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**CITY OF BELL  
HOUSING ELEMENT 2014-2021**

**CITY OF BELL DEPARTMENT OF COMMUNITY DEVELOPMENT  
6330 PINE AVENUE  
BELL, CALIFORNIA 90201**



**MARCH 3, 2016**



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## SECTION 1 - INTRODUCTION

### 1.1 STATUTORY AUTHORITY

The State of California requires that all local governments (both cities and counties) prepare and maintain housing elements to identify strategies to conserve, rehabilitate, and provide housing to meet the existing and future needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature. The Department of Housing and Community Development (HCD) is the State Agency that is responsible for ensuring that State housing law is being implemented at the local level. The responsibility of HCD involves reviewing and certifying housing elements prepared by local governments. The State housing element requirements are designed to address the following concerns:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.
- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts in providing opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.

This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) and indicates how the City intends to accommodate the future housing demand identified by the RHNA. The RHNA calls for an additional 47 units to be provided during the 2013-2021 planning period. In addition, this Housing Element serves as an update of the background information used in the evaluation and formulation of housing policy in coming years.

This Housing Element considers the existing and projected housing need for the City of Bell. While the City's development patterns were well established in the decades preceding the Second World War, the availability of housing remains one of the key planning issues in the community. The challenges the City will face in the coming years include the following:

- The availability of land for new housing development in the City is limited. Bell is fully developed and any new housing construction will consist of infill development.
- The City is among the most densely populated cities in the Southern California region. Any future residential development and the attendant population increase will place additional demands on public services and resources.
- The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods and the commercial and industrial areas.



- The character of the City’s housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely single-family have undergone redevelopment to much higher densities.
- During the 1990’s and continuing up to the great recession of 2008, the value of housing underwent a significant increase providing homeowners and property owners with the financial resources to improve their properties. The recent decline in housing values and the sub-prime mortgage problems may affect housing maintenance in the near term.
- The elimination of redevelopment has had a dramatic impact on the City’s ability to raise revenue for new housing programs and to assemble parcels for new residential development.

## **1.2 RELATIONSHIP TO THE BELL GENERAL PLAN**

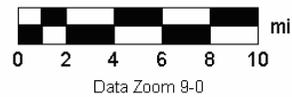
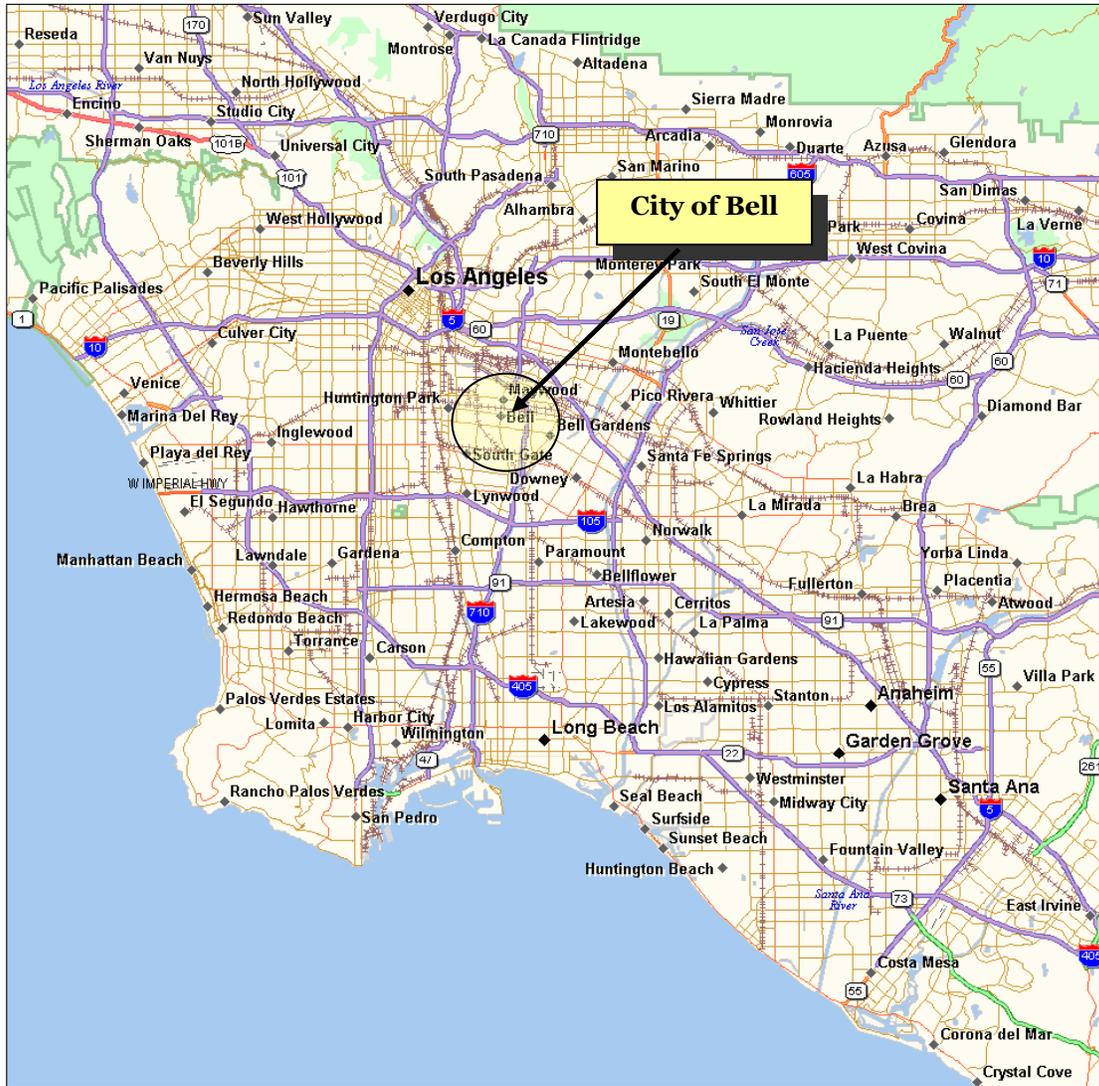
State law requires that local general plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other Bell General Plan Elements. The Land Use Element is particularly important in the implementation of housing policy as the Land Use Element designates land for residential development and establishes permitted densities and intensities of development. The policies contained in other elements of the Bell General Plan will have a direct bearing on the community’s quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster. As part of this Housing Element’s implementation, the City will undertake an annual review of its General Plan as required by State law.

## **1.3 OVERVIEW OF THE CITY OF BELL**

The City of Bell is located within the greater Los Angeles metropolitan area approximately 10 miles southeast of downtown Los Angeles in Los Angeles County. The City is bounded on the north by the cities of Maywood and Commerce; on the south by the cities of Cudahy and Commerce; on the east by the cities of Bell Gardens and Commerce; and on the west by the cities of Vernon, Maywood, and Huntington Park.<sup>1</sup> The City’s location in a regional and local context is indicated in Exhibits 1-1 and 1-2, respectively.

Bell consists of two district geographic areas that are connected by the Los Angeles River and the Long Beach Freeway (I-710). The southerly portion of the City is commonly referred to as the *Central City* that includes the residential neighborhoods and the local commercial districts. The Central City area is generally bounded by Randolph Street on the north and Florence Avenue on the south. The second portion of the City is located to the north of the Central City and east of the Los Angeles River and the Long Beach Freeway. This area is largely industrial in character and is referred to as the *Cheli area*. The development found in the Cheli area consists of industrial and warehousing uses. The City of Bell General Plan governs the land area located within the City’s corporate boundaries. No unincorporated lands are located within the City’s designated sphere of influence. A map of the City is provided in Exhibit 1-3.

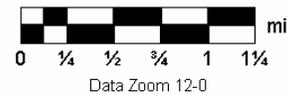
<sup>1</sup> United States Geological Survey. *South Gate 7½ Minute Quadrangle*. 1987.



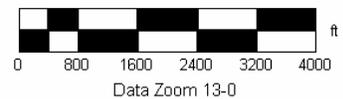
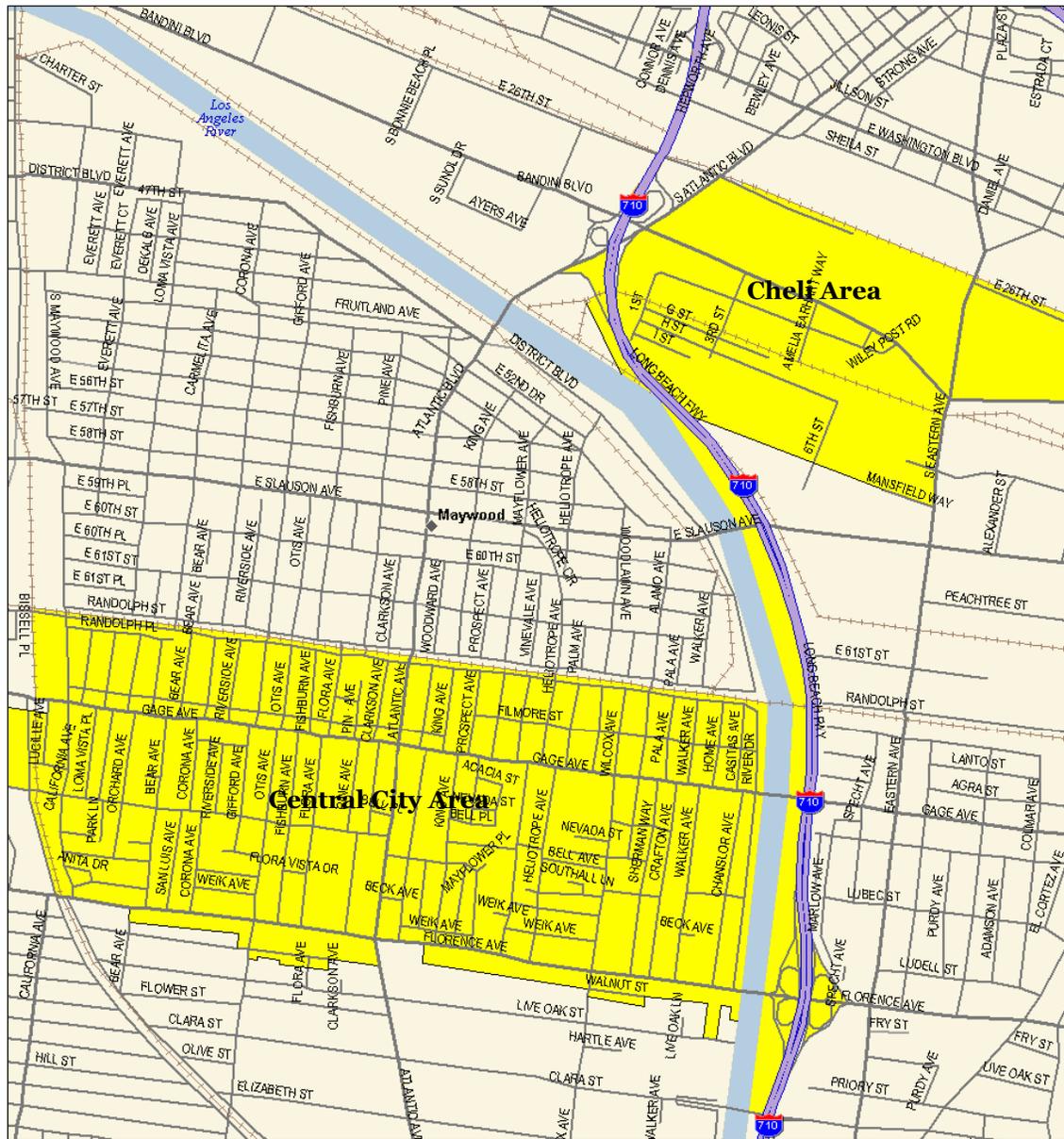
**EXHIBIT 1-1**  
**REGIONAL LOCATION OF BELL**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



 **City of Bell**



**EXHIBIT 1-2**  
**CITY OF BELL'S LOCATION IN A REGIONAL CONTEXT**  
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



**EXHIBIT 1-3**  
**MAP OF THE CITY OF BELL**  
 SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



The development patterns within Bell consist of a variety of land uses that were well established by the end of the Second World War. Commercial development is generally located along the City's major roadways that include Florence Avenue, Gage Avenue, and Atlantic Avenue. The dominant commercial district and the source of recent redevelopment activity extends along the Atlantic Avenue corridor. The City's traditional "downtown" or central business district is situated along Gage Avenue between Atlantic Avenue and Otis Avenue. Mixed commercial and residential uses are found along Florence Avenue that is located in the southernmost portion of the City.

Some of the parcels located along the south side of Florence Avenue are located within the corporate boundaries of the City of Cudahy. A small industrial area is located along Salt Lake Avenue, at the western edge of the Central City. The primary industrial district in the City is located in the Cheli area, east of the I-710 freeway. The City of Bell has a total land area of 2.81 square miles. The City's population, according to the most recent State of California Department of Finance estimates (January 2013) was 35,783 persons.

## **1.4 PUBLIC PARTICIPATION**

The City of Bell is emerging from a period when public participation and transparency in government was discouraged. One of the new City Council's first act upon taking office was to initiate a comprehensive survey and outreach effort to identify the key planning-related issues of concern in the community. This outreach effort was undertaken by the California State Polytechnic University, San Luis Obispo.

Survey participants were allowed to provide as many responses as they wished and so the 140+ participants of the survey provided 236 responses regarding what they appreciated about Bell and 190 responses were identified as to what they wished for Bell. This outreach effort included interviews with the public at commercial shopping centers in the City, interviews with students at local schools, and interviews of attendees at a community workshop held at City Hall. This initial outreach program also included a community workshop held in February, 2013. The survey and outreach effort identified the following key issues with respect to housing:

- A safe and healthful housing stock supply;
- Increasing resident access to housing resources;
- Adequate housing for all residents;
- Assist in the development of new quality housing;
- Maintain reasonable governmental regulations;
- Encourage neighborhoods with unique identities; and,
- Encourage water conservation and energy efficiency.



An additional housing workshop was held at the Community Center in late September, 2013. This workshop was well attended by 12 local residents. The issues raised at the meeting included the following:

- The existing housing stock and residential neighborhoods are already overcrowded and any additional residential development will make the situation worse.
- The City needs to ensure that any new development in the C3-R areas do not displace viable and productive commercial, employment, and revenue generating land uses.
- Properties that are poorly maintained are impacting nearby homes. The increase in foreclosed properties has made this situation is worse.
- A number of persons in attendance raised concerns regarding the two trailer parks in Bell and problems with the infrastructure.

A number of housing and service providers, and others who have historically requested Community Development Block Grant (CDBG) funding, were requested to comment on the Housing Element and on other housing-related issues, including the provision of affordable housing. The service providers were personally contacted by City staff as a follow-up. The key groups that were contacted as part of the Housing Element update process included the following:

- Catholic Charities of Los Angeles;
- The Southern California Rehabilitation Services;
- The Southeast Area Counseling;
- The Southeast Area Social Services Funding Authority; and,
- The Salvation Army (which operates the Bell shelter).

The City placed the Draft Housing Element on the City's website so the public would have an opportunity to review the Element during the course of its preparation. Following the preparation of the Draft Housing Element, the City Council (in its capacity as Planning Commission) conducted public hearings. All public hearings were advertised in the local newspaper, with additional notices mailed to interested citizens and community groups. Once the public hearings and the related public review were completed, the City Council adopted the Element.

## **1.5 FORMAT OF THE HOUSING ELEMENT**

This Element consists of the following three sections:

- The *Introduction* provides an overview of the Housing Element and describes the statutory authority related to its implementation.



- The *Background Report* in this section describes the demographic, housing, socioeconomic, and employment characteristics of Bell. The background analysis also describes the market, governmental, and environmental constraints that may affect housing production in the City during the 2013-2021 planning period.
- The *Housing Plan* indicates those citywide goals and programs that will conserve and maintain existing housing in Bell in addition to promoting the development of new housing. This section also indicates how Bell will meet its RHNA obligations housing objectives.

## 1.6 SOURCES OF INFORMATION

The primary source of information used in the compilation of demographic, housing, and socio-economic information for the City includes data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2000. The U.S. Bureau of the Census divided the United States into geographical units to assist in the enumeration and interpretation of the census data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Bell is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. A number of additional sources were referred to and relied upon in the preparation of this Background Report. These sources include:

- The State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.
- The Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).
- Land use and housing condition surveys were conducted during the preparation of this Housing Element.
- Finally, the current Five-Year Housing Assistance Plan was also reviewed and pertinent statistical data used.





## SECTION 2 - BACKGROUND REPORT

### 2.1 INTRODUCTION TO THE BACKGROUND REPORT

This section provides an overview of the demographic, housing, and socioeconomic characteristics of the City of Bell. The information contained in this section indicates those trends that have occurred in the City in the years following incorporation. This section of the Element considers the following:

- *Population Characteristics* includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;
- *Housing Unit Characteristics* focuses on trends in residential development, housing unit types, and housing tenure;
- *Household Characteristics* provides an overview of the key socioeconomic characteristics germane to housing need;
- *Employment and Economic Characteristics* describes those economic and market factors relevant to the maintenance of existing housing and the production of new housing in the City;
- *Special Housing Needs Groups* includes a discussion of those City residents that have special housing requirements; and,
- *Housing Constraints* indicates those factors that may affect the development of new housing in the City.

The primary source of information used in the compilation of demographic, housing, and socio-economic information provided in this section included data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census though more frequent updates are provided as part of the American Community Survey (ACS). The most recent census was completed in 2010 while the most recent ACS data is from 2014. The State Department of Finance (DOF) Demographic Research Unit was also a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.

### 2.2 POPULATION CHARACTERISTICS

According to the 1960 Census, taken three years after Bell's incorporation in August of 1957, the City's population was 19,450 persons. By the year 2013, the City's population was estimated to be 35,783 persons. Between the 1960 and 1970 Census, the City's population increased by 2,386 persons, a 12% increase in the total population. According to the 1980 Census, the City's population had increased further by an additional 3,614 persons, a 17% increase over the 1970 figures. The most recent 2010 Census indicated the City's population was 35,820 persons at the time the Census was taken. The most recent California State Department of Finance (DOF) estimates place the City's current population at 35,783 persons.



Between 1960 and 2013, the City’s population grew by 15,954 persons or 87%. In recent years since the 2000 Census, the City’s population growth has experienced a slight decline. The City’s population trend is shown in Table 2-1 and is illustrated in Exhibit 2-1.

**Table 2-1  
 Population Trends 1960-2013**

Year	Population	Change - #	Change - %
1960 <sup>1</sup>	19,450	--	--
1970 <sup>1</sup>	21,836	2,386	12.3%
1980 <sup>1</sup>	25,450	3,614	16.6%
1990 <sup>1</sup>	34,365	8,915	35.0%
2000 <sup>1</sup>	36,404	1,769	5.1%
2010 <sup>1</sup>	35,820	-584	-1.6%
2013 <sup>2</sup>	35,783	-37	-0.01%
Change Δ	--	16,333	83.9%

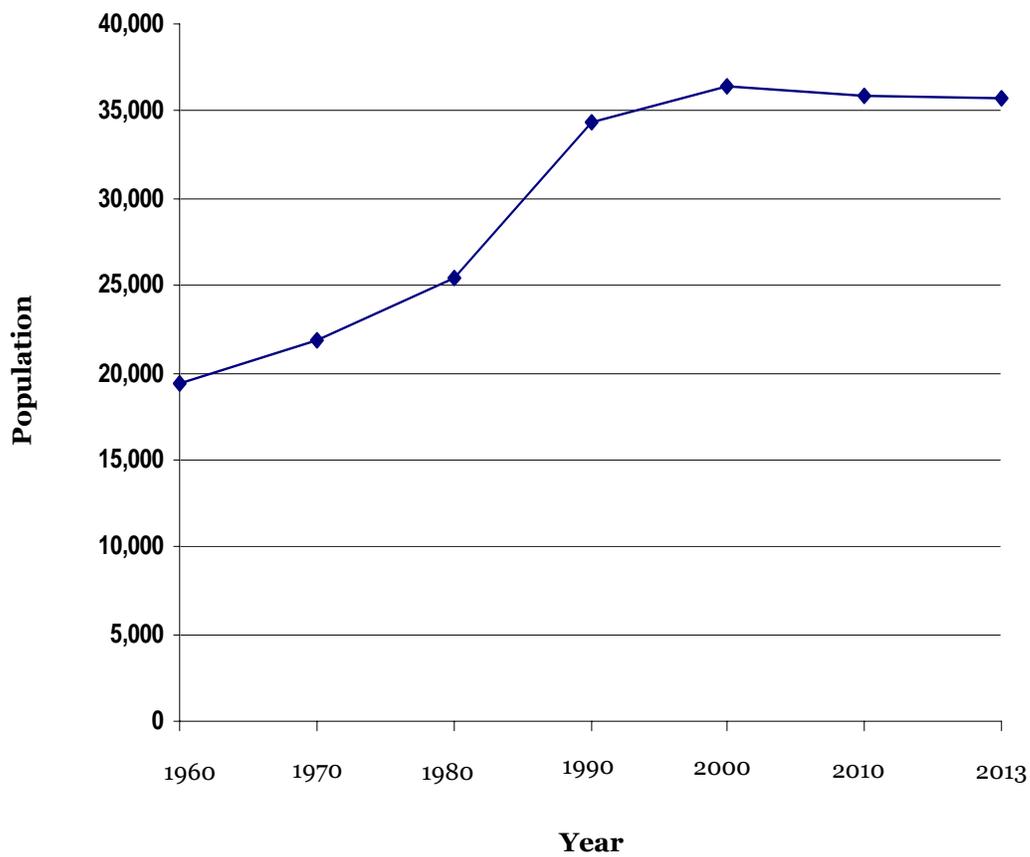
Source: 1. U.S. Bureau of the Census 1960-2010; 2. California DOF 2014.

The overall increases in the City’s population since the 1970s were due to both an increase in the average household size and new residential construction. Table 2-2 compares the trends in the average household size for Los Angeles County with those of the City for the years 1990 through 2013. As indicated in Table 2-2, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In Bell, the average household size between 1990 and 2013 increased from 3.78 to 3.97 persons per unit.

**Table 2-2  
 Household Size (Persons/Unit)**

Year	County	Bell
1990	2.40	3.78
2000	2.98	4.05
2010 <sup>1</sup>	2.91	3.90
2013 <sup>2</sup>	3.00	3.97
Change	0.60	0.19

Source: 1. U.S. Bureau of the Census 1980-2010; 2. California DOF 2014.



**EXHIBIT 2-1**  
**CITY OF BELL POPULATION TRENDS**  
SOURCES: U.S. CENSUS, THE STATE OF CALIFORNIA, AND THE DOF



## 2.3 POPULATION AGE CHARACTERISTICS

In 1980, the median age of the City’s population was 27 years. In 2000, the median age of the City’s population increased to 28.5 years. According to the most recent 2010 Census, the City’s median age was 28.9 years of age. Corresponding statistics for Los Angeles County were 30.8 years of age and 31.7 years of age for 1980 and 2010, respectively. One of the more significant indicators of population growth trends is a population’s age characteristics. The City’s population is younger overall, compared to the age of the County’s population.

Census data was reformatted in Table 2-3 to depict the age statistics arranged according to specific age categories (preschool-aged, school-aged, young adults, etc). Table 2-3 charts the age characteristics of the City’s population for the years of 1980 and 2010. As is evident from the examination of Table 2-3, the age cohorts that experienced the greatest rates of growth consisted of the school-aged children (5 to 19 years of age) and the working adults (25 to 54 years of age). The age characteristics for the City’s population are shown in Exhibit 2-2.

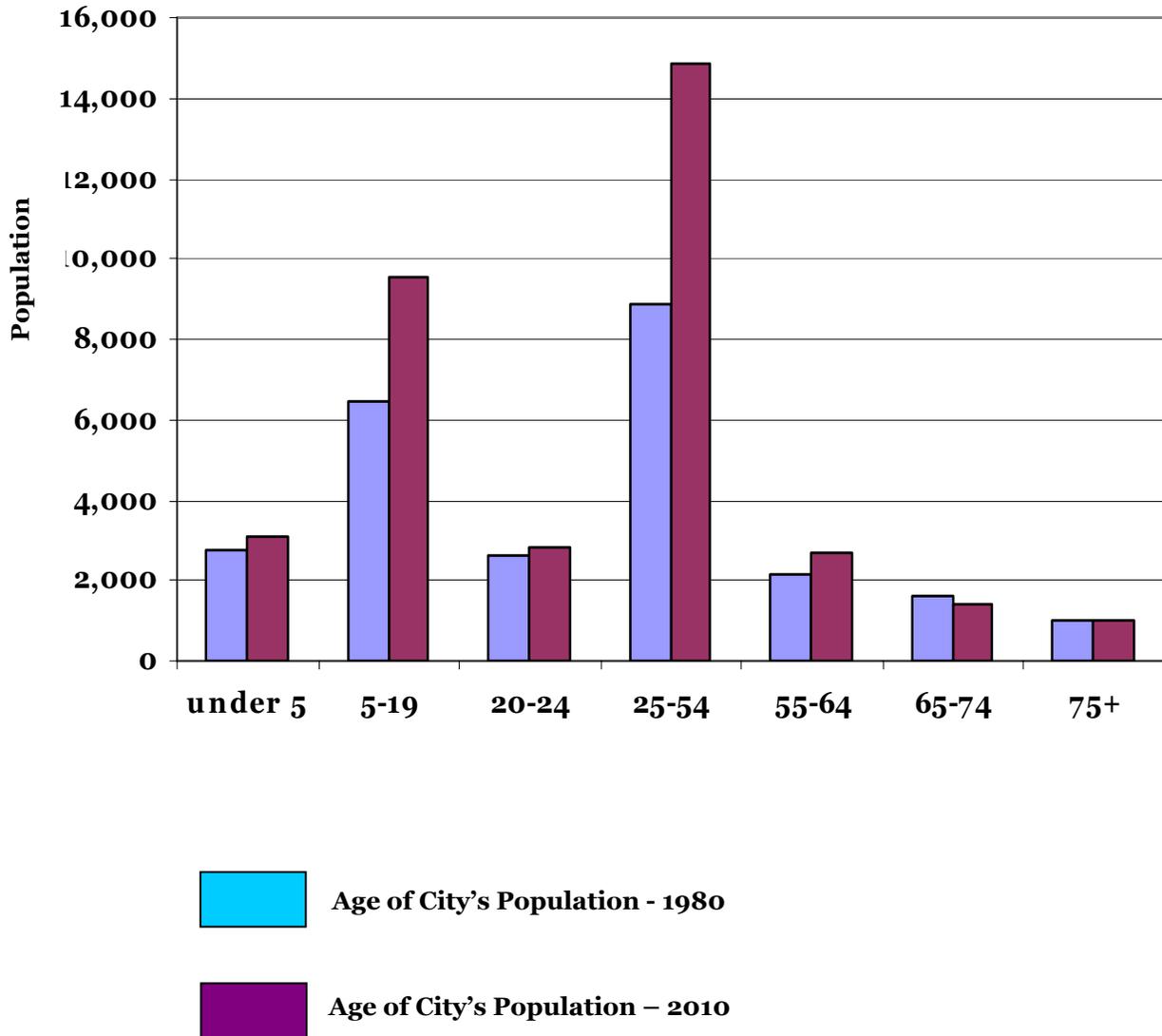
**Table 2-3  
Age Characteristics, 1980-2010**

Age	1980	2010	Change - #	Change - %
under 5	2,737	3,122	385	14.1%
5-19	6,434	9,514	3,080	47.9%
20-24	2,639	2,851	212	8.0%
24-54	8,880	14,874	5,994	67.5%
55-64	2,166	2,720	554	25.6%
65-74	1,587	1,384	-203	-12.8%
75+	1,007	1,012	5	0.5%
<b>Total</b>	<b>25,450</b>	<b>35,477</b>	<b>10,027</b>	<b>150.8%</b>

Source: U.S. Bureau of the Census, 1980 and 2010.

## 2.4 RACE AND ETHNICITY

The U.S. Census also includes an enumeration of race and ethnicity. Race refers to the racial composition of a population such as Asian or African-Americans. As indicated in Table 2-4, there are few racial minorities living in the City. Approximately 53.8% of the City’s population was classified as white while 0.9% was classified as African-American, 0.7% as Asian, 0.9% as American Native or Alaskan, and 4.4% consisting of two or more races. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians. Hispanics accounted for 93.1% of the City’s total population.



**EXHIBIT 2-2**  
**CITY OF BELL POPULATION AGE CHARACTERISTICS**  
 SOURCES: U.S. CENSUS



**Table 2-4  
Race and Ethnicity: 2010**

Race/Ethnicity	Persons - #	Persons - %
White	19,098	53.8%
African-American	337	0.9%
Asian	259	0.7%
American Indian	315	0.9%
Two or more Races	1,561	4.4%
<b>Total</b>	<b>35,477</b>	<b>100.0%</b>
Hispanic	33,028	93.1%

Source: U.S. Bureau of the Census, 2010.

## 2.5 HOUSING UNIT CHARACTERISTICS

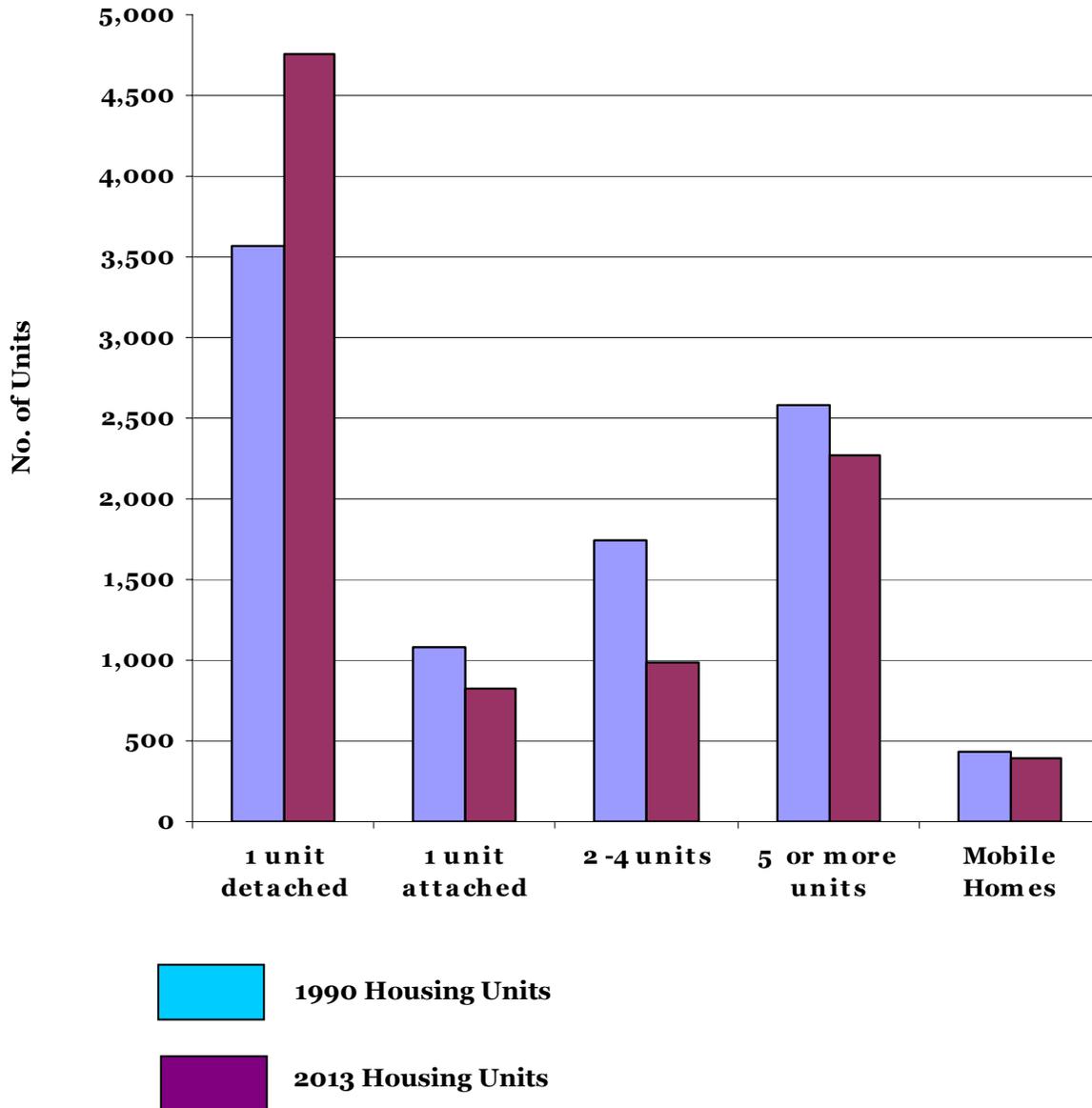
According to the 1990 Census, there were 9,401 housing units in the City. The most recent Department of Finance population and housing estimates identified 9,217 housing units in the City as of January 1, 2013. Table 2-5 summarizes housing types derived from the 1990 U.S. Census statistics and the 2013 State Department of Finance Housing estimates for the City of Bell. The housing unit types are also illustrated in Exhibit 2-3.

As is evident from the examination of Table 2-5, there has been a substantial reduction in the number of housing units over the past two decades (since 1990). This reduction in the number of housing units is due to the significant school construction that has occurred during the past two decades. Virtually all of these new schools required the demolition of existing housing units to accommodate the new schools. In addition, a new park and water reservoir complex that is yet to be constructed, involved the demolition of additional rental housing units.

**Table 2-5  
Housing Characteristics: 1990 to 2013**

Unit Type	1990 <sup>1</sup>		2013 <sup>2</sup>		Change-Δ	
	#	%	#	%	#	%
1 unit detached	3,573	38.1%	4,752	51.6%	1,179	33.0%
1 unit attached	1,077	11.5%	827	9.0%	-250	-23.2%
2 -4 units	1,739	18.5%	985	10.7%	-754	-43.4%
5 or more units	2,583	27.5%	2,265	24.6%	-318	-12.3%
Mobile Homes	429	4.6%	388	4.2%	-41	-10.0%
<b>Total</b>	<b>9,401</b>	<b>100.0%</b>	<b>9,217</b>	<b>100.0</b>	<b>-184</b>	<b>-2.0%</b>

Sources: 1. 2000 U.S. Census. 2. State Department of Finance 2014.



**EXHIBIT 2-3**  
**CITY OF BELL HOUSING UNIT CHARACTERISTICS: 1990-2013**  
 SOURCES: U.S. CENSUS



## 2.6 HOUSING TENURE

Table 2-6 indicates housing tenure statistics for 2000 and 2010. The percentage of owner-occupied units in Bell has declined slightly since 2000, when approximately 30.99% of the housing units were classified as owner-occupied. Approximately 29.0% of the units in Bell were owner-occupied according to the most recent (2010) U.S. Census.

**Table 2-6**  
**Housing Tenure in Bell: 2000 to 2010**

Year	Owner Occupied		Renter Occupied	
	Units - #	Units - %	Units - #	Units - %
2000	2,758	30.9%	6,160	69.1%
2010	2,570	29.0%	6,300	71.0%
Change-Δ	-188	-1.9%	140	1. %9

Sources: 2000 and 2010 U.S. Census.

## 2.7 HOUSING AGE, CONDITION, AND OVERCROWDING CHARACTERISTICS

The U.S. Census data is an important source that may be referred to in interpolating housing condition in the City. The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. Table 2-7 depicts the 2010 U.S. Census statistics indicating the age of the housing units within the City.

**Table 2-7**  
**Age of Housing Stock: 2010**

Year Unit Constructed	Units - #	Units - %
2005 or later	33	0.3%
2000-2004	75	0.8%
1990-1999	478	5.0%
1980-1989	439	4.6%
1970-1979	973	10.3%
1960-1969	1,219	12.8%
1950-1959	1,793	18.9%
1940-1949	1,913	20.2%
1939 or earlier	2,565	27.0%
<b>Total</b>	<b>9,488</b>	<b>--</b>

Source: U.S. Bureau of the Census, ACS 2010.



Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 2-7, a total of 6,271 units were constructed prior to 1960. This represents 66.1% of the total housing units in the City.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the most recent ACS Survey, 97 units (1.1%) lacked plumbing and 118 units (1.3%) lacked kitchen facilities.

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the number of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. Table 2-8 provides a breakdown in the number of overcrowded units that were identified in the most recent 2011 ACS, broken down by housing tenure. Of the 8,891 occupied housing units identified in the 2011 Census, 1,501 units were identified as being overcrowded (16.9% of the City’s total number of occupied units) and 1,101 units (11.4% of the total occupied units in the City) were identified as being severely overcrowded.

**Table 2-8  
 Large Family and Overcrowded Housing Units in  
 Bell: 2010**

Category	Total Units
Overcrowded - #	1,501
Overcrowded - % <sup>1</sup>	16.9%
Severely Overcrowded #	1,101
Severely Overcrowded % <sup>1</sup>	11.4%

Source: U.S. Bureau of the Census, 2011 ACS.

Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated previously, a total of 6,271 units were constructed prior to 1960. This represents 66.1% of the total housing units in the City.

## **2.8 HOUSEHOLD INCOME**

The 2010 median household income in Bell was \$37,121. The median household income for the State was \$61,632. According to the 2010 Census, 22.7% of the families living in the City had annual incomes that were below the poverty level. Approximately 25.4% of the City’s population had annual incomes that were below the poverty level. Of this total, 34.3% were under the age of 18 years. Table 2-9 summarizes the annual household income statistics for the City based on the 2010 Census statistics.



**Table 2-9  
 Household Income: 2010**

<b>Income Category</b>	<b>No. of Households</b>	<b>% of Total In the City</b>
Less than \$10,000	466	5.2%
\$10,000 to \$14,999	723	8.1%
\$15,000 to \$24,999	1,546	17.1%
\$25,000 to \$34,999	1,419	16.0%
\$35,000 to \$49,999	1,571	17.7%
\$50,000 to \$74,999	1,757	19.8%
\$75,000 to \$99,999	872	9.8%
\$100,000 to \$149,999	462	5.2%
\$150,000 to \$199,999	98	1.1%
\$200,000 or more	7	0.1%

Source: U.S. Census 2010.

## **2.9 HOUSING COSTS & AFFORDABILITY**

The cost for housing has increased significantly in the past five years throughout the Southern California region in general. Historically, the Census and other service agencies have indicated that those households that pay in excess of 30% of their total income for housing are overpaying. The resulting effect of this overpayment is that these households may not have the finances required for other necessities such as food, clothing, education, medical insurance, transportation, or other basic needs. The continuing escalation of housing costs corresponded to a period of little growth in real wages. This has translated into a significant increase in both the amount of overpayment and the number of affected households.

The Department of Housing and Urban Development (HUD)-formulated fair market rent schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the fair market rents for each Standard Metropolitan Statistical Area (SMSA). As indicated in Table 2-10, market rents in the City have more than doubled since 1990.



**Table 2-10  
 HUD Fair Market Rents,  
 Los Angeles-Long Beach SMSA**

<b>Year</b>	<b>1 Bedrm</b>	<b>2 Bedrm</b>	<b>3 Bedrm</b>	<b>4 Bedrm</b>
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101
2009	\$1,090	\$1,361	\$1,828	\$2,199
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140

Source: U.S. Department of Housing and Urban Development,  
 1990 to 2014.

The HCD now requires local governments to identify those households that have incomes that are classified as *extremely low-income*. Extremely low-income households are those households that have annual incomes that are 30% of the County median (the Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$8.25 per hour as of January 1, 2013). The annual wage figure cited previously assumes full-time employment. Table 2-11 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 2-11 indicate the income limits for various household sizes (between one-person households up to eight-person households).



**Table 2-11  
Household Lower Income Limits (in dollars)**

Household Size	2000 Census Data			2012 (HUD MFI) in dollars		
	30% of Median	Very Low	Low	30% of Median	Very Low	Low
1	10,950	18,250	29,200	\$17,750	\$29,550	\$47,250
2	12,500	20,850	33,350	\$20,250	\$33,750	\$54,000
3	14,050	23,450	37,500	\$22,800	\$37,950	\$60,750
4	15,650	26,050	41,700	\$25,300	\$42,150	\$67,450
5	16,900	28,150	45,000	\$27,350	\$45,550	\$72,850
6	18,150	30,200	48,350	\$29,350	\$48,900	\$78,250
7	19,400	32,300	51,700	\$31,400	\$52,300	\$83,650
8	20,650	34,400	55,000	\$33,400	\$55,650	\$89,050

Source: U.S. Dept. of Housing and Urban Development.

According to the HUD, households that pay in excess of 30% of their monthly income for housing (either a mortgage or a rent/lease) may be overpaying. Table 2-12 indicates the number of owner-occupied and renter-occupied households that are overpaying for housing.

**Table 2-12  
Overpayment for Housing: 2011**

Percent of Overpayment	Owner-Occupied	Rental Units
Less than 20%	254 (14.2%)	485 (78.1%)
20%-24.9%	156 (8.7%)	6 (1.0%)
25%-29.9%	216 (12.1%)	18 (2.9%)
30%-34.9%	256 (14.3%)	36 (5.8%)
35% and more	906 (50.7%)	76 (12.2%)

Source: U.S. Bureau of the Census, 2010.

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. Note, the 2010 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2010 Census. The CHAS data concerning overpayment for housing in Bell is summarized in Table 2-13. The table indicates the overpayment for extremely low-income households (<30% of the County median), very low-income households (30% to 50% of the County median), low-income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-



occupied and renter households). Finally, the Table indicates senior households and large-family households that are overpaying for housing.

**Table 2-13  
Overpayment For Housing in Bell**

Household by Type, Income, & Overpayment	Renters				Owners				Total House Holds
	Senior	Large Family	All other	Total Renters	Senior	Large Family	All Other	Total Owners	
HH Income <=30%	180	380	140	1,260	52	10	0	116	1,376
% Cost Burden >30%	47.2	85.5	67.9	77.4	61.5	100	N/A	82.8	77.8
% Cost Burden >50%	36.1	73.7	67.9	67.5	53.8	100	N/A	66.4	67.4
HH Income >30% - <=50%	143	589	95	1,492	89	85	10	313	1,805
% Cost Burden >30%	65	75.4	68.4	79.2	33.7	76.5	0	63.6	76.5
% Cost Burden >50%	27.3	14.4	42.1	23.4	16.9	52.9	0	51.1	28.2
HH Income >50 - <=80%	70	550	140	1,655	150	289	25	648	2,303
Cost Burden >30%	50	21.8	35.7	28.4	30	65.7	60	60	37.3
Cost Burden >50%	0	0	10.7	0.9	10	31.1	60	32.4	9.8
HH Income >80%	94	605	145	1,763	170	849	75	1,664	3,427
% Cost Burden >30%	4.3	1.7	0	1	5.9	31.1	13.3	27.6	13.9
% Cost Burden >50%	0	0	0	0	0	6.9	0	6.9	3.3
Total Households	487	2,124	520	6,170	461	1,233	110	2,741	8,911
% Cost Burden >30%	44.6	42.3	40.4	42.9	25.4	42.9	22.7	41.7	42.5
% Cost Burden >50%	21.4	17.2	28.8	19.7	12.6	16.5	13.6	20.5	19.9

Source: CHAS Data Book 2010 (for Bell, California).

The Census data indicated that for owner-occupied housing units, median mortgage and selected monthly service costs in 2010 were \$1,829. In 2010, owner-occupied households (50.7%) expended more than 35% of their income for housing. These housing expenditures reflected the sum of mortgages, real estate taxes, insurance, association fees, and utilities. Monthly payments for homeowners more than quadrupled in the 30 years between 1980 and 2010, and the percentage of households paying 30% or more for housing nearly doubled during this same period. For renters, the median gross rent per month increased from \$211 in 1980 to \$979 in 2010. According to the most recent Census, a total of 3,309 renter-occupied households (47.8%) paid in excess of 30% of their monthly incomes for housing.



## 2.10 EMPLOYMENT AND ECONOMIC CHARACTERISTICS

According to employment data from the Employment Development Department (EDD), the unemployment rate for the City as of July 2013 was 14.3%, compared to 10.8% for the County. At that time, there were 2,300 persons in the City actively seeking employment, out of a total labor force of 16,300 persons.<sup>2</sup> The 2010 U.S. Census includes key indicators of the employment characteristics of Bell residents. According to the 2010 U.S. Census, a total of 13,431 residents were included in the labor force. Table 2-14 summarizes employment characteristics for the City of Bell derived from the 2010 Census.

**Table 2-14  
Employment in Bell: 2010**

<b>Business Sector</b>	<b>Employment #</b>	<b>Employment %</b>
Agriculture, forestry, fishing	235	1.7%
Construction	1,1990	8.9%
Manufacturing	2,680	20.0%
Wholesale trade	750	5.6%
Retail trade	1,727	12.9%
Transportation and utilities	1,084	8.1
Information	42	0.3
Finance, insurance, real estate	328	2.4
Professional	991	7.4
Educational and social services	2,297	17.1
Arts, entertainment, recreation	881	6.6
Other services	869	6.5
Public administration	348	2.6
<b>Total</b>	<b>13,431</b>	<b>100.0</b>

Source: U.S. Census, 2010.

## 2.11 SPECIAL NEEDS GROUPS

Special housing needs groups are those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter. Pursuant to the Housing Element Legislation, a housing element must include an analysis of special housing needs. That is to say the housing needs of such groups as handicapped, elderly, large families, farm workers, and families with female heads of households need to be considered. In addition, an analysis of overcrowded households is also required though this analysis was included in a previous section (Section 2.7).

<sup>2</sup> California Employment Development Department. *Labor Force Data for Sub-County Areas: 2000 Benchmark*. July 2013.



### **2.11.1 ELDERLY AND HANDICAPPED**

The most recent 2010 Census indicated that 1,718 senior households in Bell represented 19.4% of the total households in the City. Senior-headed households living in rental units accounted for 7.9% of the total rental households in the City. Senior-headed owner-occupied housing units accounted for 5.2% of the total occupied units in the City. According to the Census, there were 7,188 residents in the City that had a disability (this figure represents approximately 19.7% of the City's total population). Of this total, 913 persons with a disability were 20 years of age or younger. Working aged persons (21 years to 64 years in age) with a disability totaled 5,167 persons. Finally, seniors (65 years or older) with a disability totaled 1,108 persons.

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than two million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for interns, residents, and fellows. The Department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms, and a state-of-the art burn center.

The City of Bell is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- *Adult Day Program.* The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment, and self-care.
- *Sheltered Workshops.* Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- *Behavior Management Day Programs.* These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- *Residential Placement.* Residential direct support professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also intermediate care facilities for the developmentally disabled and



skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.

- *Supported Living.* Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.
- *Independent Living Training.* Independent living services is a six-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- *Supported Employment.* Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation.

The City of Bell requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- *Procedures for Ensuring Reasonable Accommodations.* Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.
- *Efforts to Remove Regulatory Constraints for Persons with Disabilities.* The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Bell does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.
- *Retrofitting Requirements.* The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- *Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.* The City implements and enforces the current California Building Code (2012). The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.



This Housing Element also includes a new program that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exceptions in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

### **2.11.2 LARGE FAMILIES**

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. According to the 2010 Census, a total of 1,233 large family households lived in owner-occupied units. The same Census figures also indicated that 2,124 large family households lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City's housing stock.

### **2.11.3 FEMALE HEAD OF HOUSEHOLDS**

In 2010, there were 2,197 female-headed households, representing 24.7% of the total number of households in Bell. Of this total, 1,533 or 17.2% of the total female headed households in the City included minors, 18 years of age or less. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. For purposes of comparison, approximately 13.2% of the total households in Los Angeles County were female-headed households.

### **2.11.4 PERSONS IN NEED OF EMERGENCY SHELTER**

There are two categories of need that should be considered in discussing the homeless: 1) transient housing providing shelter, and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem. Data provided by the Shelter Partnership estimated that there were 236,400 homeless persons in Los Angeles County over the course of a year. On any given night in Los Angeles County, there are more than 84,000 homeless persons. Various circumstances that may lead to homelessness include the following:



- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.
- Minors who have run away from home;
- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) that are escaping domestic violence.

The City of Bell Police Department acts as a referral resource to shelters in the area and sometimes transports those persons who cannot reference a permanent address to sub-regional facilities. The major shelter facility that serves the City is located in the Cheli area of Bell. The Salvation Army Bell Shelter opened in January 1988. The shelter is located in a converted 40,000 square-foot hangar formerly used as a U.S. Army Air Corp depot. The facility, the only one of its kind in the State, is designed to fulfill the objectives of the 1987 Stewart B. McKinney Homeless Assistance Act, which encouraged the use of vacant Federal facilities as homeless shelters.

The Shelter, now the largest homeless shelter west of the Mississippi, operates a comprehensive program that offers transitional care for up to 350 homeless men and women. Services provided at the shelter include emergency housing, transitional housing, substance abuse rehabilitation, case management, counseling, on-site health care and medical referrals, HIV/AIDS education, ESL classes, computer training, vocational assistance, job referrals, and life skills classes. The Salvation Army Bell Shelter, in collaboration with the Los Angeles County Department of Mental Health and ENKI Health and Research Systems, Inc., developed a program to provide on-site assessment and treatment for homeless clients who are mentally ill or dual diagnosed with mental illness and substance abuse.

Key elements of this comprehensive program include the following:

- Case Management in which all client's visit a case manager on a weekly basis;
- Supportive and transitional housing services to assist with a client's reintegration into society;
- Individual and group counseling including psychological services provided through a collaboration with ENKI mental health services;
- The operation of a licensed, 128-bed, drug and alcohol program where clients receive treatment in a recovery center;



- The operation of a *Back on Track* program where clients are able to address the emotional and psychological barriers that often prevent them from escaping homelessness;
- Working with the legal system where alternate sentencing for non-violent offenders may be considered;
- Job search assistance to help homeless clients secure meaningful employment;
- The *Homeless Veterans Reintegration Program* provides employment assistance for homeless veterans;
- On-site adult education classes, offered through the Los Angeles Unified School District, to lead to a General Education Diploma (GED), computer competency, HIV/AIDS awareness, and/or a security guard certificate; and,
- Mobile medical services are provided to all clients at the Bell Shelter, three or four times per week.

A citywide housing condition survey was conducted by the preparers of this Housing Element during the late summer (August and September) of 2013. This survey involved a windshield survey of every street in the City of Bell. During this survey, the location and extent of homeless persons were also noted. The surveys identified between three and ten homeless individuals on each day the survey was conducted. Statistical methods were also used to forecast the balance of the County's homeless population. The survey considered the following:

- Unsheltered homeless people, including those found on streets, in vehicles, in makeshift shelters (such as tents), and encampments;
- Sheltered homeless people occupying emergency shelters, transitional housing, domestic violence shelters, and those using vouchers to stay in hotels or motels; and,
- A count of homeless people occupying short-stay institutions such as hospitals, residential rehabilitation facilities, and jails was completed.

The City of Bell was included in East Los Angeles County (SPA 7). The 2013 survey identified 2,430 homeless persons which was a significant decline from the 2011 number of 4,759 homeless persons. This decline in observed homeless persons was 2,329 or 48.9%.

### **2.11.5 FARM WORKER HOUSING**

Because of the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. Currently, there are no farm worker households residing in Bell.



## 2.12 GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

### 2.12.1 GOVERNMENTAL CONSTRAINTS PROCESSING FEES

Previously, the City charged \$216.60 for plan check for projects that are valued at \$6,000 and below. Prior to the 2010 increase, the cost was \$91.20. The \$216.60 represented the sum of the \$144.40 flat minimum plan check fee used by the County of Los Angeles plus the 50% increase as specified in the City's Municipal Code. The City's plan check fee was especially burdensome for small projects. For instance, in 2012, an application for a patio cover project valued at \$700 resulted in \$420.34 of fees (\$216.60 for plan check along with an addition \$203.74 for building permit, planning, and other miscellaneous fees).

To address complaints about the City's minimum plan check fee, the City passed an ordinance that ended the use of the flat \$144.40 fee used by Los Angeles County and instead requires the use of the County's sliding fee schedule which charges fees based on project valuation. Also, instead of the 50% multiplier, the new ordinance lowers it to 15%. The result is a reduction in the financial impact on residents and businesses wanting to undertake minor improvements. This way, small projects valued at \$2,000 and below would be assessed the minimum fee of \$90.39. Also, projects between \$2,001 and \$6,000 in valuation are charged accordingly and much less than the current \$216.60. Table 2-15 compares the new minimum plan check fee with the previous fee it replaces. The new fees lowered the minimum plan check fee by 35% to 58% for projects below \$6,000 in valuation and 23% for projects with a valuation of over \$6,000.

**Table 2-15  
Comparison of Previous and New Plan Check Fees**

Valuation	Minimum Plan Check Fee		
	2010 L.A. County Sliding Schedule	Revised Fee with 15% Increase	Previous Fee (\$144.40 + 50%)
\$0 to \$2,000	\$78.60	90.39	216.60
\$2,001 to \$3,000	\$80.84	92.97	216.60
\$3,001 to \$4,000	\$94.61	108.80	216.60
\$4,001 to \$5,000	\$108.38	124.64	216.60
\$5,001 to \$6,000	\$122.15	140.47	216.60

Source: City of Bell 2016.



To get an idea of how Bell now compares with other cities, a survey was conducted of nearby cities and found that Bell’s minimum plan check fee is now comparable with the neighboring cities (refer to Table 2-16).

**Table 2-16  
Comparison of Plan Check Fees**

<b>Minimum Plan</b>	<b>City Check Fee</b>
Bell (New fee 2013)	\$90.39
Maywood	\$180.70
Huntington Park	\$132.16
Signal Hill	\$104.00
Long Beach	\$103.00
Santa Fe Springs	\$89.10
Lakewood	\$82.60
Bell Gardens	\$77.10
South Gate	\$63.00
Downey	\$60.00
Bell	\$59.21
Cudahy	\$56.25
Lynwood	\$50.25
Norwalk	\$45.00

Source: City of Bell 2015.

In addition to the lowering of the plan check fees, the City also lowered the multiplier charged for all building permit fees from 50% to 15%. This reduction in the multiplier resulted in an overall 23.3% reduction in building permit fees. For example, the building permit fee for a 500 square-foot residential room addition was reduced from \$1,229.35 to \$942.91.

The City of Bell Department of Community Development is responsible for ensuring that all new construction is performed and completed in a safe and proper manner using the correct materials and methods. Permits are required for any changes, including electrical, plumbing, or building changes to any property. Applicants and/or contractors are required to bring their plans to City Hall where a plan checker or building inspector will examine the plans for approval. The building permit provides evidence that the contractor has complied with the Building Code and the City has approved the proposed construction. The building permit also serves as the permanent record of all improvements done to a particular structure. Building permits are required for any new work including repair work.

Table 2-17 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 2-17 are applicable to both single-family and multiple-family development. The processing fees are well under 1% of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately \$4,879 per unit. This



assumes 20 electrical fixtures, five plumbing fixtures, one sewer connection, and one thousand square feet of floor area. The permit fees account for approximately 2.2% of a residential unit costing \$225,000.

**Table 2-17  
Typical Planning and Processing Fees**

Description	Fee
Building Permit	\$1,229.35
Plan Check Fee	\$999.55
Electrical Permit	\$95.85
Plumbing Permit	\$63.15
Mechanical Permit	\$78.90
Grading Permit	\$231
Sewer/Septic Permit	\$107.55

Source: City of Bell, 2015.

Permit fees and approval time frames do not pose a constraint to the development of housing in Bell. The City employs a plan check process that applies to all residential development including multi-family housing. Plan check for the processing of building permits typically require seven to ten working days, depending on the City’s work load. The City of Bell has adopted the 2012 California Building Code (CBC) with Los Angeles County Amendments, which establishes the minimum standards for new construction.

Under State law, the City may impose more stringent standards though it cannot adopt any that are less stringent than those included in the CBC. No standards have been adopted above the minimum standards of the CBC. There are no extraordinary regulations applied by the City that would hinder future housing development. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 60 to 90 days to receive final approval. Zone changes and general plan amendments are first heard by the City Council (which also acts as the Planning Commission). For the majority of these cases, the City Council will review the item and render a decision within 90 days of application submittal.

The zoning code also provides for an architectural review board (ARB) that conducts the site plan review for new development or substantial redevelopment. The City's ARB reviews site plans and building plans to ensure that future development is compatible and to ensure compliance with pertinent provisions of the Zoning Code Ordinance.

### **2.12.2 OFF-SITE IMPROVEMENTS**

For a typical single-family home there are no off-site fees related to the construction of new infrastructure, park fees (Quimby Ordinance), or Mello-Roos fees. The street system and supporting infrastructure has been installed as part of the area’s historic development. The City of Bell maintains a



high engineering standard for curbs, gutters, sidewalks, and streets, and these standards regulate construction and such items as width and grade.

The City's requirements for off-site improvements related to multiple-family developments are not overly or unnecessarily restrictive. The density, setback, and other standards regulating development within Bell are consistent with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks.

### **2.12.3 LAND USE CONTROLS**

The Land Use Element of the City of Bell contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional. In addition to the base land use designations, two overlay designations are also provided that permits an expanded range of land use types for selected areas of the City. The individual land use categories, related to residential development are described below.

- *Residential, Low-Density.* This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. The maximum development density is 8.71 dwelling units per acre. (One unit per parcel is permitted with a minimum lot size of 5,000 square feet.) This designation is limited to properties improved with existing single-family (detached) dwelling units. The corresponding zone district is designated R-1.
- *Residential, Medium-Density.* This land use designation permits higher density residential development that includes multiple-family development (town homes, condominiums, and apartments). The maximum development density is 21.78 units per acre. The corresponding zone districts include R-1, R-2, R-3, and C-3R zones.

The Bell Zoning Code and Zoning Map are the primary implementation ordinances of the land use element. The zoning map and ordinance identify the specific land uses allowed in the City and establishes regulations and standards for use and development. The code consists of ten zone districts that include the following: R-1, R-2, R-3, C-1, C-2, C-3R, C-3, CM, M, and T.

In addition, a planned development overlay zone is a reasonably flexible development vehicle, which will provide development for the properties within the C-3, C-3R, CM, M, and T zones in a manner that is consistent with the City's General Plan. A specific plan is also required for development with a land area greater than four acres. The T zone applies to the Cheli Federal Reserve Center and is intended as a transitional zone when this property is redeveloped. The T designation allows for the development of the site for residential, commercial, or manufacturing uses, subject to a conditional use permit. The zoning categories are summarized in Table 2-18.



**Table 2-18**  
**Existing City of Bell Zone Districts**

<b>Zone</b>	<b>Allowable Uses*</b>	<b>Minimum Lot Area</b>	<b>Max. Height</b>
R-1	Single-family uses	5,000 sq. ft.	28'
R-2	R-1 uses, duplex, condominiums	5,000 sq. ft.	28'
R-3	R-1 and R-2 uses, multiple-family dwelling units	7,200 sq. ft. 1 unit/2,300 sq. ft.	30'
C-1	Retail stores, banks, drug stores, offices, restaurants	5,000 sq. ft.	70'
C-2	C-1 uses, clinics, theaters, gyms, laboratories	5,000 sq. ft.	70'
C-3R	C-1 and C-2 uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales; residential uses	5,000 sq. ft.	70'
C-3	C-1 and C-2 uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales	5,000 sq. ft.	70'
CM	C-1, C-2 and C-3 uses, manufacturing uses, warehouses	5,000 sq. ft.	150'
M	C-3 uses, equipment yard, distributing plants, mills, manufacturing uses, machine shops	5,000 sq. ft.	70'
T	R, C, or M uses	Applies to the Cheli area.	

Source: Bell Zoning Code, 2015.

For the residential land use categories, *development intensity* is defined according to the maximum number of residential units permitted on an acre of land. The development intensity corresponds to the number of units permitted under the corresponding residential zone districts. *The population density* for the residential land use designations is then derived by multiplying the average household size by the maximum number of permitted units. Table 2-19 describes the housing types by permitted uses.



**Table 2-19  
Housing Types Permitted Under the Zone Districts**

Use	Zone District			
	R-1	R-2	R-3	C-3R
Single-Family	P	P	P	C
2-4 DU	X	P	P	C
5+ DU	X	P	P	C
Residential Care <6	P	P	P	X
Residential Care >6	C	C	C	X
Emergency Shelter	Emergency shelters are permitted in the Cheli area.			
Single-Room Occupancy	X	X	X	P <sup>1</sup>
Manufactured Homes	P	P	P	X
Transitional and Supportive Housing	Transitional and supportive housing uses are not currently identified as a permitted use in any Zone District. New programs have been added (refer to Section 3)			
Second Units	P	P	P	P

P = Permitted C = Conditionally Permitted X = Prohibited

1. SRO's will be permitted in the C-3R zone.

Specific zoning requirements for SRO development will be identified as part of a future zoning ordinance revision. The processing requirements for supportive and transitional housing will correspond to those required for single-family units. Standards for SRO developments will be identified in the C-3R zone districts. Pursuant to State law, *manufactured* housing is permitted by right in all of the residential zones. The standards applied to such housing are the same as those governing conventional “stick built” housing. Residential development standards in the residential zone districts are summarized below in Table 2-20.

**Table 2-20  
Residential Development Standards**

R-1 District	Front/Side/Rear Setbacks (1-story)	Front/Side/Rear Setbacks (2-story)	Maximum FAR (1-story)	Maximum FAR (2-story)	Maximum Building Height	Maximum 2 <sup>nd</sup> Floor/1 <sup>st</sup> Floor
R-1	25'/5'/10'	25'/7'/10'	.50 FAR or 2,800 sq. ft.	.50 FAR or 2,800 sq. ft.	28'	80%
R-2	25'/5'/10'	25'/7'/10'	.50 FAR or 2,800 sq. ft.	.50 FAR or 2,800 sq. ft.	28'	80%
R-3 < 8,000 sq. ft.	25'/5'/10'	25'/7'/20'	.28 FAR or 2,800 sq. ft.	.28 FAR or 2,800 sq. ft.	30'	80%
R-3, C-3R > 8,000 sq. ft. size lots	25'/5'/10'	30'/10'/20'	.28 FAR or 2,800 sq. ft.	.28 FAR or 2,800 sq. ft.	30'	80%

Source: City of Bell, 2015



The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the community development department, public works, and the fire department is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the planning department and other agencies, such as public works, for consistency with City ordinances and General Plan guidelines.

The City also encourages the joint processing of related applications for a multiple-family project. For example, a request for a rezoning may be reviewed in conjunction with the site plan, a tentative tract map, and any variances. Such procedures save time, money, and lowers the cost to the developer. As indicated previously, the City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. In addition, the City makes full use of the CEQA Infill Housing Exemption.

For a typical housing project, an initial pre-consultation meeting with the Community Development Department, public works, and the fire department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 2-21 outlines typical approval requirements for a single-family infill project, a typical subdivision, and a typical multiple-family rental housing development.

The City's Architectural Review Board (ARB) comprised of City planning staff reviews residential development in the City. The ARB application provides a detailed description of the proposed project and informs the City of environmental concerns related to the proposed development. A complete application will require submittal of three sets of a site plan, floor plan, and elevation plan of the proposed project. In addition, the City may require written verification of approval from outside agencies (e.g., water company) and departments (e.g., fire department).

The developer must also determine if the proposed project is a "Priority Project" and subject to the National Pollutant Discharge Elimination System (NPDES) Permit's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. If the project is subject to these requirements, it must meet SUSMP requirements prior to issuance of grading and building permits. In addition, school fees must be paid to school districts prior to issuance of building permits. School fees for Los Angeles School District is \$4.00 per livable square-foot, the fee varies between school districts. The design review process is not applicable when any of the following conditions exist:

- When the requested building permit is for security purposes or is to correct a safety hazard threatening life or property, including fire damage, and when time is of the essence in making such remedial corrections;
- For interior modifications requiring building permits or for residential patio covers;



- Administrative approval of building additions shall be limited to additions of 15% of the existing gross floor area of the building to which the addition is to be added;
- The right to waive such Architectural Review Board approvals is the responsibility of the Director of Community Development; and,
- Approvals from the Development Review Board is not required for attached additions to single-family dwellings which are located in the R-3 or C-3R zones.

The ARB approval process generally requires 30 to 60 days. The ARB review process ensures that a project complies with the applicable zoning standards. Except for single-family homes, multiple-family residential developments must receive approval from the ARB prior to the issuance of a building permit. The ARB review process is essentially a component of the City’s site plan review process. When the proposal is discretionary, the architecture and site plan are among the elements the City considers along with any requested discretionary approvals. Depending on the complexity of the project, a single-family project is approved in two to three weeks from date of plan submission if no variances, exceptions, or zone changes are required. After the project is approved, the Building Department performs plan checks and issues building permits. In some instances the Community Development Director may approve *Minor Variances* where the deviation is less than 10% of the applicable standard. Table 2-21 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

**Table 2-21  
Permit Review Timelines in the City of Bell**

<b>Type of Approval or Permit</b>	<b>Typical Processing Time</b>	<b>Approval Body</b>
Site Plan Review	2-3 weeks	City Staff
Minor Variance of Development	1-2 weeks	Chief Building Official
Conditional Use Permit	60-90 days	City Council
Variance	60-90 days	City Council
Zone Change	90-120 days	City Council
General Plan Amendment	90-120 days	City Council
Final Subdivision Map	6-8 months	City Council
Tentative Subdivision Maps	60-90 days	City Council
Parcel Maps	60-90 days	City Council
Negative Declaration	3-4 months	City Council
Environmental Impact Report	6- months	City Council

Source: City of Bell, 2015.



The City does not restrict occupancy of unrelated individuals in local housing. The Zoning Ordinance does include a definition for “family” in its listing of definitions, which will be removed as part of the Zoning Ordinance revision. The removal of “family” from the definitions is a State requirement.

## **2.13 NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT**

Three market factors are cited by State law as a necessary part of the constraints analysis: 1) land cost; 2) construction costs; and, 3) financing availability. Housing costs as a constraint on affordability must be examined in light of the rental and ownership costs within the means of various economic segments. State law identifies four economic segments: Very low-income; Low-income; Moderate-Income; and High-Income. The annual income limits of these four groups are further defined by the U.S. Department of Housing and Urban Development (HUD) in reference to the median income for Los Angeles County and household size.

### **2.13.1 MARKET CONSTRAINTS**

Affordable housing costs are computed on a basis of 30% of monthly income. The affordable ownership costs, or purchase price of a home, are calculated on the basis of the rule of thumb of 2.5 times the annual household income. These affordable housing costs then can be compared to the prevailing costs in Bell to confirm the existence of market constraints. A household is generally considered to be overpaying for housing if it is paying more than 30% of its gross monthly income for housing.

One of the major problems facing households in the City of Bell, and the broader regional housing market, is affordability. This problem is related to the match between household income and the size and cost of owning or renting a home. The Census data indicated that for owner-occupied housing units, median mortgage and selected monthly service costs in 2010 were \$1,829. In 2010, owner-occupied households (50.7%) expended more than 35% of their income for housing. These housing expenditures reflected the sum of mortgages, real estate taxes, insurance, association fees, and utilities. Monthly payments for homeowners more than quadrupled in the ten years between 1980 and 2010, and the percentage of households paying 30% or more for housing nearly doubled during this same period.

For renters, the median gross rent per month increased from \$211 in 1980 to \$979 in 2010. This dollar amount refers to the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities if paid for by the renter. This definition was used by the Census in an attempt to eliminate differentials due to varying practices in rent structuring. According to the most recent Census, a total of 3,309 renter-occupied households (47.8%) paid in excess of 30% of their monthly incomes for housing.

Although private financing is generally available at market rates, low- and moderate-income households usually need below market rate financing to enable them to repair existing homes or purchase resale or new housing units. Also, all potential developers of housing projects are provided information on the various Los Angeles County financing programs available for low-income rental construction or rehabilitation projects. Additionally, a survey of local banking institutions completed as part of this Housing Element’s preparation revealed that redlining does not appear to be occurring in Bell. In fact, a



number of banks have established programs to encourage lower-income residents to purchase homes, and to improve homes that they already own.

### **2.13.2 LAND PRICES**

Land costs are a major contributor to overall housing production prices. The balance of the City's housing production will occur in the infill areas. In these areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites. Land prices for new residential construction range from \$20 to \$25 per square-foot. The practical effect of land prices relates primarily on infill sites that are underutilized. Consequently, the land costs (i.e., resale homes) would need to be adjusted to per-unit land costs based on the existing density.

### **2.13.3 CONSTRUCTION COSTS**

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) that are incorporated in the structure. The cost for the construction of a single-family home is in the area of \$50 to \$75 per square-foot.

### **2.13.4 ENVIRONMENTAL CONSTRAINTS – HAZARDOUS MATERIALS**

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Bell Police Department and the Los Angeles County Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repairs shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses.

A total of 141 establishments in Bell are listed in the California Facility Inventory Database of the California Environmental Protection Agency Hazardous Materials Data Management Program. The State of California defines a hazardous material as a substance that is toxic, ignitable, flammable, or reactive and/or corrosive. An extremely hazardous material is defined as a substance that shows high acute or chronic toxicity, carcinogenicity, bio-cumulative properties, persistence in the environment, or is water reactive (California Code of Regulations, Title 22). The Uniform Fire Code includes criteria designed to minimize the risk of an accident. These guidelines are to be followed when storing, using, or transporting hazardous materials and includes secondary containment of substances, segregation of chemicals to reduce reactivity during a release, sprinkler and alarm systems, monitoring, venting and auto shut-off equipment, and treatment requirements for toxic gas releases.

The I-710 Freeway is a major truck route from Los Angeles and Long Beach and presents a potential for hazardous material accidents and spills during transport. In addition, the Atchison Topeka and Santa Fe (AT & SF), Union Pacific Railroad (UPRR), and the Southern Pacific Railroad (SPRR) rail lines transport hazardous materials from time to time. Trains on the SPRR railroad line parallel to Randolph Street, in the northern section of the Central City area (that portion of Bell located to the west of the Los Angeles River), on the UPRR line along the west side, and on the AT & SF railroad in the Cheli industrial area, also



carry hazardous cargoes. The City has no jurisdiction or control over the transport of hazardous materials on freeways and railroads. The California Highway Patrol is in charge of spills that occur on the local freeways along with Caltrans. A Chevron high pressure crude oil pipeline extends along River Drive in the City. This line transports crude oil from Montebello to El Segundo. Transmission lines also extend along the Los Angeles River (east of the Central City) and west of the UPRR tracks (west of the Central City). A natural gas transmission line and Arco pipelines also extend along the UPRR tracks on the western end of the City.

### **2.13.5 ENVIRONMENTAL CONSTRAINTS –SEISMICITY**

Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than that anticipated for the region.

The four largest recent earthquakes that have caused major damage in the Los Angeles basin include the 1933 Long Beach (Magnitude 6.3), 1971 San Fernando (Magnitude 6.4), the 1987 Whittier Narrows (Magnitude 5.9), and the 1994 Northridge (Magnitude 6.7) earthquakes. The 1933 Long Beach earthquake occurred on the southern segment of the Newport-Inglewood fault, from Newport Beach to Signal Hill. The 1971 San Fernando earthquake occurred along the San Fernando segment of the Sierra Madre fault zone. The Whittier Narrows earthquake occurred on the Elysian thrust fault in 1987. Finally, the most recent major earthquake, the Northridge earthquake, occurred on the Oakridge fault in the San Fernando Valley in January 1994. A study of earthquake hazards by the United States Geological Survey (USGS) indicates that the Bell area has moderate to high potential for liquefaction. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking.

The wood-frame construction used in the residential and some commercial development in the City generally performs well during earthquakes. These buildings may experience significant structural and nonstructural damage, but rarely collapse. However, a trend in wood-frame construction in recent years, in particular in housing construction, has been the split level and irregular floor plans. Earthquake intensities of VIII in the Mercalli Scale may cause torsional racking of the foundation and wall elements of irregular structures. Single-family residences built before the 1952 Building Code was implemented are more likely to slip off their foundations as a result of strong ground motion associated with nearby earthquakes. Mobile homes are also susceptible to slipping off their foundation.

### **2.13.6 ENVIRONMENTAL CONSTRAINTS – FLOODING AND INUNDATION**

The nearest body of water to the City of Bell is the Los Angeles River, which crosses the City. The U.S. Army Corps of Engineers and the Los Angeles County Flood Control District has recently determined the storm waters during a 100-year flood may impact adjacent areas to the river. The potential flood hazard from the Los Angeles River includes areas along the southerly portion of the City, along the river, and on



the western section of the Cheli Industrial Area. River channel improvements plans are being implemented by the Los Angeles County Flood Control District to address this deficiency.

Large areas downstream of the Hansen and Sepulveda Dams, including the City of Bell, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Bell is located approximately 25 miles south of the dam but dam failure will affect the entire City of Bell. Flood waters will arrive 17.75 hours after failure with a maximum depth of one foot approximately 21 hours after failure.

The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, Bell, and Bell Gardens. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of two feet is expected approximately 12 hours after failure (see Exhibit 4-3).

The Cheli Industrial Area, which contains the Salvation Army Bell Shelter, is located within the inundation area of the Garvey Reservoir in Monterey Park. The Garvey Reservoir is located two miles southeast of the intersection of Garfield Avenue and Graves Avenue. Flows from the dam are expected to affect areas south of the dam, including the cities of Montebello, Bell, and Bell Gardens. Flood waters are estimated to reach the Cheli area within 30 minutes of failure. Emergency response and evacuation plans for the affected areas have been established by the County Sheriff's Department and the U.S. Corps of Engineers, to facilitate emergency operations in the event of dam failure or river overflow.

### **2.13.7 INFRASTRUCTURE CONSTRAINTS – WATER SYSTEM**

The City is completely developed and any potential housing redevelopment site is currently served by basic infrastructure. The Maywood Mutual Water Company Number 3 serves approximately 790 Bell customers in the northeastern section of Central City area (that portion of Bell located to the west of the Los Angeles River and the I-710 Freeway). The Maywood Mutual Water Company's water system consists of 6-inch, 8-inch, and 12-inch cast iron water lines on north-south streets and 6-inch, 8-inch and 10-inch lines in east-west streets. Local water supplies come from three wells, with supplemental supply from the MWD through a 12-inch connector. There is an emergency connection to the Golden State Water Company at Atlantic Avenue.



The Tract 349 Mutual Water Company has approximately 610 customers in Bell and Cudahy, with approximately 75 residential and commercial customers in the southwestern section of Bell (west of Atlantic Avenue). Two wells provide the water supply for the system. Water lines consist of 6-inch cast iron pipes within the grid and 8- to 12-inch lines along major streets.

The Tract 180 Mutual Water Company serves approximately 790 customers in Cudahy and Bell, with 52 customers in the southeastern section (east of Atlantic Avenue) of the City of Bell. The water lines consist of 6- and 8-inch pipes located within easements on both sides of the east-west streets within its service area. In addition, 6- to 14-inch main lines connect to the Florence Avenue plant, which has three wells, three booster pump stations, and six reservoirs. Emergency connections with the Golden State Water Company are also available.

The Maywood Mutual Tract 349 and Tract 180 water companies were initially formed for irrigation of agricultural lands in the area. As agricultural uses were replaced by residential and commercial development, these water companies adapted their systems to serve urban development. The California Water Service Company (with water lines owned by the City of Commerce) serves the Cheli Industrial area of the City of Bell. The water system within the Federal property in Bell consist of 4-inch lines connecting to a 14-inch main line of the California Water Service Company. Water mains, 10- to 14-inches in diameter, are found along the major streets in the area. The land between the I-710 Freeway and the Los Angeles River is also within the California Water Service Company's service boundaries although no development or water lines are found in this area.

The City is located within the Central Basin Municipal Water District (CBMWD) which regulates groundwater pumping rights in the basin. The district charges a fee for water in excess of pumping rights and water companies may buy or lease additional water from the CBMWD. The district's reclaimed water line extends through the City of Bell in Otis Avenue. This line was installed in 1994, although the water districts serving the City have not tapped into this lateral as of this time.

### **2.13.8 INFRASTRUCTURE CONSTRAINTS – SEWERS**

The Los Angeles County Sanitation District (LACSD) No. 1 and 2 provide sewer service to the City. The sewer lateral lines are owned and maintained by the City and the three trunk lines located in Bell are maintained by the LACSD. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant has a design capacity of 385 million gallons per day (mgd) and currently treats 330 mgd. Thus, a remaining capacity of 55 mgd is available for future development in the region.

The Central City portion is located within the service area of Sanitation District No. 1. Main sewer trunks serving this area include: the Wilcox Avenue Trunk Sewer (a 15-inch diameter line located in Alamo Street between Gage Avenue and Randolph Street); the Wilcox Avenue Extension Trunk Sewer No. 1 (a 15-inch diameter line in Wilcox Avenue from Gage Avenue to south of Florence); the Wright Road Trunk Sewer (a 24-inch diameter line in Atlantic Avenue); the Vernon Extension Trunk Sewer (a 24-inch diameter line in Salt Lake Avenue); and the Joint Outfall H Trunk Sewer Unit 1F (a 36- to 42-inch diameter line located



along in Salt Lake Avenue). The Cheli area is located within the Los Angeles County Sanitation District No. 2 service area.

### **2.13.8 INFRASTRUCTURE CONSTRAINTS – STORM DRAINAGE**

The regional storm drains in the City are owned and maintained by the Los Angeles County Flood Control District that connect directly to the Los Angeles River to the east. Drainage lines are located on north-south streets and are connected to the Los Angeles River by drainage lines on east-west streets. Local storm drains and catch basins are maintained by the City.

### **2.14 PUBLIC HOUSING AND THE RISK OF CONVERSION**

There are presently no public housing units at risk of conversion in the City. The Bell Community Housing Authority (BCHA) provides low and moderate-income housing opportunities in the City. The BCHA is responsible for the acquisition, maintenance, financing, and day-to-day management of low and moderate-income City-owned housing, comprised of two distinct units: Rentals and Mobile Home Parks.

- *The Residential Rental Units (e.g. apartments, duplexes, single-family units)* consist of 63 residential units located throughout the City. Prospective tenants may submit a rental apartment application, along with required proof of income, a valid ID Card, a Social Security number, and a credit report to the BCHA office. Rental listings are made public as units become available.
- *The Mobile Home Park Unit* includes the Bell Mobile Home Park (4874 Gage Avenue) and the Florence Village Mobile Home Park (5162 Florence Avenue). The City does not rent mobile homes at either location. Mobile home sites are rented on a contractual basis. Mobile homes currently located within both parks were brought on-site by their respective property owners that are owner-occupied. Both parks feature single wide spaces available for rent for \$648 per month. Double wide spaces are also available for rent at \$698 per month.





## SECTION 3.0 - HOUSING PLAN

### 3.1 INTRODUCTION TO THE RHNA

This section of the City of Bell Housing Element compares the housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA), with historic population, housing, and employment growth in the City. The projections were derived from population, housing, and employment figures developed by SCAG as part of the earlier planning process undertaken to develop the RHNA. The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to income groups. The income categories include *Very low*, *Low*, *Moderate*, and *Above moderate-income* households, and the incomes of the selected income groups are based upon percentages of the median household income for the larger Los Angeles County region. The RHNA housing need for Bell is categorized according to the following income groups:

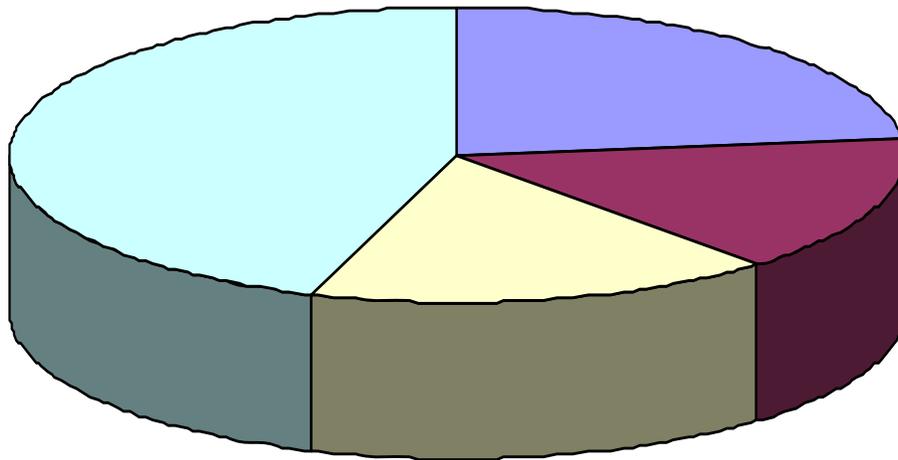
- The *Very-Low-income* households are those households whose income does not exceed 50% of the median household income for the greater Los Angeles area. The City’s RHNA for this category is 11 units.
- The *Low-income* households earn from 51% to 80% of the median. The City’s RHNA for this category is seven households.
- The *Moderate-income* groups earn from 81% to 120% of the median and the City’s RHNA for this category is eight households.
- The *Above-Moderate* households earn over 120% of the median income and the City’s RHNA for this category is 21 households.

The total projected construction need for Bell during the 2013 to 2021 planning period is 47 units. In 2013, the City approved a total of seven units. Table 3-1 and Exhibit 3-1 illustrate the distribution of the projected housing needs for the four income categories. The additional housing required to accommodate the remaining RHNA need of 40 units may be met with new infill housing in the residential zones and in the C-3R zone.

**Table 3-1  
 RHNA Allocation for Bell 2014-2021**

Income Level	RHNA	%
Very Low-income	11	23.4%
Low-income	7	14.9%
Moderate-income	8	17.0%
Above Moderate-income	21	44.7%
<b>Total</b>	<b>47</b>	<b>100.0</b>

Source: SCAG RHNA.



■ Very Low-income	■ Low-income
■ Moderate-income	■ Above Moderate-income

**EXHIBIT 3-1**  
**BELL REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)**  
Source: Southern California Association of Governments



The HCD indicates that the projected need for extremely low-income households may be calculated by assuming that such households represent 50% of the very low-income households. In other words, the future house need for extremely low-income households in Bell is projected to be five units. The State Legislature also requires local governments to consider the projected needs for extremely low-income households. As indicated previously, those households that have incomes of 30% of the County median would fall into this category. Based on a 2010 Los Angeles County median income (\$61,632), an extremely low-income household would have a median annual income of \$18,490 or less.

The adjusted RHNA that takes into account the units that have been provided during this current planning period is summarized in Table 3-2. As indicated in the table below, the total RHNA is reduced from 47 units to 40 units.

**Table 3-2  
 Adjusted RHNA Allocation for Bell**

Income Level	RHNA	%	Units Provided	RHNA Balance
Extremely Low-income	5	10.6	0	5
Very Low-income	6	12.8	0	6
Low-income	7	14.9%	0	7
Moderate-Income	8	17.0%	0	8
Above Moderate	21	44.7%	7	14
<b>Total</b>	<b>47</b>	<b>100.0</b>	<b>7</b>	<b>40</b>

Source: SCAG RHNA and City of Bell, 2015.

### 3.2 LAND AVAILABLE TO ACCOMMODATE RHNA HOUSING NEED

The City of Bell is fully developed and, as a result, any new residential development will consist of infill development within properties that are currently vacant or underutilized. New residential development may also occur within residentially zoned properties where the existing land uses are non-residential at the present time. The Land Use Element contains two residential land use categories and a single category each for commercial, industrial, open space, and institutional.

- *Residential, Low-Density.* This land use designation contemplates lower density residential development, including single-family homes, within those properties that are so designated. The maximum development density is 8.71 dwelling units per acre. (One unit per parcel is permitted with a minimum lot size of 5,000 square feet.) This designation is limited to properties improved with existing single-family (detached) dwelling units.
- *Residential, Medium-Density.* This land use designation permits higher density residential development that includes multiple-family development (town homes, condominiums, and apartments). The maximum development density is 21.78 units per acre. The corresponding zone districts include R-1, R-2, R-3, and C-3R zones.



Table 3-3 also includes standards for development intensity and population density. For the residential land use categories, *development intensity* is defined according to the maximum number of residential units permitted on an acre of land. The development intensity corresponds to the number of units permitted under the corresponding residential zone districts. As indicated in Table 3-3, the potential build-out is 12,575 units. This build-out figure would permit an additional 3,358 units over the existing number (9,217 units).

**Table 3-3  
Land Use Designations and Build-out**

Land Use Designation	Land Area		Development Intensity Standard	Potential Build-out
	Acres	% Area		
Low-Density Residential	65	4%	9 (8.71) units/acre	585 units
Medium-Density Residential	530	30%	22 (21.78) units/acre	11,660 units
Commercial Residential <sup>3</sup>	151	8%	22 (21.78) units/acre	330 units
<b>Total</b>	<b>1,796</b>	<b>100%</b>	--	<b>12,575 units</b>

Source: City of Bell Draft Land Use Element

The primary infill housing strategy focuses on the identification of a specific area of the City that could be developed in residential uses. Three available sites were identified as potential candidates that would enable the City to accommodate its RHNA allocation. The sites are identified in Appendix A.

### 3.3 HOUSING ELEMENT POLICIES

The State requires that local housing elements address a number of key issues through the adoption of policies and the implementation of corresponding programs. In the remainder of this section, the existing and recommended housing policies are arranged according to the following issues.

- *Issue No. 1 - Housing Conservation.* The policies included in the category indicate the City will remain committed to those efforts designed to preserve and maintain the existing housing resources, including affordable housing.
- *Issue No. 2 - Development of New Housing Opportunities for All Income Groups.* The policies included in the issue category underscore the City’s commitment in continuing assistance in the development of new housing for all income groups.
- *Issue No. 3 - Identification of Adequate Sites.* The City will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing.



- *Issue No. 4 - Removal of Governmental Constraints.* The City of Bell will continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing.
- *Issue No. 5 - Equal Housing.* The City will adopt policies that underscore Bell's commitment to equal housing opportunities.

As indicated previously, the existing, revised, and new Housing Element policies have been arranged according to the aforementioned categories of housing issues.

### **3.3.1 ISSUE AREA NO. 1 - HOUSING CONSERVATION**

The City of Bell will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing, with the implementation of the following policies.

- *Policy 1.* The City of Bell shall promote the maintenance of the existing housing units in the City.
- *Policy 2.* The City of Bell shall encourage property owners to maintain their housing so the units are safe, healthful, and aesthetically pleasing.
- *Policy 3.* The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and prevent the unnecessary demolition of housing units.
- *Policy 4.* The City of Bell shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.
- *Policy 5.* The City of Bell shall require the design of new residential developments that will foster a secure living environment.
- *Policy 6.* The City of Bell shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.
- *Policy 7.* The City of Bell will strive to ensure that future development in the City does not adversely impact the existing residential neighborhoods.
- *Policy 8.* The City of Bell will assist in the elimination of substandard construction, overcrowding, and other factors that contribute to the deterioration of the existing housing stock.
- *Policy 9.* The City of Bell will work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.
- *Policy 10.* The City of Bell will ensure that housing provided for lower-income level households will not be concentrated in any single area or neighborhood of the City.



- *Policy 11.* The City of Bell will continue to assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans.
- *Policy 12.* The City of Bell will ensure that homes, found to be in violation of building codes, have follow-up visits as a means to enforce compliance with the codes and fines imposed if compliance with codes is not completed within a reasonable amount of time.
- *Policy 13.* The City of Bell will protect the existing residential neighborhoods from the intrusion of incompatible uses.

### **3.3.2 ISSUE AREA NO. 2 - DEVELOPMENT OF NEW HOUSING**

The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

- *Policy 14.* The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups through its General Plan.
- *Policy 15.* The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing Authority.
- *Policy 16.* The City of Bell shall use available Federal and State assistance programs to promote the development of an adequate supply of affordable housing.
- *Policy 17.* The City of Bell shall require quality design and sound construction of new rental housing to accommodate larger families.
- *Policy 18.* The City of Bell will promote the development of new owner occupied housing units to meet the housing demand for moderate and upper income households.
- *Policy 19.* The City of Bell will continue to cooperate with other public agencies and NGOs as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City.
- *Policy 20.* The City of Bell will ensure that new higher-density residential projects are kept at a scale (number of units, height, etc.) compatible in design with adjacent residential areas.

### **3.3.3 ISSUE AREA NO. 3 - IDENTIFICATION OF ADEQUATE SITES**

The City of Bell will remain committed to the identification of prospective development sites for a continued variety and diversity of new housing, as indicated by the following Housing Element policies.

- *Policy 21.* The City of Bell shall assist developers in the identification of land suitable for housing developments for medium- and lower-income families and individuals.



- *Policy 22.* The City of Bell will explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial, and industrial uses.
- *Policy 23.* The City of Bell will work to ensure that potential sites for residential development, located in those areas that were previously occupied by nonresidential land uses, are investigated to determine whether or not previous on-site uses present potential health risks.
- *Policy 24.* The City of Bell, through its General Plan and any subsequent update, will explore opportunities for new housing development throughout the City.
- *Policy 25.* The City of Bell will consider opportunities for new housing, including housing for special needs households, in the planning and review of new development proposals.
- *Policy 26.* The City of Bell will continue to provide a balance in the types of housing available, promoting development for those above-moderate and moderate-income households as well as housing for lower-income households.
- *Policy 27.* The City of Bell will explore new land use designations, such as mixed-use, for key areas of the City that could accommodate such development.

### **3.3.4 ISSUE AREA NO. 4 - REMOVAL OF GOVERNMENTAL CONSTRAINTS**

The City of Bell will continue to explore and implement strategies designed to remove those governmental constraints to new housing production.

- *Policy 28.* The City of Bell shall maintain reasonable governmental costs which are consistent with the health and safety requirements of City residents and with the need to protect significant environmental resources.
- *Policy 29.* The City of Bell shall continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.
- *Policy 30.* The City of Bell shall periodically review and update codes and standards to minimize their impact on new development.
- *Policy 31.* The City of Bell will explore innovative strategies that will facilitate the planning and design review process while providing clear and consistent direction to housing developers and property owners.
- *Policy 32.* The City of Bell will continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.
- *Policy 33.* The City of Bell will employ adequate staff to provide reasonable code enforcement so that residential properties are maintained.



### **3.3.5 ISSUE AREA NO. 5 - EQUAL HOUSING**

The following policies indicate the City's desire to continue to promote equal housing opportunities in the City.

- *Policy 34.* The City of Bell shall ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.
- *Policy 35.* The City of Bell shall promote development of new housing opportunities for the elderly and handicapped.
- *Policy 36.* The City of Bell shall ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.
- *Policy 37.* The City of Bell shall encourage the development of new housing for lower-income households.
- *Policy 38.* The City of Bell will vigorously oppose those prejudices, practices, and market behavior that results in housing discrimination.
- *Policy 39.* The City of Bell will cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.

### **3.4 EXISTING HOUSING PROGRAMS**

This section outlines those *existing* housing programs that will be effective in the implementation of the aforementioned housing policies.

#### **3.4.1 BELL CODE ENFORCEMENT PROGRAM (EXISTING PROGRAM)**

*Program Description.* Under this program, the City will continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use and development of properties throughout the City. The Code Enforcement Program is designed to bring properties up to City Code requirements and to clean up and improve unsightly or unsafe properties. Under this program, City Code Enforcement personnel will continue to refer property owners cited for Code violations to the housing rehabilitation assistance programs as a means to provide financial assistance to qualifying households.

*Program Implementation.* The majority of the Code violations in the City were related to property maintenance and outdoor storage. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. The code enforcement efforts will be linked with the housing rehabilitation programs in that property owners of substandard units receiving code violation notices will also be informed of rehabilitation programs. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:



- *Source of Funding:* General Fund and Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* To maintain the existing service level.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

### **3.4.2 EMERGENCY SHELTER PROGRAM (EXISTING PROGRAM)**

*Program Description.* As required by SB-2, the City will continue to provide for an Emergency Shelter Program. The City will maintain the appropriate zoning to allow the continued operation of the Salvation Army Shelter in the Cheli district. The base zone district and the uses permitted would continue to apply.

*Program Implementation.* The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures. The implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* To maintain the existing service level.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

### **3.4.3 EQUAL HOUSING PROGRAM (EXISTING PROGRAM)**

*Program Description.* The City will continue to refer equal housing-related complaints to the Fair Housing Council of Los Angeles County which acts as an independent third-party to discrimination complaints. The City will make available literature on the Program at the Bell City Hall, Chamber of Commerce, Library, City of Bell website, and other areas that the community gathers information.

*Program Implementation.* This program is currently in existence. Therefore, additional funding and/or staffing will not be required or are anticipated with this program's continued implementation. This program will be continued over the entire planning period applicable to this element. The City will continue to provide these services to Bell residents and will advertise the availability of this program through brochures. Brochures describing the services of Fair Housing are available in the Community Development Department. Further marketing of the services available from Fair Housing will occur through informational pieces in the citywide newsletter and through information provided on the City's official website. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* To maintain the existing service level.



- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

#### **3.4.4 HOUSING REHABILITATION PROGRAM (EXISTING PROGRAM)**

*Program Description.* The City will continue this program which is supported through the Community Development Block Program (CDBG). The City of Bell provides qualified City homeowners assistance with their property maintenance through two federally funded programs: The Housing Rehabilitation Program and the Handyworker Program. The Housing Rehabilitation Program provides grants to low- and moderate-income homeowners. The single-family residential homeowners who qualify can receive a maximum of \$15,000 for eligible improvements and mobile home owners may be granted a maximum of \$8,000. The City's Housing Rehabilitation Program offers homeowners the opportunity to make repairs and improvements.

*Program Implementation.* This program's implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* To maintain the existing service level.
- *Agency Responsible for Implementation:* Community Services Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

#### **3.4.5 HANDY-WORKER PROGRAM (EXISTING PROGRAM)**

*Program Description.* The City will continue this program which is supported through the Community Development Block Program (CDBG). The Handy-worker Program provides grants to low- and moderate-income homeowners. Those who qualify can receive a maximum of \$1,000. This program enables homeowners to make repairs and improve the value of their property.

*Program Implementation.* This program's implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* To maintain the existing service level.
- *Agency Responsible for Implementation:* Community Services Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

#### **3.4.6 LAND USE AND ZONING CONFORMITY PROGRAM (EXISTING PROGRAM)**

*Program Description.* The City of Bell will continue to review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and



Zoning Map. The City will also update its General Plan in coming months to ensure the land use designations conform to the State’s density requirements.

*Program Implementation.* No additional funding and/or staffing will be required or are anticipated with this program’s continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program’s implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* Not Applicable.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The City’s Zoning Ordinance will undergo an annual review.

### **3.4.7 REVIEW OF GOVERNMENTAL CONSTRAINTS AND THE ZONING ORDINANCE (EXISTING PROGRAM)**

*Program Description.* This program is an existing program that will be continued through the 2013-2021 Planning Period. In 2012, the City reduced its plan check fees by 23%-58% plus its building permit fees by 23%. This program involves the comprehensive review of the City’s Zoning Ordinance. The review will also include development standards related to building height, setbacks, and Density Bonus requirements for qualified affordable housing. The zoning requirements will be revised to ensure that it conforms to the Density Bonus requirements outlined in Government Code Section 65915. This section requires the City to undertake the following:

- The City must adopt an ordinance to implement the requirements of Section 65915 regarding Density Bonuses.
- The City must adopt a procedure to waive or modify development standards which preclude or interfere with the effect of the Density Bonus.
- The Zoning Ordinance revision will eliminate the definition of “family” as part of the current revision.
- The development standards for the residential zones will be reviewed to make sure they do not serve as a constraint to residential development.
- The Zoning Ordinance must be revised to address single room occupancy (SRO) housing and supportive housing.

*Program Implementation.* This program’s implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* To maintain the existing service level.



- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The review will be completed by the fourth quarter of 2015.

### **3.4.8 TRANSITIONAL HOUSING PROGRAM (EXISTING PROGRAM)**

*Program Description.* Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two years while receiving supportive services that enable independent living. The City will continue to permit the existing Bell Shelter, which includes a transitional housing facility, to operate.

*Program Implementation.* The City intends to comply with State law regarding the provision of transitional housing. The existing Bell Salvation Army Shelter located in the City includes a transitional housing facility. The following will be applicable to transitional housing:

- Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.
- The residential zones are in close proximity to transportation service providers, schools, parks, and other public services and facilities.
- Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing.

The implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* To maintain the existing service level.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

## **3.5 FUTURE HOUSING PROGRAMS**

This section outlines the *future (proposed)* housing programs that will be effective in the implementation of the aforementioned housing policies. Pursuant to State law, the implementation of these future programs must commence within 12 months following adoption of the Housing Element.

### **3.5.1 ACCESSORY (SECOND) UNIT ORDINANCE PROGRAM (FUTURE PROGRAM)**

*Program Description.* This new Second Unit Ordinance permits the construction of second units pursuant to the City's Zoning Code as required in Section 65852.2 of the State of California Government



Code. The current Zoning Ordinance provides for a “guest house or accessory use.” However, the City’s Zoning Ordinance will need to be updated to conform to current State requirements. This program provides for the preparation, adoption, and subsequent implementation of a new Second Unit Ordinance that is required under State law. The Ordinance will enable owners of single-family properties to construct accessory units. The Ordinance will also enable the City to establish development standards for such units.

*Program Implementation.* The implementation of this program will begin with the preparation and review of the new Second Unit Ordinance that will be included in the City’s Zoning Ordinance. Once the ordinance meets all pertinent State and local requirements, it will be adopted by the City Council. Finally, the Second Unit Ordinance will be advertised on the City’s website and printed handouts will be prepared and provided at the Planning Department counter. This program’s implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will revise its Zoning Ordinance consistent with State law.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The City’s Zoning Ordinance will be amended by the end of 2014 to provide for the Second Unit Ordinance.

### **3.5.2 DENSITY BONUS PROGRAM (FUTURE PROGRAM)**

*Program Description.* The City is required under State law to have adopted density bonus regulations in its Zoning Ordinance. This new program provides for the incorporation of density bonuses and other incentives in the City’s Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units. As indicated previously, the Density Bonus Law (found in California Government Code Sections 65915–65918), is a State mandate. A developer who meets the requirements of the State law is entitled to receive the density bonus and other benefits. In addition to the density bonus, the City is also required to provide one or more “incentives” or “concessions” to each project which qualifies for the density bonus.

Cities and counties are required to grant a Density Bonus and other incentives or concessions to housing projects that contain one of the following:

- At least 5% of the housing units are restricted to very low-income residents;
- At least 10% of the housing units are restricted to lower income residents;
- At least 10% of the housing units in a for-sale common interest development are restricted to moderate-income residents;



- The project donates at least one acre of land to the City or County for very low-income units, and the land has the appropriate general plan designation, zoning permits and approvals, and access to public facilities needed for such housing;
- The project is a senior citizen housing development (no affordable units required); and,
- The project is a mobile-home park age-restricted to senior citizens (no affordable units required).

The amount of the Density Bonus is set on a sliding scale, based upon the percentage of affordable units at certain prescribed income levels. In addition to the Density Bonus, the City is also required to provide one or more 'incentives' or "concessions" to each project which qualifies for the Density Bonus (except that market rate senior citizen projects with no affordable units and land donated for very low-income housing do not appear to be entitled to incentives or concessions). A concession or incentive is defined as:

- A reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements;
- Approval of mixed use zoning; or,
- Other regulatory incentives or concessions which actually result in identifiable and financially sufficient cost reductions.

The number of required incentives or concessions is based on the percentage of affordable units in the project:

- For projects with at least 5% very low-income, 10% lower income, or 10% moderate-income units, one incentive or concession is required;
- For projects with at least 10% very low-income, 20% lower income, or 20% moderate-income units, two incentives or concessions are required; and,
- For projects with at least 15% very low-income, 30% lower income, or 30% moderate-income units, three incentives or concessions are required.

The City is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive is not required in order to achieve the required affordable housing costs or rents, or would cause a public health or safety problem, cause an environmental problem, harm historical property, or would be contrary to law. Financial incentives, fee waivers, and reductions in dedication requirements may be, but are not required to be, provided by the City.

*Program Implementation.* The City's Zoning Ordinance does not include any provisions related to the granting of Density Bonuses for affordable housing. The first step involves the review and adoption of a new Affordable Housing Density Bonus that conforms to State law. The City will then promote the program by providing brochures describing the program and its benefits and will making them available at the counter and information desk in City Hall. Promotion of this program will be accomplished by



verbally communicating information regarding housing bonuses to housing developers as they are assisted by the Planning Department at the public counter or over the telephone. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program’s implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will advertise this program through handout materials and communication with developers.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is a new program. The new Affordable Housing Density Bonus Ordinance will be adopted by the end of 2014. The brochure materials and handouts will be provided by the end of the second quarter of 2015.

### **3.5.3 REASONABLE ACCOMMODATION HOUSING PROGRAM (FUTURE PROGRAM)**

*Program Description.* The State now requires all cities to maintain a “reasonable accommodation ordinance” to ensure that a city’s zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons. These improvements may include ramps, wider doorways, hand rails, etc. The City of Bell does not have any such constraints though this commitment needs to be established through an amendment to the Zoning Ordinance that addresses reasonable accommodation. This program is a new program that will be implemented during the 2013 through 2021 planning period. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person.

*Program Implementation.* Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. The procedures related to the program’s implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City’s General Plan and Zoning Ordinance.

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* Facilitate the development, maintenance, and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50%.



- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The Zoning Ordinance revision will be completed by the second quarter of 2014.

### **3.5.4 ENERGY CONSERVATION PROGRAM (FUTURE PROGRAM)**

*Program Description.* Under this program, the City will review the City’s Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State’s construction codes requiring energy efficiency in new construction. The City of Bell will adopt a “Green City” ordinance in conformance to current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water conserving equipment in any new development. The City’s website will be expanded to include a “Green City” section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.
- The City will establish an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City’s website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.
- City of Bell will update the Zoning Ordinance and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.
- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- Title 24 of the California Building Code requires phasing out older, less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.



The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development.

*Program Implementation.* No additional funding and/or staffing will be required or are anticipated with this program's continued implementation. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The City will revise its ordinance consistent with State law and advertise it through handout materials available at the public counter through the City's web page and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

### **3.5.5 SINGLE ROOM OCCUPANCY HOUSING PROGRAM (FUTURE PROGRAM)**

*Program Description.* The State requires all cities to update their zoning ordinances to provide for SRO housing. A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the C-3R Zone.

*Program Implementation.* This program is new and will be initiated during this planning period. The implementation elements are outlined below:

- *Source of Funding:* General Fund (for the rezoning).
- *Agency Responsible for Implementation:* Community Development Department.
- *2014-2021 Program Objectives:* The City will amend the Zoning Ordinance as required by State law.
- *Implementation Schedule:* Within 12 months of Housing Element Adoption.

### **3.5.6 SUPPORTIVE HOUSING PROGRAM (FUTURE PROGRAM)**

*Program Description.* The State requires all cities to update their zoning ordinances to provide for supportive housing. Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and



employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and approval process. As a result, the City will be required to amend its Zoning Ordinance to permit such housing in its residential zone districts. Such housing is already located in the City though this program will enable the Bell Planning Department and other City agencies to better track and monitor such uses.

*Program Implementation.* The State requires this Housing Element to identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single-family detached unit or an apartment building. The City of Bell will permit supportive housing within all of the residential Zone districts. The City will comply with all State requirements governing supportive housing. The implementation strategy is summarized below:

- *Source of Funding:* Community Development Block Grant (CDBG).
- *2014-2021 Program Objectives:* The City will amend the Zoning Ordinance as required by State law.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* Within 12 months of Housing Element Adoption.

### **3.5.7 EXTREMELY LOW INCOME HOUSING**

The State also requires local governments to implement *Extremely Low-income (ELI) Household Incentive Program(s)*. The goal of these new ELI programs is to facilitate the provision of new housing opportunities for extremely low-income residents. Primary objectives of these programs are to promote the development of housing units for households earning 30% or less of the *Median Family Income* for Los Angeles County. Four programs will address this requirement: the *Accessory (Second) Unit Ordinance*, the *Density Bonus Program*, and the *Single-Room Occupancy Housing Program*.

### **3.6 QUANTIFIED OBJECTIVES**

Table 3-4 indicates the department responsible for overseeing the administration and/or implementation of the aforementioned programs. Table 3-4 also indicates the funding source for the program, the schedule for the program's implementation, and finally, where appropriate, the number of units that will be assisted through the implementation of the housing program.



**Table 3-4  
5-Year Housing Program Implementation Matrix: 2014-2021**

<b>Program Name</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Implementation Schedule</b>	<b>Quantified Objective</b>
<b>Existing Programs</b>				
Bell Code Enforcement Program	Community Development Department.	General Fund and Community Development Block Grants.	This program is ongoing and will be continued.	To maintain the current level of service.
Emergency Shelter Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To continue with the existing shelter facility.
Equal Housing Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Housing Rehabilitation Program	Community Services Department.	Community Development Block Grant.	This program is ongoing and will be continued.	To maintain the current level of service.
Handy-Worker Program	Community Services Department.	Community Development Block Grant.	This program is ongoing and will be continued.	To maintain the current level of service.
Land Use and Zoning Conformity Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Review of Governmental Constraints and the Zoning Ordinance	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Transitional Housing Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
<b>Future Programs</b>				
Accessory (Second) Unit Ordinance Program	Community Development Department.	General Fund.	Will be amended by the end of 2014.	The City will revise its Zoning Ordinance.
Density Bonus Program	Community Development Department.	General Fund.	Will be adopted by the end of 2014.	The City will advertise through handout materials.



**Table 3-4  
5-Year Housing Program Implementation Matrix: 2014-2021**

<b>Program Name</b>	<b>Responsible Agency</b>	<b>Funding Source</b>	<b>Implementation Schedule</b>	<b>Quantified Objective</b>
Reasonable Accommodation Housing Program	Community Development Department.	General Fund.	To be completed by the second quarter of 2014.	To reduce processing time for reasonable accommodation requests by 50%.
Energy Conservation Program	Community Development Department.	General Fund.	To be continued during the planning period.	To revise ordinance consistent with State Law. Programs will be advertised on the City's webpage and newsletter.
Single Room Occupancy Housing Program	Community Development Department.	General Fund.	12 months of Housing Element adoption.	Comply with applicable State requirements.
Supportive Housing Program	Community Development Department.	Community Development Block Grant.	Not Applicable.	To implement this program as required by State law.

Source: City of Bell, 2014.

As indicated in Section 3.2 of this Housing Element, SCAG's Regional Housing Needs Assessment estimated the construction need for Bell at 47 units. The four income levels are identified in State law that must be considered in the Future Need calculations: Very Low-income - less than 50% of the Los Angeles County median income; Low-income - 50% - 80% of the median income; Moderate-Income - 80% - 120% of the median income; and High-income - more than 120% of the median income for the County. Of the 47 housing units needed to accommodate future need, 11 units should be allocated to very low-income households; seven units should be provided for low-income households; eight units should be provided for moderate-income households; and 21 units should be provided for households with above-moderate-incomes. A total of seven units for above moderate income households have been provided. Table 3-5 summarizes the quantified housing objectives.



**Table 3-5  
 Quantified Objectives**

<b>Income Category (RHNA Objective)</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conserved &amp; Preserved Units</b>
Extremely Low-income	5 units	Ongoing	Ongoing
Very Low-income	6 units		
Low-income	7 units		
Moderate-income	8 units		
Above Moderate-income	21 units		
	<b>47 units</b>		

