share of the region's population and employment growth.

Providing housing to meet the needs of all income levels is critical to the social and economic health of a city. Bellflower is required to plan for its income-based housing allocation to address its share of southern California region's housing needs. The 2021-2029 Regional Housing Needs Allocation for the City of Bellflower is shown in **Table 6-1**.

Table 6-1: Regional Housing Needs Allocation, 2021-2029

Income Group	Number of Units	Percent of Total
Extremely Low ¹	507	13%
Very Low	508	14%
Low	488	13%
Moderate	553	15%
Above Moderate	1,679	45%
Total	3,735	100%

Source: Regional Housing Needs Assessment, SCAG, 2021.

1. The City has a RHNA allocation of 1,015 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. The City of Bellflower has chosen to evenly split the very low-income units evenly.

Bellflower's RHNA for the 2021-2029 planning period has been determined by SCAG to be 3,735 housing units. The housing allocation for each jurisdiction is divided into four household income categories used in Federal and State programs: Very Low (less than 50 percent of AMI); Low (51-80 percent of AMI); Moderate (81-120 percent of AMI); and Above-Moderate Income (over 120 percent of AMI). Additionally, 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. The City of Bellflower has chosen to evenly split the very low-income RHNA units evenly between the two income categories. The allocations are further adjusted to avoid an over-concentration of lower-income households in any one jurisdiction.

6.2 – Income Levels and Ability to Pay

State law defines affordability in terms of target household incomes and the relative percentage these households must pay to purchase or rent decent and safe housing. Affordability is therefore relative to both household income and housing unit cost. In most cases, affordable housing is defined as housing and related costs (e.g., utilities, insurance, property taxes for owner-occupied properties) that requires no more than 30 percent of a household's gross income.

Table 6-2: Income Limits, 2020

Income Group	Persons per Household				
	1	2	3	4	5
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,560
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350
Median	\$54,100	\$61,850	\$69,550	\$77,300	\$83,500
Moderate	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150

Source: CA Department of Housing and Community Development (HCD), 2020.

The income categories (e.g., extremely low-, low-, or moderate- income) and relative ability to pay for housing are determined in relation to the median household income for the City, adjusted by household size. **Table 6-2** below shows the 2020 State and Federal



income limits for Los Angeles County based on household size. The area median income (AMI) for a four-person household in Los Angeles County was \$77,300 in 2020.

6.3 – Credits toward the RHNA

The 6th cycle RHNA covers a planning period that is eight years, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved October 15, 2021, onward can be credited towards meeting the City's RHNA. These units can be subtracted from the City's share of regional housing needs. The City must demonstrate in this Housing Element its ability to meet the remaining housing needs, through the provision of sites, after subtracting units under construction or anticipated, as shown in **Table 6-3**.

Table 6-3: Credits Toward the 2021-2029 RHNA

Address	Unit Type	Income Category				
		Very Low*	Low	Mod	Above	Total
Bellflower RHNA		1,015	488	553	1,679	3,735
UNITS PERMITTED OR UNDER CONSTRUCTION						
9612 Somerset Blvd	SF				1	1
9258 Walnut St	SF				1	1
9028 Laurel St	SF				1	1
9616 Rose St	SF				2	2
15535 Blaine Ave	SF				2	2
8538 Cedar St	MF				5	5
ADU Addition or Conversion	ADU		46	2	27	75
Permitted Subtotal			46	2	39	87
UNITS IN PLAN CHECK						
Single Family Homes						
8617 Ramona St	MF				4	4
9735 Oak St/ 9742 Mayne St	MU				91	91
8740 Cedar St	MF				5	5
Single Family Homes	SF				4	4
ADU Addition or Conversion	ADU		7	8	8	23
Plan Check Subtotal			7	8	112	127
CREDITS TOTAL		0	53	10	151	214
REMAINING RHNA		1,015	435	543	1,528	3,521

Source: City of Bellflower Planning and Building Services Department, May 2021.

*The City's Extremely Low-Income RHNA is assumed to be 50 percent of the Very Low-Income RHNA or 507 units.



The City currently has a total of 87 housing units in construction or permitted, including 75 Accessory Dwelling Units (ADUs), 7 single-family homes and 5 multi-family units. Only the ADUs are considered affordable to lower- and moderate-income households as previously shown in Section 5. Of the 92 applications the City received in the previous year for new residential development, 90 were for residential development and 2 were for non-residential development, equating to 98 percent of the applications being for residential development. When comparing the amount of square footage, approximately 89,190 square feet of new residential uses were permitted as compared to 12,516 square feet of non-residential uses. This equates to 88 percent of the total new square footage in the City being residential and 12 percent for non-residential. This trend is expected to continue due to the high amount of non-residential square footage that is vacant, the shift toward online sales, and impacts from the COVID-19 pandemic.

As of May 1, 2021, the City also had a total of 40 applications in Plan Check, including 127 residential units. Of the applications 36 are for residential development and 4 are for non-residential development. Of the total, 23 of the applications were for accessory dwelling units. When comparing the amount of square footage, approximately 181,000 square feet of new residential uses was permitted as compared to 104,000 square feet of non-residential uses. This equates to 64 percent of the total new square footage in the City being residential and 36 percent for non-residential. This uptick in non-residential uses is due to the application for two new hotels in the City, which are generally higher intensity.

After accounting for units approved and pending approval, a remaining need of 3,521 units exists, including 1,450 units for lower-income households. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029.

6.4 – Accessory Dwelling Units

New State laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). In response to the changes in legislation, in September 2020, the City approved Ordinance 1401 which provided greater flexibility for development of accessory dwelling units. The ordinance was intended to increase opportunities for ADUs by removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUs per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. The City has worked to inform eligible property owners of the incentives to construct a second unit through updated handouts and information on the City's website.

From September 2014 to September 2020, 27 ADU's were processed and approved. In



2018 the City did not report any ADUs permitted and in 2019 that number increased to only 12 ADUs permitted. However, since the adoption of Ordinance 1401, in September 2020, 126 ADU applications have been submitted and 84 have been permitted, are under construction, or are finalized, including garage conversions, master bedroom conversions and detached units. In 2020, there were 84 ADUs applications reported and the number of ADUs permitted increased to 49. Many of those applications were submitted between October and December 2020 which equates to roughly 13 units permitted a month. As of December 15, 2021, the City had approved 50 ADUs for 2021, with 41 additional applications that are still pending. The City has included Program 9 in the Housing Plan to promote, incentivize, and monitor ADU development to ensure they make progress in meeting the RHNA allocation.

Based on this steep upward trend, the City anticipates permitting at least 50 ADU annually for a total of 400 ADUs over the eight-year planning period of the Housing Element. Due to the prevalence of small parcels in the City, ADUs are desirable and a likely development trend that will continue to occur. Because the City's review process requires all application fees to be paid upfront for entitlements and permitting, it is unlikely that ADUs that are submitted are not completed and approved. The City works closely with applicants to ensure that their proposed ADU can be completed prior to the applicant submitting a formal application. The City has a specific application for ADU projects and during the 2021-2029 planning period will use LEAP funding to develop pre-approved ADU plans that residents can utilize to further streamline the approval process. Of the total 126 applications the City has received since updating their ordinance in September 2020, there are only 3 (2.38 percent) that have expired.

As discussed in **Section 5**, the Southern California Association of Governments conducted a regional analysis of existing ADU rents in April and June 2020. The analysis resulted in affordability assumptions for Los Angeles County jurisdictions in the Gateway Cities Council of Governments region, that allocate 62 percent of ADUs to lower-income households, 3 percent to moderate-income households, and 35 percent to above moderate-income households. Of the 400 ADUs projected to be built, it is estimated that 248 will be for lower-income households, 12 for moderate-income households, and 140 for above moderate-income households.



6.5 – Housing Opportunity Areas

State law requires that a community provide an adequate number of sites to allow for and facilitate production of the City's regional share of housing. To determine whether the City has sufficient land to accommodate its share of regional housing needs for all income groups, the City must identify "adequate sites" for housing. Under State Law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential uses (such as mixed use); and
- Underutilized residentially zoned or non-residentially zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity.

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (e.g., paved parking lot or income production improvements, such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the zoning and General Plan land use designations. Examples include parcels with vacant or abandoned buildings, surface parking lots along the corridors, and large parcels that are only partially developed.

Bellflower lacks a sufficient amount of residentially zoned, vacant land to accommodate their remaining RHNA allocation, thus 12 Housing Opportunity Areas have been identified to accommodate future housing primarily through the application of a Housing Opportunity Overlay that will allow mixed use infill and promote redevelopment. The 12 Housing Opportunity Areas are shown in **Figure 21**.

The Housing Opportunity Areas includes 300+ parcels, totaling just over 120 acres, zoned for residential and commercial/mixed use that are underutilized and ripe for redevelopment. Four of the Housing Opportunity Areas are within the TOD Specific Plan area; the remaining seven are scattered throughout the City, along major corridors with access to transit, services, and amenities. To accommodate the City's RHNA, the Housing Opportunity Areas include parcels that are adjacent or in proximity to each other, appropriate for consolidation into large development projects.



The 12 Housing Opportunity Areas are briefly described below. Additionally, Appendix B includes a detailed listing of the parcels identified and photo documentation of existing conditions within each Area.

Area 1: Rosecrans-McNab – Includes one housing site totaling 12.6 acres, located south of Rosecrans Avenue and adjacent to the San Gabriel River Trail in northern Bellflower. Area 1 is comprised of a former Kmart site with a few small retailers still open for business. Housing development would be permitted at 30 units per acre.

Area 2: Clark-Alondra– Includes three housing sites totaling 3.8 acres located off Alondra Boulevard and Clark Avenue, north of State Route 91. Area 2 is currently developed with retail and service uses, including shops and restaurants. These are single-story standalone buildings mostly built between 1946 and 1969. Housing development would be permitted at 30 units per acre.

Area 3: Clark-Park– Includes four housing sites totaling 3.6 acres located at the intersection of Park Street and Clark Avenue, just north of State Route 91, a major arterial highway that intersects the City of Bellflower. Area 3 is currently developed with commercial, retail and hospitality uses, including a restaurant, religious facility, and motel. These are characterized by standalone one- and two-story buildings with surface parking, constructed from 1924 to 1986. Housing development would be permitted at 30 units per acre.

Area 4: Clark-Artesia - Includes eight housing sites totaling 14.7 acres, located off of Clark Avenue between Ramona and Palm Streets, just south of the State Route 91. Area 4 is in the southern portion of the City, outside of the TOD Specific Plan area, and developed with several standalone commercial and retail structures, as well as vacant parcels and surface parking lots predominately developed in the 1950's. Housing development would be permitted at 30 units per acre.

Area 5: Bellflower-Alondra– Includes 12 housing sites totaling 20.9 acres, located near the intersection of Alondra and Bellflower Boulevards in the center of the City. Area 5 is just north of the planned Bellflower Metro station and within the TOD Specific Plan. The area is currently developed with a mix of commercial and retail uses, including shops, restaurants, and strip malls in single-story standalone buildings from the 1950's. Housing development would be permitted at 100 units per acre.

Area 6: Bellflower-Flora Vista – Includes 10 housing sites totaling 12.2 acres, located at the intersection of Flower Street and Bellflower Boulevard, just north of State Route 91 and south of the Bellflower Bike Trail. Area 6 is just south of the planned Bellflower Metro station and within the TOD Specific Plan. The area is currently developed with commercial, retail, and mixed uses, including shops and restaurants, in single-and-multi-story buildings, as well as housing above ground floor retail uses. Housing development would be permitted at 100 units per acre.



Area 7: Bellflower-Flower - Includes 13 housing sites totaling 14.9 acres, located off of Bellflower Boulevard just north of State Route 91, a major arterial highway that intersects the City. Area 7 is south of the planned Bellflower Metro station and some parcels fall within the TOD Specific Plan. The area is currently developed with commercial, and retail uses, including shops and restaurants, in single-story stand-alone buildings and strip malls. Housing development would be permitted at 40 units per acre.

Area 8: Bellflower-Ramona – Includes four housing sites totaling 8.7 acres, located off Bellflower Boulevard and Artesia Boulevard, just south of State Route 91. Area 8 is currently developed with commercial, industrial, and retail uses, including shops and restaurants in single-story stand-alone buildings and strip malls constructed in the 1950's. Housing development would be permitted at 40 units per acre.

Area 9: Bellflower/Rose – Includes four housing sites totaling 5.7 acres, located off Bellflower Boulevard, between Cedar Street and Rose Street, just south of State Route 91. Area 9 is currently developed with commercial, residential and recreational uses, including shops, restaurants and multi-family housing, in single-story stand-alone buildings and strip malls developed from the 1940's through the 1970s. Housing development would be permitted at 40 units per acre.

Area 10: Lakewood-Artesia – Includes two housing sites totaling 12.9 acres, located off Lakewood Boulevard, just south of State Route 91. Area 10 is currently developed with commercial, and retail uses, including an underutilized shopping center, restaurants, and light industrial businesses. Most current uses are single-story standalone buildings, primarily surrounded by surface parking. The largest parcel in this area is Lakewood Plaza, which measures 10.44 acres and lost Stater Bros, its anchor store, several years ago. Other retailers in this plaza have also closed, leaving vacant spaces. Housing development would be permitted at 30 units per acre on the west side of Virginia Avenue and 40 units per acre on the east side of Virginia Avenue.

Area 11: Bellflower Station - Includes three housing sites totaling 7.2 acres, located adjacent to Areas 5 and 6, where the future Metro Bellflower Station is planned. Within the TOD Specific Plan, the City and Metro discussed a concept that incorporates housing on and adjacent to the station area. The existing on-site uses include auto-related uses, a janitorial supply store and an Aldi Grocery store, all in single-story stand-alone buildings with large surface parking areas. Housing development is permitted at 100 units per acre.

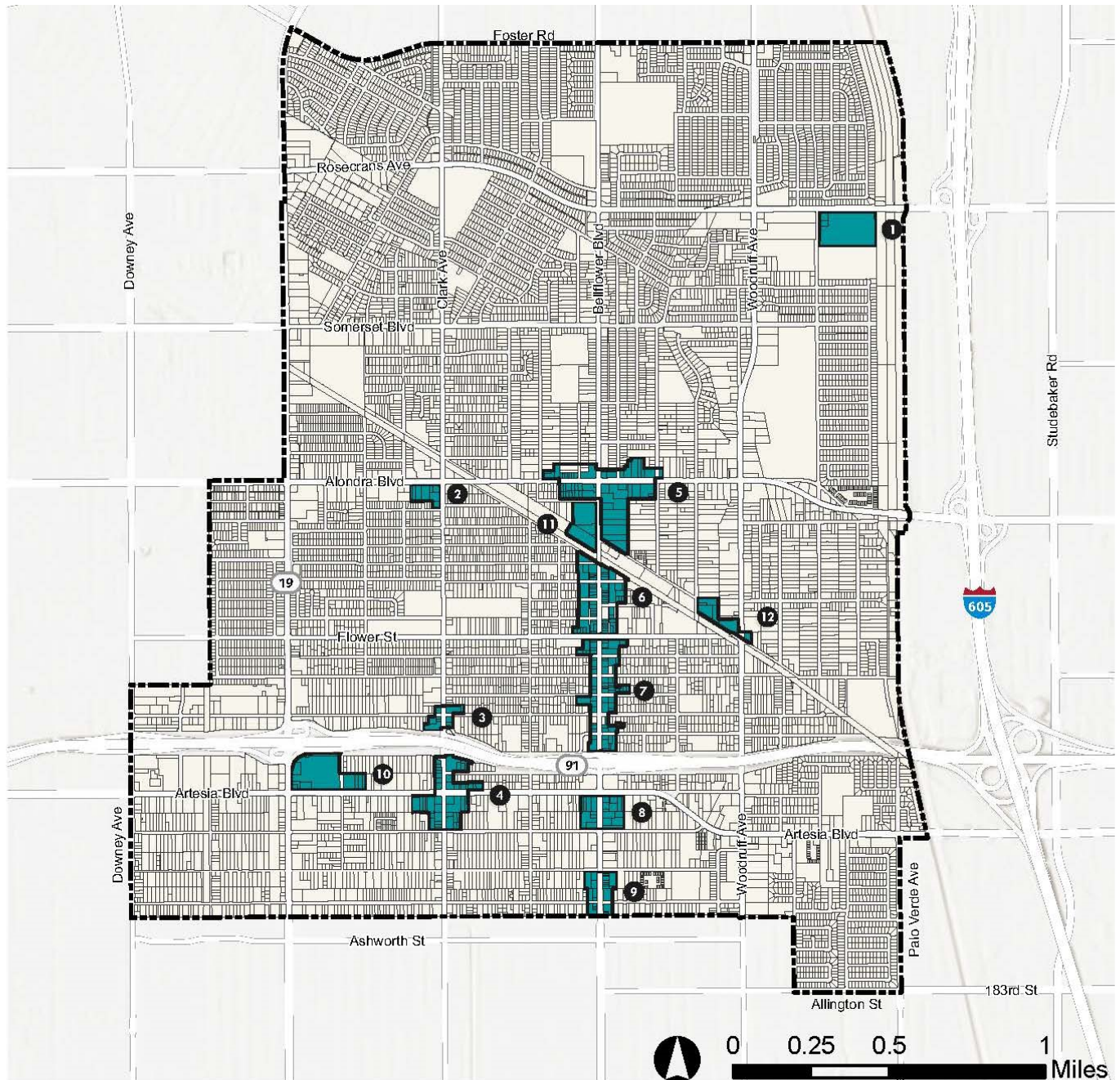
Area 12: Woodruff-Flora Vista - Includes three housing sites totaling 4.8 acres, located east of Areas 5 and 6 and the future Metro Bellflower Station. The existing on-site uses include auto-related uses, light industrial and manufacturing uses, all in single-story stand-alone buildings with large surface parking areas. Housing development is permitted at 40 units per acre.



Although some portions of each of these Housing Opportunity Areas are developed with existing commercial, manufacturing, and/or residential uses, the existing uses are of marginal economic viability, include structures at or near the end of their economically useful/structurally sound life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. The current COVID-19 pandemic has only compounded the struggle of many retail, service, and restaurant businesses to ensure economic viability. Appendix B provides substantial evidence of the likelihood of each site and parcel redeveloping during the planning period.



Figure 21: Housing Opportunity Areas



- Opportunity Area
- Opportunity Parcel
- City of Bellflower Boundary



6.5.1 – City-owned Sites

Within the Opportunity Areas 4 through 8, the City owns parcels, that generally are developed only with surface parking and are ripe for redevelopment. In preparation for construction of the future transit station in the downtown, the City recently constructed a parking structure that is capable of accommodating the parking demand of existing and future uses in the area, eliminating the need for the surface parking lots in the City. Based on this, the City plans to release the surplus land during the planning period and will adhere to the requirements for the disposal of surplus land by a local agency per SB 470 and AB 806 and AB 1486. Existing law requires that the City upon a written request, send a written offer to sell or lease surplus land to a housing sponsor, as defined, for the purpose of developing low- and moderate-income housing. All City-owned sites included in the Housing Opportunity Areas, will be considered by the City Council for rezoning to allow residential uses of at least 30 units per acre by-right through the application of an overlay by October 15, 2022.

During the 2014-2021 planning period, there were two surplus City-owned sites that were sold and are slated for development. Both were acquired and sold or in the process of being sold, pursuant to SB 470 and AB 806 (Government Code Section 52200), the acquisition, sale, or lease of property to create an economic opportunity. For the development of the former Greek Market site, the City did a Request For Proposal (RFP) process in the spring of 2018 for a Mixed Use Transit Oriented Development due to the site's proximity to the future Downtown Bellflower Light Rail Station, a stop on the West Santa Ana Branch Light Rail line by L.A. Metro. It was promoted through the City's website, through the City's quarterly Economic Development email newsletter, at the 2018 Annual ICSC ReCon Conference and on RFPDB.com, a database listing of RFPs. In addition to the above reference promotion, the City informed Howard CDM, Strategic Legacy Investment Group, and City Ventures of the RFP.

Economic Development staff spoke with representatives of Renaissance Downtown at the 2018 ICSC ReCon convention. Entities that were present for the Mandatory Developer Meeting included:

- Serrano Development Group
- Red Mountain Group
- Veneklasen Associates
- Dream Building Development
- Strategic Legacy Investment Group
- Howard CDM
- The Olson Co.
- National CORE
- City Ventures
- MS Marketing Solutions

Five proposals were submitted:



- Serrano Development Group (winning proposal) *91 market rate apartment units and approximately 14K square feet of commercial/retail.*
- Strategic Legacy Investment Group
- Renaissance Downtown and Dream Building Development
- City Ventures

The former Bank of the West RFP was issued in January 2019. It was promoted through the City's website and through the City's quarterly Economic Development email newsletter. Since it followed the former Greek Market site RFP by only several months, those that submitted proposals for the former Greek Market site, were informed of this RFP. Entities that were present for the Site Tour Meeting included:

- Auld Enterprises
- Howard CDM
- Dream Building Development
- CNE Civic Engineering
- Studioneleven Architects
- Withee Malcom Architects

Only two proposals were submitted:

- Howard CDM (winning proposal) *33 residential units and 1,400 sf of commercial retail space. Developer is proposing to reuse the existing bank building for residential lofts and the commercial space fronting Bellflower Blvd and is proposing the construction of new residential units on the parking lot to the rear. Through density bonus, 10% or 3 units in the development will be set aside as affordable. Developer and City are currently in the midst of a 1-year Exclusive Negotiation Agreement.*
- Lockout Music Studios

The City has included Program 31 in the Housing Plan to facilitate the development of housing on City-owned sites through a competitive process, with a priority for proposed developments that include deed-restrictions for affordability.

6.5.2 – Small Sites

The City of Bellflower is a fully developed City, with fewer than 200 vacant parcels out of a total of 13,223 total parcels in the City. Additionally, the Bellflower's historic land use pattern includes small parcels, that are less than 0.5 acres in size. This is not just a reflection of the single family neighborhoods in the City but is also typical of the commercial properties in the City as well. In the City, approximately 88 percent of parcels are less than 0.5 acre and 76 percent are less than 0.3 acres in size. The average parcel size in the City is 0.33 acres and the median parcel size is 0.16 acres. Within the City, roughly 12 percent of all parcels in the City are between 0.5 acres and 10 acres in size. As such, to develop new projects the City encourages and has experience in facilitating lot



consolidation. From 2014 to 2021 the City completed 17 lot consolidations, which in some cases also included a lot line adjustment to create smaller individual lots. This is an average of 2 to 3 lot consolidations a year.

Table 6-4: Lot Consolidation

Address	Project Type	Original Number of Parcels	Final Number of Parcels	Redevelopment Project (yes/no) – list previous uses if possible	Additional Information
9735 Oak St and 16411 Bellflower Blvd	Mixed Use Project (91 residential units and Theater/ Commercial Space) – above moderate income	13	2	Yes - Previously a retail building, warehouse building and city owned parking lot.	Developed under an overlay. Original zoning was T-C1 changed to TODSP/BVOZ-N to allow residential
9908-9922 Artesia Blvd	Mixed Use Project (32-unit condominium, 3,600 sq. ft. commercial) – above moderate income	4	32	Yes – Parking Lot/Storage for used car dealership.	Zone change completed from M-1 to M-1PD to allow residential
10030, 10106, and 10108 Ramona St	Live-Work Project (24 small lot SFR subdivision, 6 of which are live-work units) – above moderate income	2	25	Yes – Previously a partial parking lot for carwash use and vacant land.	Zone change completed from M-1 to SP 6 to allow residential
9958 Artesia Blvd	Mixed Use Project (29-unit condominium, 1,603 sq. ft. commercial) – above moderate income	3	29	Yes – Previously an auto repair center that was demolished.	Zone change completed from M-1 to SP 7 to allow residential
16710 Bellflower Blvd	Brew Refinery/Restaurant	3	1	Yes – Previously developed with retail buildings that were demolished.	Previous development was developed under Town Center District, new development was approved under TOD SP
17640-17648 Bellflower Blvd	Commercial Shopping Center	5	1	Yes – Previously a mini mart, auto repair, and car wash building that were demolished.	Previous development was C-G zone, new development was approved under Design for Development for the South Bellflower Commercial Area
16400-16412 Bellflower Blvd	Fire Museum and Events Center	5	1	No – Vacant land.	Previous development was developed under Town Center District, new development was approved under TODSP/BVOZ-N
10510 Trabuco St	Public Open Space	6	3	Yes – Previously a vehicle storage yard for	Open Space Zone



City of Bellflower

Address	Project Type	Original Number of Parcels	Final Number of Parcels	Redevelopment Project (yes/no) – list previous uses if possible	Additional Information
				commercial business and currently a partial Public Works Yard. To be developed into a public park.	
17211-43 Carpintero Ave and 10317-19 Hacienda St	13 SF Residential Development– above moderate income	2	13	Yes – Previously developed with residential units that were demolished.	Zone changed from R-1 to Low Density Residential Planned Development Overlay Zone
10119-10123 Washington St and 14535 Woodruff Ave	21 SF Residential Development– above moderate income	4	21	Yes – Previously developed with residential units and two industrial buildings that were demolished.	Zone changed from R-1 to Low Density Residential Planned Development Overlay Zone
9106-9110 Park St	8-Unit Condominium Development - above moderate income	2	8	No – Vacant land.	Medium Density Residential Zone
8827-8829 Artesia Blvd and 8800 Palm St	122-Room Extended-Stay Hotel 69-Room Hotel	4	2	No – Vacant land.	Previous development was developed under C-G zone, new development was approved under West Artesia Boulevard Commercial Highway Planning Area Specific Plan
13124 Lakewood Blvd and 9022 Gardendale St	New Convenience Store, Restaurant, and Service Station	3	1	Yes – One parcel currently developed as auto dealership and other parcels developed with an autobody repair shop and offices that are proposed to be demolished.	General Commercial Zone
9825 Oak St (Site 1)	Part of a 19-Unit Condo project – 7 units – above moderate income	2	7	Yes – Previously a transit bus stop with restrooms that was demolished.	Previous development was developed under Town Center District, new development was approved under TODSP/BVOZ-N to allow residential uses
9825 Oak St (site 2)	Part of a 19-Unit Condo project – 12 units – above moderate income	4	12	Yes – Previously a truck storage and equipment yard.	Previous development was developed under C-G zone, new development was approved under TODSP/BVOZ-N to allow residential uses



Address	Project Type	Original Number of Parcels	Final Number of Parcels	Redevelopment Project (yes/no) – list previous uses if possible	Additional Information
17325 Bellflower Blvd	New Restaurant Building with Drive-Through and adjacent City Project to Widen the Street	6	1	Yes – Previously a retail building on the ground floor and residences on the second floor and entertainment venue. At least three tenants were relocated within the city.	Previous development was developed under C-G zone, new development was approved under Design for Development for the South Bellflower Commercial Area
17434 Bellflower Blvd	Remodeling of Existing Vacant Building	2	1	Yes – Developed with an office building and commercial tenant space on the ground floor.	Previous development was developed under C-G zone, new development was approved under Design for Development for the South Bellflower Commercial Area

As shown in Table 6-4, since 2019 when the TOD Specific Plan was adopted, there have been six applications within the TOD Specific Plan area. There are an additional six additional lot consolidations in other Specific Plan areas and two within planned development overlay areas. Table 6-4, illustrates that there is a precedence for the rezoning of properties from commercial to mixed use to allow for residential uses and that lot consolidation within the TOD Specific Plan area is common (at least three consolidations annually have occurred since the Specific Plan was adopted). Table 6-4, also reflects that lot consolidations approved by the City vary with regard to the number of parcels included. The City has approved smaller consolidations with two parcels merging into one, as well as larger consolidations with thirteen parcels being consolidated into two. Due to the size of parcels in the City, lot consolidation is common and often required to accommodate a large development. Within each of the 12 Housing Opportunity Areas, smaller potential groupings of parcels (sites) have been created, based on acreage, potential number of units, location, and ownership.

Parcels in Table 6-4, that were consolidated varied in size from 840 square feet to over an acre. Once consolidated, the size of the parcels also varied from 0.3 acres to 1.5 acres. Generally, and whenever possible, each site in the Housing Opportunity Areas is at least a 0.5 acre in size and can accommodate at least 16 units. The number of parcels in each potential site varies, but ranges from one to 13. This is in line with the lot consolidation patterns and approvals that are historically occurring in the City. Most sites are between three and six parcels, and parcels with common ownership have been grouped together in sites to facilitate consolidation. Like the historic projects that have successfully completed lot consolidations, the majority of the sites in the inventory are envisioned to be mixed use or residential only.

It is important to note, because the City is entirely built out, and due to the way that it has developed over the years, with small parcels, horizontally dense uses, and varying parcel



ownership, it is critical that there be flexibility and incentives on all potential parcels to facilitate the development of new housing. The sites in the inventory show one possible scenario of how the identified parcels could be consolidated and redeveloped to accommodate the City's 2021-2029 RHNA. The City has no control over market conditions and can present hypothetical consolidation scenarios to accommodate the RHNA, however it is possible that further consolidation could occur or that a developer proposes a dense residential project on a small parcel.

In addition to the developments shown in **Table 6-4** additional information on development projects in mixed use zones that were approved during the 2014-2021 planning period, are provided in **Table 6-5**. **Table 6-5** provides examples of mixed use and multifamily projects that were developed on sites in the City and in surrounding jurisdictions, that are as small as 0.31 acres. There is also a precedent for the development of deed-restricted affordable housing on small sites in the neighboring city of Downey. Downey View, a residential development with 50 deed-restricted affordable housing units for very low and low income households, was developed on 0.5 acres in a mixed use zoning district within the Downtown Downey Specific Plan.

While Bellflower did not have an application for the development of an affordable housing community during the previous planning period, the increased densities around the transit stations and along catalytic corridors, increased flexibility of development standards in the TOD Specific Plan, and incentives and support offered by City Staff to complete lot consolidation and streamline the approval process are all intended to promote the development of affordable housing during the 2021-2029 planning period. Within the TOD Specific Plan area where densities are highest – 100 units per acre – development on a 0.5 acre site can achieve 50 units or 68 units with a 35 percent density bonus, which is an appropriate size for an affordable housing development financed using 9% low income housing tax credits.

Additionally, adjacent cities in the Gateway region, have had reported success with developing affordable housing on small sites and sites that required lot consolidation. In the neighboring city of Long Beach, for example, of the 23 housing development projects that were submitted to the City in the last 10 years (2010-2020) 12 projects, representing approximately 52 percent, required a lot merger or lot consolidation component. Of the 52 percent that included a lot merger or lot consolidation, 7 of the 12 projects were 100 percent affordable projects, with the remaining 5 were market rate. In Long Beach, in the last 10 years, for affordable housing projects that required a lot merger, the average parcel size was 0.14 acres, which is in line with the average parcel sizes in Bellflower. Thus, the City does not anticipate that lot consolidation will be a significant obstacle to development of the Site Inventory, as this is a common occurrence in this specific area and will likely become more frequent as land becomes increasingly scarce.

The potential for lot consolidation within the 12 Housing Opportunity Areas is also identified in the detailed Sites Inventory in Appendix B. The City currently processes lot line adjustments for 4 or fewer parcels administratively. For projects with 5 or more parcels, approval is required by the Planning Commission. The Housing Plan section of this Housing Element includes Program 29 which offers incentives for lot consolidation.



6.5.3 – Mixed Use Site Capacity

The Winter 2021 Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey shows that the current pandemic-related economic recession is having a mixed effect on California commercial real estate sectors, as this particular downturn is not characterized by a slackening in housing markets or a stock market crash. While office space markets are in a holding pattern and retail markets are on a downward trajectory, multi-family housing and industrial space instead remain in the growth portion of their business cycles. The Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey is a biannual survey that polls a panel of California real estate professionals to project a three-year-ahead outlook for California's commercial real estate industry and forecasts the potential opportunities and challenges affecting the office, multi-family, retail, and industrial sectors.

During the previous economic expansion, retail faced an uphill battle. The current recession tripled down on that struggle. First, the loss of household income and the shelter-in-place policies reduced current demand for brick-and-mortar retail. Second, the inability to physically frequent many retail establishments created a new set of online shoppers. And third, increases in the savings rate on the part of households in response to the recession portends less individual consumption. This all results in more marginal properties not finding tenants who are willing to pay sufficient rent. The current pessimistic view among panelists is that retail properties will be generating significantly lower, if any, returns in 2023 compared to the end of 2020. Overall, the level of new retail property construction is expected to significantly decline from 2020 through 2023; and some existing space, lacking sufficient demand, will be converted to other uses.

Additionally, with the pandemic shifting the use of traditional office space, there is much uncertainty as to what the future of development in this sector will look like. In both Northern and Southern California, panelists believe that newly built space, in addition to that freed by companies reducing their existing space, will outstrip any near-term increased demand for office space. This leads to the overall conclusion that the end of the latest office building boom is at hand, though there will be demand for office reconstruction and low-rise office building construction. Across the board, there is a wait-and-see sentiment in the office space market, and that portends a downturn in the rate of new development.

The City has seen increasing interest in mixed use development and residential-only development during the 2021-2029 Housing Element planning period. From April 2020 to April 2021, the City permitted 90 residential projects and only two for non-residential developments. In June 2021, there were 40 applications in plan check, of which 36 are for residential-only development and four are for non-residential development. Within the City and surrounding jurisdictions, mixed use development, or more predominantly residential projects with a small non-residential component, are increasingly becoming the trend. As discussed above, this is likely due to the increase in internet services and



online sales, which has been further compounded by the COVID-19 pandemic. A survey of recent mixed use development projects that occurred in Bellflower is shown in **Table 6-5**, and additional information on Bellflower and surrounding jurisdictions during the previous planning period is shown in **Table 6-6**.

The City also recently entitled the property located at 17057 Bellflower Boulevard to convert 2nd floor offices into 8 residential units; thus, reducing the commercial component in favor of the residential component.

Table 6-5: City Mixed Use Development Trends

Project Location	Residential (in SF)*	Residential (percent)	Non-Res (in SF)	Non-Res (percent)	Total (in SF)	Approved Zoning
9735 Oak St	145,456	90.6%	15,100	9.40%	160,556	T-C/TODSP/ BVOZ-N
9958 Artesia Blvd	64,143	96.4%	2,421	3.64%	66,564	C-G/SP
9908-9922 Artesia Blvd	73,816	95.4%	3,603	4.65%	77,419	M-1/PD
10030, 10106 & 10108 Ramona St	41,868	96.3%	1,608	3.70%	43,476	SP
9825-9827 Oak St	112,879	93.9%	7,308	6.08%	120,187	T-C/TODSP/ BVOZ-N
16600 Bellflower Boulevard	52,000	89.7%	6,000	10.34%	58,000	T-C/TODSP/ BVOZ
10250-10308 Artesia Boulevard**	29,146	89.0%	3,600	10.99%	32,746	C-G/SP
17057 Bellflower Boulevard***	4,600	50.0%	4,600	50.00%	9,200	C-G/ TODSP/BAMU

Source: Compiled by City of Bellflower, October 1, 2021.

*Square footages reflected for "Residential" includes the garages and amenities incorporated for the residential uses.

**Only residential component was built

***Developer is converting the 2nd floor offices into 8 residential units; thus, reducing the commercial component in favor of the residential component

Notes:

1. Zoning Information: C-G = Commercial General, T-C = Town Center, M-1 – Light Industrial, TODSP = Transit Oriented Development Specific Plan, SP = Specific Plan, PD = Planned Development, BVOZ = Bellflower Village Overlay Zone, BVOZ-N = Bellflower Village Overlay Zone – North, BAMU = Bellflower Alondra Mixed-Use Overlay

Table 6-6: Regional Mixed Use Development Trends

City	Address	Site Area	Res Units	Non-Res SF	Density	Underlying Zone	Approved Zoning
Bellflower	9735 Oak St	1.59 ac	91	15,100 SF	81 du/ac	T-C	T-C/TODSP/ BVOZ-N
Bellflower	9958 Artesia Blvd	1.53 ac	29	1,600 SF	19 du/ac	N/A	SP
Bellflower	9908-9922 Artesia Blvd	1.68 ac	32	3,600 SF	19 du/ac	N/A	M-1PD
Bellflower	10030, 10106 & 10108 Ramona St	1.36 ac	24	1,800 SF	17 du/ac	N/A	SP
Bellflower	9825-9827 Oak St	0.31 ac	7	0 SF	22 du/ac	T-C	T-C/TODSP/ BVOZ-N
Bellflower	16510-16514 Adenmoor St	0.73 ac	12	0 SF	16 du/ac	C-G	T-C/TODSP/ BVOZ-N
Bellflower	9303-9339 Alondra Blvd	4.7 ac	67	6,750 sf	14 du/ac	N/A	SP
Downey	10303 Downey Ave	0.41 ac	12	0 SF	30 du/ac	Information on zoning was not readily available for projects in surrounding jurisdictions.	
Downey	10345 Western Ave	0.35 ac	8	0 SF	23 du/ac		
Downey	2020 at 10341 Western Ave	0.34 ac	8	0 SF	23 du/ac		
Downey	8314 2nd St	0.51 ac	50	0 SF	100 du/ac		
Downey	9553 Firestone Blvd	1.10 ac	24	0 SF	22 du/ac		
Downey	7940 Telegraph Rd	1.56 ac	39	0 SF	25 du/ac		
Downey	12850 Woodruff Ave	2.64 ac	62	0 SF	23 du/ac		
Downey	8104 Stewart and Gray Rd	0.37 ac	7	0 SF	19 du/ac		



City	Address	Site Area	Res Units	Non-Res SF	Density	Underlying Zone	Approved Zoning
Paramount	16675-83 Paramount Blvd	0.31 ac	20	2,000 SF	64 du/ac		
Norwalk	14815 Pioneer Blvd	1.55 ac	62	0 SF	40 du/ac		
Norwalk	San Antonio Dr and Foster Rd	1.45 ac	60	0 SF	41 du/ac		

Source: Compiled by City of Bellflower and National CORE, October 1, 2021.

Table 6-6 illustrates that of the higher density mixed use developments proposed in the City of Bellflower and surrounding jurisdictions, the majority were residential only; of the projects that included a non-residential component, it was typically comprised of a small ground floor retail/commercial space. **Table 6-6** also shows a pattern of developments where a zone change was completed from a non-residential zone (i.e. commercial or light industrial) to mixed use resulting in the development of residential units as the predominant use. It is also important to note that the mixed use projects recently developed in the City are largely focused in the TOD Specific Plan area which is near the future transit station and where the City has significantly increased densities to 100 units per acre to incentivize higher density development.

For the Bellflower sites inventory, the mixed use sites that are included, allow the development of 100 percent residential uses. As such the City is conservatively assuming in Areas 1, 2, 3, 4, 7, 8, 9, and 10 that 60 percent of the parcels identified in the Housing Opportunity Areas will be redeveloped with new residential uses, and the remaining 40 percent will occur as non-residential uses or uses that remain on parcels that do not redevelop during the planning period. In these areas of the City, the permitted heights average 3 to 5 stories. Again, assuming ground floor non-residential uses, this is 33 percent and 20 percent, respectively. Retail and service uses, and even office spaces, typically require a ground floor, street front location in order to be successful which may further reduce the square footage constructed for non-residential uses. In Areas 5, 6, and 11 the TOD Specific Plan allows up to 100 units per acre and 7 stories in height. Assuming that the ground floor is developed with non-residential uses, and the remaining 6 stories are residential, non-residential uses would comprise roughly 14 percent of the development. It is also more economically feasible for a developer to build enough residential units to make a project pencil. As such, in Areas 5, 6, and 11, the City is conservatively assuming that 75 percent of the parcels identified will be redeveloped with residential uses and the remaining 25 percent with non-residential uses. Based on the development trends currently occurring in the City as shown in Tables 6-5 and 6-6, and the future trends forecasted by the Allen Matkins/UCLA Anderson Forecast California Commercial Real Estate Survey, the demand for retail or office space is low. In contrast, the housing market in Southern California remains strong with limited inventory and demand for affordable housing, which is typically constructed as multifamily apartment buildings. It is reasonable to assume that sites would conservatively develop with at least 60 percent residential uses.

6.5.4 – Redevelopment Assumption



As shown in Table 6-4, in the last three years, there were 17 development projects in the City that required lot consolidation. Of the total, thirteen (87 percent) were developed with existing buildings or parking areas that were demolished in order to proceed with redevelopment, including nine projects on parcels with existing buildings and four projects on parcels that were previously parking areas. The remaining two projects were developed on vacant land. Within the TOD Specific Plan area, of the six projects approved since its adoption in 2019, four included the demolition and redevelopment of existing buildings, one included the redevelopment of a surface parking lot, and one was completed on vacant land. Because Bellflower is a built out community with very little vacant land and small parcels, in order to develop new uses in the City, it is expected that lot consolidation and redevelopment of existing uses will occur. This trend and the feasibility of this occurring within and outside of the TOD Specific Plan area is supported by the data shown in Table 6-4.

The Housing Opportunity Areas identified for potential high density residential and mixed use projects are located along major corridors with good access to transit, services and amenities. These corridors include Clark Avenue, Artesia Boulevard, Bellflower Boulevard, and Alondra Boulevard. To determine which parcels with potential for new development or redevelopment opportunities, the following criteria were used:

- Land value is greater than improvement value.
- Structure was built prior to 1990 (and therefore over 30 years of age).
- Existing uses are not condominiums or apartments.
- Redevelopment can at least double the number of units existing on site.

More specifically, based on land use patterns in the City, parcels with the following characteristics were included in the inventory:

- Vacant properties, and underutilized paved surface parking lots, that provide opportunity for infill development.
- One-story structures that could be developed with higher intensity uses.
- Non-conforming single-family uses, often older and in need of substantial repairs, that are not in keeping with the surrounding uses and the current activity of major corridors.

The resultant parcels were reviewed based on an additional set of factors:

- General characteristics, such as declining uses, low existing Floor Area Ratio (FAR), and COVID-impacted uses, among others
- Location near recent mixed use or residential development activities on properties exhibiting similar characteristics or neighborhoods, where capital improvement projects are occurring
- Expressed interest from property owners or developers



- Potential for lot consolidation

Based on these factors the City is conservatively assuming that 60 percent of the parcels identified in the housing opportunity areas will be redeveloped with new residential uses, and the remaining 40 percent may be parcels that do not redevelop during the planning period or are developed entirely with non-residential uses. The City is also reducing the capacity of the developable area of the parcels to 80 percent to further account for and needed improvements and/or design related requirements dictating the building form.

6.5.5 – Maximum Density Assumptions

Within the newly identified Housing Opportunity Overlay areas, densities up to 30 or 40 units per acre are permitted. Within the TOD Specific Plan area, developments will be allowed to develop up to 100 units per acre in Areas 5 and 6, and up to 40 dwelling units per acre in Area 7. Area 11 is approved to permit densities up to 100 units per acre and Area 12 allows for 22 and 40 units per acre. Areas 11 and 12 will not require the application of an overlay. As shown in **Table 6-6** above, densities proposed for recent for multi-family developments in the City and neighboring jurisdictions range from 19 units per acre up to 100 units per acre. The average density was around 42 units per acre.

While the City of Bellflower has not recently developed deed-restricted affordable units, development trends in Los Angeles County, and in surrounding jurisdictions, indicate that it is realistic to assume that 100 percent of the density permitted can be achieved. Based on how existing financing applications for low income housing tax credits, AHSC, and other funding sources are structured, affordable housing developments for lower-income households are most competitive to win funding when the project exceeds a jurisdiction's base density and/or utilizes a density bonus. **Table 6-7** provides a sampling of affordable housing developments that are 100 percent deed-restricted for lower-income households that were developed by National Community Renaissance in the last five years. As shown in **Table 6-7**, the average achieved density is 191% of the base density permitted by the jurisdiction. This is well above the 100 percent assumed by the City.

As shown in **Table 6-7**, there is precedence in surrounding cities, such as the development of Downey View, a residential development with 50 deed-restricted affordable housing units on 0.5 acres in Downtown Downey, developed following the adoption of the Downtown Downey Specific Plan. Even if realistic density was reduced for Areas 5 and 6, from 100 units per acre to 80 dwelling units per acre - in line with the recently proposed development at 16411 Bellflower Boulevard - the City would still have enough capacity on the 11 identified Housing Opportunity Areas to accommodate its 2021-2029 RHNA.

Table 6-7: Actual Densities of Affordable Housing in LA County

Address	Zoning	Uses	Total Units	Number of Units		Actual Achieved Density as	Affordability
				Base Density	Actual Density		



						compared to Base Density	
9735 Oak St, Bellflower	TODSP ¹	MU	91	No max	81 du/ac	No max	Above
8314 2nd Street, Downey	SP ²	MF	50	75 du/ac	100 du/ac	133%	ELI, VLI, LI
4655 E 3rd Street, Los Angeles	TOD ³	MF	78	40 du/ac	110 du/ac	275%	ELI, VLI, LI
515 Pioneer Drive, Glendale	R-3050	MF	340	40 du/ac	147 du/ac	370%	ELI, VLI, LI
456 W 9th St, San Pedro	OD ⁴	MU	91	97 du/ac	101 du/ac	104%	ELI, VLI, LI
923 E Redondo Blvd, Inglewood	TOD ⁵	MU	101	156 du/ac	70 du/ac	44%	ELI, VLI, LI
1116 Sonora Ave, Glendale	R-2250	MF	66	19 du/ac	42 du/ac	220%	ELI, VLI, LI
Average			121	71 du/ac	95 du/ac	191%	

Notes:

1. The City of Bellflower Transit Oriented Development Specific Plan, is a form based code that for the Bellflower Village Overlay Zone—North does not have a max density, but limits development to 7 stories in height.
2. Downtown Downey Specific Plan
3. Third Street Specific Plan area and zoned Transit Oriented Development
4. San Pedro Community Plan Implementation Overlay District
5. New Downtown Inglewood And Fairview Heights Transit Oriented Development

With the adoption of the TOD Specific Plan, the development of the Metro Bellflower Station, and proposed new investments into the station area, it is anticipated that future development in the TOD Specific Plan area will achieve maximum densities and exceed base densities if a developer chooses to utilize a density bonus. To support the connection of housing and transportation Metro is redefining their role as a transit agency, looking beyond the footprint of Metro stations and bus stops to think more holistically about the design and function of neighborhoods to realize transit-oriented communities. The TOD Specific Plan in the City of Bellflower was funded by and developed in partnership with Metro to plan for high density development around the Bellflower Station. To support the implementation of the Specific Plan, both Metro and HCD offer Transit Oriented Development (TOD) programs. Within the Guidelines for HCD TOD program, there is a minimum density required to even be eligible for funding. Additionally, within HCD's AHSC program, one of the factors used to determine the competitiveness of the project is based on density as it relates to reductions in greenhouse gas emissions. Based on this, there is incentive for affordable housing developers to maximize base densities and/or utilize density bonuses to exceed base densities. Based on this it could be assumed that 100 percent of the permitted densities can and will be achieved. To be conservative, and ensure the City is well positioned to meet its RHNA goals, the City is assuming that 80 percent development capacity can be achieved.

Although rare, developers have occasionally requested to develop at densities below the maximum permitted on a given site. This typically occurs when market demand is inconsistent with development regulations. When this occurs, the City will work cooperatively with the developer to maximize the site's potential consistent with the General Plan and other community objectives. To ensure that adequate sites are available for the development of lower income housing during the 2021-2029 planning period the City has included Program 28 to track the number of units built on parcels including in the City's sites inventory and to determine the remaining site capacity by



income category. This will ensure no net loss and hold the City accountable if a site in the Housing Opportunity Areas is developed at a density below what is permitted.

6.5.6 – Affordability Assumptions

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of construction per unit, while higher density development lowers the per-unit land cost and facilitates construction based on economies of scale. Consequently, HCD has established “default densities” that are considered sufficient to provide market-based incentives for the development of housing for lower-income households. For jurisdictions with a population greater than 25,000, located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the default density is 30 dwelling units per acre. Bellflower has a population greater than 25,000 and is within the Los Angeles MSA.

To encourage and facilitate the development of affordable housing, while also accommodating the City’s remaining RHNA of 3,430 units, including 1,471 lower-income units, the City will establish and implement a Housing Opportunity Overlay that allows up to 30 dwelling units per acre in Housing Opportunity Areas 1, 2, 3, 4 and 10, up to 40 dwelling units per acre in Areas 7, 8 and 9. The City will also update the TOD Specific Plan to simplify the Land Use Plan, allowing up to 100 dwelling units per acre in Areas 5 and 6. Areas 11 and 12 already zoned appropriately and allows up to 100 and 40 dwelling units per acre respectively. Concurrently, or after adoption of the Housing Element, the General Plan, Specific Plan and Zoning Map will be amended and the Housing Opportunity Overlay will be applied to the Housing Opportunity Areas 1 through 10, in order to facilitate the development of higher density residential uses. All parcels that are identified in the City of Bellflower’s housing sites inventory will be zoned appropriately, at or above the State default density, to accommodate the City’s extremely low, very low and low-income RHNA allocations.

As such, to accommodate the RHNA, all parcels within the inventory are assumed to accommodate a percentage of the City’s very low-, low-, moderate and above moderate-income households. Generally, the inventory assumes that 40 percent of the potential unit capacity would accommodate lower-income households. This assumption reflects the percentage of lower-income units assigned to the City for the 2021-2029 planning period. In assuming that all parcels can accommodate a portion of the City’s lower-income RHNA, the sites gain the benefit of permitting by right development when a project includes deed-restricted affordable housing, which will streamline project approvals. This also sets the City up for success with the no net loss requirements – should a site be developed with non-residential uses or with units that do not have affordability restrictions, there are still more than enough parcels in the sites inventory to accommodate the City’s lower-income RHNA.

Because Bellflower is built out and its historic development patterns and existing parcels are small with unique ownership, it is critical that there be flexibility and incentives on all potential parcels to facilitate the development of affordable housing. The City has no



control over market conditions and can present hypothetical consolidation scenarios to accommodate the RHNA, however by identifying all sites as having potential for lower income housing, there is flexibility for a developer to consolidate parcels based on market conditions. The one exception on affordability is the instance where a potential site identified is less than 0.5 acres in size after consolidation. For these sites, the parcels have been allocated to accommodate the City's above moderate income RHNA.

To accommodate the moderate income RHNA allocation, 15 percent of the unit capacity of all Housing Opportunity Areas was assumed, in line with the City's RHNA allocation of moderate-income units. Moderate income units are likely to occur as part of a larger mixed income development and/or some of the parcels within the Housing Opportunity Areas are smaller than 0.5 acres, which allows for the development of smaller projects that can combine market rate and workforce housing.

To accommodate the City's remaining above moderate-income RHNA allocation, it was assumed that the remaining 45 percent capacity in the Housing Opportunity Areas can accommodate market rate residential development.

To further encourage and facilitate the development of affordable units for low- and very low-income families, the City will offer a menu of development incentive opportunities, including: streamlined processing, density bonus incentives, and reductions in development and parking standards, as indicated in the Housing Plan. Funding for potential regulatory and financial incentives will be prioritized to encourage housing for extremely low- and very low-income households.

6.6 - Summary of Available Sites

As discussed in the previous sections, the City has evaluated the development capacity of the Housing Opportunity Areas to determine a realistic potential development yield, based upon evaluation of existing land uses, infrastructure capacity, and evaluation of land use controls and required site improvements. The assumptions for the City of Bellflower Sites Inventory can be summarized as follows:

1. On parcels in Areas 1, 2, 3, 4, 7, 8, 9, and 10 where the underlying zoning is residential it was assumed that 100 percent of the development would be residential. On parcels with commercial zoning, it is assumed that 60 percent of development are residential uses and 40 percent will be non-residential or parcels that do not redevelop during the planning period. In Areas 5, 6 and 11 it is assumed that 75 percent of development are residential uses and 25 percent will be non-residential or parcels that do not redevelop during the planning period.
2. On all parcels, it is feasible that 80 percent of the permitted densities can be achieved.



3. Within each Housing Opportunity Area, it is assumed that 40 percent of the development will be for lower-income households, 15 percent for moderate income households, and 45 percent for above moderate-income households.
4. Each identified site is adjacent to developed land and can be readily served with existing infrastructure.
5. For parcels owned by the City, an RFP process will be initiated, prioritizing affordable housing development in compliance with the Surplus Land Act.

Table 6-8 shows how the City of Bellflower can accommodate its RHNA allocation for the 2021-2029 planning period, including credits towards the RHNA, development of accessory dwelling units and land identified within the 12 Housing Opportunity Areas. Based on the sites selected there is a surplus of appropriately zoned land to accommodate all three income categories.



Table 6-8: Accommodation of the 2021-2029 RHNA

	Acres	Lower	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation		1,503	553	1,679	3,735
Units Permitted and Under Construction		53	10	151	214
ADU Development		248	12	140	400
Remaining RHNA		1,202	531	1,388	3,121
Sites Inventory					
Area 1	12.58	37	27	116	180
Area 2	3.12	17	6	19	42
Area 3	2.40	8	3	20	31
Area 4	13.43	76	28	90	194
Area 5	20.93	513	192	595	1,300
Area 6	11.76	292	109	328	729
Area 7	14.17	117	44	140	301
Area 8	8.73	71	27	80	178
Area 9	5.38	46	17	51	114
Area 10	12.94	71	51	80	202
Area 11	5.16	124	47	140	311
Area 12	3.31	29	11	32	72
Sites Inventory Total	114	1,400	562	1,693	3,654
SURPLUS		(198)	(31)	(305)	(533)

Notes: Parentheses indicate a surplus of units.

6.6.1 - Environmental Constraints

Potential environmental constraints impacting future development within the Housing Opportunity Areas include seismic and liquefaction hazards, which are addressed in Section 5, under the Non-Governmental Constraints analysis. Parcels identified in the Sites Inventory were compared with all hazard maps included in the City's Safety Element. None were found to be within areas that have development restrictions due to risk of damage from disasters (e.g., floods, wildfires, or seismic events). The parcels inventoried have a land use designation which was determined based on surrounding land uses and has already examined potential environmental constraints. Aside from the constraints mentioned above, there are no additional environmental constraints that would impede the development of new housing units within the Housing Opportunity Areas.



6.6.2 - Infrastructure Constraints

The City's five-year Capital Improvement Plan has identified expenditures of City funds used for public improvement projects, including infrastructure. The City takes a comprehensive approach to infrastructure planning, that includes reviewing infrastructure plans for each application submitted for discretionary approval (i.e., General Plan amendments, subdivision maps, or development proposals that includes extension of an existing street or construction of a new street.) The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure there is capacity to service new developments. Infrastructure requirements and costs are also discussed in the Non-Governmental Constraints Section of the Housing Element.

The City of Bellflower is served by four water companies: Bellflower Home Garden Water Company, Bellflower-Somerset Mutual Water Company, Bellflower Municipal Water System, and Liberty Utilities Water Company. The water purveyors within the City serve customers with water from groundwater wells within City limits and the Central Basin, or imported water purchased from the Metropolitan Water District of Southern California (MWDSC), by way of the Bellflower-Somerset Mutual Water Company. According to the City's Water Master Plan the overall water supply is sufficient to serve current and future water demands in the City. The City's Water Master Plan is the primary planning document that establishes measures to provide adequate water supplies throughout the City and correct existing deficiencies, which are primarily located in the northern part of Bellflower. The existing Water Master Plan includes recommendations for upgrades to the City's water delivery system and correction of potential deficiencies. Projects are reviewed for consistency with the existing plans, for example to ensure adequate water flow for fire protection.

The City's Public Works Department manages the City's sanitary sewer collection system. The collection system consists of approximately 99 miles of gravity sewer lines and discharges into the Los Angeles County Sanitation District #2 facilities for conveyance, treatment, and disposal. The LACSD adopted the Clearwater Program Master Facilities Plan in November 2012, to plan for its service area over the next 50 years. The Clearwater Program Master Plan provides an assessment of future needs based on a comparison of projected tributary flows versus conveyance system capacity. The Master Plan concludes that the current rate of sewer improvement projects is expected to keep up and address any conveyance system capacity deficiencies.

As a fully developed City, there are dry utility services available to all properties within the City limits.



6.7 – Consistency with AFFH

State law requires that housing elements due on or after January 1, 2021, identify housing sites in the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that comprehensively address significant disparities in housing needs and access to opportunity. For the purpose of this Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (e.g., lack access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

6.7.1 - Segregation and Integration Analysis

As discussed in **Section 4.5.2**, the Housing Element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Importantly, the analysis must address both integration and segregation to holistically evaluate existing patterns and practices, and better identify and prioritize contributing factors to fair housing issues. This analysis must also address Housing Opportunity Areas, identifying sites relative to segregation and integration of protected classes. This analysis may focus on households by income but must address segregation and integration of other protected classes as well, including population by race, disability and familial status; the analysis must address the effects of economic segregation on members of protected classes and show how the site inventory decreases the segregation index scores for protected classes and along income lines within the jurisdiction, as well as the segregation indices at the regional scale.

The City of Bellflower has a high concentration of population identifying as non-white. This is discussed in great detail in Section 4.5.2. Additionally, based on Brown University's Diversity and Disparities database the City of Bellflower experiences a Low Segregation Level for all racial/ethnic group pairings. Demographic trends in Bellflower are further illustrated by **Figure 22**, which shows that the City of Bellflower is almost entirely comprised of census tracts that have greater than 81 percent or between 61-80 percent non-white population. Within the City of Bellflower there is only one census tract (5544.06) located in the southeastern portions of the City that reports a non-white population between 41-60 percent. There are no census tracts in the City that have a non-white population of less than 40 percent.

Figure 22 presents the proposed Housing Opportunity Areas throughout the City in relation to the percentage of non-white residents within each census block group. As shown in **Figure 22**, the proposed Housing Opportunity Areas are distributed throughout 11 of the City's 18 total census tracts and not concentrated in any one area of the City. The resulting distribution is such that 30 percent of the parcel acreage identified within the housing opportunity areas are within census tracts that are 61-80 percent non-white



and 70 percent in tracts that are more than 81 percent non-white. Housing opportunities for low income housing were not placed in census tract 5544.06 as the southeast corner of the City was previously identified in Figure 12 as having poor access to job centers and by Figure 14 as having poor environmental outcomes. The southeast corner of the City also lacks access to transportation and amenities, making it unlikely to be competitive for financing for affordable housing.

The Housing Opportunity Areas are located along the City's established transportation and commercial corridors, primarily Bellflower Boulevard, Clark Avenue, and Artesia Boulevard and surrounding areas. Due to the high percentage of non-white population in a majority of the City's census tracts, these areas also happen to coincide with majority minority and lower-income populations. This is primarily a function of two major factors: access to services and amenities, and current racial demographics found within the City. Given that a concentration of segregation and poverty does not exist in the City, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes or further racial segregation.

In the City, 11 percent of the population 18 years and older in Bellflower have a disability. **Figure 23** shows the Opportunity Housing areas in the context of the percentage of population with disabilities by census tract. Generally, four of the City's 18 census tracts report that 10-20 percent of the population in that tract have a disability. In all other tracts less than 10 percent of the population has a reported disability. The highest concentration of people with a disability is between 10-20 percent in two areas of the City: north of State Route 91 and south of Alondra Boulevard, in addition to one census tract in the southeastern corner of the City, east of Woodruff Avenue and south of the Pacific Electric Railway.

Of the parcels included in the Housing Opportunity Areas, approximately 12.4 percent of the acreage is within two census tracts where 10 to 20 percent of the population identifies as being disabled which is the highest percentile range in the city. The remaining 87.6 percent of the total acreage is in eight census tracts that less than 10 percent of the population in that tract have a disability. Within those two tracts, only 7.7 percent of the City's lower income RHNA was allocated. As the Housing Opportunity Areas are located along the City's established transportation and commercial corridors, primarily Bellflower Boulevard, Clark Avenue, and Artesia Boulevard and the surrounding areas, the sites are more likely to meet the needs of disabled residents by providing increased access to amenities and public transportation.

Additionally, as shown previously in **Figure 7** median incomes in the City vary widely by census block group. There are no block groups with a median income greater than \$125,000 annually. There are two block groups that have a median income of less than \$30,000, while most of the City's 51 total block groups are around the HCD 2020 State Median income of less than \$87,100 annually (21 block groups) or less than \$55,000 annually (14 block groups). Additional data from HUD, shows that within the City there are two census tracts that have 75 to 100 percent of the population that is considered to be low to moderate income, ten census tracts that have 50 to 75 percent of the population that is considered to be low to moderate income and six census tracts that



have 25 to 50 percent of the population that is considered by HUD to be low to moderate income. There are no census tracts in the City that have less than 25 percent of the population that is considered by HUD to be low to moderate income.

Figure 24 shows that a majority of the proposed parcels within the Housing Opportunity Areas fall in the areas with the highest concentration of the population that are Low- and Moderate-income households. Approximately 17 percent of Housing Opportunity Area acreage, accommodating 8 percent of the City's lower income RHNA, is within a census tract (5544.03) that has 75 to 100 percent of the population that is low to moderate income. Approximately 12 percent of Housing Opportunity Area acreage is within two census tracts (5542.01 and 5542.03) that have 25 to 50 percent of the population that is low to moderate income. The remaining 71 percent of the Housing Opportunity Area sites are within seven census tracts have 50 to 75 percent of the population that is low to moderate income. The distribution of housing sites throughout the City is not expected to further patterns of segregation with regard to income in the City.

Housing Opportunity Areas 5, 6, 7 and 11 are within close proximity to one another and have been identified to accommodate roughly 28 percent of the City's lower income RHNA allocation. These areas are also assumed to accommodate a similar percentage of moderate (29 percent) and above moderate (29 percent) income housing as well. Based on the proposed densities and proximity to amenities and transit, these Areas have potential to facilitate and accommodate significant redevelopment as compared to other portions of the City that are comprised of dense single family development.

A portion of Area 5 is located within a Low Resource tract while Area 6, 7, 11 and the remainder of 5 are within Moderate Resource tracts. In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan, which establishes a framework for future development around the future Metro transit station. To improve assets in areas of lower opportunity, the City targets investments, such as CDBG funds, within areas that are most in need. In June 2021, the City approved the following infrastructure improvements as part of the FY2021-2022 and FY2022-2023 Capital Improvement Projects budgets:

- Improvements to Simms Park, located less than a ¼ mile from Area 6 and less than a mile to Areas 5, 7, and 12 including the addition of an ADA service window and security and office upgrades.
- Bellflower Station Design establishing the development of guidelines and designs for the further light rail project, located in Area 11 and adjacent to Areas 5 and 6.
- Wayfinding improvements in the Downtown in Area 5
- Improvements to Palm Street Park in Area 10
- Improvements to the Bellflower Theater/Youth Cultural Arts Center in Area 6
- Implementation of Bellflower Boulevard Complete Streets project in Areas 9 and 10
- Street resurfacing on Alondra Boulevard in Areas 2 and 5

Additional infrastructure improvements are discussed in Chapter 6.7.3. The 2021-2029 Housing Plan including programs that prioritize funding into the Low Resource census tract

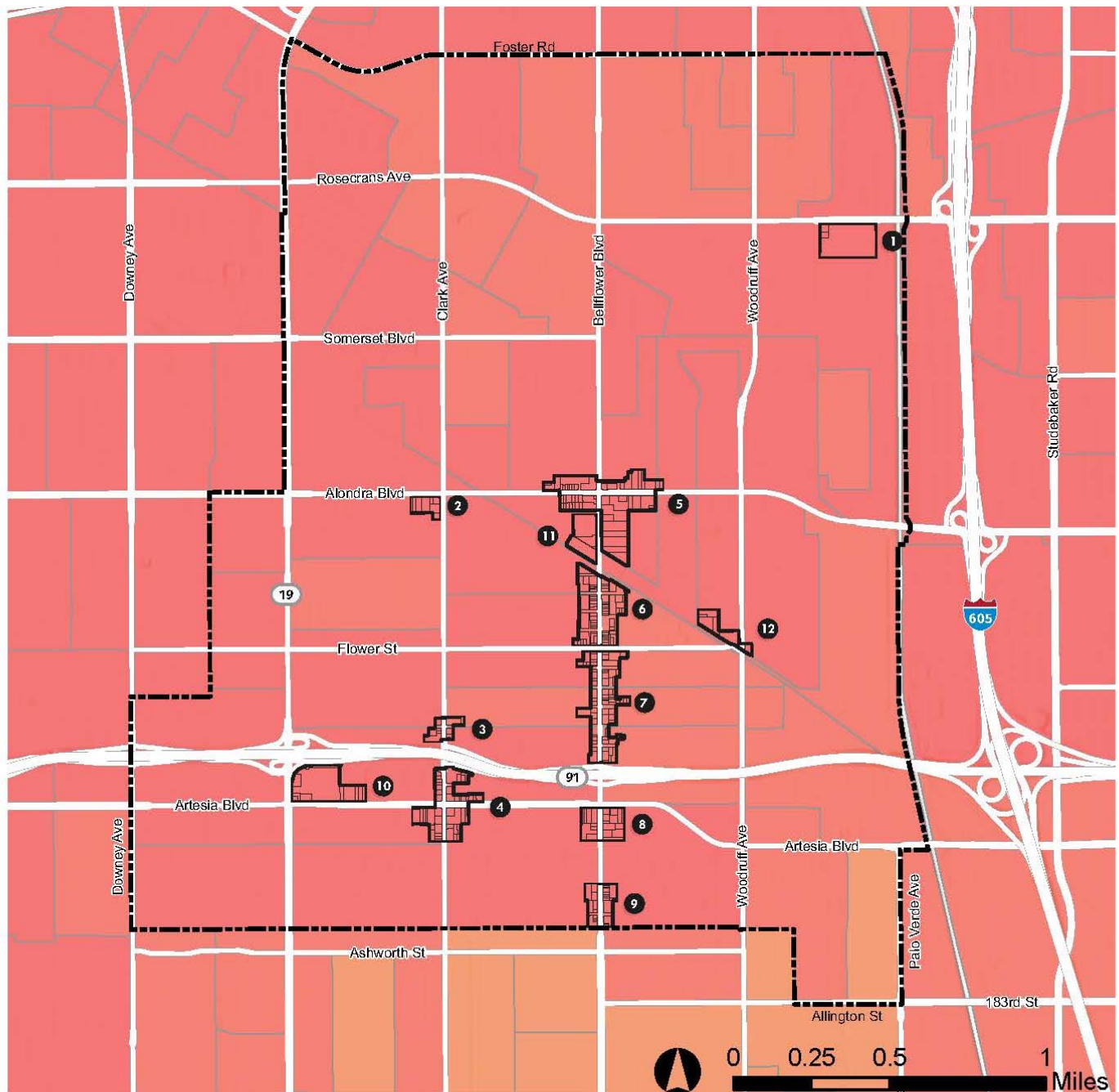


in the City, including Programs 33 and 34. Additional programs focus on serving low and moderate income households, individuals with disabilities, and other protected classes.

The existing demographic patterns for race and income, further reenforce the need for flexibility and incentives on all potential parcels to facilitate the development of affordable housing in all Housing Opportunity Areas. By allowing that any and all parcels could accommodate lower income housing there is increased opportunity for a developer to consolidate parcels based on market conditions. Additionally, the housing overlay will require that at minimum 20 percent of residential units developed will be affordable to lower income households, which will ensure that not all parcels are developed at market rate. The potential for redevelopment in Areas 5, 6, 7, and 11 for mixed income housing would help to improve outcomes, provide catalytic funding to the neighborhood, while providing affordable housing to reduce displacement.



Figure 22: Opportunity Areas/Non-white Population



Racial Demographics 2018 (Block Group)

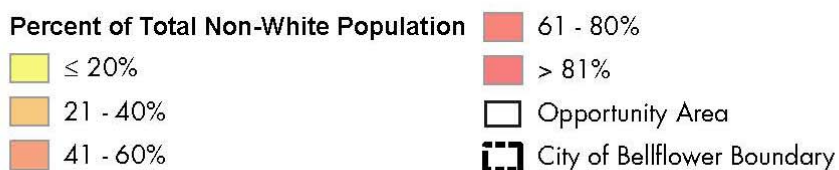
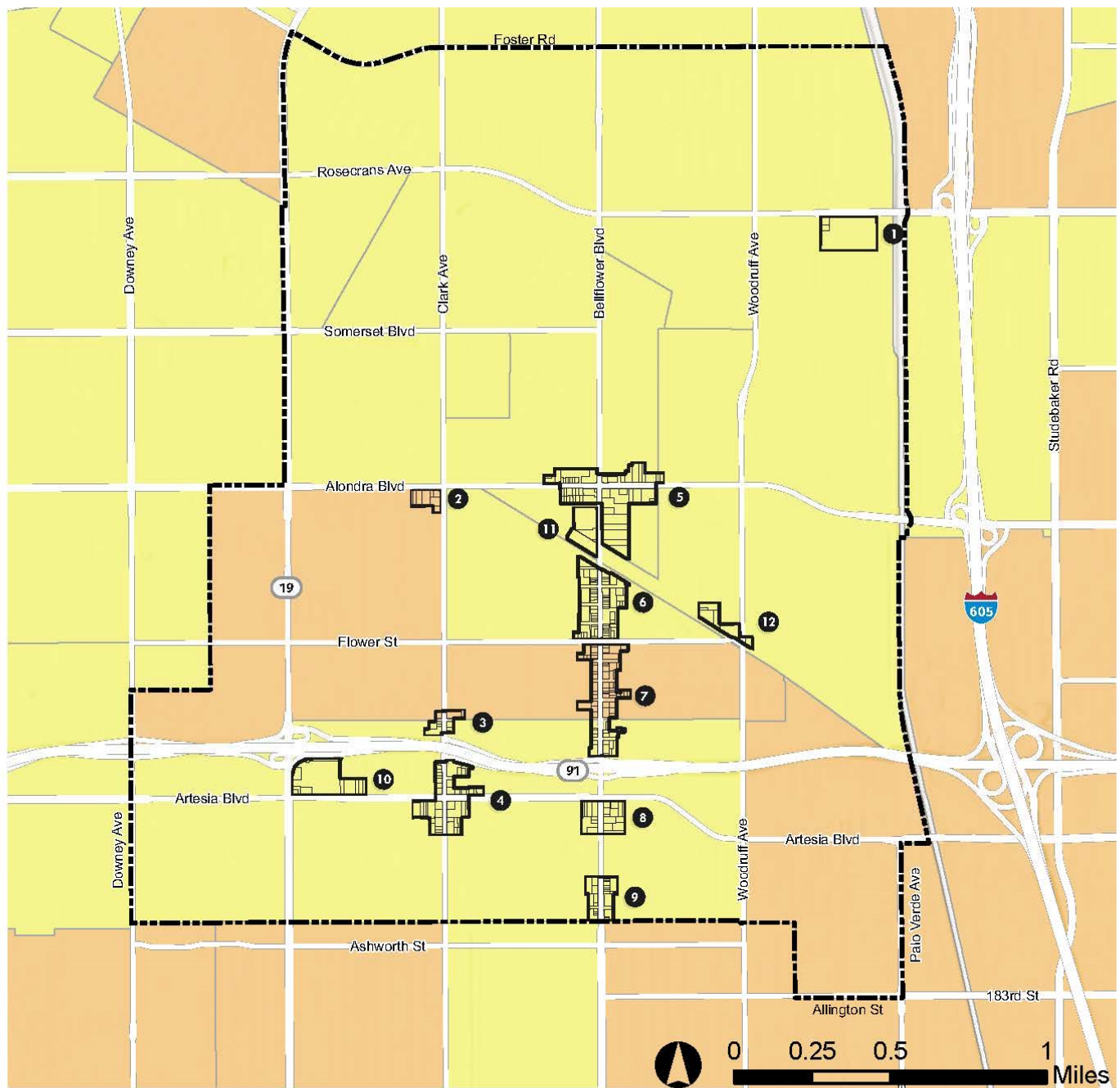




Figure 23: Opportunity Areas/Persons with Disabilities



Population with a Disability (Tract) - ACS (2015-2019)

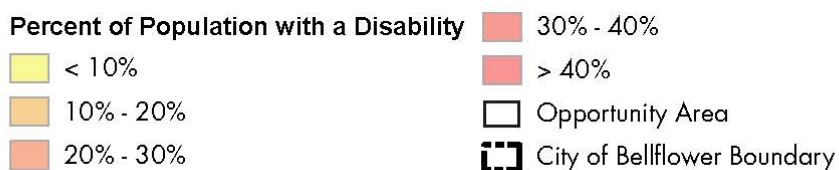
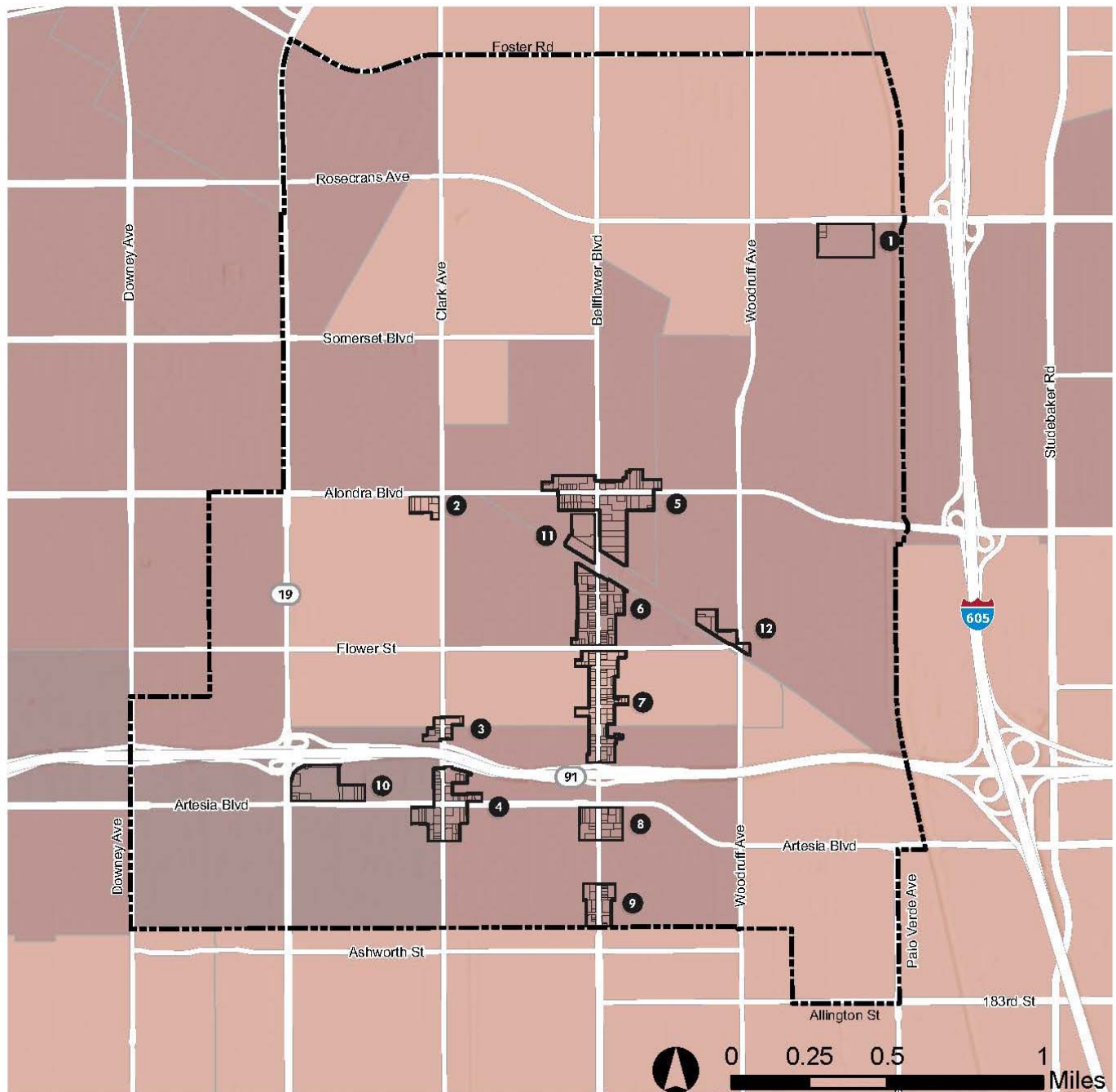
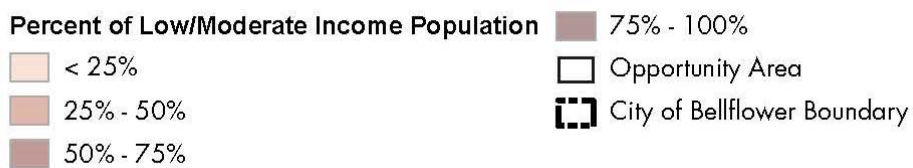




Figure 24: Opportunity Areas/Low-Moderate-Income



Low to Moderate Income Population (Tract) - (HUD)





6.7.2 - Racially and Ethnically Concentrated Areas of Poverty and Affluence

As discussed in **Section 4.5.3**, the Housing Element must include an analysis of racially and ethnically concentrated areas of poverty. As noted in **Figure 10** and **Table 4-28**, and consistent with Bellflower's 2020 AI, no census tracts in the City have a poverty rate above 40 percent. As such, by definition, the City has no racially/ethnically concentrated areas of poverty. Additionally, as discussed above, Bellflower experiences a high level of diversity throughout all census tracts in the City and is more diverse than the County and the region generally.

In selecting the Housing Opportunity Areas, the City looked for potential sites throughout the City, and ultimately included parcels in 10 out of the City's 18 total census tracts. As discussed in the following section, a number of factors were taken into account in selecting the Housing Opportunity Areas, including access to transit, services, and amenities, which are often factors in determining quality of life, as well as surrounding uses, likelihood of redevelopment, and recent investment in public infrastructure. Given the location of the Housing Opportunity Areas throughout the City and the high level of diversity, there is no indication that the identification of the Housing Opportunity areas will have disproportionate outcomes for members of protected classes and will continue to diversify housing opportunities throughout the City in proximity to transit and amenities.

6.7.3 - Disparities in Access to Opportunity

As reported in **Section 4.5.4**, the Housing Element must identify and analyze significant disparities in access to opportunity (e.g., education, transportation, economic development, and environment). In selecting the Housing Opportunity Areas, the City utilized the 2021 HCD/TCAC Opportunity Maps, and scored sites based on proximity to amenities and 9% Low Income Housing Tax Credit guidelines. **Figure 25** shows the Housing Opportunity Areas in context with the 2021 HCD/TCAC Opportunity Map. **Figure 26** shows the proximity of the Housing Opportunity Areas to 9% LIHTC scored amenities for family projects. The City is predominantly made up of Moderate Resource Opportunity Areas and the majority of the City has good access to amenities. The Housing Opportunity Areas are located in Moderate Resource Opportunity Areas with only a portion of Area 5 within a Low Resource Opportunity Area. Area 5 is located just to the north of the future Metro transit station and significant investment into the area is planned through the Downtown Bellflower Station Area Specific Plan (TOD Specific Plan). Area 1 is also located adjacent to the City's only High Resource Opportunity Area. There are not any census tracts in the City that are considered Highest Resource Opportunity Areas.

Given the existing conditions of each Housing Opportunity Area, the zoning capacity for higher density residential, and the opening of the transit station within the TOD Specific



Plan area, the City feels the 12 Housing Opportunity Areas offer the most viable redevelopment opportunities to accommodate the housing need within the 2021-2029 planning period.

As shown in **Figure 25**, the distribution of parcels within the Housing Opportunity Areas as shown in the City's Sites Inventory, particularly those credited towards the lower-income RHNA, are distributed throughout the City. A majority (90 percent) of the Housing Opportunity Areas are within the Moderate Resource Opportunity Areas, which is the predominant resource category in the City. While Area 5 is partially within a Low Resource Opportunity Area (Tract 5541.01) – roughly 24 percent of the Housing Opportunity Area acreage - there are existing planning efforts and infrastructure improvements underway to improve quality of life for existing residents. As the City has uniformly assigned a percentage of lower-, moderate- and above moderate-income units to all parcels within the Sites Inventory, there is no indication that a concentration of lower resources areas will occur.

Over the Housing Element planning period, the City expects the Downtown area to see substantial investments, including the development of the transit station along the West Santa Ana Branch Transit Corridor, which will bring a mix of market rate and affordable housing, as well as pedestrian, bicycle, and other infrastructure improvements. The West Santa Ana Branch light rail line, stretching roughly 20 miles between Downtown Los Angeles and the City of Artesia, will reuse the historic Pacific Electric streetcar right-of-way, a portion of which runs through the City of Bellflower. Metro has been planning to open the line in two phases, the first of which would span between the line's southern terminus at Pioneer Boulevard in Artesia and the proposed connection to the Green Line, in the median of the I-105 Freeway, which could be operable near the year 2028.

In anticipation of the future Bellflower Station, the City approved the TOD Specific Plan, which establishes a framework for future development around the future Metro transit station. To facilitate future development, specifically residential, the TOD Specific Plan designated specified areas for mixed use development, allowing for residential development at a higher density than other areas in the City. The TOD Specific Plan and the new Overlay Zones are intended to stimulate economic development and reinvestment through regulations based upon recognized urban design principles that allow property owners to respond with flexibility to market forces. Specifically, they will:

- Create a pedestrian-oriented mix of uses with convenient access between area neighborhoods, housing, employment centers, and retail services;
- Accommodate intensities and patterns of development that can support multiple modes of transportation, including public transit, bicycles, and walking;
- Facilitate well-designed new mixed use development projects that combine residential and nonresidential uses (e.g., office, retail, business services, personal services, public spaces and uses, other community amenities, etc.) to promote a better balance of jobs and housing;
- Ensure compatibility with adjacent existing single-family neighborhoods and harmonious integration with existing commercial areas; and



- Provide additional property rights, specifically development rights to property owners that develop high-density residential uses, while retaining all development rights conferred by the underlying zone. Incentives and advantages include: allowing a greater range and mix of uses and specifying more permissive dimensional specifications (e.g., greater floor area ratio, lot coverage ratio, and height; reduced setbacks; etc.).

The City is already seeing interest in the TOD Specific Plan area. In 2021, the City approved a proposed development by Glendale-based Serrano Development Group to build a new housing and retail complex at 16411 Bellflower Boulevard - just south of the proposed light rail line. The proposed density of the development is 81 dwelling units per acre. The TOD Specific Plan area is also well positioned for future developments seeking Affordable Housing Sustainable Communities (AHSC) program funding. As part of the Housing Plan, the City is committing to work with developers interested in applying for AHSC. Staff will also become more familiar with the program and the various requirements needed from a local jurisdiction co-applicant or partner.

To improve assets in areas of lower opportunity, the City targets investments, such as CDBG funds, within areas that are most in need. In June 2021, the City approved the following infrastructure improvements as part of the FY2021-2022 and FY2022-2023 Capital Improvement Projects budgets as discussed above.

- Improvements to Simms Park, located less than a ¼ mile from Area 6 and less than a mile to Areas 5 and 7, including the addition of an ADA service window and security and office upgrades.
- Bellflower Station Design establishing the development of guidelines and designs for the further light rail project, located in Area 11 and adjacent to Areas 5 and 6.
- Wayfinding improvements in the Downtown in Area 5
- Improvements to Palm Street Park in Area 10
- Improvements to the Bellflower Theater/Youth Cultural Arts Center in Area 6
- Implementation of Bellflower Boulevard Complete Streets project in Areas 9 and 10
- Street resurfacing on Alondra Boulevard in Areas 2 and 5

Additional funding is allocated for street improvements, a pilot fencing project around vacant lots and SCE rights-of-way, and sidewalk/curb/gutter projects throughout the City on an as needed basis.

From 2017 to 2019, the City also implemented the following improvements in and around the Housing Opportunity Areas:

- Bellflower Boulevard Rehabilitation Project – constructing 0.5 miles of roadway and median improvements on Bellflower Boulevard, between Somerset Boulevard and Rosecrans Avenue, including the removal and replacement of curb, gutter, sidewalk, pedestrian push buttons, and replacement of access ramps in compliance with ADA regulations.
- Roadway improvements along 2,200 lateral feet of Clark Avenue, from Artesia Boulevard to the South City limits, including metal hand-railing, curb & gutter, PCC



driveways, and 11 curb ramp replacements to meet ADA compliance in and around Area 4.

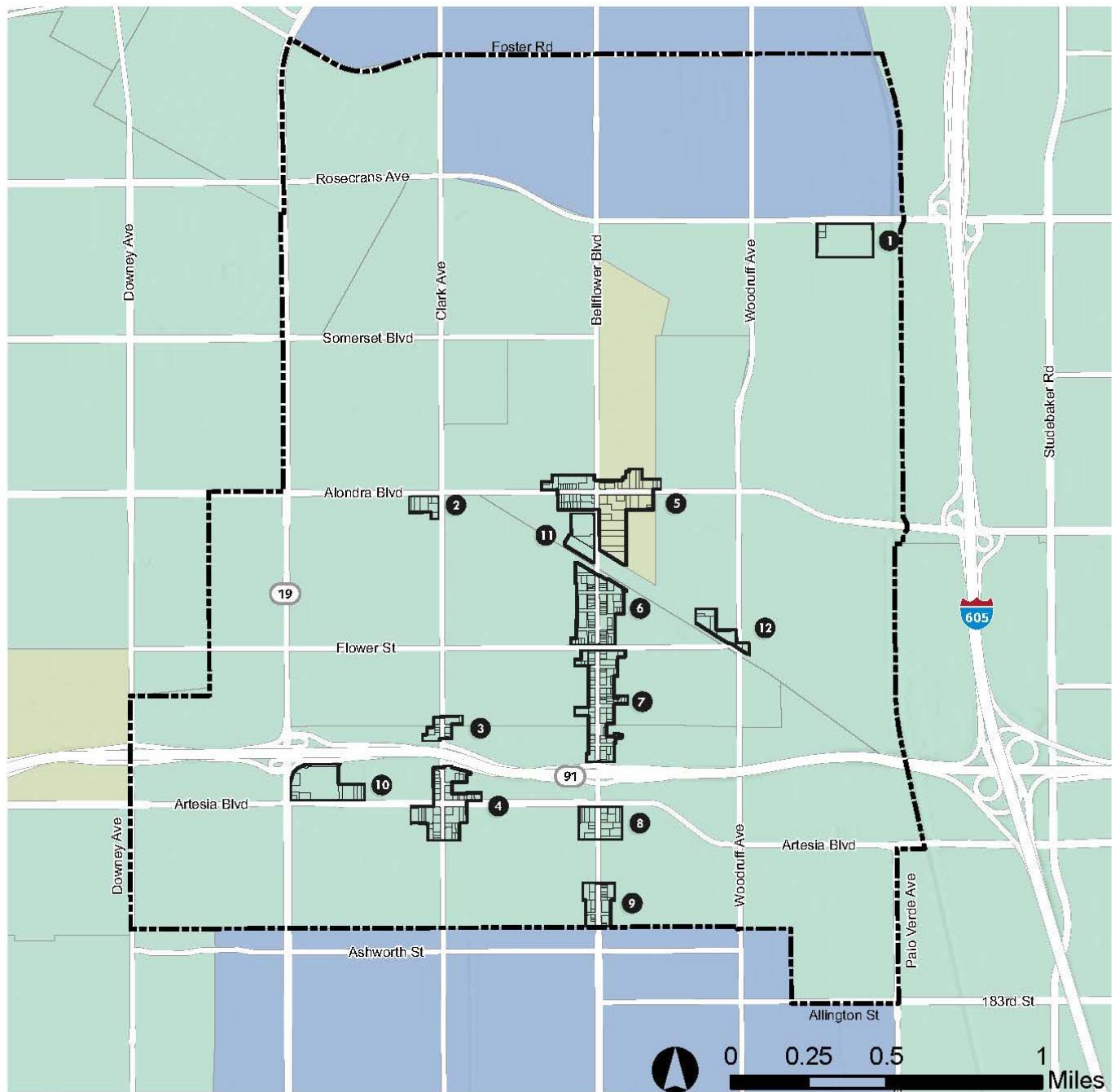
- Electric vehicle charging stations in Area 6 and south of Area 5.
- Contributed funds to the Los Angeles County Fire Museum, located at the north end of Area 6, and just south of Area 5.

In conjunction with the implementation of the TOD Specific Plan, the City has planned and completed projects within the City's Low Resource census tract, 5541.01, including the Bellflower Boulevard Rehabilitation Project and future wayfinding improvements.

The California Office of Environmental Health Hazard Assessment (OEHHA) identifies California communities disproportionately burdened by multiple sources of pollution. High-scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, considering their socioeconomic characteristics and underlying health status. The higher the percentage score, the higher the assumed burden. Figure 27 shows that City's census tracts are all in, not the most burdened census tracts (91 to 100 percent) but are in the higher burdened tracts, ranging between 51 to 90 percent. The Housing Opportunity Areas predominantly (83 percent) in tracts between 71-80 percent. Area 1 is within a census tract that is considered to have 61 to 70 percent burdened and Areas 4, 8, 9 and 10 are within census tracts that are more heavily burdened – between 81 to 90 percent. Redeveloping the sites in these areas would have a positive impact on these neighborhoods through the introduction of new economic opportunities; the introduction of new affordable housing options; providing new or refurbished infrastructure and public realm improvements; and providing new funding for services and amenities like schools through payment of development impact fees.



Figure 25: Opportunity Areas/ TCAC/HCD Opportunity Map



TCAC Opportunity Areas 2021 - Composite Score (Tract)

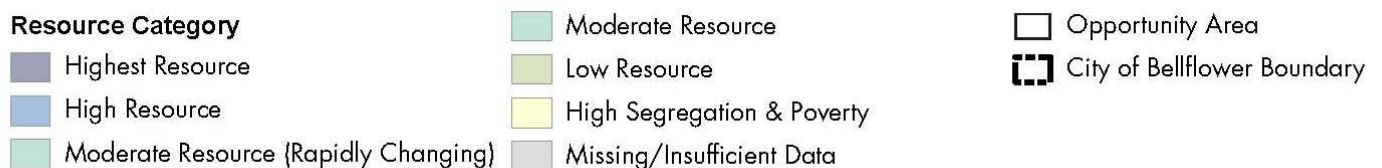
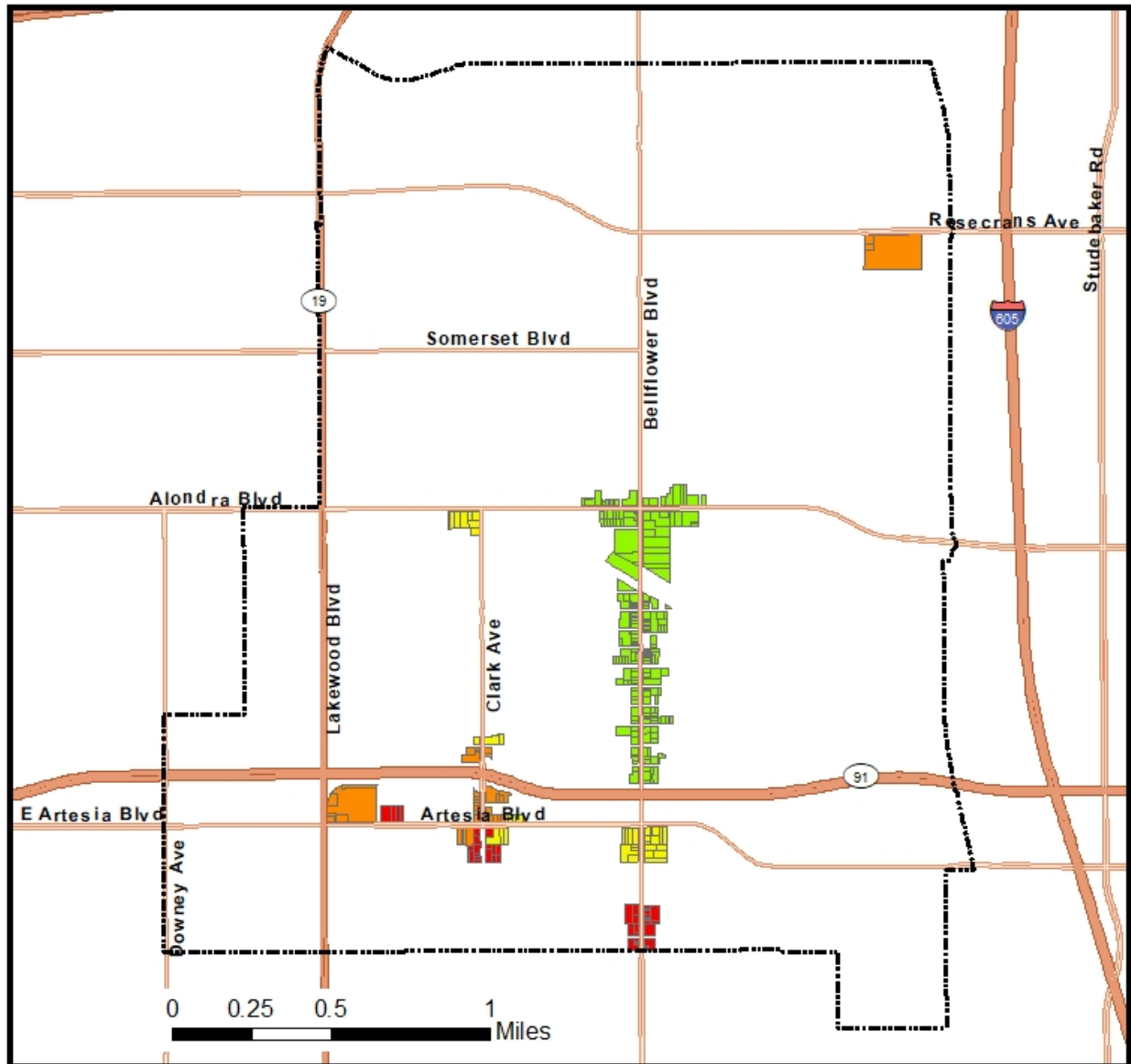




Figure 26: Opportunity Areas/LIHTC Amenities Scoring



Legend

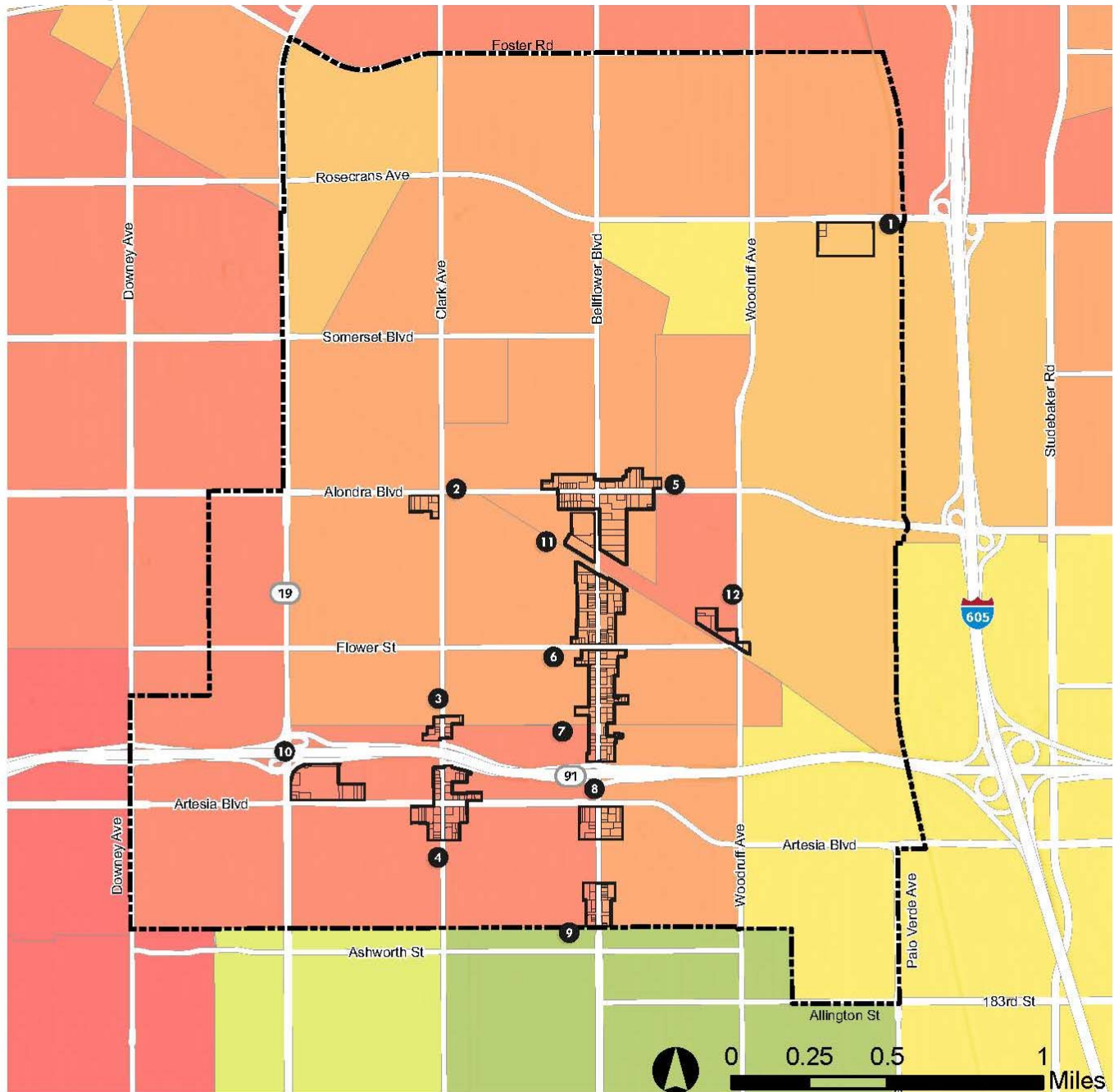
- 11 - 12 - Marginal
- 13 - 14 - Likely Eligible
- 15 - 16 - Mostly Likely Eligible
- 17 - 20 - Definitely Eligible
- 21 - 22 - Most Resource-Reach Areas

Note: Transit-related points (up to seven) are not included in this analysis. Due to Covid-related service reduction, transit-related points are harder to evaluate at this time.

Prepared May 13, 2021



Figure 27: Opportunity Sites/ CalEnviroScreen 4.0



Environmental Justice Communities (CalEnviroScreen 4.0 - Feb 2021 Update)

CalEnviroScreen 4.0 Percentile

1 - 10% (Lowest Scores)

11 - 20%

21 - 30%

31 - 40%

41 - 50%

51 - 60%

61 - 70%

71 - 80%

81 - 90%

91 - 100% (Highest Scores)

Opportunity Area

City of Bellflower Boundary



6.7.4 - Disproportionate Housing Needs and Displacement Risk

As discussed in **Section 4.5.5**, low-income neighborhoods experience displacement due to disinvestment resulting from both public and private sector decisions. Similarly, both public and private investments fuel displacement by attracting residents with higher incomes and higher educational attainments into low-income communities. Sensitive communities are defined as communities where residents may be particularly vulnerable to displacement in the context of rising property values and neighborhood change.

As shown in **Figures 19 and 20**, utilizing data from the Urban Displacement Project, existing sensitive communities with higher vulnerability are largely concentrated in three areas of the City: south of Somerset Boulevard and north of Alondra Boulevard; south of Alondra Boulevard and north of Flower Street, between Woodruff Avenue and Clark Avenue; and south of Park Street to the southern boundary of the City, between Lakewood Boulevard and Bellflower Boulevard. These maps are intended to define a general neighborhood change progression from the top to bottom of the table. However, it is important to note that not all neighborhoods may definitively change into neighborhoods experiencing gentrification and/or displacement.

To support residents living in sensitive communities, that may be more likely to experience gentrification and/or displacement, the City has a number of programs in place. These programs include: Program 20 to educate tenants and landlords, and to address potential unlawful eviction cases; Program 21 to assist first-time homebuyers improve their knowledge on the process; Program 22 to reduce the instances of poverty and homelessness and promote economic stability and in turn reducing the risk of displacement; Program 23 to affirmatively market available funding and programs to eligible households within vulnerable areas; and Program 24 to create incentives for market rate housing development in low resource areas to catalyze investments, and to enhance the economic mobility of residents.



6.8 – Financial Resources

A variety of potential funding sources are available to finance housing activities in Bellflower. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, layering of funding sources may be required for affordable housing programs and projects. **Table 6-9** lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, State, county, local, and private resources.

In previous years, the primary source of funds for affordable housing activities in Bellflower was the Redevelopment Agency housing set-aside fund. The 2010-2014 Implementation Plan allocated RDA funding for housing programs during that period, as indicated below:

- Housing Improvement Program
- Affordable Housing Program
- Underutilized Sites Program
- First-Time Homebuyer Program
- Prioritize Housing Program Activities

On Dec. 29, 2011, the California Supreme Court ruled to uphold ABx1 26, which dissolved all redevelopment agencies (RDAs) in the State. A companion bill, ABx1 27, which would have allowed the RDAs to continue to exist, was also declared invalid by the court. The court's decision required that all RDAs within California be eliminated no later than February 1, 2012. The City of Bellflower Redevelopment Agency was dissolved as of February 1, 2012 and the City was selected to be the Successor Agency responsible for all enforceable obligations owed.

Bellflower previously relied on estimated redevelopment housing set-aside revenues ranging from \$1.26 to \$1.5 million annually to support the development of affordable housing and the implementation of programs outlined in the Housing Plan. For the 2014-2021 planning cycle, the City is investigating new funding sources to utilize in order to continue administering its existing programs.

In addition to the funding sources listed in **Table 6-9**, affordable housing advocates are working with large foundations in hopes of creating a low-interest loan fund from endowments. Housing groups are also continuing attempts to broaden infrastructure financing authority. An infrastructure financing district (IFD) may be formed pursuant to California Government Code Section 53395 et seq. (the "IFD Law"). These districts have rights to the tax increment for financing public infrastructure. This authority exists at both the state and local level, but under current law requires a vote. Another hurdle is that current IFD law prohibits IFDs within any portion of a redevelopment project area that is or has been previously created; coupled with the fact that the legislative intent of the IFD law is that IFD areas are substantially undeveloped. However, many advocates



remain hopeful that IFDs may provide an opportunity to fill the redevelopment gap. Current drafts of new legislation would allow cities to create infrastructure districts without voter approval and make IFDs more user-friendly. There is also proposed legislation that, in addition to allowing for IFD formation by resolution, would require set-asides for affordable housing where an IFD is formed in a transit village development district. Certain legislation also seeks to broaden the share of property tax increment that IFDs in specified locations may collect and seeks to address the current deficiencies in the IFD Law.

Many regional government entities (i.e., council of governments) are working collaboratively to establish housing finance trusts that pool local monies and make them available to developers proposing deed-restricted affordable units within a member jurisdiction. This is an approach the City can explore with the Gateway Cities Council of Governments during the planning period.

Table 6-9: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs and Funding Sources		
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Bellflower currently receives approximately \$116,748 in CDBG funds annually.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Home Investment Partnership (HOME)	Bellflower receives HOME funds directly from the Federal government. HOME funds are used to assist low-income (80 AMI) households.	New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Section 8	Rental assistance payments to owners of private market rate units on behalf of low-income (50 MFI) tenants. The HACoLA administers the Section 8 Rental Assistance Program for the City of Bellflower. As of January 2010, there were 689 vouchers leased to Bellflower residents.	Rental Assistance
Emergency Shelter Grant (ESG) Program	Funds emergency shelters, services and transitional housing for homeless individuals and families.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Neighborhood Stabilization Program (NSP) Funds	Provides funds to purchase abandoned and foreclosed homes and residential property.	Acquisition Homebuyer Assistance
Choice Neighborhoods Grants	Funds to address distressed neighborhoods and public and assisted projects to transform them into viable and sustainable mixed-income neighborhoods by linking housing improvements with appropriate services, schools, public assets, transportation, and access to jobs. Planning grants and implementation grants are available.	New Construction Acquisition Rehabilitation Economic Development Public Services
Section 202 Housing for Seniors	HUD provides capital advances to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable.	Acquisition Rehabilitation New Construction
Section 811 Housing for Disabled Persons	Provides grants to nonprofit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	Acquisition Rehabilitation New Construction Rental Assistance
Supportive Housing Program	Provides funding to develop supportive housing and services that will allow homeless persons to live as independently as possible. Grants under the Supportive Housing Program are awarded through a national competition held annually.	Homeless Assistance Public Services
Shelter Plus Care	Provides rental assistance for hard-to-serve homeless persons with disabilities in connection with supportive services funded from sources outside the program.	Homeless Assistance Public Services

2. State Programs



Program Name	Description	Eligible Activities
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing. Tax credits are available between 4 and 9 percent.	New Construction
Building Equity and Growth in Neighborhoods (BEGIN)	Provides grants to cities to provide down payment assistance (up to \$30,000) to low- and moderate-income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions. One funding round annually through 2009.	Homebuyer Assistance
CalHome	Provides grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Provides loans to developers for property acquisition, site development, pre-development and construction period expenses for home ownership projects. One funding round annually through 2011.	Predevelopment Site development Site acquisition Rehabilitation Down payment assistance Mortgage financing Homebuyer counseling
Transit-Oriented Development Housing Program	Under the program, low-interest loans are available as gap financing for rental housing developments that include affordable units, and as mortgage assistance for home ownership developments. In addition, grants are available to cities, counties, and transit agencies for infrastructure improvements necessary for the development of specified housing developments, or to facilitate connections between these developments and the transit station.	Homebuyer Assistance Predevelopment Site development Infrastructure
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development. One funding round annually.	Regulations pending
CalHFA FHA Loan Program	Provides fixed rate FHA mortgages in Federally Designated Targeted Areas.	Homebuyer Assistance



Program Name	Description	Eligible Activities
CalHFA Homebuyer's Down payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3 percent of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
CalHFA Mental Health Services Act Funds	Jointly administered by the California Department of Mental Health and the California Housing Finance Agency on behalf of counties, the Program offers permanent financing and capitalized operating subsidies for the development of permanent supportive housing, including both rental and shared housing, to serve persons with serious mental illness and their families who are homeless or at risk of homelessness. MHSA Housing Program funds will be allocated for the development, acquisition, construction, and/or rehabilitation of permanent supportive housing.	New Construction Acquisition Rehabilitation Homeless Assistance Public Services Rental Assistance
CalHFA New Issue Bond Program (NIBP)	Provides affordable housing bond funding to CalHFA and other housing finance agencies. This funding allows developers to secure a source of affordable financing in the marketplace which otherwise could not be obtained.	New Construction Acquisition Rehabilitation Preservation
Golden State Acquisition Fund (GSAF)	Affordable Housing Innovation Program (AHIP): provides loans for developers through a nonprofit fund manager to provide quick acquisition financing for the development or preservation of affordable housing.	New Construction Acquisition Rehabilitation Preservation
Emergency Housing and Assistance Program Operating Facility Grants (EHAP)	Provides operating facility grants for emergency shelters, transitional housing projects, and supportive services for homeless individuals and families.	Homeless Assistance Public Services
Emergency Housing and Assistance Program Capital Development (EHAPCD)	Funds capital development activities for emergency shelters, transitional housing, and safe havens that provide shelter and supportive services for homeless individuals and families.	Homeless Assistance Public Services



Program Name	Description	Eligible Activities
Emergency Solutions Grant (ESG) Program	Funds projects that serve homeless individuals and families with supportive services, emergency shelter/transitional housing, assisting persons at risk of becoming homeless with homelessness prevention assistance, and providing permanent housing to the homeless population. The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009 places new emphasis on assisting people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.	Homeless Assistance Public Services
Infill Infrastructure Grant Program (IIG)	Provides grants for infrastructure construction and rehabilitation to support higher-density affordable and mixed-income housing in infill locations.	Predevelopment Site development Infrastructure
Multi-family Housing Program:	Provides funding for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9 federal low-income housing tax credits. Eligible costs include the cost of childcare, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.	Acquisition Rental Assistance Public Services Site Development Infrastructure Development Fees
Predevelopment Loan Program (PDLP)	Provides predevelopment capital to finance the start of low-income housing projects.	Predevelopment



Program Name	Description	Eligible Activities
3. County Programs		
Home Ownership Program (HOP)	The County of Los Angeles provides a secondary mortgage loans to first-time homebuyers. HOP has been designed to meet the needs of low-income families and individuals who want to purchase a new home, but are unable to qualify without financial assistance.	Homebuyer Assistance
Mortgage Credit Certificate (MCC)	Provides Federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County.	Homebuyer Assistance Income Tax Credit
Affordable Home Ownership Program (AHOP)	The Los Angeles Community Development Commission provides first-time homebuyer assistance to low-income families and individuals to purchase newly constructed homes that were partially financed with CDC development funding.	Homebuyer Assistance
Housing Economic Recovery Ownership (HERO)	The Los Angeles County HERO program was designed to meet the needs of low, moderate and middle-income households who want to purchase a foreclosed or abandoned single-family home, but are unable to qualify without financial assistance. This program provides a secondary mortgage for the purchase of that home, down payment assistance, and rehabilitation grant opportunities. The secondary mortgage is a 0 percent interest loan. No repayment of loan will be due until the home is sold, transferred, or refinanced, or no longer- owner-occupied.	Rehabilitation Acquisition Homebuyer Assistance
Infill Sites Rental Program (ISRP)	The ISRP is designed to provide financial assistance for acquisition and rehabilitation of foreclosed residences for affordable rental housing to low-income persons. Developers must agree to operate the housing at affordable rents for a period of 55-years.	Rehabilitation Acquisition



Program Name	Description	Eligible Activities
4. Local Programs		
Tax Exempt Housing Revenue Bond	The City can support low-income housing by holding the required TEFRA hearing prior enabling the issuance of housing mortgage revenue bonds. The bonds require the developer to lease a fixed age of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
5. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers; mortgages which fund the purchase and rehabilitation of a home; low down-payment mortgages for homes in underserved areas.	Homebuyer Assistance
National Housing Trust	The Green Affordable Housing Preservation Loan fund through the National Housing Trust Provides below market predevelopment and interim development loans to affordable housing developers who seek to incorporate green building techniques when rehabilitating existing affordable housing. Under the program, a portion of the loan will be forgiven when the developer demonstrates that they have incorporated practical, environmentally-friendly design elements in the property's rehabilitation plan.	Predevelopment Development Loans
California Community Foundation	Provides support for general operation of existing nonprofit affordable housing developers, with the focus on supporting the development and preservation of permanent affordable housing.	New Construction Rehabilitation Acquisition
MacArthur Foundation:	Preserving Affordable Rental Housing Program is a \$150-million initiative that seeks to preserve and improve affordable rental housing.	Preservation Rehabilitation Acquisition



Program Name	Description	Eligible Activities
Local banks:	Due to the Community Reinvestment Act of 1977, commercial banks are required to "meet the credit needs" of all the areas from which they draw deposits. They usually do this through below-market loans to both developers and qualified low-income homebuyers, and grants to community development nonprofits. Many banks have a separate community development division, and partner with local organizations that provide services like home ownership counseling to their borrowers. Larger banks often have a separate foundation to handle the grants.	Homebuyer Assistance

6.9 – Energy Conservation Opportunities

As cities construct more housing to meet growing population demands, the consumption rate of energy becomes a significant issue. The primary uses of energy in urban areas are for transportation, lighting, water, heating, and space heating and cooling. The high cost of energy demands that efforts be taken to reduce or minimize the overall level of urban consumption.

The City of Bellflower CAP, adopted on December 10, 2012, "Strategy 1: Buildings" outlines improving the performance of existing buildings with a concerted effort by government, utility companies, businesses, and individual homeowners to increase the energy efficiency of their homes and businesses. There are many opportunities for conserving energy in new and existing residential units. Construction of energy efficient buildings does not lower the price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of fuel and energy is decreased. Similarly, retrofitting existing structures with energy conserving features can result in a reduction in utility costs. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more efficient appliances, and mechanical or solar energy systems; and building design and orientation which incorporates energy conservation considerations. The City will promote these programs and, when funding is available, will seek to supplement them with additional money. The City enforces all provisions of Title 24 of the California Building Code, which provides for



energy conservation features in new residential construction.

Southern California Edison offers a variety of energy conservation services under the Low-Income Energy Efficiency programs (LIEE), which help qualified homeowners and renters conserve energy and control electricity costs. Eligible customers can receive services from local community agencies and licensed contractors working with Edison. Services include weatherization, efficient lighting and cooling, refrigerator replacement, and energy education. In addition, Edison participates in the California Alternative Rates for Energy (CARE) program, which provides a 15 percent discount reduction on electric bills for low-income customers and the Family Electric Rate Assistance Program (FERA) that provides discounts for families with household incomes slightly exceeding the low-income energy program allowances.

The Southern California Gas Company offers two direct assistance programs to limited-income customers: (1) a no-cost weatherization (attic insulation and water heater blankets) and (2) a no-cost furnace repair and replacement service. The Gas Company also participates in the State LIEE and CARE programs, helping low-income customers conserve energy and providing them with a discount on their gas bills.

6.8.1 - Techniques to Conserve

Many modern design methods used to reduce residential energy consumption are based on proven techniques that have been known to humans since the earliest days of collective settlement. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and out in the summer. Designs aim to reduce air conditioning and heating demands. Proven building techniques in this category include:
 - Orienting windows and openings of a building to follow the path of the sun, in order to minimize solar gain in the summer and maximize solar gain in the winter;
 - Utilizing “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - “Burying” sections of the structure in a hillside or berm to insulate the home against extremes of temperature;
 - Application of window coverings, insulation, and other materials to reduce heat exchange between the interior and the exterior of the home;
 - Strategic placement of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes); and
 - Designing eaves and overhangs above windows to block direct summer solar gain during the summer, but allow for solar gain during the winter.



2. Building orientation that allows natural elements to maintain a comfortable interior temperature. Examples include:
 - Orienting the long axis of a building in a north-south position;
 - Minimizing the southern and western exposure of exterior surfaces;
 - Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions; and
 - Positioning dwelling units to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Planting of deciduous shade trees and other plants to protect the home;
 - Design including natural or artificial flowing water; and
 - Strategic placement of trees and hedges to control air flow.

In addition to natural techniques that have been used historically, a number of modern energy conversion methods have been developed and advanced in more recent years. These include:

- Implementation of solar panels and other devices to generate electricity;
- Application of solar energy to heat water;
- Employment of window glazing to repel summer heat and trap winter warmth;
- Use of weather-stripping and other insulating devices to reduce heat gain and loss; and
- Acquire energy efficient home appliances.

6.8.2 – State Building Code Standards

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act. Upon its creation the first task of the Commission was to adopt energy conservation standards for new construction. The first set of residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised in the years following. Bellflower currently utilizes Tier 1 of the California Green Building Code and has adopted local amendments to the building standards within Chapter 15.56 pertaining to the Energy Code of the Bellflower Municipal Code. The local amendments regarding the Energy Code do not place additional constraints as they are in place to ensure consistency of definitions and standards within other sections of the Bellflower Municipal Code.



A focus of the Commission's energy conservation standards is the definition of "climate zones". These zones were created to allow for flexible approaches to energy conservation that can be tailored to different geographic regions of the State. The City of Bellflower is located in Climate Zone 10, which covers the semi-arid inland valleys. This climate zone is characterized by mild winters, hot summers, desert winds, and abundant sunshine.

Because of these climate conditions, a substantial percentage of residential energy use goes to space cooling between the months of May and October. Residential site design and construction techniques that can reduce the amount of energy used for space cooling would significantly reduce overall energy demand. As discussed above, a number of traditional and modern techniques can decrease energy throughout the City.

7. Progress Report

The Progress Report reviews the previous Housing Element's programs, objectives, and actions that were to be implemented during the previous planning period. The City of Bellflower's Housing Element identified goals that the City anticipated to implement during the previous planning period. Each goal has specific policies that were to be achieved in order to facilitate the construction of affordable housing and to maintain the existing affordable housing stock. The City also established a set of objectives with corresponding goals to further improve housing opportunities throughout the City. Each of the actions and objectives had a timeframe for completion along with a responsible agency to monitor the program.

The action is listed on the right column of the table and displays the quantified or qualified objective and the result of the program. Lastly, the action is evaluated on its effectiveness, and whether or not the program should continue to be implemented, modified, or removed. Section 65588 of the State Housing law requires that all local governments initiate a timely review of their housing element to evaluate all of the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State's housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress of the City in the implementation of the Housing Element.

Section 65581 of the Government Code also underscores the need for the periodic review of the Housing Element. This process of review and evaluation permits local officials to evaluate trends in the community and to initiate new programs that will further housing goals.

During the 2014-2021 planning period, the City worked diligently to address the housing needs of special needs groups. Some of the accomplishments are highlighted below:

- In 2019, in partnership with the County of Los Angeles, City of Paramount, and People Assisting the Homeless (PATH), the City opened the New Hope Temporary shelter, a 50-bed emergency shelter for homeless individuals.
- Rehabilitated 6 single-family residences and 16 mobile units owned by seniors, disabled and/or low-income households via the City's Home Improvement Program utilizing \$250,000 annually in HOME funds.
- Amended the Bellflower Municipal Code to provide greater flexibility for development of accessory dwelling units resulting in 70 ADUs permitted since



September 2020.

- Approved the development of an affordable housing development at 8809 Ramona Street in partnership with Habitat for Humanity resulting in 6 new ownership units for moderate and low income households.
- Assisted 158 households through the Homeless Prevention and Rapid Re-Housing program funded with Housing Successor Agency Low and Moderate Housing Funds.

Completed a project with Little House, a local nonprofit, to develop/ rehabilitate a property for the creation of a 3-bedroom universally designed unit serving women with substance abuse problems and at-risk of being homeless.

Table 7-1 summarizes the City's accomplishments in implementing the fifth cycle Housing Element.



Table 7-1: Housing Accomplishments

HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
PROGRAM GOAL 1: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS.	
1. CODE ENFORCEMENT Objective: Enforce and expand, where necessary, the property maintenance provisions embodied in the California Green Building Code and Zoning Ordinance in order to conserve and improve the quality of housing units in the City.	Effectiveness: During the 2014-2021 planning period, the City opened 6,555 cases pertaining to property maintenance. Examples of code violations include households living in illegal units, such as garages and recreational vehicles, construction of illegal buildings, households living in unsafe buildings, illegal conversion of garages, and unsafe electrical work. Approximately 93 percent of those cases were closed and properties were brought up to code to meet quality housing standards. On an annual basis the City allocates approximately \$295,000 of CDBG and General funds toward the enforcement of the Bellflower Municipal Code relating to property maintenance and zoning in low-moderate income areas, as well as slum/blighted areas. Code Enforcement is also responsible for proactively identifying substandard and deteriorating housing units and taking appropriate actions to ensure correction of deficiencies or removal and or replacement of those units which cannot be rehabilitated. From 2015-2021, 1,671 housing units were pro-actively inspected which exceed the 5-Year Strategic Plan objective of 350 housing units. Appropriateness: To ensure maintenance of the existing housing stock and to ensure safe and adequate housing, the City will continue its Code Enforcement Program, providing ongoing inspection services to review code violations on a survey and complaint basis.



HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
2. HOUSING REHABILITATION Objective: Address property, structural, and energy/water conservation improvements for special needs, and low- and moderate-income homeowners in the City. Annually, the City anticipates that 10 grants or loans during the planning period will be administered based on funding availability.	Effectiveness: The City's Economic Development Department administers the Housing Improvement Program which offers loans and grants to homeowners in the form of Fix-It Grants, Low Interest Deferred Loans, and Mobile Home Grants. The program, funded by HOME funds from HUD, provides qualified applicants with a loan or grant to complete qualified repairs. The program funds activities including, but not limited to: electrical repairs, roofing, railings, windows/doors, water heater, exterior painting, smoke detectors, and items pertinent to meeting health and safety standards. Typically, approximately \$250,000 of HOME funds are allocated to assist up to 4 low- or moderate-income households annually. During the 2014-2021 planning period, 6 single-family residences and 16 mobile units were rehabilitated via the City's Home Improvement Program. Appropriateness: Based on current available funds and the provisions of the Homeowner Improvement Program, the City will provide funds to assist in the rehabilitation of a minimum of 20 housing units during the planning period. The City will also work to prepare and maintain a current housing condition survey of all housing units within the City, including the number of units in need of rehabilitation and replacement.



HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
3. MONITOR AND PRESERVE AFFORDABLE HOUSING Objectives: • Maintain a list of affordable units in the City including affordability information • Collect information on units without deed restrictions to encourage the establishment of an affordability covenant. • Continue to pursue partnership opportunities with nonprofits to preserve and expand affordable housing in the City. • Allocate and support potential sources of funds for mortgage refinancing, acquisition, and rehabilitation including gap funding for nonprofit housing developers as intermediaries and for rental subsidy assistance.	Effectiveness: City updates and maintains list of affordable housing units annually pursuant to the requirements of AB 987 (Health and Safety Code Section 33418). During the 2014-2021 planning period, three low-income units on 9921 Flora Vista St. were at-risk of conversion; however, these units are ownership units and therefore did not require an analysis of the cost of preservation versus replacement. Appropriateness: There are no units at-risk of conversion during the 2021-2029 planning period, however, the City will continue to monitor units at risk of conversion and work to preserve these units as permanently affordable through various funding programs (i.e. tax credit financing). This program will be included in the 2021-2029 Housing Plan.



HOUSING ELEMENT PROGRAM	EVALUATION OF EFFECTIVENESS
4. ENERGY EFFICIENT DESIGN Objectives: • City will review ordinances and recommend necessary changes to encourage energy efficient housing design that are consistent with State regulations. • Encourage energy conservation measures as required by building codes. • Promote energy efficient buildings per the City's Climate Action Plan. • Encourage maximum utilization of Federal, State and local government programs (Energy Savings Assistance Program and Energy Upgrade). • Encourage residents to use programs to implement energy efficient designs.	Effectiveness: City refers residents and project applicants to the County's HERO program. Qualified applicants are referred to the City's Home Improvement Program. Additionally, projects requiring discretionary approval are required to implement standards from Climate Action Plan as part of their approval process. The City has an artificial turf pilot program and continues to process and approve proposals for drought tolerant landscaping. During the planning period 858 solar permits were issued throughout the City and 11 EV stations were permitted. During the program period, the City approved Ord. 1340 which expedited and streamlined the permit process for electric vehicle charging stations per GC Sec. 65850.7 Additionally, the City also accomplished the following: a) Certain areas in the City participate in the Open Property Assessed Clean Energy (PACE) Program; b) The roof for the Aquatic Center Locker Rooms was reconstructed to be more energy efficient; and c) allow installation of solar panels in accordance with State requirements. In 2015, the City also approved Resolution No. 15-63 that established Parkway Landscape Design Guidelines to allow for the use of water-efficient and drought-tolerant landscape materials in the parkway to enable the City to meet the 25 percent reduction in potable urban water use mandated by the State Water Resources Control Board (SWRCB). Appropriateness: The City will continue to encourage homeowners and landlords to incorporate energy conservation strategies when initiating new construction and improvement projects. This program will be included in the 2021-2029 Housing Plan.



PROGRAM GOAL 2: PROVIDE A VARIETY OF HOUSING TYPES TO ACCOMMODATE SPECIAL NEEDS GROUPS AND ALL ECONOMIC SEGMENTS OF THE CITY.

5. SECOND UNITS

Objectives:

- Based on previous planning periods, it is reasonable to expect 10-15 second units to be constructed during the planning period.
- Throughout the planning period, the City will inform eligible property owners of the potential to construct second units through updated handouts and information on the City's website.

Effectiveness: In September 2017, the City approved Ordinance 1345 which provided greater flexibility for development of accessory dwelling units, formerly referred to as "second units" in accordance with State law. The City informed eligible property owners of the incentives to construct second unit through updated handouts and information on City website. From September 2014 to September 2020, 27 ADU's were processed and approved.

In September 2020, the City Council approved Ordinance 1401, which established Chapter 17.17 of the Bellflower Municipal Code to provide more flexibility for ADUs. The ordinance was intended to increase opportunities for ADUs by: removing requirements regarding minimum lot size, reducing rear setback requirements, adjusting the allowable maximum and minimum square footage for ADUs and the number of ADUs per lot and reducing parking requirements for ADUs. The ordinance also established an ADU use-permit application process, reduced the maximum application review time from 120 days to 60 days; and establishes impact fee exemptions or limitations. Since the adoption of Ordinance 1401, over 70 ADU's projects have been permitted.

The City continues to review and approve ADUs in accordance with State law, which streamlines the approval process.

Appropriateness: The City has complied with State law to recognize second units (now known as accessory dwelling units) as an affordable housing option and continues to expedite the processing of these applications. The City will review the new State requirements and update the Bellflower Municipal Code where necessary. This program will be included in the 2021-2029 Housing Plan.



6. DENSITY BONUS

Objective:

- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and by offering Staff assistance at City Hall.

Effectiveness: The City has revised the density bonus provisions in the Zoning Ordinance to completely with current State requirements. Since the last Housing Element, the City has approved one affordable housing development at 8809 Ramona Street in partnership with Habitat for Humanity. The project applied for and was approved for a Conditional Use Permit, Precise Plan to deviate from the 2/3 rule, Tentative Map to allow the development of six (6) condominium units on the subject site measuring approximately 13,104 square feet. The application also utilized the Density Bonus ordinance for development concessions to address parking, front yard setbacks, and building separation requirements, as permitted by BMC Chapter 17.41 and State law.

Appropriateness: This program is essential to the development of affordable units, as it allows developers the flexibility to construct at densities above what is allowed by the Municipal Code. This program will be included in the 2021-2029 Housing Plan.

7. SENIOR HOUSING ZONING

Objective:

- The City will continue to offer incentives to developers to facilitate the development of senior housing.
- Throughout the planning period, the City will inform eligible property owners of the incentives to develop senior housing through updated handouts and information on the City's website.

Effectiveness: In 2016, City staff met with developers to discuss the potential to develop a 51-unit senior housing development at 10036-10044 Alondra Boulevard. Throughout 2017, the City continued to work with the developer in constructing the senior housing development, however the project has not obtained entitlements and affordability was undetermined.

In 2019, the City conducted a HOME monitoring visit for the Bellflower Senior Terrace project which is a senior affordable housing complex with 179 affordable rental units, 11 of which are HOME units.

Appropriateness: This program is essential to the development of affordable units for the City's growing population of senior citizens. This program will be included in the 2021-2029 Housing Plan.



8. ALTERNATE ASSISTED LIVING HOUSING MODEL

Objectives:

- Facilitate the development of the assisted living alternative housing models through flexible zoning regulations.
- Continue to provide appropriate standards to encourage development of senior housing.
- Promote alternative housing models during discussions with developers.
- Assist in the development of an assisted living facility.
- Actively promote outside funding opportunities and regulatory incentives such as density bonuses to offset the costs of providing affordable units.

Effectiveness: The City's current Bellflower Municipal Code provides for flexible parking standards compared to traditional higher density residential projects. Particularly, affordable housing projects can benefit from these incentives (Bellflower Municipal Code Section 17.41). During the planning period, no applications were received for alternative assisted living, however a homeless shelter was established in the City via the adoption of the CENTZ overlay zone.

Appropriateness: The City will continue to provide flexible parking standards and flexibility to promote alternative assisted living models, however this program will not be included in the 2021-2029 Housing Element.



9. INCENTIVES FOR LARGE MULTI-FAMILY UNITS

Objective: To increase the number of affordable multi-bedroom units to accommodate larger low-income families.

Effectiveness: During the reporting period, the City adopted various policies/plans that facilitate the development of large multi-family units and rewards development that provides affordable housing. In response to the previous housing element, the City implemented the BAMU Overlay Zone as an incentive for lot consolidation which may result in larger multi-family units. In 2017, the City approved Ord. 1346 to allow specified multi-family residential units to be permitted by right via a development review process rather than as conditional uses. In 2019, the City approved the TOD Specific Plan, which regulated future development around a future transit station. To facilitate future development, including residential, the TOD Specific Plan designated specified areas for mixed use development. These mixed use areas will allow for residential development at a higher density than other areas in the City. It is expected that larger multi-family units can be built in these areas in the future. During the planning period, three mixed use projects were constructed, however they did not include deed-restricted units.

Appropriateness: Providing incentives for multi-family developments can be an effective tool to promote a variety of housing opportunities, however this program will be combined with Program 6, Density Bonus, which requires incentives to be provided.

10. LOS ANGELES COUNTY PARTNERSHIP

Objective: Increase resident awareness about housing programs offered by the County by advertising them on the City's website and by offering Staff assistance at City Hall.

Effectiveness: City can offer information to the public about County programs such as the HERO (Home Energy Renovation Opportunity). Efforts to notify the public are made wherever possible (i.e. flyers, brochures). City refers residents to the County when they inquire about program.

The Section 8 program, administered by the Los Angeles County Housing Authority, provides opportunities for very low-income households to rent units at affordable rates. Eligible renters made use of the Section 8 program as funds were available. The program is run by Los Angeles County, which does not maintain statistics separately for the City of Bellflower's corporate boundaries. According to the Housing Authority, 635 vouchers were leased to Bellflower residents as of 2019.

Appropriateness: The City will continue and expand this program to include all programs that are administered by the County. This program will be included in the 2021-2029 Housing Plan.



PROGRAM GOAL 3: MINIMIZE THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON HOUSING PRODUCTION AND AFFORDABILITY.

11. REMOVE DEVELOPMENT CONSTRAINTS

Objective:

- The City will review development standards, to ensure that the development of lower-income housing is not constrained.
- Amend the development code to address all constraints identified in Section 5 of the Housing Element.
- Staff will continue to use flexible development standards to facilitate the development of affordable housing through promotion of maximum development densities in the multi-family zone and the new Mixed Use Overlay.

Effectiveness: As part of the City's ongoing effort to support development, the City approves Specific Plans and Planned Development Projects which allows for flexibility of traditional development standards, often requiring less parking in order to accommodate a higher density. In 2016, the City processed and approved one Specific Plan and one Planned Development. The City also complies with the State requirement relating to Density Bonuses, by granting higher densities and lowering of parking requirements.

The City, in October 2017, approved Ord. 1346 to allow specified multi-family residential units to be permitted by right vi a Development Review process rather than as conditional uses.

The City, in September 2017, approved Ord. 1345 which provided greater flexibility for development of accessory dwelling units in accordance with State law. In 2018, the City approved a Code Amendment to the A-E Agricultural Estate Zone to remove the distance requirements to animal corrals.

On October 14, 2019, the City approved the TOD Specific Plan, which regulated future development around a future transit station. To facilitate future development, including residential, the Specific Plan allowed for administrative approval of future project plans. Administrative approvals reduce the City's review and approval timelines, which removes development constraints.

Appropriateness: The City will continue to review the Municipal Code on an annual basis and seek input from applicants and developers on potential constraints to the development of housing. This program will be included in the 2021-2029 Housing Plan.



12. PLANNING AND DEVELOPMENT FEES

Objective: Continue to conduct review of planning and development fees to ensure fees are not excessive and are appropriate for cost of service.

Effectiveness: The City conducted a review of planning and development fees in 2012 to ensure fees are not excessive and are appropriate for the cost of service. The fee schedule was adopted by the City Council via Resolution 12-61. In 2015, the Economic Development Department conducted a CUP and business license fee study to ensure that the City's fee structure remains comparable with the surrounding cities. The study indicated that the City fees were comparable with surrounding cities. In 2016, the Planning and Building Services Department began the process for updating the fee schedule. Planning and Development fees were updated by the City in April 2017, per Resolution 17-16. A Fee Schedule Review was done again in July 2019.

Appropriateness: The City will continue to review their fee schedule bi-annually and seek input from applicants and developers on how costs impact the development of housing. This program will be included in the 2021-2029 Housing Plan.



13. PLANNED DEVELOPMENT OVERLAY DISTRICTS

Objective: Continue to encourage use of the Planned Development Overlay as a means to provide affordable housing through creative land use techniques.

Effectiveness: During the reporting period, the City received funding from Los Angeles County Transportation Authority (Metro) for the development of a new overlay zone, centering around a future rail station in the Downtown. City used resources to prepare the TOD Specific Plan which was approved in 2019. This TOD Specific Plan will facilitate development around a future transit station. To facilitate future development, including residential, the TOD Specific Plan included Mixed Use areas that allowed for higher residential densities than allowed in the Bellflower Municipal Code. Affordable housing could be provided in these Mixed Use areas in the future. The TOD Specific Plan integrates land use regulations so that higher-intensity residential and commercial development activates the street and further creates a pedestrian- and transit friendly environment. This is accomplished through a system of overlay zones that are designed to incentivize this transition.

Development projects during the reporting period include: 2 development projects and most recently in 2018, 29 mixed use condos and 24 mixed use single-family units. As part of the 2021-2029 Housing Element the City is expecting to expand the overlay to include additional parcels to encourage and facilitate additional housing.

Appropriateness: As the City is nearly built-out, new opportunities for residential uses are encouraged through the creation of a new zoning district, by increasing residential building densities and ensuring that development standards facilitate rather than hinder development at the densities needed to provide housing affordable to lower-income residents, and recognizing the predominant lot sizes available for future development in the City. This program will be included in the 2021-2029 Housing Plan.



14. PRIORITIZE HOUSING PROGRAM ACTIVITIES

Objective: Focus programs on areas of greatest need, such as large families.

Effectiveness: The City used HOME funds to provide rehabilitation loans and grant monies to maintain and upgrade existing housing stock. The City's Home Improvement Program, funded by HOME funds from HUD, provides qualified applicants with a loan or grant to complete qualified repairs. The program funds activities including, but not limited to: electrical repairs, roofing, railings, windows/doors, water heater, exterior painting, smoke detectors, and items pertinent to meeting health and safety standards. Typically, approximately \$250,000 of HOME funds are allocated to assist up to 4 low- or moderate-income households annually. During the 2014-2021 planning period, 6 single-family residences and 16 mobile units were rehabilitated via the City's Home Improvement Program.

Appropriateness: The City has successfully allocated HOME and CDBG funds to maintain and upgrade the housing stock through the Housing Improvement Program. As this program is already included in the Housing Plan as Program 2, this program will be consolidated and not included in the 2021-2029 Housing Plan.



15. STREAMLINE PROCESSING

Objective: Continue efforts to streamline and improve the development review process and eliminate any unnecessary delays and restrictions in the processing of development applications.

Effectiveness: The City has instituted a Self-Certification Program. The Self-Certification Program allows Licensed Design Professionals to voluntarily self-certify building plans to expedite the issuance of building permits. The City has also eliminated the Development Review Board, which shortens project reviews.

The City, in August 2017, approved Ord. 1340 which expedites and streamlines the permit process for electric vehicles charging stations per GC Sec. 65850.7. Then in September 2017, the City approved Ord. 1345 which provided greater flexibility for development of accessory dwelling units in accordance with State law. A month later in October 2017, the City approved Ord. 1346 to allow specified multi-family residential units to be permitted by right via a development review process rather than as conditional uses.

In September 2020, the City also adopted Ordinance 1401 which established an application and streamlined the approval of ADUs and allowing JADUs.

In addition, the City approved the TOD Specific Plan, which regulated future development around a future transit station. To facilitate future development, including residential, the Specific Plan allowed for administrative approval of future project plans. Administrative approvals reduce the City's review and approval timelines, which removes development constraints. The administrative approval process is viewed as a streamlining mechanism for facilitating faster development approvals.

Appropriateness: The City will continue to review the Municipal Code on an annual basis and seek input from applicants and developers on how to streamline the approval process to facilitate the development of housing. During the 2021-2029 planning period the City will also explore the requirements of SB 35 to ensure they are compliant. This program will be included in the 2021-2029 Housing Plan.

16. WATER & SEWER SERVICE PROVIDERS

Objective: Submit the adopted Housing Element to local water and sewer providers for their review and input.

Effectiveness: The City submitted the adopted Housing Element to local water and sewer providers for their review and input. In 2019, the City accepted plan submittals for 2 new water wells from Liberty Utilities Water Company and the Bellflower-Somerset Municipal Water Company.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



17. FLOOD MANAGEMENT

Objective: Ensure that flood risks are considered when making land use decisions.

Effectiveness: The City updated the Safety Element on March 27, 2017. In 2017 and 2018, the City approved a Local Hazard Mitigation Plan which addressed flood management.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



PROGRAM GOAL 4: PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS

18. FAIR HOUSING

Objectives:

- Continue to assist households through the Fair Housing Foundation, and continue to refer fair housing complaints to the Fair Housing Foundation.
- Based on historical performance, the City will assist approximately 2,775 individuals during the planning period.

Effectiveness: The City contracts with the Fair Housing Foundation of Long Beach to provide residents with fair housing services using Community Development Block Grant (CDBG) funds. During the program period, approximately 1,061 individuals were assisted pursuant to this program. Their services promote Fair Housing practices between residents and landlords. Their services include: 1) Educating the public about Fair Housing Rights and Responsibilities; 2) Fair Housing Mediation and Counseling; 3) Investigating Discrimination, providing individual counseling information, conciliation and attorney referral and coordination of legal/administrative action. In 2018 and 2019, the City also entered into a Public Service Agreement with the Fair Housing Foundation to provide CDBG funding to promote equal housing opportunities and prevent housing discrimination.

Appropriateness: The City recognizes this program as an effective and efficient way for affected residents to obtain correct information regarding landlord/tenant regulations. This program will be included in the 2021-2029 Housing Element.

19. REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES

Objective: Provide information in public places regarding City's reasonable accommodation ordinance and Housing Rehabilitation Programs.

Effectiveness: The City offers home improvement programs that can provide for reasonable accommodations in owner-occupied housing. Program information is provided via public notice, public hearings, the Website, and at the Housing and Grants Counter in Bellflower City Hall. From 2015 to 2019, the City's Fair Housing Action Plan states that improvements have been made to 20 homes which meets 80 percent of the 5-Year Strategic Plan objective (25 homes).

The Bellflower Municipal Code Chapter 17.42 is available via website and describes the formal procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures, and to establish relevant criteria to be used when considering such requests.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



20. FIRST-TIME HOMEBUYERS

Objective: Provide home ownership opportunities to first-time homebuyers on a case-by-case basis when funding is available.

Effectiveness:

The City provides assistance, utilizing HOME and CDBG funds, to first-time home buyers through its First-Time Homebuyer Program. Assistance includes down payment assistance loans including closing cost assistance; federal income tax credits, and below market rate loan programs. The City of Bellflower also participates in the federal Mortgage Credit Certificate (MCC) Program which is administered by the Los Angeles County Community Development Commission. The MCC program allows qualified first-time homebuyers to take an annual credit against their federal income taxes of up to 10 percent of the annual interest paid on the applicant's mortgage.

Due to elevated cost of housing in the City over the past 8 years, very few applicants who met the program's income qualifications requirements could qualify to purchase a home. Between 2015-2020 the City assisted 8 households, which exceed their goal of 4 households. This program was removed after the 2019-2020 fiscal year due to the inability to qualify low-income buyers. The high housing market and HUD low-income limits made it difficult for applicants to qualify.

Appropriateness: This program will not be included in the 2021-2029 Housing Element due to high housing costs and limited funding.

21. MORTGAGE CREDIT CERTIFICATE (MCC)

Objective: Advertise program availability.

Effectiveness: The MCC program is advertised in the City's First-Time Home Buyer's Program Brochure. No MCC's have been issued to homebuyers in the City. Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners

Appropriateness: Though the MCC program is limited, it does provide an opportunity for lower-income households to become first-time home buyers. The City will continue this program as part of its County Partnership Program, aimed at distributing information about key County programs available to assist renters and homeowners. This program will be combined with the County Partnership Program in the 2021-2029 Housing Element.



22. SECTION 8 RENTAL ASSISTANCE

Objective: Continue to provide assistance to households through continued participation in the Section 8 program and encourage rental property owners to register their units with the Housing Authority.

Effectiveness: Los Angeles County Administers Section 8. The City does not provide assistance through the Section 8 program. Eligible renters made use of the Section 8 program as funds were available. The program is run by Los Angeles County, which does not maintain statistics separately for the City of Bellflower boundaries. The City continued to provide contact information for Section 8 inquiries.

Appropriateness: The Section 8 program, administered by the County of Los Angeles, provides opportunities for very low-income households to rent units at affordable rates. The City will continue this program as part of a County Partnership Program aimed at distributing information about key County programs available to assist renters and homeowners. This program will be combined with the County Partnership Program in the 2021-2029 Housing Element.

23. HOMELESS ASSISTANCE

Objective: Expand transitional and temporary housing opportunities and support services within the area

Effectiveness: The City Successor Housing Agency draft guidelines using LMIHA Funds for a homeless prevention and rapid re-housing program pursuant to SB 341. The program took effect beginning January 1, 2016 and is administered through a local nonprofit called Kingdom Causes Bellflower. The Homeless Prevention and Rapid –Re-Housing Program is renewed at the end of each Fiscal Year.

In 2018, the City accomplished the following:

- (a) Cities of Bellflower and Paramount collaborated on a grant application and were approved to receive Measure H funding from Los Angeles County for the development of individual homeless action plans;
- (b) City conducted a City Council Study Session concerning homelessness;
- (c) City entered into a Public Services Agreement with Kingdom Causes Bellflower to provide CDBG funding for employment and training;
- (d) City entered into license agreement with People Assisting the Homeless (PATH) for use of City's property;
- (e) Develop a homeless plan with PATH in accordance with the LA County Homeless Initiative (Measure H);
- (f) Renew Homeless Prevention and Rapid Re- Housing Services with Kingdom Causes Bellflower; and
- (g) Enter into agreement with City Net to provide homeless prevention and rapid rehousing services.



On September 23, 2019, the City entered into a Settlement Agreement to care for the homeless population and enforce the City's anti-nuisance regulations. With the Settlement Agreement, the City began planning for the construction of a temporary homeless shelter. The City also prepared a new chapter in the Bellflower Municipal Code to allow for an area within the M-1 District to accommodate a temporary shelter, called the "Court-Enforced Neutral Tenancy Zone (CENTZ).

On November 15, 2019, the Los Angeles Board of Supervisors directed the transfer of \$700,000 from the Fourth District's Provisional Financing to the Department of Health Services for the future Bellflower Shelter/Interim Shelter, and instructed the Director of Health Services, in coordination with the Housing for Health Program, to work within existing delegated authority to enter into any work orders or other contractual agreements necessary to facilitate the construction and operation of the Bellflower Shelter/Interim Shelter. The City's New Hope Temporary Shelter provides transitional and temporary housing and support services to the homeless. The shelter is currently operated by Mercy House, which also serves as a supportive services coordinator assisting residents with transportation, counseling, and other applicable services and programs.

In 2019, the City provided assistance for the development of a 3-bedroom ADU unit with a multi-purpose room and kitchen for low-income women with substance abuse problems and at risk of becoming homeless.

The City also allocates approximately \$25,000 of CDBG funds annually to Kingdom Causes Bellflower to offer employment opportunities through its Good Soils Industries program to residents at the Shelter. The Program assists in hiring residents that are unemployed by providing on-the-job training, certification programs, and job acquisitions skills for those who may have a criminal record or are at risk of being homeless.

According to the City's 2015-2020 Consolidated Plan, the City assisted 158 households with decent and affordable housing during the planning period, far exceeding their goal of 35. This assistance is provided through the Homeless Prevention and Rapid Re-Housing program funded with Housing Successor Agency Low and Moderate Housing Funds.

Appropriateness: The City will continue to offer homelessness assistance utilizing CDBG and HOME funds. This program will be included in the 2021-2029 Housing Element.



**24. HOUSING FOR PERSONS
WITH DEVELOPMENTAL
DISABILITIES**

Objective: Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available; outreach to potential developers; and initiate a cooperative outreach program with the South-Central Los Angeles Regional Center within 1-year of Housing Element adoption.

Effectiveness: A few developers have reached out to the City that are interested in developing housing for persons of developmental disabilities. Due to limited funding sources, the City did not proceed with any housing development for people of developmental disabilities.

Appropriateness: The City will continue to partner with the Harbor Regional Center to understand the need for housing for individuals with developmental disabilities. This program will be included in the 2021-2029 Housing Element.



PROGRAM GOAL 5: IDENTIFY ADEQUATE SITES TO ACHIEVE HOUSING VARIETY

25. ENSURE ADEQUATE SITES TO ACCOMMODATE THE RHNA

Objectives:

- Prepare and adopt the BAMU Overlay Zone to allow for the development of high density, mixed use and residential developments.
- Make the vacant and underutilized residential sites inventory available to nonprofit and for-profit housing developers on the City's website.

Effectiveness: The BAMU Overlay Zone has been completed. In addition, City continues to process Specific Plan Projects that allow for mixed use developments of commercial & residential uses where residential uses would normally not be permitted. In 2016, the City approved one Specific Plan. In 2019, the City included the BAMU into the City's TOD SP. The Specific Plan is also encouraging mixed use opportunities in various planning areas.

On October 14, 2019, the City approved the TOD SP, which regulated future development around a future transit station. To facilitate future development, including residential, the Specific Plan specified areas for mixed use development. These mixed use areas allows for higher residential densities than other areas in the city. It is expected that more affordable residential units, in accordance with the RHNA obligation, can be built in these areas.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.

26. LOT CONSOLIDATION

Objective: Encourage lot consolidation of smaller parcels to accommodate viable projects including a minimum of 16 units at a density of at least 30 dwelling units per acre or higher to comply with AB 2348.

Effectiveness: The BAMU Overlay Zone provides incentives for lot consolidation making larger projects more viable in the City.

In addition, projects requiring discretionary approval often includes condition of approval requiring that lot line adjustments for consolidation purposes be completed. No changes to the policy in 2018.

In 2019, the City processed a Mixed Use development within the TOD Specific Plan area that required consolidation of parcels to allow for 91 residential units and 14,750 SF of commercial.

Appropriateness: This is a required program and will be continued in the 2021-2029 Housing Plan.



27. EMERGENCY AND TRANSITIONAL/SUPPORTIVE HOUSING

Objective: Ensure that the housing need of all residents is met by providing opportunities for transitional and supportive housing, emergency shelters, including SRO units to be accommodated within the City.

Effectiveness: During the reporting period, the City completed a project with Little House, a local nonprofit, to develop/ rehabilitate a property for the creation of a 3-bedroom universally designed unit serving women with substance abuse problems and at-risk of being homeless. Separately, the City used Successor Housing Agency funds to start a Homeless Prevention and Rapid-Rehousing program. The program provides a one-time assistance through form of rental vouchers for people at-risk for eviction.

During the planning period, the City accomplished the following:

- a. Cities of Bellflower and Paramount collaborated on a grant application and were approved to receive Measure H funding from Los Angeles County for the development of individual homeless action plans;
- b. City conducted a City Council Study Session concerning homelessness;
- c. City entered into a Public Services Agreement with Kingdom Causes Bellflower to provide CDBG funding for employment and training;
- d. City entered into license agreement with People Assisting the Homeless (PATH) for use of City's property;
- e. Develop a homeless plan with PATH in accordance with the LA County Homeless Initiative (Measure H);
- f. Renew Homeless Prevention and Rapid Re- Housing Services with Kingdom Causes Bellflower; and
- g. Enter into agreement with City Net to provide homeless prevention and rapid rehousing services.

The City also enforced transitional and supportive housing through Bellflower Municipal Code 17.16.180.

Appropriateness: A program was included in the Housing Plan to monitor the zone(s) and parcels identified as appropriate to accommodate transitional/supportive housing and emergency shelters. This program will be continued in the 2021-2029 Housing Plan.



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Appendix A:

Community Outreach

Appendix B provides the materials used for community outreach activities as summarized in **Section 1.3, Public Participation**.

1. Meeting Notice
2. Housing Quick Facts
3. Housing Element Frequently Asked Questions
4. Community Survey – tinyurl.com/bellflowerhe
5. Sample Social Media Posts

In addition a video on the Housing Element process was prepared and posted on the City's website –

<https://cms5.revize.com/revize/bellflowerca/Document%20Center/Department/Planning/Planning%20Division/Bellflower%20HE%20101%20Video.mp4>



CITY OF BELLFLOWER HOUSING ELEMENT

The City of Bellflower wants to hear from the Community. Share your feedback!



The City of Bellflower is updating its Housing Element, which is a component of the Bellflower General Plan. The success of this update relies on community engagement and input from members of the community. The following is a survey to identify needs, priorities, and challenges that residents may be facing as they relate to housing. Please help us by providing your input below. Thank you for your time.

Please complete the survey by May 7, 2021.

<http://tinyurl.com/bellflowerhe>

If you have any questions or would like additional information, please contact Sarah Walker at swalker@nationalcore.org





City of Bellflower Housing Element Update



Quick Facts about the City of Bellflower

The City of Bellflower is updating the Housing Element, one of the required sections of the Bellflower General Plan. The success of the update relies on community engagement and input.

When planning for the housing needs of a City, it is important to understand the demographic characteristics of the population (age, household size, employment, ethnicity), and the characteristics of housing (number of units, size, cost) to ensure needs are adequately addressed. The following is a summary of demographic characteristics identified through a variety of sources including the U.S. Census, the California Department of Finance, and the Southern California Association of Governments.



OVERVIEW

- Founded: 1957
- Size: 6.1 sq. miles
- Median age: 34.6
- Average household size: 3.29 persons
- Median household income: \$60,011



POPULATION¹

- Total population: 78,110
- Race & Ethnicity composition
 - Caucasian: 31.6%
 - Asian: 12.8%
 - Black or African American: 13.3%
 - Hispanic: 55.9%
 - Other: 42.3%



HOUSING

- Number of Dwelling Units: 25,097
- Number of Households: 23,240
- Owner-Occupied Households: 9,126
- Renter-Occupied Households: 14,114
- Median Property Value: \$520,000



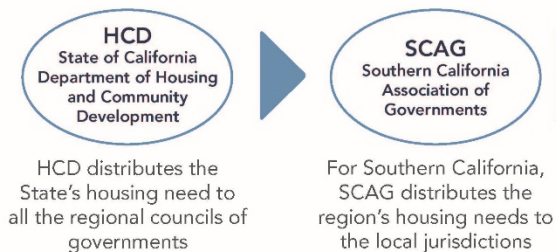
SPECIFIC HOUSING NEEDS

- Female-headed Households (No spouse present): 6,790 (29% of all households)
- Senior Households (Age 65 and older): 8,267 (35% of all households)
- Extremely Low-Income Households: 6,634 (28% of all households)
- Disabled Individuals (age 18+): 6,314 (11% of all residents aged 18+)
- Homeless Individuals: 230 unsheltered



REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Regional Housing Needs Allocation is an assigned housing allocation that the City of Bellflower will be required to plan for in the next housing cycle - from 2021-2029 - to accommodate its fair share of housing units. The allocation is based on housing needs for the City's current and projected population.



Bellflower RHNA 2021-2029

INCOME GROUP	UNITS
Very low	1,015
Low	488
Moderate	553
Above moderate	1,679
Total	3,735

¹ 2019 American Community Survey, U.S. Census



City of Bellflower Housing Element



Frequently Asked Questions

What is a Housing Element and what does it contain?

Since 1969, California has required all local governments (cities and counties) to plan to meet the housing needs of everyone in the community through the development of a Housing Element. The Housing Element is a component of the General Plan and provides a strategy for promoting safe, decent and affordable housing. The General Plan is a city's blueprint for how it will grow and develop.

Per state law, the specific purposes of the Housing Element are to assess both current and future housing needs and constraints, and establish housing goals, policies and programs that provide a strategy for meeting the city's housing needs.

The current City of Bellflower Housing Element, adopted in 2013, identifies strategies and programs that focus on these five goals to satisfy housing needs:

- Maintain and enhance the quality of existing housing and residential neighborhoods;
- Provide a variety of housing types to accommodate special needs groups and all economic segments of the City;
- Minimize the impact of governmental constraints on housing production and affordability;
- Promote equal housing opportunities for all residents;
- Identify adequate sites to achieve a variety of housing.

When and why does the Housing Element need to be updated?

State law requires regular updates to the Housing Element to ensure relevancy and accuracy. These updates are required every eight years. The time from one update to the next is called a housing cycle. The upcoming sixth Housing Element cycle will cover the next eight-year planning period (2021-2029).

To comply with state law, the Bellflower City Council needs to adopt an updated element by October 2021. Following adoption, and as a final step, the updated element will require state review and certification.

What is the Housing Element Update Process?

The city will need to first update its previous Housing Element, then submit a draft to the California Department of Housing and Community Development (HCD) for review/approval. Depending on the state's response, the

city will either need to revise or proceed to adopt the updated Housing Element. Finally, the city will need to submit its adopted Housing Element back to HCD.

What is the Regional Housing Needs Allocation (RHNA) and what is the City of Bellflower's RHNA?

A huge component of the Housing Element update is the Regional Housing Needs Allocation. The RHNA is a representation of future housing need for all income levels in a region. Bellflower's RHNA for meeting regional housing needs is defined by the Southern California Association of Governments (SCAG) and the California Department of Housing and Community Development (HCD). More details about RHNA are available on SCAG's website at <https://scag.ca.gov/rhna>.

Providing housing to meet the needs of all income levels is critical to the social and economic health of a city. Bellflower is required to plan for its income-based housing allocation to address its share of southern California region's housing needs. Income groups include: "very low income" (<50% of the Los Angeles County annual median income (AMI)), "low income" (50-80% AMI), "moderate income" (80-120% AMI), and "above moderate income" (>120% AMI). The current AMI for Los Angeles County is \$77,300 for a family of four.

The table below shows Bellflower's allocation of housing units by income group for the upcoming sixth housing cycle. About 40% of the allocation must accommodate the housing needs of very low- and low-income families. In total, 3,735 housing units are needed to accommodate 2021 – 2029 growth for all income groups as estimated through the RHNA process.

City of Bellflower's 2021-2029 Regional Housing Needs Allocation (RHNA)	
Income Levels	Housing Units
Very Low Income (<50% AMI)	1,015
Low Income (50-80%AMI)	488
Moderate Income (80-120%)	553
Above Moderate Income (>120%)	1,679
Total Units	3,735



City of Bellflower Housing Element

The RHNA is required by California state law for every jurisdiction in the state and it is the responsibility of the City of Bellflower to track progress towards the building of these units during the 2021-2029 planning period (see the City's 2019 Housing Element Annual Progress Report).

Do cities build the housing units required by RHNA?

Building housing is the function of private developers. However, cities do adopt plans, regulations and programs that provide opportunities for how and where housing development can occur. Cities must ultimately ensure that sufficient land is zoned for housing to meet its share of regional housing needs.

What is Affordable Housing?

A sizeable portion of a city's housing need allocation will likely require housing for very-low and low-income households. Cities can plan and help remove barriers towards the development of affordable housing to meet its very-low and low-income housing requirements. Affordable housing refers to housing where residents pay no more than 30% of their incomes on rent or housing expenses. Affordable rental housing typically targets households earning less than 80% of the County's Area Median Income (AMI). A County's AMI varies by year and reflects the median income for households throughout the jurisdiction. In 2020, Los Angeles County's AMI was \$77,300 for a family of four. This means that a family of four with a household income of less than \$38,650 would be considered very low-income and \$56,550 would be considered low-income.

Why Update a Housing Element?

Without a certified Housing Element, the city would be ineligible to receive state grants or funding. The city would also be at risk for lawsuits for not working towards meeting their housing needs. Such lawsuits can be costly to the city; therefore, providing further economic and fiscal effects. If the city does not meet its adoption deadline, it

would need to prepare a new Housing Element in just four years and potentially face steep fines until a housing plan is adopted. Having an approved plan avoids these legal and costly challenges, helps preserve local control over land use decisions, and allows the city to apply for grants and funding to improve local infrastructure and housing.

How will housing locations be selected?

The updated housing plan will need to provide exact locations where future housing can be built and identify the potential number of homes that can be built at those locations. City regulations ensure housing is not located where sensitive habitats or other constraints occur. City policies, such as those in the General Plan, help to identify suitable housing sites. For example, one General Plan policy encourages mixed use developments, or homes affordable to very low, low, and moderate-income families, to locate near transit and transportation corridors. Sites will also be evaluated for financial feasibility and competitiveness based on existing funding sources offered for affordable housing (i.e. 9% low-income housing tax credits).

What about other important topics, like housing the homeless or the high cost of housing? Are those addressed in the Housing Element too?

Certainly. A Housing Element identifies issues, tendencies, and solutions for many topics, including homelessness and development constraints. The city's current Housing Element is a great resource to see demographic, housing, and other local trends that impact issues such as homelessness and high housing costs.

Where can I find more information?

For more information about the Bellflower Housing Element and what the city is doing to address the housing needs of its residents, please visit the City of Bellflower website: www.bellflower.org.





City of Bellflower
**HOUSING
ELEMENT UPDATE**

**The City of Bellflower wants to
hear from the Community.**
Share your feedback!

Complete the survey
<http://tinyurl.com/bellflowerhe>

Please complete by April 15, 2021

**For questions or comments regarding the Housing
Element, please contact swalker@nationalcore.org**



Latest News Calendar



March 31, 2021

L.A. County Moves to the Orange Tier on Monday, April 5th



March 22, 2021

Volunteer on Patrol Program



March 22, 2021

Housing Element Survey



March 15, 2021

CA COVID-19 Rent Relief Available to Income eligible Households



March 08, 2021

Buy Bellflower Digital Gift Card Program Continues

[VIEW ALL](#)



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Appendix B: Housing Opportunity Areas

State law presumes that non-vacant sites are subject to constraints based on the existing use, and findings are required to demonstrate the feasibility of non-vacant sites for housing. This analysis may include a description of the existing use, market conditions, and previous redevelopment experience, as well as any new programs and incentives to promote reuse and redevelopment.

Appendix B provides detailed information of the Housing Opportunity Areas identified in **Section 6, *Housing Resources***. For each of the 12 Areas, a summary of the existing conditions, likelihood the Area will redevelop, financing potential, and information on the affordable housing development incentives and unit capacity. For each Opportunity Area, an aerial image showing the existing conditions as well as photograph's illustrating parcel uses are provided.



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Opportunity Area Descriptions

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Opportunity Area 12: Woodruff + Flora Vista	88



Opportunity Area 1: Rosecrans + McNab

Area 1 - Aerial View of Existing Uses



Description: Opportunity Area 1 is comprised of two parcels totaling 12.6 acres located just south of Rosecrans Avenue adjacent to the San Gabriel River Trail in northern Bellflower. This Area is comprised of a former Kmart site with a few small retail spaces. The Kmart parcel and the smaller parcel on its northwest corner are under the same ownership and are both listed for sale on LoopNet as of June 1, 2021. Developed in 1984, the Kmart parcel is just over 12 acres and the smaller parcel is less than a half acre in size. While the Kmart parcel has a land improvement ratio around one, the structures have been vacant and unimproved for several years due to the nationwide decline in demand for retail space. The smaller parcel has a land improvement ratio of zero which concurrently makes it highly suitable for sale and redevelopment. Surrounding this Opportunity Area are single family residential uses to the north, low density residential to the south, and commercial/retail uses to the west. The photos on the following page, illustrate existing conditions of the buildings and parking areas in the Area 1. This parcel is unusually large as compared to other parcels in the City of Bellflower. As such, to ensure that its size is not a constraint to the development of units for lower and moderate income housing, the City has added Program 35 to the Housing Plan.

General Plan: Commercial

Zoning Designation: C-G

Acreage: 12.6 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 180 units

Qualified Census Tract: No



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use and General Commercial (C-G) zoning which does not allow for residential development. To facilitate the development of housing at a variety of income levels, both parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The overlay zone provides flexibility in that future developers can either propose projects in accordance with the underlying zone or the overlay classification or a mixed use development. The redesignation and application of the overlay to the parcels, is likely to facilitate the development of a mixed use project with ground floor retail below several stories of residential that would complement the surrounding uses and could be developed in one or two phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 1, it was assumed that 60 percent of the land area could accommodate new residential development. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 30 du/ac, Area 1 can easily accommodate at least 180 new housing units. This density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and/or above moderate-income households.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 1 along Bellflower Boulevard are within a Moderate Resource area, but adjacent to a High Resource Area across Rosecrans. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Norwalk Transit System – Route 1 – Rio Hondo/Bellflower with headways every 30 minutes.





Opportunity Area 2: Clark + Alondra

Area 2 - Aerial View of Existing Uses



Description: Opportunity Area 2 is comprised six parcels totaling 3.1 acres located on the southwest corner of the intersection of Alondra Boulevard and Clark Avenue, north of the 91 Freeway. Area 2 is currently developed with retail and service uses, including shops and restaurants, in single-story stand-alone buildings, with large surface parking areas tucked behind. All parcels included in this Area are less than an acre in size and were developed between 1946 and 1969. The highest land-to-improvement ratio of the parcels is 0.59 and none of the parcels have seen any significant improvements over the years, making them prime for redevelopment. Area 2 is surrounded by single family residential to the south, multi-family residential to the north, and a mix of commercial and retail uses to the east and west. The photos on the following page, illustrate existing conditions of the buildings and parking in the Area 2.

General Plan Designation: Commercial

Zoning Designation: C-G

Acreage: 3.4 acres

TCAC Resource Category: Moderate

Estimated Housing Potential: 42 units

Qualified Census Tract: No



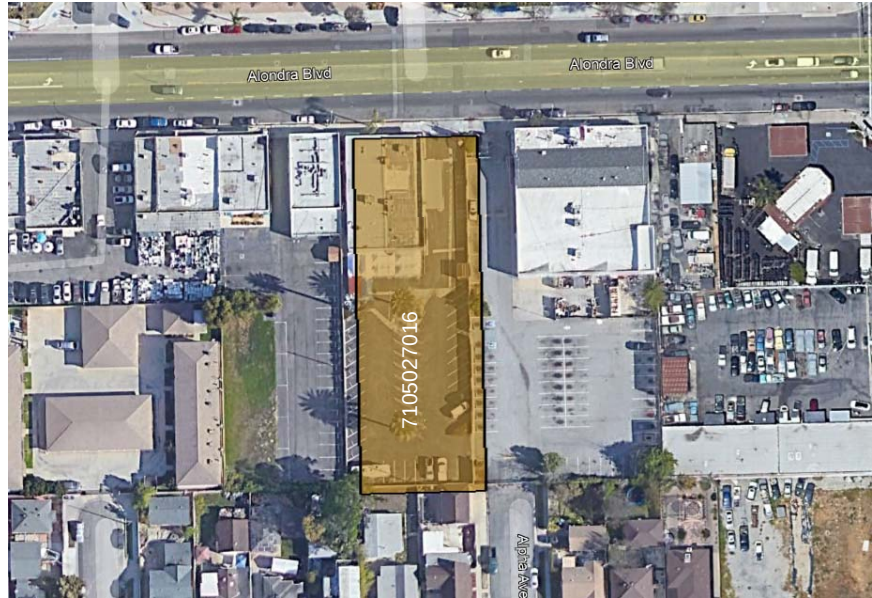
Land Use Regulations: The City's General Plan Land Use map shows this Area designated for Commercial (C) land uses. The Area is also zoned General Commercial (G-C) which does not currently allow housing as a permitted use. To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The overlay zone provides flexibility in that future developers can either propose projects in accordance with the underlying zone or the overlay classification. The redesignation and application of the overlay to the parcels, is likely to facilitate the development of a mixed use project with ground floor retail below several stories of residential that would complement the surrounding uses and could be developed in a single phase.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 2, it was assumed that 60 percent of the land area could accommodate new residential development. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 30 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 42 new housing units. This density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households and units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in Area 2 are within and surrounded by Moderate Resource areas. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Norwalk Transit System – Route 1 – Rio Hondo/Bellflower with headways every 30 minutes, in close proximity to the Bellflower Bike Trail, and just north of the future Metro Bellflower station along the West Santa Ana Branch Corridor.



Site 2.1: Site 2.1 includes one parcel totaling .64 acres fronting Alondra Boulevard. The parcel is currently developed with an event space/lodge, with large surface parking lottucked behind. The parcel is adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned General

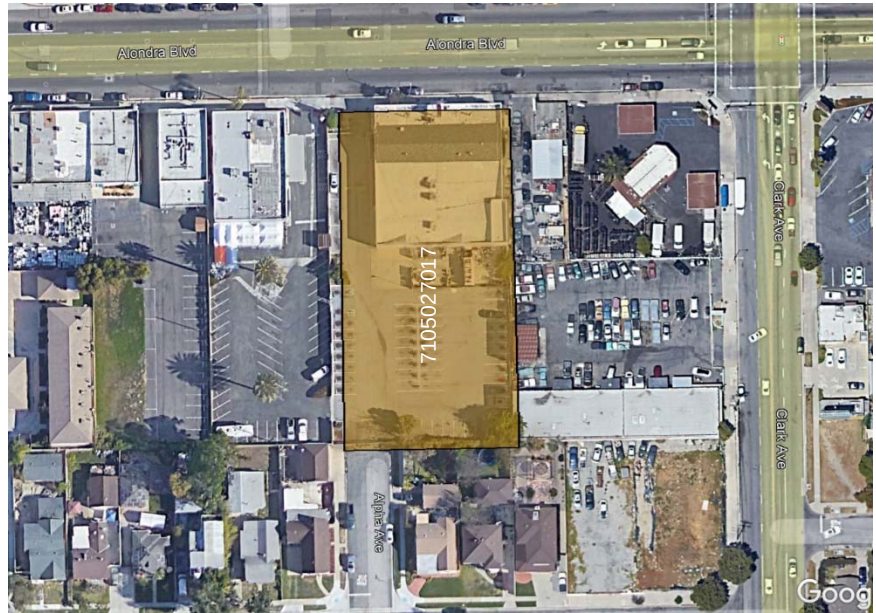


Commercial (G-C), which does not currently allow housing as a permitted use. To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcel, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The parcel contain a building that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. The building on this parcel is one story, while three stories is allowed indicating that only roughly 30 percent of the site capacity is currently being realized. Site 2.1 is greater than 0.5 acres and less than 10 acres in size, so it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was further assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 9 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 2.2: Site 2.2 is comprised of one 0.96-acre parcel fronting Alondra Boulevard. It is currently developed with retail frontage and a large surface parking lot tucked behind. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned General Commercial (G-C) which does not currently allow

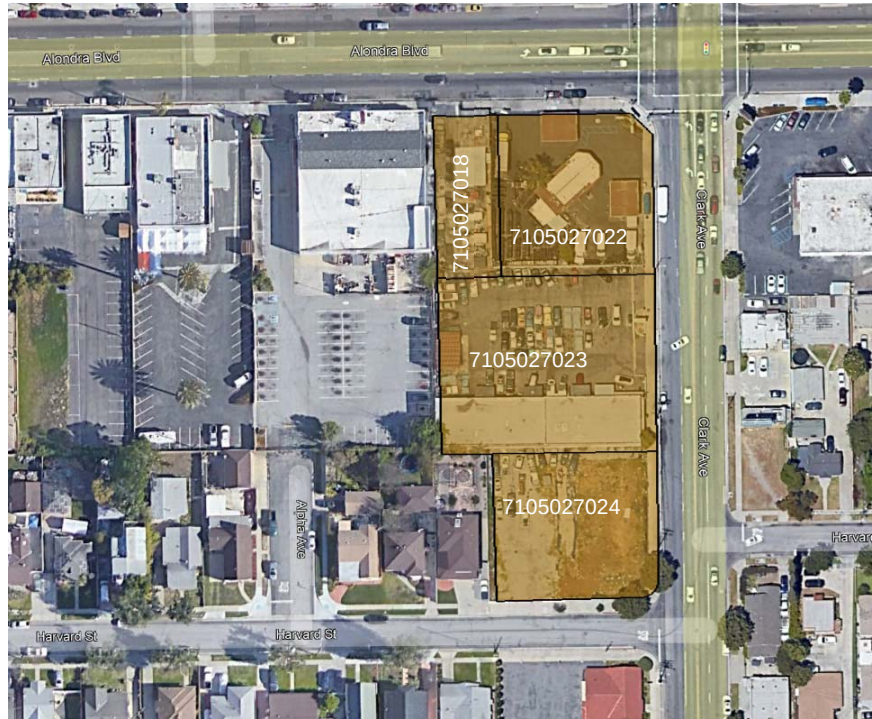


housing as a permitted use. To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The parcel contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. The buildings on these parcels are generally one story, while three stories is allowed indicating that only roughly 30 percent of the site capacity is currently being realized. Because Site 2.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 14 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 2.3: Site 2.3 includes four parcels totaling 1.55 acres at the intersection of Alondra Boulevard and Clark Avenue. The parcels are currently developed with retail and service uses, with large surface parking lots tucked behind. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned General Commercial (G-C) which does not currently allow housing as a permitted use.



To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. The buildings on these parcels are generally one story, while three stories is allowed indicating that only roughly 30 percent of the site capacity is currently being realized. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 2.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 24 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Opportunity Area 3: Clark + Park

Area 3 - Aerial View of Existing Uses



Description: Opportunity Area 3 is comprised of seven parcels totaling 2.4 acres located at the intersection of Park Street and Clark Avenue, just north of the Artesia 91 Freeway, a major arterial highway that intersects the City of Bellflower. Area 3 is currently developed with commercial, retail, and hospitality uses, including a restaurant, motel and a car wash in stand alone one- and two-story buildings with ample surface parking. The parcels identified in this Area were constructed from 1924 to 1986 and have land-to-improvement ratios of less than 1. Two parcels in this Area are under common ownership which could facilitate lot consolidation. Surrounding Opportunity Area 2 are primarily multi-family housing developments such as duplexes, triplexes, and low- to medium-density apartment homes built around the 1950s and 60s. This Area is located along Clark Avenue, which has transit including Long Beach Transit Routes 93 and 112, services, jobs, and other amenities. The photos below, illustrate existing conditions of the buildings and parking lots in the Area.

General Plan: Commercial

Zoning Designation: C-G

Acreage: 2.4 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 31 units

Qualified Census Tract: No



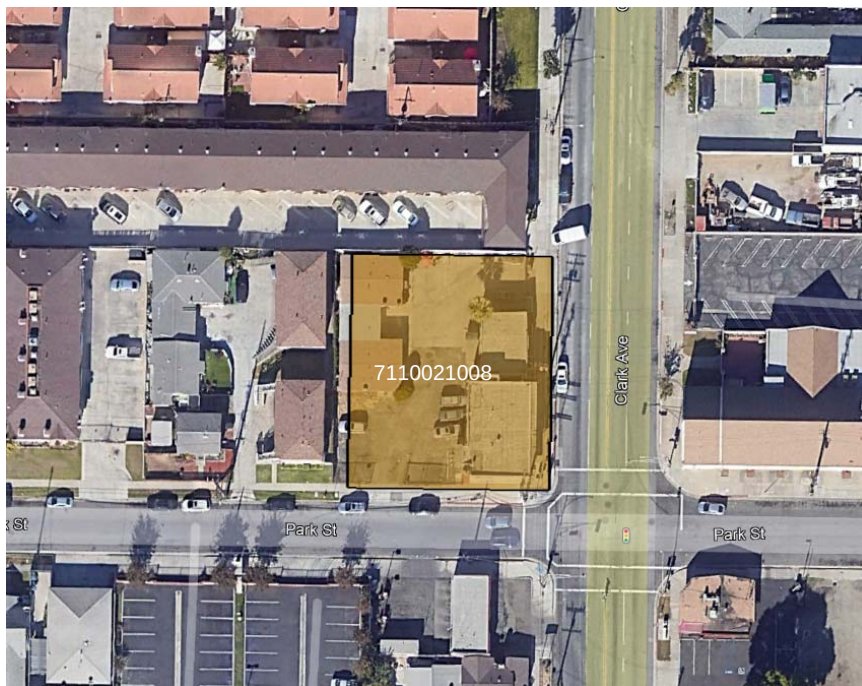
Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for this Area. The current Commercial zoning designation does not permit housing on the parcels. However, to facilitate the development of residential uses, the City will apply a housing opportunity overlay that will accommodate residential densities of up to 30 dwelling units per acre. This would allow Area 3 to support a mix of market rate and affordable housing. With the proposed density of up to 30 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development in a single phase.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 3, it was assumed that 60 percent of the land area could accommodate new residential development if the underlying zoning is commercial. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 30 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 31 new housing units. This density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households and units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in Area 3 are within and surrounded by Moderate Resource areas. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Long Beach Transit System – Routes 93, 103, 112, and 191 with headways every 30 minutes.



Site 3.1: Site 3.1 includes one 0.40-acre parcel at the northwest corner of the intersection of Park Street and Clark Avenue. It is currently developed with retail with a large surface parking lot tucked behind. The parcel is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C). To facilitate the development of housing



at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan and rezoned to have a housing overlay applied that will permit residential development at densities of up to 30 dwelling units per acre. The parcel contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is likely. Because Site 3.1 is less than 0.5 acres in size, it was assumed that it could accommodate above moderate income residential development. As the underlying zoning is Commercial, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 6 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 3.2: Site 3.2 includes four parcels totaling 1.6 acres at the southwest corner of the intersection of Park Street and Clark Avenue. It is currently developed with a car wash and an older motel. There is a large surface parking lot tucked behind. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned



Commercial (C). To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan and rezoned to have a housing overlay applied that will permit residential development at densities of up to 30 dwelling units per acre. The parcel contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is likely. Because Site 3.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. Additionally, the motel could be a potential Project Homekey site providing transitional and/or permanent supportive housing. As the underlying zoning is Commercial, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 25 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

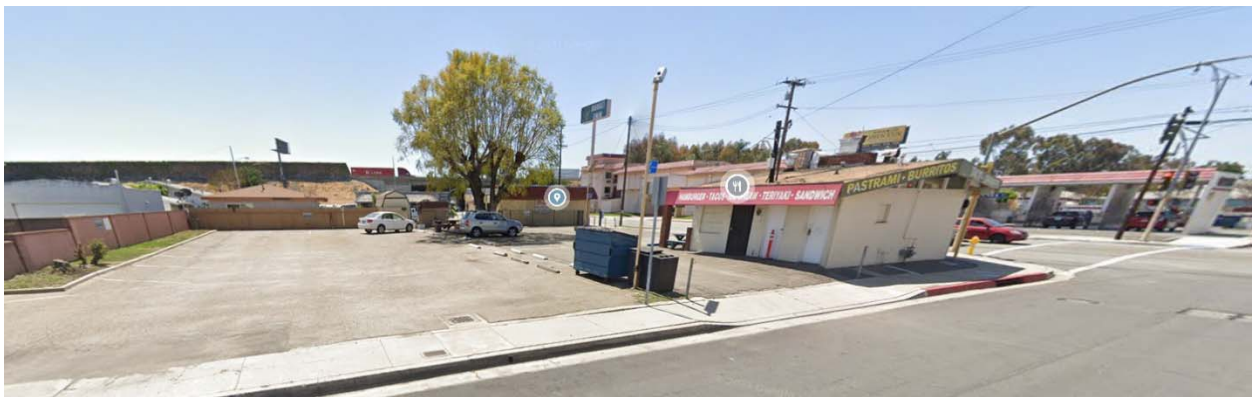




Site 3.3: Site 3.3 includes two parcels totaling 0.4 acres at the SE corner of the intersection of Park Street and Clark Avenue. It is currently developed with retail and other commercial. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C) and Medium Density Residential.



To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 3.4 is less than 0.5 acres in size, it was assumed that it could accommodate above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 5 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Opportunity Area 4: Clark + Artesia

Area 4 - Aerial View of Existing Uses



Description: Opportunity Area 4 is comprised of 40 parcels totaling 13.4 acres off Clark Avenue between Ramona and Palm Streets, just south of the 91 freeway. This Area is located in the southern portion of the City - outside of the Downtown Specific Plan area - and is mostly developed with stand-alone commercial buildings and surface parking lots. Existing uses include auto repair, tire service, and retail businesses. Surrounding this Area are a mix of residential uses such as low-density apartment communities and triplexes. The majority of the parcels identified in Area 4 were constructed in the mid 1950's with a few constructed in the early 1900's and one in 1990. The average land-to-improvement ratio for Area 4 is less than 1, indicating that few investments have been made over the last several decades. Of the 40 parcels, 18 are under 7 common ownerships which may facilitate lot consolidation and position the Area for redevelopment.

General Plan: Commercial and Medium Density Residential

Zoning Designation: M-1, C-G, and R-2

Acreage: 13.4 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 194 units

Qualified Census Tract: No



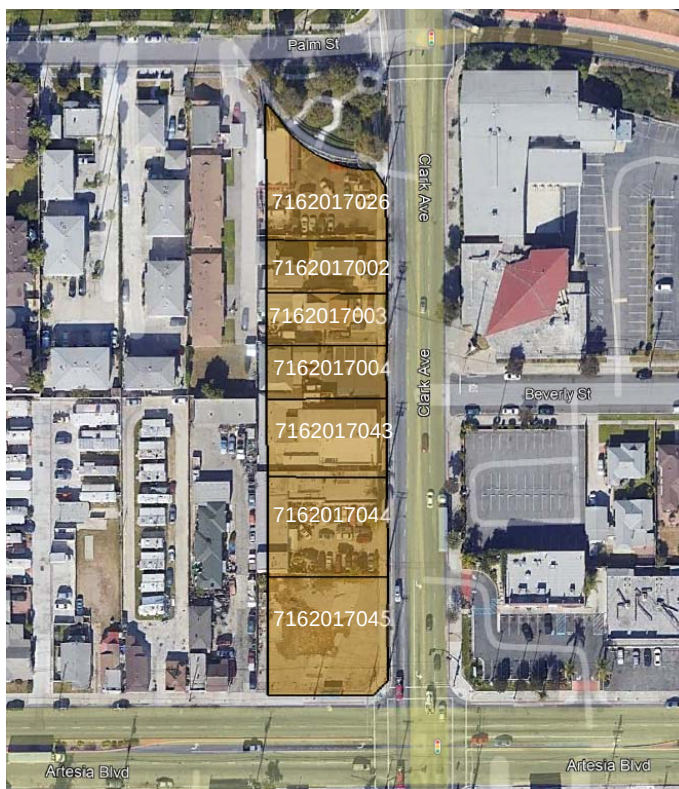
Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) and Medium Density Residential (M) land use designations. The Area is currently zoned with a mix of Light Industrial (M-1), General Commercial (C-G), and Medium Density Residential (R-2) which limit multi-family housing development. To facilitate the development of residential uses, the City will apply a housing opportunity overlay that will accommodate densities of up to 30 dwelling units per acre. This would allow Area 4 to support a mix of market rate and affordable housing. With the proposed density of up to 30 dwelling units per acre, this Area could experience redevelopment of underutilized parcels into amenity-rich housing development in several phases, potentially around the various corners surrounding the intersection at Clark Avenue and Artesia Blvd.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 4, it was assumed that 60 percent of the land area could accommodate new residential development. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 30 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 194 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in Area 4 are within and surrounded by Moderate Resource areas. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, this Area was analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, this Area would likely max out the amenity points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. The Area is also situated along the Long Beach Transit System – Route 93 with headways roughly every 30 minutes.



Site 4.1: Site 4.1 includes seven parcels totaling 1.33 acres on Clark Avenue north of Artesia Boulevard. It is currently developed with retail and other commercial and fronted with surface parking lots. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C). To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is

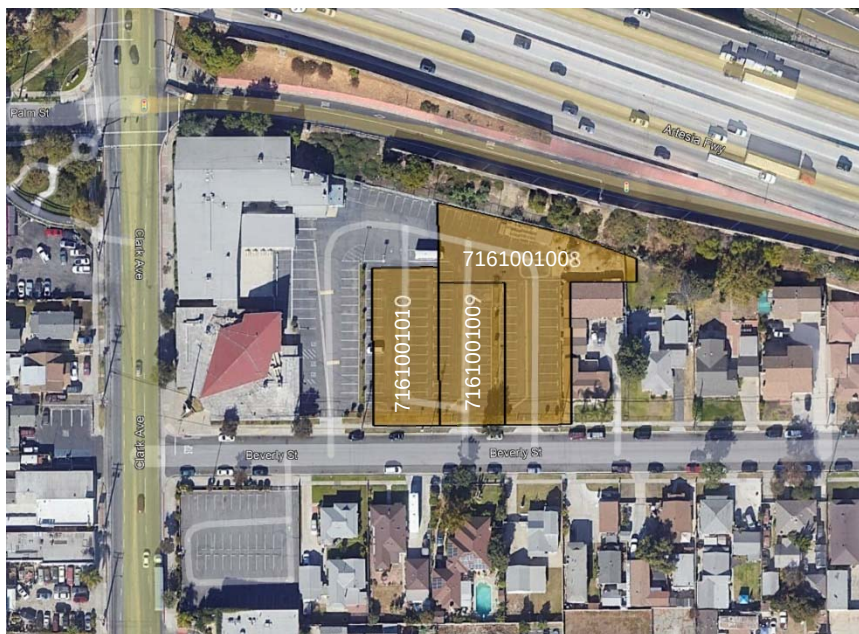


feasible. Additionally, the current buildings are one story, while three stories is allowed indicating that roughly 33 percent of the site capacity is currently being realized. Two parcels are under single ownership, and the remaining five are under unique ownership. However, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 21 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 4.2: Site 4.2 includes three parcels totaling 0.85 acres at the northeast corner of the intersection of Clark Avenue and Beverly Street. It is currently developed with a large surface parking lot for a church. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. Church partnerships with affordable housing developers are becoming more common due to declining attendance, aging buildings, reduced

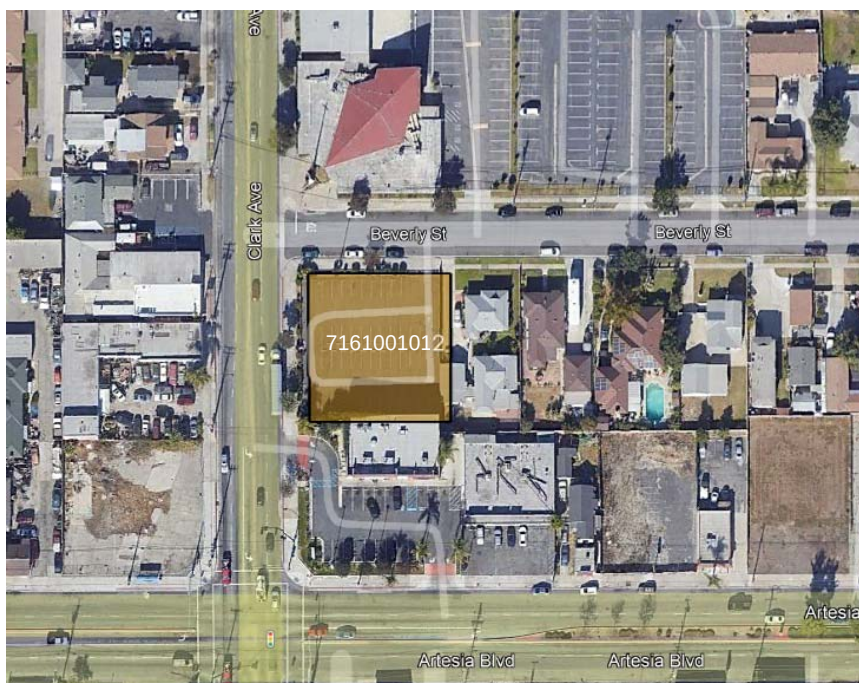


income, and/or aligned missions to help the community by providing affordable housing. With the passage of AB 1851 and AB 2244, the City has received inquiries from religious organizations who want to explore redevelopment or infill opportunities. For the Caanan Presbyterian Church, the passage of both bills creates surplus parking areas and reduces the amount of parking required to develop affordable housing onsite, making development feasible and more likely. The site is currently zoned Medium Density Residential (R-2). To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. Two of the three parcels are under single ownership, making consolidation more likely. Further, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is residential, it was assumed that it will develop with 100 percent residential uses. At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 21 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 4.3: Site 4.3 includes one 0.33 acre-parcel at the southeast corner of the intersection of Clark Avenue and Beverly Street. It is currently developed with a surface parking lot. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C). To facilitate the development of housing



at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. Because Site 4.3 is less than 0.5 acres in size, it was assumed that it could accommodate above moderate income residential development. As the underlying zoning is commercial, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 5 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 4.4: Site 4.4 includes seven parcels totaling 1.4 acres on Artesia Boulevard. It is currently developed with retail and other commercial and fronted with surface parking lots. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C) and Medium Density Residential.

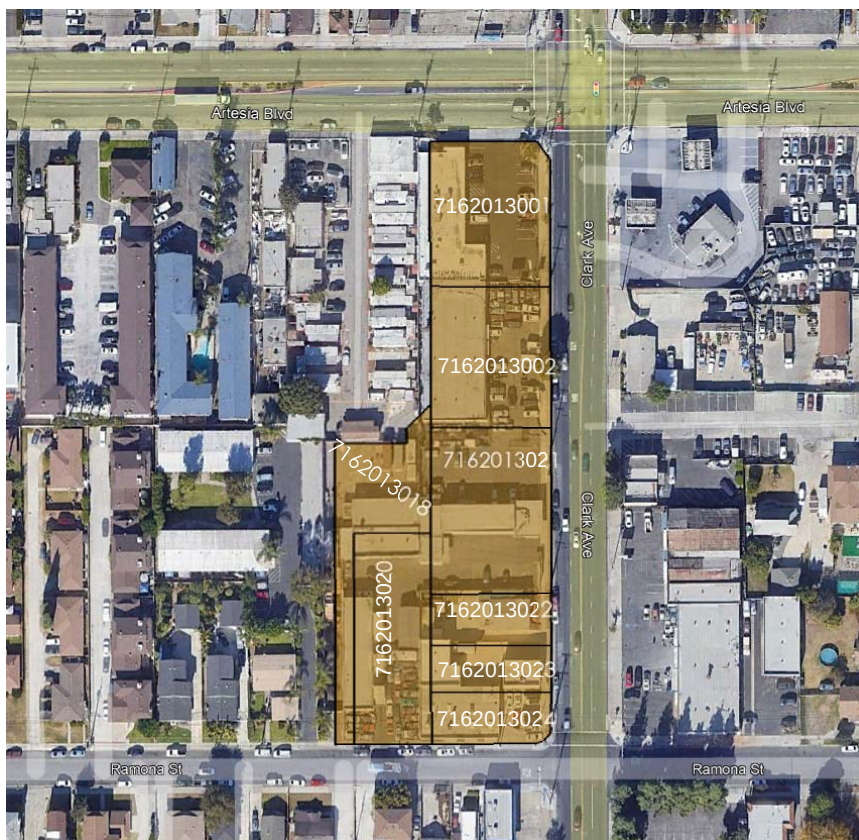


To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 23 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

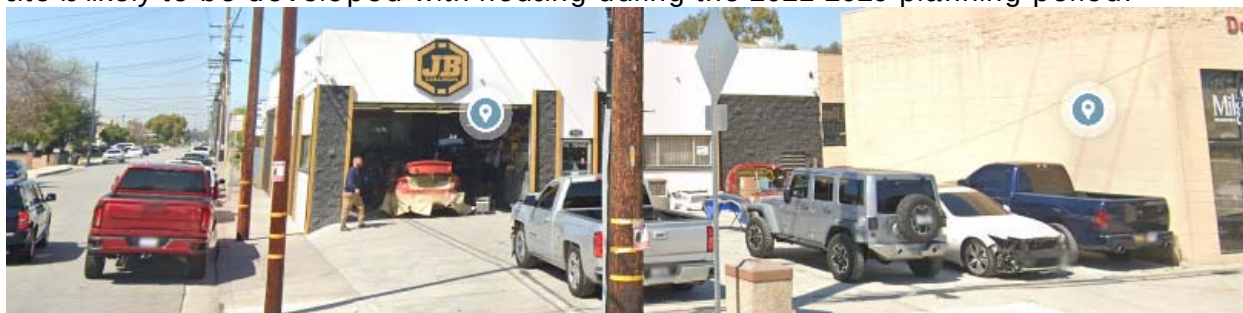




Site 4.5: Site 4.5 includes eight parcels totaling 2.13 acres along Clark Avenue between Ramona Street and Artesia Boulevard. It is currently developed with retail and other commercial and fronted with surface parking lots. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C) and Medium Density Residential. To facilitate the development of housing at a variety of

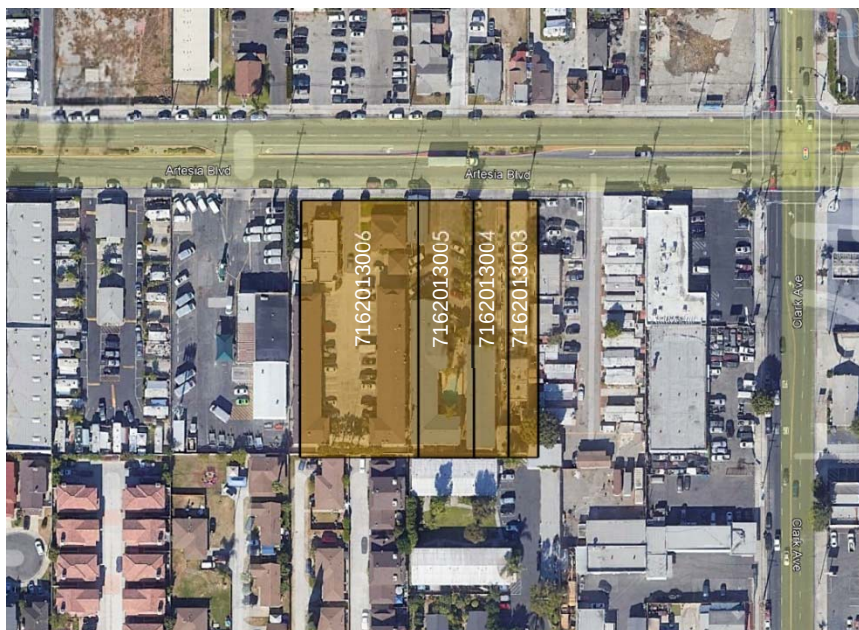


income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. Two parcels are under single ownership, and the remaining six are under unique ownership. However, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 35 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 4.6: Site 4.6 includes four parcels totaling 1.64 acres on Artesia Boulevard. It is currently developed with commercial uses and 6 units of multifamily housing and a surface parking lot. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C) and Medium Density Residential. To facilitate the development of housing at a variety of income levels, all parcels would be

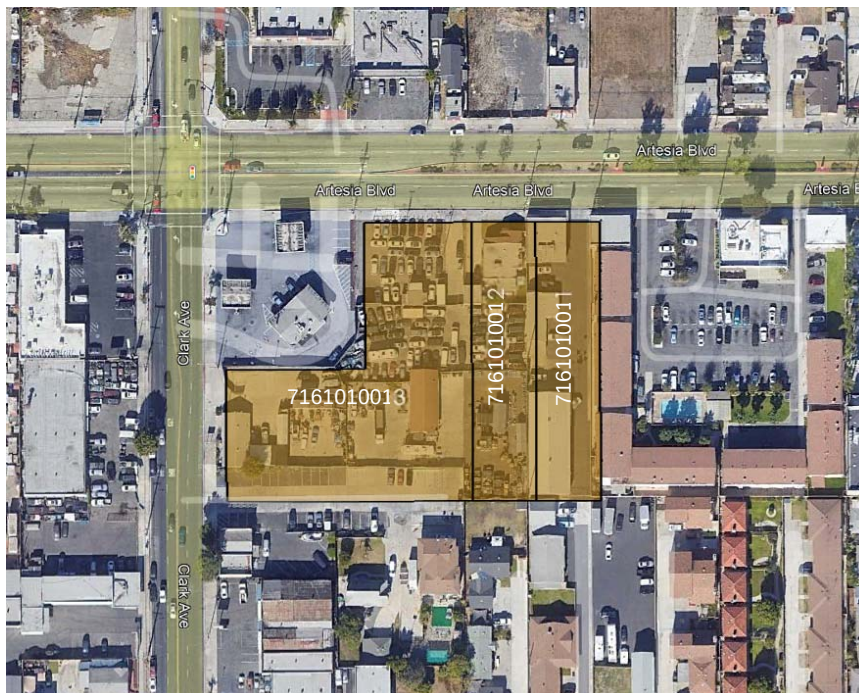


redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. Area 4.6 includes two parcels totaling 0.62 acres with 6 residential units constructed in the 1960's. The structures are over 60 years old and the existing density is 9 du/ac. Due to the age of the structure, increasing maintenance and asset management costs, and the low density, there is a high likelihood that this property will be sold and could be redeveloped at a significantly higher density than what exists today. These two parcels are under single ownership, making consolidation more likely. Further, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 25 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 4.7: Site 4.7 includes three parcels totaling 3.58 acres at the southeast corner of the intersection of Artesia Boulevard and Clark Avenue. It is currently developed with retail and other commercial and surface parking lots. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C) and Medium Density Residential.

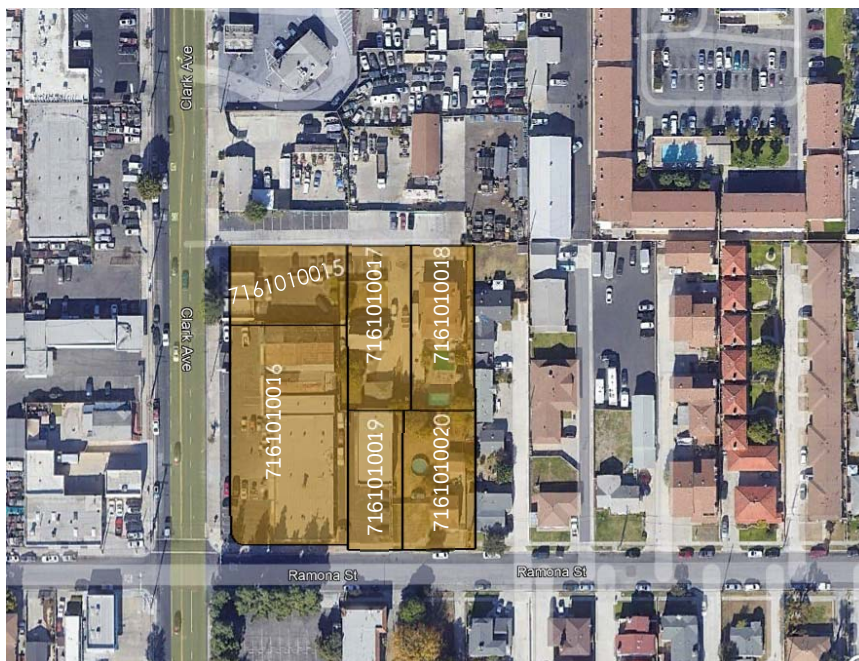


To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. Two parcels are under single ownership, making consolidation more likely. Further, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.7 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 29 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 4.8: Site 4.8 includes seven parcels totaling 2.17 acres at the NE corner of the intersection of Clark Avenue and Ramona Street. It is currently developed with retail and other commercial and with surface parking lots. The site is adjacent to multi-family, single-family, and commercial uses and is well positioned to score the maximum amenity points on a LIHTC application. The site is currently zoned Commercial (C) and



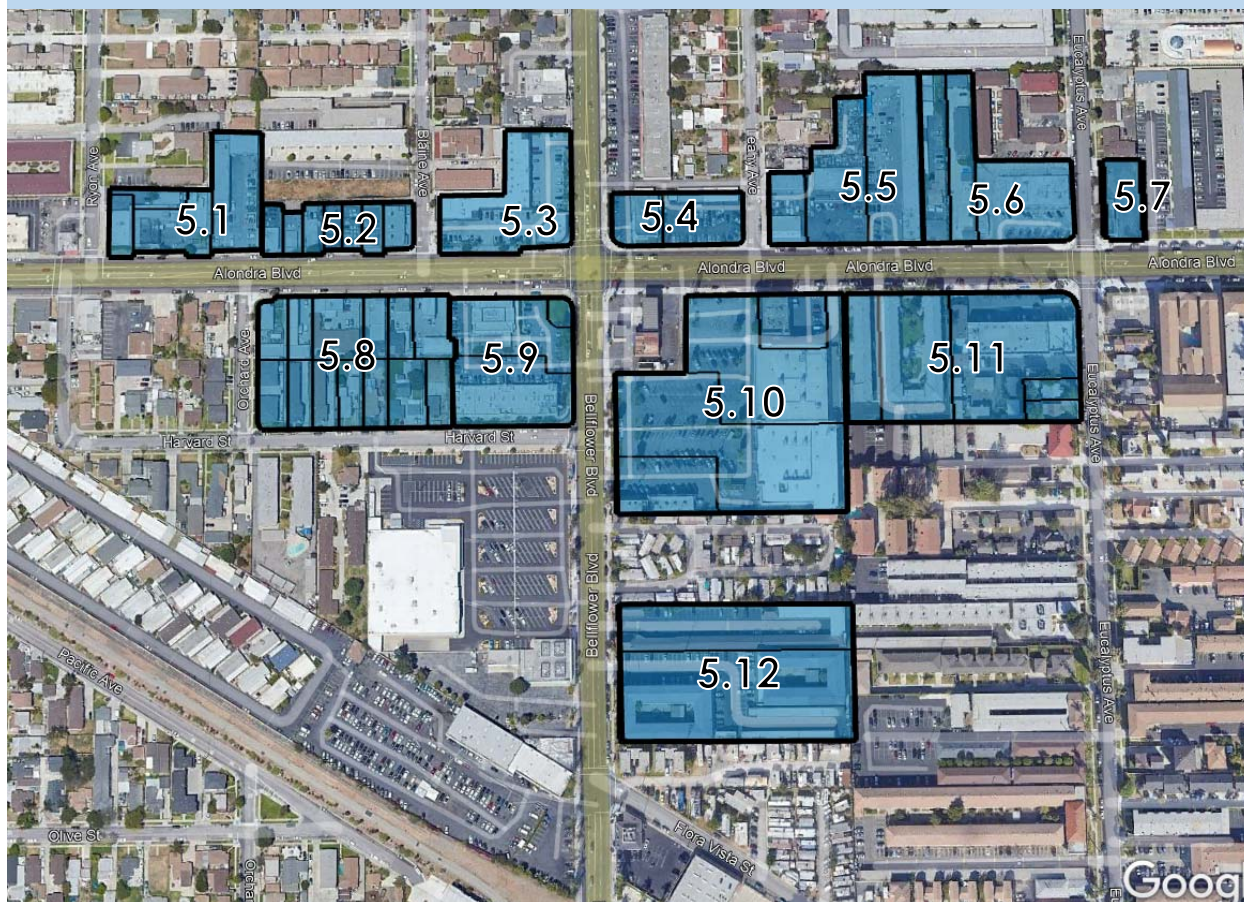
Medium Density Residential. To facilitate the development of housing at a variety of income levels, all parcels would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The site contains buildings that are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. Five parcels are under single ownership, and the remaining two are under single ownership, making consolidation more likely. Further, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 4.8 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 30 units per acre, assuming 80 percent capacity development, the site can realistically accommodate a total of 35 units. Given the residential location, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Opportunity Area 5: Bellflower + Alondra

Area 5 - Aerial View of Existing Uses



Description: Opportunity Area 5 is comprised of 38 parcels totaling 20.9 acres around the intersection of Alondra and Bellflower Boulevards, two major arterial roadways that intersect the center of the City. Area 5 is just north of the planned Bellflower Metro station and within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD SP). The Area is currently developed with a mix of commercial and retail uses, including shops, restaurants, and strip malls in single-story stand alone buildings. There are also multiple parcels developed with single family homes that are considered non-conforming uses. The average parcel size for this Area is about half an acre and most parcels have a land-to-improvement ratio of less than one which indicates little investment in this Area has occurred over the last several decades. The majority of the structures in this Area were constructed in the mid 1950's with a few exceptions. Based on the age of the structures and the low land-to-improvement value

General Plan: Specific Plan

Zoning Designation: TOD Specific Plan

Acreage: 20.9 acres

TCAC/HCD Resource Category: Low and Moderate

Estimated Housing Potential: 1,300 units

Qualified Census Tract: Yes



ratios this Area is ripe for redevelopment. The photos below, illustrate existing conditions of the buildings in Area 5.

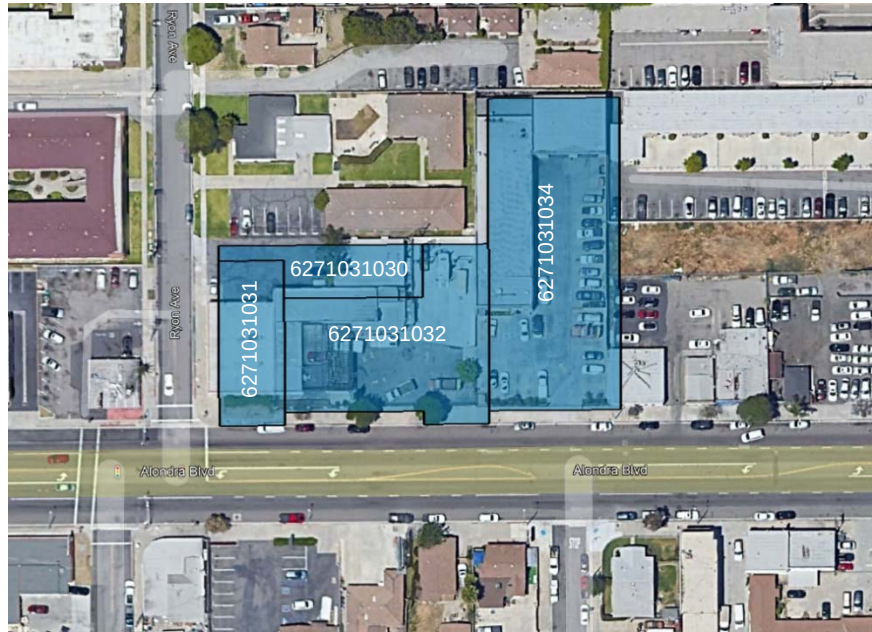
Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) and High Density Residential (H) land use designations. Area 5 is located within the TOD Specific Plan, and zoned for General Commercial (C-G), Multiple Residential (R-3), and Medium Density Residential (R-2), but is also within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone which permits mixed use development. To facilitate increased residential uses, the City will remove Area 5 from the BAMU, and apply the existing Mixed Use Transit Overlay Zone-A of the TOD Specific Plan. The Mixed Use Transit Overlay Zone-A permits up to 100 units per acre, which is appropriate to facilitate market rate and affordable housing development around the future transit station, including a potential development utilizing Affordable Housing Sustainable Communities (AHSC) program funding. It is likely developments may have non-residential uses on the ground floor with residential above.

Capacity Assumptions: To determine the realistic unit capacity for Area 5, it was conservatively assumed that 75 percent of the land would be for residential uses. The remaining 25 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 100 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 1,300 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located to the west of Bellflower Boulevard along Alondra Boulevard are within a Moderate Resource area and the parcels to the east of Bellflower Boulevard are within a Low Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The entire Area is within a Qualified Census Tract (QCT) and was also analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, all of the parcels in this Area would like maximize QCT and amenities points on a 9% LIHTC application.



Site 5.1: Site 5.1 includes four parcels totaling 1.16 acres. The site is developed with retail and other commercial buildings and surface parking lots on Alondra Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 5.1 is zoned General Commercial (C-G) and fall within the

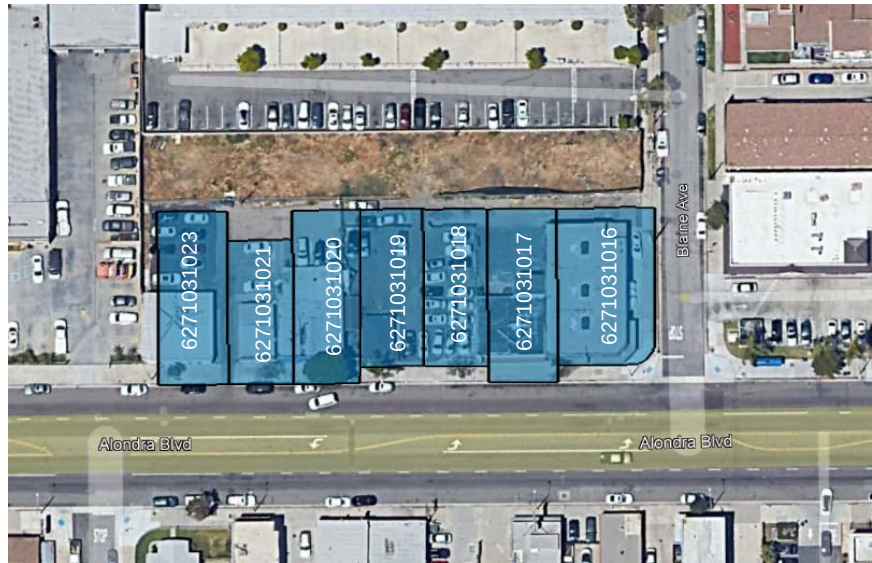


Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The buildings within Site 5.1 are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 72 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.2: Site 5.2 includes seven parcels totaling 0.68 acres. The site is developed with retail and other commercial buildings and surface parking lots on Alondra Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score



the maximum amenity points on a LIHTC application. Site 5.2 is zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Three parcels are under single ownership and two others are under another single owner, making consolidation more likely. Further, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 42 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.3: Site 5.3 includes one 1.08-acre parcel located at the northwest corner of the intersection of Alondra Boulevard and Bellflower Boulevard. The site is developed with retail and other commercial buildings and a surface parking lot. Site 5.3 is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score

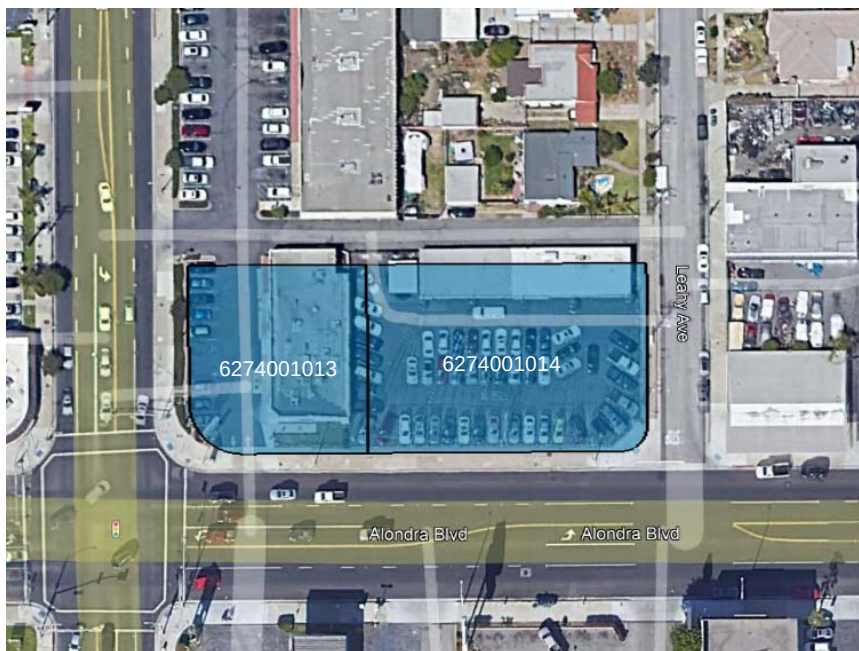


the maximum amenity points on a LIHTC application. Site 5.3 is zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcel contains buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Because Site 5.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 65 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.4: Site 5.4 includes two parcels totaling 0.64 acres. The site is developed with retail and other commercial buildings and a surface parking lot at the NE corner of the intersection of Alondra and Bellflower Boulevards. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity

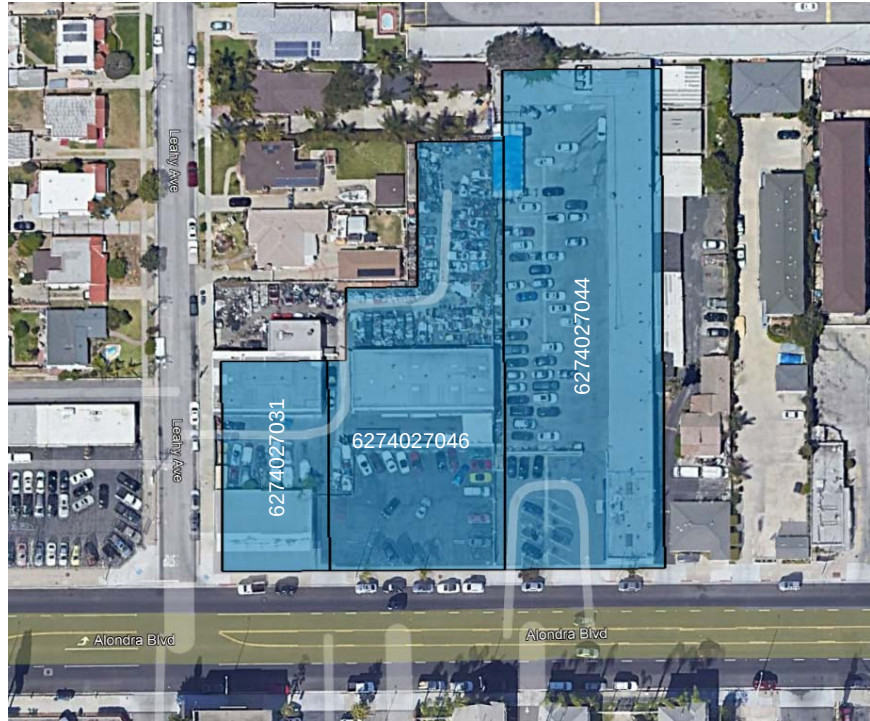


points on a LIHTC application. Site 5.4 is zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. While ownership for each parcel is unique, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 39 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.5: Site 5.5 includes three parcels totaling 1.79 acres. The site is developed with retail and a large surface parking lot on Alondra Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 5.5 is zoned General Commercial (C-G) and falls within the

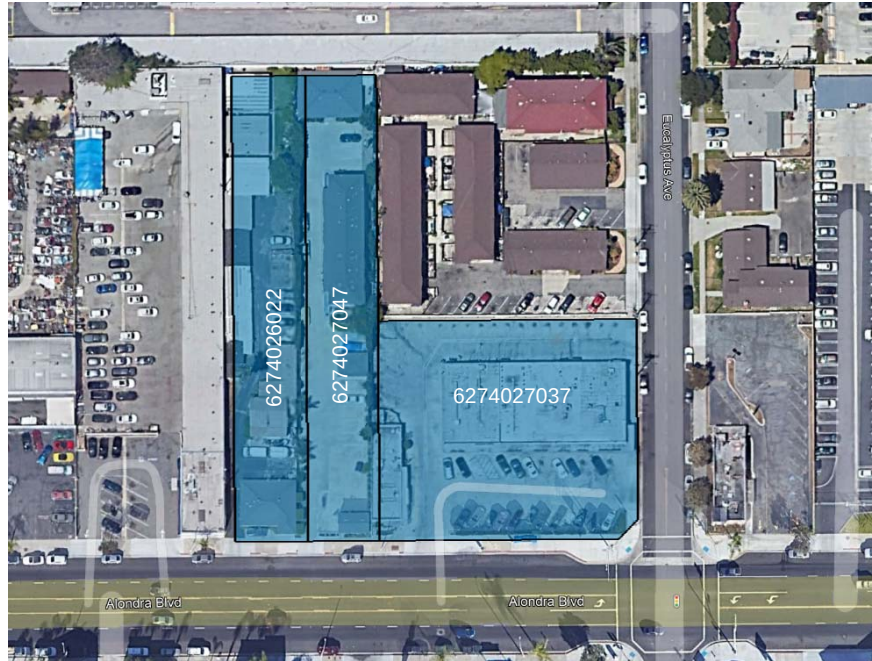


Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Two of the three parcels under single ownership, making consolidation more likely. Further, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 109 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.6: Site 5.6 includes three parcels totaling 1.57 acres. The site is developed with restaurants and other commercial and a large surface parking lot on Alondra Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 5.6 is

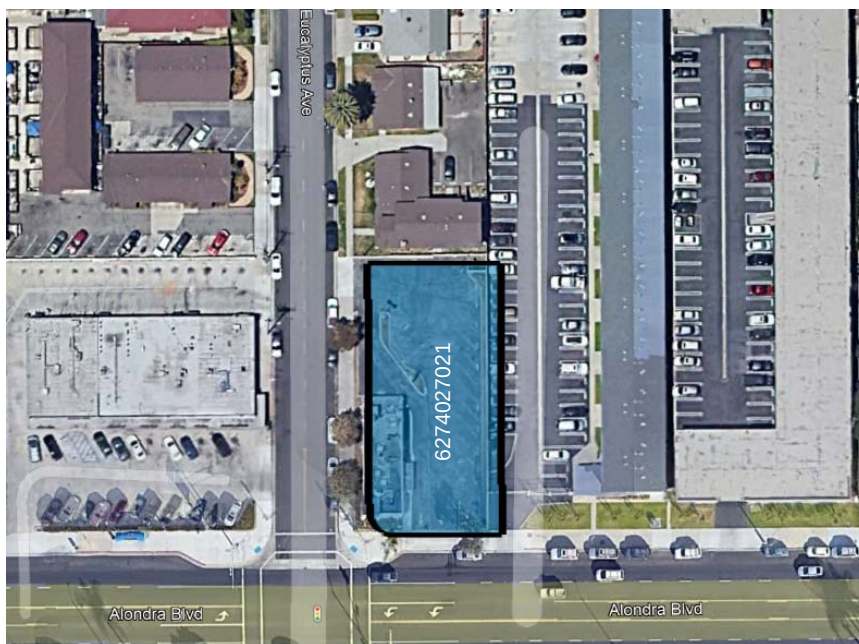


zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. While each parcel is under separate ownership, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 96 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.7: Site 5.7 includes one vacant 0.3-acre parcel on Alondra Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 5.7 is zoned General Commercial (C-G) and falls within the

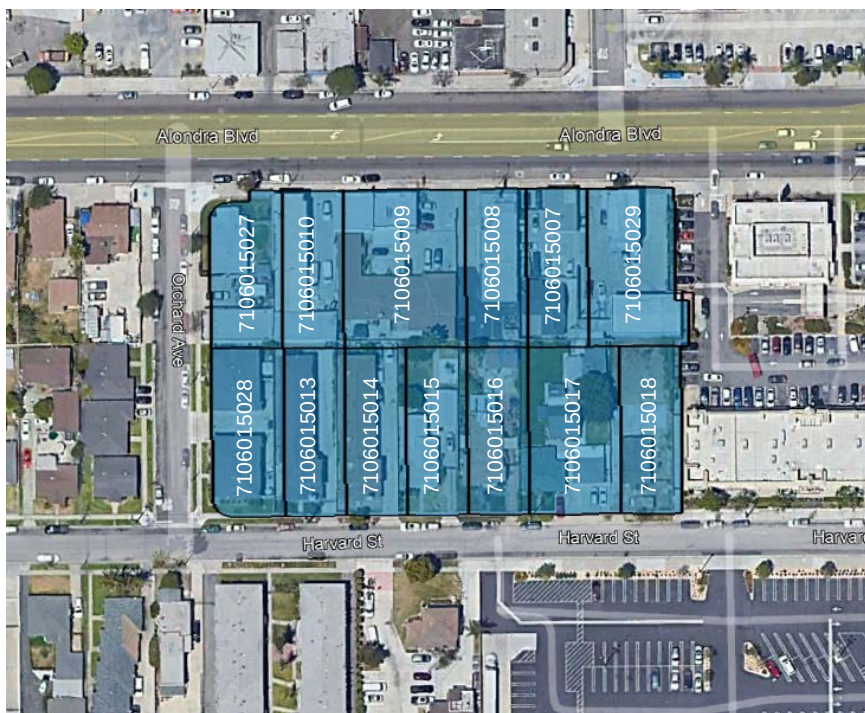


Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The site is vacant and the land-to-improvement ratio is below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Because Site 5.7 is less than 0.5 acres in size, it was assumed that it could accommodate above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 18 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.8: Site 5.8 includes thirteen parcels totaling 2.32 acres. The site is developed with retail, multifamily housing, and surface parking lots along Alondra Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 5.8 is zoned General Commercial (C-G) and

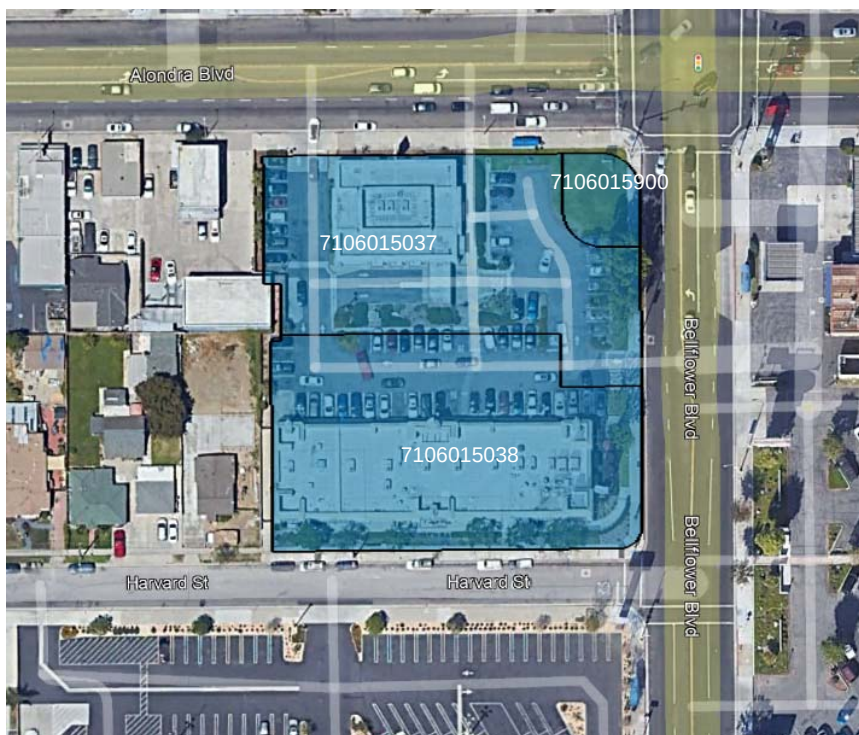


Medium Density Residential (R-2) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old, and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. While ownership is unique to all but two parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.8 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. If the underlying zoning is commercial, it was assumed that the parcel will develop with a minimum 75 percent residential uses. If the underlying zoning is residential, it was assumed that the parcel would redevelop with 100 percent residential uses. At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 167 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.9: Site 5.9 includes three parcels totaling 1.40 acres. The site is developed with retail and other commercial and a large surface parking lot at the southeast intersection of Alondra Boulevard and Bellflower Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 5.9 is

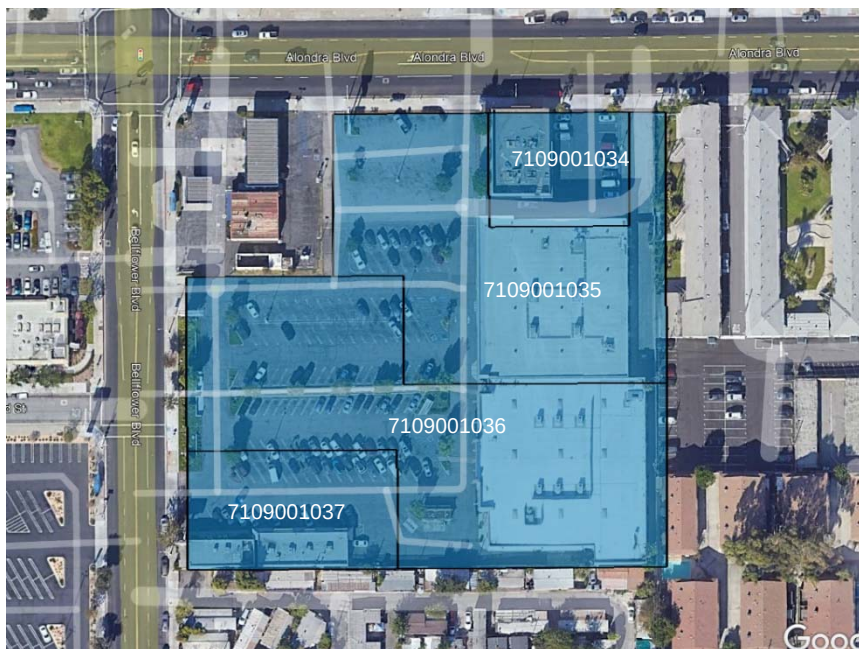


zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.9 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 86 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.10: Site 5.10 includes four parcels totaling 4.0 acres. The site is developed with retail and other commercial and a large surface parking lot at the southeast intersection of Alondra Boulevard and Bellflower Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum



amenity points on a LIHTC application. Site 5.10 is zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old, and all land-to-improvement ratios are below 1, except for one, which is an older structure that has not been recently improved. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.10 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 241 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.11: Site 5.11 includes six parcels totaling 3.22 acres located on Alondra Boulevard. The site is developed with retail, multifamily housing, and a large surface parking lot. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity

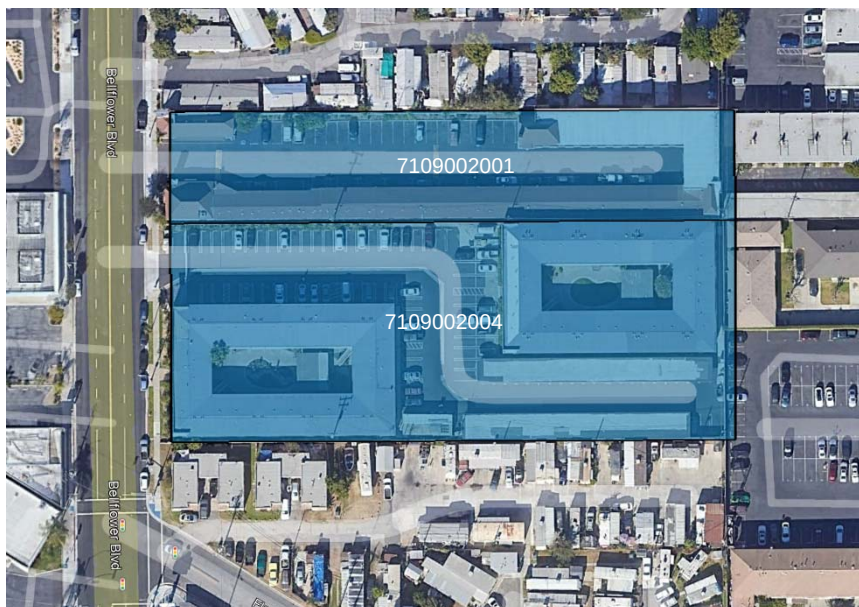


points on a LIHTC application. Site 5.11 is zoned General Commercial (C-G) and R-3 and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. While only two of the six parcels are under common ownership, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.11 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 198 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 5.12: Site 5.12 includes two parcels totaling 2.77 acres. The site is developed with multifamily residential, a motel and large surface parking lot on Bellflower Boulevard. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity



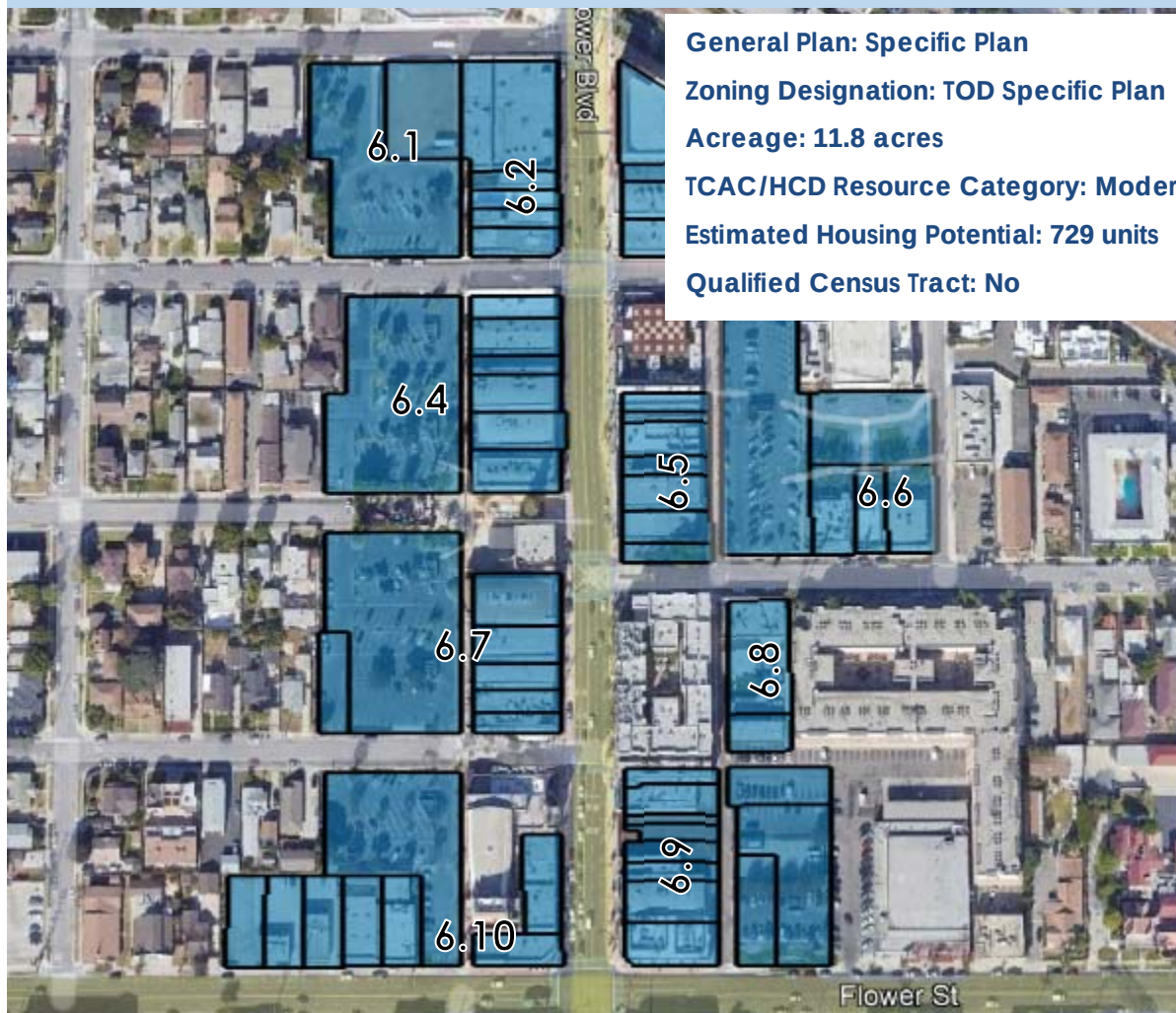
points on a LIHTC application. Additionally, the motel could be a potential Project Homekey site providing transitional and/or permanent supportive housing. Site 5.12 is zoned General Commercial (C-G) and falls within the Bellflower/Alondra Mixed Use (BAMU) Overlay Zone in the TOD Specific Plan. To increase residential development, the site will be removed from the BAMU overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Though the two parcels do not share a common owner, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 5.12 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 167 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Opportunity Area 6: Bellflower + Flora Vista

Area 6 - Aerial View of Existing Uses



Description: Opportunity Area 6 is comprised of 10 sites including 57 parcels totaling 11.8 acres at the intersection of Flower Street and Bellflower Boulevard, north of Artesia Freeway 91 and south of the Bellflower Bike Trail. Area 6 is south of the planned Bellflower Metro station and within the Downtown Bellflower TOD Specific Plan. The Area is currently developed with commercial, retail, and mixed uses, including shops and restaurants, in single-and-multi-story buildings as well housing above ground floor retail uses. Parcels not fronting Bellflower Boulevard are primarily developed as surface parking lots. Several parcels in Area 6 are owned by the City of Bellflower. Other groups of parcels are under common ownership which can help facilitate the acquisition and lot consolidation process. Many of the structures in this Area were constructed prior to 1960 and have not been significantly improved which provides a great opportunity for redevelopment. Located just south of the future transit station and within the City's planned towncenter, this Area is well suited to redevelop into various high density mixed uses to maximize housing potential near high quality transit.



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for this Area. Area 6 is located within the TOD Specific Plan, and zoned for Town Center Area (TC-1) and General Commercial (GC-1), but is also within the Bellflower Village North Overlay Zone (BVOZ-N) which permits mixed use development. To facilitate increased residential uses, the City will remove Area 6 from the BVOZ-N, and apply the Mixed Use Transit Overlay Zone-A of the TOD Specific Plan. The Mixed Use Transit Overlay Zone-A permits up to 100 units per acre, which is envisioned to provide opportunities for true mixed use development in the Downtown with residential uses to support ground floor retail and office uses. The applicable density is suitable to facilitate market rate and affordable housing development south of the future transit station, including providing a great opportunity to leverage certain funding sources such as Affordable Housing Sustainable Communities (AHSC) program funding.

Capacity Assumptions: To determine the realistic unit capacity for Area 6, it was assumed that 75 percent of the Area could accommodate residential uses. The remaining 25 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 100 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 729 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

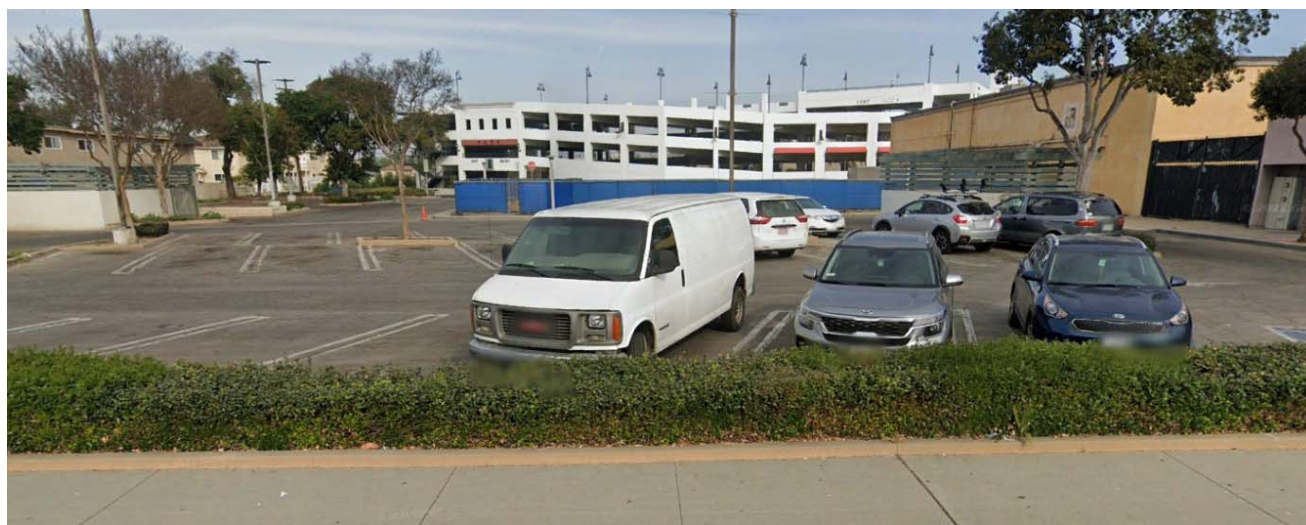
Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 6 along Bellflower Boulevard are within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, the based on a preliminary survey, all of the parcels in this Area would likely maximize QCT and amenity points on a 9% LIHTC application. The Area is also situated along the Long Beach Transit System – Routes 91 and 93, and Norwalk Transit System Route 1 with headways roughly every 30 minutes.



Site 6.1: Site 6.1 includes two parcels totaling 1.12 acres that are both surface parking lots. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. The City recently built a 4-story parking structure across Mayne Street to the north, which will allow surface parking lots to be redeveloped into new uses. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the



maximum amenity points on a LIHTC application. Site 6.1 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. Both parcels are owned by the City of Bellflower and could easily be consolidated. Because Site 6.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 68 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.2: Site 6.2 includes five parcels totaling 0.75 acres including commercial/retail buildings and a surface parking lot. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. The City recently built a 4-story parking structure across Mayne Street to the north. With the construction of the transit station and new parking the City expects to see significant redevelopment in the TOD Specific Plan area. These parcels are adjacent to multi-family, single-family,



and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.2 is zoned Town Center 1 (TC-1) and the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area within the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The buildings on these parcels are generally one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Both parcels are owned by the City of Bellflower and could easily be consolidated. Because Site 6.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 48 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





City of Bellflower

Site 6.3: Site 6.3 includes four parcels totaling 1.88 acres including commercial/retail buildings and a surface parking lot. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. The City recently built a 4-story parking structure one block to the northwest. With the construction of the transit station and new parking the City expects to see significant redevelopment in the TOD Specific Plan area. These parcels are adjacent to multi-family, single-family, and commercial uses and



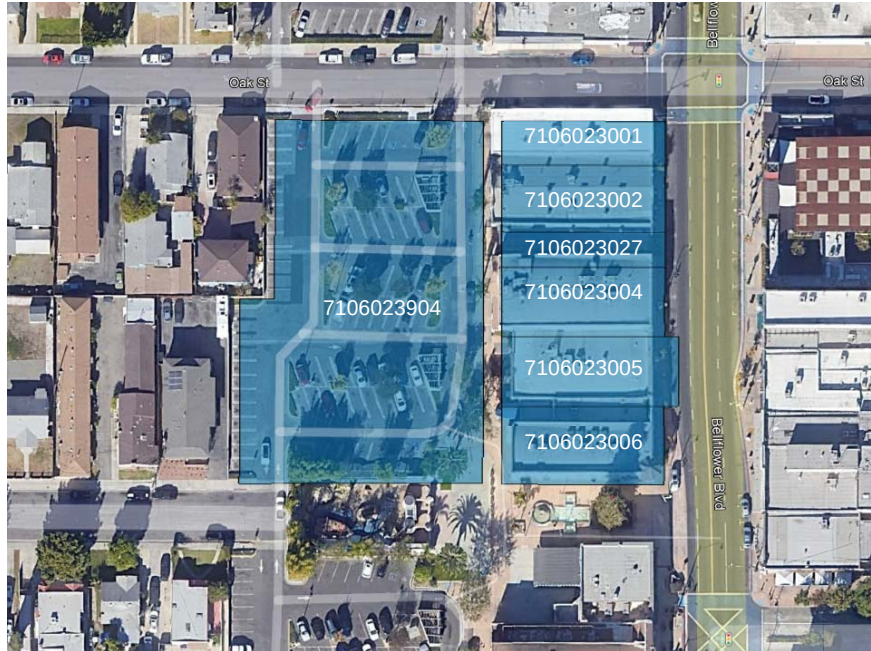
are well positioned to score the maximum amenity points on a LIHTC application. Site 6.3 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The largest parcel in the site (roughly 1.5 acres) is owned by the City of Bellflower and is home to the County of Los Angeles Fire Museum and Mayne Event Center. It is not expected that the event center use will discontinue, however there is over an acre of surface parking that would be redeveloped with mixed use or residential uses. Additionally, the three parcels fronting Bellflower Boulevard contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. The buildings on these parcels are generally one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Because Site 6.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 114 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.4:

Site 6.4 includes seven parcels totaling roughly 1.70 acres including retail buildings fronting Bellflower Boulevard and a surface parking lot behind. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. The City recently built a 4-story parking structure one block to the northwest. With the construction of the transit station and new parking the City expects to see significant redevelopment in the TOD Specific Plan area. These parcels are adjacent



to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.4 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The largest parcel in the site (roughly 1 acre) is owned by the City of Bellflower and is developed as a surface parking that could be redeveloped with mixed use or residential uses. Additionally, the parcels fronting Bellflower Boulevard contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Because Site 6.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses. At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 103 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.5: Site 6.5 includes seven parcels totaling roughly .60 acres including commercial/retail buildings fronting Bellflower Boulevard. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.5 is zoned Town Center 1 (TC-1)



and within the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. While ownership is unique to each parcel, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 6.5 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 41 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.6: Site 6.6 includes four parcels totaling roughly 0.79 acres including commercial/retail buildings fronting Belmont Street. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.6 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the



To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is likely. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. The City owns two of the parcels, totaling more than 50 percent of the site area. Additionally, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 6.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 49 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.7:

Site 6.7 includes seven parcels totaling roughly 1.63 acres including commercial/retail buildings fronting Bellflower Boulevard. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.7 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay



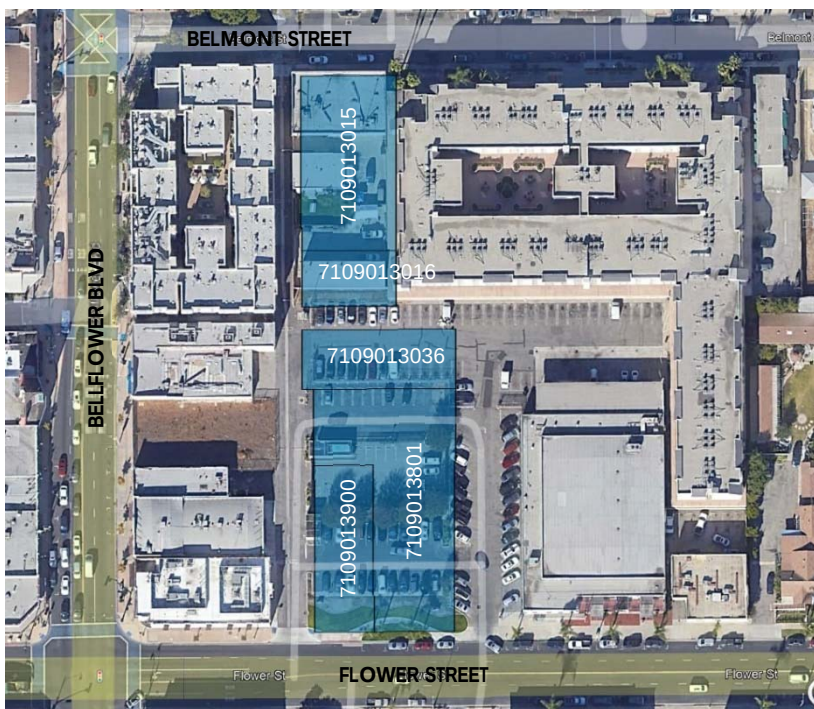
Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, the current buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. The City of Bellflower owns two parcels totaling over 1 acre that are currently surface parking lots. While ownership is unique to each parcel along Bellflower Boulevard, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 6.7 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 100 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.8:

Site 6.8 includes five parcels totaling roughly 1.06 acres including commercial/retail buildings fronting Bellflower Boulevard. Two of the parcels are rented by the Bellflower Chamber of Commerce. As the Chamber does not own the space and is a tenant, it is not unrealistic that the Chamber could relocate within the City, or a new space for the Chamber on the ground level could be incorporated into a new development with residential above. The site is in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity



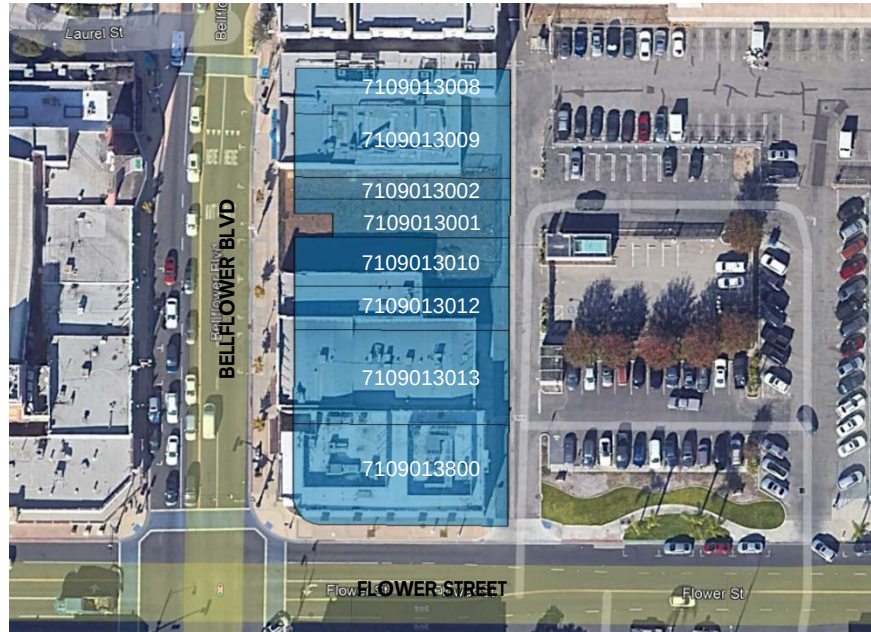
points on a LIHTC application. Site 6.8 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, existing buildings are one to two stories, while five stories are allowed indicating that roughly 20 percent of the site capacity is currently being realized. There is common ownership amongst the parcels and incentives are provided to encourage lot consolidation as indicated in Program 29 of the Housing Plan. Because Site 6.8 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate, or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 65 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 6.9:

Site 6.9 includes eight parcels totaling roughly 0.69 acres including commercial/retail buildings fronting Bellflower Boulevard. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.9 is zoned Town Center 1 (TC-1) and within the



Bellflower Village Overlay Zone-North (BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, existing buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. The City of Bellflower owns one parcel that is 0.16 acres that is currently surface parking lot. While ownership is unique to each parcel along Bellflower Boulevard, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 6.9 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 45 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.



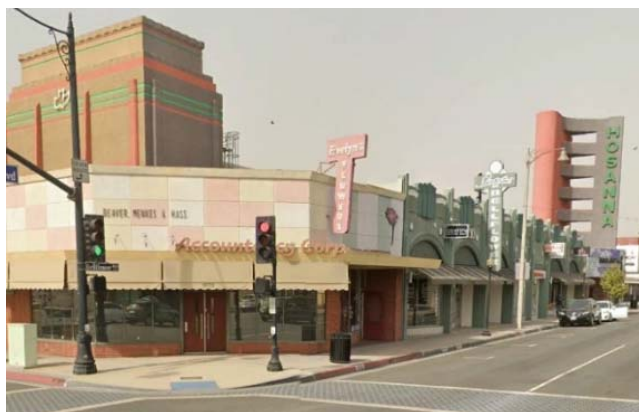


Site 6.10: Site 6.10

includes 10 parcels totaling roughly 1.56 acres including commercial/retail buildings fronting Bellflower Boulevard and Flower Street. The site is located in the TOD Specific Plan area around the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 6.10 is zoned Town Center 1 (TC-1) and within the Bellflower Village Overlay Zone-North



(BVOZ-N) overlay area in the TOD Specific Plan. To increase residential development, the site will be removed from the BVOZ-N overlay area and included in the Mixed Use Transit Overlay Zone-A (MUTOZ-A) of the TOD Specific Plan, which will allow up to 100 dwelling units per acre. The parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. Additionally, existing buildings are one story, while five stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. The City of Bellflower owns one parcel that is 0.66 acres that is currently surface parking lot. While ownership is unique to each parcel along Bellflower Boulevard and Flower Street, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Because Site 6.10 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is mixed use, it was assumed that it will develop with a minimum 75 percent residential uses (likely ground floor non-residential with residential above). At 100 units per acre, assuming 80 percent capacity, the site can realistically accommodate a minimum of 96 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Opportunity Area 7: Bellflower + Flower

Area 7 - Aerial View of Existing Uses



Description: Opportunity Area 7 is comprised 63 parcels totaling 14.2 acres along Bellflower Boulevard, just north of the 91 Freeway. This Area is south of the planned Bellflower Metro light rail station and some parcels fall within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan). The City will be annexing all parcels in Area 7 into the TOD Specific Plan to allow true mixed-use opportunities with ground floor retail uses with above ground multifamily housing. Area 7 is currently developed with mostly commercial, and retail uses, including shops, restaurants, and office buildings in single-story standalone buildings with ample surface parking. The parcels directly along Bellflower are business uses while secondary parcels in the rear tend to serve as parking or may be small scale multifamily residential uses. Most parcels



in this Area are less than 0.25 acres in size, which would require lot consolidation to increase redevelopment feasibility. This is possible as several groups of parcels are under common ownership. With most structures in this Area built prior to 1970, the average land-to-improvement ratio is well below 1. Area 7 is one of the key downtown/town-center target areas for the City of Bellflower and is enriched with nearby amenities as well as access to high quality transit.

Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for this Area. Within the Specific Plan, parcels north of Park Street are zoned for Town Center Area (TC-1) and Town Center Area 2 (TC-2). The area north of Park Street is also within the Bellflower Village Overlay Zone (BV) which permits mixed use development. To facilitate increased residential uses, the City will annex all parcels in Area 7 into the TOD Specific Plan area and will zone the entire Area, Mixed Use Transit Overlay Zone-B. The Mixed Use Transit Overlay Zone-B permits up to 40 units per acre, and is envisioned to provide opportunities for true mixed use development with residential uses above ground floor retail and office uses.

Capacity Assumptions: To determine the realistic unit capacity for Area 7, it was assumed that 60 percent of the Area could accommodate residential uses. The remaining 40 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 40 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 301 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 7 along Bellflower Boulevard are within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes. The parcels within this Area do not fall within a Qualified Census Tract (QCT). However, based on a preliminary survey, all of the parcels in this Area, they would likely maximize amenity points on a 9% LIHTC application. Given the Area's proximity to high quality transit and it being classified as a Disadvantaged Community (DAC), there is a great opportunity for public-private partnerships to further transit-oriented mix use development along this corridor. The Area is also situated along the Long Beach Transit System – Route 91 with headways roughly every 30 minutes.



Site 7.1: Site 7.1 is comprised of seven parcels ranging in size from 0.07 to 0.77 acres and totaling 0.27 acres on the northwest corner of Bellflower Boulevard and Flower Street. All parcels are currently developed with retail and office uses in single story standalone buildings built before 1965 and with a land-to-improvement ratio of less than 1. Site 7.1 is zoned Commercial but falls within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan), which when rezoned with the Mixed-Use Transit Overlay Zone-B, will allow true mixed use residential development up to 40 units per acre by-right. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 20 residential units across various income categories to help the City meet its regional housing need. While ownership is unique to most parcels in Site 7.1, there are three parcels under common ownership, which could facilitate lot consolidation. Lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. High quality transit is available off Bellflower Boulevard and this area is also enriched with amenities like personal care, dining, and financial services within walking distance. All parcels in Site 7.1 were built before 1965 and have a land-to-improvement ratio of less than 1 indicating redevelopment is feasible. Given the location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.2: Site 7.2 is comprised of six parcels totaling 2.17 acres on the northeast corner of Bellflower Boulevard and Flower Street. All six parcels are currently developed with retail and office uses including two banks, small shopping options, and parking tucked behind the single story structures. Site 7.2 is zoned Commercial, but falls within the Downtown Bellflower Transit Oriented

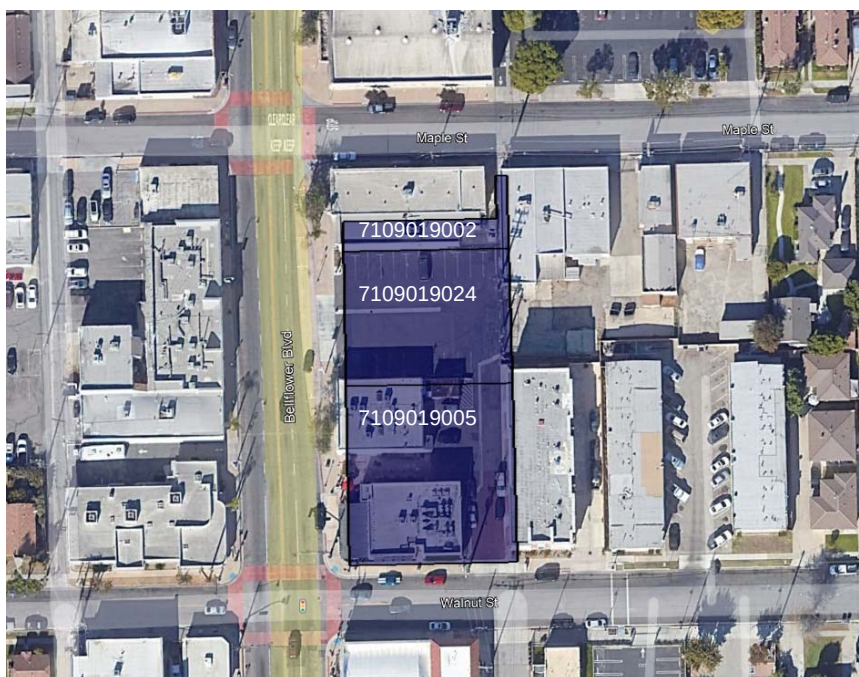


Development Specific Plan (TOD Specific Plan), which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow residential development up to 40 units per acre by-right. The Mixed Use Transit Overlay Zone-B is envisioned to provide opportunities for true mixed use development with residential uses above ground floor retail and office. Because Site 7.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate mixed income income residential development to help the City meet its regional housing need. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 43 residential units. The City of Bellflower owns two parcels that are 0.71 acres when combined. One of the parcels is currently surface parking and the other is developed with a bank. While ownership is unique to the other parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.2 is located north of the SR-91 freeway with transit access on both Bellflower Boulevard and Flower Street. The Site also has access to a range of amenities within walking distance including dining, personal care, and medical services. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The parcels in Site 7.2 were all built before 1980 and have a land-to-improvement ratio of less than 1 indicating no recent upgrades have been made to the structures. Given this Site's location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.3: Site 7.3 is comprised of three parcels totaling 0.65 acres on the southeast corner of Bellflower Boulevard and Walnut Street. Site 7.3 is mostly developed with retail and office uses including professional office, dining and a surface level parking lot. Site 7.3 is zoned Commercial, but falls within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan),

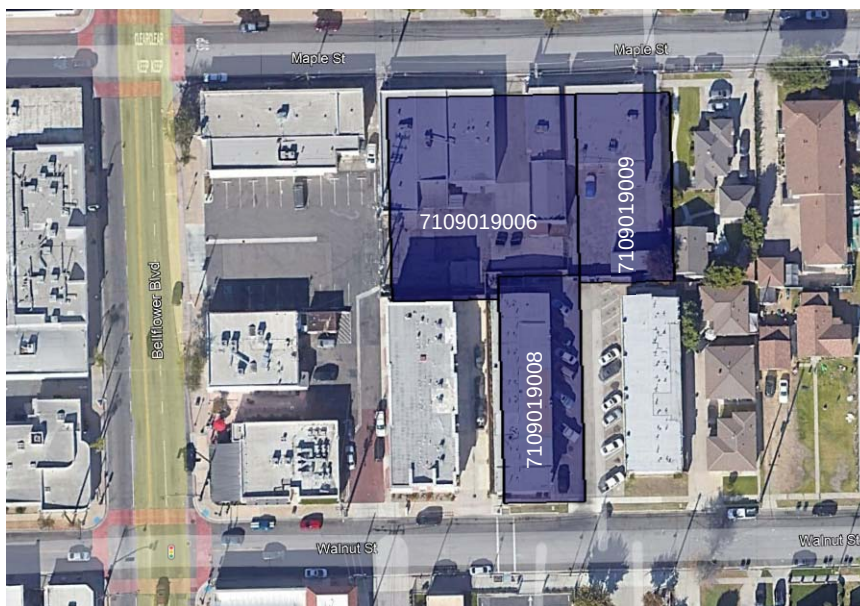


which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow residential development up to 40 units per acre by-right. The Mixed Use Transit Overlay Zone-B is envisioned to provide opportunities for true mixed use development with residential uses above ground floor retail and office uses. Because Site 7.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate mixed income residential development to help the City meet its regional housing need. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 14 residential units. Site 7.3 has transit on both Bellflower Boulevard and Flower Street. The area also has access to a range of amenities within walking distance including dining, financial services, and personal care. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The parcels in Site 7.3 were all built before 1950 and have a land-to-improvement ratio of less than 1 indicating no recent upgrades have been made to the structures. While ownership is unique to all three parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Given this Site's location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.

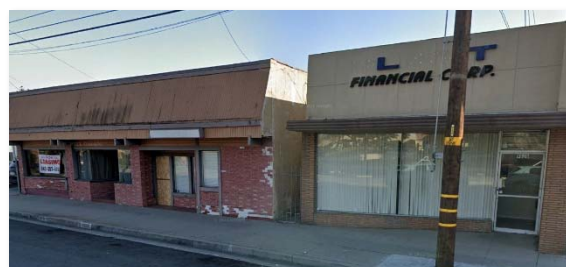




Site 7.4: Site 7.4 is comprised of three parcels totaling 0.74 acres off Maple Street and Walnut Street, near Bellflower Boulevard. Two of the three parcels are currently developed with store combination retail uses and the third parcel is developed with small scale apartments (pictured below). Site 7.4 is zoned Commercial, but falls within the Downtown Bellflower Transit Oriented

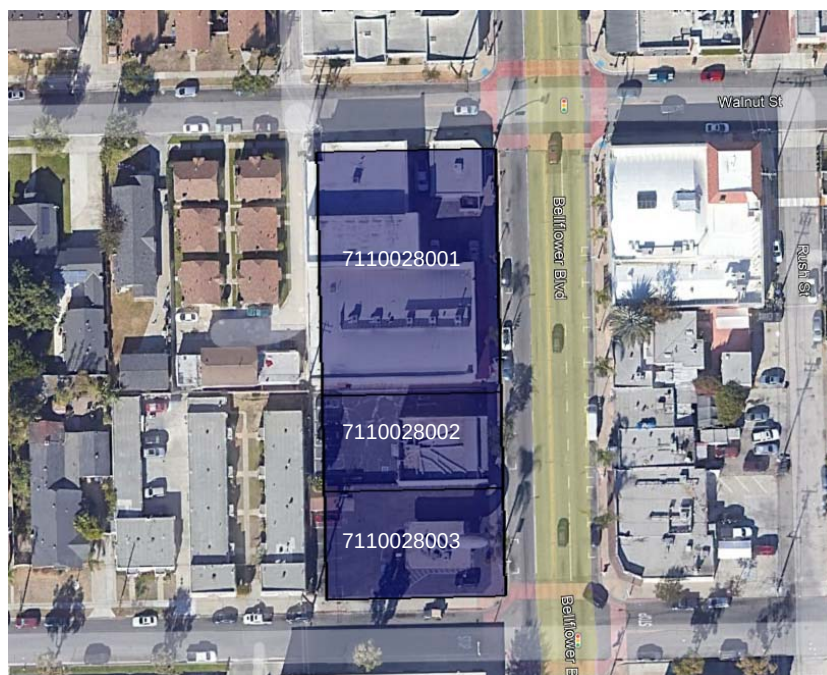


Development Specific Plan (TOD Specific Plan, which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow mixed use residential development up to 40 units per acre by-right. The Mixed Use Transit Overlay Zone-B is envisioned to provide opportunities for true mixed use development with residential above ground floor retail and office. Because Site 7.4 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate mixed income residential development to help the City meet its regional housing need. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 16 residential units. Currently, all parcels are developed with uses that are less than three times the permitted density. Both of the store combination parcels also appear to be vacant. While ownership is unique to all three parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.4 is located near the SR-91 freeway and has transit access on Bellflower Boulevard, which will connect to the future Metro light rail station. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. All parcels in Site 7.4 were built before 1960 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made. Given this Site's location, age of the structures, low land-to-improvement ratio, and high potential for increased development, this Site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.

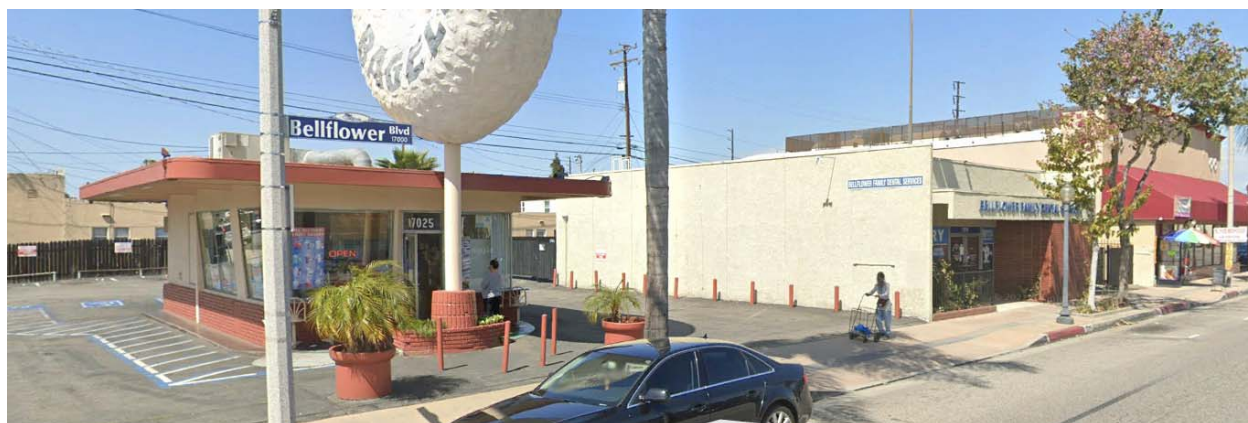




Site 7.5: Site 7.5 is comprised of three parcels totaling 0.71 acres off Bellflower Boulevard, between Walnut Street and Arkansas Street. The three parcels are currently developed with retail, dining, and office uses. Site 7.5 is zoned Commercial, but falls within the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan), which when rezoned with the Mixed Use Transit Overlay Zone-B, will

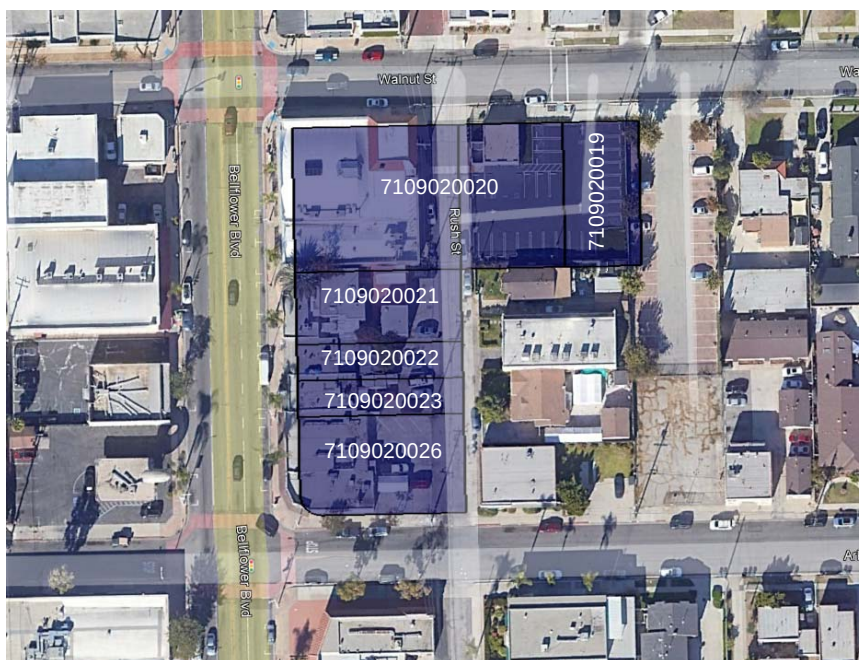


allow residential development up to 40 units per acre by-right. The Mixed Use Transit Overlay Zone-B is envisioned to provide opportunities for true mixed use development with residential uses above ground floor retail and office. Because Site 7.3 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate residential development. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 15 residential units across various income categories to help the City meet its regional housing need. Site 7.5 has high quality transit access on Bellflower Boulevard which will connect to the future Metro light rail station. Further, the City has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The parcels in Site 7.5 were built before 1965 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made. While ownership is unique to all three parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Given this Site's location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed uses during the 2021-2029 planning period.





Site 7.6: Site 7.6 is comprised of seven parcels totaling 1 acre on Bellflower Boulevard, between Walnut and Arkansas Streets. All seven parcels are currently developed with office and store combination uses, and are surrounded by single and small scale multifamily residential. Site 7.6 is zoned Commercial, but falls within the Downtown Bellflower Transit Oriented Development Specific

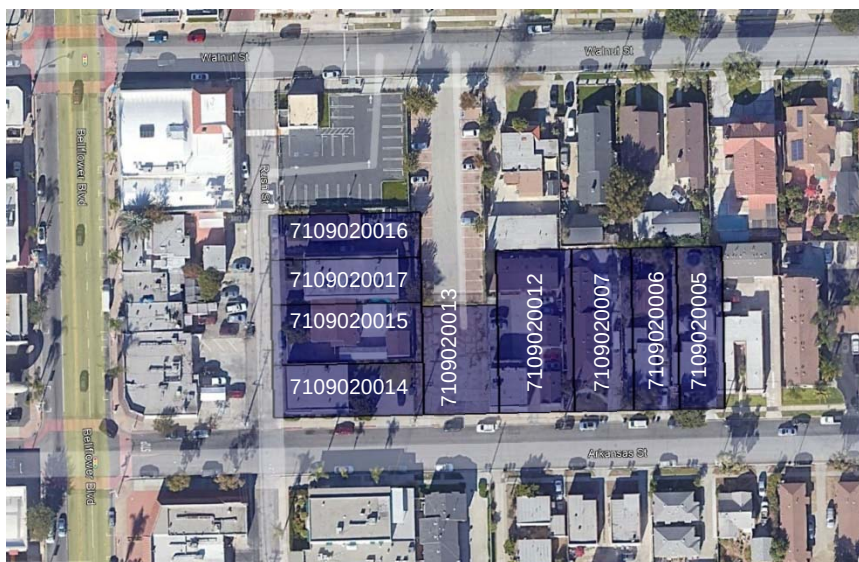


Plan (TOD Specific Plan), which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow mixed use residential development up to 40 units per acre by-right. The Mixed Use Transit Overlay Zone-B is envisioned to provide opportunities for true mixed use development with residential uses above ground floor retail and office uses. Because Site 7.6 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate residential development. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 23 residential units across various income categories to help the City meet its regional housing need. Several parcels in this Site are under common ownership which could facilitate lot consolidation. Lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.6 has high quality transit access on Bellflower Boulevard, which will connect to the future Metro light rail station. The area also has access to a range of amenities within walking distance including financial, dining, and personal care services. The parcels in Site 7.6 were all built before 1970 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made to the structures. Given this Site's location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.7: Site 7.7 is comprised of nine parcels totaling 1.21 acres off Arkansas Street, near Bellflower Boulevard. The parcels in Site 7.7 are mixed between commercial, store combination, and residential uses. Site 7.7 is zoned Commercial, but falls within the Downtown Bellflower Transit Oriented Development Specific



Plan (TOD Specific Plan), which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow true mixed use residential development up to 40 units per acre by-right. Because Site 7.7 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate residential development. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 28 residential units across various income categories to help the City meet its regional housing need. Several parcels in this Site are under common ownership which could facilitate lot consolidation. Lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.7 has high quality transit off Bellflower Boulevard, which will connect to the future Metro light rail station. Site 7.7 also has a range of amenities within walking distance including dining, health, and personal care. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. Existing uses on Site 7.7 fall well below the allotted density, providing an opportunity to redevelop with more residential units. Additionally, the structures in Site 7.7 were all built before 1965 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades were made in the last few years. Given this Site's location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.8: Site 7.8 is comprised of four parcels ranging totaling 1.52 acres off Bellflower Boulevard, between Park and Arkansas Streets. The parcels in Site 7.8 are currently developed with retail and office uses including financial services and personal care, with a surface level parking area tucked behind. Site 7.8 is mostly zoned Commercial with one parcel zoned R-2. The Site falls within the



Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan), which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow true mixed use residential development up to 40 units per acre by-right. Because Site 7.8 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate residential development. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 31 residential units across various income categories to help the City meet its regional housing need. Several parcels in this Site are under common ownership which could facilitate lot consolidation. Lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.8 has high quality transit access on Bellflower Boulevard, which will connect to the future Metro light rail station. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The structures in Site 7.8 were built before 1965 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades were made in the last few years. Given this Site's location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.9: Site 7.9 is comprised of five parcels totaling 1.49 acres off Bellflower Boulevard, between Arkansas and Park Streets. Site 7.9 is currently developed with commercial and retail uses including financial services, office and an auto business with surface level parking. Site 7.9 is zoned Commercial, but it falls within the Downtown Bellflower Transit Oriented

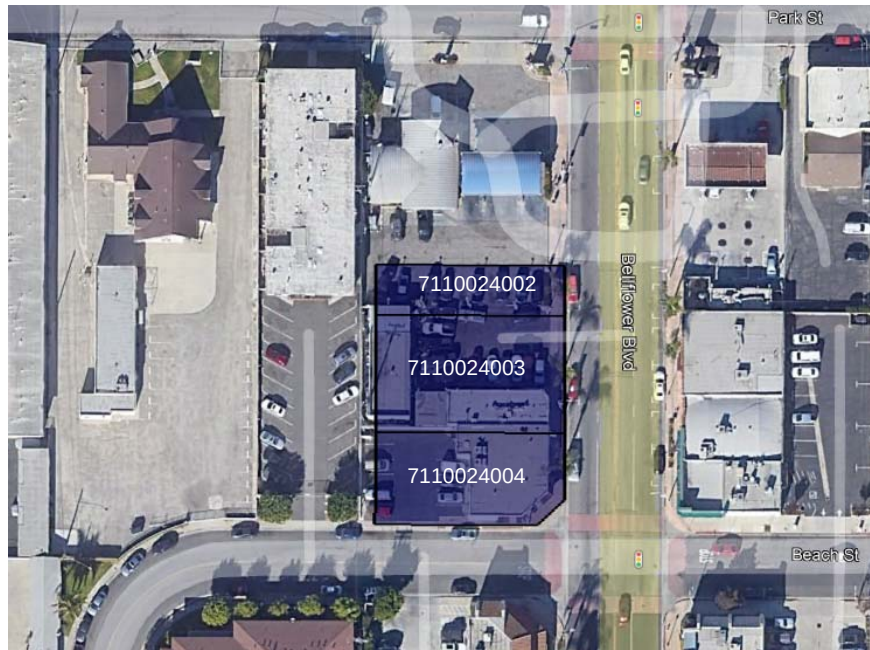


Development Specific Plan (TOD Specific Plan), which when rezoned with the Mixed Use Transit Overlay Zone-B, will allow true mixed use residential development up to 40 units per acre by-right. Because Site 7.9 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate residential development. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 31 residential units. Because uses on Site 7.7 fall well below the allotted density, there is an opportunity to redevelop and increase the number of housing units onsite. While ownership is unique for a few parcels in Site 7.7, there are several under common ownership, which could facilitate lot consolidation. Lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.9 has high quality transit access off Bellflower Boulevard, which will connect to the future Metro light rail station. The City has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The structures in Site 7.9 were built before 1965 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades were made in the last few years. Given this Site's location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.10: Site 7.10 is comprised of three parcels totaling 0.40 acres off Bellflower Boulevard, between Park and Beach Streets. Site 7.10 is currently developed with surface level parking, automovie sales, and a music center. Site 7.10 is zoned Commercial, but will be annexed into the Downtown Bellflower Transit Oriented Development Specific Plan (TOD Specific Plan),



and rezoned with the Mixed Use Transit Overlay Zone-B, which will allow true mixed use residential development up to 40 units per acre by-right. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 9 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 7.10 fall well below three times the allotted density on each parcel. About 50% of the total lot area in Site 7.10 is currently utilized as surface level parking and the remaining 50% is developed with single story structures that could be redeveloped with mixed uses to increase density. While ownership is unique to all three parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.10 is located north of the SR-91 freeway and has transit access on Bellflower Boulevard, which will connect to the future Metro light rail station. The City of Bellflower has invested significant resources into the future of this general area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The parcels in this Site were developed prior to 1975 and have a land-to-improvement ratio of less than 1 indicating no recent upgrades have been made to the structures. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.11: Site 7.11 is comprised of five parcels totaling 1.07 acres off Bellflower Boulevard, between Park and Beach Streets. Site 7.11 is currently developed with dining, personal care, and financial service uses with parking in the rear of the structures. Site 7.11 is zoned Commercial but will be annexed into the Downtown Bellflower Transit Oriented

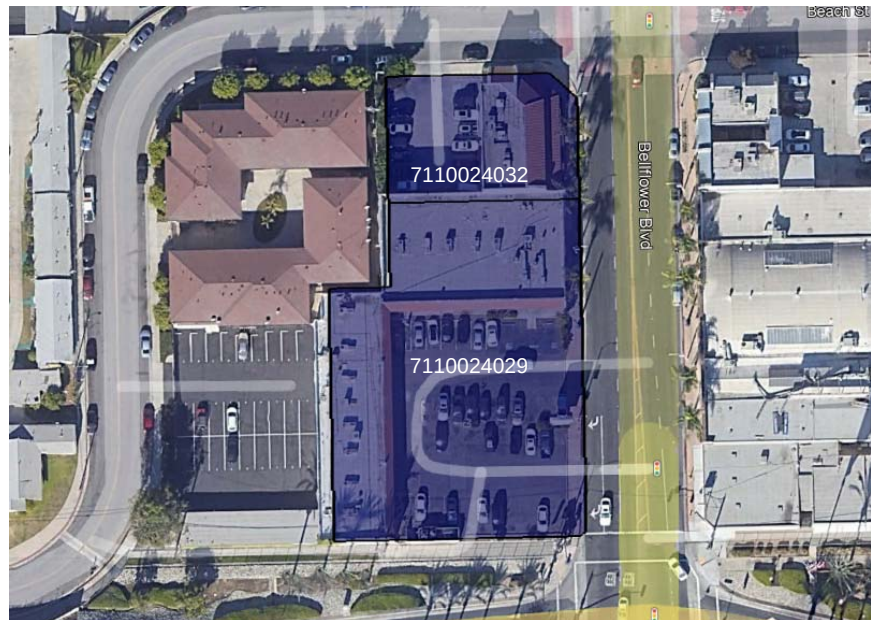


Development Specific Plan (TOD Specific Plan) and rezoned with the Mixed Use Transit Overlay Zone-B, which will allow true mixed use residential development up to 40 units per acre by-right. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 23 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 7.11 fall well below three times the allotted density on each parcel. About 50% of the total lot area in Site 7.11 is currently utilized as surface level parking and the remaining 50% is developed with single story structures that could be redeveloped with mixed uses to increase density. Site 7.11 is north of the SR-91 freeway and has transit access on Bellflower Boulevard, which will connect to the future Metro light rail station. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The parcels in Site 7.11 were all developed before 1965 and have a land-to-improvement ratio of less than 1 indicating no upgrades were made to the structures in the last few years. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.12: Site 7.12 is comprised of two parcels on the southwest corner of Bellflower Boulevard and Beach Street with a combined acreage of 0.84. Site 7.12 is currently developed with a shopping center and office building in abutting single story buildings. Site 7.12 is zoned Commercial, but will be annexed into the Downtown Bellflower Transit Oriented



Development Specific Plan (TOD Specific Plan), and rezoned with the Mixed Use Transit Overlay Zone-B, which will allow true mixed use residential development up to 40 units per acre by-right. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 17 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 7.12 fall well below three times the allotted residential density on each parcel and have underutilized parking area. While ownership is unique to all two parcels, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.12 is located north of the SR-91 freeway and has transit access on Bellflower Boulevard, which will connect to the future Metro light rail station. The City of Bellflower has invested significant resources into the future of this area, through the TOD Specific Plan, to catalyze development and increase critical life outcomes. The parcels in Site 7.12 were all developed before 1990 and have a land-to-improvement ratio of less than 1 indicating no upgrades were made to the structures in the last few years. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 7.13: Site 7.13 is comprised of six parcels totaling 1.48 acres on the southwest corner of Bellflower Boulevard and Beach Street. Site 7.13 is currently developed with an office building and combination store fronts in single and multi story structures with rear surface parking lots. Site 7.13 is zoned Commercial, but will be annexed into the Downtown Bellflower Transit Oriented Development Specific



Plan (TOD Specific Plan), and rezoned with the Mixed Use Transit Overlay Zone-B, which will allow true mixed use residential development up to 40 units per acre by-right. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 31 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 7.13 fall well below three times the allotted residential density on each parcel and have underutilized parking areas. While ownership is unique for a few parcels in Site 7.7, most are under common ownership, which would facilitate lot consolidation. Lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 7.13 has high quality transit access off Bellflower Boulevard, which will connect to the future Metro light rail station. The parcels in Site 7.13 were developed before 1990 and have a land-to-improvement ratio of less than 1 indicating no recent upgrades have been made. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Opportunity Area 8: Bellflower + Ramona

Area 8 - Aerial View of Existing Uses



Description: Opportunity Area 8 is comprised of 17 parcels totaling 8.7 acres located south of Bellflower Boulevard and Artesia Boulevard, near the 91 Freeway. The Area is currently developed with commercial, industrial, and retail uses, including shops and restaurants in single-story stand alone buildings and strip malls.

Within this Opportunity Area, there are a number auto repair shops and used car sale businesses that appear dilapidated and/or underutilized. Large portions of the Area are also utilized as surface parking, primarily along the rear of retail and commercial businesses off Bellflower Boulevard. These parcels were identified for redevelopment as the structures onsite were constructed in the 1950's and have an average land-to-improvement ratio of 0.6. Based on the low land-to-improvement value ratio, age of structures and low densities, this Area offers great potential for redevelopment.

General Plan: Commercial

Zoning: Design for Development (DFD)

Acreage: 8.7 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 178 units

Qualified Census Tract: No



Additionally, one of the parcels is also owned by the City which could further facilitate the development of deed-restricted units. Surrounding Opportunity Area 8 are a mix of multi-family housing developments and older individual retail storefronts.

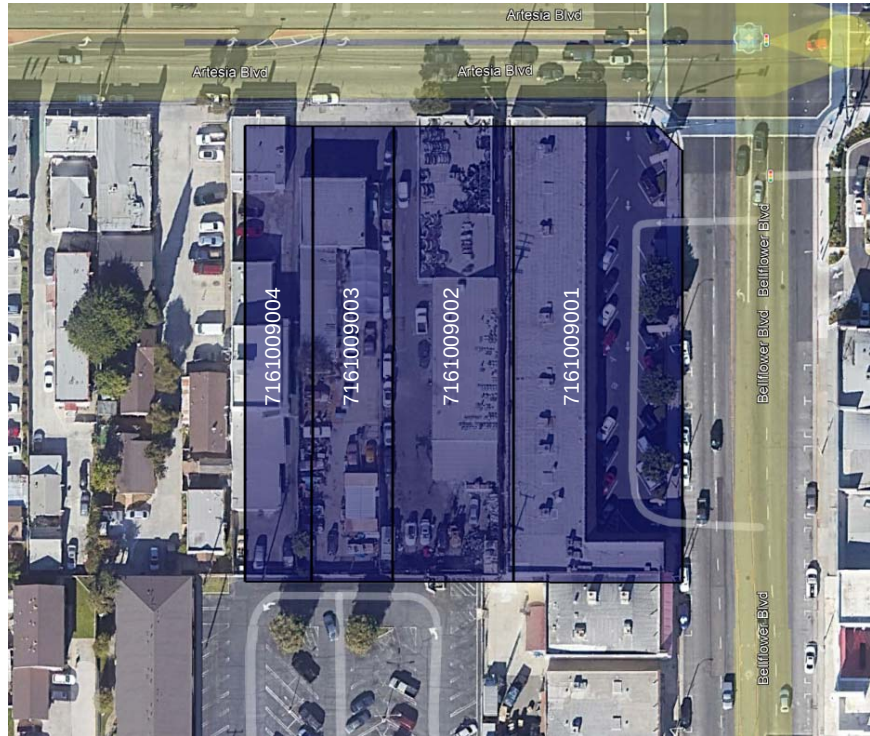
Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for this Area. The Area is zoned for Design for Development (DFD) which seeks to attract high sales tax generating retail uses that can benefit from high freeway accessibility. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 40 dwelling units per acre. Given the recent shift in market demands – increased residential and decreased non-residential – largely due to COVID-19 and the shift to online sales, this Area will benefit from the introduction of residential uses. The application of a housing overlay would allow Area 8 to support a mix of market rate and affordable housing. With the proposed density of up to 40 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development over ground floor retail in two or three phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 8, it was assumed that 60 percent of the land area could accommodate new residential development. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 40 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 178 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

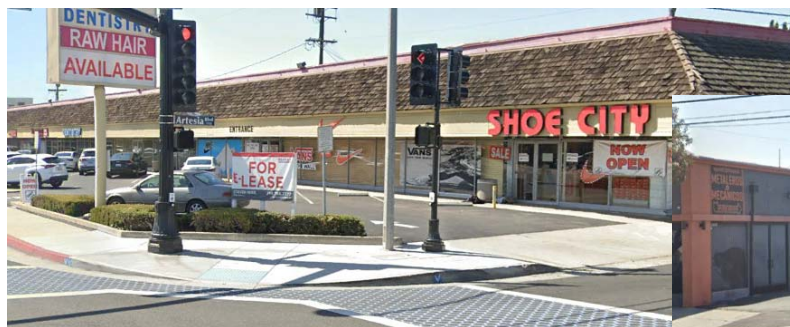
Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 8 along Bellflower Boulevard are within a Moderate Resource area. This Area does not fall within a QTC, however a preliminary survey of the Area, showed that all of the parcels would likely maximize the amenities points on a 9% LIHTC application. Area 8 is also situated along the Long Beach Transit System – Route 91 with headways roughly every 30 minutes and the Metro Bus Route 130.



Site 8.1: Site 8.1 is comprised of four parcels totaling 1.74 acres off Artesia Boulevard and Bellflower Boulevard zoned Design for Development with store combinations and auto, recreation uses in single story standalone buildings. Site 8.1 is zoned Commercial, but will be rezoned with a residential overlay to allow true mixed use development up to 40 dwelling units per acre by-right. At 40 units per acre, assuming 80% capacity with 60%



residential development, the site can realistically accommodate 36 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 8.1 fall well below three times the allotted residential density on each parcel, has underutilized parking areas, and have vacant storefront buildings. While ownership is unique for all parcels in this Site, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 8.1 is located near the SR-91 freeway and has transit access on both Bellflower Boulevard and Artesia Boulevard, providing access to key regional destinations, as well as the future Metro light rail station in Bellflower. The structures in Site 8.1 were all built before 1965 and have a land-to-improvement ratio of less than 1 indicating no upgrades have been made in the last few years. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 8.2: Site 8.2 is comprised of four parcels totaling 2.00 acres off Bellflower Boulevard and Ramona Street zoned Design for Development with store combinations and auto, recreation uses in single story standalone buildings fronting Bellflower Boulevard and surface level parking tucked behind. Site 8.2 is zoned Commercial, but will be rezoned with a



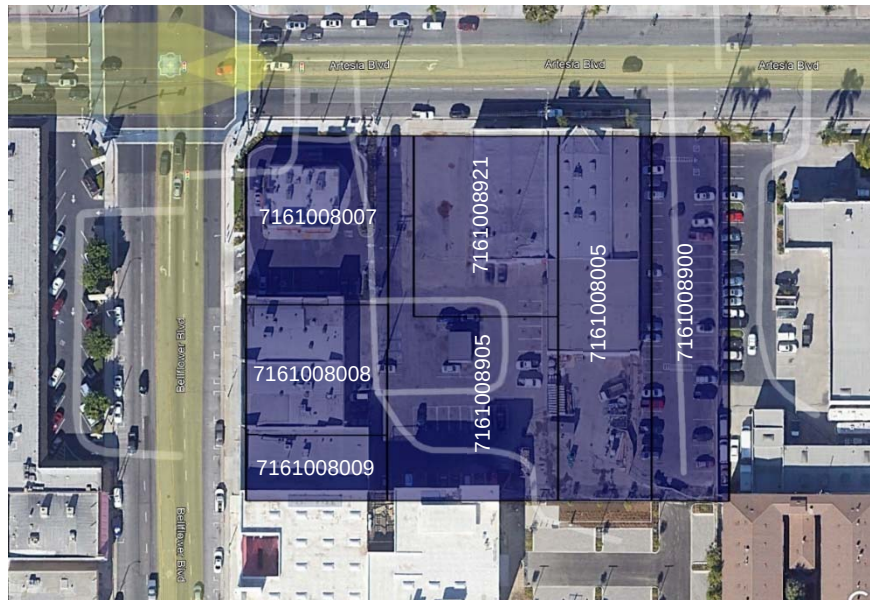
residential overlay to allow true mixed use development up to 40 units per acre by-right. At 40 units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 40 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 8.2 fall well below three times the allotted residential density on each parcel. This Site also has a large underutilized surface parking lot and retail uses in single story buildings that can be redeveloped with multi-story mixed use buildings with housing. While ownership is unique for all parcels in this Site, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. The structures in Site 8.2 were all built before 1965 and have a land-to-improvement ratio of less than 1 indicating no upgrades have been made in the last few years. Site 8.2 is located near the SR-91 freeway and has transit access on Bellflower Boulevard and nearby Artesia Boulevard, providing access to key regional destinations, as well as the future Metro light rail station in Bellflower. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





City of Bellflower

Site 8.3: Site 8.3 is comprised of seven parcels totaling 2.41 acres off Artesia Boulevard and Ramona Street zoned Design for Development with store combinations and surface level parking lots fronting Artesia Boulevard. Site 8.3 is zoned Commercial, but will be rezoned with a residential overlay to allow true mixed use



development up to 40 units per acre by-right. At 40 units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 49 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 8.3 fall well below three times the allotted residential density on each parcel. This Site also has large underutilized surface parking lots and single story buildings that can be redeveloped with multi-story mixed use buildings with ground level retail and upper level residential. While ownership is unique for several parcels in this Site, one of the parcels is a City-owned parking lot. This could facilitate lot consolidation which is common in Bellflower. Incentives are also provided as indicated in Program 29 of the Housing Plan. The structures in Site 8.3 were built before 1965 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made in the last few years. Site 8.3 has high quality transit access on Bellflower Boulevard and Artesia Boulevard, providing connections to key regional destinations, as well as the future Metro light rail station in Bellflower. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 8.4: Site 8.4 is comprised of five parcels totalling 2.58 acres off Bellflower Boulevard and Ramona Street zoned Design for Development with single-story storefronts and surface level parking tucked behind. Site 8.4 is zoned Commercial, but will be rezoned with a residential overlay to allow true mixed use



development up to 40 units per acre by-right. At 40 units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 53 residential units across various income categories to help the City meet its regional housing need. Existing uses on Site 8.4 fall well below three times the allotted residential density on each parcel. This Site also has a large underutilized surface parking area and retail uses in single story buildings that can be redeveloped with multi-story mixed use buildings with residential uses. While ownership is unique for all parcels in this Site, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. The structures in Site 8.4 were built before 1960 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made in the last few years. Site 8.4 has high quality transit access on Bellflower Boulevard and nearby Artesia Boulevard, providing connections to key regional destinations, as well as the future Metro light rail station in Bellflower. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Opportunity Area 9: Bellflower + Artesia

Area 9 - Aerial View of Existing Uses



off Bellflower Boulevard, between Cedar Street and Rose Street, just south of the 91 Freeway. The Area is currently developed with commercial, residential, and recreational uses, including shops, restaurants, and auto-related businesses in single-story stand alone buildings and strip malls. Most of the retail and commercial uses front Bellflower

Boulevard and were developed from the 1940's through the 1970's with many existing vacancies among the retail spaces. Several groups of parcels in this Area share common ownership which could facilitate lot consolidation. Most of the parcels in Area 9 have not been significantly improved resulting in a land-to-improvement ratio of less than 1. Based upon the age of the structures, the low land-to-improvement ratios, large surface parking lots, and vacancy rate of the retail spaces, this Area is prime for redevelopment and can accommodate higher intensity uses.

General Plan: Commercial

Zoning: C-G

Acreage: 5.4 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 114 units

Qualified Census Tract: No



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for Area 9. The applicable zoning is General Commercial which does not support residential uses. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 40 dwelling units per acre. Given the recent shift in market demands – increased residential and decreased non-residential – largely due to COVID-19 and the shift to online sales, this Area will benefit from the introduction of residential uses. Surrounding Opportunity Area 9 there is a combination of multi-family residential uses including duplexes, triplexes and other detached multi-family residential options. This Area is also not far from the City's planned towncenter, close to transit and in close proximity to various neighborhood-serving amenities. With the proposed density of up to 40 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development over ground floor retail, likely in two phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 9, it was assumed that 60 percent of the land area could accommodate new residential development. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 40 units per acre, this Area can accommodate at least 114 new housing units. The applied density is appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 9 are within a Moderate Resource area. This Area does not fall within a QTC, however it is classified as a Disadvantaged Community (DAC) which provides additional funding opportunities. A preliminary survey of the Area, showed that all of the parcels in this Area would likely maximize the amenities points on a 9% LIHTC application. Area 9 is also situated along the Long Beach Transit System – Route 91 with headways roughly every 30 minutes and the Metro Bus Route 130.





Site 9.1: Site 9.1 is comprised of five parcels totalling 1.5 acres off Bellflower Boulevard, between Rose and Cedar Streets, with stores and auto retail uses. Site 9.1 is zoned Commercial but will have a new residential overlay to allow true mixed use development of up to 40 dwelling units per acre, by-right. At 40 units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 31 residential units across various income categories to help the City meet its regional housing need. Aside from surface level parking areas in Site 9.1, the single story retail uses fronting Bellflower Boulevard fall well below three times the allotted residential intensity of each parcel. This is also true

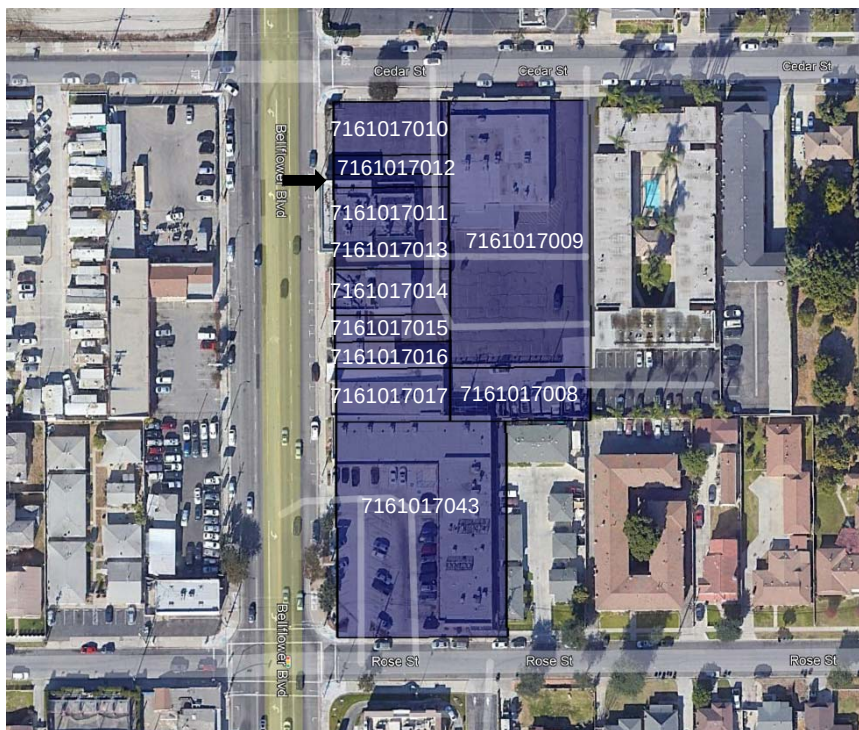


for the small scale apartments on Rose Street, which can be redeveloped with multi-story residential uses. The structures in Site 9.1 were all built before 1960 and have a land-to-improvement ratio of less than 1, indicating no significant upgrades have been made. Site 9.1 is located near the SR-91 freeway and has transit access on Bellflower Boulevard, offering access to key regional destinations, as well as the future Metro light rail station in Bellflower. The City has invested considerable resources into the future of the nearby Bellflower corridor making this a prime location for redevelopment. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 9.2: Site 9.2 is comprised of eleven parcels totalling 2.38 acres off Bellflower Boulevard, between Rose and Cedar Streets, with stores, vacant restaurants, and surface parking lots. Site 9.2 is zoned Commercial but will be rezoned with a residential overlay to allow true mixed use development up to 40 units per acre by-right. At 40 units per acre, assuming 80% capacity with 60% residential development, the site



can realistically accommodate 52 residential units across various income categories to help the City meet its regional housing need. Aside from surface level parking areas in Site 9.2, the single story retail uses fronting Bellflower Boulevard fall well below three times the allotted residential density on each parcel. The structures in Site 9.2 were all built before 1980 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made in the last few years. Site 9.2 is located near the SR-91 freeway and has transit access on Bellflower Boulevard, offering access to key regional destinations, as well as the future Metro light rail station in Bellflower. The City has invested considerable resources into the future of the Bellflower corridor and this area is likely to experience the ripple effects through catalytic redevelopment. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.

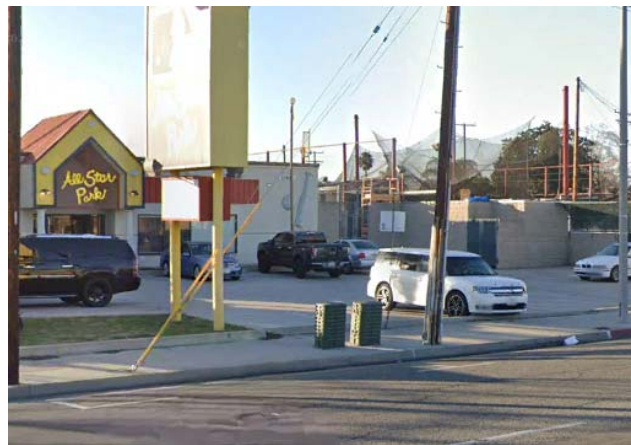




Site 9.3: Site 9.3 is comprised of four parcels totalling 0.77 acres off Bellflower Boulevard and Rose Street with stores single-story standaline buildings and a batting cage business. Site 9.3 is zoned Commercial but will be rezoned with a residential overlay to allow true mixed use development up to 40 units per acre by-right. At 40 units per acre, assuming 80% capacity with 60% residential

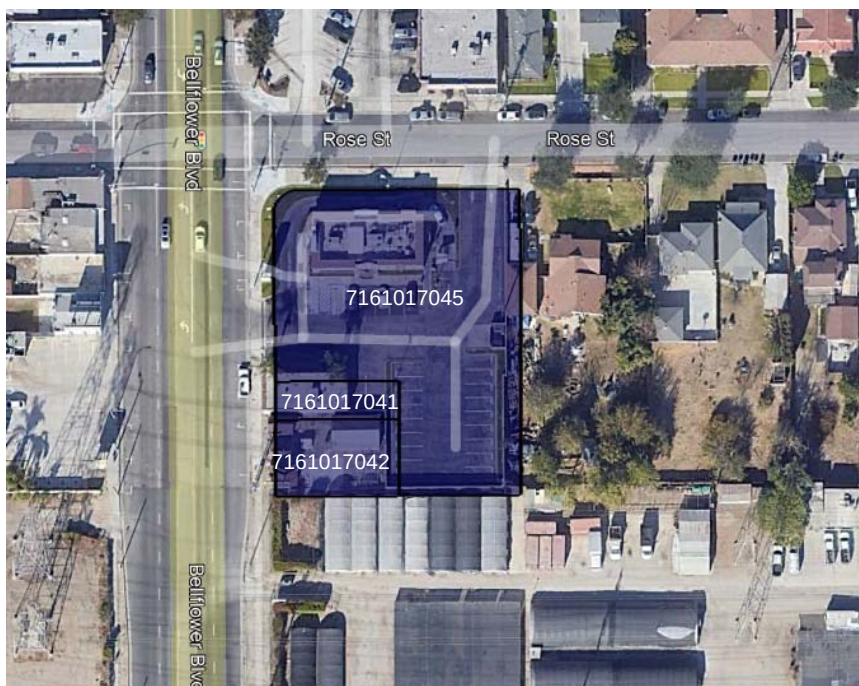


development, the site can realistically accommodate 16 residential units across various income categories to help the City meet its regional housing need. The structures in Site 9.3 were all built before 1950 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made in the last few years. While ownership is unique for all parcels in this Site, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 9.3 has quality transit on Bellflower Boulevard, offering connections to key regional destinations, as well as the future Metro light rail station in Bellflower. The City has invested considerable resources into the future of the Bellflower corridor and this area is likely to experience catalytic redevelopment. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 9.4: Site 9.4 is comprised of three parcels totalling 0.73 acres off Bellflower Boulevard and Rose Street. Site 9.4 is currently developed with a Taco Bell restaurant and a vacant store and single family home. Site 9.4 is zoned Commercial but will be rezoned with a residential overlay to allow true mixed use development up to 40 units per acre by-right. At 40 units per acre, assuming 80% capacity



with 60% residential development, the site can realistically accommodate 15 residential units across various income categories to help the City meet its regional housing need. The structures in Site 9.4 account for about less than 50% of the total site area, leaving substantial room for increased density, such as a mixed use development with ground floor retail uses. The structures in Site 9.4 were all built before 1990 and have a land-to-improvement ratio of less than 1 indicating no significant upgrades have been made in the last few years. While ownership is unique for all parcels in this Site, lot consolidation is common in Bellflower and incentives are provided as indicated in Program 29 of the Housing Plan. Site 9.4 has high quality transit access on Bellflower Boulevard, offering connections to key regional destinations, as well as the future Metro light rail station in Bellflower. The City has invested considerable resources into the future of the Bellflower corridor and this area is likely to experience catalytic redevelopment. Given the location, transit accessibility, density capacity, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Opportunity Area 10: Lakewood + Artesia

Area 10 - Aerial View of Existing Uses



Description: Opportunity Area 10 is comprised of eight parcels totaling 12.9 acres located off Lakewood Boulevard, just south of the 91 Freeway. This Area is currently developed with commercial and retail uses, including an underutilized shopping center, restaurants and store combinations. Existing uses are predominantly single-story stand-alone buildings surrounded by surface parking. The largest parcel in this Area is Lakewood Plaza, which is 8.84 acres, and lost its anchor store, Stater Bros, several years ago but still has an active Denny's restaurant, donut shop, and other fast dining options. To the east of Lakewood Plaza, there are four parcels, totalling 2.5 acres, mostly owned by the same owner and used for auto-related business uses in single story detached buildings. Majority of the structures in this area were constructed in the 1940s and 1970s, and have not been significantly improved over the years. With all parcels having a land-to-improvement ratio of less than 1 and most parcels operating under common ownership, there is potential for redevelopment in this Area. Surrounding Opportunity Area 10 are a number of underutilized or vacant sites as well as large narrow parcels accommodating multiple standalone residential dwellings.

General Plan: Commercial and Industrial

Zoning Designation: C-G and M-1

Acreage: 12.9 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 202 units

Qualified Census Tract: No



Land Use Regulations: The City's General Plan Land Use map and Zoning map show the Area as designated and zoned for Commercial (C) and Industrial (I) land uses. To facilitate the development of residential uses, the City would apply a housing overlay that will accommodate densities of up to 30 dwelling units per acre in Site 10.1 and up to 40 dwelling units per acre in Site 10.2. Given the recent shift in market demands – smaller scale retail needs and increased residential – largely due to COVID-19 and the shift to online sales, this Area will benefit from the introduction of residential uses. With the proposed density of up to 30 and 40 dwelling units per acre, this Area could experience redevelopment of underutilized and/or vacant parcels into amenity-rich housing development over ground floor retail, likely in two or three phases.

Capacity Assumptions: To determine the potential and realistic unit capacity for Area 10, it was assumed that 60 percent of the land area could accommodate new residential development. The remaining 40 percent is discounted to account for the development of non-residential uses and/or if a portion of the Area does not redevelop. This is conservative given the recent development trends in the City skewing significantly towards residential development over non-residential development. Given recent development trends in the City, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 30 units per acre in Site 10.1 and up to 40 units per acre in Site 10.2, this Area can accommodate at least 202 new housing units. The number of units for this Site would be distributed across the income groups in line with the City's RHNA allocation percentages.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels located in Opportunity Area 10 are within a Moderate Resource area. This Area does not fall within a QTC, however it is classified as a Disadvantaged Community (DAC) which provides additional funding opportunities. A preliminary survey of the Area, showed that all of the parcels in this Area would likely maximize the amenities points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities. Area 10 is also situated along the Metro Bus Route 130.





Site 10.1: Site 10.1 is comprised of four parcels totalling 10.44 acres at the northeast intersection of Artesia Boulevard and Lakewood Boulevard. All four parcels are currently developed with retail and dining uses in single-story structures and are surrounded by a large surface parking lot. The structures were all built before 1985 and have a land-to-improvement ratio of less than 1. Site

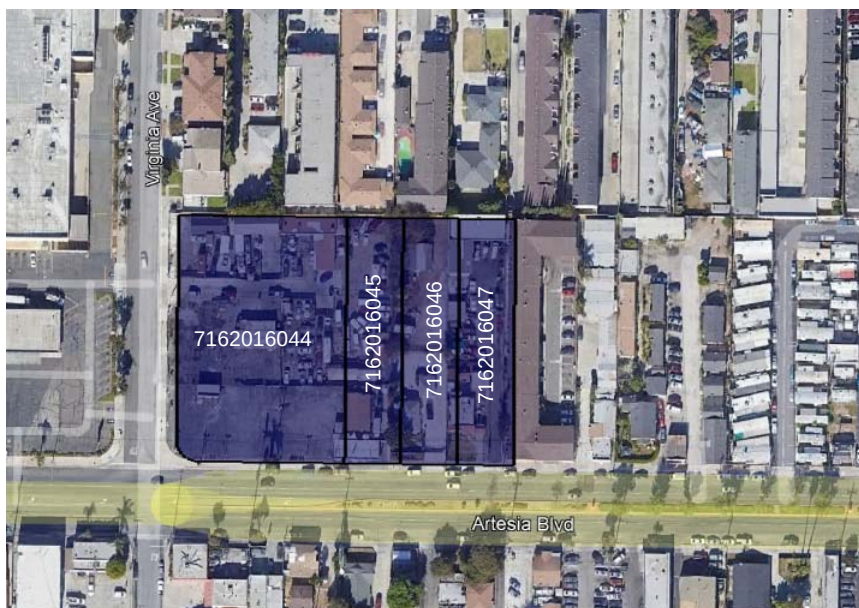


10.1 is zoned Commercial, but to facilitate the development of residential uses on the Site, the City will apply a housing overlay to accommodate densities of up to 30 dwelling units per acre. This density is appropriate to allow mixed use development with ground floor retail and above ground residential. At 30 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 152 residential units across various income categories to help the City meet its regional housing need. The parcels in Site 10.1 are all under common ownership which would facilitate redevelopment. Site 10.1 is located off the Bellflower Bus South Route, Metro line 130 and Metro line 266, providing ample transit connections throughout the region. Given the location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 10.2: Site 10.2 is comprised of four parcels totalling 2.5 acres at the northeast intersection of Artesia Boulevard and Virginia Avenue. All four parcels are currently developed with warehousing and store combination uses in single-story structures. The structures were built before 1950 and have a land-to-improvement ratio of less than 1. Site 10.2 is zoned Industrial,



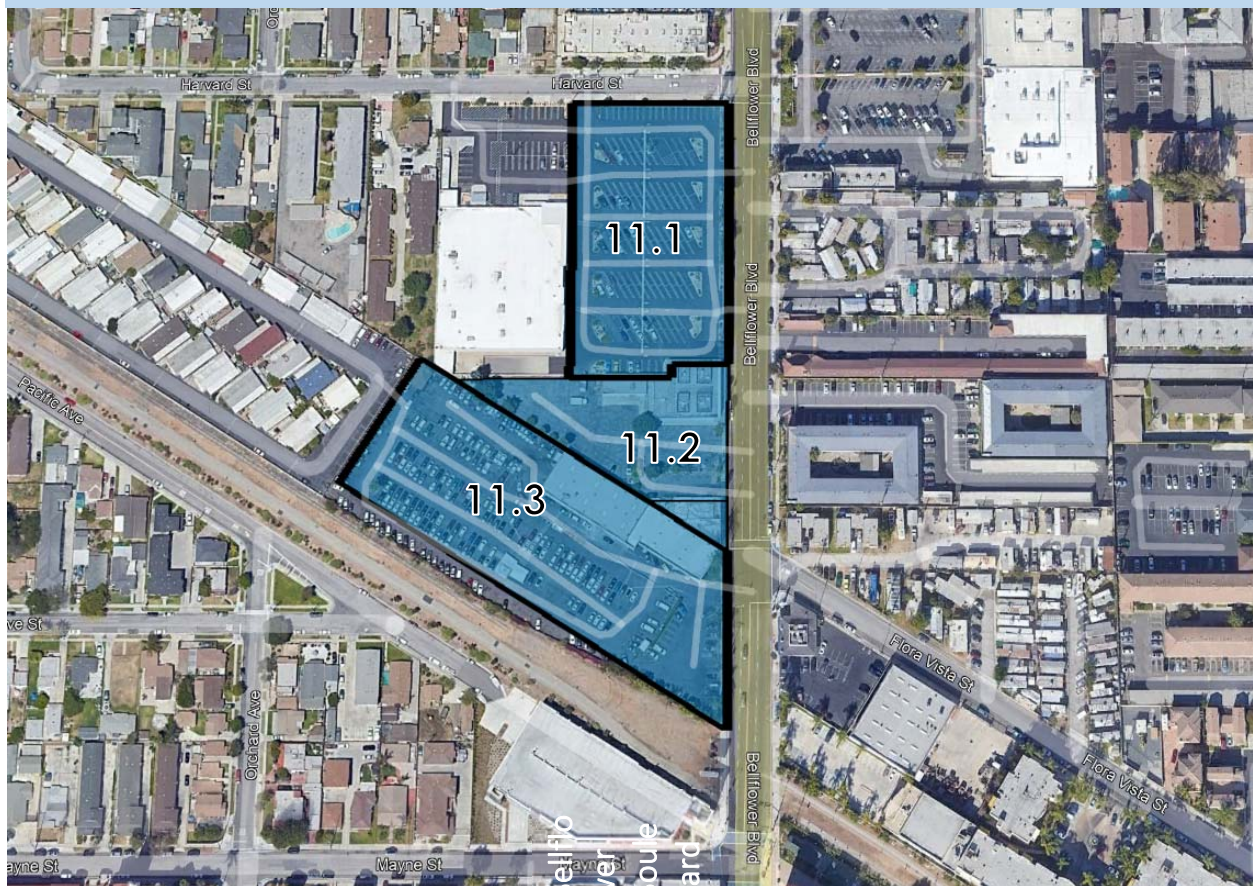
but to facilitate the development of residential uses on the Site, the City will apply a housing overlay to accommodate densities of up to 40 dwelling units per acre. This density is appropriate to allow mixed use development with ground floor retail and above ground residential. At 40 dwelling units per acre, assuming 80% capacity with 60% residential development, the site can realistically accommodate 50 residential units across various income categories to help the City meet its regional housing need. All but one of the parcels in Site 10.2 are under common ownership which would facilitate redevelopment through lot consolidation. Site 10.2 is located off the Bellflower Bus South Route that runs along Artesia Boulevard, Metro line 130 and Metro line 266, providing ample transit connections. The structures in Site 10.2 are over 30 years old, have a low land-to-improvement ratio, and are less than three times the applicable density. Given the location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Opportunity Area 11: Bellflower Station

Area 11 - Aerial View of Existing Uses



Description: Opportunity Area

11 is comprised of four parcels totaling 5.2 acres located off Bellflower Boulevard, just north of the Bellflower Bike Trail. This Area is currently developed with commercial and retail uses, including an underutilized shopping center, industrial businesses and a surface parking lot. Most existing uses are single-story stand alone buildings primarily surrounded by ample parking. The majority of the parcels in Area 11 were constructed before 1970 and each have a land to improvement ratio of less than one, indicating no significant upgrades have been made. The largest parcel in Area 11 is 11.3 which is a parking lot and the location of the future transit station making this a prime site for a true transit-oriented development.

General Plan: Specific Plan

Zoning: TOD Specific Plan, C-G

Acreage: 5.2 acres

TCAC/HCD Resource Category: Moderate

Estimated Housing Potential: 311 units

Qualified Census Tract: Yes



Land Use Regulations: The City's General Plan Land Use map shows Commercial (C) land use designations for Opportunity Area 11. Within the Specific Plan, Area 11 is zoned Mixed Use Transit Overlay which permits mixed use development regardless of underlying land use designation. The zoning permits up to 100 units per acre and identifies the site as a future transit station that could be combined with the development of residential units. This Opportunity Area is envisioned to be developed with transit related and supporting uses that will revitalize the corridor and serve as a hub for active living and transportation. The applicable zoning is appropriate to facilitate a combination of market rate and deed-restricted affordable housing to complement the future transit station, including development in 3-4 phases, some of which could be financed using Affordable Housing Sustainable Communities (AHSC) program funding.

Capacity Assumptions: To determine the realistic unit capacity for Area 11, it was assumed that 75 percent of the Area could accommodate residential uses. The remaining 25 percent was discounted to account for non-residential development and/or if a portion of the Area does not redevelop. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 100 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 221 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing across various income categories to help the City meet its regional housing need. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in this Area within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The entire Area is within a Qualified Census Tract (QCT) and was also analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, all of the parcels in this Area would like maximize QCT and amenities points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities and bus stops for Metro Bus Route 130.



Site 11.1:

Site 11.1 is comprised of one parcel totalling 3.55 acres at the northeast intersection of Bellflower Boulevard and Harvard Street, adjacent to the planned Bellflower Metro light rail station. Site 11.1 is currently developed with an Aldi grocery store and a Blink Fitness gym and is surrounded by ample parking. The structures in this Site account for less than 50% of the total site area leaving considerable room for



an infill mixed-use development around the existing building to increase allowable density. It was assumed that roughly 1.5 acres could be redeveloped to include residential development. Site 11.1 is zoned Commercial, but to facilitate the development of residential uses on the Site, the City will apply a housing overlay to accommodate densities of up to 100 dwelling units per acre. This density is appropriate to allow true mixed use development with ground floor retail and above ground residential. At 100 dwelling units per acre, assuming 80% capacity with 75% residential development, the site can realistically accommodate 90 residential units across various income categories to help the City meet its regional housing need. Given the location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 11.1: Site 11.1 is comprised of two parcels totalling 1.06 acres off Bellflower Boulevard, adjacent to the planned Bellflower Metro light rail station. Site 11.1 is currently developed with commercial uses and is surrounded by ample parking. The structure in this Site accounts for about 50% of the total site area leaving considerable room for mixed-use development to increase allowable

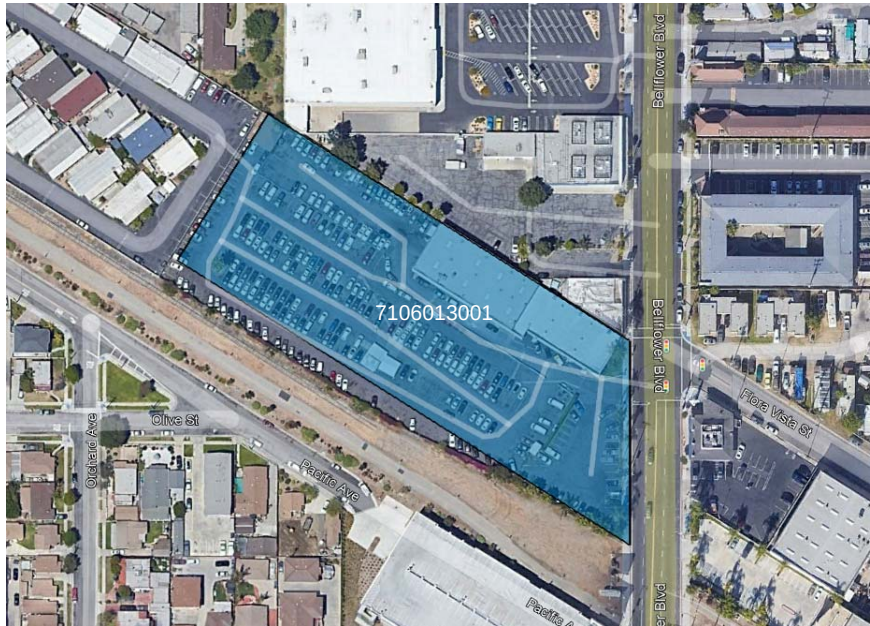


density in such a prime location. Site 11.1 is zoned Commercial, but to facilitate the development of residential uses on the Site, the City will apply a housing overlay to accommodate densities of up to 100 dwelling units per acre. This density is appropriate to allow true mixed use development with ground floor retail and above ground residential. At 100 dwelling units per acre, assuming 80% capacity with 75% residential development, the site can realistically accommodate 65 residential units across various income categories to help the City meet its regional housing need. The parcels in Site 11.1 have unique ownership, which would require lot consolidation to redevelop the Site. However, lot consolidation is common in Bellflower and the City has incentives to facilitate this process, as indicated in Program 29 of the Housing Plan. Given the location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Site 11.2: Site 11.2 is comprised of one parcel totalling 2.6 acres off Bellflower Boulevard. Site 11.2 is the location of the planned Bellflower Metro light rail station. It is currently developed with an auto retailer and is surrounded by a large surface parking lot. The structure in this site accounts for about 25% of the total lot area leaving considerable room for mixed-use development to increase



allowable density in such a prime location. Site 11.2 is zoned Commercial, but to facilitate the development of residential uses on the Site, the City will apply a housing overlay to accommodate densities of up to 100 dwelling units per acre. This density is appropriate to allow true mixed use development with ground floor retail and above ground residential. At 100 dwelling units per acre, assuming 80% capacity with 75% residential development, the site can realistically accommodate 156 residential units across various income categories to help the City meet its regional housing need. Given the location, transit accessibility, and high potential for increased development, this site is likely to be redeveloped with mixed use residential during the 2021-2029 planning period.





Opportunity Area 12: Woodruff + Flora Vista

Area 12 - Aerial View of Existing Uses



Description: Opportunity Area 12 is comprised of five parcels totaling 3.3 acres located on both sides of Woodruff Avenue, north of Flora Vista Street and the Bellflower Bike Trail. Area 12 is currently developed with light industrial/manufacturing uses. Most existing uses are single-story stand alone buildings primarily surrounded by surface parking.

General Plan Designation: Industrial and High Density Residential

Zoning Designation: M-1 (BAMU) and R-3

Acreage: 3.3 acres

TCAC Opportunity Resource Category: Moderate

Estimated Housing Potential: 72 units

Qualified Census Tract: Yes

Land Use Regulations: The City's General Plan Land Use map shows Industrial and Commercial land use designations for Opportunity Area 12. Within the TOD Specific Plan, the parcels west of Woodruff Avenue are within the Bellflower Alondra Mixed Use overlay area and the parcel east is zoned R-3. The zoning in the BAMU zone permits up to 40 units per acre and identifies 12.1 near a future transit station that can suit a future joint development. The R-3 zone allows for residential development of up to 22 units per acre. Altogether, Area 12 is envisioned to



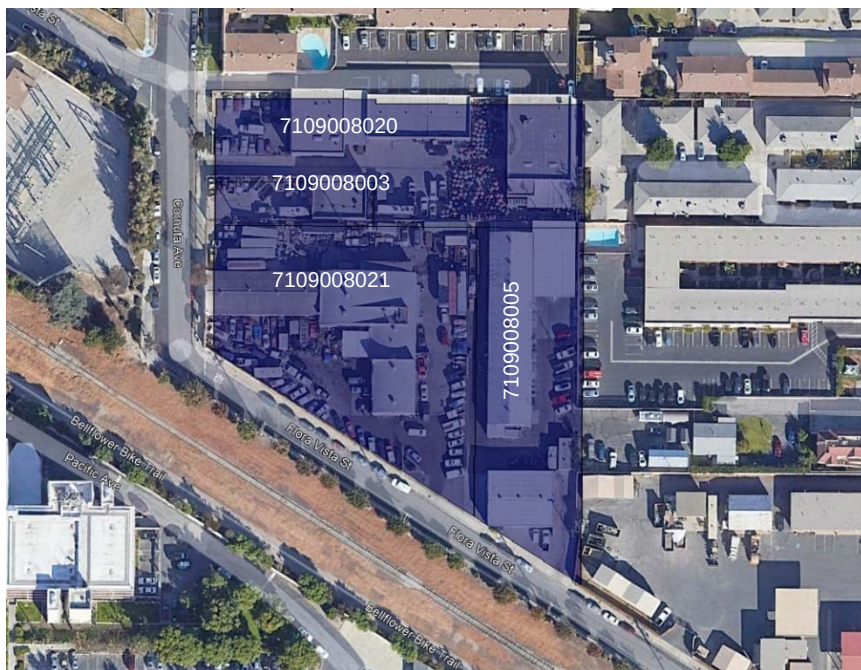
redevelop with transit related and supporting uses that will revitalize the corridor and serve as a hub for active living and transportation. The applicable zoning is appropriate to facilitate a combination of market rate and deed-restricted affordable housing to complement the future transit station.

Capacity Assumptions: To determine the realistic unit capacity for Area 12, it was assumed that 100 percent of the land area could accommodate new residential development if the underlying zoning is residential and 60 percent if the underlying zoning is commercial. This is conservative given recent development trends in the City skewing significantly towards residential over non-residential development. Given recent development trends in surrounding jurisdictions, the City is assuming that 80 percent of the permitted density can be achieved. With a proposed density of up to 40 and 22 dwelling units per acre, this Opportunity Area can conservatively accommodate at least 72 new housing units. The applied density would be appropriate to accommodate and facilitate the development of housing for lower-, moderate- and above moderate-income households. The potential units have been distributed across the income groups in line with the City's RHNA.

Financing Potential: According to the 2021 TCAC/HCD Opportunity Map, the parcels in this Area within a Moderate Resource area. The City of Bellflower has invested significant resources into the future of this Area, through the TOD Specific Plan which are intended to catalyze development and increase critical life outcomes, such as educational attainment, earnings from employment, and economic mobility for residents. The entire Area is within a Qualified Census Tract (QCT) and was also analyzed to assess TCAC amenity scoring, which is based on proximity to schools, pharmacies, grocery stores, medical offices, parks and transit. Based on a preliminary survey, all of the parcels in this Area would like maximize QCT and amenities points on a 9% LIHTC application. The site is well positioned to accommodate lower-income residential development due to site size and proximity to amenities and bus stops for Metro Bus Route 130.



Site 12.1: Site 12.1 includes four parcels totaling 2.7 acres including light manufacturing uses and surface parking areas. The site is located to the east of the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity points on a LIHTC application. Site 12.1 is zoned Light Industrial (M-1) and within the

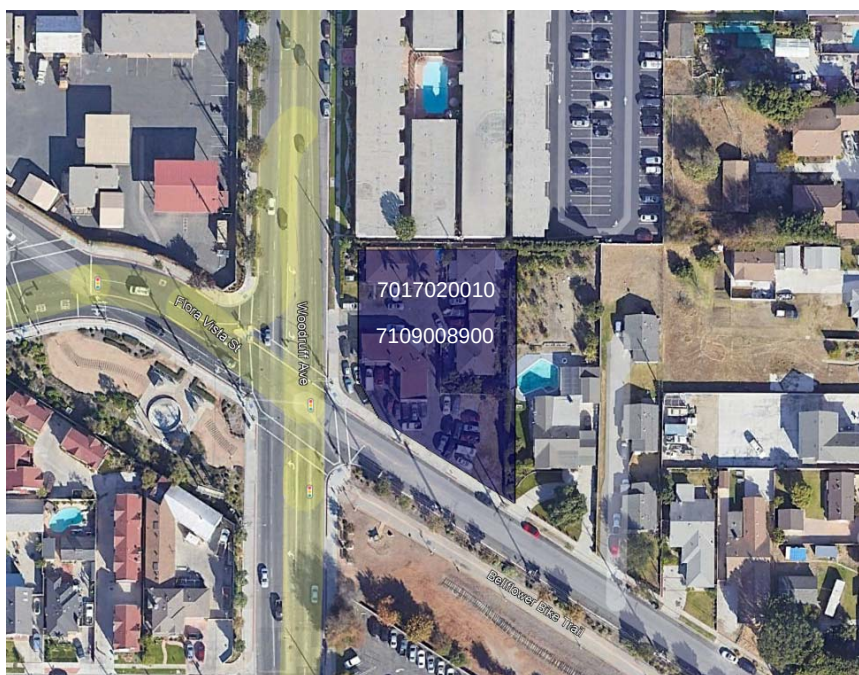


Bellflower-Alondra Mixed-Use (BAMU) overlay area, and currently allows up to 40 units per acre. All four parcels contain buildings that are more than 30 years old and all land-to-improvement ratios are below 1, indicating that redevelopment is feasible. The buildings on these parcels are generally one story, while three and four stories are allowed, indicating that roughly 20 percent of the site capacity is currently being realized. Because Site 12.1 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is non-residential, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 40 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 60 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.





Site 12.2: Site 12.2 is comprised of a single parcel that is roughly 0.6 acres in size. The site is developed with auto-related and light manufacturing uses and surface parking areas. The site is located to the east of the future Bellflower Metro light rail station. These parcels are adjacent to multi-family, single-family, and commercial uses and are well positioned to score the maximum amenity



points on a LIHTC application. Site 12.2 is zoned High Density Residential (R-3) and currently allows up to 22 units per acre. Existing onsite buildings are more than 30 years old and the land-to-improvement ratio is below 1, indicating that redevelopment is feasible. The buildings on this parcels are generally one story, while three and four stories is allowed indicating that roughly 20 percent of the site capacity is currently being realized. Because Site 12.2 is greater than 0.5 acres and less than 10 acres in size, it was assumed that it could accommodate lower, moderate or above moderate income residential development. As the underlying zoning is non-residential, it was assumed that it will develop with a minimum 60 percent residential uses (likely ground floor non-residential with residential above). At 22 units per acre, assuming 80 percent capacity, the site can realistically accommodate a total of 12 units. Given the residential location, proximity to the Downtown area, the Metrolink station, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

