AGENDA

SPECIAL MEETING OF THE BELL PLANNING COMMISSION

Tuesday, January 18, 2022 at 7:00 p.m.

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF AB 361 WHICH ALLOWS FOR THE CITY COUNCIL AND/OR CITY STAFF TO PARTICIPATE VIA TELECONFERENCE

At the January 12, 2022 City Council Meeting, the Council approved Resolution 2022-03, implementing teleconference accessibility for conducting public meetings pursuant to Assembly Bill 361. To ensure the health and safety of the public by limiting human contact that could spread COVID-19, the Bell Community Center will not be open to the public. The public is encouraged to view the meeting through the City's website at http://www.cityofbell.org/?NavID=101

PUBLIC COMMENT: If you wish to make a comment you may provide input electronically through a temporary public comment email established for City of Bell meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "For Public Comment" and submit your written comment by 4pm on Tuesday, January 18, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three-minute time limitation (approximately 350 words).

Public comment could also be submitted by telephone during the meeting, by calling 1-669-900-9128 no later than 7PM. City staff will be using the Zoom audio communication platform for this meeting. Each speaker is limited to 3 minutes and will be given the opportunity to speak in the order your phone call is received. After you submit your comment, you will be disconnected but will still have access to view the meeting live on the City's website at http://www.cityofbell.org/?NavID=101

If participating via Zoom or phone, during the Public Comment Period, use the "raise hand" function on your computer or *9 by phone and wait for the Chair to announce your name/phone number. When you are prompted, please unmute your line.

Join Zoom Meeting (ONLY FOR PUBLIC COMMENT)
Phone Number: 1-669-900-9128
Meeting ID: 896 9830 4188
Password: 756725

1. **Call to Order:**

2. **Roll Call of the Planning Commission:**

   Commissioner Silvia Martinez
   Commissioner Rodrigo Rodarte
   Commissioner Denisse Viera
   Vice-Chair Rihan Bedier
   Chair Luis Mesa

3. **Pledge of Allegiance**

4. **Communications from the Public:**

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda ONLY. (Each speaker is limited to 3 minutes)

5. **Presentation(s):**

None.

6. **Public Hearing(s):**

PUBLIC TESTIMONY can be provided electronically through a temporary public comment email established for City of Bell meetings cityclerk@cityofbell.org. Please indicate in the Subject Line "Public Hearing Item #___" and submit your written comment by 4pm on Tuesday, January 18, 2022. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three-minute time limitation (approximately 350 words).

Public Testimony could also be submitted by telephone by calling 1-669-900-9128 and entering the following Meeting ID: 896 9830 4188 and Password: 756725

a. Consideration of a Resolution recommending to the City Council approval of the 2021-2029 Housing Element and Adoption of an addendum to the City's 2030 General Plan Update Final Environmental Impact Report (EIR).

Recommendation: *It is recommended that the Planning Commission read by title only, waive further reading and adopt Resolution 2022-01PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT AND ADOPTION OF AN ADDENDUM TO THE CITY'S 2030 GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

7. **Regular Session:**

None.

8. **Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:**

9. **Community Development Director's Comments:**

10. **City Attorney Comments:**

11. **Adjournment:** *The next Regular Planning Commission Meeting is scheduled for Wednesday, February 2, 2022.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Angela Bustamante, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on January 17, 2022 at least twenty four (24) hours prior to the meeting as required by law.

Angela Bustamante

Angela Bustamante, Planning Commission Secretary

City of Bell
Agenda Report

DATE: January 18, 2022

TO: Chair and Planning Commissioners

FROM: Manuel Acosta, Director of Community Development

PREPARED BY: Megan Covarrubias, Associate Planner

SUBJECT: Consideration of Resolution No. 2022-01-PC

RECOMMENDATION:

It is recommended that the City of Bell Planning Commission read by title only, waive further reading and adopt Resolution 2022-01PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT AND ADOPTION OF AN ADDENDUM TO THE CITY'S 2030 GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR)

NOTE: The public hearing notice included consideration of adoption of the Health and Safety Element and Environmental Justice Element. Consideration of these elements has been removed from this public hearing, due to the requirement for additional review of the element by public agencies. Therefore, the Health and Safety and Environmental Justice Elements will be considered by the Planning Commission at a later date.

BACKGROUND:

Adoption of the General Plan EIR & 2030 Comprehensive General Plan

On May, 09, 2018, the City of Bell City Council reviewed Resolution No. 2018-18 to certify the Final Environmental Impact Report, and approved the 2030 Comprehensive General Plan Update and Bicycle Master Plan.

The purpose of the 2030 Comprehensive General Plan Update and Bicycle Master Plan was to conform with mandates implemented by the California State Law. The State required each city and county to adopt a comprehensive, long-term General Plan to guide the physical development of the City and any land outside of the City boundaries that bears a relationship to its planning activities.

A General Plan is the foundation for local land use planning and provides a vision for a City's foreseeable planning period. The 2030 General Plan translates the community's long-range vision into goals, objectives, and policies for the future distribution of land uses, both public and private, within the City. The City's General Plan serves as a "blueprint" for future growth and development. The plan includes policies and programs designed to provide decision makers with a strong foundation to guide land use related decisions. To date, the 2030 General Plan is the official statement of policy governing the City Council, Planning Commission, and administrative decisions regarding zoning, subdivisions, and public improvements.

DISCUSSION:

On January 27, 2021, the City of Bell City Council selected The Arroyo Group (TAG) to prepare updates to the Housing and Health and Safety Elements of the General Plan and prepare a new Environmental Justice Element for the General Plan.

Proposed General Plan Element

1. 2021-2029 Housing Element (Update)

The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It incorporates policies for providing adequate housing and includes programs for that purpose. The City of Bell is required to update its 6th Cycle Housing Element as mandated by the State law for the housing planning period between 2021-2029 and receive certification by the State Department of Housing and Community Development (HCD) by no later than February 12, 2022. The City of Bell's 2021-2029 Housing Element is a blueprint for how the City can promote better, more secure, and affordable housing in keeping with the City's General Plan and all the legal requirements from the State of California.

This 6th Cycle Housing Element defines how the city will meet the requirements from the Regional Housing Needs Allocation (RHNA). In efforts to support future housing needs, State law requires the city make the effort to build a certain number of housing units (Table 1) and identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need (Table 1.1). The Southern California Association of Governments (SCAG) 6th Cycle Housing Element Cycle RHNA for the City of Bell is two hundred twenty-nine (229) units that are split across four (4) income levels that include: very low, low, moderate, and above moderate income

Table 1: 6th Cycle RHNA

6th Cycle Regional Housing Needs Allocation for Bell	Units
Very-Low Income (<50% of AMI)	43
Low-Income (50 to 80% of AMI)	24
Moderate-Income (80 to 120% of AMI)	29
Above Moderate Income (>120% of AMI)	133
Total	229

Table 1.1: RHNA Site Inventory for Bell

RHNA Site Inventory						
	Unit Type	Very Low	Low	Moderate	Above Moderate	Total
RHNA		**43**	**24**	**29**	**133**	**229**
Units Pending Approval with Developer Intent						
5209 Florence Avenue	MF			29	123	**152**
4500 Gage Avenue	Townhomes				24	**24**
4375 Gage Avenue	Townhomes/ Apartments	4			32	**36**
5600 Rickenbacker Road	MF	34				**34**
5600 K Street	MF	48				**48**
Units Anticipated						
4570 Gage Avenue	MF	22	22			**44**
4333 Florence Avenue	MF	13	14			**27**
ADUs	ADU	6	11		7	**24**
Total		**127**	**47**	**29**	**186**	**389**

Additionally, the Housing Element Update incorporates goals, policies and programs that reflect changes to state law that include the following:

● 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 to provide opportunities for new housing.
● Local governments must corporate with other agencies and governments to address regional housing needs.

Below, provides a brief overview of the Housing Element Update goals, policies, and programs. Additional details can be found within the attached Housing Element 2021-2029 document.

Housing Element Goals:

The Housing Element implements six (6) goals that represent the ideal housing outcomes for the City's future over the next eight (8) years (6th Cycle) and beyond. As described in the Housing Element (page 18), every goal is supported by one or more policies, as shown below.

Goal #1: Quality housing that is safe, uncrowded, and enhances neighborhood character and public health.
• Associated Policies: Housing Element Policies 1-8.
Goal #2: Diverse housing solutions that provide affordable options for all income groups while avoiding displacement of low-income households.
• Associated Policies: Housing Element Policies 1-6.
Goal #3: Fair and non-discriminatory housing programs that protect low-income households from undue eviction, foreclosure, or economic displacement.
• Associated Policies: Housing Element Policies 1 - 6.
Goal #4: Housing options and support services for seniors, people with disabilities, youth adults, and those needing emergency, transitional, or supportive housing.
• Associated Policies: Housing Element Policies 1 and 2.
Goal #5: Land use planning that promotes more balanced, mixed-use neighborhoods that improve quality of life
• Associated Policies: Housing Element Policies 1 - 9.
Goal #6: A path to homeownership for Bell residents.
• Associated Policies: Housing Element Policy 1.

Housing Programs:

The Housing Element Update includes twenty-six (26) housing programs that will advance all the City's housing goals and policies. Program changes from the previous Housing Element are noted below. Please see attached Housing Element 2021-2029 document for a detailed description with action plans for each program.

- Program 1: **Existing Program:** Bell Code Enforcement Program.
- Program 2: **Existing Program:** Emergency Shelter Program
- Program 3: **Existing Program, with changes to BMC included:** Low Barrier Housing Program
- Program 4: **Existing Program:** Equal Housing Program
- Program 5: **Existing Program:** Housing Rehabilitation Program
- Program 6: **Existing Program:** General Plan and Zoning Conformity Program
- Program 7: **Existing Program:** Review & Removal of Governmental and Nongovernmental

Constraints

- Program 8: **Existing Program with changes to BMC included to allow for supportive housing and low-barrier shelters by-right in multifamily and mixed-use zones:** Transitional & Supportive Housing Program
- Program 9: **Existing Program with addition of promoting ADUs:** Accessory Dwelling Unit Program
- Program 10: **Existing Program with promotion of ,larger dwelling units in R-3 and C-3R zones:** Density Bonus Program
- Program 11: **Existing Program with an amendment to the BMC to address reasonable accommodation:** Reasonable Accommodation Housing Program
- Program 12: **Existing Program that includes adoption of "Green City Ordinance":** Energy Conservation Program
- Program 13: **Existing Program that includes establishment of appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the C-3R Zone with a conditional use permit:** Single Room Occupancy Housing Program
- Program 14: **Existing Program that includes development of options for redevelopment of existing mobile home parks to benefit current park residents, Bell residents and the City as a whole:** Mobile Home Program
- Program 15: **Existing Program:** Preservation of At-Risk Housing
- Program 16: **Existing Program:** Extremely low- income, Very Low-Income, and Low-Income Housing Program
- Program 17: **Existing Program including streamlining of the entitlement process:** Design Standards
- Program 18: **Existing Program:** Housing Development on Public Land
- Program 19: **Existing Program: Including exploring ways to support long-term affordability projects:** First- Time Homebuyers Initiative
- Program 20: **Existing Program including exploring ways to support long-term affordability projects:** Local Preferences Program
- Program 21: **Existing Program with development of additional incentives:** Support for Unsubsidized Housing
- Program 22: **New Program to provide for housing in the Cheli area:** Cheli Specific Plan
- Program 23: **New Program to provide for housing in the Atlantic Avenue area:** Atlantic Avenue Specific Plan
- Program 24: **Existing Program:** Tenants' Rights Program
- Program 25: **New Program to evaluate the strategic benefits of alternate arrangements, which can include selling real estate holdings, transferring properties to community land trusts, using third-party entities to assist with property management, or co-operative housing arrangements:** BCHA Strategic Plan
- Program 26: **New Program to explore opportunities to create a local housing trust fund or other locally generated funds available to support the housing programs outlined in this Housing Element:** Local Housing Trust Fund

Community Outreach Efforts

Community outreach plans were implemented for the Housing Element Update to solicit input

from the community to gain public comments and feedback. The community outreach efforts occurred during the month of April, May and October 2021. The outreach efforts were comprised of community outreach meetings via Zoom, in-person meeting held at Bell Veterans' Park and pop-up events held at Northgate Gonzalez Market and the Bell Community Services Center.

Overall, given the update of the Housing and the Health and Safety Elements and the creation of the Environmental Justice Element, the elements addressed within this report are consistent with the other elements of the General Plan.

ENVIRONMENTAL REVIEW:

An environmental analysis shows the impacts of the proposed General Plan Elements would be less than those analyzed in the 2030 General Plan and Bicycle Master Plan that was certified on May 09, 2018. The preparation of a subsequent or supplemental EIR under Guideline Sections 15162 and 15163 will not be required. Therefore, the City determined that an Addendum to the to the previous General Plan Environmental Impact Report is the appropriate California Environmental Quality Act (CEQA) document to address the General Plan Updates in accordance with CEQA Guideline Section 15164. CEQA Guideline Section 15164(c) provides that an addendum need not be circulated for public review. Refer to attachment 1 (Addendum to the City of Bell 2030 Comprehensive General Plan Update and Bicycle Master Plan) to review the full environmental document.

FISCAL IMPACT:

On November 13, 2019, the City Council approved a mid-year budget expenditure for FY 2020-21 in the amount of $160,000 for a General Plan update. The General Plan update will be paid from SB2 Grant Funding in an amount not to exceed $160,000.

ATTACHMENT(S):

1. Addendum to the City of Bell 2030 Comprehensive General Plan & Bicycle Master Plan
2. 2021-2029 Housing Element
3. Resolution 2022-01PC

City of Bell

Environmental Justice Element

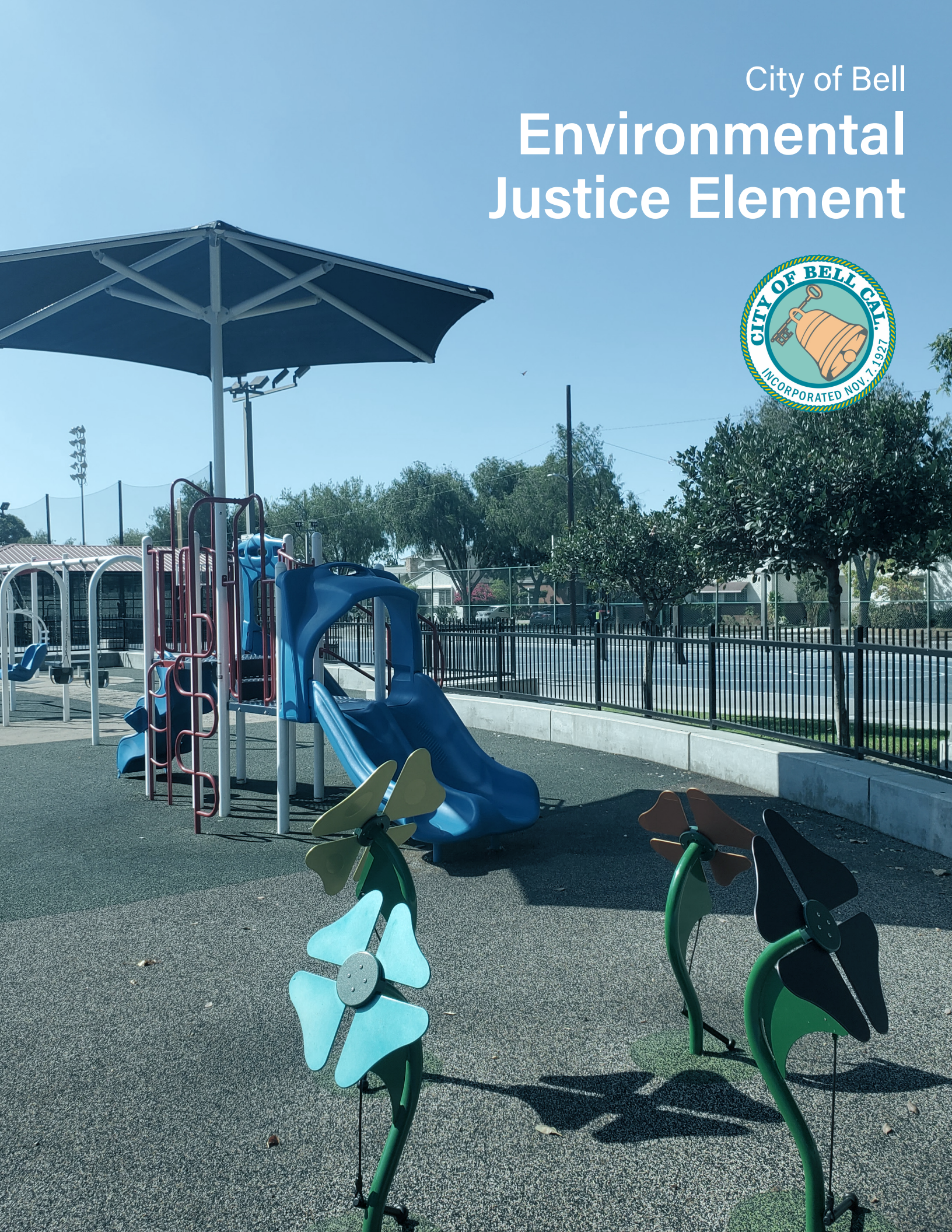


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INTRODUCTION TO THE ENVIRONMENTAL JUSTICE ELEMENT

To address health effects in low-income communities and communities of color, the California State Legislature passed Senate Bill (SB) 1000 into law in 2016, requiring local governments to identify environmental justice communities (called "disadvantaged communities") in their jurisdictions and address Environmental Justice (EJ) in their general plans. This law requires the inclusion of an EJ Element when a lead agency is updating two or more General Plan elements.

The purpose of the EJ Element is to address public health risks and environmental concerns for vulnerable populations in disadvantaged communities which have long suffered public health effects from geographical inequities. Environmental Justice is guided by Government Code Section 65040.12, which aims to minimize the adverse effects of environmental hazards in order to create a healthy environment for all people, especially those groups, populations, and communities who had been impacted by pollution. The aim of EJ is to reduce burdens for communities experiencing adverse effects, promote meaningful participation of those communities in all phases of the environmental and land use decision making process, and providing meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions.

Relationship to the General Plan

This City of Bell General Plan is a long-range comprehensive plan to control and regulate land uses and development in the City. The individual Elements of this General Plan contain policies and programs that will guide future development in the City. Section 65302 et seq. of the California Government Code requires that a general plan contain seven elements to address land use, circulation, housing, conservation, open space, noise, and safety. State law requires every city and county to prepare and adopt a comprehensive general plan to serve as a guide for land uses and development.

In the 2030 Comprehensive General Plan (adopted in 2018), Environmental Justice is identified as a key issue. The General Plan states EJ is a concept that calls for the impacts of plans, initiatives, and developments which are critical to the shared economic wellbeing of the region. For instance, lower income or minority communities are often located near less desirable areas that have higher rates of pollution than elsewhere (i.e., transportation corridors and industrial yards). The 2030 Bell General Plan aims for an open, transparent, and collaborative process to promote the full participation of the residents, business owners, and the property owners into the planning process.

The Environmental Justice Element is consistent with other Elements of the General Plan. As provided by Senate Bill 1000, if two or more sections of the General Plan are being updated, then the jurisdiction must prepare an Environmental Justice (EJ) element. The EJ Element of the City of Bell General Plan is prepared in accordance with

the Office of Planning and Research's (OPR) General Plan Guidelines for Environmental Justice. This EJ element identifies gaps in policies related to the following topics:

(1) Pollution Exposure and Land Use Compatibility;

(2) Public Facilities;

(3) Accessibility to Public Transit, Employment and Services;

(4) Safe and Sanitary Homes; and

(5) Civic and Community Engagement

Environmental Setting

The City of Bell is located in the southeastern Los Angeles metropolitan area, about five and a half miles south of downtown Los Angeles. The southeast region is an urbanized area characterized by industrial development and bedroom communities consisting of single-family dwellings and low-rise multi-family residential housing. This region, including the City of Bell, has one of the highest population densities in the United States. The City of Bell, along with other cities in the southeast, are considered "Gateway Cities" due to the proximity in between Los Angeles and Orange Counties.[1]

The City of Bell is split between two communities connected along the I-710 Freeway and the Los Angeles River. The northern portion of the City, called the Cheli neighborhood, is predominately comprised of industrial uses with one homeless shelter, permanent supportive housing and associated services. The Central City area, located south of Cheli, is comprised of predominately single-family and low-scale multi-family housing, and commercial uses. Environmental considerations for the City include the Bandini Oil Fields located near the Cheli area, the large number of industrial uses in and around Bell, and the I-710 Freeway.

Environmental Justice History

Grassroots Movement. The EJ movement was born from economically impoverished neighborhoods that experienced environmental injustices throughout decades of institutional neglect. EJ was recognized early on as a planning issue, and in 1991 delegates who attended the First National People of Color Environmental Justice Leadership Summit came up with 17 Principles of Environmental Justice.[2] These principles have served as a foundational document for the growing grassroots EJ movement.

Federal. In the 1990s, a number of federally funded programs and initiatives addressing environmental injustices in underserved communities led to President Bill Clinton signing Executive Order 12898 to focus federal attention on the environmental and human health conditions of minority and low-income populations with the goal of

[1] Gateway Cities Council of Governments (gatewaycog.org)
[2] The Principles of Environmental Justice. First National People of Color Environmental Leadership Summit. October 24-27, 1991. Available online at: Principles of Environmental Justice / Environmental Justice Principles (ejnet.org).

achieving environmental protection for all communities.[3] This Executive Order produced guidance at the federal level on how to incorporate EJ into National Environmental Protection Act (NEPA) documents.[4] The approach identified in federal guidelines (White House CEQ 1997; USEPA 1998) focuses on income and minority status. Lower-income and ethnic minority populations in the communities are evaluated on whether they would bear disproportionate health or environmental effects in comparison to the general population.

State. In an effort to address health effects on disadvantaged communities, the California State Legislature passed Senate Bill (SB) 1000 into law in 2016, requiring local governments to identify environmental justice communities in their jurisdictions and address EJ in their general plans. SB 1000 requires local governments to take into account pollution burdens and other hazards experienced by communities within their jurisdiction that are disproportionately exposed to such hazards.

If a city or county adopts or updates two or more elements of its general plan after January 1, 2018, SB 1000 requires the local government to first identify any "disadvantaged communities" in its jurisdiction.[5] To support this law, the California Governor's Office of Planning and Research (OPR) has released recommendations on indicators and policies to implement in EJ communities.

[3] Environmental Protection Agency. Executive Order 12898. February 11, 1994. Available online: https://www.epa.gov/environmentaljustice.
[4] Environmental Protection Agency, Executive Office of the President. Environmental Justice Guidance Under the National Environmental Policy Act. December 10, 1997. Available online at: https://www.epa.gov/sites/production/files/2015-02/documents/ej_guidance_nepa_ceq1297.pdf.
[5] (Gov. Code, § 65302, subd. (h)(1)-(2).)

PLANNING BACKGROUND FOR ENVIRONMENTAL JUSTICE ELEMENT

The role of Environmental Justice is to alleviate potential adverse effects of development against vulnerable populations. Planning policies play an instrumental role in protecting these communities as well as providing restorative justice for populations who have long suffered under adverse living conditions.

This EJ Element provides guidance to implement planning policies to improve existing communities as well as build capacity and infrastructure in the planning process. This movement, which was born out of protests in afflicted communities across the United States, is gaining momentum and recognition nationwide. As stated above, OPR has released recommendations about how to define EJ communities, as well as analyzes a host of issues to address EJ concerns.[6]This Element discusses the environmental conditions in Bell and provides goals and policies that guide land use decision making and programming priorities that can potentially reduce the exposure to pollution experienced by these communities.

> Environmental Justice: "The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation and enforcement of environmental laws, regulations, and policies." Government Code Section 65040.12

Prioritization of Improvements for Disadvantaged Communities

EJ communities, referred to as "disadvantaged communities", are identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code as well as OPR.[7] Disadvantaged communities are defined as low-income areas disproportionately affected by environmental pollution and other hazards that can lead to negative health effects through adverse environmental living conditions. Indicators for disadvantaged communities include educational attainment, lack of employment, housing burdened low-income households, linguistic isolation, poverty, race and ethnicity, single-parent households, lack of American

[6] Office of Planning and Research. *General Plan Guidelines Environmental Justice Element*. June 2020. Available online at: https://opr.ca.gov/docs/20200706-GPG_Chapter_4_EJ.pdf.

[7] Section 39711 also states: "These communities shall be identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following:
(1) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure, or environmental degradation.
(2) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment."

citizenship, violent crime rate, and inability to vote. Given Bell's demographics and close proximity to pollutants (industrial centers, and freeways), the entire City qualifies for prioritization of disadvantaged communities.

Demographics

According to the most recent estimates from the U.S. Census Bureau (July 2019), Bell has a total population of 35,521, slightly above a population count of 35,477 recorded in 2010. It has a population density of 14,357 people per square mile, among the highest densities for the region and the County. From 2000 to 2020, Bell had an annual growth rate of 0% compared to 0.7% for the region.[8]

Census data shows that Bell's population is more than 93% Hispanic with a median household income at $44,000,[9] which is below Los Angeles County's median of $68,044 (see Figure 1). Homeowner occupied housing unit rate is at 29.7%, which is below the County's rate of 45.8%. Finally, about a quarter of residents in Bell live below the poverty line.[10]

Educational Attainment

At least 53% of residents have a high school degree, which is below Los Angeles County's average of 79.1%.[11] About 41% of the population is foreign born, in comparison to 34% countywide. The share of the population of Bell which is under 18 years of age is 28.6%, which is slightly higher than the regional share of 23.4%, while seniors (65 and above) are 8.3% of the population, which is lower than the regional share of 13%. [12]

Workforce

Bell has 15,752 workers living within its borders who work across 13 major industrial sectors, with the most prevalent sector being Education & Social Services (17% of the total employees) and Manufacturing (15% of the total).[13]

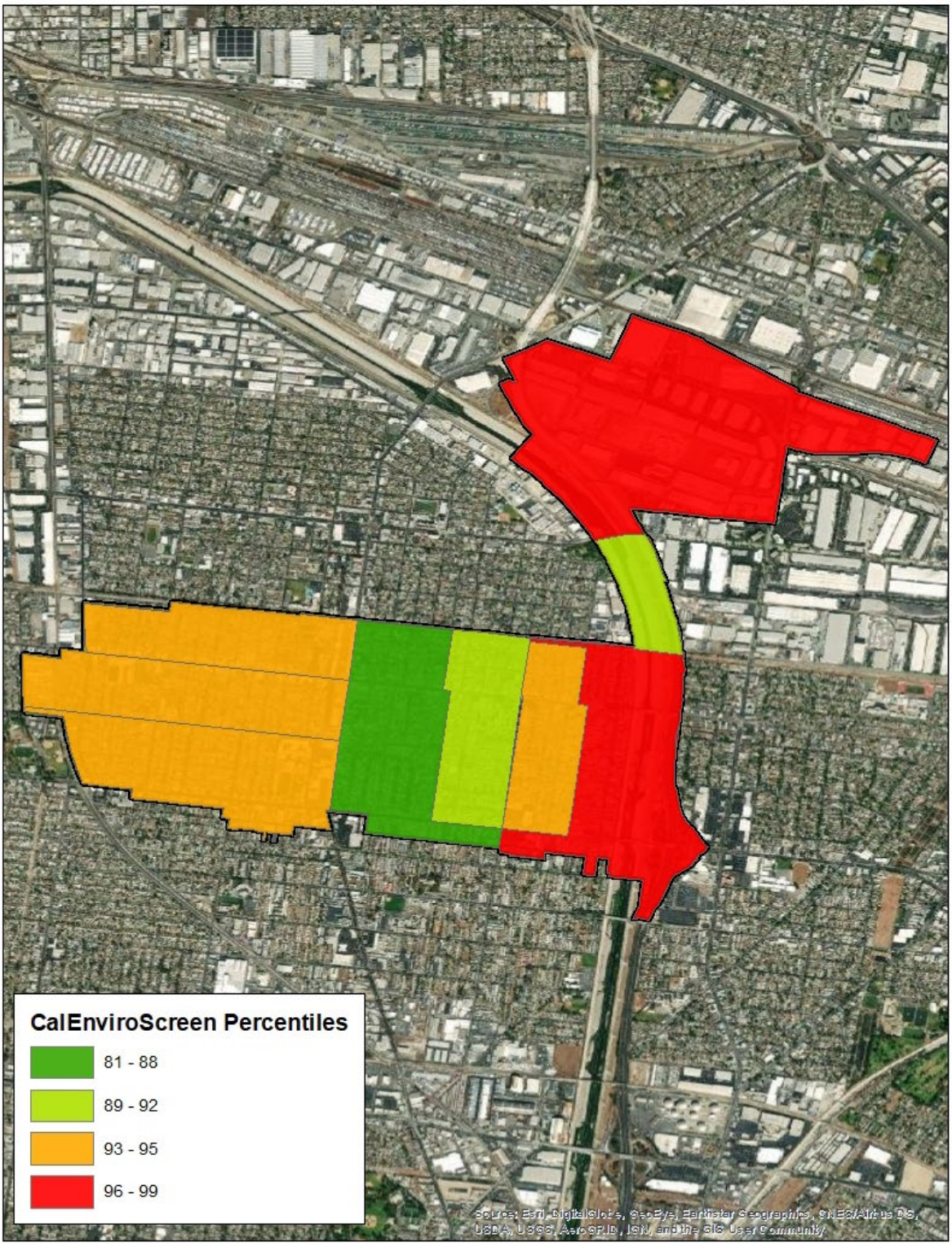
[8] Pre-Certified Local Housing Data. City of Bell. August 2020.
[9] Bell City, California. The U.S. Census Bureau. Available online at: https://www.census.gov/quickfacts/bellcitycalifornia, accessed April 16, 2021.
[10] *Id*.
[11] Population estimates updated July 2019. State of California, Education. The U.S. Census Bureau. Available online at: U.S. Census Bureau QuickFacts: United States
[12] *Id*. at Bell City, U.S. Census Bureau.
[13] *Id*.

Pollution Exposure

The City of Bell is exposed to air quality pollution, given its proximity to industrial land uses and the I-710 Freeway. California Communities Environmental Health Screening Tool (CalEnviroScreen) is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects.[14] CalEnviroScreen calculates a health score based on 20 indicators by census tract. These indicators include pollution exposure, location of toxic chemicals in or near communities, sensitive populations in a community, and socioeconomic factors. Each census tract within the state is assigned a score out of 100 based on these indicators. According to CalEnviroScreen, the pollution burden percentile assigned to census tracts within the City ranges from 82 to 99 (see Figure 2).

[14] About CalEnviroScreen. California Office of Environmental Health Hazard Assessment. Available online at: https://oehha.ca.gov/calenviroscreen/about-calenviroscreen#:~:text=CalEnviroScreen%20is%20a%20mapping%20tool,especially%20vulnerable%20to%20pollution's%20effects.&text=An%20area%20with%20a%20high,than%20areas%20with%20low%20scores

Figure 2, CalEnviroScreen Percentiles

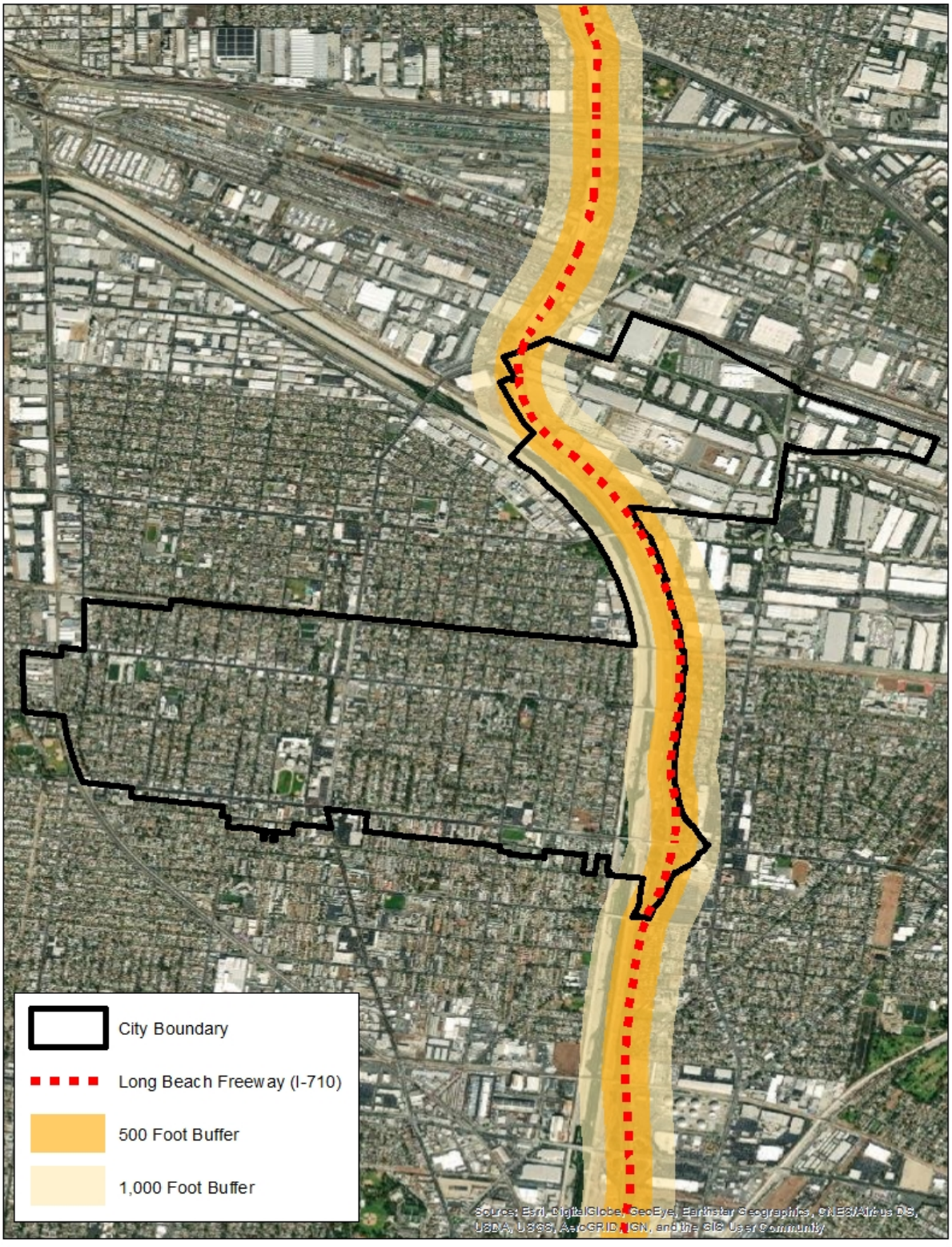


Diesel Exhaust Exposure from the I-710 Freeway. Diesel engines provide power to many types of equipment used across industries, including transportation, mining, construction, agriculture, as well as manufacturing operations. Diesel exhaust is a mixture of gases and particulates produced during the combustion of diesel fuel. The solid material in diesel exhaust is known as diesel particulate matter (DPM), which consists primarily of solid elemental carbon (EC) cores with organic carbon (OC) compounds adhered to the surfaces. The organic carbon includes polyaromatic hydrocarbons (PAH), some of which cause cancer when tested in animals. Persons exposed to diesel exhaust face the risk of health effects ranging from irritation of the eyes and nose, headaches, and nausea, to respiratory disease and lung cancer.[15]DPM has a significant impact on the population and it is estimated that about 70% of total known cancer risk related to air toxics in California are attributable to DPM.[16]

The California Air Resources Board (CARB) recommends avoiding siting new sensitive receptors within 500 feet of a freeway with 100,000 vehicles/day. This recommendation is based on freeway studies that show about a 70% drop off in particulate pollution levels at 500 feet.[17] However, pollution from freeways, especially trucks, was shown to reduce lung function in children within 1,000 feet of the freeway.[18] The homes along River Drive on the eastern portion of Center City lie closest to the I-710 freeway, across the Los Angeles River. The homes along River Drive are approximately 730 feet from the freeway and as a result will be exposed to higher levels of DPM than other areas of the City (see Figure 3).

[15] Diesel Exhaust. Occupational Safety and Health Administration – U.SDepartment of Labor. Available online at: https://www.osha.gov/diesel-exhaust.
[16] California Air Resources Board. 2021. *Overview: Diesel Exhaust & Health*. Available online at: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health
[17] California Air Resources Board. 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. Available online at: https://ww3.arb.ca.gov/ch/handbook.pdf.
[18] *Ibid.*

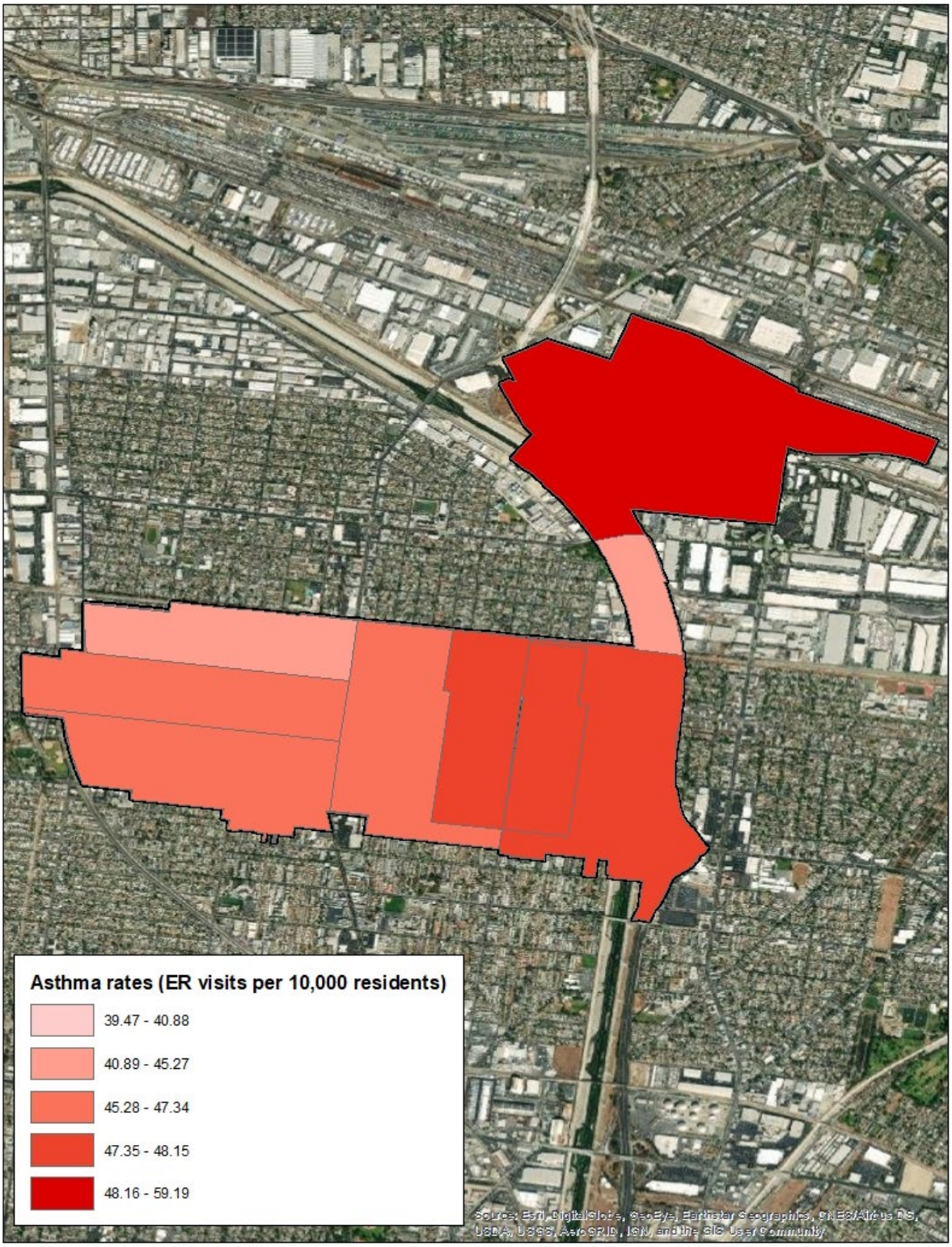
Figure 3, Pollution Exposure Near Freeway



Asthma Rates. Asthma is a chronic lung disease characterized by breathlessness, wheezing, coughing, and chest tightness. The causes of asthma are both genetic and caused by environmental factors such as outdoor air pollution exposure. Asthma increases an individual's sensitivity to air pollutants and can increase susceptibility to other respiratory illnesses such as pneumonia, influenzas, and COVID-19.[19][20] Asthma rates provide a good indicator of population sensitivity to environmental stressors because asthma is caused by and worsened by air pollution. Asthma rates within a community are measured through emergency department visits from asthma symptoms and deaths from asthma. CalEnviroScreen collects this information and spatially models asthma prevalence as the age-adjusted rate of emergency department visits for asthma per 10,000 people averaged over a two-year period.[21] Within the City of Bell, asthma prevalence ranges from 43.01 to 56.67 per 10,000 people within the highest rates within the Cheli District (see **Figure 4**).

[19] OEHHA and CalEPA. 2017. *CalEnviroScreen 3.0*. Available online at: https://oehha.ca.gov/media/downloads/calenviroscreen/report/ces3report.pdf#page=114, accessed May 25, 2021.
[20] Centers for Disease Control and Prevention. 2021. *COVID-19: People with Moderate to Severe Asthma*. Available online at: https://www.cdc.gov/coronavirus/2019-ncov/need-extra-precautions/asthma.html.
[21] OEHHA and CalEPA. 2017. *CalEnviroScreen 3.0*. Available online at: https://oehha.ca.gov/media/downloads/calenviroscreen/report/ces3report.pdf#page=114, accessed May 25, 2021.

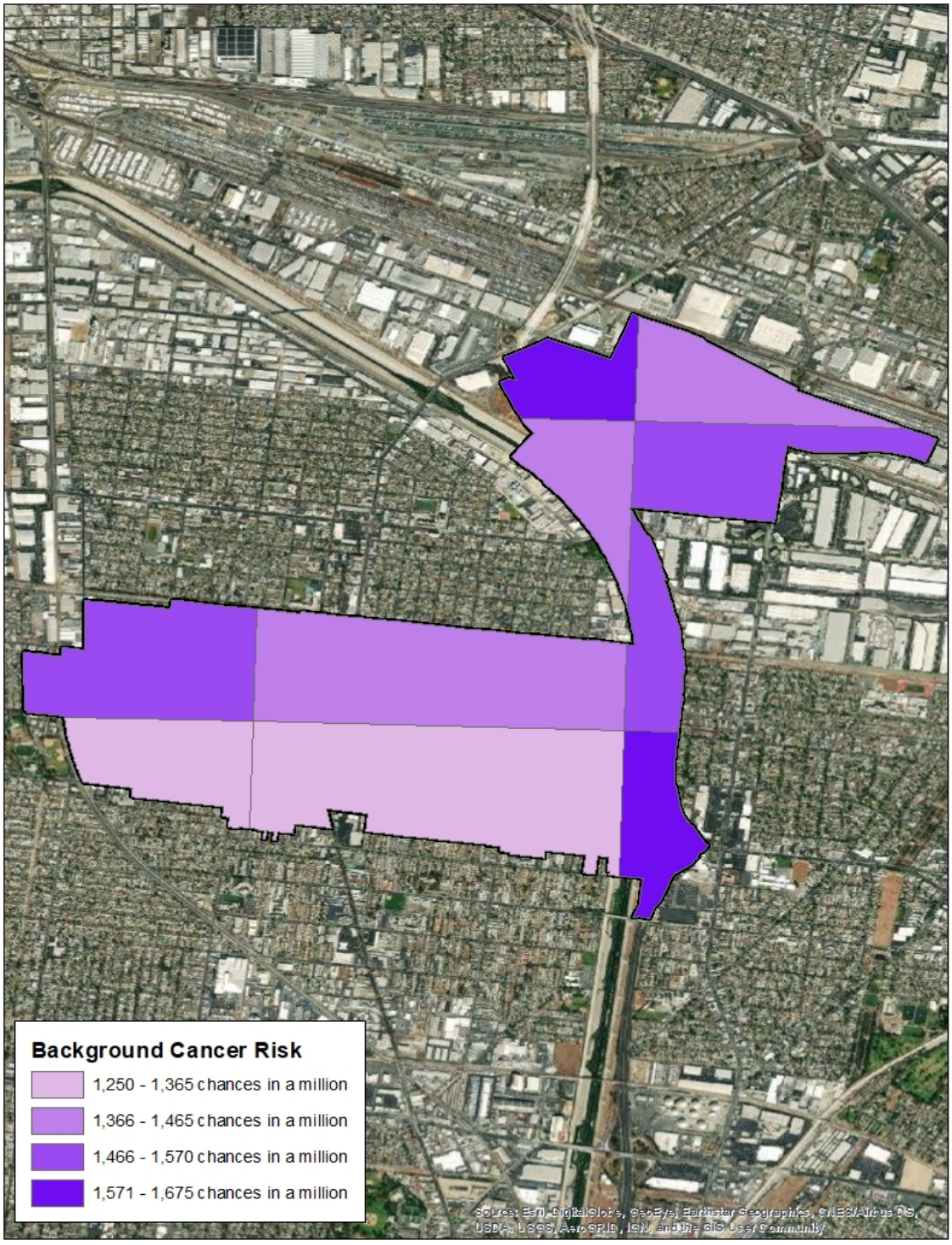
Figure4, Asthma Rates in Bell



Background Cancer Risk. The City of Bell lies within the South Coast Air Basin (SCAB) which is a highly urbanized area with approximately 17 million people, 11 million motor vehicles, and some of the highest concentrations of industrial and commercial operations in the country. This leads to some of the worst air quality within the United States. In order to evaluate the background cancer risk exposure for residents of the SCAB region, the South Coast Air Quality Management District (SCAQMD) has prepared the Multiple Air Toxics Exposure Study IV (MATES-IV). The study evaluates 40 air pollutants, including particulate matter, lead, benzene, and EC, at 10 monitoring station across SCAB over a one-year period (2012-2013). The study concluded that the average background cancer risk within SCAB is approximately 897 in one million. This risk is driven by diesel exhaust exposure which was determined to account for 68% of the total estimated air toxics risk. SCAQMD provides a spatial assessment of the risk throughout SCAB and the analysis demonstrates that the highest risks from air toxics are around the port areas and Central Los Angeles.[22] Within the City of Bell, the background cancer risk ranges from 1,258 to 1,671 per one million (see Figure 5).

[22] South Coast Air Quality Management District. 2015. *MATES-IV Final Report*. Available online at: https://www.aqmd.gov/docs/default-source/air-quality/air-toxic-studies/mates-iv/mates-iv-final-draft-report-4-1-15.pdf?sfvrsn=7, accessed May 25, 2021.

Figure 5, Background Cancer Risk in Bell



Exide Contamination. The City of Bell lies approximately 1.64 miles from the former Exide Lead-Battery Recycling Plant located in Vernon. Exide's operations resulted in the release of harmful levels of lead and arsenic into the environment in communities surrounding the former facility. Exposure to these chemicals can lead to an increased risk of cancer, respiratory diseases, and learning challenges.[23]

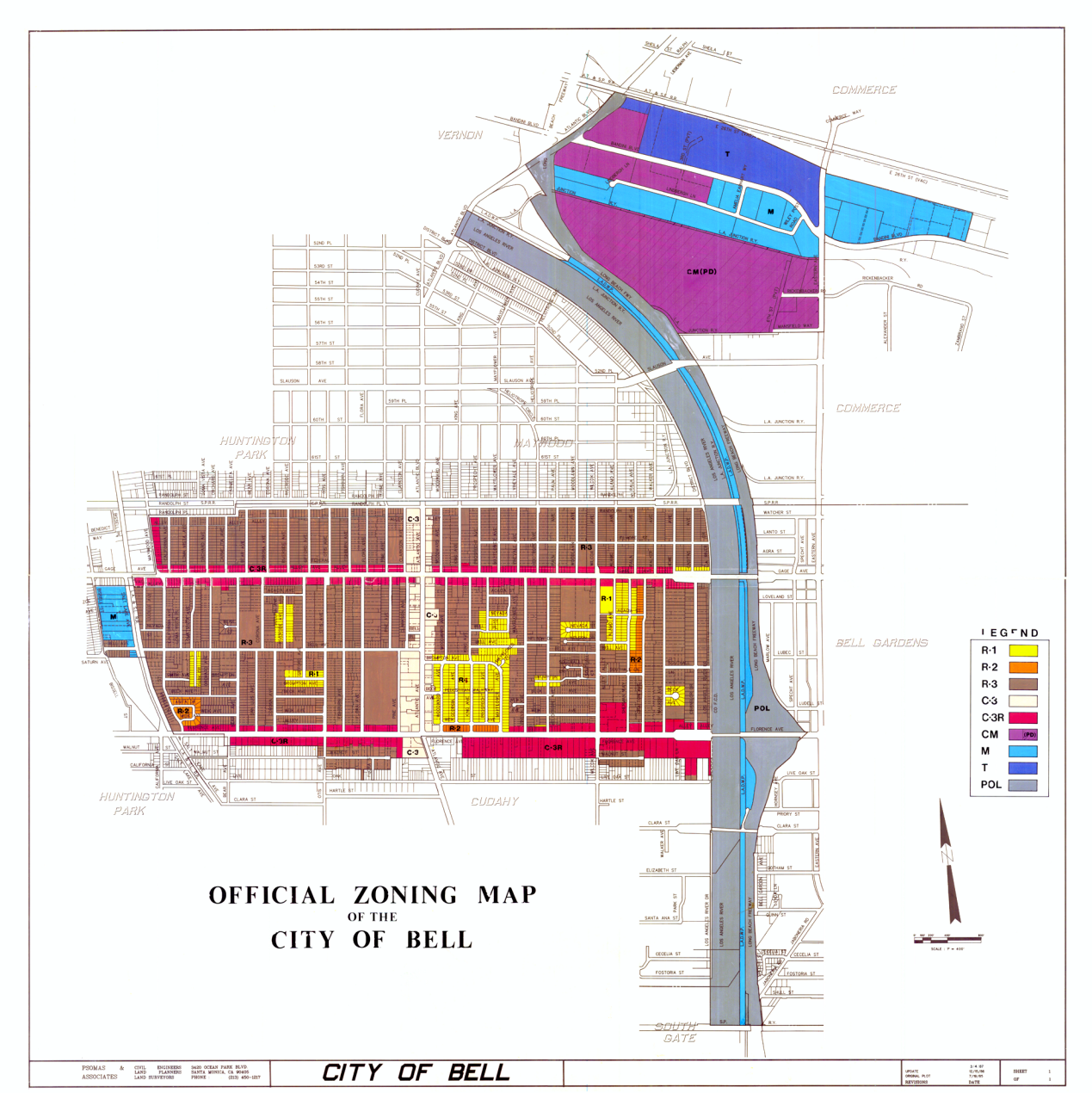
In December 2016, the California Department of Toxic Substances Control (DTSC) released a Final Closure Plan for the facility and closure implementation began in November 2017. The County of Los Angeles Public Health Department and DTSC are leading the soil contamination clean-up effort for areas within 1.7 miles of the facility. Portions of Central City and the Cheli District lie within the contamination zone. Specifically, the northern portion of Central City from Randolph Street south to Gage Avenue and from Maywood Avenue east to Atlantic Avenue and the western portion of the Cheli District to Eastern Avenue and Amelia Earheart Way and south the K Street. The Cheli District is mostly developed with industrial properties while Central City's clean-up area is residential and contains the Nueva Vista Elementary School.

Land Use Compatibility

Land use compatibility is concerned with the arrangement of uses within the City. While existing industrial businesses may be sources of pollution, they also contribute to the local economy and job base. The EJ Element reinforces ongoing efforts to address past land use planning that enabled heavy/polluting industrial uses to operate in close proximity to residential areas through sensitive zoning and the creation of buffer zones. The intent is to enable industrial businesses to continue to thrive, but also operate in a way that minimizes adverse impacts to the community and the environment. The EJ Element also seeks to protect communities from noxious uses, encourage cleaner industrial uses, support community revitalization and beautification, and improve the overall quality of life.

[23] County of Los Angeles Public Health. *Background: Exide Technologies – Battery Recycling Plant*. Available online at: http://publichealth.lacounty.gov/eh/exide/background.htm, accessed May 25, 2021.

Figure6 – City of Bell Zoning Map



As shown in the zoning map, Figure 6, the City is divided between commercial (C), manufacturing (M), transitional (T), and residential (R) zoning. The majority of residential zoning is located in Central City, while the Cheli neighborhood north of the I-710 freeway consists of commercial, manufacturing, and transitional uses. The T zone is meant to provide an interim transitional zone applicable to certain specific properties.[24]

Public Facilities

The City of Bell currently has ten public facilities serving its population of 35,000 people; these facilities include six parks, two community centers, one library, and one ballfield.[25]The resulting parks to people ratio for the City is approximately one facility for every 3,500 persons. The Bell Community Center features a community room for celebrations, meetings, and conferences to accommodate up to 160 people.[26] The Bell Library, a 5,119 square foot facility located in Central City, is part of the Los Angeles County Public Library System and maintains a collection of 2.3 million resources inclusive of books, e-books, news articles, and music, as well as computers for public use.[27] Members of the Bell Library also have access to the Los Angeles County Library system which holds a 7.5 million volume book collection as well as magazines, newspapers, government publications and many specialized materials including online databases.[28]

The City has six parks within its boundaries including Camp Little Bear Park, Veterans Park, Ernest Debs Park, Tredar Park, Futsal Park, and Biancini Park which range from 0.18 acres to 3.25 acres[29] for a total of 13.7 park acres. This translates to 0.4 park acres per 1000 people, well below the County average of 3.3 park acres per 1000 people. [30] The parks include tennis/volleyball courts, basketball courts, and soccer fields to accommodate outdoor recreation and play serving the residents of Bell, a third of whom are under the age of 18.[31]

Parks and recreation centers are maintained by the City of Bell Community Services Department with the goal of creating a balanced variety of high-quality recreation and related programs for the community. Specifically, the City holds senior programs as well as youth programs within the parks and

[24] Section 17.44.010 – Purpose. Bell Municipal Code
[25] City of Bell Community Services. Available online at: https://www.cityofbell.org/?NavID=2596
[26] Bell Community Center. City of Bell. Available online at: https://www.cityofbell.org/?NavID=2641
[27] LA County Library. Bell Library. Available online at: https://lacountylibrary.org/bell-library/
[28] About the Library. Los Angeles County Library. Available online at: About the Library – LA County Library
[29] County of Los Angeles. *Countywide Parks and Open Space*. Available online at: https://egis-lacounty.hub.arcgis.com/datasets/countywide-parks-and-open-space-public-hosted/data?geometry=-120.350%2C33.263%2C-116.230%2C34.855&where=CITY%20%3D%20%27Bell%27.
[30] City of Bell Study Area. LA County Parks Needs Assessment. Available online at: https://lacountyparkneeds.org/FinalReportAppendixA/StudyArea_071.pdf.
[31] About Us. City of Bell. Available online at: https://www.cityofbell.org/?NavID=2. The City is comprised of immigrants from Latin America and a growing Lebanese American community as well.

public recreation areas including senior bingo within the Bell Community Center and Ballet for Tots at the Camp Little Bear Park.[3233]

In November 2016, Los Angeles County voters approved Measure A, also known as the Los Angeles County Safe, Clean Neighborhood Parks and Beaches Measure. Measure A authorizes dedicated local funding for parks, recreation, and open space for projects and their maintenance and make funding available for eligible recipients for projects to repair and upgrade parks and recreational facilities. The City has applied for several Measure A grants to improve city wide basketball courts, fund the maintenance of the rubber playground surface at Camp Little Bear Park Playground, and restore Ernest Deb's Park outdoor adult fitness center. In January 2021, the City was awarded a grant to begin working on a design concept for the Ernest Debs Park adult fitness center as well as Pritchard Field Improvement Project.[3435]

Accessibility to Public Transit, Employment, and Services

Accessibility to public transit is an important component of a livable and vibrant community. Public transportation connects residents to employment and other services. The nearest Metro light rail stop is at Florence Ave., located about three miles away. As part of the A Line (Blue), this route terminates north at downtown Los Angeles and south at Long Beach.[36] It takes an average of ten to fifteen minutes to drive to the Slauson Metro station, 30 minutes via bus. In addition, the City is serviced by three Metro bus lines including the 110, 111, and 260 lines. There is also a bus line that runs along Eastern Avenue that serves Cheli (bus line 200, 258, and 700). The 110 line runs north to south from Playa Vista to Bell and Bell Gardens.[37] The 111 line runs east to west from LAX through Bell to Norwalk.[38] The 260 line runs north to south from Compton and North Long Beach through Bell to Altadena.[39] The primary method of transportation within the City is through the La Campana shuttle service, which is a fixed route around the perimeter of the City.[40]

The City is part of Eco-Rapid Transit, a joint powers authority consisting of eleven other members: Artesia, Paramount, Downey, South Gate, Cudahy, Maywood, Huntington Park, Bell Gardens, Cerritos, Glendale, and the Burbank Airport. Eco-Rapid Transit proposes to construction a 20-mile south

[32] City of Bell. 2021. Bingo. Available online at: https://www.cityofbell.org/?NavID=2674.
[33] City of Bell. 2021. Ballet for Tots. Available online at: https://www.cityofbell.org/?NavID=2622.
[34] City of Bell. Measure A Park Projects. Available online at: https://www.cityofbell.org/?NavID=2565.
[35] City of Bell. Pritchard Field Improvement Project. Available online at: https://www.cityofbell.org/?navid=2564.
[36] Bus and Rail System Map, LA Metro, http://media.metro.net/riding_metro/maps/images/4_17-3071_BLT_BusRailOverview.pdf.
[37] Metro. Line 110. https://media.metro.net/riding_metro/bus_overview/images/110.pdf
[38] Metro. Line 111. http://media.metro.net/documents/b6f23a30-c289-4eda-bd44-2a835b4765f3.pdf.
[39] Metro. Lines 260/762. http://media.metro.net/riding_metro/bus_overview/images/preview/260-762.pdf.
[40] Transit Services, City of Bell, https://www.cityofbell.org/?NavID=276.

line from Artesia to Union Station and a 14-mile north line from the Burbank Airport to Glendale and downtown Los Angeles.[41] The proposed south, or West Santa Ana Branch, Line will run on the western side of Central City, along the existing railroad tracks with a station on Florence Ave.[42] It will provide additional transit options to one of the highest density areas of Los Angeles County.

Safe and Sanitary Homes

Providing safe and sanitary homes is a required element of Environmental Justice under Gov. Code § 65302(h)(1)(A). The EJ Element of a General Plan evaluates the safety and sanitation of homes based on housing location, quality, and affordability.

Age of housing stock is a consideration in the evaluation of safe and sanitary homes. The housing in Bell is relatively older than the surrounding southern California region. 76.3% of all housing units in Bell was constructed prior to 1960 as compared to only 46.6% in the southern California region.[43] Moreover, only 1.7% of all housing units have been constructed since the year 2000, compared to 12.6% of the SCAG region.

Owner/Renter. According to the federal Department of Housing and Urban Development's (HUD) most recent analysis for the City of Bell (from 2013 – 2017), the City consists of 8,920 residential dwelling units.[44] Of those, 2,625 (29%) are mortgaged while 6,295 (71%) are rented. 65% of all units in Bell are experiencing at least one housing problem, which includes incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Housing Cost Burden. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. [45] HUD's consolidated planning and Comprehensive Housing Affordability Strategy (CHAS) data measures households by share of income spent on housing cost by less than 30% of Housing Urban Development Area Median Family Income (HAMFI), between 30-50% HAMFI and more than 50% of HAMFI to housing.[46] HUD determines the median family income for

[41] Eco-Rapid Transit. *Eco-Rapid Transit Overview*. Available online at: http://www.eco-rapid.org/Project/description.shtml.
[42] http://www.eco-rapid.org/Project/Maps/Full_ERT_V4-21.pdf?v=2
[43] Housing Units by Structure Built. Pre-Certified Local Housing Data for the City of Bell. Southern California Association of Governments (SCAG). Updated April 2021. Available online at: Pre-Certified Local Housing Data.
[44] City of Bell, 2013-2017. Housing and Urban Development. Accessed June 9, 2021, available at: https://www.huduser.gov/portal/datasets/cp.html.
[45] City of Bell. HUD User. Accessed on June 9, 2021, available at: Consolidated Planning/CHAS Data | HUD USER
[46] HAMFI – HUD Area Median Family Income. CHAS Background. Office of Policy Development and

each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. Translated, that means 30% of gross income spent on housing is a threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden'.[47]

Data indicates the number of households in Bell by their income relative to the surrounding area and their share of income spent on housing. For a total of 8,920 households (inclusive of renters and homeowners), Bell has a cost burden of 2,525 (28%) for all household units and 2,220 (25%) for severe cost burden, for a grand total of 4,745 (53%) of all units experiencing a housing cost burden.[48] Renters experience cost burdens at a higher rate than homeowners with 3,710 (42%) of rental units versus 1,105 (12%) of homes experiencing some sort of housing cost burden.

Overcrowding. American Community Survey (ACS) is an ongoing survey distributed by the US Census Bureau to provide vital statistics to assist public officials and planners in public service decisions.[49] In Bell, it was found that 426 owner-occupied and 1,847 renter-occupied households, or 25% of all available housing units, had more than 1.0 occupants per room, which meets the ACS's definition for overcrowding.[50] 146 owner-occupied households and 700 renter-occupied households, or 9.5% of all available units, had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

Affordable Units. Affordable housing developments, including low- and moderate-income housing units, are provided by the Bell Community Housing Authority (BCHA), and is available to Bell residents and the public. BCHA is responsible for the acquisition, maintenance, financing, and day-to-day management of affordable housing. In Bell, this consists of apartment rentals and mobile home parks.

Civic and Community Engagement

Engaging the public in the decision-making process is a key principle of Environmental Justice, which should be catered to the communities the EJ Elements represent. OPR recommends that jurisdictions conduct early community engagement – particularly with low-income communities,

Research. Available online at: CHAS: Background | HUD USER.

[47] Cost Burden by Income. Pre-Certified Local Housing Data for the City of Bell. Southern California Association of Governments (SCAG). Updated April 2021. Available online at: Pre-Certified Local Housing Data.

[48] Housing Cost Burden Overview. Consolidated Planning/CHAS Data. HUD User. Accessed on June 9, 2021, available at: https://www.huduser.gov/portal/datasets/cp.html

[49] https://www.census.gov/programs-surveys/acs/about.html

[50] American Community Survey 2014-2018 5-year estimates. Pre-Certified Local Housing Data for the City of Bell. Southern California Association of Governments (SCAG). Updated April 2021. Available online at: Pre-Certified Local Housing Data.

communities of color, and sensitive populations. As previously described under the Demographics section of this Element, the City of Bell is a predominately minority-majority population with low rates of homeownership and relatively high rates of poverty. Census data shows that Bell's population is more than 93% Hispanic and 89% of residents speak a different language other than English at home.[51] The median household income for the City is $44,000, well below Los Angeles County's average of $68,044. The overwhelming majority of housing units are rented (71%) with homeowner occupied housing unit rate stands at 29%, which is below the County's rate of 45.8%. Only 7.5% of Bell residents held at least a Bachelor's degree, as opposed to nearly a third of all LA County residents. Finally, about a quarter of residents in Bell live below the poverty line.[52]

In drafting of this Environmental Justice Element, several public meetings were held to receive community input regarding the pertinent issues that affect residents in Bell. A survey was also administered both in English and in Spanish. In response to which issues are most important for the City to address to ensure all neighborhoods have access to healthy living conditions and environments, English speaking respondents noted:

- Problems with or lack of city infrastructure and facilities that support physical activity;
- Air pollution from vehicles on streets and freeways; and
- Concerns about housing access, safe housing and healthy housing to be the top three issues in Bell.

Spanish speaking respondents indicated concerns about:

- Housing access, safe housing and healthy housing;
- Concerns about how the City engages with residents and makes decisions that affect community health and environmental issues and
- Air or chemical pollution from industrial businesses and activities as their top concerns.

[51] City of Bell. US Census Bureau. Available online at: https://www.census.gov/quickfacts/bellcitycalifornia.
[52] *Id*.

PLANNING VISION FOR ENVIRONMENTAL JUSTICE ELEMENT

Environmental Justice Policies

Environmental justice is the equal protection and meaningful involvement of all people with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies and the equitable distribution of environmental benefits. The City of Bell's General Plan Environmental Justice Element sets forward goals and policies for implementation to enhance the quality of life for Bell's residents, employees, and visitors.

The goals and policies to implement EJ in Bell are explained in the following topic areas:

(1) Pollution Exposure and Land Use Compatibility;

(2) Public Facilities;

(3) Accessibility to Public Transit, Employment and Services;

(4) Safe and Sanitary Homes; and

(5) Civic and Community Engagement

Each section introduces the topic, outlines key issues, and reviews Bell's goals and policies related to that subject.

Goal 1: Exposure to environmental pollution is minimized through good planning and the public process.

A good quality of life in a community includes a clean and healthy environment with land use policies that promote sustainable living. Too often urban environments consist of adverse environmental conditions that negatively affect public health, including exposure to air pollution. EJ focuses on protecting communities at risk because traditionally disadvantaged populations bear a greater pollution burden than other communities. The City can implement planning policies to curtail community exposure to adverse environmental conditions, and plan development to improve and enhance quality of life for generations to come.

This is the City of Bell's first Environmental Justice Element. The 2030

General Plan - adopted in 2018 - acknowledged the importance of incorporating EJ concepts in the public participation process. It also listed it as a land use and sustainability policy for considering planning in the for future and private developments. This Element is meant to be revised and updated regularly.

The City of Bell conducted community outreach in preparation for the Housing Element update. Outreach activities include a community survey, business outreach, pop up events and canvassing, virtual workshops and more. A summary of the outreach conducted is provided in the Housing Element. It should be noted that due to COVID-19 both in-person and virtual events were conducted. Further, COVID-19 likely impacted the overall participation of residents in the EJ Element development. Additional outreach will be undertaken with each iteration of the EJ Element.

In the community survey conducted as a part of the development of this Element, 63% of English-speaking respondents and 64% of Spanish speaking respondents identified air chemical pollution from industrial businesses and activities as a leading environmental concern.[53] 52% of English-speaking respondents and 55% of Spanish speaking respondents also indicated air pollution from streets and freeways is a leading concern. As mentioned, the I-710 freeway runs parallel directly adjacent to the City of Bell, and the Cheli neighborhood in the north of the City consists of industrial uses and distribution. Therefore, policies contained within this Element reflect minimizing residents' and visitors' exposure to areas of high air pollution.

Policies

Environmental Justice Element Policy 1. The City of Bell shall minimize development that would expose sensitive land uses to air pollution near high-volume roadways (i.e., freeways) or reduce exposure through site planning, building design, and other measures. Particular care shall be taken to minimize exposure for developments aimed at vulnerable populations (i.e. families with children, people with disabilities, seniors).

Environmental Justice Element Policy 2. The City of Bell shall minimize siting residential development near localized concentrations of stationary sources, such as freight-handling and manufacturing facilities and other industrial air pollution sources.

Environmental Justice Element Policy 3. The City of Bell shall identify minimum standards that encourage the use of use low and zero emissions technology such as zero emission vehicles, solar, and wind generation as well as low or zero emissions technologies including indoor filtration systems to

[53] Based on Bell General Update Plan Community Survey conducted electronically in May 2021. 96 English speaking and 20 Spanish speaking community members responded to the survey. Full results for the English survey available here: https://www.surveymonkey.com/results/SM-WKTMQWQ89/ while Spanish speaking responses available here: https://www.surveymonkey.com/results/SM-B7HSGWQ89/.

mitigate air pollution where new land uses or facilities are proposed that could expose communities to additional health risks. The City shall also encourage installation of indoor air filtration systems on individual properties through education and exploration of grants and other funding incentives.

Environmental Justice Element Policy 4. The City of Bell shall preserve and enhance natural landscapes and tree canopies in and around the City to minimize air pollution impacts and heat exposure.

Environmental Justice Element Policy 5. The City of Bell shall utilize the Bell Health Center located at 6901 Atlantic Ave to expand educational services to residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Related Policies in the General Plan

Land Use & Sustainability Element:

Land Use & Sustainability Element Policy 35. The City of Bell shall emphasize environmental justice in the review and implementation of new development projects in the City.

Land Use & Sustainability Element Policy 36. The City of Bell shall collaborate with other public agencies to ensure that future development projects that are undertaken by these other entities consider environmental justice in the planning process.

Land Use & Sustainability Element Policy 37. The City of Bell shall emphasize the importance of environmental justice in the planning and implementation of future regional improvement projects.

Health and Safety Element:

Health and Safety Element Policy 10. The City of Bell shall host a periodic "wellness fair" that will educate residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.

Implementation Measures: Pollution Exposure and Land Use Compatibility

Reduce Sources of Air Pollution. Collaborate with industrial businesses to improve outdoor air quality through enhanced operations and other pollution reduction measures where possible, including limiting idling of diesel trucks near residential areas. Such measures can be achieved through educating industrial businesses (in-person and/or with flyers and other educational materials) and ensuring compliance through issuance of citations as necessary.

Enforce Existing Air Pollution Requirements. Implement AB 617, which requires the California Air Resources Board (CARB) to designate high priority communities to deploy community air monitoring and/or emission reduction programs. These monitoring programs measure community exposure to air pollutants and toxic air contaminants. The Community Emissions Reduction plan for Southeast Los Angeles, including Bell, was released in December 2020. In ongoing planning efforts including General Plan updates and specific plans, the City will consider applicable General Plan and/or Zoning Code Amendments to support SCAQMD in meeting the AB 617 objectives.

- *Source of Funding:* General Fund and Development Fees.
- *Objectives:* The City of Bell will consider General Plan and/or Zoning Code amendments to support SCAQMD in meeting the AB 617 objectives by 2025, and the City will implement such measures in future development projects.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* Implementation is ongoing.

Goal 2: Suitable and equitably distributed public facilities available to the entire community.

Equitable access to adequate public resources is critical to a vibrant community. Public facilities are community amenities such as libraries, parks and recreation facilities, and community centers that enhance neighborhood livability. They also include facilities and services involving active transportation infrastructure, flood control and water drainage, health care services (i.e., hospitals and health clinics), broadband/internet access, and emergency preparedness and recovery programs. It is imperative that the General Plan focus on ensuring equitable access and connections to public services, including safe drinking water and wastewater services.

At the community meetings held for this Environmental Justice Element, 66% of English-speaking respondents and 45% of Spanish speaking respondents indicated problems with or lack of city infrastructure and facilities that support physical activity, including sidewalks, bicycle lanes, parks, and recreation centers, suggesting public facilities are important issues for the City to address. In fact, this was the number one issue for English speaking respondents in the community survey. Moreover, 52% of English-speaking respondents and 75% of Spanish speaking respondents said feeling safe at

parks and recreation centers is a condition impacting their community that makes it difficult for residents to have good health and living conditions.

Environmental Justice Policies

Environmental Justice Element Policy 6. The City of Bell shall continue to maintain a public parks system equitably distributed throughout the community to ensure all residents have access to parks, community centers, sports fields, shared use paths, and other amenities.

Environmental Justice Element Policy 7. The City of Bell shall use the City's capital improvement program, grant funding, and other available means, to address the need for acquisition and maintenance of public facilities in the City.

Environmental Justice Element Policy 8. The City of Bell shall leverage existing underutilized property and/or City owned property to provide active and passive recreational opportunities, such as sports fields, shared use paths, and open spaces.

Environmental Justice Element Policy 9. The City of Bell shall prioritize safety in existing park spaces through environmental design, lighting, and security.

Environmental Justice Element Policy 10. The City of Bell shall encourage the incorporation of public spaces and open space in all new development. Where public open space cannot be provided, new development shall be required to pay all applicable development impact fees to ensure shared costs of public facilities and services. The City shall consider impact fees as appropriate to ensure that infrastructure needs and costs can be properly levied on development.

Related Policies in the General Plan

Resource Management Element

Resource Management Element Policy 3. The City of Bell shall continue to maintain a recreation program that is responsive to the interests and needs of the residents. The City shall also ensure park and staff management conducts programs deemed consistent to the General Plan.

Resource Management Element Policy 4. The City of Bell shall maintain existing joint use agreements with the Los Angeles Unified School District so that school facilities may be used for community recreation. The City shall also maintain a good working relationship with the LAUSD to maintain a good relationship to facilitate such joint use agreements.

Resource Management Element Policy 5. The City of Bell shall explore the feasibility of the joint use of the swimming pool at Bell High School for local residents.

Resource Management Element Policy 9. The City of Bell shall negotiate agreements with the Southern California Edison Company, the Los Angeles Department of Water and Power, the Pacific Electric Railway Company, and the Los Angeles County Flood Control District for the establishment of trails, recreational use, and appropriate landscaping within their respective rights-of-way. The City shall identify potential rights-of-ways, create an inventory, and hold meetings to negotiate agreements.

Resource Management Element Policy 11. The City of Bell shall seek to develop connections to park facilities and trails through the use of joint use agreements so these power line/rail line easements can be used for recreation.

Resource Management Element Policy 14. The City of Bell shall work with utility providers to examine opportunities for trails, bicycle lanes, and walking paths. These utility infrastructures must be well maintained to promote safety and visual amenities. The feasibility of under-grounding the aboveground utility poles will be investigated.

Resource Management Element Policy 21. The City of Bell shall prepare a Sustainability Climate Action Plan to address issues related to global warming and climate change.

Resource Management Element Policy 22. The City of Bell shall support the implementation of SB 379 that requires cities to develop a Climate Adaption Plan. The City shall comply with this requirement as part of the preparation of a Climate Action Plan for Bell.

Implementation Measures: Public Facilities

Park Needs Assessment. Through analysis, ongoing dialogue with the public, and partnership with non-profit organizations, the City will support efforts to identify neighborhoods and areas that lack access to public parks and identify vacant/underutilized parcels that could be used for public parks.

Park Maintenance. The City's Parks and Facilities will be tasked to maintain existing public spaces so they are free from litter, graffiti, and overgrown weeds.

Expansion of Indoor Recreational Facilities. Encourage businesses and non-profit organizations to offer indoor recreational facilities and programs compatible with existing commercial structures and zones, such as batting cages, rock climbing walls, basketball/indoor soccer courts, and studios offering martial arts, aerobics, and yoga classes.

- *Source of Funding:* General Fund
- *Objectives:* The City of Bell will maintain park maintenance service levels.

- *Agency Responsible for Implementation:* Recreation and Social Services
- *Implementation Schedule:* The program is ongoing and will be continued.

Goal 3: Affordable, reliable and safe active and public transportation available to all.

Equal access to safe and reliable active and public transportation is fundamental in a healthy and vibrant community. Active and public transportation lessen dependency on vehicles, thereby reducing transportation cost burden and having a positive effect on air quality. Residents in Bell may take advantage of the City's close proximity to downtown as well as the greater Los Angeles area through rapid transit and bike paths.

The northern part of Bell through the Cheli neighborhood is connected to the Los Angeles River Path, which currently terminates in neighboring Vernon. The Los Angeles River Path project is a proposed eight-mile shared use bicycle and pedestrian extension from Elysian Valley, through downtown Los Angeles to the City of Vernon.[54] This project was passed by voter initiative to close a gap in the LA River Bike Path and Green Trail for a 32-mile bike and pedestrian route from the San Fernando Valley to Long Beach. This path will connect Bell with other communities through to downtown Los Angeles and north to Elysian Valley.

Coming years will also bring opportunities to improve public transportation and access to transit in Bell. The planned Eco-Rapid Transit line provides an opportunity for the City to reorient itself to increase utilization of Metro buses, Metro Rail and local services such as La Campana.

Environmental Justice Policies

Environmental Justice Element Policy 11. The City of Bell shall promote transit-oriented development (TOD) and infill development near existing and planned transit corridors to encourage use of multimodal transportation.

Environmental Justice Element Policy 12. The City of Bell shall enhance safety features in and around transit stops including shelters, seating, lighting and security cameras to encourage ridership among the larger population, with specific emphasis on vulnerable populations, women, the elderly and people with disabilities.

[54] Next Stop: A More Connected River Path. Metro Los Angeles. Available online at: http://media.metro.net/projects_studies/lariverpath/factsheet_lariver_path_en_sp.pdf

Environmental Justice Element Policy 13. The City of Bell shall continue to build on the LA River Activation Plan[55] to improve walking and biking linkages to the LA River Bike Path, Rail to River Corridor and other existing and planned active transportation projects, partnering with other agencies as necessary.

Related Policies from the General Plan

Mobility & Circulation Policies

Mobility and Circulation Element Policy 19. The City of Bell shall strive to increase "walkability" and "bike-ability" through the implementation of the Bell Bicycle Master Plan.

Mobility and Circulation Element Policy 20. The City of Bell shall promote the development of pedestrian-friendly and bicycle friendly infrastructure by prioritizing such improvements in the City's Capital Improvement Program.

Mobility and Circulation Element Policy 21. The City of Bell shall install pedestrian crosswalks complete with flashing lights and signs within segments of Gage Avenue, Atlantic Avenue, and Florence Avenue that lack intersections and/or crosswalks.

Mobility and Circulation Element Policy 22. The City of Bell shall provide covered parklets for pedestrians and bicyclists. These parklets may be installed along Randolph Street, Gage Avenue, Florence Avenue, and Atlantic Avenue.

Mobility and Circulation Element Policy 25. The City of Bell shall install Xeriscape center medians along Florence Avenue and Gage Avenue.

Implementation Measures: Accessibility to Public Transit, Employment and Services

Pedestrian Lighting. Encourage use of the City's Capital Improvements Program of street lighting projects, particularly at parks and transit stops and along commercial corridors to focus on pedestrian-scale rather than vehicular scale lighting.

Increased Funds for Active Transportation. Pursue grants to construct active transportation linkages.

- *Source of Funding:* General Fund and Development Fees.
- *Objectives:* The City of Bell will evaluate the incorporation of street lighting projects in the Capital Improvements Program by FY 2023-24, and submit at least two active transportation funding applications by 2027.

[55] ULI-LA Building Healthy Places Initiative, City of Bell LA River Activation Plan https://www.cityofbell.org/home/showpublisheddocument/14009/637302490623400000#:~:text=The%20Activation%20Plan%20aims%20to,not%20the%20LA%20River%20itself.

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

Goal 4: A City with safe and sanitary housing conditions and affordable housing options.

Access to safe and sanitary homes is a leading concern for Bell residents. At the community meetings held for this EJ Element, 62% of English-speaking respondents and 73% of Spanish speaking respondents expressed concerns about housing access, safe housing and healthy housing. It was in fact the number one issue for Spanish speaking respondents in the survey regarding access to healthy living conditions and environments.

Three major areas play an important role in safe and sanitary housing: location, quality, and affordability. By improving location of housing, many other EJ areas (such as access to public transportation and minimization of air pollution) would be improved as well. Location of housing plays a central role in how individuals and families engage with their communities and enhance accessibility to public and active transportation. Strategic location of housing also offers residents accessibility to public facilities such as green spaces and parks and can minimize exposure to toxic air pollutants.

Maintaining the quality of existing housing is also important in EJ communities. Unmaintained conditions can lead to unsafe living conditions such as pest infestation, water intrusion, mold, poor insulation, and exposure to toxins (such as lead). Such conditions can exacerbate respiratory illnesses including asthma and chronic obstructive pulmonary disease, while exposure to lead can have lifelong health consequences for young children.

Finally, housing affordability is one of the most important factors in alleviating undue stress suffered from unstable living conditions. Access to affordable housing remains of the most important issues for Los Angeles County residents. As housing prices rise, household occupancy rates often increase, which can result in overcrowded and unsafe living conditions and increase the risk of spreading infectious diseases. Rising rents can also displace residents, which would lead to lifestyle instability such as disrupting social networks for families and school attendance for youth. Given the health impacts associated with safe and affordable housing, it remains a priority in EJ communities.

The Cheli neighborhood, with warehousing facilities, nuisances from heavy industrial uses, large numbers of diesel trucks idling, and its proximity to the I-710 freeway, is particularly impacted by adverse environmental conditions. While the neighborhood provides services for unhoused populations on-site, it is also isolated from other amenities such as public transportation, general medical facilities, grocery stores, and non-industrial job centers. When assessing where to place additional housing to meet RHNA requirements, it is important that the City consider these issues in Cheli.

Environmental Justice Policies

Environmental Justice Element Policy 14. The City of Bell shall encourage the rehabilitation and preservation of substandard homes owned/occupied by lower income households, including retrofitting for environmental sustainability.

Environmental Justice Element Policy 15. The City of Bell shall encourage developments dedicated to affordable and workforce housing, including limited-equity housing cooperatives, community land trusts, nonprofit-run housing, or city-owned lands that provide affordable housing.

Environmental Justice Element Policy 16. The City of Bell shall consult with air pollution regulators in siting and designing new housing and other related land uses important for residential neighborhoods (e.g., health care, schools, churches) to ensure that risks to human health are understood and managed.

The following policies from the 2021-2029 Housing Element are incorporated into the EJ Element:

Housing Element Policy 1.1 The City shall promote the maintenance of existing housing units throughout the City. The City shall use community outreach to promote programs and code enforcement to address deferred maintenance and help beautify neighborhoods.

Housing Element Policy 1.2. The City of Bell shall encourage the investment of both public and private resources in infrastructure that beautifies residential neighborhoods and reverses neighborhood deterioration. This can include right-of-way improvements like sidewalk and street tree investments.

Housing Element Policy 1.4. The City of Bell shall require quality design and sound construction of new rental housing that promotes a secure and sustainable living environment.

Housing Element Policy 1.6. The City of Bell shall assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. These programs

will be advertised to the public using the City's website and flyers provided at the Planning Counter.

Housing Element Policy 2.1. The City of Bell shall endeavor to minimize housing displacement in new development and provide adequate protections to existing residents should units be demolished. Any public agency undertaking development that removes residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.

Housing Element Policy 2.2. The City of Bell shall encourage the development of affordable and attainable housing in the city.

Housing Element Policy 2.3. The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites and identify publicly owned land suitable for affordable and mixed-income housing.

Housing Element Policy 3.1. The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.

Housing Element Policy 4.1. The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs. The City shall also develop a City program to assist persons with special housing needs.

Housing Element Policy 4.2. The City of Bell shall cooperate with other public agencies and non-governmental organizations (NGOs) as a means to maintain, preserve and expand as necessary the existing emergency, transitional and supportive housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment, and/or seek ways to improve access to services and employment from the Cheli area of the City. Finally, the City shall cooperate with other agencies and NGOs involved in the provision of emergency, transitional, and supportive housing.

Housing Element Policy 5.2. The City shall promote sustainable and low impact development through the General Plan and zoning ordinance. This should include policies such as solar panel installations, limiting lawn watering, and promoting drought tolerant landscapes.

Housing Element Policy 5.3 The City of Bell shall encourage development of underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.

Housing Element Policy 5.5. The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses.

Housing Element Policy 5.6. The City of Bell shall ensure that potential sites for residential development address and mitigate any potential health risks from previous uses. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.

Housing Element Policy 5.7. The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty. Discretionary entitlement processes through the Planning Commission should be streamlined and transparent.

Implementation: Safe and Sanitary Homes

Outreach Program. As a part of the Citywide Public Outreach Strategy (Environmental Justice Element Program #1), provide education to residents about what affordable housing is and what benefits it can provide to the City. Partner with local affordable housing developers in their outreach efforts to obtain support for projects.

- *Source of Funding:* General Fund.
- *Program Objectives:* The City of Bell will develop a Citywide Outreach Strategy by 2024.
- *Agency Responsible for Implementation:* Community Development Department.
- *Implementation Schedule:* The program is ongoing and will be continued.

Goal 5: Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.

In response to a community survey regarding the development of this Element, 58% of English-speaking respondents and 64% of Spanish speaking respondents indicated they had concerns about how the City engages with residents and makes decisions that affect community health and environmental issues. The City of Bell is a majority-minority city in that 93% of the City is Hispanic, and 89% speak a language other than English at home. Given these demographics and facts, it is key that the City fully engage

with the Hispanic community that compromises the majority of Bell. There are also other important ethnic communities in Bell, such as the Arabic-speaking Lebanese community. In the recent past, the City struggled with a high level of corruption by the City's previous administrators. As a response, residents demanded economic reform, greater levels of public scrutiny, and an increased level of public participation, which makes this Environmental Justice Element all the more powerful towards that change.

The core of the Environmental Justice doctrine is meaningful public participation for the decision-making process. Disadvantaged communities in particular face obstacles in fully participating in the planning and policy decisions that affect their lives. Therefore, it is critical that the City engages with its residents in planning and development. The City of Bell should consider diversity in race, ethnicity, culture, language, age, ability, housing tenure, and socioeconomic status. In hosting public events that are catered to the language and culture of the area, the City can create an inclusive environment where residents feel safe to use City services and become engaged with their community.

Environmental Justice Policies

Environmental Justice Element Policy 17. The City of Bell will continue to provide translation services or have a representative from the community fluent in Spanish at meetings to communicate government policies and City services with the greater population, as well as keep the residents up to date on City and community events. Printed and web materials aimed at the general public will also be provided in Spanish.

Environmental Justice Element Policy 18. The City of Bell through its regular Planning Commission meetings shall provide updates regarding City projects and programming so that residents are aware of the progress being made to address local issues and concerns. City communication regarding decisions should be in plain language and presented in English and Spanish.

Environmental Justice Element Policy 19. The City of Bell shall partner with community-based organizations that have relationships, trust, and cultural competency with target communities to outreach on local initiatives and issues and proactively engage the community in planning decisions that affect their health and well-being.

Environmental Justice Element Policy 20. The City of Bell shall update the community on public decisions through a variety of forms of communication, including electronically through the City's website, through email blasts, mobile phone apps, and through more traditional means such as public service announcements on the radio, postings on public sites (i.e., City website, library and community center), and paper mailings. Where possible, such updates will be provided in English and Spanish.

Environmental Justice Element Policy 21. The City of Bell shall educate decision makers and the public on principles of environmental justice.

Environmental Justice Element Policy 22. The City of Bell's Planning Division will conduct an implementation review for the Environmental Justice Element every two years.

Environmental Justice Element Policy 23. The City of Bell will embed environmental justice into its planning processes and practices through implementation of the policies and actions provided in this EJ Element and into the City's processes and practices.

Implementation Measures: Civic and Community Engagement

Community Outreach Strategy. The City shall undertake the following actions to effectively carry out the policies and actions in the Environmental Justice (EJ) Element:

a. Biennial City-wide Stakeholder Meeting: The City through the Planning Division and the Community Services Department will provide stakeholders (i.e. nonprofit organizations and social service agencies) the opportunity to inform the City of their implementation priorities for the following year.

b. Outreach: The City will conduct additional outreach to the residents for the purpose of 1) informing residents of environmental justice issues and 2) gaining feedback on concerns. This outreach effort will inform additional updates to this Environmental Justice Element.

c. Training for City departments on incorporating environmental justice into their regular processes and practices.

- *Source of Funding: General Fund.*
- *Program Objectives: The City of Bell will develop a Citywide Outreach Strategy by 2024.*
- *Agency Responsible for Implementation: Community Development Department.*
- *Implementation Schedule: The program is ongoing.*

PLANNING IMPLEMENTATION FOR ENVIRONMENTAL JUSTICE ELEMENT

To implement the City's EJ policies, twelve programs have been defined that will advance all the City's goals. These tie back to the goals and the policies that are contained in this document.

The City's EJ Goals:

- *Exposure to environmental pollution is minimized through good planning and the public process.*
- *Suitable and equitably distributed public facilities available to the entire community.*
- *Affordable, reliable and safe active and public transportation available to all.*
- *A City with safe and sanitary housing conditions and affordable housing options.*
- *Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.*

Environmental Justice Element Program 1: Community Outreach Strategy. The City will create a comprehensive Community Outreach Strategy that serves as a framework for all departments to participate in meaningful two-way communication with the public on all aspects of City governance and delivery of services. The City of Bell has a Community Services Commission to encourage active public participation amongst the community. Residents should take advantage of such services and opportunities from the City and the Community Services Commission should be included in the development of the Outreach Strategy. In addition, as part of the Outreach Strategy, timing and format of community meetings should specifically be addressed. In scheduling community meetings, City officials should be mindful of time conflicts or access to transportation and childcare so as many people as possible can participate in the process. If hosting a meeting virtually, organizers should be aware of households' access to reliable internet as well as any language and translation needs (Spanish and Arabic as able).

Implementation Measures:

a. Biennial City-wide Stakeholder Meeting: The City through the Planning Division and the Community Services Department will provide stakeholders (i.e. nonprofit organizations and social service agencies) the opportunity to inform the City of their implementation priorities for the following year.

b. Outreach: The City will conduct additional outreach to the residents for the purpose of 1) informing residents of environmental justice issues and 2) gaining feedback on concerns. This outreach effort will inform additional updates to this Environmental Justice Element.

c. Training for City departments on incorporating environmental justice into their regular processes and practices.

- *Source of Funding: General Fund.*
- *Program Objectives: To develop a Citywide Outreach Strategy by 2024.*
- *Agency Responsible for Implementation: Community Development Department.*
- *Implementation Schedule: The program is ongoing.*

In addition to the Environmental Justice Program outlined above, the following programs are identified from the Housing Element as means of implementing the goals within the EJ Element

Program 17: Design Standards. The State of California has increasingly promoted streamlining of projects that are consistent with its housing objectives. The City shall evaluate ways to streamline the entitlement process for desirable types of housing that meet objective criteria. This shall include the development of clear, objective, Housing Accountability Act-compliant design criteria that address compatibility with adjacent residential zones and other factors. These criteria could potentially make the City's evaluation of proposals administrative procedures that don't require the time and resources associated with discretionary entitlements requested of the Planning Commission and/or City Council.

In addition, since the City has recently increased allowable heights and densities in the C-3R and R-3 zones, these design standards will ensure that new development maintains and improves the quality of neighborhoods, which is a top priority of the community. Adding design standards related to indoor air quality and tree canopy will ensure new development reduces pollution exposure.

Program 20: Local Preference Program. Helping Bell residents remain in the City strengthens familial and neighbor relationships and communities overall. The City will explore opportunities to help local residents pursue rental and/or for-purchase city assisted affordable housing, including the option for renters to purchase their rentals that are being sold to the open market. This Local Preference Program will assign a preference to Bell residents and/or employees seeking housing in City-assisted developments. This has the potential to strengthen the City of Bell's anti-displacement efforts as well as the potential to allow low-income local residents to stay in the city. Expanding

this program to incorporate local hire and contracting will help build capacity within the community.

Program 22: Cheli Specific Plan. The Cheli district in the northern part of the City is home to the Salvation Army Bell Shelter and Bell Oasis Apartments which provide a continuum of housing options and an integrated environment of supportive services for over 500 formerly houseless individuals at any one time. In order to support the continued development of the Bell Shelter complex, in particular the provision of additional permanent supportive housing, the City of Bell will prepare a Specific Plan and Program Environmental Impact Report for the Cheli district. This Specific Plan will establish unique development standards for new housing in the area and provide program-level environmental clearance for housing projects to be built, streamlining housing development and increasing competitiveness for affordable housing financing applications.

The Cheli district is environmentally impacted from the I-710 freeway, warehousing facilities with large numbers of diesel trips, and nuisances from heavy industrial uses, among other issues. While the district provides many houseless services on-site, it is also isolated from other amenities such as public transportation, general medical facilities, grocery stores, and non-industrial job centers. The Specific Plan and Program EIR will provide concepts, requirements and a work plan to improve the environmental and access characteristics of the district so that quality of life is improved for current and future residents and that equity concerns are addressed (e.g., Environmental Justice, Affirmatively Furthering Fair Housing).

Program 23: Atlantic Avenue Specific Plan. The Atlantic Avenue corridor is the one remaining commercial corridor in the City where residential uses are not permitted (with the exception of the properties at 7020-7030 Atlantic Avenue, which are part of the Mixed-Use Overlay Zone). The City will develop an Atlantic Avenue Specific Plan which will define appropriate areas, standards and densities for new housing along the corridor which will be permitted by-right, at the same time balancing against the need for the City to preserve important commercial uses. A Program Environmental Impact Report will also be prepared in order to streamline future CEQA analyses.

EJ Element Goal	EJ Element Policy	Implementation Measures and Programs
1. Exposure to environmental pollution is minimized through good planning and the public process.	1. The City of Bell shall minimize development that would expose sensitive land uses to air pollution near high-volume roadways (i.e., freeways) or reduce exposure through site planning, building design, and other measures. Particular care shall be taken to minimize exposure for developments aimed at vulnerable populations (i.e. families with children, people with disabilities, seniors).	Environmental Justice (EJ) Element Program 1. Outreach Strategy Housing Element (HE)Program 17. Design Standards HE Program 22. Cheli Specific Plan Implementation Measures: Reduce Sources of Air Pollution Enforce Existing Air Pollution Requirements
	2. The City of Bell shall minimize siting residential development near localized concentrations of stationary sources, such as freight-handling and manufacturing facilities and other industrial air pollution sources.	EJ Element Program 1. Outreach Strategy HE Program 17. Design Standards HE Program 22. Cheli Specific Plan Implementation Measures: Reduce Sources of Air Pollution
	3. The City of Bell shall identify minimum standards that encourage the use of use low and zero emissions technology such as zero emission vehicles, solar, and wind generation as well as low or zero emissions technologies including indoor filtration systems to mitigate air pollution where new land uses or facilities are proposed that could expose communities to additional health risks. The City shall also encourage installation of such technologies of indoor air filtration systems on individual properties through education and exploration of grants and other funding incentives.	HE Program 17. Design Standards HE Program 22. Cheli Specific Plan Implementation Measures: Reduce Sources of Air Pollution Enforce Existing Air Pollution Requirements
	4. The City of Bell shall preserve and enhance natural landscapes and tree canopies in and around the City to minimize air pollution impacts and heat exposure.	HE Program 17. Design Standards
	5. The City of Bell shall utilize the Bell Health Center located at 6901 Atlantic Ave to expand educational services to residents regarding safety risks and hazards in the community. This outreach will also discuss the health risks related to poor air quality, water and soil contamination, and other contaminants such as lead paint, asbestos, mercury, etc.	EJ Element Program 1. Outreach Strategy

2. Suitable and equitably distributed public facilities available to the entire community.	6. The City of Bell shall continue to maintain a public parks system equitably distributed throughout the community to ensure all residents have access to parks, community centers, sports fields, shared use paths, and other amenities.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Expansion of Indoor Recreational Facilities
	7. The City of Bell shall use the City's capital improvement program, grant funding, and other available means, to address the need for acquisition and maintenance of public facilities in the City.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
	8. The City of Bell shall leverage existing underutilized property and/or City owned property to provide active and passive recreational opportunities, such as sports fields, shared use paths, and open spaces.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
	9. The City of Bell shall prioritize safety in existing park spaces through environmental design, lighting, and security.	EJ Element Program 1. Outreach Program Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
	10. The City of Bell shall encourage the incorporation of public spaces and open space in all new development. Where public open space cannot be provided, new development shall be required to pay all applicable development impact fees to ensure shared costs of public facilities and services. The City shall consider impact fees as appropriate to ensure that infrastructure needs, and costs can be properly levied on development.	EJ Element Program 1. Outreach Program HE Program 17. Design Standards Implementation Measures: Parks Needs Assessment Park Maintenance Expansion of Indoor Recreational Facilities
3. Affordable, reliable and safe active and public transportation available to all.	11. The City of Bell shall promote transit-oriented development (TOD) and infill development near existing and planned transit corridors to encourage use of multimodal transportation.	EJ Element Program 1. Outreach HE Program 20. Local Preference Program HE Program 23. Atlantic Avenue Specific Plan Implementation Measures Increased Funds for Active Transportation

	12. The City of Bell shall enhance safety features in and around transit stops including shelters, seating, lighting and security cameras to encourage ridership among the larger population, with specific emphasis on vulnerable populations, women, the elderly and people with disabilities.	HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan Implementation Measures Safety Plans Improved Pedestrian Amenities
	13. The City of Bell shall develop walking and biking linkages to the LA River Bike Path, Rail to River Corridor and other existing and planned active transportation projects, partnering with other agencies as necessary.	EJ Element Program 1. Outreach Implementation Measures Increased Funds for Active Transportation Improved Pedestrian Amenities Safety Plans
4. A City with safe and sanitary housing conditions and affordable housing options.	14. The City of Bell shall encourage the rehabilitation and preservation of substandard homes owned/occupied by lower income households, including retrofitting for environmental sustainability.	HE Program 5. Housing Rehabilitation Program
	15. The City of Bell shall encourage developments dedicated to affordable and workforce housing, including limited-equity housing cooperatives, community land trusts, nonprofit-run housing, or city-owned lands that provide affordable housing.	HE Program 12. Reasonable Accommodation Housing Program HE Program 16. Preservation of At-Risk Housing HE Program 17. Low Income Housing Program
	16. The City of Bell shall consult with air pollution regulators in siting and designing new housing and other related land uses important for residential neighborhoods (e.g., health care, schools, churches) to ensure that risks to human health are understood and managed.	EJ Element Program 1. Outreach Program HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan

5. Residents are informed of and actively participate in decisions that affect their environment, communities, and quality of life.	17. The City of Bell will continue to provide translation services or have a representative from the community fluent in Spanish to communicate government policies and City services with the greater population, as well as keep the residents up to date on City and community events.	EJ Element Program 1. Outreach Program HE Program 17. Design Standards HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
	18. The City of Bell through its regular Planning Commission meetings shall provide updates regarding City projects and programming so that residents are aware of the progress being made to address local issues and concerns. City communication regarding decisions should be in plain language and presented in English and Spanish.	HE Program 17. Design Standards HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
	19. The City of Bell shall partner with community-based organizations that have relationships, trust, and cultural competency with target communities to outreach on local initiatives and issues and proactively engage the community in planning decisions that affect their health and well-being.	EJ Element Program 1. Outreach Program
	20. The City of Bell shall update the community on public decisions through a variety of forms of communication, including electronically through the City's website, through email blasts, mobile phone apps, and in through more traditional means such as public service announcements on the radio, postings on public sites (i.e., City website, library and community center), and paper mailings. Where possible, such updates will be provided in English and Spanish.	EJ Element Program 1. Outreach Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan
	21. The City of Bell shall educate decision makers and the public on principles of environmental justice.	EJ Element Program 1. Outreach Program Implementation Measures Annual Stakeholder Meeting Outreach Training
	22. The City of Bell's Planning Division will conduct an implementation review for the Environmental Justice Element every two years.	EJ Element Program 1. Outreach Program Implementation Measures Annual Stakeholder Meeting Outreach Training

	23. The City of Bell will embed environmental justice into its planning processes and practices through implementation of the policies and actions provided in this EJ element.	EJ Element Program 1. Outreach Program HE Program 17. Design Standards HE Program 20. Local Preference Program HE Program 22. Cheli Specific Plan HE Program 23. Atlantic Avenue Specific Plan



City of Bell

Housing Element 2021-2029

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Introduction

Everyone needs safe, decent, and affordable housing. It provides us shelter and is the foundation for family life and healthy neighborhoods. When housing meets the needs of the people, it builds strong communities that helps solve our challenges: economic, public health, transportation, environmental, etc.

However, the City of Bell and localities throughout California face challenges in meeting the demand for affordable and livable housing. Despite lower housing prices than in many other regions of Southern California, Bell's affordability crisis is acute and worsening as prices continue to rise faster than incomes. Household sizes too large for their homes lead to overcrowding, stress, and vulnerability to health problems.

Yet the City of Bell is also a place of opportunity, with new generations of leadership working toward a sustainable, healthy, and equitable community through transparent collaboration and public participation. The City of Bell's 2021-2029 Housing Element is a blueprint for how the City can promote better, more secure, and affordable housing in keeping with the City's General Plan and all the legal requirements from the State of California.

Statutory Authority/Requirements

The Bell Housing Element is an element of the General Plan that is required by State law to address current and future housing needs in the City (Government Code Section 65583). State law requires that Housing Elements address the following issues:

- 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 to provide opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.

The previous Housing Element covers the period from October 15, 2013 through October 15, 2021 and is part of the State's fifth cycle of Housing Element updates. A Mid-Cycle Housing Element was adopted

in June 2020 that updated policies and programs for the 2017-2021 planning period.

This 6th Cycle Housing Element sets housing policy from October 15, 2021 through October 15, 2029, defining how the city will meet requirements from the Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG). Specifically, the RHNA calls for 229 units to be added during the 2021-2029 planning period.

The California Department of Housing and Community Development (HCD) is the State Agency responsible for ensuring that State housing law is being implemented at the local level. This includes review and approval of this Housing Element.

Relationship to 2030 General Plan Elements

The City of Bell adopted its comprehensive 2030 General Plan update in 2018, including the following elements as required by the State's Planning, Zoning, and Development laws:

- The **Land Use and Sustainability Element** which lays out the location and distribution of existing development and permitted land uses in the City.

- The **Resource Management Element** meets the State-mandated requirements for both Conservation and Open Space Elements by promoting the conservation, development, and sustainable use of natural resources. It also addresses air quality, water quality, and parks and recreation issues.

- The **Health and Safety Element** which protects the community from man-made and environmental hazards, as well as noise.

- The **Mobility and Circulation Element** identifies the planned development of the City's multi-modal transportation system. This includes promoting alternative forms of transportation, including the creation of pedestrian-friendly streets and the Bicycle Master Plan.

State law requires that local general plans be internally consistent. The 5th Cycle Housing Element was adopted concurrently with the City's

2018 General Plan, so in 2020 its policies were internally consistent with the General Plan. As such, policies and programs in this Housing Element must be reflected in the other General Plan Elements when appropriate. For example, the Land Use and Sustainability Element helps implement housing policy since it determines where housing should be located and how it should look. The other elements of the General Plan directly and indirectly impact how housing develops. This includes policies for open space, protecting natural and cultural resources, controlling noise, and promoting public safety, all of which affect how housing can enhance our quality of life.

There are a number of policies in other General Plan Elements that are relevant to this 6th Cycle Housing Element, including those listed below. Please note, some General Plan Element Policies are left out as they are not relevant to this housing element update.

- **Land Use and Sustainability Element Policy 1.** The City of Bell shall promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors. The City shall ensure that future land uses will be in compliance with current zoning codes. The City's Zoning Code and map has been updated to ensure conformity with the General Plan.
- **Land Use and Sustainability Element Policy 2**. The City of Bell shall undertake a comprehensive review of its zoning and development standards to ensure they meet the current needs. This review process will include land use surveys, site visits to various businesses, and the identification of an implementation strategy.
- **Land Use and Sustainability Element Policy 3.** The City of Bell shall prevent incompatibility among land uses for the health and safety of occupants and the protection of property values. The City shall ensure all new development conforms with surrounding properties as a means to protect the health and safety of occupants and maintain property values.
- **Land Use and Sustainability Element Policy 5.** The City of Bell shall encourage a high level of quality in construction and site design features. The City shall create and implement specific design guidelines to promote higher quality in construction.
- **Land Use and Sustainability Element Policy 6.** The City of Bell shall promote design and development strategies (landscaping, shared parking, mixed-use development, etc.) to address the strip commercial development found along arterial

roadways. The City shall ensure that new development is compatible with style and design of the surrounding environment through new development standards and design guidelines.

- **Land Use and Sustainability Element Policy 7**. The City of Bell shall explore new programs and revenue sources for the financing of commercial and residential rehabilitation. The City shall explore new opportunities for residential programs (U.S. HUD and Community Development Block Grant [CDBG] funding).
- **Land Use and Sustainability Element Policy 9.** The City of Bell shall require ongoing and future land uses to employ sustainable practices to conserve water, waste, energy, and other resources. As part of this policy, new development must conform to current low-impact development requirements and Leadership in Energy and Environmental Design protocols.
- **Land Use and Sustainability Element Policy 10**. The City of Bell shall ensure that land use and development plans of other agencies (Caltrans, LAUSD, etc.) do not adversely impact the community. As part of this process, the City shall be proactive in its review of CEQA documents provided by other public agencies in the vicinity of the City.
- **Land Use and Sustainability Element Policy 12**. The City of Bell shall review the need for new or expanded public facilities to address the City's changing demographic character. The City shall ensure that the general public and residents are involved in this planning process. Finally, the City shall keep abreast of changing demographic trends.
- **Land Use and Sustainability Element Policy 13.** The City of Bell shall periodically review City services, programs, and facilities to ensure that service to new land uses and development can be provided. As part of this review, City staff will ensure that the Capital Improvement Program (CIP) is consistent with the policies of the General Plan. In addition, the City shall review the General Plan on an annual basis to indicate the Plan's progress in being implemented.
- **Land Use and Sustainability Element Policy 14.** The City of Bell shall strive to provide adequate public facilities through capital improvement strategies, grants, and other funding programs.
- **Land Use and Sustainability Element Policy 17.** The City of Bell shall encourage quality residential development to achieve

neighborhood stability through site inspections of new development.

- **Land Use and Sustainability Element Policy 18.** The City of Bell shall promote a range of residential land uses (single-family, multi-family, etc.) to accommodate existing and future housing needs. The City shall also review and update the Zoning Code to ensure that it promotes a range of housing densities to meet the diverse needs and lifestyles of residents.
- **Land Use and Sustainability Element Policy 28**. The City of Bell shall encourage mixed-use projects in key locations to provide additional market support and patronage of local businesses. This concept will be encouraged in the future infill development of underutilized and blighted commercially zoned parcels. The City shall encourage the assembling of adjoining small or odd shaped parcels in order to create more viable developments. Finally, the City shall market the new Mixed-Use land use designation to the development community.
- **Land Use and Sustainability Element Policy 31.** The City of Bell shall promote energy efficiency and renewable energy strategies in the review of new developments. Examples include, but are not limited to, solar panels, natural lighting, vehicle charging stations, etc.
- **Land Use and Sustainability Element Policy 35**. The City of Bell shall emphasize environmental justice in the review and implementation of new development projects in the City.
- **Resource Management Element Policy 8.** The City of Bell shall require new residential multiple-family developments to provide sufficient open space (including pedestrian and bicycle linkages) to meet the local need through the use of innovative site planning techniques in the planning of such developments.
- **Health and Safety Element Policy 5**. The City of Bell shall work to identify and improve existing buildings that do not meet fire or earthquake standards. The City shall undertake periodic inspections to identify buildings in need of retrofit and progress in retrofitting unreinforced buildings. Finally, the City shall seek funding sources to assist in the improvements to these older buildings.
- **Health and Safety Element Policy 8.** The City of Bell shall strive to protect life and property from fire damage through the enforcement of the applicable of all building and fire codes and Code Enforcement inspections.
- **Health and Safety Element Policy 12**. The City of Bell shall work to reduce fire hazards associated with older buildings

including masonry structures and residences above commercial structures on Gage Avenue. These measures will include, but not be limited to, building inspections, and reviewing and updating Building and Fire Codes, code enforcement, and education.

- **Health and Safety Element Policy 14.** The City of Bell shall require contemporary fire protection, including fire sprinklers, for multi-story structures and larger industrial facilities.
- **Health and Safety Element Policy 18.** The City of Bell shall consider planning guidelines which include noise control for all new residential developments and condominium conversion projects. The City shall promote design measures that will be effective in reducing noise reduction in the review of new development projects.
- **Mobility and Circulation Element Policy 7.** The City of Bell shall require new developments to include design features to mitigate adverse impacts upon the local circulation system. All new development projects must promote and facilitate walkable streets, bus transit, bicycling, parking, efficient goods movement, and other components of the transportation system. Transit related improvements shall be identified as part of the conditions of approval through the design and environmental review processes.

This update of the Housing Element contains the Land Use and Zoning Conformity Program. Under this program, the City of Bell will make sure the Zoning Ordinance's development standards are consistent with those identified in the Sustainability and Land Use Element and update its Zoning Map as needed.

Relationship to 5th Cycle Housing Element

Over the course of five previous cycles of Housing Elements, the City has set goals and advanced its housing vision. Since the adoption of the 5th Cycle Housing Element, the City has implemented a number of plans and programs from the start of the planning period in October 2013. In total, a number of accomplishments have highlighted the City's progress since 2013, including:



Bell Oasis Apartments

- Constructed 191 new residences, meeting and exceeding the RHNA requirement of 47.
- Constructed 66 units of permanent supportive housing at the Bell Oasis Apartments.
- Maintained Code enforcement to ensure building and safety codes were enforced at residences across the City.
- Provided financial assistance to households to rehabilitate housing, integrating the Handy-worker program to assist residents.
- Streamlined requirements and processes for Accessory Dwelling Units, including provisions for Junior ADUs and elimination of parking requirements for units built near public transit, resulting in a massive increase in applications and permits.
- Aligned local requirements with State Density Bonus regulations.
- Promoted energy conservation programs and incentives to Bell residents.
- Maintained mobile home parks that provide low-cost housing options.
- Continued to explore options for at-risk housing, and low-income housing assistance.
- Advanced mixed-use development through a Mixed-Use Overlay Zone on Atlantic Avenue in the C-3 zone.

Yet the City and the world have changed since the last Housing Element was adopted in 2016. The supply of affordable housing for all income levels have continued to be major challenges for the region and the City. The COVID-19 pandemic has drastically affected the City's economy and housing situation further in ways that have yet to play out. While this update continues the relevant policies and programs from the 5th Cycle Housing Element (and its Mid-Cycle update), it also makes updates that capture where the City and its housing challenges are in early 2021, with a greater desire and optimism to tackle greater challenges.

The City's progress on the 5th Cycle Housing Element helped to frame the challenges anticipated for the next eight years that are discussed in the next section. Once the City clarified those challenges, the goals, policies, and implementing programs all tied back to these challenges to ensure that the proposed housing solutions address real challenges faced by the City and community.

Public Participation

Because housing is such an important issue, California law requires local governments to get the public's thoughts when developing a Housing Element. Specifically, Government Code section 65583(c)(7) says "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

The City of Bell reached out to the community to define City housing needs and how to address them. During the preparation for this housing element, City staff and the consultant team of The Arroyo Group, Los Angeles Neighborhood Initiative (LANI) and Impact Sciences collaborated to conduct several outreach events. These events were designed to elicit input from all segments of the community, including those who do not often participate in City meetings.



Pop Up Events

- **Community Survey.** A community survey was created to ask questions of the public in English, Spanish, and Arabic. 120 responses were obtained through digital and in-person means.
- **Business Outreach.** LANI visited businesses along key corridors (Gage Avenue, Florence Avenue and Atlantic Avenue) to solicit their participation in the planning process and survey. 450 businesses were engaged.
- **Pop Up Events and Canvassing.** Two pop up meetings were held, one at the Northgate Market site and the second at the SELA Covid-19 vaccination site. LANI also engaged in a canvassing effort at the two-city owned mobile home parks.
- **Open House.** The team held two community open houses at Veterans Memorial Park. Over 25 residents provided responses using project boards which allowed them to share their opinions on the proposed updates to the General Plan.
- **Virtual Workshops.** One virtual workshop was held in late April 2021, with participation by four community members and

advocates. The second planned workshop was postponed due to poor registration. The role of the second workshop was supplanted by one of the open house meetings.

- **Social Media, E-Mail, and Text Broadcasts.** Using the City of Bell's existing social media accounts, several posts were created and disseminated on Facebook, Instagram, and Twitter. Multiple e-mail notices were sent to the city's e-mail distribution lists and SMS text broadcasting system. Several targeted e-mail notices were also sent by LANI staff to key stakeholder organizations within the city.
- **Stakeholder Engagement.** The team visited the Salvation Army for a tour of the site and discussion with the Executive Director of the facility.

The key takeaways from the community included:

- Preserve and enhance the quality of existing housing and neighborhoods in the City.
- Increase the diversity of affordable and market-rate housing to ensure that people who grew up in Bell can remain in Bell.
- Supportive of accessory dwelling units, despite concerns about parking.
- Supportive of building mixed-use development with higher quality commercial tenants, particularly near the intersection of Atlantic Avenue and Gage Avenue at the center of the city.

On July 21, 2021, the draft Housing Element was made public on the City's website and announced through social media, e-mails, and text messages. During the 30-day review period, three written comment letters were received, one from East Yard Communities for Environmental Justice (EYCEJ), one from Communities for a Better Environment (CBE), and one from YIMBY Law. Planning Commission and City Council also provided verbal comments during presentations made by City staff and consultants.

Comments and recommendations received during these many public forums are summarized in Appendix F of the Housing Element.

Framing the Challenges

Bell's housing challenges are a result of years of change within the City but more often from forces outside the City. These economic, social, and other trends will continue to deepen the challenge of providing safe, affordable housing unless the City, region, state, and nation intervene with targeted policies. The urgency to address these issues has been complicated by the COVID-19 pandemic that has disrupted the economy and housing markets.

This section lays out the foundation for how the City can provide affordable housing choices over the next eight years and beyond. It avoids the trap of developing solutions without a problem by clarifying what problems the City is trying to solve, and what opportunities it has at its disposal. While most of the socio-economic challenges stem from regional and nationwide trends, the Housing Element highlights those challenges that Bell can influence, including:

- **Lack of Housing Affordability.** Despite lower housing prices than many other regions in Southern California, Bell's affordability crisis is acute and worsening as housing prices increase faster than household income. Bell's median household income of $44,327 in 2019 is 35 percent lower than the county average, with 28 percent of Bell households considered extremely low income based on 2013-2019 HUD Comprehensive Housing Affordability Strategy (CHAS) data. According to 2012-2016 data, 56 percent of renters spent more than 30 percent of their income on housing. Among the poorest families (earning less than 30 percent of median income), 91 percent overspent. These cost burdens mean that most Bell families have to make tough choices on other life expenditures; many have also decided to double up. 17 percent of owning and 29 percent of renting households are considered overcrowded, much higher than the regional average.



- **Housing Options for Families.** Whether due to cost constraints or cultural preferences, Bell's household sizes are much larger than the region's, with 4.3 persons per household in owner-occupied homes and 3.7 persons in rented households. The proportion of children and adults of childbearing age remains significantly higher than the region, pointing to future growth. Bell is also home to many multigenerational households which

house much of the rapidly growing senior population (55 percent growth between 2010-2019). Despite Bell's large household sizes, only 28 percent of its housing stock has three or more bedrooms.



Mixed-Use Multifamily Housing Example

- **More Variety in Housing Choices.** Most recent development in Bell has been small-scale multifamily development. However, with a built-out urban environment, there are few opportunities to increase housing supply in residentially zoned areas without affecting existing housing stock. At the same time, Bell has upzoned commercial corridors and will be receiving a new Metro station. Community members have expressed enthusiasm for appropriately located new mixed-use developments which would not only provide different housing opportunities for the community, but also create commercial amenities that are more attractive to an increasingly younger population. ADUs have also proven popular with the community and are a significant opportunity to improve the housing situation of Bell's multigenerational households.

- **Economic Vulnerability and Displacement.** Even though the majority of the City's housing stock is single-family detached homes, only 29 percent of Bell residents are homeowners, meaning that the remaining 71 percent is vulnerable to future shifts in the housing market, including potential increases in housing costs if the local market catches up to the rest of the region. The COVID-19 pandemic has also resulted in job losses that have affected how residents can pay for housing costs; once eviction moratoriums end, low-income residents could be displaced. Displacement could occur through rent increases beyond the tenant's ability to pay, but also from tenant harassment from landlord and property owners, and unchecked code violations, as well as formal eviction proceedings.

As the City's housing challenges continue to grow in scale, scope, and complexity, the California Legislature has enacted new programs calling for local governments to deepen their commitment to accommodating new housing for all income groups. This Housing Element seeks to respond to all new regulatory obligations imposed by the State, including the City's allocation of 229 new dwelling units that must be planned for over the next eight years, its obligation to affirmatively

further fair housing, and its desire to further the state's climate and environmental justice goals.

The 2021-2022 California legislative session has continued the focus on the housing crisis with a "Building Opportunities for All" housing package. This includes a number of bills that build upon the housing production bills from the 2020-2021 legislative session that failed to pass out of committee or gain concurrence votes before the session ended. The City will need to meet its ongoing obligations to future housing legislation over time, accommodating State initiatives as they become law. A list of recent and pending legislation that affects this Housing Element is provided in Appendix G.

Goals and Policies

To address these challenges, the Housing Element is structured to tackle problems with solutions that include action plans. Figure 1 illustrates the hierarchy of ideas in the Housing Element.

Hierarchy for the Housing Element

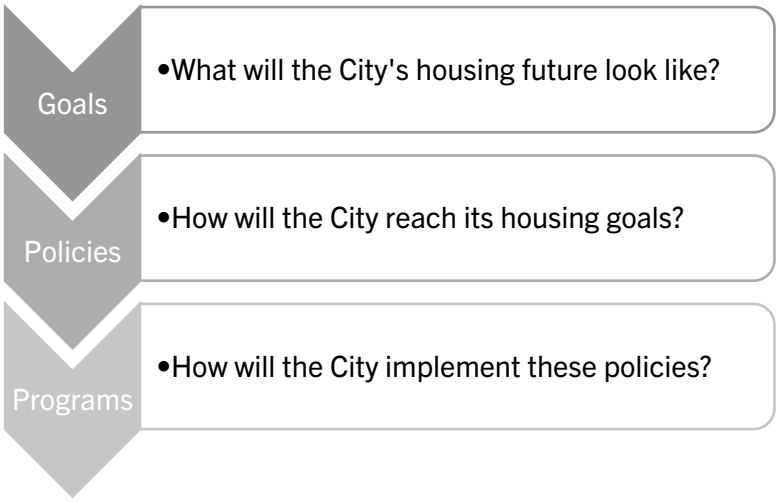


Figure 1

The Housing Element is anchored by six overarching goals that represent the ideal housing outcomes for Bell over the next eight years (6th Cycle) and beyond. As shown in Figure 1, these goals are informed by the challenges identified in the previous section. These ambitious goals will guide the City's decisions and investments and move the City closer to achieving its housing vision.

Goal 1: Quality housing that is safe, uncrowded, and enhances neighborhood character and public health.

Goal 2: Diverse housing solutions that provide affordable options for all income groups while avoiding displacement of low-income households.

Goal 3: Fair and non-discriminatory housing programs that protect low-income households from undue eviction, foreclosure, or economic displacement.

Goal 4: Housing options and support services for seniors, people with disabilities, young adults, and those needing emergency, transitional, or supportive housing.

Goal 5: Land use planning that promotes more balanced, mixed-use neighborhoods that improve quality of life.

Goal 6: A path to homeownership for Bell residents.

Objectives for the 2021-2029 Housing Element period are given below:

Income Category	New Construction	Rehabilitation	Preservation/ Conservation
Extremely Low- Income	21	5 units per year	5 units per year
Very Low-Income	22	5 units per year	5 units per year
Low-Income	24	10 units per year	10 units per year
Moderate-income	29	-	-
Above Moderate-income	133	-	-
Total	229	20 units per year	20 units per year

Connecting Bell's Goals to its Challenges:

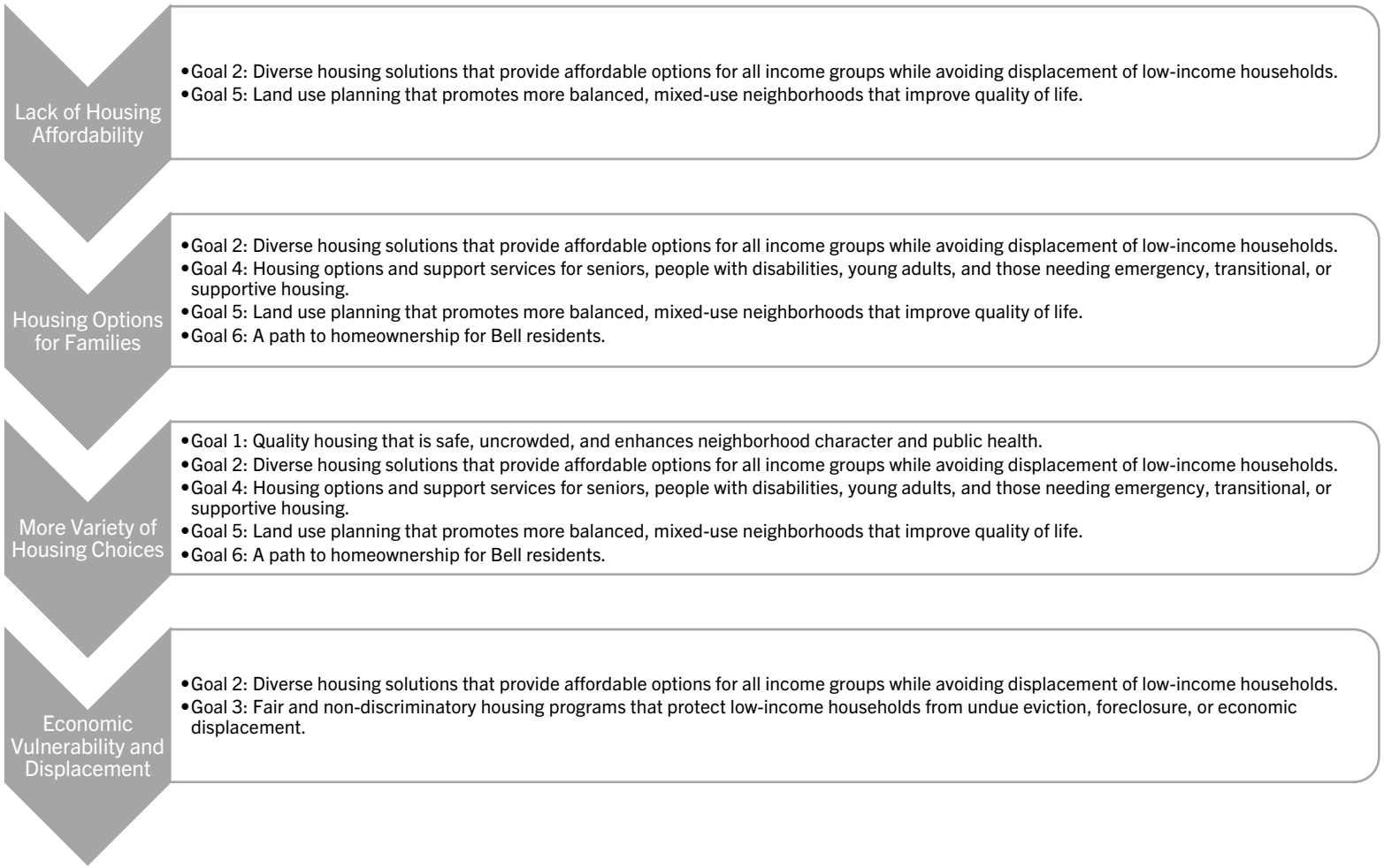


Figure 2

These six goals set the tone for policies that are firm commitments to tackle the housing challenges facing the City. As illustrated in Figure 3, every goal is supported by one or more policies and implementing programs which will bring the City closer to meeting its aspirational goals over the 6th Cycle planning period.

Housing Element Goals & Policies		
Housing Element Goal	**Housing Element Policy**	**Housing Element Program(s)**
1. Quality housing that is safe, uncrowded, and enhances neighborhood character and public health.	1. The City of Bell shall promote the maintenance of existing housing units throughout the City. The City shall use community outreach to promote programs and code enforcement to address deferred maintenance and help beautify neighborhoods.	Program 1. Bell Code Enforcement Program Program 5. Housing Rehabilitation Program Program 9. Accessory Dwelling Unit Program Program 11. Reasonable Accommodation Housing Program Program 14. Mobile Home Program Program 15. Preservation of At-Risk Housing Program 21. Support for Unsubsidized Housing
	2. The City of Bell shall encourage the investment of both public and private resources in infrastructure that beautifies residential neighborhoods and reverses neighborhood deterioration. This can include right-of-way improvements like sidewalk and street tree investments.	Program 5. Housing Rehabilitation Program Program 19. First-Time Homebuyers Initiative Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	3. The City of Bell shall 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.	Program 1. Bell Code Enforcement Program Program 5. Housing Rehabilitation Program Program 9. Accessory Dwelling Unit Program Program 10. Density Bonus Program Program 12. Energy Conservation Program Program 14. Mobile Home Program Program 15. Preservation of At-Risk Housing
	4. The City of Bell shall require quality design and sound construction of new rental housing that promotes a secure and sustainable living environment.	Program 5. Housing Rehabilitation Program Program 9. Accessory Dwelling Unit Program Program 12. Energy Conservation Program Program 18. Design Standards Program
	5. The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation.	Program 1. Bell Code Enforcement Program Program 6. General Plan and Zoning Conformity Program Program 9. Accessory Dwelling Unit Program Program 12. Energy Conservation Program Program 18. Design Standards Program
	6. The City of Bell shall assist low- and moderate-income households with property maintenance by informing residents regarding the available programs and available low-interest and deferred loans. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. These	Program 1. Bell Code Enforcement Program Program 4. Equal Housing Program Program 5. Housing Rehabilitation Program Program 9. Accessory Dwelling Unit Program Program 12. Energy Conservation Program Program 14. Mobile Home Program Program 15. Preservation of At-Risk Housing

Housing Element Goals & Policies		
Housing Element Goal	**Housing Element Policy**	**Housing Element Program(s)**
	programs will be advertised to the public using the City's website and flyers provided at the Planning Counter.	Program 19. First-Time Homebuyers Initiative Program 20. Local Preference Program
	7. The City of Bell shall encourage and promote development that accommodates larger families through design and higher bedroom counts.	Program 6. General Plan and Zoning Conformity Program Program 9. Accessory Dwelling Unit Program Program 18. Housing Development on Public Land
	8. The City of Bell shall encourage the legalization of any unpermitted Accessory Dwelling Units to reduce overcrowding for extended families.	Program 9. Accessory Dwelling Unit Program
2. Diverse housing solutions that provide affordable options for all income groups while avoiding displacement of low-income households.	1. The City of Bell shall endeavor to minimize housing displacement in new development and provide adequate protections to existing residents should units be demolished. Any public agency undertaking development that removes residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 4. Equal Housing Program Program 8. Transitional and Supporting Housing Program Program 21. Support for Unsubsidized Housing Program 24 Tenants' Rights Program
	2. The City of Bell shall encourage the development of affordable and attainable housing in the city.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 4. Equal Housing Program Program 8. Transitional and Supporting Housing Program Program 11. Reasonable Accommodation Housing Program Program 14. Mobile Home Program Program 15. Preservation of At-Risk Housing Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program
	3.The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites and identify publicly owned land suitable for affordable and mixed-income housing.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 8. Transitional and Supporting Housing Program Program 11. Reasonable Accommodation Housing Program Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 17. Design Standards Program 18. Housing Development on Public Land

Housing Element Goals & Policies		
Housing Element Goal	**Housing Element Policy**	**Housing Element Program(s)**
	4. The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy. The City shall strive to attract housing developers to provide new owner-occupied and rental housing to meet the needs for all income groups in the City.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 8. Transitional and Supporting Housing Program Program 13. Single Room Occupancy Housing Program Program 14. Mobile Home Program Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	5. The City of Bell shall use available Federal and State assistance programs, including CDBG programs, to promote the development of an adequate supply of affordable housing. The City shall also use BCHA funds to purchase new units in order to provide an adequate supply of affordable housing. Finally, the City shall seek new grant opportunities and inform residents of the available program(s).	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 4. Equal Housing Program Program 5. Housing Rehabilitation Program Program 11. Reasonable Accommodation Housing Program Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 21. Support for Unsubsidized Housing
	6. The City of Bell shall explore mechanisms to establish a local Housing Trust Fund for affordable housing development, acquisition and preservation, and assistance to first-time homebuyers.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 5. Housing Rehabilitation Program Program 12. Energy Conservation Program Program 14. Mobile Home Program Program 15. Preservation of At-Risk Housing Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 19. First-Time Homebuyers Initiative Program 21. Support for Unsubsidized Housing Program 26. Local Housing Trust Fund

3. Fair and non-discriminatory housing programs that protect low-income households from eviction, foreclosure, or economic displacement.	1. The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.	Program 4. Equal Housing Program Program 24. Tenants' Rights Program
	2. The City of Bell shall adopt a local preference ordinance for City-assisted affordable housing developments that is in compliance with existing Federal and State Fair Housing laws.	Program 4. Equal Housing Program Program 11. Reasonable Accommodation Housing Program Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 19. First-Time Homebuyers Initiative Program 20. Local Preference Program Program 21. Support for Unsubsidized Housing Program 24. Tenants' Rights Program
	3. The City of Bell shall continue participating in the Section 8 Housing Assistance Payment program in cooperation with the Los Angeles County Housing Authority.	Program 4. Equal Housing Program Program 24. Tenants' Rights Program
	4. The City of Bell shall disseminate information about tenants' and homeowners' rights and ensure that tenants threatened with eviction and homeowners threatened with foreclosure have access to legal assistance.	Program 4. Equal Housing Program Program 24. Tenants' Rights Program
	5. The City of Bell shall explore using available financial and legal resources to ensure the long-term affordability of unsubsidized, lower-cost housing in the community through actions such as placing affordability covenants on buildings and promoting acquisition of properties by mission-driven organizations and community land trusts.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 4. Equal Housing Program Program 14. Mobile Home Program Program 15. Preservation of At-Risk Housing Program 21. Support for Unsubsidized Housing
	6. The City of Bell shall optimize the delivery of its housing programs by continually evaluating the cost-benefit and cost-effectiveness of its real estate portfolio and property management responsibilities.	Program 4. Equal Housing Program Program 25. BCHA Strategic Plan

4. Housing options and support services for seniors, people with disabilities, young adults, and those needing emergency, transitional, or supportive housing.	1. The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs. The City shall also develop a City program to assist persons with special housing needs.	Program 4. Equal Housing Program Program 11. Reasonable Accommodation Housing Program Program 14. Mobile Home Program Program 24. Tenants' Rights Program
	2. The City of Bell shall cooperate with other public agencies and non-governmental organizations (NGOs) as a means to maintain, preserve and expand as necessary the existing emergency, transitional and supportive housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment, and/or seek ways to improve access to services and employment from the Cheli area of the City. Finally, the City shall cooperate with other agencies and NGOs involved in the provision of emergency, transitional, and supportive housing.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 4. Equal Housing Program Program 11. Reasonable Accommodation Housing Program Program 13. Single Room Occupancy Housing Program. Program 15. Preservation of At-Risk Housing Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 22. Cheli Specific Plan
5. Land use planning that promotes more balanced, mixed-use neighborhoods that improve quality of life.	1. The City of Bell shall protect the existing residential neighborhoods from the intrusion of incompatible uses. The City shall ensure the Zoning Code and the Municipal Code are enforced.	Program 6. General Plan and Zoning Conformity Program Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	2. The City shall promote sustainable and low impact development through the General Plan and zoning ordinance. This should include policies such as solar panel installations, limiting lawn watering, and promoting drought tolerant landscapes.	Program 12. Energy Conservation Program Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	3. The City of Bell shall encourage development of underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 8. Transitional and Supporting Housing Program Program 10. Density Bonus Program Program 11. Reasonable Accommodation Housing Program Program 13. Single Room Occupancy Housing Program. Program 17. Design Standards Program 18. Housing Development on Public Land

		Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan Program 25. BCHA Strategic Plan
	4. The City of Bell shall ensure that housing provided for lower-income households are not concentrated in any single area or neighborhood of the City. The Bell Community Housing Authority shall promote the development of affordable housing throughout the City of Bell.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 6. General Plan and Zoning Conformity Program Program 8. Transitional and Supporting Housing Program Program 11. Reasonable Accommodation Housing Program Program 13. Single Room Occupancy Housing Program
	5. The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 6. General Plan and Zoning Conformity Program Program 7. Review and Removal of Governmental and Nongovernmental Constraints Program 8. Transitional and Supporting Housing Program Program 11. Reasonable Accommodation Housing Program Program 13. Single Room Occupancy Housing Program. Program 18. Housing Development on Public Land Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	6. The City of Bell shall ensure that potential sites for residential development address and mitigate any potential health risks from previous uses. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.	Program 7. Review and Removal of Governmental and Nongovernmental Constraints Program 18. Housing Development on Public Land Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	7. The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty. Discretionary entitlement processes through the Planning Commission should be streamlined and transparent.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 6. General Plan and Zoning Conformity Program Program 7. Review and Removal of Governmental and Nongovernmental Constraints Program 8. Transitional and Supporting Housing Program Program 9. Accessory Dwelling Unit Program Program 10. Density Bonus Program Program 11. Reasonable Accommodation Housing Program Program 12. Energy Conservation Program Program 13. Single Room Occupancy Housing Program

		Program 16. Extremely Low-Income, Very-Low Income, and Low-Income Housing Program Program 17. Design Standards
	8. The City of Bell shall ensure that new higher-density residential projects are compatible in design with adjacent residential areas. This will be achieved through the continued review of development projects by the Planning Commission, through the Building and Planning Division's plan reviews, and through Plan Checks.	Program 2. Emergency Shelter Program Program 3. Low Barrier Housing Program Program 8. Transitional and Supporting Housing Program Program 10. Density Bonus Program Program 17. Design Standards Program 22. Cheli Specific Plan Program 23. Atlantic Avenue Specific Plan
	9. The City of Bell shall explore new land use designations, such as mixed-use, for key areas of the City that could accommodate such development. New commercial development located along Gage Avenue, Atlantic Boulevard, and Florence Avenue shall be encouraged to explore mixed-use development that includes residential uses within the development.	Program 6. General Plan and Zoning Conformity Program Program 10. Density Bonus Program Program 23. Atlantic Avenue Specific Plan Program
6. A path to homeownership for Bell residents.	1. The City of Bell shall promote opportunities for homeownership, including incentives for current Bell renters and development of long-term affordable homeownership projects.	Program 19. First-Time Homebuyers Initiative

Figure 3
Figure 2

Housing Programs

To implement the City's Housing policies, 26 programs have been defined that will advance all the City's housing goals. These represent where the "rubber hits the road" and tie back to the goals and the policies that provide the backbone of the City's housing strategy. An overview of each of the 26 programs is given below; detailed descriptions of each program, with action plans, are given in Appendix E.

Program 1: Bell Code Enforcement Program. The City will continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use, development of properties, and habitability of housing units throughout the City. The Code Enforcement Program is designed to bring properties up to City Code requirements and to clean up and improve unsightly, unsafe, or uninhabitable 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. 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.



Salvation Army Emergency Shelters

Program 2: Emergency Shelter Program. As required by SB-2, the City will continue to provide for an Emergency Shelter Program. The City will collaborate with the Salvation Army, which provides shelter to approximately 500 unhoused individuals, to ensure its continued success. The Police Department will collaborate with the Salvation Army to ensure proper operations and support for the Emergency Shelter Program. The City will oppose infrastructure projects which could require the taking of existing shelters in the area. With the implementation of Program 22 (Cheli Specific Plan), by-right zoning standards will be set in place which reduce barriers to any expansion of the Salvation Army Shelter or establishment of new shelters in the area. The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures.

Program 3: Low Barrier Housing Program. Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the unhoused per Government Code 65660-65668.

Program 4: Equal Housing Program. The City shall take meaningful actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. A biennial meeting with community groups and serviced providers will be held to identify any such issues.

Equal housing-related complaints will be referred 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 City Hall, Chamber of Commerce, Library, City of Bell website, and other areas where the community gathers information. 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.



Housing Rehabilitation Program

Program 5: Housing Rehabilitation Program. The Community Development Department will continue this CDBG-funded program which provides grants to low-and moderate-income homeowners to assist with their property maintenance. This program enables homeowners to make repairs, improve the value of their property, and improve the overall character of the neighborhood.

Program 6: General Plan and Zoning Conformity Program. The City of Bell will continue to review the Zoning Ordinance over the course of the 6th Cycle to ensure that the development standards are consistent with changes in State law or new local policies that govern housing. As such the City will initiate appropriate changes to the Zoning Map, Zoning Ordinance and Land Use Element to ensure conformity between all three documents. This will include the preparation of the Cheli Specific

Plan (Program 22) which will address the Land Use Element's identification of an Emergency Shelter Overlay Zone.

Program 7: Review and Removal of Governmental and Nongovernmental Constraints. This program is an existing program that will be continued through the 2021-2029 Planning Period. This program involves the continued comprehensive review of the City's Zoning Ordinance to identify undue constraints to the production of housing. In the event a constraint is identified, the zoning requirements will be revised, including ensuring that they conform to the Density Bonus requirements outlined in Government Code Section 65915. Specific tasks include:

- Review parking requirements and associated standards.
- Review requirements for projects in proximity to transit.
- Create more flexible open space standards. For example, allow flexibility in providing common or private open space, and upper-floor open spaces (balconies) in keeping with the design standards program (Program 17).
- Reduce R-3 zone minimum unit sizes for affordable housing projects.
- Add studio/bachelor unit size standards to all zones.
- Allow residential care facilities of over 7 beds in the R-3 and Atlantic Avenue Specific Plan (Program 23) zones.
- Increase the threshold for Planning Commission Site Plan Review to five units.
- Eliminate the definition of "family" as part of the zoning code.
- Allow for single room occupancy (SRO) housing in C-3R zone.
- Permit supportive housing in all multifamily residential zones (Program 8).

Program 8: Transitional and Supportive Housing Program. Transitional housing is a type of supportive housing used to facilitate the movement of unhoused 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. 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. Low-barrier shelters are shelters that do not impose conditions to entry, such as getting rid of possessions or pets, or being dependent on drugs or alcohol, and focus on moving people into permanent housing.

The State requires cities to designate areas for transitional housing within the City and to allow for supportive housing and low-barrier shelters by-right in multifamily and mixed-use zones. The City of Bell will make these changes during the 6th cycle planning period. The existing Bell Salvation Army Shelter located in the City includes all three types of facilities – low-barrier navigation center, transitional housing, and permanent supportive housing. The City will also continue to permit the existing Bell Shelter, which includes a transitional housing facility, to operate and expand as appropriate.



Housing Rehabilitation Program

Program 9: Accessory Dwelling Unit Program. The City's Zoning Ordinance was amended in 2018 and 2020 to ensure the City's ADU Ordinance was in conformance with State law and encourage accessory dwelling unit construction. The changes will be advertised on the City's website and printed handouts will be prepared and provided at the Planning Division counter. The City will also monitor the production and affordability of permitted ADUs in the City.

Additionally, if local funds for housing are made available, the City will explore providing low-cost loans to lower-income homeowners to build new ADUs or legalize unpermitted ADUs and rent them to lower-income households. As a stipulation of the funding, the units will be subject to an affordability covenant for an approximate period of five to ten years, with appropriate income verification procedures to be established.

Program 10: Density Bonus Program. This 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. The Density Bonus Law is a State mandate, and the City adopted provisions into its zoning code in 2020 applying the relevant sections of state Government Code (65915—65918) into the mandate. The Bell code amendment refers to State Government Code as amended, thereby ensuring that the City will always be up to date with any forthcoming changes to state Density Bonus law.

The City will place informational materials about state density bonus law at the Planning counter/information kiosk. In discussions, City staff will also notify developers of the potential to use state density bonus law in order to gain additional affordable and market-rate units.

Recent development in R-3 and C-3R zones has generally been more oriented toward smaller households. In order to address this imbalance, the City will also consider a local density bonus ordinance or other zoning incentive program to encourage the development of larger residential units that can support larger families and reduce overcrowding.



Reasonable Accommodation Housing Program

Program 11: Reasonable Accommodation Housing Program. The State 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, handrails, etc. Although the City of Bell is unaware of any such constraints, this commitment will be established through an amendment to the Zoning Ordinance that addresses reasonable accommodation.

Program 12: Energy Conservation 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 City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation.

Program 13: Single Room Occupancy Housing Program. 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. SROs contain individual bedrooms/living spaces, and often individual bathrooms, but do not have full individual kitchen facilities. A SRO unit usually is small, ranging in size from 200 square feet to 350 square feet, or significantly less than the City's minimum unit sizes. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. A primary 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 with a conditional use permit.

Program 14: Mobile Home Program. The Mobile Home Program relates to the 122-space Bell Mobile Home Park (4874 Gage Avenue) and the 152-space Florence Village Mobile Home Park (5162 Florence Avenue), both of which are owned and operated by the City. The City does not rent mobile homes at either location. Rather, mobile home sites are rented to mobile home owner occupants.

Both parks have been operating at a financial deficit for years and are unsustainable for the City to maintain at current rent levels. Therefore, The City is looking into options for the two parks that will benefit the current park residents, Bell residents and the City as a whole. Recommendations will be provided to the City Council and Bell Community to help address the financial issue that threatens the City's financial solvency. The mobile home parks together occupy 17.78 acres of land and could supply significantly more housing than they currently do if redeveloped. In the case that they are redeveloped, the City Council has already taken action to protect existing residents by requiring relocation payments, a 12-month notice period before any park closure, and a $500 per month rental subsidy for income-qualified residents at their new location.

Program 15: Preservation of At-Risk Housing. There are two affordable housing developments that are Low-Income Housing Tax Credit (LIHTC) and HUD-funded properties that might be at risk at conversion to market rate housing in the coming years. The three properties include the following:

- Bell Woodward Townhomes, 6719 Woodward Ave (4 units) – High Risk
- Murray Place, 4324 Florence Ave (72 units) – Low Risk

The County of Los Angeles will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate units. The City of Bell will also assist property owners in maintaining the affordability of these units through grants and other means. Finally, the City will require the timely notification of tenants in the event the owners intend to convert the affordable units to market-rate units.

Program 16: Extremely Low-Income, Very Low-Income, and Low-Income Housing Program. This program targets both "for-profit" and "non-profit" developers so they may play a larger role in the provision of affordable housing in Bell. Their role is especially crucial following the elimination of redevelopment. The City provides land, regulatory incentives, and financial assistance to developers to complete both ownership and rental housing for very low-, low-, and moderate-income households. Under this program, the City intends to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties; to maintain, on an ongoing basis, a vacant and underutilized residential sites inventory and provide sites information to interested developers; and to provide technical assistance and information on available City-owned parcels for lower-income developments to housing providers. The City will apply for financial incentives through HOME funds (distributed through the Los Angeles County Development Authority's competitive process) and land write-downs of City-owned parcels, as well as regulatory incentives, including but not limited to density bonuses and flexible development standards, to private developers to increase the supply of affordable housing. Housing developments on City-owned land which are currently in the pipeline, prior to the approval stage, will be examined to determine how and whether affordable housing can be incorporated, and future RFPs for development on City-owned land will explicitly encourage affordable housing.

Program 17: Design Standards or New Zoning Code. The City shall streamline the entitlement process for desirable types of housing that meet objective criteria. Thus, the City will develop clear, objective, Housing Accountability Act-compliant design criteria that address compatibility with adjacent residential zones and other factors. Some projects will become subject to administrative review procedures only, and other will be circumscribed to a narrower set of findings required of the Planning Commission during Site Plan Review.

In addition, since the City has recently increased allowable heights and densities in the C-3R and R-3 zones, these design standards will ensure that new development maintains and improves the quality of neighborhoods, which is a top priority of the community.

This program may include the development of an entirely new, more user-friendly zoning code which implements this Element.

Program 18: Housing Development on Public Land. Public agencies such as the City of Bell often own land that is underutilized and could be developed to a higher and better use that advances the community's housing goals. The City will publish a Notice of Availability of Housing Element Sites #1, 2, and 3 and follow the appropriate procedure in the Surplus Land Act for development into housing or mixed-use development.

Program 19: First-Time Homebuyers Initiative. Home ownership strengthens local investment in residences and neighborhoods, and provides stability to residents. While many renters aspire to home ownership, they often lack the understanding and/or capital to pursue it. The City will explore ways to educate and incentivize renters and landlords to pursue home ownership. This program includes partnering with other agencies such as County of Los Angeles Community Development Authority, Neighborhood Housing Services of Los Angeles County (NHS), and the City program who can develop and maintain qualify affordable housing, preserve affordable homeownership opportunities, and provide education and preparation for potential first-time homebuyers. Another element of this program is the encouragement of tenants purchasing existing residences also known as the first right of refusal. A tenant right to purchase program will give tenants the first option to purchase their long-term home before the owner can sell directly to an outside buyer. This ensures stability for tenants and gives tenants the opportunity to become homeowners.

Last, the City will explore supporting new long-term affordable homeownership projects, rather than provide one-time down payment assistance, including possible property tax abatement and/or financial assistance to these projects. Homeownership comes with many hidden costs that can reveal themselves at any point during the tenure of ownership. Long-term affordable homeownership can assist homebuyers with these hidden costs, rather than leave new

homeowners on their own with one time assistance. These projects also ensure that ownership housing stock remains affordable in the long-term, being able to serve multiple families as they purchase and sell units.

Program 20: Local Preference Program. Helping Bell residents remain in the City strengthens familial and neighbor relationships and communities overall. The City will explore opportunities to help local residents pursue rental and/or for-purchase city assisted affordable housing, including the option for renters to purchase their rentals that are being sold to the open market. This Local Preference Program will assign a preference to Bell residents and/or employees seeking housing in City-assisted developments. This has the potential to strengthen the City of Bell's anti-displacement efforts as well as the potential to allow low-income local residents to stay in the city.

Program 21: Support for Unsubsidized Housing. The vast majority of Bell renters live in unsubsidized market-rate housing that is nevertheless significantly cheaper than new construction housing. As the cost of constructing new affordable housing continues to rise, additional attention is being paid to potential methods to create affordable housing from within the existing housing stock. Such projects may involve acquisition of existing properties by social impact investors using multiple funding sources to freeze rents or cap future rent increases, ensuring affordability at the low- or moderate-income levels. Funding sources may include social impact capital and debt, traditional bank debt, tenant subsidies, and some municipal participation. The City of Bell will explore property owner interest in such a program and may explore offering property tax exemptions and other financial incentives to such projects. The City will also explore enacting a "no net loss" ordinance which would offer protections, including right of return, to any multifamily housing which is demolished.

Program 22: Cheli Specific Plan. The Cheli district in the northern part of the City is home to the Salvation Army Bell Shelter and Bell Oasis Apartments which provide a continuum of housing options and an integrated environment of supportive services for over 500 formerly unhoused individuals at any one time. In order to support the continued development of the Bell Shelter complex, in particular the provision of additional permanent supportive housing, the City of Bell will prepare a Specific Plan and Program Environmental Impact Report for the Cheli

district. This Specific Plan will establish unique development standards for new housing in the area and provide program-level environmental clearance for housing projects to be built, streamlining housing development and increasing competitiveness for affordable housing financing applications.

The Cheli district is environmentally impacted from the I-710 freeway, warehousing facilities with large numbers of diesel trips, and nuisances from heavy industrial uses, among other issues. While the district provides many unhoused services on-site, it is also isolated from other amenities such as public transportation, general medical facilities, grocery stores, and non-industrial job centers. The Specific Plan and Program EIR will provide concepts, requirements, and a work plan to improve the environmental and access characteristics of the district so that quality of life is improved for current and future residents and that equity concerns are addressed (e.g., Environmental Justice, Affirmatively Furthering Fair Housing).

Program 23: Atlantic Avenue Specific Plan. The Atlantic Avenue corridor is the one remaining commercial corridor in the City where residential uses are not permitted (with the exception of the properties at 7020-7030 Atlantic Avenue, which are part of the Mixed-Use Overlay Zone). The City will develop an Atlantic Avenue Specific Plan which will define appropriate areas, standards, and densities for new housing along the corridor which will be permitted by-right, at the same time balancing against the need for the City to preserve important commercial uses. A Program Environmental Impact Report will also be prepared in order to streamline future CEQA analyses.

Program 24: Tenants' Rights Program. Renters are often unaware of their rights under federal, State, and local housing law, making them vulnerable to unscrupulous property owners. These vulnerabilities have been magnified with the COVID-19 pandemic that has threatened the ability of many renters to pay for housing. As eviction moratoriums imposed by the federal and State government expire, the BCHA will prioritize its services to renters to ensure that access to legal counsel and eviction protection services help mitigate the threat of eviction. Tenants' Rights Programs that provide legal counsel reduce the serving of eviction notices by anywhere from 67% to 86%. Bell's Tenants' Rights Program can be created in the model of the City of Los Angeles's Proposed Eviction Defense Program. This City of Los Angeles program emphasizes education and public awareness, eviction prevention

interventions, full-scope representation for eligible tenants in eviction proceedings, education about tenant rights in code enforcement cases, rental assistance, ongoing support services for tenant stability, evaluation, and an eviction filing and data collection system. As a first step, the BCHA will actively inform and connect tenants to Stay Housed L.A., which is a partnership between the County, City of Los Angeles, local community service providers, and local legal service providers. Stay Housed L.A. connects all Los Angeles County residents with tenants' rights information along with free legal services if a tenant qualifies. Access to the Stay Housed L.A. partnership will be linked on the City's website and flyers about the partnership will be made available to residents at the planning counter.

Program 25: BCHA Strategic Plan. While the City holds real estate assets that generate revenue and other benefits, they also present challenges for the BCHA that include property management. The costs of managing tenants, addressing deferred maintenance, and other responsibilities associated with being a landlord can often be complex and significant. The City should evaluate the strategic benefits of alternate arrangements, which can include selling real estate holdings, transferring properties to community land trusts, using third-party entities to assist with property management, or co-operative housing arrangements. The evaluation of options should compare the cost-benefit of existing delivery of the housing program with potential changes that could increase the BCHA's resources and improve the City's housing programs overall.

Program 26: Local Housing Trust Fund. The City of Bell will explore opportunities to create a local housing trust fund or other locally generated funds available to support the housing programs outlined in this Housing Element. An alternative or supplementing strategy could be a regional housing trust fund in partnership with Southeast Los Angeles cities. The Gateway Cities Council of Governments is actively exploring using PLHA funds for the creation of a regional housing trust fund. Having regionally and/or locally controlled funds will enable the City to provide financial assistance to affordable housing development projects, increase competitiveness of local projects for outside funding sources such as Low-Income Housing Tax Credits (LIHTC), and establish preference for targeted population types and for Bell residents. A regional and/or local housing trust fund could also fund other important programs such as the tenants' rights program (Program

24) and support for unsubsidized housing (Program 21) which do not have clear existing outside funding sources.

The establishment of a trust fund is recommended to ensure a dedicated funding source for housing programs in the face of uncertain future revenues and costs for the City. Revenue potentials for the establishment of this trust fund include:

- Proceeds from sale or ground lease of City-owned property for development.
- Enhanced Infrastructure Financing District (EIFD) or Community Revitalization and Investment Authority (CRIA).
- Real Estate Transfer Taxes.
- Establish inclusionary zoning ordinance with in-lieu fee option.

Program 27: Environmental Enhancements. The City of Bell will work with local stakeholders to advance environmental programs that can help reduce exposure of residents to health-related factors, including:

1. Working with local trucking fleets to develop a clean truck strategy and pursue grant funding to help replace diesel fueled trucks with alternative fueled vehicles. Evaluating potential changes to the truck route network to reduce diesel pollutant exposure to current or future residential concentrations.
2. Potentially siting future housing upwind of the I-710 freeway and the BNSF Los Angeles Junction subdivision and Union Pacific Los Angeles subdivision and requiring that heating, ventilation, and air conditioning (HVAC) equipment user higher efficiencies air filters (e.g., MERV-13 or higher) near these areas.
3. Working with water companies to accelerate investments to ensure clean water is available to Bell residents and threats to local groundwater supply are programmed for remediation before siting new housing.
4. Ensuring that siting of hazardous waste generators and facilities are not disproportionately located in or near the City of Bell.
5. Working with external stakeholders to accelerate infrastructure investments that reduce water contamination from urban runoff. Consider programming SB 1 (Fund 105), Measure M (Fund 650), Measure R (Fund 670), Prop C (Fund 680), Prop A (Fund 700) revenue to include water quality infrastructure.

Appendix A: Housing Needs

Demographic Trends

Understanding where the City has been is vital to shaping how the City can move forward on housing policy. The City of Bell's Housing Element takes into account trends in housing, population, jobs, and other factors that influence how the City has grown over the first two decades of the 21st century. This Appendix provides a snapshot of where the City is and how it got here.

Population Growth

The City of Bell is the 48th largest city in Los Angeles County and the 216th largest in the state of California with a population of 36,319 people, according to a January 2021 estimate from the State of California's Department of Finance. Over the twenty-year period from 2000 to 2020 Bell's annual growth was 0% compared to 0.7% in the Southern California Association of Governments (SCAG) region. See Figure A-1 which illustrates the population trends over this twenty-year period in the City of Bell compared to the SCAG region. From 2020 to 2021, the Department of Finance estimated that the population of Bell decreased by 156 people, a 0.43% loss.

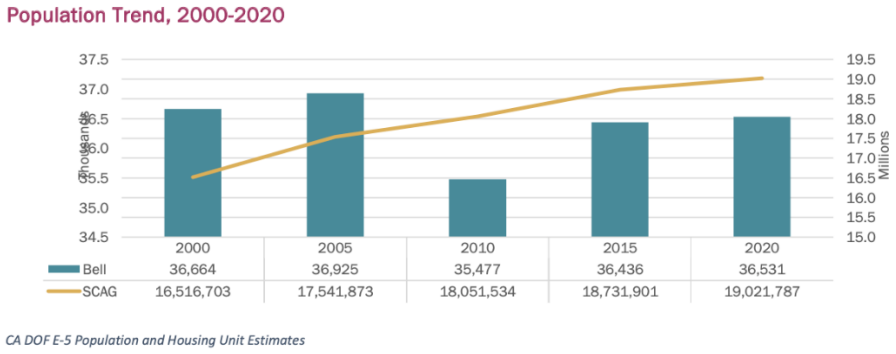


Figure A - 1

While Bell has not experienced recent population growth, the city's population has increased by approximately 14,000 people over the last 50 years. Much of this growth occurred from 1970 to 2000, a period in which large-scale immigration from Latin America to the Los Angeles region was taking place. See Figure A-2 for the City of Bell's population trend from 1970 to 2020.

City of Bell Population Trend, 1970 to 2020.

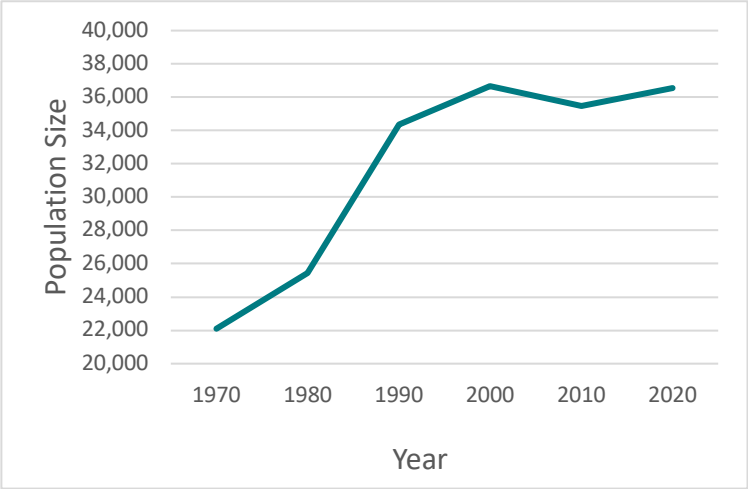


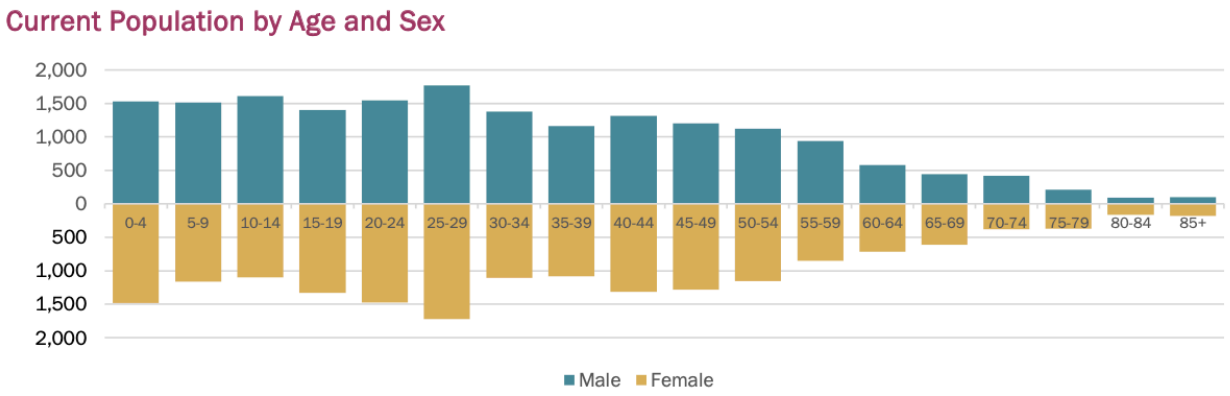
Figure A - 2
Source: Chart from California Department of Finance.

According to SCAG's Technical Report, "Current Context: Demographics and Growth Forecast" published in September 2020, the Los Angeles County population is slated to increase by 16% from 2016 to 2045. The same report projects that Bell's population will increase by 2% during the same period. In Bell, this is an increase of only 700 people over approximately three decades, or roughly 233 people per decade. Compared to other jurisdictions within Los Angeles County, Bell is not expected to experience a huge influx of new residents and therefore, SCAG has not given the city a large Regional Housing Needs Assessment (RHNA). Bell's RHNA is 229 units, which is composed of 89 units to meet the need of projected population growth and 139 units to meet the need of the existing population.

Age Characteristics

Bell's housing needs are determined by the age characteristics of residents. As a person ages, they cycle through different lifestyles, family sizes, and income levels. These lifestyles, family sizes, and income levels influence a person's preference for certain housing types along with their ability to afford different types of housing. Younger adults tend to prefer apartments and condominiums which are typically relatively affordable and allow a great deal of flexibility. Middle-aged adults tend to prefer larger apartments, condominiums, and single-family homes to fit their growing families and children. Seniors might move into more manageable living situations, such as smaller apartments/homes, properties shared with children, retirement communities, or assisted living facilities. It is important to keep these

tendencies in mind while evaluating the City of Bell's age characteristics.



American Community Survey 2014-2018 5-year estimates

Figure A - 3

Figure A-3 demonstrates how there are more younger people than older people in the City of Bell. The median age of a Bell resident is 30.7 years old, which is lower than the Los Angeles County median age of 36.5 years old.

Age Trends by Life Stage.				
	Number of Residents		Change 2010-2019	
Age Category	2010	2019	Number	Percent
0-19 yrs. (dependent)	13,214	10,793	-2,421	-18%
20-24 yrs. (transitional)	2,535	3,082	547	22%
25-34 yrs. (household forming)	5,948	5,916	-32	-0.5%
35-44 yrs. (family growth)	5,383	4,877	-506	-9%
45-64 yrs. (move up housing)	6,439	7,705	1,266	20%
65+ yrs. (retirement years)	2,129	3,309	1,180	55%
Total	3,5648	3,5682	34	0.1%

Figure A - 4
Source: American Community Survey (ACS) 2006-2010 and 2015-2019 5-year survey.

Figure A-4 categorizes the Bell population by what stage of life and housing need they are likely within. Much of the population is within the dependent, transitional, household forming and family growth stages of

life. However, these groups have been in decline over the past decade, except for the 20-24 age group. The largest decline is 18% in the population of children and teenagers. The older population in the city has actually been on the rise. The population of 45- to 64-year-olds in the city rose 20% over the last ten years and the population of 65+ year-olds rose 55%. While the younger population in Bell declined over the past 10 years and the older population increased, it is clear that the younger population still largely outnumbers the older population in Bell.

Race and Ethnicity

The City of Bell is known for its majority Latino population, which has remained relatively unchanged over the past decade. However, the population of Black, American Indian/Alaska Native, Asian/Pacific Islander, Other, and Two or More Races have registered modest increases in recent years. One of the more specific demographic groups in Bell is the Lebanese American community. According to the 2010 Census, 2,000 Lebanese Americans lived in Bell, which at the time was 6% of the total population. The only declining population is the White population which decreased by 407 people over the past decade. See Figure A-5 below which displays the trends of race and ethnicity in the City of Bell.

Race & Ethnicity Trends					
	Number of Residents		Total Population (%)	Change 2010-2019	
Race/Ethnicity	2010	2019	2019	Number	Percent
White alone	2238	1831	5.1%	-407	-18%
Latino alone	32736	32793	91.9%	57	0.2%
Black alone	412	553	1.5%	141	34%
American Indian/Alaska Native alone	48	56	0.2%	8	17%
Asian/Pacific Islander alone	190	252	0.7%	62	33%
Some other race alone	15	31	0.1%	16	107%
Two or More Races	9	166	0.5%	157	1744%
Total	**35648**	**35682**		**34**	**0.1%**

Figure A - 5
Source: ACS 2006-2010 and 2015-2019 5-year survey.

According to 2015-2019 American Community Survey (ACS) 5-year data, the foreign-born population in Bell is 14,790 people, or 41.4% of the total population. Of that foreign-born population only 5,526 or 37% are naturalized U.S. Citizens. Over 95% of the foreign-born population originates from Latin America. The second largest region of origin for foreign-born residents is Asia, at 4%. The population in Bell that speaks English only at home is very small, at 3,488 residents. 29,339 residents speak a language at home other than English, of which Spanish language speakers are the majority. Additionally, 12,464 or 38% of Bell's population speaks English less than "very well."

Employment Growth and Change

Employment trends have an important role in defining housing needs. Employment factors that impact housing needs include projected job growth that will bring more residents into the city, wage levels in the city, and demands on infrastructure that result from increased housing and employment demand.

Figure A-6 depicts the distribution and trends of employment by industry of Bell residents over the past decade. The City of Bell has 15,856 workers living within their borders. These workers work across 13 major industrial sectors, with the three most prevalent sectors being Education & Social Services, Manufacturing, and Retail Trade respectively.

Overall employment of Bell residents increased during this time period. Mirroring regional trends, the largest numerical increases were registered in transportation and warehousing, education and social services, and entertainment and food services, while manufacturing employment decreased substantially.

Employment Trends by Industry				
	Number of Employees		Change 2010-2019	
Industry	2010[1]	2019[2]	Number	Percent
Agriculture	280	79	-201	-72%
Construction	1,260	955	-305	-24%
Manufacturing	3,010	2,240	-770	-26%
Wholesale Trade	996	1,180	184	18%
Retail Trade	1,741	2,209	468	27%
Transportation	884	1,875	991	112%
Information	91	116	25	27%
Finance	463	343	-120	-26%
Professional Services	959	1,065	106	11%
Educational & Social Services	2045	2734	689	34%
Arts, Entertainment, Recreation	854	1623	769	90%
Other	792	1093	301	38%
Public Administration	364	344	-20	-5%
Total	**13,739**	**15,856**	**2,117**	**15%**

Figure A - 6
Source: ACS 2006-2010 and 2015-2019 5-year survey.

As for employment by occupation, the largest occupation of Bell residents is production, likely indicating that a large portion of the City's residents are employed in nearby industrial areas in Bell, Vernon, and Los Angeles. Production jobs may have higher wages than services and sales occupations but are also vulnerable to automation and outsourcing. Production is followed by sales, services, management, and natural resources respectively. The number of employees working in each of the five occupations except one, natural resources, has increased over the last decade. (Figure A-7).

[1] 2010 figures represent samples between 2006 and 2010.
[2] 2019 figures represent samples between 2015 and 2019.

Employment Trends by Occupation				
	Number of Employees		Change 2010-2019	
Occupation	2010	2019	Number	Percent
Management	1,552	2,205	653	42%
Services	2,280	3,092	812	36%
Sales	3,374	4,142	768	23%
Natural Resources	2,018	1,619	-399	-20%
Production	4,515	4,798	283	6%
Total	13,739	15,856	2,117	15%

Figure A - 7
Source: (ACS 2006-2010 and 2015-2019 5-year survey.

According to the Bureau of Labor Statistics, the City of Bell's unemployment rate in 2010, following the 2008 financial crisis, hit 17%. Following 2010, the unemployment rate in Bell consistently fell until 2020, when it skyrocketed during the COVID-19 pandemic. (Figure A-8). During the height of the pandemic, unemployment in Bell reached 19%, however, for all of 2020 the unemployment rate averaged out to 13%.

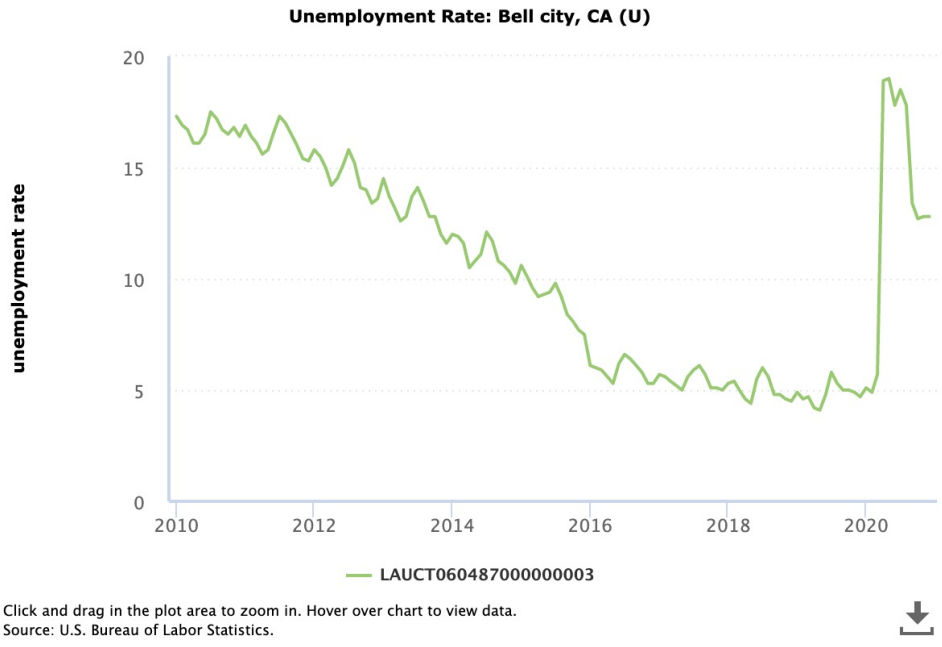


Figure A - 8

According to the U.S. Census Bureau "On the Map" data, the number of residents who lived and worked in Bell increased from 445 people in 2010 to 586 people in 2018. As of 2018, 15,352 people worked in Bell but lived outside of the city, and 12,510 people lived in Bell but worked outside of the city. Additionally, the mean work commute time over the last decade increased from 28.5 minutes in 2010 to 33.3 minutes in 2019, which slightly exceeds the Los Angeles County mean work commute time of 31.8 minutes.

Household Income

Household income predicts the types and price of housing that residents can afford. According to ACS 2006 2010 5-year data, the City of Bell's median household income was $38,473. According to ACS 2015-2019 5-year data, the City of Bell's median household income increased by $5,854 over the last decade, to $44,327. Using the same data, Bell's median household income is extremely low compared to the 2019 Los Angeles County median household income, which is $68,044. In addition to a low median household income, rates of poverty in Bell are high and trends suggest these rates become higher when certain family characteristics are considered. According to 2015-2019 ACS 5-year data, the overall poverty rate was 24%. The same data found that 20 Bell families had incomes below the poverty level within the prior 12 months. This poverty rate increased to 29% when only families with children under 18 years old were included and to 30% when only families with children under 5 years old were included.

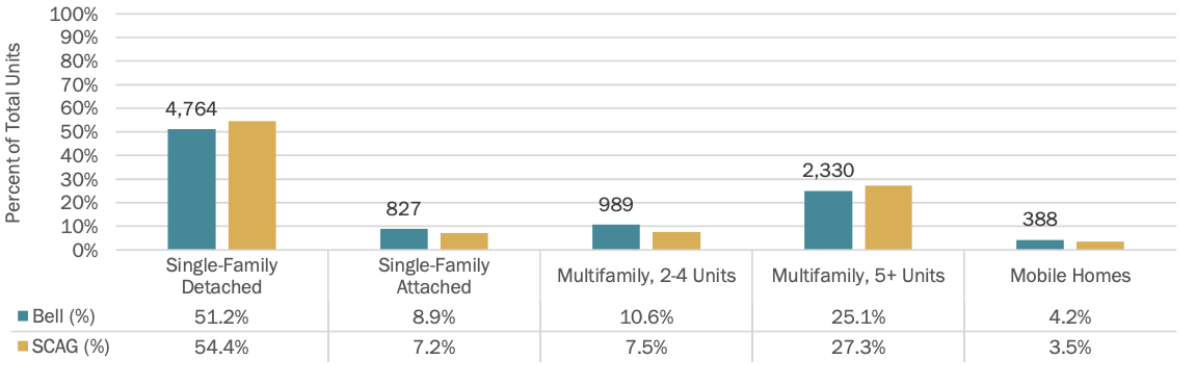
However, the group that is most affected are female only headed households. 2015-2019 ACS 5-year data found that female only headed households with children under 18 years old in 2019 had a poverty rate of 49% and female only headed households with children under 5 years old had a poverty rate of 65%. The Los Angeles County poverty rates, based on the same data, are much lower in comparison to the City of Bell. For example, the poverty rate across all residents in Los Angeles County is 15% compared to 24% in Bell.

Housing Trends: Housing Composition

According to 2020 California Department of Finance data, there are 9,298 housing units in the City of Bell. The most prevalent housing type in the city is single-family detached homes, at 4,764 units or 51% of the city's housing stock. (Figure A-9) The second most prevalent housing type in the city is multi-family 5+ units, at 2,330 units. The city's housing stock is approximately 36% multifamily. Compared to the SCAG region,

Bell's share of single-family detached housing along with their share of multifamily 5+ units are slightly lower than the regional average, while single-family attached, multifamily 2 to 4 units, and mobile homes are slightly higher than the regional average.

Housing Type

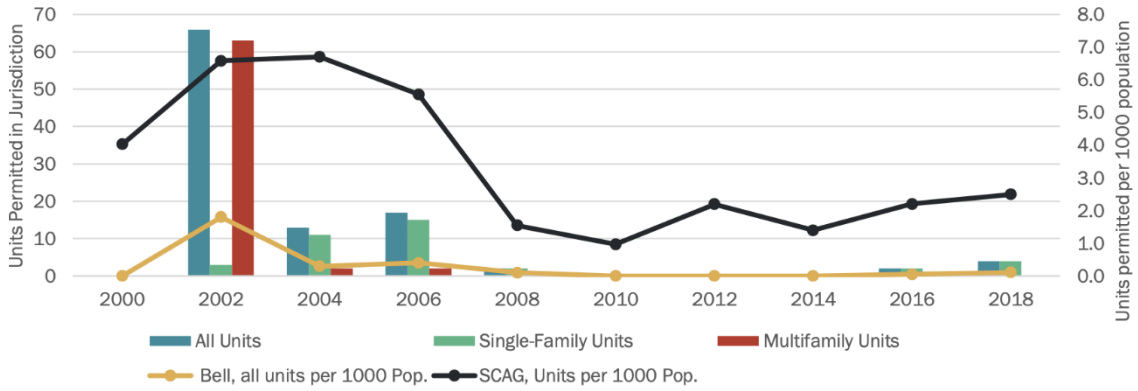


CA DOF E-5 Population and Housing Unit Estimates

Figure A - 9

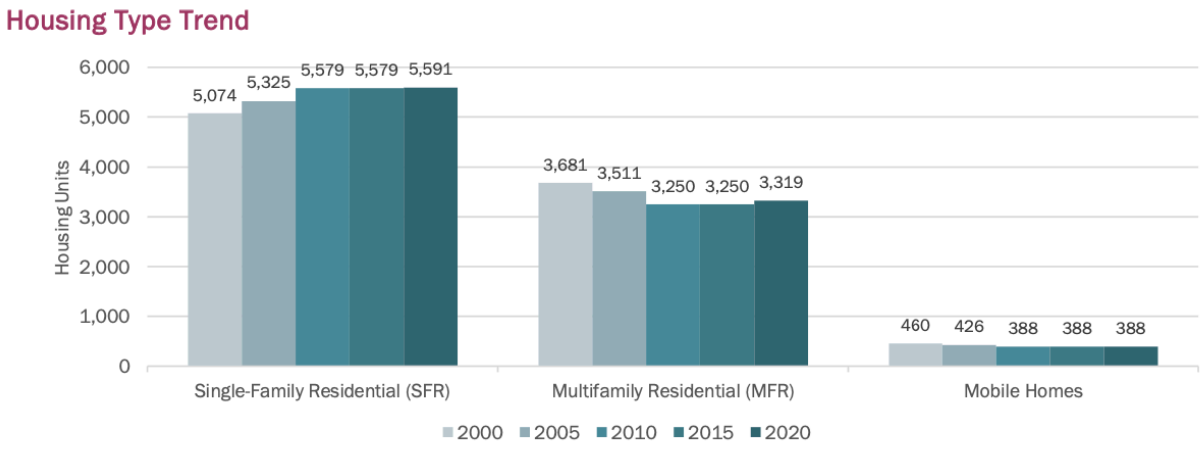
Figure A-10 shows the low rate at which housing units have been permitted in Bell over the past two decades. In the SCAG region, the number of housing units permitted annually dropped sharply during the years surrounding the 2008 financial crisis. The modest recovery evidenced since 2010 has not compared to previous decades, contributing to the worsening housing crisis. Through 2018, the City of Bell has yet to recover at the same pace as the SCAG region. The city currently has a slow rate of residential development.

Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

Figure A - 10



CA DOF E-5 Population and Housing Unit Estimates

Figure A - 11

According to California Department of Finance data over 50% of the housing stock in Bell is single-family detached and 36% is multi-family. During the past 20 years, the City of Bell has seen much more construction of single-family homes than of multi-family homes. (Figure A-11) In fact, from 2000 to 2020, the stock of single-family homes in Bell increased by 517 units while the stock of multi-family homes decreased by 362 units. During the same time period, the mobile home stock in Bell decreased by 72 homes. The reduction in the number of multi-family housing units is due to the significant school construction that occurred, as well as a new park and water reservoir complex that is yet to be constructed. All of these projects involved the demolition of multifamily housing units.

According to 2015-2019 ACS 5-year data Bell has an overall vacancy rate of 3%, which is lower than the Los Angeles County overall vacancy rate of 6%. A healthy residential vacancy rate in the United States hovers around 5 to 6%. Bell's low vacancy rate does not indicate a healthy housing market.

2015-2019 ACS 5-year data found that the City of Bell's average household size for an owner-occupied household is 4.33 people per household and 3.71 people per renter-occupied household. These vacancy rates are much higher than in Los Angeles County where the average household size for an owner-occupied household is 3.17 people per unit and 2.83 for a renter-occupied household. Bell is significantly overcrowded. Overcrowding is the result of a lack of large family units and high housing costs that force families to share housing.

See Figure A-12 which depicts overcrowding in Bell based on the number of people per room. In Bell, 426 owner-occupied and 1,847 renter-occupied households had more than 1 occupant per room, which meets the ACS definition of overcrowding. 146 owner-occupied households and 700 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding. Additionally, many households in Bell are multigenerational, meaning multiple generations of one family lives under one roof. According to 2015-2019 ACS 5-year data, 1,372 households have grandparents living with their grandchildren who are under 18 years old. The prevalence of multigenerational households in Bell is likely indicative of the cultural preferences of Latino families and the high cost of housing.

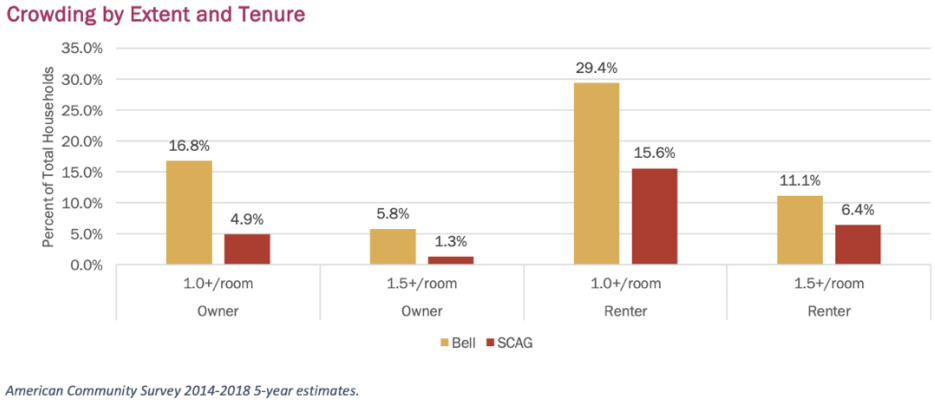


Figure A - 12

Overcrowding conditions are known to be harmful, and unfortunately the situation is severe in the City of Bell. Families that live in overcrowded conditions suffer from negative impacts to their mental and physical health. Overcrowding increases exposure to diseases and to the daily stressors that come with living with multiple people in a crowded space. During the height of the COVID-19 pandemic, communities in Los Angeles County with the highest overcrowding were hit the hardest as coronavirus is spread through close contact with infected individuals. In addition, overcrowding often accelerates the deterioration of a city's housing stock.

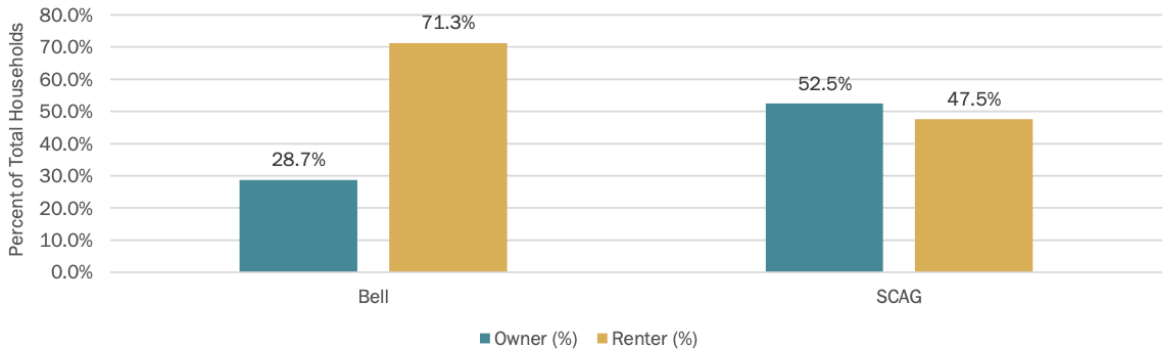
Housing Tenure

Housing tenure refers to whether a household rents or owns a home. Homeownership is often seen as part of the American Dream as it is supposed to bring the homeowner wealth, housing security, independence, housing safety, and a better quality of life. However, homeownership can also be unproductive for households that are

unable to keep up with the costs. Therefore, it is essential that cities have a mix of ownership and rental housing options for all residents with differing income levels and household characteristics.

Homeownership in the City of Bell is low compared to the SCAG region. (Figure A-13) According to 2014-2018 ACS 5-year data, only 29% of Bell residents are homeowners, even though over 50% of the city's housing stock is single-family detached homes. The rental rate in Bell is 71% which is significantly higher than the rate across the SCAG region. Homeownership rates are often a reflection of the city's median household income compared to the median home price. Unfortunately, in the City of Bell, median household income is low and home prices are high.

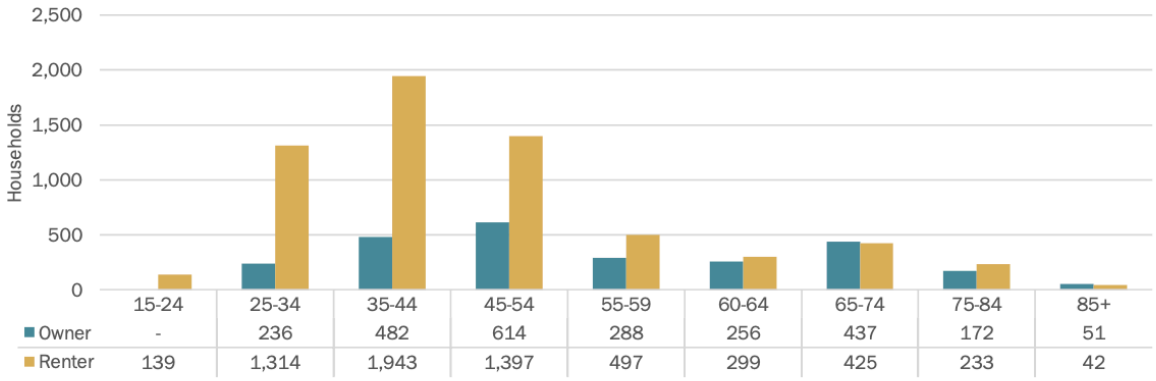
Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Figure A - 13

Housing Tenure By Age



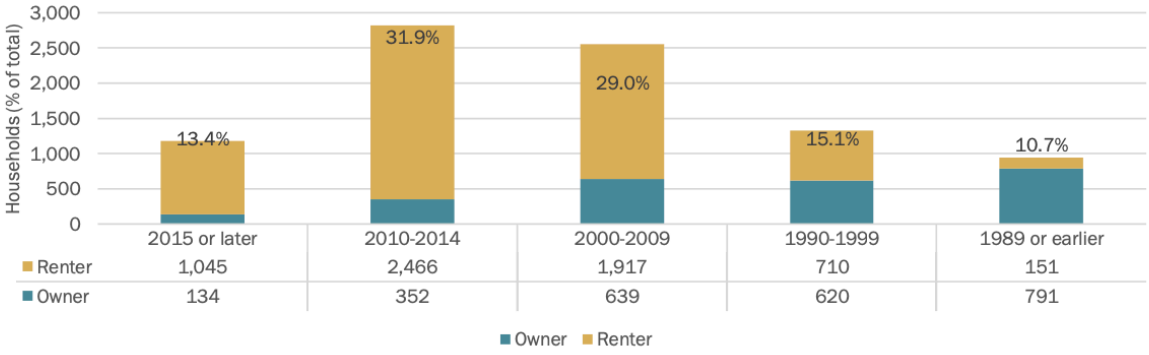
	15-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85+
Owner	-	236	482	614	288	256	437	172	51
Renter	139	1,314	1,943	1,397	497	299	425	233	42

American Community Survey 2014-2018 5-year estimates.

Figure A - 14

Housing tenure differs across the different age groups in Bell. (Figure A-14) The majority of age groups in Bell rent more than they own. The younger age groups in Bell, such as the 25- to 54-year-olds, rent at rates much higher than they own. Older age groups in Bell are more likely to own homes in the city. Since the population skews younger in Bell and the younger residents rent far more than they own, the overall rate of renter versus homeowner is skewed heavily towards renter households.

Housing Tenure by Year Moved to Current Residence



American Community Survey 2014-2018 5-year estimates.

Figure A - 15

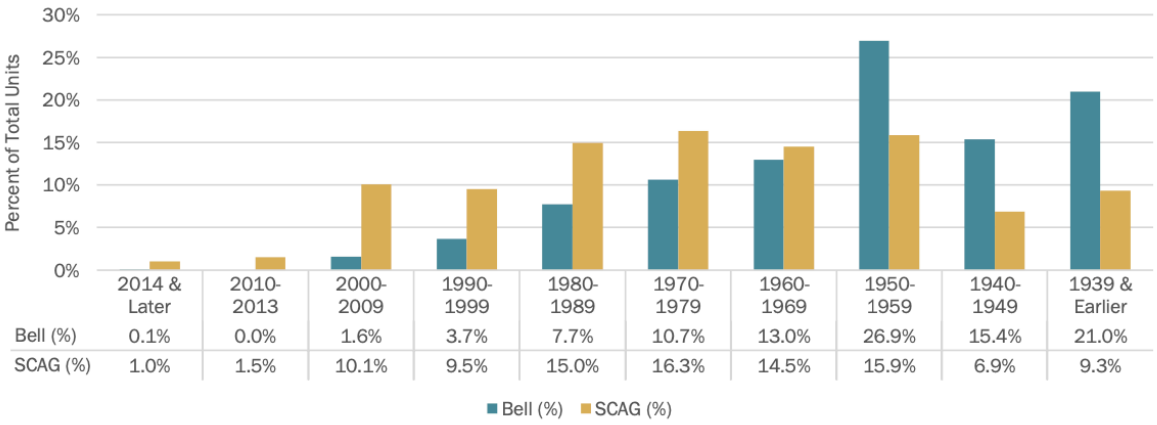
Older residents are much more likely to own a home in Bell than younger residents. This trend is reflected in Figure A-15, which displays the rates of homeownership and renting based upon the year a household moved into the city. According to 2014-2018 ACS 5-year data, households that moved in prior to 1989 have a homeownership rate of 84%. Households that moved in post 1989 all have rental rates over 50%, and of those who have entered in the past five years, 89% are renters. In addition, the largest influx of new households into Bell occurred between 2000 and 2014. These households, who make up a majority of Bell's population, are largely renters.

Housing Age and Condition

The City of Bell's housing stock is relatively old, much older than the SCAG regional average. (Figure A-16) The largest share of homes in Bell were built from 1950 to 1959 while the largest share of homes in the SCAG region were built between 1970 and 1979. Residential units begin to show their age after 30 years and require exterior maintenance and upkeep. In addition to exterior upkeep and maintenance, which maintains the neighborhood's character, homes that are older than 30-

years-old are likely to need substantial repairs, maintenance, and renovation internally.

Housing Units by Year Structure Built

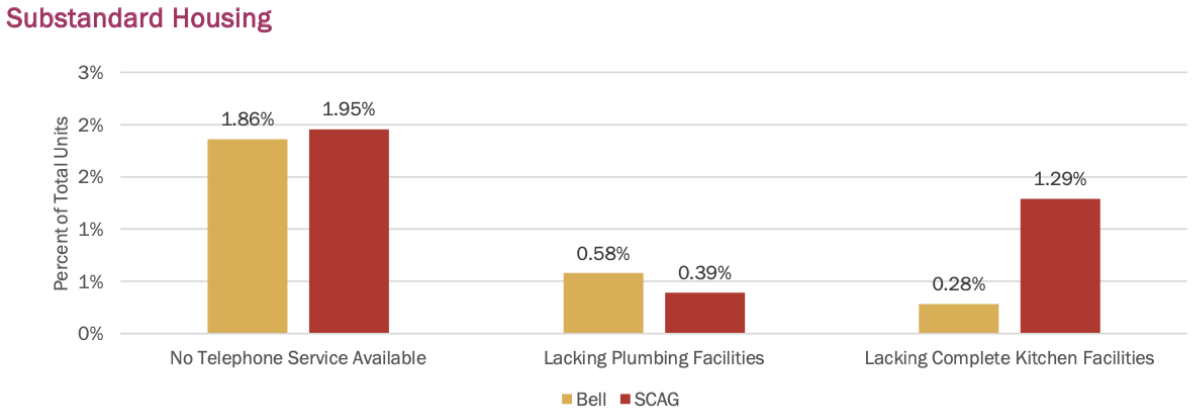


American Community Survey 2014-2018 5-year estimates.

Figure A - 16

Prior to the Mid-Cycle Housing Element adopted in 2020, City of Bell staff, including planning and code enforcement staff, conducted a windshield survey of the exterior condition of housing units in the city. Staff found that the great majority of units did not require significant rehabilitation, while 253 units required substantial rehabilitation and 12 housing units required extensive renovation, perhaps in excess of the value of the housing unit itself.

Another concern about older homes built prior to 1978 is that they may contain lead-based paint, which is a health hazard for children who are likely to inhale lead-based paint chips. For this reason, renovations to these pre-1978 homes can be hazardous. This is a particular concern in Bell due to the fact that much of the city's housing stock was built prior to 1978.



American Community Survey 2014-2018 5-year estimates.

Figure A - 17

While the housing stock in Bell is older, there do not appear to be overwhelming problems with lack of access to amenities and infrastructure. (Figure A-17). The city's housing stock does exceed the SCAG region in lacking plumbing facilities. Generally, Bell's housing stock is in better condition than the SCAG regional average. However, these substandard units that exist in Bell without access to amenities and infrastructure still need to be addressed.

Housing Prices & Housing Affordability

Cost Burden by Income

	Households by Share of Income Spent on Housing Cost:		
Income	< 30%	30-50%	> 50%
< 30% HAMFI	210	495	1,765
30-50% HAMFI	534	1,390	440
50-80% HAMFI	1,569	575	85
80-100% HAMFI	589	130	15
> 100% HAMFI	935	70	0
Total Households	*3,837*	*2,660*	*2,305*

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Figure A - 18

Figure A-18 shows the housing cost burden that households in Bell, both owner and renter, face based on their income. According to HUD CHAS 2012-2016 data, the majority of households that make less than 30% of the Housing Urban Development Area Median Family Income (HAMFI) are severely rent burdened. Severe rent burdening in this case means they spend over 50% of their household income on housing. The higher a household's income is compared to the HAMFI, the lower their rent burden. Many households that make between 30 to 80% of the HAMFI are also rent burdened, however, they are more likely to be rent burdened (30% or more of their household income is spent on housing), not severely rent burdened.

Comparison of Typical Rents and Incomes

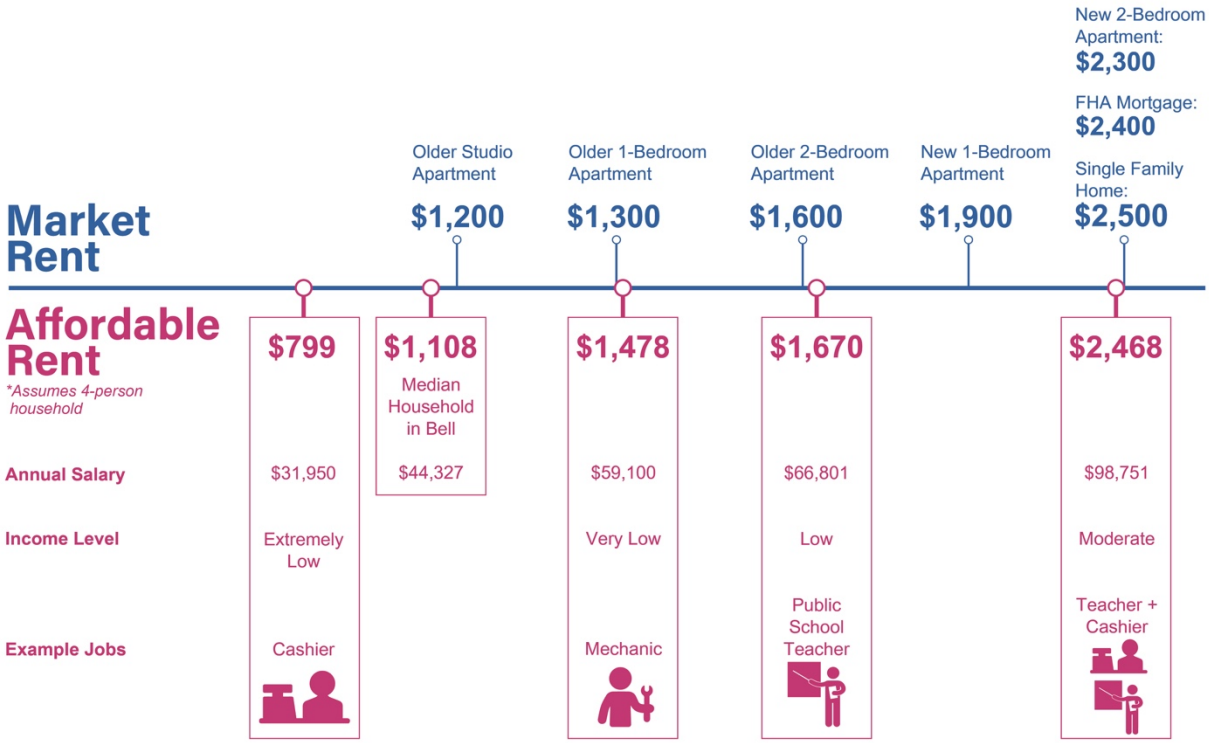


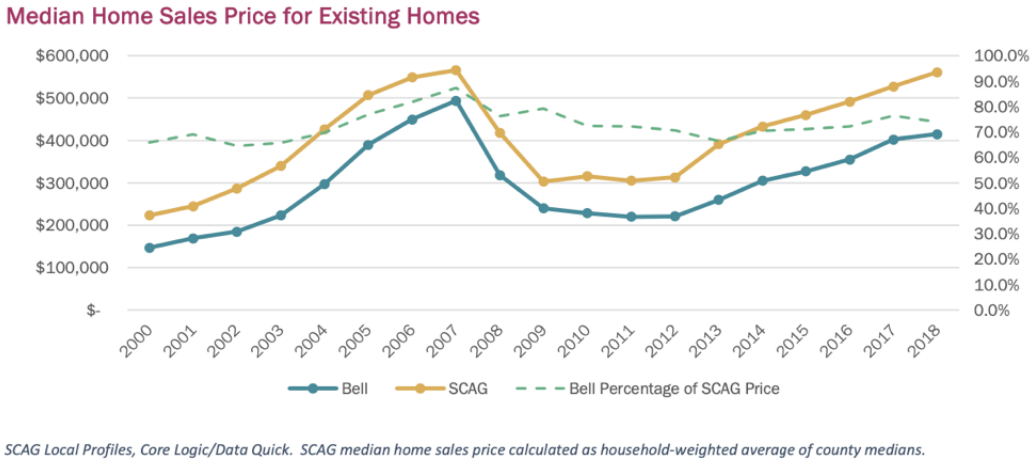
Figure A - 19
Source: Costar, U.S. Census Data.

Figure A-19 illustrates relationships between typical rents in Bell, as determined through market data and new construction comps, and affordable rents for households at various income levels. (Housing costs are considered affordable at 30% of household income.) The median household in Bell does not make sufficient income to be able to affordably rent any type of housing in the City, even studio units. This is why over half of the City's households are rent-burdened. Households headed by persons with jobs such as mechanics and public school teachers can afford rents of older one- and two-bedroom apartments. In order to afford typical rent for a single-family home, a mortgage payment, or rent of a new market-rate 2-bedroom apartment, however, households should make approximately $92,000-99,000 per year. A household of four with this income is at 120% HAMFI, or within the moderate-income range.

Homeownership

The housing market from 2000 to 2010 was incredibly volatile, especially during the 2008 financial crisis. Post 2012, the cost of housing in Southern California, Bell included, has been consistently

increasing. Between 2000 and 2018, median home sales prices in the City of Bell increased 182% while prices in the SCAG region increased 151%. (Figure A-20) Median home sales prices in Bell increased more than the average across the SCAG region, however, the median home sales price in Bell remains about $150,000 below the median home sales price in the SCAG region. In 2018, the median home sales price in Bell was $415,000. In April 2021, the average single family home value in Bell was $528,452 according to Zillow Zestimate. Additionally, the average value of a condo was $435,849 in April 2021. See Figure A-21 below for the single-family home price trends in Southeast Los Angeles since 2019.



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

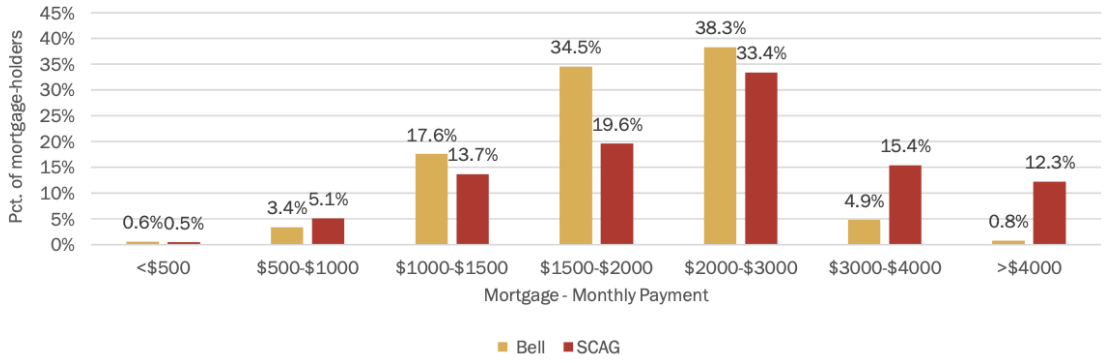
Figure A - 20

Single Family Home Price Trends							
						PERCENT CHANGE	
	April 2019	October 2019	April 2020	October 2020	April 2021	April 2019-20	April 2020-21
Bell[3]	**$447,204**	**$456,596**	**$481,180**	**$506,121**	**$528,452**	**7.6%**	**9.8%**
Bell Gardens	$482,470	$486,519	$512,980	$534,613	$551,664	6.3%	7.5%
Commerce	$462,711	$472,295	$496,137	$514,721	$534,261	7.2%	7.7%
Cudahy	$460,540	$471,259	$493,840	$517,208	$541,081	7.2%	9.6%
East Los Angeles	$477,663	$485,853	$514,513	$538,861	$561,710	7.7%	9.2%
Florence-Graham	$392,565	$405,515	$425,703	$447,076	$475,825	8.4%	11.8%
Huntington Park	$445,204	$460,179	$485,006	$510,976	$546,999	8.9%	12.8%
Lynwood	$438,246	$455,426	$478,907	$500,745	$531,519	9.3%	11.0%
Maywood	$433,372	$444,821	$468,237	$487,937	$510,309	8.0%	9.0%
South Gate	$455,603	$468,318	$492,029	$513,546	$541,828	8.0%	10.1%
MARKET AREA[4]	**$449,558**	**$460,678**	**$484,853**	**$507,180**	**$532,365**	**7.9%**	**9.8%**

Figure A - 21
Source: Stanley R. Hoffman Associates, Inc. Zillow Housing Value Index (ZHVI) -- Single Family Homes.

[3] Home values taken from the Zillow Home Value Index for Single Family Residential (SFR), as of 6/7/2021. Representing the price of a 'typical' home in the area.
[4] Market Area for this analysis is defined as the Northwest Gateway Cities (NWGC), including the cities listed above.

Monthly Owner Costs for Mortgage Holders

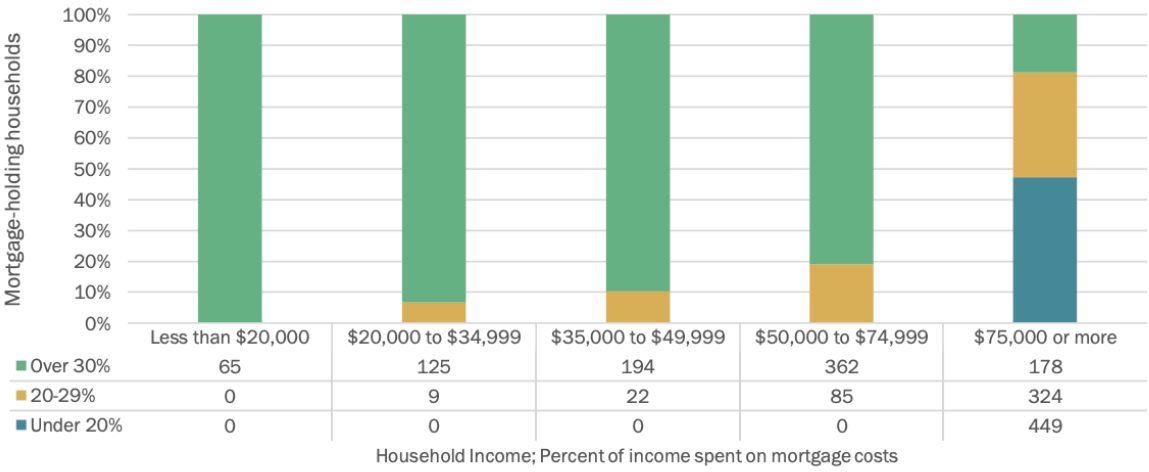


American Community Survey 2014-2018 5-year estimates.

Figure A - 22

While homeowners in Bell are buying homes that cost less than the SCAG regional average, Bell's homeowners are paying similar amounts in mortgage costs per month. (Figure A-22). According to 2014-2018 ACS 5-year data, the most common mortgage payment in Bell was between $2,000 to $3,000 per month, and this was roughly the same in the SCAG region. Additionally, the maintenance and upkeep costs that come along with owning older homes place financial pressure on the homeowner or property owner. These maintenance and upkeep costs add up on top of the already high mortgage costs for owners in the City of Bell.

Costs for Mortgage Holders by Income



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 or more
Over 30%	65	125	194	362	178
20-29%	0	9	22	85	324
Under 20%	0	0	0	0	449

Figure A - 23
Source: Southern California Association of Governments

In Figure A-23, we can see the breakdown of mortgage payments by the median household income of households. According to SCAG, the majority of households that earn up to $74,999 are cost burdened, meaning they pay 30% or more of their household income towards the mortgage. Households that earn more than $75,000 are less likely to be cost burdened. The majority of households making over $75,000 pay less than 20% of their household income towards the mortgage.

Rental Units

According to 2015-2019 ACS 5-year data, the City of Bell's median gross rent is $1,192. This is lower than the Los Angeles County median gross rent which was $1,460 in 2019. In Bell, 3,772 renter households or 60% of renter households spend more than 30% of their gross income on housing, which meets the definition of rent burdened. (Figure A-24). 55% of the SCAG region's renter households are rent burdened, which is lower than in the City of Bell. 1,877 renter households in Bell or 30% of renter households spent 50% or more of their gross income on housing, compared to 29% in the SCAG region.

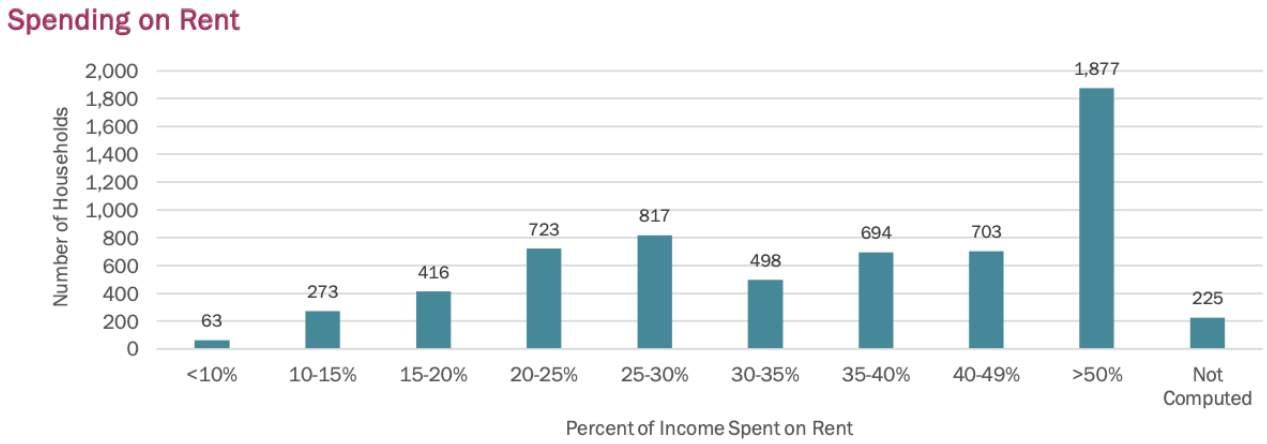
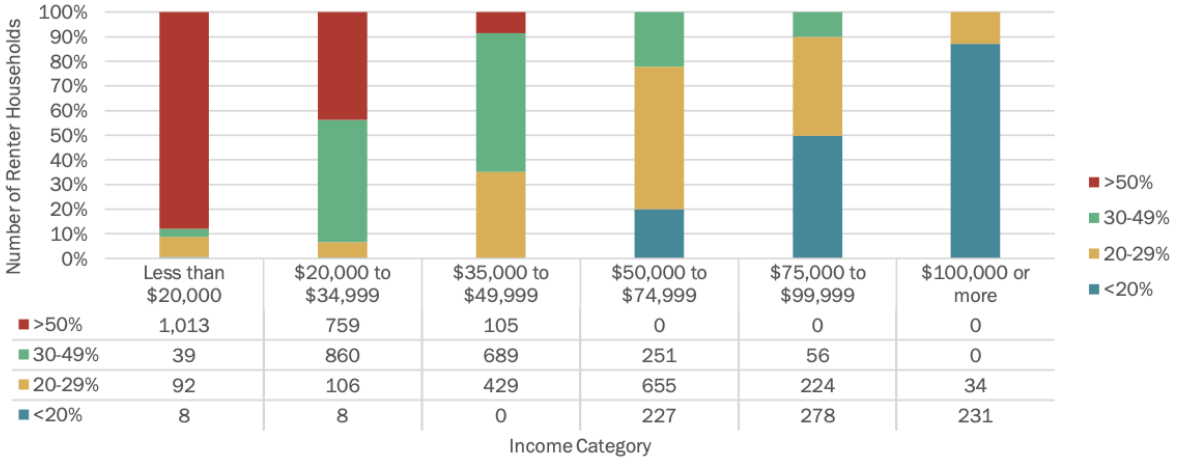


Figure A - 24
Source: Southern California Association of Governments.

Spending on Rent by Income



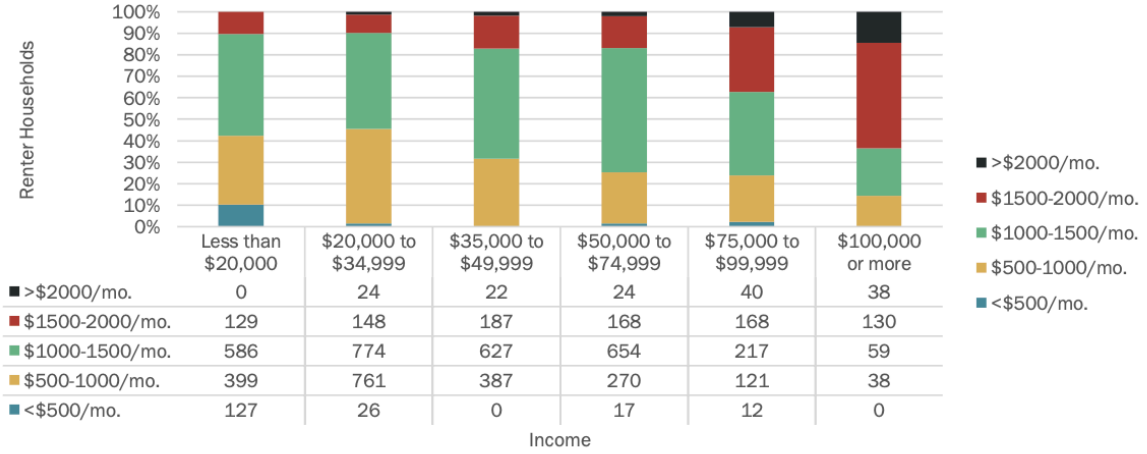
	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>50%	1,013	759	105	0	0	0
30-49%	39	860	689	251	56	0
20-29%	92	106	429	655	224	34
<20%	8	8	0	227	278	231

American Community Survey 2014-2018 5-year estimates.

Figure A - 25

Figure A-25 breaks down how much of their income households in Bell spend on rent. The City of Bell has 6,064 renter households as of the 2014-2018 ACS 5-year survey. This chart reflects that lower-income households are more likely to be rent burdened and severely rent burdened than higher income households. Households earning under $34,999, many of whom meet the definition of extremely low and very low-income households, are severely rent burdened and rent burdened. Households that make between $35,000 and $49,999, many of whom meet the definition of low-income households, are rent burdened. Households with incomes ranging from $50,000 to $99,999 are rent burdened to a small degree, though the majority of these households don't experience a rent burden. Households that make over $100,000 are not rent burdened at all.

Household Income by (Cash) Rent



	Less than $20,000	$20,000 to $34,999	$35,000 to $49,999	$50,000 to $74,999	$75,000 to $99,999	$100,000 or more
>$2000/mo.	0	24	22	24	40	38
$1500-2000/mo.	129	148	187	168	168	130
$1000-1500/mo.	586	774	627	654	217	59
$500-1000/mo.	399	761	387	270	121	38
<$500/mo.	127	26	0	17	12	0

American Community Survey 2014-2018 5-year estimates.

Figure A - 26

Even though lower income households spend less on rent, these same households remain rent burdened and severely rent burdened at much higher rates than higher-income households who spend much more on rent. (Figure A-26). According to 2014-2018 ACS 5-year data, the most common rent category in Bell is the $1,000 to $1,500 range which is applicable to 47% of renters. This common range matches Bell's 2019 median gross rent, which was $1,192.

Figure A-27 lists the median gross rent and median household income in Bell over the past decade. Both rent prices and household income have risen over the past decade, though the median household income in Bell remains extremely low.

Median Gross Rent and Median Household Income		
Year	Median Gross Rent (per month)	Median Household Income (per year)
2010	950	38,473
2011	979	37,121
2012	997	36,654
2013	996	35,985
2014	993	36,496
2015	997	37,269
2016	1023	38,823
2017	1066	39,686
2018	1137	42,548
2019	1192	44,327

Figure A - 27
Source: ACS 5-Year data.

Figure A-28 compares the growth rate of median gross rent prices and median household income in Bell since 2010 up until 2019. The growth rate of gross rent prices has been steadily rising since 2013/2014 while the median household income has fluctuated to a greater degree in recent years. Overall, rents have grown faster than incomes, with much of the discrepancy realized in 2010-2013. This experience is worrisome for the current situation, as it may portend similar pressures in the COVID-19 recession and recovery.

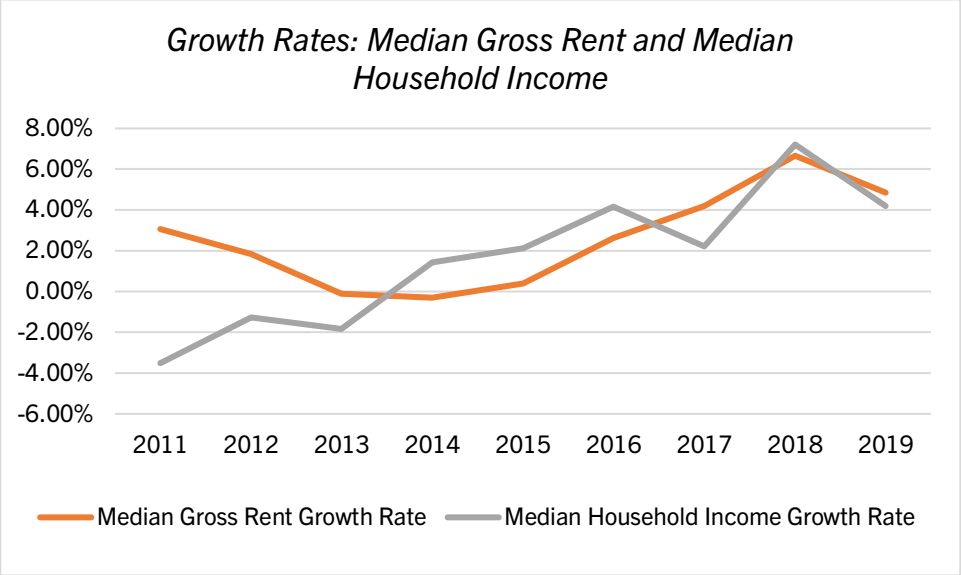


Figure A - 27
Source: ACS 5-Year Data.

Extremely Low-Income Housing Needs:

According to 2012-2016 HUD CHAS data, the City of Bell has around 8,900 total households. Around 2,550 of these households qualify as extremely low-income households, or households that earn below 30% of the HAMFI. (Figure A-29). Approximately 29% of Bell's households are extremely low-income. Housing extremely low-income households is challenging, and Bell has a large number of these households.

Renter households are far more likely than owner households to be extremely low income. 2,250 renter households are extremely low income, making up 35% of the share of renter-occupied households in Bell. Only 294 owner-occupied households in Bell are extremely low-income, making up 12% of the share of owner-occupied households.

Extremely Low Income Housing Needs

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	384	140	36.5%
Black, non-Hispanic	80	40	50.0%
Asian and other, non-Hispanic	129	55	42.6%
Hispanic	8,314	2,324	28.0%
TOTAL	**8,907**	**2,559**	**28.7%**
Renter-occupied	6,380	2,250	35.3%
Owner-occupied	2,515	294	11.7%
TOTAL	**8,895**	**2,544**	**28.6%**

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Figure A - 29

Additionally, according to HUD CHAS 2013 to 2017 data, extremely low-income households (owner and renter) had the highest number of occurrences of at least one of the four housing problems. (Figure A-30) Households with higher incomes in Bell did not experience the same number of housing problems. Housing problems as defined by HUD are incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and a cost burden great than 30%.

Housing Problems				
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available - no other housing problems	Total
Household Income <= 30% HAMFI	2,120	310	100	2,525
Household Income >30% to <=50% HAMFI	1,850	345	0	2,190
Household Income >50% to <=80% HAMFI	1,260	980	0	2,245
Household Income >80% to <=100% HAMFI	290	655	0	945
Household Income >100% HAMFI	290	720	0	1,015
Total	**5,815**	**3,005**	**100**	**8,920**

Figure A - 30
Source: HUD CHAS 2013 to 2017 data.

To calculate the projected extremely low-income housing needs, the City assumed 50% of its very low-income regional housing need are extremely low-income households. This means that 21 units is the projected extremely low-income housing need in the City of Bell. Extremely low-income households will typically seek rental housing, meaning they often do not have as long of a tenure in one unit compared to households that can afford to pay rent increases or pay for their own home. Additionally, most extremely low-income households will face overpayment, overcrowding, and subpar living conditions. Additionally, extremely low-income households may have special needs. Site #4 and #5 of the Site Inventory present intended developments by the Bell Salvation Army for extremely low, very low, and low-income households and individuals. These two sites would accommodate 82 units for lower-income households and Site #4 would be a permanent supportive development, which will be able to accommodate extremely low-income households with special needs.

Special Needs Populations:

Certain households in Bell have greater difficulty finding safe and decent affordable housing due to special circumstances. These special circumstances typically relate to age related health issues, family characteristics, income-earning potential, physical or mental disabilities, homelessness, and more. Circumstances such as these make it difficult to secure and maintain affordable housing in Bell. Often these households have higher rates of overpayment and overcrowding due to their special circumstances. Because of these considerations,

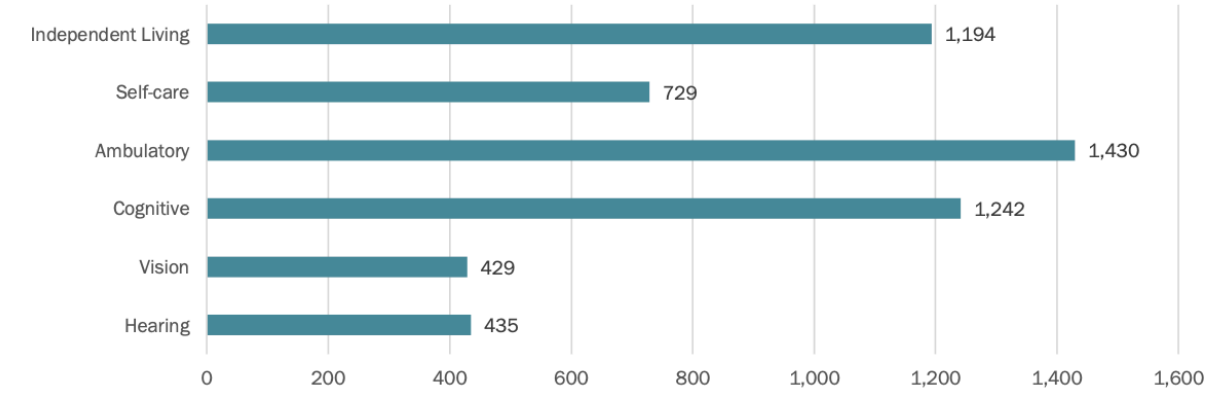
the housing needs of special needs populations such as these are considered separate from the general population's housing needs.

State housing law defines "special needs" populations as farmworkers, large families and female headed households, people experiencing homelessness, people with physical and mental disabilities, and seniors. This section will address the housing needs of each of these special need populations.

Disabilities

According to the 2014-2018 ACS 5-year data, there were 2,737 residents in the City that had a disability. Bell's disabled population accounts for 8% of the total population. Younger persons 18 years of age or younger with a disability totaled 404. Working aged adults with a disability totaled 1,399 persons. Finally, the elderly (65 years of age and older) with a disability totaled 954 persons. Figure A-31 lists the top three types of disabilities of Bell residents as ambulatory, cognitive, and independent living respectively. Some disabled residents have multiple disabilities, as reflected in this figure.

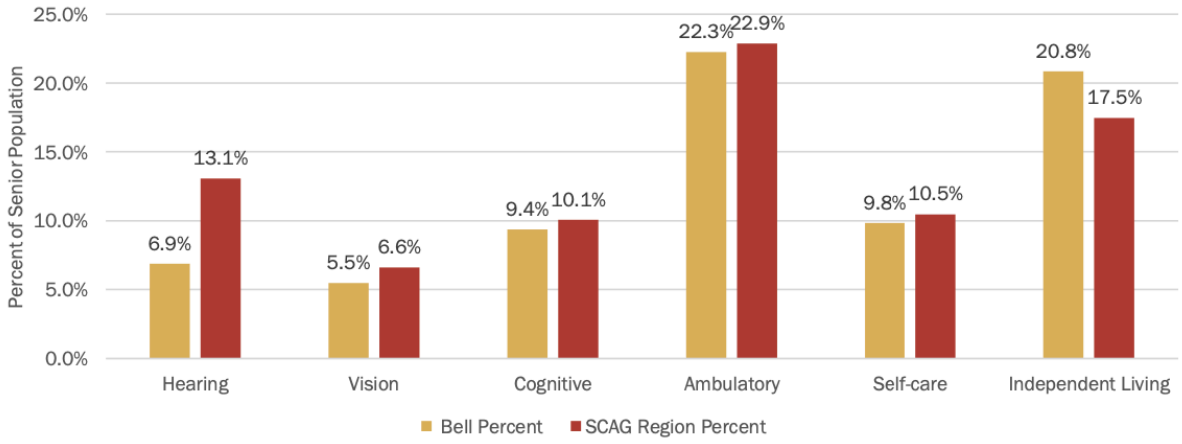
Disability by Type



American Community Survey 2014-2018 5-year estimates.

Figure A - 28

Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

Figure A - 29

The 2014-2018 ACS 5-year data found that 954 senior residents or 33% of the senior population in Bell are disabled. The top three most common types of disabilities for seniors in Bell are ambulatory, independent living, and self-care respectively. (Figure A-32).

Disability by Employment Status

	With a Disability	Percent of Total	No Disability	Percent of Total
Employed	355	25%	15,023	71%
Unemployed	17	1%	1,071	5%
Not in Labor Force	1,027	73%	5,067	24%
TOTAL	1,399		21,161	

American Community Survey 2014-2018 5-year estimates.

Figure A - 30

People with disabilities may have a harder time finding and maintaining employment opportunities. According to 2014-2018 ACS 5-year data, 355 Bell residents with at least one disability are employed, which makes up 25% of Bell's disabled population. (Figure A-33). 17 Bell residents with at least one disability are unemployed, which makes up 1% of the disabled population. 1,027 Bell residents with at least one disability are not in the labor force, which makes up 73% of the city's disabled population. This lack of widespread employment among the

disabled population means that Bell's disabled residents are largely receiving governmental or familial support and are on a fixed income.

Developmental Disabilities

		Bell
By Residence:	Home of Parent/Family/Guardian	1053
	Independent/Supported Living	26
	Community Care Facility	34
	Intermediate Care Facility	0
	Foster/Family Home	18
	Other	5
By Age:	0 - 17 Years	1136
	18+ Years	717
TOTAL		2989

CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

Figure A – 31

Additionally, Bell has 2,989 residents who have a developmental disability. (Figure A-34) The majority of these developmentally disabled residents live at home with a parent, family member, or guardian. However, there are some developmentally disabled residents who live in various types of facilities. In terms of age, the vast majority of Bell's developmentally disabled residents with a diagnosis are under the age of 17 years old. Only 717 developmentally disabled residents are above the age of 18 years old in Bell.

The State of California Department of Developmental Services (DDS) oversees regional centers that are nonprofit private corporations that are under contract with the DDS to provide or coordinate services and supports for individuals with developmental disabilities. They have offices throughout California to provide a local resource to help find and access the many services available to individuals and their families. The City of Bell is served by the South Central Los Angeles Regional Center (SCLARC) located at 2500 S. Western Avenue in Los Angeles. The SCLARC serves the health districts of Compton, San Antonio, South, Southeast, and Southwest within the county of Los Angeles.

To be eligible for services, the disability must begin prior to the individual's eighteenth birthday, the disability must be expected to

continue indefinitely, and the disability must represent a significant impairment to the individual. Also, the disability must be due to one of the following conditions: intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions closely related to intellectual disability or require similar treatment. Infants and toddlers (age 0 to 36 months) who are at risk of becoming developmentally disabled or who have a developmental delay may also qualify for services, and individuals at risk of having a child with a developmental disability may be eligible for referral for genetic diagnosis, counseling, and other prevention services. Developmental disability does not include other disabling conditions that are solely physical in nature.

According to the SLARC, State Senator Gonzalez's 33rd District, which includes Bell, serves 8,200 consumers. Of this total, 38% have an intellectual disability, 37% have autism, 11% have epilepsy, 9% have cerebral palsy, and 5% have other developmental disabilities. A total of 1,242 Bell residents has a cognitive disability. Based on SCLARC's data, there are 543 residents with an intellectual disability, 529 residents have autism, 157 residents have epilepsy, 129 residents have cerebral palsy, and 72 residents have other developmental disabilities. These numbers include only those served by the Regional Center, so the total affected population is likely higher.

Many developmentally disabled people can live and work independently within a conventional housing environment. More severely disabled individuals may require group quarters where supervision is provided or where medical needs and physical therapy are provided. However, because developmental disabilities occur before adulthood, the first issue in supportive housing is to transition from the person's living situation at home to an appropriate level of independence as an adult. Many agencies in central Los Angeles County work in tandem to provide housing, education, and services for disabled people in Bell.

Local Healthcare Resources

According to the California Department of Social Services (CDSS), there are two licensed facilities located in the City of Bell. These facilities include the following:

- *Ambria Homes* (6424 Sherman Way). This facility is an adult care residential home with a total capacity of 4 persons.

- *Training for Tomorrow* (6317 Otis Avenue). This facility is an adult day-care facility with a total capacity of 135 persons.

Additionally, 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 (2019). 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 the 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.

Farmworkers

Due to the extensive amount of agricultural activity in the State, the Housing Element law requires the consideration of farm worker housing needs. Farmworkers tend to have high rates of poverty, have extremely high rates of overcrowding, live disproportionately in housing that is in the poorest condition, and have low homeownership rates. The 2019 American Community Survey (ACS) found that there are 16,456 agricultural workers in the County. According to the 2014-2018 ACS 5-year data of employment in the agricultural industry, there were only 102 persons permanently employed in the "agriculture, forestry,

fishing" industry in Bell year-round. (Figure A-35). Based on the same data, the farmworker by occupation count found 65 total farmworker jobs in Bell, 49 of which are full-time and year-round. However, as indicated previously, the entire City is urban and there are no properties in the City involved in commercial agricultural production or subject to an existing Williamson Act contract. This is confirmed by the citywide survey where no agricultural uses were identified. Therefore, we conclude that agricultural worker housing needs are not substantially dissimilar to housing needs of the general population.

Farmworkers

Farmworkers by Occupation:

Bell	Percent of total Bell workers:	SCAG Total	
65	0.41%	57,741	Total jobs: Farming, fishing, and forestry occupations
49	0.45%	31,521	Full-time, year-round jobs: Farming, fishing, and forestry occupations

Employment in the Agricultural Industry:

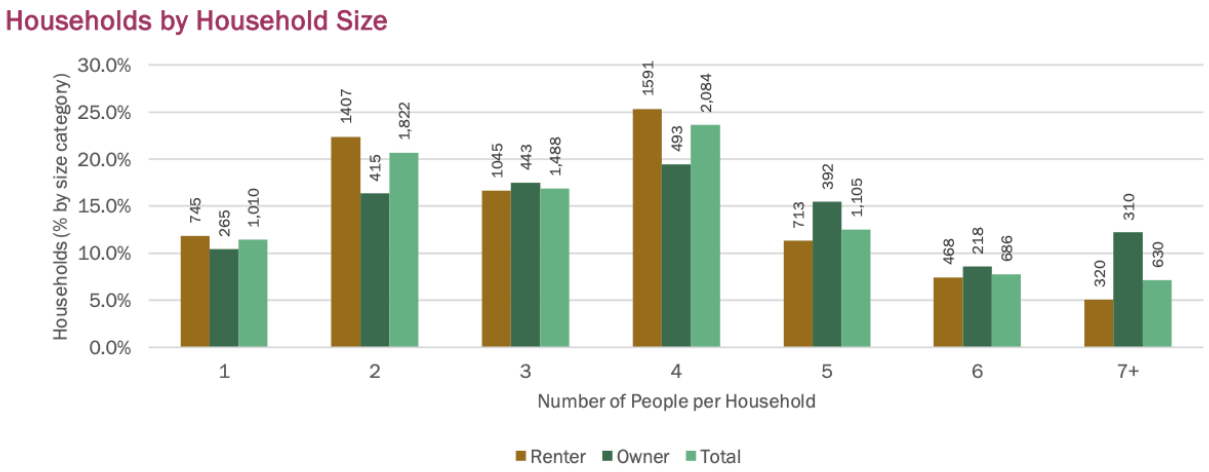
Bell	Percent of total Bell workers:	SCAG Total	
102	0.65%	73,778	Total in agriculture, forestry, fishing, and hunting
102	0.95%	44,979	Full-time, year-round in agriculture, forestry, fishing, and hunting

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Figure A – 32

Large Family

According to 2014-2018 ACS 5-year data, the City of Bell had 8,825 households and 7,551 families. Figure A-36, using 2014-2018 ACS 5-year data, shows that approximately 2,421 of Bell's households had five or more people, According to HCD's definition, large family is often thought of as households with five or more people. This means that 27% of Bell's households are large family households. Bell has a higher share of 7 plus person households than the SCAG region and a lower share of 1 person households than the SCAG region.



American Community Survey 2014-2018 5-year estimates.

Figure A - 33

Two-bedroom units represent the highest share of the housing stock, one-bedroom units are the second highest share, and three-bedroom units are the third highest share. Four-bedroom units make up only 5% of the housing stock while 5 or more-bedroom units are only 1% of the housing stock. (Figure A-37) Bell has a high number of large family households that are not able to find housing large enough for their family size. 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 indicates that in 2010 the majority of large family units were renter households. According to 2014-2018 ACS 5-year data, the majority of large family households live in renter-occupied units. Approximately 1,501 large families live in renter occupied units while 920 large family households live in owner-occupied households.

Housing Stock by the Number of Bedrooms	
Number of Bedrooms	Share of Total Residential Units
No bedroom	8%
1 bedroom	26%
2 bedrooms	38%
3 bedrooms	22%
4 bedrooms	5%
5 or more bedrooms	1%

Figure A - 34
Source: 2015-2019 ACS 5-year data.

Unfortunately, the lack of adequate large family housing in Bell along with high housing costs results in overcrowding conditions. 2015-2019 ACS 5-year data found that the City of Bell's average household size for an owner-occupied household is 4.33 people per household and 3.71 people per renter-occupied household.

Additionally, many households in Bell are multigenerational, meaning multiple generations of one family lives under one roof. Multigenerational families are often the large family units that are being discussed in this special needs section. According to 2015-2019 ACS 5-year data, 1,372 households have grandparents living with their grandchildren who are under 18 years old. The prevalence of multigenerational households in Bell is likely indicative of the cultural preferences of Latino families and the high cost of housing.

Additionally, the median age in Bell is 30.7 years old which indicates that the average Bell resident is in the "family forming" age category. This means that the average Bell resident is likely still having children and remains interested now and in the future in large family housing to accommodate their large family unit.

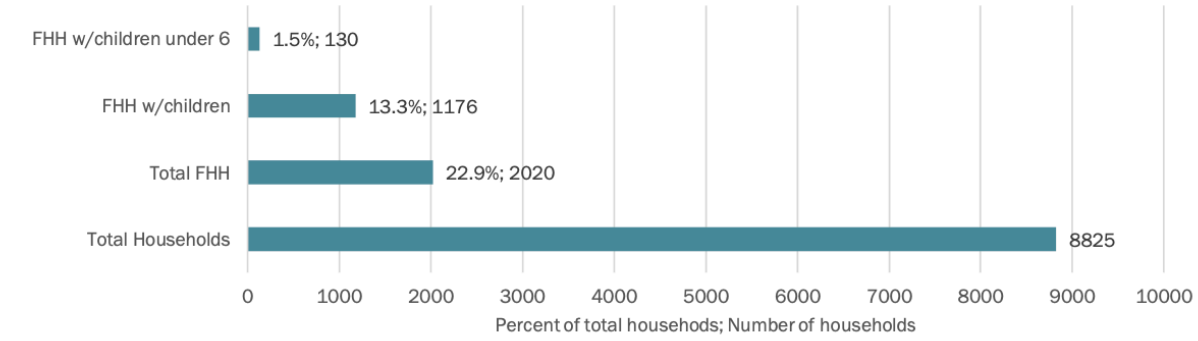
Large families in Bell are overcrowded and cost burdened. There is a lack of large family housing stock in the city which forces large families to live in substandard conditions. The City of Bell has taken the special needs of large families as well as the impacts of current conditions on these families into account while designing programmatic responses as part of this housing element.

Female Headed Households

Bell's 2020 Mid-Cycle Housing Element found that according to 2010 U.S. Census data there were 2,197 female-headed households, representing 25% of the total number of households in Bell. Of this total, 1,533 female headed households in the City included minors, 18 years of age or less. Using the same data, approximately 13% of the total households in Los Angeles County were female-headed households.

According to 2014-2018 ACS 5-Year data, there were 2,020 female headed households in the City of Bell, accounting for 23% of total households. (Figure A-38) Since 2010, the number of female headed households in Bell has been consistent, however the share of female headed households in terms of total households has decreased. Using the same 2014-2018 ACS 5-year data, there were 1,176 female headed households in Bell with children under 18 years old, accounting for 13% of total households. Since 2010, the number of female headed households with children has decreased. Additionally, of those 1,176 households, 130 were female headed households with children under 6 years old.

Female Headed Households (FHH)



American Community Survey 2014-2018 5-year estimates.

Figure A - 35

Poverty rates are high among female headed households in Bell. 2014-2018 ACS 5-year data found that female only headed households with children under 18 years old had a poverty rate of 47% and female only headed households with children under 5 years old had a poverty rate of 70%. Compared to total households in Bell, using the same data, female headed households in poverty make up 8% of the total population.

Clearly, female headed households in Bell experience poverty at higher rates than other populations in Bell, are likely severely cost burdened, and are in need of affordable housing that is large enough to house their family. Female headed households have the exact same costs as other families; however, they typically only have the support of one parent's income. The costs of childcare alone can almost fully deplete one parent's salary, leaving little room for other essentials such as social service needs, recreation programs, food, clothing, health care, housing, and more.

In and surrounding the City of Bell, there are various Los Angeles Unified School District sites which provide free meals for LAUSD children and youth, 0 to 17 years old. There are other sites, such as two hosted by the City of Lynwood Community Services Department, which offers meals to all children Monday through Friday. Additionally, female headed households with children without internet can access free internet services through Spectrum Broadband.

Seniors

According to the 2015-2019 ACS 5-year survey, the City of Bell has 3,309 residents who are 65 years or older, representing about 9% of the total city population. The same data found that 115 households in Bell are headed by senior men who are living alone while 336 households are headed by senior women who are living alone. Additionally, there are 2,264 households in Bell that feature one or more person who is aged 65 years old and up. This means that households with seniors represent 25% of total households in Bell.

Seniors are considered a special needs population due to their fixed income limitation, disabilities and costly health issues, housing overpayment, need for accommodating/accessible housing, and service needs. All of these special needs and circumstances make it increasingly difficult for seniors to find housing in Bell and the entirety of the SCAG region. The large population of baby boomers, of whom the youngest were born in 1964 and are now 57 years old, are aging. This will put increasing pressure on the City of Bell to ensure the growing population of seniors has their housing needs met. Additionally, as stated earlier, the population of seniors increased by 55% over the last ten years since 2010.

The senior population of Bell, while they are more likely to own than the younger population, are not solely homeowners. According to the 2015-2019 ACS 5-year survey, 660 seniors in the City of Bell are homeowners while 700 seniors are renters. This means that 700 seniors are required

to pay rent every month on their fixed income and this does not account for homeowning seniors who still might be paying off their mortgages every month.

Figure A-39 details elderly households in Bell by income and tenure. The income of seniors in Bell is a determinant of their housing tenure. Seniors whose income falls below 50% HAMFI are majority renters, making up 76% of the senior population in Bell. Clearly, the majority of seniors in the city are low income and tend to be renters. Seniors whose income is above 50% HAMFI tend to skew heavily towards homeownership and are a smaller percentage of the total senior population. Additionally, according to the Los Angeles Homeless Services Authority (LAHSA) 65 seniors in Bell were assessed for homelessness and given appropriate services from July 2020 to December 2020.

Elderly Households by Income and Tenure

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	120	490	610	47.0%
	30-50% HAMFI	149	240	389	29.9%
	50-80% HAMFI	70	35	105	8.1%
	80-100% HAMFI	60	25	85	6.5%
	> 100% HAMFI	100	10	110	8.5%
	TOTAL	499	800	1,299	

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Figure A - 39

Seniors are an extremely vulnerable population when it comes to their housing needs. Most seniors have a fixed income, meaning they are not well suited to a volatile and high-cost housing market. Additionally, many seniors are disabled and require different types of housing and living situations as they age. It is best for seniors to age in place, in the communities in which they are comfortable. It is crucial that Bell provide plentiful housing options for seniors as the population grows.

Unhoused Population

The City of Bell is located within Los Angeles County Service Planning Area (SPA) 7, a geographic region within the County of Los Angeles which allows the Department of Public Health to develop and provide targeted public health, clinical, and mental health services to the residents of each SPA. SPA 7 includes Bell and the surrounding cities

such as Bell Gardens, Cudahy, Downey, Bellflower, Artesia, Vernon, and more. The City of Bell was included in East Los Angeles County (SPA 7) homeless count that was undertaken in 2018 by the Los Angeles Homeless Services Authority (LAHSA). This 2018 survey for SPA 7 which includes the City of Bell and its neighboring cities identified 1,060 unhoused persons living in shelters and 3,509 unsheltered unhoused persons for a total of 4,569 unhoused persons. Between 2017 and 2018, the number of unhoused people increased by 1.0%.

According to the 2020 Greater Los Angeles Homeless Count from LAHSA, SPA 7 has 4,586 total people experiencing homelessness. 3,631 of these people are unsheltered and 955 are sheltered. 492 people are experiencing homelessness as family members, while the other 4,093 people are experiencing homelessness as individuals. Only one unaccompanied minor, a child under 18 years old, was counted during the point-in-time count.

The 2020 Homeless Count by LAHSA also found that in SPA 7 68% of the unhoused population is male and 31% is female. Additionally, in the SPA the largest three shares of unhoused people by race/ethnicity are Latino at 63%, White at 18%, and Black at 16%. The largest share of unhoused people in the SPA are ages 25 to 54, followed respectively by 62 and older and 55 to 61. Additionally, 2,210 people in the SPA are experiencing chronic homelessness. Chronic homelessness is used to describe people who have experienced homelessness for an extended period of time or repeatedly, and typically the person suffers from a disabling condition, including physical disabilities, mental illness, and substance abuse.

According to LAHSA, the number of people experiencing homelessness in the City of Bell decreased from 2019 to 2020, from 504 people down to 493 people. Over the same period of time, the population of people experiencing homelessness also decreased by 509 people in the overall SPA 7. In 2020 in Bell, 469 of the 493 people were considered sheltered and 24 were considered unsheltered. Of the 469 sheltered people, approximately 247 were in emergency shelters, 191 were in transitional housing, and 31 were in safe havens. Bell has such a large number of unhoused people who are sheltered because of the Bell Salvation Army Shelter which is an emergency shelter which normally houses about 500 people; however, it now only shelters 250 people due to the COVID-19 pandemic. Of the 24 unsheltered people, 10 lived on the street, 6 lived in makeshift shelters, 3 lived in tents, 3 lived in a car, and 2 lived in a van.

According to cumulative Coordinated Entry Systems statistics from the Homeless Management Information System from July 2020 to December 2020, 291 people were assessed in the city of Bell based on their unhoused status and received homeless services. Of these 291 people, 265 were adult individuals, 12 were youth, and 14 were in families. Additionally, 82 of those assessed were veterans and 65 were people aged 62 years old and older. 67 people were placed into permanent housing in Bell between July 2020 and December 2020.
There are various circumstances that may lead to homelessness include the following:

- The chronically unhoused, 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.
- Single adult transients passing through the City on the way to some other destination, seasonal and/or migrant unhoused individuals seeking seasonal employment in the City, or minors who have run away from home;
- Low-income families that are temporarily unhoused 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 original Salvation Army Bell Shelter opened in January 1988. The original shelter is located in a converted 40,000 square-foot hangar formerly used as a U.S. Army Air Corp depot. This shelter is located in that portion of the City that is north of the Central City and east of the Los Angeles River and the Long Beach Freeway. The area in which the Bell Shelter is located is referred to as the *Cheli Area*. The entire Salvation Army facility is now included in an "Emergency Shelter Housing" overlay zone. The entire overlay zone encompasses approximately 21.35 acres of land. The Emergency Shelter Overlay (ESO) designation was adopted when the City's General Plan was adopted. The ESO is located adjacent to the Richard N. Slauson Southeast Occupational Center which is operated by the Los Angeles Unified School District (LAUSD). There are also a number of transit stops located in the immediate area and a new transit stop is being installed in front of the aforementioned school. 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 500 unhoused men and women, though that capacity is now reduced to 250 due to the COVID-19 pandemic. 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 unhoused clients who are mentally ill or dual diagnosed with mental illness and substance abuse. Key elements of this program include the following:

- Case Management in which all clients 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 unhoused clients secure meaningful employment;
- The *Homeless Veterans Reintegration Program* provides employment assistance for unhoused 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.

The City of Bell Community Development Department oversaw the approval and construction of a new 64-unit facility within the larger Bell

Shelter complex. This new facility is now open for business and includes two, three-story apartment buildings and a one-story community building. The three structures have a total floor area of 44,908 square feet. Buildings A and B contains the 64 residential units and Building C houses administrative offices and community services such as social and medical services. This new facility is located within the existing Salvation Army Bell Shelter facility that is located in the Cheli portion of the City of Bell. The 64 units are rental units for individuals that were previously unhoused. The units will remain reserved for emergency and transitional housing in perpetuity through a development agreement between the City and the Salvation Army.

The resident population is approximately 70, assuming one resident per every studio unit with the occasional married couple or single parent with a young child. In addition to being unhoused, the tenants in 31 of the units must qualify by having incomes at less than 30% of area median income while the tenants in the remaining 33 studio units must have incomes between 30% and 50% of area median income. All tenants have vouchers provided by the Department of Mental Health, Veterans Administration (VASH) or HUD (Section 8). Many tenants have a physical, mental, health, or addiction-related disability and approximately half of the tenants will be military veterans. Two Veterans Administration case managers provide services to the veterans, and the Salvation Army provides counseling, medical, and rehabilitation services to assist all of the residents in gaining independence. The Bell Oasis Apartments opened in July 2018.

It is important to note that key development standards were tailored specifically for the proposed use. For example, the parking standards were relaxed compared to that which would normally be required for multiple-family housing. The plan called for 35 parking spaces including the 2 ADA stalls. According to the City of Bell's off-street parking and loading requirements, multiple-family housing should provide two parking spaces for each multiple-family dwelling unit and one guest parking space for every three units. These requirements would translate into 128 parking spaces. However, the City recognized that the application of the typical multiple-family parking standards would not be appropriate to the Bell Oasis project and the anticipated parking demand could be met by the 35 spaces. For example, the majority of the future residents will not likely own their own vehicle due to the costs associated with car ownership. The City of Bell anticipates adopting a Specific Plan to set unique development standards for future expansion of any of the housing uses in the Cheli area.

Projected Need: (RHNA)

6th Cycle Regional Housing Needs Allocation for Bell	Units
Very-Low Income (<50% of AMI)	43
Low-Income (50 to 80% of AMI)	24
Moderate-Income (80 to 120% of AMI)	29
Above Moderate Income (>120% of AMI)	133
Total	229

Figure A - 40

Assisted housing units at risk of conversion in the next 10 years

Information was collected from the City to identify Low-Income Housing Tax Credit (LIHTC) and HUD-funded properties that might be at risk at conversion to market rate housing in the coming years. The two HUD-funded properties include the following:

- ***Bell Woodward Townhomes.*** Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward. Since this property has a Project-Based Section 8 contract with HUD, some or all of the rents at this property are based on tenant incomes. Tenants will make a monthly contribution toward rent equal to 30% of their adjusted income. There is a minimum tenant contribution of $25 for all rents at this property regardless of tenant income. This development is at *High Risk* for conversion since the HUD database shows that the Section 8 contract expired for that property in June of 2016. The development is still accepting HUD Section 8 vouchers.
- ***Murray Place.*** Murray Place, located at 4324 Murray Place, has a total of 72 units, 71 of which are Section 8 assisted living units. All Section 8 assisted units on this property consist of one-bedroom. This affordable housing development is reserved for elderly persons and is located at 4324 Florence Avenue. The risk for conversion to market rate is *Low Risk* because more than ten years of restrictions are remaining.

Throughout California, affordable housing units have been lost statewide to market-rate conversions, putting many lower-income households at risk of displacement. At-risk housing refers to property that may convert to market rate within this current housing cycle due to expiration of subsidy or termination of Section 8 or other housing

subsidy contracts. Figure A-41 summarizes the subsidized housing units in the City of Bell.

Summary of At-Risk Units in the City of Bell					
Unit Name	**Address**	**Type of Asst.**	**Elderly Units**	**Other Units**	**Earliest Date of Conversion**
Bell Woodward	6719 Woodward Ave.	Section 8	--	4 units	Section 8 has expired
Murray Place	4324 Murray Pl.	Section 8	71 units	--	Expiration date - >10 years
Source: Housing and Urban Development and City of Bell, 2017					

Figure A - 41

The preservation of any future at-risk projects can be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations;
- Providing rental assistance to renters through other funding sources;
- Purchase affordability covenants; and,
- Refinance mortgage revenue bonds.

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes. In case nonprofit developers cannot maintain or operate existing affordable housing units, the City will explore contacting potential nonprofit purchasers and investigate other methods to preserve affordability of those units. State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment.

Another option to preserve the affordability of future at-risk projects is to explore restructuring the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged. To replace any loss in the affordable housing stock, the City will encourage private developers to construct new affordable housing developments. The cost of developing

new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Should future at-risk units be identified in Bell, there are a number of housing providers that have been identified by HCD as potential entities that could assume responsibility for the replacement of at-risk housing units. Examples of these candidate service providers in the area include the following:

- The Community Development and Preservation, LLC;
- The Community Rehabilitation Services, Inc.;
- The East Los Angeles Community Union (TELACU);
- FAME Housing Corporation;
- Los Angeles Center for Affordable Tenant Housing;
- Los Angeles Housing Partnership, Inc.; and,
- Los Angeles Low Income Housing Corporation (LALIH).

The replacement costs for the subsidized at-risk developments in the area are prohibitive. In general, the cost for new land in the area is approximately $65 per square-foot. The actual construction cost for residential development was estimated by the Terner Center in 2020 as $225 per square-foot.

The actual replacement cost for the 4-unit Bell-Woodward Apartments will include the cost for the land, the potential demolition cost for the existing on-site improvements, the actual construction cost, soft costs, and developer fee. The replacement cost involving new construction would be high. Given the variables cited above, the cost to build four new 1,200 square foot townhomes on a 6,000 square foot R-3 zoned lot would be approximately $2 million. Given the lack of vacant land, the high cost of new construction, and the small size of the project, a more affordable replacement alternative would be to find landlords willing to rent to Section 8 tenants.

Appendix B: Constraints Analysis

Constraints to Future Housing Development

Meeting the housing needs for the City over the next eight years and beyond is not simple given the built-out nature of Bell and the surrounding region. This Appendix identifies constraints to developing new housing, pursuant to the State Government Code Section 65583(a). Constraints are classified into two categories: a) governmental constraints, over which the City of Bell has significant authority, and b) non-governmental constraints, which are more difficult for the City to address.

The governmental constraints addressed in this appendix are:

- Existing zoning and land use controls
- Site plan review and processing times
- Off-site improvements
- Processing fees

The non-governmental constraints addressed are:

- Land availability and cost
- Housing prices
- Construction costs
- Financing

The appendix then concludes with an in-depth examination of environmental constraints.

The analysis developed below directly informs the housing programs recommended in this Housing Element. In addition, there is one program, "Review and Removal of Governmental Constraints" focuses on the continued, comprehensive review of the City's Zoning Ordinance and other City procedures to ensure that housing can continue to be developed easily.

Existing Zoning and Land Use Controls

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-3R, C-3, CM, M, and T. The residential districts are restricted to R-1, R-2, R-3, and C-3R. A specific plan is also required for development with a land area greater than four acres. (None of the housing sites identified in this Housing Element are greater than four acres.) This requirement does not apply to any residentially zoned properties. The T zone applies to the Cheli Federal Reserve Center and is intended as a transitional zone when this property is redeveloped. The 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 Figure B-1 and B-2.

Residential Zoned Districts				
Zone	**Permitted Uses**	**Density[5] (du/ac)**	**Density including ADUs and JADUs (du/ac)**	**Max. Height**
R-1	Single-family uses, mobile home, small and large family day care home, ADUs, JADUs	9 du/ac	26 du/ac	30’
R-2	R-1 uses, duplex, condominiums, ADUs, JADUs	17 du/ac	35 du/ac	30’
R-3	R-1 and R-2 uses, multiple-family dwelling units, ADUs, JADUs	30 du/ac	44 du/ac[6]	35’
Planned Development Overlay Zone	Uses which shall be permitted on any property which is classified in the overlay zone (R-3, C-3, C3-R, T, CM, or M) shall be limited to those principal and accessory uses which are allowed pursuant to the underlying zone classification of property.	N/A	N/A	N/A
C-3R	C-3 and R-3 uses, General commercial uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales; residential uses[7]	5,000 sq. ft.	No maximum density.	70'
Source: Bell Zoning Code, 2021.				

Figure B-1

[5] Density according to City of Bell Zoning Code.
[6] This density varies based on the number of multifamily units in a development. See code section 17.54.050. Calculation Based on adding two ADUs to a 4-unit development on a 6,000 square foot lot.
[7] Residential uses are subject to a CUP in the C-3R zone.

Commercial and Industrial Zoned Districts				
Zone	**Permitted Uses**	**Minimum Lot Area**	**Density (du/ac)**	**Max. Height**
C-3R	C-3 and R-3 uses, General commercial uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales; residential uses[8]	5,000 sq. ft.	No maximum density.	70'
C-3	Equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales	5,000 sq. ft.	No residential	70'
CM	C-1, C-2 and C-3 uses, manufacturing uses, warehouses	5,000 sq. ft.	No residential	150'
M	C-3 uses, equipment yard, distributing plants, mills, manufacturing uses, machine shops	5,000 sq. ft.	No residential	70'
T	R, C, or M uses[9]	Applies to the Cheli area.	N/A	N/A
MUO (Mixed Use Overlay)	Multiple-family residential (up to 30 dwelling units/acre) above the first floor, neighborhood serving commercial uses on first floor	7,200 sq. ft.	30 du/ac	45'
Planned Development Overlay Zone	Uses which shall be permitted on any property which is classified in the overlay zone (R-3, C-3, C3-R, T, CM, or M) shall be limited to those principal and accessory uses which are allowed pursuant to the underlying zone classification of property.	N/A	N/A	N/A
Source: Bell Zoning Code, 2021.				

Figure B-2

[8] Residential uses are subject to a CUP in the C-3R zone.
[9] All uses, including residential, are subject to CUPs in the T zone.

Figure B-3 describes the housing types permitted under the existing zones.

Housing Types Permitted Under Existing Zoning				
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	X	P	C
Residential Care = or <6	P	P	P	X
Residential Care >7	C	C	C	X
Emergency Shelter	Emergency shelters are permitted in the Cheli area.			
Single-Room Occupancy (SRO)	X	X	X	X[10]
Manufactured Housing	P	P	P	P
Transitional and Supportive Housing	According to Government Code Section 65583(a)(4)) transitional and supportive housing is considered a residential use and subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. Government Code Section 65583(a)(5))			
Accessory Dwelling Units	P	P	P	P
P = Permitted C = Conditionally Permitted X = Prohibited				

Figure B-3

Specific zoning requirements for single room occupancy (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 City of Bell Zoning Ordinance allows and permits manufactured housing in the same manner and in the same

[10] With implementation of program 13, single-room occupancy will be allowed in the C-3R zone with a conditional use permit.

zone as a conventional or stick-built structures (Government Code Section 65852.3). Specifically, manufactured homes are subject to the same development standards that a conventional single-family residential dwelling on the same lot would be subject to with the exception of architectural requirements for roof overhang, roofing material, and siding material (Government Code Section 65852.3(a)). As indicated in Figure B-3, manufactured units are currently permitted "by right" in all the residential zone districts.

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.

Residential development standards in the residential zone districts are summarized in Figure B-4 provided on the following page.

Residential Development Standards										
Zone Dist.	Minimum Setbacks (in ft.)			Minimum Lot Dimensions (in ft.)			Maximum Bldg. Height	Minimum Floor Area (in sq. ft.)	Minimum Open Space	Minimum Parking Requirements
	Front	Side	Rear	Lot Area (in sf)	Width	Depth				
R-1	25'	5'	10'	5,000	50'	100'	2 stories 30 ft	800 sf (1-2 bdrm) 950 sf (3 bdrm) 1,100 sf (4 bdrm)	None	2 enclosed spaces/unit
R-2	25'	5'	10'	5,000	50'	100'	2 stories 30 ft	450 sf (bachelor) 650 sf (1 bdrm) 800 sf (2 bdrm)	None	2 enclosed spaces/unit
R-3	15'	5'	10'	7,200	60' to 65'	15'	3 stories 35 ft	650 sf (1 bdrm) 800 sf (2 bdrm) 950 sf (3 bdrm)	150 sq. ft./unit	2 enclosed spaces/unit plus 1 guest space /3 units
C3-R	10-20'	20'	10'	5,000	50'	100'	70 ft.	None	None	2 enclosed spaces/unit plus 1 guest space /3 units
Source: City of Bell, 2021										

Figure B-4

The City's residential development standards are in line with standards seen in most other nearby communities that encourage new housing and do not generally present constraints for development. Developers constructing new affordable housing may additionally make use of density bonus standards and affordable housing concession permits to achieve additional flexibility for the development of the property. However, because the City's codes are generally permissive enough for the type of development that is supported by the market, density bonus, and concession permit applications have not been received by the City. However, this might be due to the fact that these programs have been recently implemented in the City of Bell.

A review of eight recent development projects in the City revealed that most (7/8) took place in the R-3 zone. During the majority of the 5th Cycle, the R-3 zone allowed a maximum density of 20 dwelling units per acre. Three of the seven projects used at least 80% of the maximum density, while three used between 60-80% of the maximum density. One project was a one-off single-family home likely undertaken by a homeowner-builder.

Though the majority of these projects used the majority of the density allotted to them, certain development standards were observed to at

times prevent the sites from being developed at their full density. The City's requirement that open space be private and located on the ground level causes townhome development to be the best fit for the zoning code. Some townhome builders choose to build fewer, larger units to hit a particular price point in the market. Also, the requirement of two parking spaces per unit sometimes encourages fewer, larger units to be the best way to maximize use of the site.

Since the adoption of the 5th Cycle Housing Element in 2017, the City has made significant changes to development standards to address constraints to development. In 2020, the City increased the allowable density in the C3-R zone from 21 du/ac to 30 du/ac, and maximum heights were increased from 2 stories and 30 feet to 3 stories and 35 feet. This change has spurred new development, including the type of dense three-story townhome which is well supported by the market and provides additional homeownership opportunities to Bell residents.

While development standards are largely appropriate for townhome development, certain standards in the R-3 zone may still constitute constraints for other types of multi-family development that could be built at 30 du/ac (such as two-story garden apartments, fourplexes, and bungalow courts) and may be examined in the future. Examples include:

- No mention of studio/bachelor unit standards
- Minimum unit sizes which are in excess of Tax Credit Allocation Committee (TCAC) minimums
- Requirement of two parking spaces per unit, plus one guest space per three units
- Lack of flexibility to convert private open space requirement to common open space
- Requirement that private open space be located on the ground level

The C-3R zone allows for residential development of up to 70 feet (six stories) in height with no density limit subject to a Conditional Use Permit (CUP) process with the Planning Commission. The City of Bell does not have a history of denying CUP requests for residential projects. Rather, since the development standards are quite permissive, the CUP process enables the City staff and decision makers to ensure that projects are designed in a manner appropriate for the individual contexts in which they are located. For any C-3R residential projects for which development standards cannot be met, applicants may use the planned development overlay zone (PD) in a manner that is consistent

with the City's General Plan. Developments that use the planned development overlay zone must be approved by City Council and must be in compliance with Chapter 17-48 of the City of Bell's Municipal Code.

Figure B-5 gives the City's accessory dwelling unit (ADU) development standards, which were adopted in 2020. Although many of these standards are mandated by State law, it is worth noting that Bell permits ADUs to be constructed above garages in multifamily zones and permits two detached ADUs to be constructed on properties with existing multifamily buildings.

Accessory Dwelling Unit Development Standards	
Number Permitted (Single-Family Residence)	1 ADU + 1 JADU
Number Permitted (Multi-Family Residence)	Detached: 2 OR Attached: 25% of the total units on the property, rounded down
Maximum Floor Area	50% of the floor area of the primary home, with a minimum of 800 sf and a maximum of 1,200 sf
Setback (Front)	Same as main building
Setback (Side/Rear)	4 feet
Maximum Height	1 story and up to 16 feet Allowed above garage in R-2, R-3 and C-3R zones
Separation from primary residence	10 feet for detached
Parking	None within ½ mile of public transit If primary residence parking is removed to build the ADU, no replacement parking is required.

Figure B-5

While in some ways adding an accessory dwelling unit is similar to adding an extra unit to a multi-family property, property owners are

finding it much more advantageous to apply for ADUs rather than additional units primarily because no parking is required for ADUs. Whereas the period between 2014 and 2017 saw 59 multifamily dwelling units added to the building stock, after 2018 the pendulum of development has decidedly swung toward ADUs, with a steadily increasing trend of 12 in 2018, 14 in 2019, 21 in 2020, and the City is on pace for more than 34 in 2021. ADUs now comprise the majority of new residential unit applications in the City, with 25 of 30 dwelling unit applications in 2020.

This experience suggests that parking requirements are currently a zoning constraint for the development of new housing, particularly affordable housing. Reducing parking requirements in areas with other transportation options may be explored in order to incentivize new housing. Due to the City's prohibition on overnight parking on public streets, each new development would still be required to provide sufficient parking spaces to meet the demand generated by its residents.

Processing Fees

Over the past decade the City of Bell's processing fees were significantly reduced, lowering the constraints to development.

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. The City does not charge residential development for off-site improvements.

Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. The City's current fees for discretionary development are summarized below in Figure B-6. The fees in Figure B-6 are applicable to both single-family and multiple-family development. Of note, the City of Bell does not have impact fees

for residential development. The current discretionary fees listed below are all posted, except for the Environmental Review/Negative Declaration fee which is coming up for approval during the October 27th, 2021 City Council Meeting.

Current Discretionary Fees	
Description	**Fee**
Conditional Use Permit	$3,568.57
Site Plan Review – Director's Review (Minor)	$293.67
Site Plan Review – Director's Review (Major)	$635.42
Site Plan Review – Planning Commission	$2,000
Temporary Sign Permit	$40
Development Agreement (Minimum Deposit)	$25,000
Amendments to Existing Entitlements	Half of the base entitlement application fee
Zoning Clearance Permit	$75
Special Events Permit	$75
Simple Zoning Letter	$75
Complex Zoning Letter	$350
Temporary Use Permit ($500 Deposit)	$900
Environmental Review/Negative Declaration	$3,046
Lot Line Adjustment	$500
Tentative Tract or Parcel Map	$1,050
Final Parcel Maps	$1,000
Final Tract Map	$2,000
Zone Change	$1,595
Zone Variance	$675
General Plan Amendment	$1,182
Time Extension of Approval (Variance, CUP, SPR)	$225
Appeal of Community Development Director or Planning Commission decision	$262
Photo Copies (Each)	$0.10
Maps: General Plan	$7.50
Maps: Official Zoning	$4.50
Maps: All Others	$1.50
Multiple Applications	Major Application Fees + 50% of others
Road Dedication Fee	$450
Preliminary Review/Pre Application	$337.50
Public Hearing Notice	$400-700
Source: City of Bell, June 2021	

Figure B-6

The residential neighborhoods and commercial districts (where infill mixed use development is permitted) are adequately served by both water and wastewater distribution infrastructure. The only cost related to the provision of water and wastewater utility lines is related to the lateral connections to the individual units. Figure B-6 estimates the building fees for a typical single-family home and multiple-family development. The plan check and building permit fees shown in Figure B-7 are applicable to both single-family and multiple-family development.

The City of Bell uses the Los Angeles County plan check and building permit fee schedule as well as a 1.5% charge on top of the County's fees. Plan check and building permit fees in Bell are determined based on a building's valuation. Figure B-7 shows the fees for a building valued at $500,000 while Figure B-7 shows the fees for a building valued at $1,000,000. Additionally, a building valued at $5,000,000 would have a building permit fee of $53,000 and a plan check fee of $45,000. Electrical, Plumbing and Mechanical Plan Check and Permit Fees will vary based on the items and quantities installed. Typically, they may cost 5% to 10% of the Building Fees. These fees are applicable to single-family and multiple-family development.

Plan Check and Building Permit Fees by Building Value		
Description	**$500,000 Building Value**	**$1,000,000 Building Value**
With Energy and: Plan Check	$6,697.24	$12,342.31
With Energy and: Permit Fee with Plan Maintenance Fee	$8,016.14	$14,772.89
With Energy Only: Plan Check	$7,879.11	$14,520.36
With Energy Only: Permit Fee with Plan Maintenance Fee	$6,406.06	$11,805.68
With Accessibility Only: Plan Check	$7,673.57	$14,141.57
With Accessibility Only: Permit Fee with Plan Maintenance Fee	$7,536.54	$13,889.04
Without Energy and Accessibility: Plan Check	$6,114.87	$11,269.06
Without Energy and Accessibility: Permit Fee with Plan Maintenance Fee	$7,331	$13,510.25
Without Energy and Accessibility: Permit Fee w/o Plan Maintenance Fee	$7,193.97	$13,257.72
Source: City of Bell, 2021		

Figure B-7

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. 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 workload.

The City of Bell has adopted the 2019 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 and County amendments. 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 120 days to receive final approval. Zone changes and general plan amendments are first heard by the Planning Commission, then the City Council. For the majority of these cases, the Planning Commission will review the item and render a decision within 90 days of application submittal.

The City of Bell's Building Code enforcement is both proactive and complaint-based. Code enforcement officers patrol the City monitoring for unpermitted additions, construction, and more. In the case that a code enforcement officer identifies unpermitted activity, the officer follows up with the property owner to ensure compliance with the building code is achieved. The City of Bell also accepts complaints from residents. One example of a complaint to code enforcement is in the case that a neighbor notices unpermitted construction happening on their neighboring property. Upon receipt of a complaint code enforcement officers follow up to ensure compliance with the building code. Lastly, when a property owner pulls building permit the City's code enforcement officers must visit the property to inspect compliance prior to approval.

SB 35 Processing Procedure

Senate Bill (SB) 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting qualifying projects from CEQA review. SB 35 can be utilized in a City when the State determines the City has made insufficient process towards their lower-income RHNA. In Cities where the State has made this determination SB 35 allows for streamlined ministerial approval of proposed developments with at least 50% affordability. If the City is also determined to have made insufficient progress towards their moderate-income RHNA, the City is subject to the more inclusive streamlining for developments with at least 10% affordability.

The City of Bell is subject to SB 35 streamlining at this time, specifically the more inclusive streamlining for developments with at least 10% affordability. As of October 2021, the City has not received applications to streamline. This lack of applications to streamline is likely because the City's development codes are generally permissive of development; therefore there is no need to circumvent and streamline. The City will make information available to developers of eligible projects.

On/Off-Site Improvements

Bell is a built out city and cannot accommodate any new subdivisions, which typically require a large number of costly site improvements. Therefore, any new residential projects do not require huge amounts of site improvements. It is typical that the costliest and most common site improvement is grading, however, the City of Bell is leveled and does not require grading for the most part. The most common site improvement today is widening of residential driveways in compliance with the City of Bell Municipal Code and the State of California Fire Code. The majority of Bell's on and off-site improvements are not excessive and do not constrain housing element. The City's driveway standards, however, present a potential constraint to residential development because of current parking requirements. The City's standard requires a 20 foot driveway if the multi-family complex features more than 8 parking spaces. This would apply to a four-unit building on a typical residential lot.

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 more permissive than 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.

Site Plan Review and Processing Times (Governmental Constraints)

For projects that require administrative approval, once plans have been submitted, the Planning Division has 30 days to deem the plans complete/incomplete. If the plans are deemed incomplete, the Applicant is issued a letter that describes the additional information/corrections that are required. Typically, if the initial application submittal is complete, Planning Division staff deems the plans complete/incomplete within 2 weeks.

Once the plans have been deemed complete, the Applicant may apply for a Building Permit. Once the application is submitted, to the Building Division, the application review is typically completed within 10 working days.

Discretionary projects required review and approval of the Planning Commission at a public hearing. Once the application and plans have been submitted to the Planning Division the project is typically taken before the Planning Commission within 3 months of the application being deemed complete.

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 the project must be filed with a site plan, which is first reviewed by the Planning Division and other departments, 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 Division 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.

The City's Community Development Director and/or the Planning Commission reviews residential development in the City through a Site Plan Review (SPR) process. Any construction project, commercial or residential requires approval through a Site Plan Review (SPR) for Zoning Code compliance. New commercial projects require review by the City's Planning Commission.

Site Plan Review by the Planning Commission typically entails one hearing, or sometimes two. The Commission does not have a record of imposing conditions that would make projects infeasible. The findings for Site Plan Review are (City of Bell Municipal Code Section 17.92.040.C.3 (a)-(e)):

a) That the site plan is consistent with the goals and polices embodied in the general plan and other applicable plans and policies adopted by the council;
b) That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;
c) That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city;
d) That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities; and
e) That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare.

Because these findings are broad in nature, the City will replace these findings with a narrower set of findings once the City's Design Standards (Program 17) have been adopted. The Planning Commission's Site Plan Review authority will then be limited to ensuring consistency with the

City's design standards and to design considerations which do not have a material impact on unit yield for a particular property.

New multi-family residential projects are also typically reviewed by the Planning Commission in order to grant an opportunity to the public to participate. Multi-family structures and larger commercial buildings may take longer than fifteen (15) business days to review. All other reviews (i.e., additions, pools, decks…) will take approximately fourteen (14) business days to be reviewed. Any re-submittals will be reviewed within ten (10) business days.

If required, any grading plans, soils reports, drainage, and erosion control plans are required to be submitted separately to the Engineering Division for review and approval along with all applicable fees to be paid. Landscaping plans may also need to be submitted separately to the Planning Division for review and approval along with all applicable fees to be paid. If the plans have been approved by the Planning Commission, conditions included in the resolution of approval must be addressed. The required findings include the following:

- The requested building permit is not for security purposes or is not to correct a safety hazard threatening life or property;
- The requested building permit is consistent with the City of Bell Zoning Ordinance;
- The requested building permit is consistent with the City of Bell General Plan;
- The requested building permit will not result in any significant adverse impacts on the environment; and,
- The requested building permit will not result in any health and safety risks.

Single-family homes and multiple-family residential developments must receive approval from the Community Development Director and/or Planning Commission prior to the issuance of a building permit. 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 and a complete initial application is submitted. After the project is approved, the Building Division 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. Figure B-8 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).

Permit Review Timelines in the City of Bell		
Type of Approval or Permit	**Typical Processing Time[11]**	**Approval Body**
Minor Site Plan Review	14 days	Community Development Director
Major Site Plan Review (Planning Commission)	60 to 90 days	Planning Commission
Minor Variance of Development	1-2 weeks	Community Development Director
Conditional Use Permit	60-90 days	Planning Commission
Variance	60-90 days	Planning Commission
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	Planning Commission
Negative Declaration	3-4 months	Planning Commission and/or City Council
Environmental Impact Report	6- months	City Council
Source: City of Bell, 2021		

Figure B-8

Nongovernmental Constraints to Housing Development

Four market factors are most often cited as the predominant nongovernmental constraint to new housing development. These factors include 1) land cost and availability; 2) housing purchase price 3) construction costs; and 4) financing availability.

[11] Estimated times are based on the filing of a complete application.

Land Cost and Availability

The City of Bell is a built-out city with virtually no land that does not have structures on it. Therefore, the land which is available for housing development is comprised of:

a) Land which is underdeveloped with housing
b) Land with commercial or other non-residential uses

The City of Bell contains a high number of single-family homes on multifamily land. 51% of the City's housing stock is single-family homes, while only a small portion of the City's residential neighborhoods are zoned R-1. Most of the single-family homes are zoned R-3, which allows construction of up to four units per standard 5,000 sf lot. However, the difference in price between single-family and multi-family properties is generally insufficient to spur redevelopment of such single-family properties into small multifamily units. The average price for a sale of a single-family home in Bell was $499,836 over the past year (6/7/20-6/7/21), while the average price for a sale of a 2-4 unit multifamily property in the same period was $732,263. More likely than demolition and new construction, therefore, is development on these properties which leaves the existing development intact, such as ADUs and other rear units. The City of Bell's applications for ADUs have been robust, with a steadily increasing trend over the 2018-2021 period, including seventeen applications in the first five months of 2021. In addition, during the 5th Cycle, the City of Bell processed applications for 59 other market rate residential units in the City. Almost all of these units were built on R-3 zoned sites which did not require demolition of existing units (vacant sites or vacant portions of developed sites).

The cost of commercial land that could be developed for housing is also somewhat high, although in general lower than residential land. Due to Bell's high population density, demand for commercial services is high and vacancy is low. Land transactions within a 6-mile radius of Bell show that prices average approximately $65/sf. This compares favorably to the typical multifamily residential lot improved with a single-family home, which may sell for $60-80/sf of land and will have a lower development potential.

Given these constraints, much of the City's activity has been focused on developing City-owned land. City-owned parcels which could be considered for housing development include:

- City-owned property previously acquired for park/school construction (Florence/Walker)
- Underutilized civic spaces (e.g., underutilized park space, aging library facilities)
- City-owned housing which is underutilized, derelict or vacant

Housing Prices

Housing prices (rents and sales prices) that are lower than in other regions of Southern California make new development in Bell more difficult to achieve. Based on the Zillow Home Value Index (ZHVI) for Single Family Residential properties, accessed June 2021, the average value of a 'typical home' [12] in the City of Bell is estimated at around $528,000 for April 2021. This is compared to $757,000 in Los Angeles County as a whole.

As shown in Figure B 9, single-family home prices in Bell are comparable to those in the Northwest Gateway Cities market area. Prices have increased substantially over the last two years (almost 9.8% between 2020-2021, and 7.6% the year prior), exacerbating the affordability crisis but also potentially spurring new development potential as renting and purchase of multifamily housing types become more attractive as alternatives.

[12] A 'typical home' is a statistical construct (a hedonic construct) that assigns price values to specific attributes of properties based on transaction information, including physical, locational and amenities characteristics, and then applies these component price values to the target area housing stock by property type, segment and location.

Single Family Home Price Trends Average Price in Current Year Dollars							
	TYPICAL HOME VALUES[13]					PERCENT CHANGE	
	April 2019	October 2019	April 2020	October 2020	April 2021	April 2019-20	April 2020-21
Bell	**$447,204**	**$456,596**	**$481,180**	**$506,121**	**$528,452**	**7.6%**	**9.8%**
Bell Gardens	$482,470	$486,519	$512,980	$534,613	$551,664	6.3%	7.5%
Commerce	$462,711	$472,295	$496,137	$514,721	$534,261	7.2%	7.7%
Cudahy	$460,540	$471,259	$493,840	$517,208	$541,081	7.2%	9.6%
East Los Angeles	$477,663	$485,853	$514,513	$538,861	$561,710	7.7%	9.2%
Florence-Graham	$392,565	$405,515	$425,703	$447,076	$475,825	8.4%	11.8%
Huntington Park	$445,204	$460,179	$485,006	$510,976	$546,999	8.9%	12.8%
Lynwood	$438,246	$455,426	$478,907	$500,745	$531,519	9.3%	11.0%
Maywood	$433,372	$444,821	$468,237	$487,937	$510,309	8.0%	9.0%
South Gate	$455,603	$468,318	$492,029	$513,546	$541,828	8.0%	10.1%
MARKET AREA[14]	**$449,558**	**$460,678**	**$484,853**	**$507,180**	**$532,365**	**7.9%**	**9.8%**

Figure B-9
Source: Stanley R. Hoffman Associates, Inc. Zillow Housing Value Index (ZHVI) -- Single Family Homes.

Similarly, based on the Zillow Home Value Index (ZHVI) for Condo/Co-op properties, the average value of a typical ownership apartment in the City of Bell is estimated at around $436,000 for April 2021, as shown in figure B-10. This value was lower compared to the Northwest Gateway Cities market area with an estimated typical home value of $489,000 for April 2021. Condo/Co-op values ranged from $430,000 in Huntington Park to $557,000 in Maywood. The market for such properties appears to be underdeveloped in Bell. Creating a multifamily

[13] Home values taken from the Zillow Home Value Index for Single Family Residential (SFR), as of 6/7/2021. representing the price of a 'typical' home in the area.

[14] Market Area for this analysis is defined as the Northwest Gateway Cities (NWGC), including the cities listed above.

ownership asset base may require improvements to local conditions and amenities that would increase the City's locational appeal.

Condo/Co-op Price Trends Average Price in Current Year Dollars							
	TYPICAL HOME VALUES[15]					PERCENT CHANGE	
	April 2019	October 2019	April 2020	October 2020	April 2021	April 2019-20	April 2020-21
Bell	**$375,810**	**$391,488**	**$403,160**	**$419,331**	**$435,849**	**7.3%**	**8.1%**
Bell Gardens	$373,454	$377,754	$387,902	$409,764	$433,697	3.9%	11.8%
Commerce	$427,833	$434,332	$450,169	$471,375	$496,220	5.2%	10.2%
Cudahy	$410,147	$417,838	$434,393	$460,453	$495,896	5.9%	14.2%
East Los Angeles	$450,043	$454,049	$482,584	$508,783	$528,882	7.2%	9.6%
Florence-Graham	$433,195	$441,764	$471,277	$511,542	$530,019	8.8%	12.5%
Huntington Park	$347,622	$364,550	$386,621	$405,635	$430,394	11.2%	11.3%
Lynwood	$431,977	$445,376	$455,918	$479,729	$507,616	5.5%	11.3%
Maywood	$462,689	$463,870	$485,246	$519,388	$557,159	4.9%	14.8%
South Gate	$407,943	$416,061	$433,210	$449,985	$476,000	6.2%	9.9%
MARKET AREA[16]	**$412,071**	**$420,708**	**$439,048**	**$463,599**	**$489,173**	**6.5%**	**11.4%**

Figure B-10
Source: Stanley R. Hoffman Associates, Inc. Zillow Home Value Index (ZHVI) - Condo/Co-op Market.

Recent townhome sales are summarized in Figure B-11. Based on a total sample of 49 townhome sales transactions recorded by Redfin for May 2020-21, the average townhome sale price for the NWGC market area is estimated at around $567,000 for the one-year time period. Despite possessing less land area than single-family homes, townhomes appear to have a higher value than single-family homes throughout the market area because of their larger sizes (1,595 square feet), as well as

[15] Home values taken from the Zillow Home Value Index for Condos, as of 6/7/2021. Representing the price of a 'typical' home in the area.
[16] Market Area for this analysis is defined as the Northwest Gateway Cities (NWGC), including the cities listed above.

possibly their more recent construction. The townhome market is not well-established in Bell, with only three sales in the last year; however, it does appear to be a growth opportunity for the City.

Recent Sales - Townhomes			
City	Recent Sales[17]	Average Price	Price per Square Foot
Bell	1	725,000	388
Cudahy	1	585,000	366
East Los Angeles	3	781,667	493
Huntington Park	1	450,000	355
Los Angeles	3	608,000	333
South Gate	3	616,667	348
Market Area[18]	**12**	**648,250**	**386**

Figure B-11
Source: Stanley R. Hoffman Associates, Inc. Redfin, 3-months Sales Activity.

Market data was also reviewed for the apartment market within the 5-mile radius around Bell City Hall. The results are summarized in Figure B-12. The market is tight with a vacancy rate of 3.0% and an average overall monthly rent of $1,386. The 12-month net absorption rate is 446 in June 2021, or about a 0.86% increase in total inventory.

[17] As reported by Redfin by each city in the market area in the last three months, as of 6/7/2021.
[18] Market Area for this analysis is defined as the Northwest Gateway Cities (NWGC), including the cities listed above.

Key Apartment Market Indicators: 5-Mile Market Area			
Key Indicators[19]	June 2020	June 2021	Change
Inventory (Units)	51,366	51,725	0.7%
Under Construction	1,060	943	-11.0%
12-Mo Absorption Rate	92	446	384.8%
Vacancy Rate	3.2%	3.0%	-0.2 PP
Market Rent/Unit	$1,361	$1,386	1.8%
Market Sale Price/Unit	$254,000	$263,000	3.5%
Market Cap Rate	4.60%	4.60%	No Change

Figure B-12
Source: Stanley R. Hoffman Associates, Inc. CoStar Data obtained by Waronzof Associates.

Figure B-13 shows the distribution of unit sizes in the market area. Units are small, with a strong majority (66%) being studio or 1-bedroom apartments despite the very large household sizes in the region. This situation creates the majority of the overcrowding and extreme overcrowding experienced in the City. Most apartment housing is owned by private (non-institutional) owners.

[19] Data reported as of 6/2/2021.

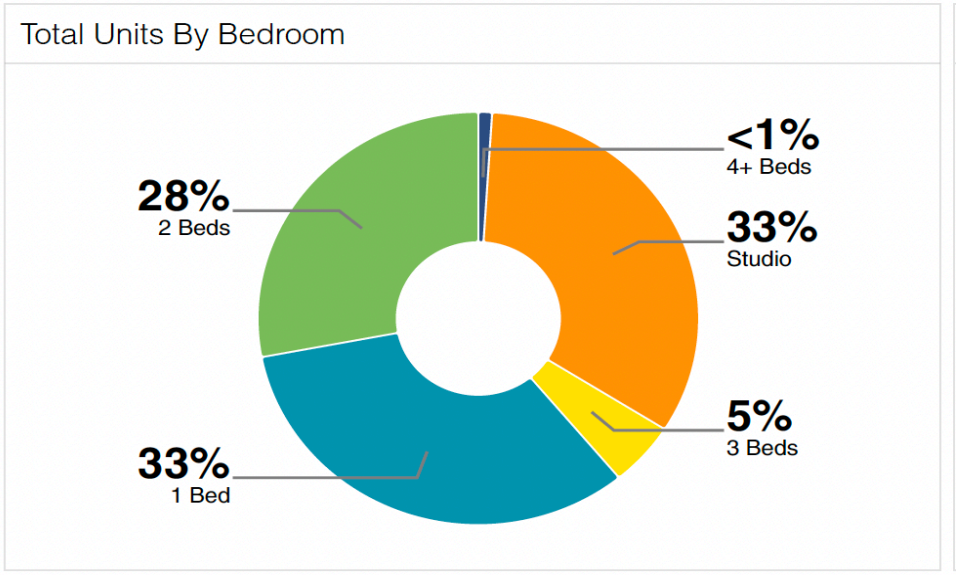


Figure B-13
Source: Stanley R. Hoffman Associates, Inc. CoStar Data obtained by Waronzof Associates.

Figure B-14 shows effective rent trends within the 5-mile market area. According to CoStar, the average studio and 1-bedroom apartments both rent for about $1,200 per month, while the average 2-bedroom apartment rents for about $1,600 per month. Based on searches of current listings, rent for the average single-family home ranges about $2,500 per month. CoStar forecasts strong rent growth of roughly 3-4% per year over the next five years.

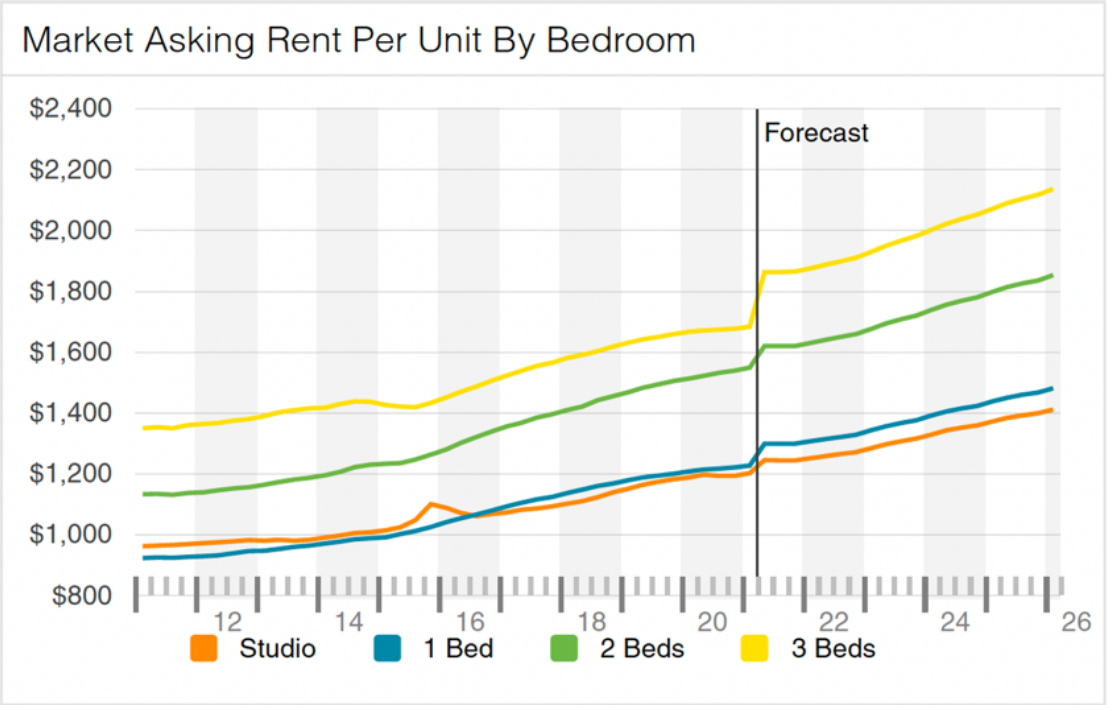


Figure B-14
Source: Stanley R. Hoffman Associates, Inc. CoStar Data obtained by Waronzof Associates.

Since residential market performance in Bell is similar to the Northwest Gateway Cities market area, with similar land prices and construction costs, we can learn from development trends in the market area to highlight opportunities and constraints for Bell. Overall, the market area has slow housing production, and population has been stable or declining in many cities. However, a comparison of Annual Progress Report information submitted by jurisdictions (Figure B-15) indicates that there is wide variation in new permitting and construction rates. While Bell has one of the highest rates of new housing, the City of South Gate clearly stands out above the rest. South Gate in 2015 adopted a form-based Comprehensive Zoning Code (CZC) which permitted multistory residential or mixed-use development on most commercial corridors, as well as a few other commercial and light industrial areas. Transit-oriented development is being encouraged through three Specific Plans. As a result, the City has had several new larger projects which have been completed and others which are proposed. These projects have generally consisted of 4-5 story buildings consisting of market-rate rental apartments and a first-floor parking podium. Retail, if incorporated, is often located in a separate building/area of the site from residential development.

Thus, it would seem that the market presents the following opportunities for new privately-financed housing in Bell:

- Townhomes
- Accessory dwelling units on already-developed residential parcels
- Low-rise multifamily residential or mixed-use development on vacant or underutilized commercial sites, provided that there are favorable development standards

Annual Progress Report data (2013-2020)			
	Units Permitted	Population	Per 1,000 Pop.
Bell	152	36319	4.2
Bell Gardens	29	42233	0.7
Cudahy	12	23750	0.5
Commerce	0	12792	0.0
Huntington Park	124	58937	2.1
Lynwood	31	69880	0.4
Maywood	21	27670	0.8
South Gate	966	96553	10.0

Figure B-15

Source: Stanley R. Hoffman Associates, Inc. Obtained from California Department of Housing and Community Development Annual Progress Report Dashboard, 2021. California Department of Finance Population Estimates, 2021.

Construction Costs

The cost of building housing in the Los Angeles metro area is high. Hard costs make up more than 60% of total development costs for your average project. Hard costs include labor and materials. The hard cost price (per square foot) of constructing multifamily housing in the State climbed 25% over the decade from 2008 to 2018. In the State, the average hard cost per square foot rose by $45 from $177 in 2008 to $222 in 2018, after adjusting for inflation. This hard cost increase has been driven by the increased price of labor and certain building materials, such as wood, plastics, and composites. Between 2010 and 2020, the price of wood, plastics, and composites rose by 110%, after accounting for inflation; it then subsequently spiked during the pandemic.

Soft costs make up the second largest component of total development costs. These costs include fees, financing, consulting, tax, title, and insurance. Soft costs differ from hard costs because soft costs are not involved in physical construction. Fees in the City of Bell are discussed in the "Processing Fees" section of this Appendix. Financing costs are associated with obtaining equity and debt, as well as a developer fee. Consulting includes costs associated with professional services such as architects, engineers, plumbers, accounting, legal, and much more. Last, tax, title, and insurance costs account for the price of liability and builder's risk, as well as property taxes.

In California it is common for affordable housing projects to cost more on average than market-rate or mixed-income developments. Prevailing wage requirements are associated with the higher cost of building labor. Wages for construction occupations in California rose by 29% from 2006 to 2018.

As construction costs rise, the rental price of new rental units increases. For example, a multifamily unit that costs $800,000 to build will require a $4,000 per month rent, without subsidy, in order for the developer to make ends meet. Due to lower housing prices in the City of Bell, it is important that construction costs remain as low as possible. Unfortunately, if construction costs run too high these costs can render housing projects infeasible.

Financing

As of early 2021, interest rates are at historic lows for mortgage seekers. However, lending criteria remain significantly stricter than prior to the 2007 housing crisis, and many Bell residents are unable to qualify. With

rent burdens high, saving for a down payment could present the largest barrier to low- and moderate-income residents becoming homeowners. Commercial lending for residential development, particularly dense multifamily development, is currently slow as the long-term effects of the COVID-19 pandemic are unclear.

Although private financing is generally available at market rates, low- and moderate-income households may 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 the previous 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.

Constraints for People with Disabilities

Housing element law requires an analysis of government constraints to the development of housing for people with disabilities. People with disabilities have specific housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services.

Building Codes

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. The City of Bell has adopted the 2019 California Building Code (Part 2 of Title 24) as published by the California Building Standards Commission.

Procedures for Ensuring Reasonable Accommodations

The State 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. 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. These improvements may include ramps, wider

doorways, handrails, etc. This housing element includes a Reasonable Accommodation Program. 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.

Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes

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.

Zoning and Land Use Policies and Practices

The City of Bell has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The City of Bell permits residential care facilities in the R-1, R-2, and R-3 residential zones. The City is not allowed to approve or deny residential care facilities of six or fewer residents, as these uses are permitted by right. Residential care facilities of six or fewer residents must only be compliant with building code requirements.
- The City does not restrict occupancy of unrelated individuals in residential care facilities.
- The City does permit housing for special needs groups, including for individuals with disabilities, without regard to

distances between such uses or the number of uses in any part of the City.

Permit and Processing Procedures

State law requires that residential care facilities with six or fewer residents be permitted by-right in residential zones. Therefore, the City of Bell does not require conditional use permits for the permitting of licensed residential care facilities with six or fewer residents in the R-1, R-2, R-3, and C-3R zones. The City does require conditional use permits for the permitting of licensed, residential care facilities with seven or more residents in the R-1, R-2, and R-3 zones. These residential care facilities serve the disabled population in the City. A conditional use permit takes about two to three months as it requires a planning hearing before the planning commission. 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.

The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. The process for requesting an accessibility retrofitting includes a zone clearance approval from the Planning Division, which takes about two weeks, and a building permit which takes ten working days. The City's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. 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.

Efforts to Remove Regulatory Constraints for Persons with Disabilities

State law removed any City discretion for review of small residential care facilities for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Universal Design Element

The City of Bell has not adopted a universal design ordinance governing construction or modification of homes using design principles that allow individuals to remain in those homes as their physical needs and capabilities change.

Environmental Constraints

The City of Bell is a 2.62 square-mile urban jurisdiction in Los Angeles County with a population of 36,317 people as of January 2021. The City's housing stock includes 9,298 dwelling units, 51.2 percent of which are single-family detached homes. The vast majority of privately-owned parcels in the City are currently developed.

To help address the region's housing crisis, the Southern California Association of Governments has called for the City to produce 229 more dwelling units over the next eight years at a variety of affordability levels. Given the urban nature of the jurisdiction, nearly all of this growth will be infill development that will need to contend with environmental concerns that currently affect the City. These are issues that adversely affect existing residents and could affect future residents based on the location of new housing.

Based on a statewide analysis, the City has worse housing conditions than 98.9 percent of cities statewide. This Healthy Places Index (HPI) reflects the cumulative conditions for severe housing cost burden, homeownership, housing habitability, and crowding.

In addition, overall environmental conditions Citywide are poorer than most jurisdictions in the region and the State. This does not include social, economic, education, and transportation conditions. Key environmental concerns for the City of Bell are illustrated by the following:

- *Poor overall community health conditions.* According to the Healthy Places Index (HPI), the City's overall Health Index is lower than 87.6 percent of cities in California (HPI). This includes health care access than is worse than 95.9 percent of cities statewide.[20]
- *Poor environmental conditions.* The City has worse environmental conditions than 76.1 percent of cities across the state (HPI). According to the CalEnviroScreen database, the City is located in the 80-100th percentile, which means the area

[20] California Healthy Places Index, https://healthyplacesindex.org/ accessed May 7, 2021.

has an overall pollution burden higher than up 80 percent of other communities within California.[21]

- *Poor overall air quality.* Ambient air quality is poor, with fine particulate levels ($PM_{2.5}$) worse than 83.4 percent of cities statewide and diesel particulate matter (indicator of cancer risk) worse than 93 percent of California jurisdictions. These poor air quality conditions are primarily due to the immediate proximity of the I-710 freeway and the heavy-duty truck traffic to and from the Ports of Long Beach and Los Angeles, as well as diesel locomotives using the Union Pacific Los Angeles subdivision and BNSF right-of-way Los Angeles Junction subdivision.
- *High risk of cancer.* Based on the South Coast Air Quality Management District's (SCAQMD) MATES IV database, the estimated risk of cancer ranges from 1,258 to 1,671 in a million throughout the City.[22] MATES IV found that the cancer risk in the region from carcinogenic air pollutants ranges from about 320 to 480 in a million, though OEHHA methodologies place average basinwide risk at approximately 897 in a million. These levels are higher than the average risk for cancer in the air basin.
- *Poor water quality.* Drinking water quality is worse than 53.4 percent of local jurisdictions (HPI), with groundwater threats higher than 97 percent of cities (CalEnviroScreen). These indicators reflect chemical and bacterial contaminants in drinking water.
- *Poor hazardous waste conditions* (worse than 95 percent of cities) that reflect the presence of contaminated air, water, and soil near waste generators that are harmful to human health. The Department of Toxic Substance Control (DTSC) identifies one facility in the City (Custom Building Products, Salt Lake Avenue) as a hazardous waste site.
- *Solid waste conditions* (worse than 99 percent of cities) (CalEnviroScreen) that reflect sites where waste collection, treatment, or storage exposes people to hazardous chemicals.

The industrial nature of portions of the City, particularly the Cheli neighborhood, have resulted in a heavy concentration of industry. According to the SCAQMD's Facility Information Detail (FIND) database, there are 1,276 regulated facilities required to have air

[21] Office of Environmental Health Hazard Assessment, CalEnviroScreen 3.0 MAP, https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=4560cfbce7c745c299b2d0cbb07044f5, accessed May 7, 2021.

[22] South Coast Air Quality Management District's MATES IV database, https://scaqmd-online.maps.arcgis.com/apps/webappviewer/index.html?id=470c30bc6daf4ef6a43f0082973ff45f accessed May 7, 2021.

quality permits. These range from dry cleaners and gas stations to manufacturing and industrial plants and are a general indicator of the preponderance of air pollution sources.

According to the California Environmental Protection Agency's (CalEPA) Cortese list database, there is one facility in Bell that is identified as a high emitter by the Department of Toxic Substance Control. The site is the former D.L. Gin Cleaners and Laundry at 4032 Gage Avenue, where restaurants currently operate.

Within the City, environmental conditions further vary. Of the seven Census tracts represented within the City of Bell, overall community health conditions are worse than 78 to 92.3 percent of cities statewide. Conditions in central Bell are generally worse than 78.0 to 83.9 percent of cities. Within the Cheli area, 3,987 persons are exposed to community health conditions worse than 80 percent of the State.

In evaluating thirteen potential sites that represent opportunities for future housing development, environmental conditions were generally poor. CalEnviroScreen pollution burden estimates range from 82 to 100 percent of the worst possible environmental conditions. As for the HPI indices, overall healthy community scores were only higher than 16.1 to 22.0 percent of other Census tracts across California. Similarly, Bell tracts were only higher than 29.1 to 34.6 of California tracts when considering a healthy environment.

These poor environmental conditions produce health outcomes that are predictable. Exposure to diesel particulate matter (DPM) may be a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. DPM levels and resultant potential health effects may be higher in close proximity to heavily traveled roadways with substantial truck traffic or near industrial facilities. According to the California Air Resources Board (CARB), DPM exposure may lead to the following adverse health effects: (1) aggravated asthma; (2) chronic bronchitis; (3) increased respiratory and cardiovascular hospitalizations; (4) decreased lung function in children; (5) lung cancer; and (6) premature deaths for people with heart or lung disease.[23,]

As a result, asthma rates are worse than 65 percent of cities, while cardiovascular disease and low birth rate also poor (worse than 77 and 60 percent, respectively).

[23] CARB, Overview: Diesel Exhaust and Health, www.arb.ca.gov/research/diesel/diesel-health.htm.

Environmental Implications for Housing Policy

The poor environmental setting within the City make it a challenge to site future housing that could increase exposure of more persons to these adverse conditions. There is guidance from regulatory agencies that caution the siting of residences and other "sensitive land uses" that could be adversely affected by environmental pollution.

In April 2005, the California Air Resources Board (CARB) published the Air Quality and Land Use Handbook to serve as a general guide for considering health effects associated with siting sensitive receptors proximate to sources of toxic air contaminant (TAC) emissions. The recommendations are voluntary and do not constitute a requirement or mandate for either land use agencies or local air districts. The goal of the guidance document is to protect sensitive receptors, such as children, the elderly, acutely ill, and chronically ill persons, from exposure to TAC emissions. Some examples of CARB's siting recommendations include the following: (1) avoid siting sensitive receptors within 500 feet of a freeway, urban road with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day; (2) avoid siting sensitive receptors within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units per day, or where transport refrigeration unit operations exceed 300 hours per week); and (3) avoid siting sensitive receptors within 300 feet of any dry cleaning operation using perchloroethylene and within 500 feet of operations with two or more machines.

The environmental setting in Bell and CARB guidance on siting of residences pose challenges on two levels. First, substantial infrastructure investments will be needed to help improve the livability of neighborhoods that accommodate more housing. For example, reducing local exposure to diesel truck traffic would help reduce localized exposure to DPM, while increasing a tree canopy will improve the livability of neighborhoods. Second, building design will be helpful in reducing exposure to negative environmental effects, particularly air quality. Installing high efficiency filters in heating, ventilation, and air conditioning (HVAC) equipment will help reduce exposure of residents to indoor air pollution. Orienting development away from freeways, distribution centers, and other sources of air pollution and toxic emissions can help reduce exposure as well.

The City should consult with air pollution regulators in siting new housing and other related land uses important for residential neighborhoods (e.g., health care, schools, churches) to ensure that risks to human health are understood and managed. The City must also

address Environmental Justice concerns and issues relating to the Affirmatively Furthering Fair Housing goals to ensure equity for current and future residents in the City of Bell.

Environmental Constraints to Development

The poor environmental conditions throughout the City of Bell pose real constraints to the viability of housing development. To examine environmental constraints, the consultant team analyzed thirteen potential development sites. All but one represented a site where there is currently development. Figure B-14 summarizes how each site compares to U.S. Census tracts across California based on four criteria:

- *HPI Score.* This represents the Healthy Places Index's (HPI) cumulative estimate of how healthy the Census tract rates compared to all other Census tracts in California. This overall index considers economic, education, transportation, social, neighborhood, healthcare access, housing, and clean environment issues. Higher is better (an HPI score of 20.0 means the tract has healthier conditions than just 20 percent of other tracts statewide).
- *HPI Clean Environment.* This represents HPI's estimate of how clean the environment in this Census tract is when compared to other California tracts. This index considers the availability of safe drinking water, ozone air pollution levels, PM2.5 air pollution levels, and diesel particulate matter levels. Higher is better (an HPI score of 20.0 means the tract has healthier environmental conditions than just 20 percent of other tracts statewide).
- *CalEnviroScreen 3.0 Percentile.* This represents CalEPA's estimate of how clean the environment is based on its CalEnviroScreen 3.0 screening tool. This represents the Pollution Burden and Population Characteristics scores from its database. Lower is better (a percentile of 95 means that it has an environmental burden that is 95 percent of the worst possible burden).
- *CalEnviroScreen Pollution Burden Percentile.* This represents the exposure of residents to polluted air, water, pesticide use, toxic releases from facilities, and traffic density. It also considered environmental effects from cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites and facilities. Lower is better (a percentile of 95 means that it has pollution burden that is 95 percent of the worst possible pollution burden).

As shown in Figure B-16, all of the sites are impacted by environmental concerns that must be considered in any future housing entitlement decisions. Most sites have an overall environmental burden percentile of 95-100, the worst possible scores in the CalEnviroScreen model. Similarly, CalEnviroScreen pollution burden estimates range from 82 to 100 percent of the worst possible environmental conditions. As for the HPI indices, overall healthy community scores were only higher than 16.1 to 22.0 percent of other Census tracts across California. Similarly, Bell tracts were only higher than 29.1 to 34.6 of California tracts when considering a healthy environment.

Environmental Scores of Selected Potential Housing Sites in Bell				
Site	HPI Score[24]	HPI Clean Environment	CalEnviroScreen Percentile[25]	CalEnviroScreen Pollution Burden Percentile
1. Florence and Walker NE Corner (Pritchard Field) (Housing Element Site #1)	17.5	32.8	95-100	97
2. Cheli/Salvation Army K St and Mansfield Way Triangle (Housing Element Site #5)	20.0	29.1	95-100	100
3. Cheli/Salvation Army Warehouse 1A (Housing Element Site #4)	20.0	29.1	95-100	100
4. Florence and Wilcox NE Corner	17.5	32.8	95-100	97
5. 4333 Florence Avenue	18.1	34.6	95-100	94
6. Florence and Atlantic NE Corner	16.1	32.8	85-90	83
7. Gage and Wilcox SW Corner	22.0	32.9	90-95	82
8. Gage and Atlantic NW Corner	22.0	32.9	90-95	82
9. Gage and Woodward East Side (Housing Element Site #6)	16.1	32.8	85-90	83
10. Florence and Bear West, Near New Metro Station	18.1	34.6	95-100	94
11. Florence and California West, Near New Metro Station	18.1	34.6	95-100	94
12. Florence and San Luis West, Near New Metro Station	18.1	34.6	95-100	94
13. Florence and San Luis East, New Metro Station	18.1	34.6	95-100	94
14. Gage and Atlantic SE Corner (Housing Element Site #2)	16.1	32.8	85-90	83
15. Gage and Pine North Side (Housing Element Site #3)	13.5	33.7	90-95	93

Figure B-16
Source: The Arroyo Group, May 2021.

While these data highlight environmental challenges that must be factored into any future housing land use decisions, they will not preclude development of these thirteen sites over the planning period. Instead, they will call on the City to address specific environmental conditions when demonstrating site suitability and the realistic buildout capacity of each site. These considerations include the following:

- *Cheli area.* While CalEnviroScreen indicators show this is the most polluted area in the City, minimizing housing designed for certain demographics sensitive to air pollution (e.g., seniors, children, the infirmed) would reduce overall risk. This is important given the

[24] Percentile of all U.S. Census tracts in California. Higher is better.
[25] Percentile of all U.S. Census tracts in California. Lower is better.

proximity of freight distribution centers that are a hotspot of diesel truck activity and toxic emissions. As such, another siting consideration could include locating housing upwind of distribution centers.

- *Florence Avenue and Gage Avenue Corridors.* Both HPI and CalEnviroScreen identify these east-west corridors as slightly healthier and cleaner environments for housing than Cheli, especially near Atlantic and Wilcox. Reducing truck traffic on these arterials, for example, would help to further reduce exposure of future residents to adverse environmental conditions. It should be noted that the State identifies two parcels along Gage Avenue as potential locations for contaminated soils. For example, elevating residences above the ground floor at Gage Avenue and Woodward Avenue can reduce exposure to any contaminated soils at this brownfield location.

Indeed, further land use planning should consider these environmental factors using tools like a Specific Plan. As noted in this Housing Element, recommended Specific Plans for the Cheli area and the Atlantic Avenue corridor can develop more guidance on how residences can be sited while mitigating exposure to environmental concerns. These more targeted plans can focus on specific sites and help streamline future housing entitlements by environmentally clearing them through the CEQA process. Outside these potential Specific Plan study areas, the City should ensure that the environmental clearance process addresses these concerns when making siting decisions.

Infrastructure Availability and Needs

There are a number of environmental constraints that can be addressed with infrastructure investments that can in turn reduce the costs and risk to human health for future residents. These include air pollution and toxic air contaminants, water quality, and hazardous waste. As such, the City should work with both internal and external stakeholders to advocate and program funding for capital and programmatic investments that help reduce environmental problems in the City of Bell.

Any siting of housing in environmentally challenged areas should follow investments in infrastructure that can both address concerns and reduce exposure. Potential infrastructure investments would vary by environmental issue, including but not limited to the following:

- *Air quality.* While regional pollutants like ozone are linked to pollutants sources over the entire South Coast Air Basin (e.g.,

vehicles, industry), localized pollutants that affect localized air quality (i.e., $PM_{2.5}$, diesel particulates) are heavily influenced by local sources, such as truck traffic on the I-710 freeway, diesel freight and Metrolink locomotives on the BNSF and UP rights-of-way, and freight distribution centers along the I-710 corridor (e.g., Cheli).

Existing and future infrastructure needs

- **Clean Air Truck Fleet.** Heavy-duty trucks using these routes largely use diesel fuel that generates substantial diesel particulate emissions that afflict the City of Bell. The California Air Resources Board, South Coast Air Quality Management District, Mobile Source Air Pollution Reduction Review Committee, and other entities are using regulation and incentives to accelerate the phase-out of diesel fueled trucks that generate substantial local air pollution in the City of Bell.

  Recommendation 1: The City should actively work with local operators of diesel trucks to develop a clean trucks strategy in Bell and pursue grant funding to replace trucks fueled by diesel with those fueled by electricity or other fuels that reduce particulates. Consider using AQMD Fund 103 revenues to provide local match leverage to increase potential for additional funding.

- **Local truck routes.** The City's local truck routes are defined by the City's traffic engineer (BMC Section 10.20.010) and govern movement of vehicles weighing more than three tons. Diesel truck traffic on these roads often travel to the Cheli district and destinations in neighboring cities. These truck routes include the following roadways (BMC Section 10.20.030):

  - Atlantic Avenue
  - Bandini Boulevard
  - Eastern Avenue
  - Florence Avenue
  - Gage Avenue
  - Maywood Avenue
  - Salt Lake Avenue
  - Slauson Avenue

  Heavy-duty trucks using these routes largely use diesel fuel that generates substantial diesel particulate emissions that afflict the City of Bell. The California Air Resources Board (CARB), South

Coast Air Quality Management District (SCAQMD), Mobile Source Air Pollution Reduction Review Committee (MSRC), and other entities are using regulation and incentives to accelerate the phase-out of diesel fueled trucks that generate substantial local air pollution in the City of Bell. Focusing future housing on streets that do not have direct access to the I-710 (e.g., Gage Avenue) could help reduce residential exposure to local truck traffic as well.

Recommendation 2: The City Traffic Engineer should evaluate the truck route network and its impact on existing and future residences. Any potential shifts of truck routes in the Atlantic Avenue corridor and Cheli neighborhood should be considered during the development of proposed Specific Plans for these areas.

Freeways. The I-710 freeway accommodates 224,000 average daily vehicles at Florence Avenue (Caltrans Traffic Volumes 2016), thereby streamlining the movement of freight and passengers along this corridor. While this diverts truck traffic from arterials, it intensifies PM and diesel particulate emissions along the freeway corridor that elevate health risks. CARB, SCAQMD, MSRC, and other entities use regulation and incentives to accelerate the phase-out of diesel fueled trucks that travel the I-710. While the City does not control use of the freeway through Bell, it can consider land use siting and design solutions that reduce exposure to emissions from trucks on this regional freeway.

Recommendation 3: The City should site future housing upwind of the I-710 freeway where possible and require that heating, ventilation, and air conditioning (HVAC) equipment use higher efficiency air filters (e.g., MERV-13 or higher) for residences near the I-710 freeway.

Railroad rights-of-way. The BNSF right-of-way Los Angeles Junction subdivision accommodates diesel freight locomotives while the Union Pacific Los Angeles subdivision accommodates both freight and passenger locomotives that elevate PM and diesel particulates levels near these rights-of-way. CARB, SCAQMD, MSRC, and other entities use regulation and incentives to accelerate the phase-out of diesel fueled locomotives. While the City does not control use of these railroad rights-of-way through Bell, it can consider land use siting and design solutions that reduce exposure to emissions from diesel locomotives.

Recommendation 4: The City should site future housing upwind of the BNSF Los Angeles Junction subdivision and Union Pacific Los

Angeles Subdivision where possible and require that heating, ventilation, and air conditioning (HVAC) equipment use higher efficiency air filters (e.g., MERV-13 or higher) for residences near these rights-of-way.

- **Freight distribution centers.** The concentration of these facilities, particularly in the Cheli neighborhood, result in significant diesel truck traffic and idling as freight is distributed to and from these facilities. While this freight infrastructure's centralization reduces exposure in other areas, it elevates environmental risk near these facilities. CARB, SCAQMD, MSRC, and other entities use regulation and incentives to accelerate the phase-out of diesel fueled trucks that use these distribution centers.

  Recommendation 5: The City should actively work with local operators of diesel trucks to develop a clean trucks strategy in Bell and pursue grant funding to replace trucks fueled by diesel with those fueled by electricity or other fuels that reduce particulates.

- **Water quality.** The City of Bell is served by five water companies. This housing element will be shared with all water companies immediately upon adoption. These five companies include:

  a. Golden State Water Company (GSWC) delivers water via the Bell-Bell Gardens System. This water supply comes from a blend of groundwater from the Central Groundwater Basin and imported water from the Colorado River Aqueduct and the State Water Project. The distribution system consists of a grid of 4-inch cast iron pipes that connect to a 12-inch main water line in Bell Avenue (west of Otis Avenue). There are also 8-inch lines in both sides of Atlantic Avenue, Bell Avenue and Gage Avenue. The 12-inch main line on Bell Avenue connects to a water reservoir tank on Bissell Street. Other main water lines are found on major roadways and connect to the water lines in Bell Gardens and Cudahy. The company operates five wells in Bell, six wells in Bell Gardens, and one well in Cudahy. This system also maintains direct connections to the MWD. The GSWC is responsible for maintaining local water infrastructure, including pipeline, service lines, fire hydrants, and pumps that convey water.
  b. The Tri-City Mutual Water Company (Maywood Mutual Water Company Number 3) serves 790 Bell customers in the northeastern section of Central City. The Maywood Mutual Water Company's water system consists of 6-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.

c. The Tract 349 Mutual Water Company has 610 customers in Bell and Cudahy, with 75 residential and commercial customers in the southeastern 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. Emergency connections with the Golden State Water Company are also available.
d. The Tract 180 Mutual Water Company serves 790 customers in Cudahy and Bell, with 52 customers in the southwestern section (east of Atlantic Avenue) of Bell. The water lines include 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.
e. The California Water Service Company, East Los Angeles District serves the Cheli Industrial area of the City. The water system within the Federal property in Bell includes 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 located in 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 of Bell does not have direct authority over controlling water quality, relying on the Metropolitan Water District of Southern California and other entities to regulate water quality. Aside from the conveyance and use of regional and Statewide water, the City can control over groundwater threats from land uses and toxic sources within its jurisdiction.

Recommendation 6: The City should work with all water companies listed above to comply with AB 685 to accelerate investments that ensure water is treated as a basic human right. This includes accelerating infrastructure investments that would help reduce water contamination for Bell residents.

Recommendation 7: The City should ensure that threats to local groundwater supply (e.g., storage tanks, hazardous waste sites,

landfills) are programmed for remediation before siting of residential uses.

Recommendation 8: The City should work with external stakeholders to accelerate infrastructure investments that reduce water contamination from urban runoff. Consider programming SB 1 (Fund 105), Measure M (Fund 650), Measure R (Fund 670), Prop C (Fund 680), Prop A (Fund 700) revenue to include water quality infrastructure.

- **Hazardous Waste.** There are about 141 establishments in Bell listed in the California Facility Inventory Database of the California Environmental Protection Agency Hazardous Materials Data Management Program as hazardous material users and generators. These common uses include gas stations, auto repair shops, printers, dry cleaners, and other commercial and industrial land uses. While each facility must 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 annually, the use of these materials poses environmental challenges for residents, as these are toxic, ignitable, flammable, or reactive and/or corrosive.

  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.

Recommendation 9: The City should remediate hazardous wastes at sites considered for housing development.

Recommendation 10: The City should ensure that siting of hazardous waste generators and facilities are not disproportionately located in or near the City of Bell.

- **Sewers.** The Los Angeles County Sanitation District (LACSD) No. 1 and 2 provide sewer service to the City. This housing element will be immediately shared with LACSD following its adoption. 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.

Opportunities for Energy Conservation:

City Initiatives

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.

State Regulations and Programs

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings, and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3: Also, is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

The California Department of Community Services and Development (CDCSD) in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) and Energy Low Income Weatherization Assistance Program (DOE-LIWAP). LIHEAP provides financial assistance to lower-income households to offset the costs of heating and/or cooling their residences. DOELIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-family dwellings occupied by lower-income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building

envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances.

Private Sector Programs

The following private sector energy conservation programs are available to housing developers and Bell residents:

- *California Alternative Rates for Energy (CARE):* Lower-income customers enrolled in the CARE program receive a 20 percent discount on their electric and natural gas bills. CARE is funded through a rate surcharge paid by all other utility customers.
- *Energy Assistance Program Rate (EAPR):* Includes a one-year electric rate reduction home energy audit, free compact fluorescent lights, and replacement of inefficient refrigerators. Income qualification and enrollment by Red Cross.
- *Family Electric Rate Assistance Program (FERA):* This program was developed for families whose household income slightly exceeds the threshold for assistance in other energy program allowances. Qualifying households have some of their electricity usage billed at a lower rate.
- *Low Income Energy Efficiency Program (LIEE):* The LIEE program provides no-cost weatherization services to lower income households who meet the CARE guidelines. Services provided include attic insulation, energy efficient refrigerators, energy efficient furnaces, weather stripping, caulking, low-flow showerheads, water heater blankets, and door and building envelop repairs that reduce air infiltration.

Investments in infrastructure are needed to address environmental concerns throughout the City. For example, even the western portion of the City furthest away from the I-710 freeway has high pollution levels (CalEnviroScreen). (Figure B-17). As such, a combination of reducing the sources of existing pollution, investing in infrastructure to manage pollution, and proper siting of residences will be needed to minimize exposure of residents to environmental concerns.

CalEnviroScreen Percentiles.

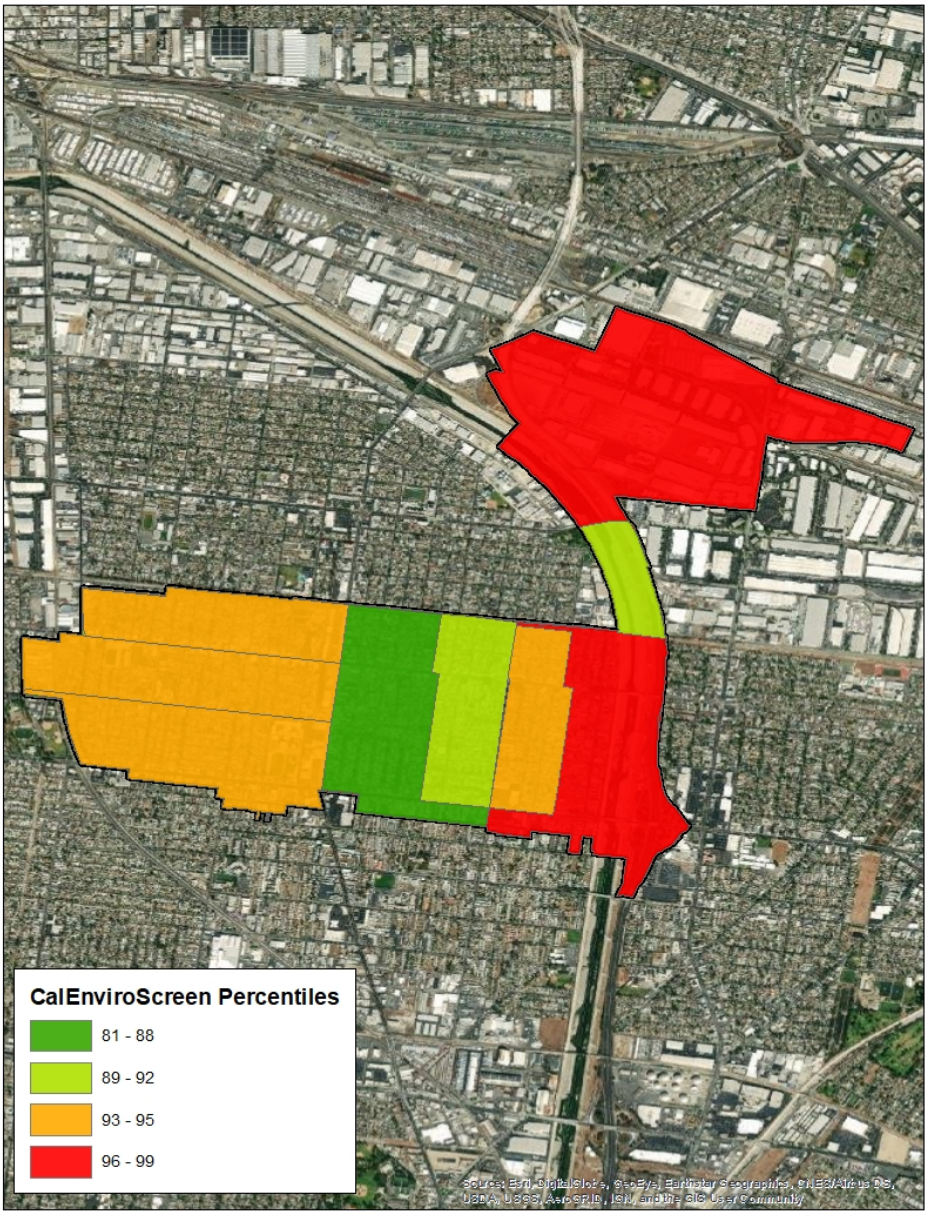


Figure B-17

However, the Cheli area poses additional challenges due to the proximity of a number of sources of pollution, including freeways, railroad corridors, freight distribution centers, and a history of manufacturing, warehousing, and other uses often not compatible with housing. Any housing located here would have to contend with the environmental concerns and corresponding infrastructure improvements identified above.

In addition, the current state of the Cheli area will require additional infrastructure investments not directly tied to environmental concerns, but important nonetheless to promoting residential quality of life. As noted by the California Healthy Places Index, this includes, but is not limited to, the following infrastructure investments:

- *Tree Canopy.* The Census tract that includes the Cheli neighborhood has a lower tree canopy than 70.9 percent of cities in California.
- *Supermarket Access.* Access to nutritious foods is lower than 89.2 percent of cities in California.
- *Park Access.* Future residents of Cheli would have access to parks within walking distance lower than 60.1 percent of California cities.
- *Schools, Healthcare, and Churches.* Due to the existing and historic zoning of the area, the Cheli neighborhood lacks the institutional infrastructure that supports residences. Specifically, there are no schools, health care facilities, or churches in the Cheli neighborhood. Local schools such as Rosewood Park School in Commerce are 3,280 feet away from the Cheli neighborhood. Other institutional uses are further away, often west of the I-710 freeway and Los Angeles River.

The lack of such infrastructure would substantially reduce the standard of living and quality of life for existing and future Cheli residents. However, it is also worth noting that the Cheli area, as a result of the Bell Shelter, has very good access to supportive services that are particularly relevant to the population that is transitioning out of homelessness, such as case management, substance abuse treatment and food supports.

As a result, while the area presents many challenges for housing for the general population, continued expansion of the Bell Shelter and its shelter, transitional housing and permanent supportive housing seems appropriate. Long-term planning through a Specific Plan will also help to identify a capital infrastructure plan and appropriate siting of uses that will create the best health and environmental outcomes for future residents.

Appendix C: Housing Resources

Planning, financing, developing, and operating housing requires resources, land, financial, human, and other. This Appendix summarizes the City's requirement for adding housing within the City of Bell, identifies sites on which that requirement can be accommodated, identifies resources to financing new housing, recognizes City policies and programs that will impact housing development, and discusses opportunities for energy conservation.

Future Housing Needs

State law requires that each community build a certain number of new housing units to keep up with the region's housing need. The Southern California Association of Governments (SCAG) 6th Housing Element Cycle Regional Housing Needs Allocation (RHNA) for the City of Bell is 229 units. This section discusses the City of Bell's ability to accommodate their RHNA during the eight-year planning period.

RHNA Requirement

The RHNA covers the planning period from June 30, 2021, through October 15, 2029. The City of Bell must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need.

The City of Bell's 229 RHNA units are split across four income levels, very low, low, moderate, and above moderate as seen in Figure C-1. AMI stands for Area Median Income.

City of Bell 6th Cycle Regional Housing Needs Allocation	Units
Very-Low Income (<50% of AMI)	43
Low-Income (50 to 80% of AMI)	24
Moderate-Income (80 to 120% of AMI)	29
Above Moderate Income (>120% of AMI)	133
Total	**229**

Figure C-1

Credits toward the RHNA

Housing units built, under construction, or approved starting on June 30, 2021, and onward can be credited towards meeting the City's RHNA.

Units Approved

The City has not entitled any housing units after the June 30, 2021 beginning of the 6th Cycle RHNA Period.

Units Pending Approval

As of June 21, 2021, a total of 294 units were at various stages of review and approval. This includes 86 very low-income units, 0 low-income units, 25 moderate income units, and 183 above moderate-income units. 238 of these units are multi-family while 56 are townhomes.

Remaining Housing Need to be Accommodated

After accounting for units approved and pending approval, the City of Bell's 229-unit RHNA is fulfilled. However, further capacity is identified in the sites inventory. Figure C-2 includes each pending development along with anticipated ADUs and anticipated developments in comparison to the City of Bell's RHNA.

RHNA Site Inventory						
	Unit Type	Very Low	Low	Moderate	Above Moderate	Total
RHNA		**43**	**24**	**29**	**133**	**229**
Units Pending Approval with Developer Intent						
5209 Florence Avenue	MF			29	123	**152**
4500 Gage Avenue	Townhomes				24	**24**
4375 Gage Avenue	Townhomes/ Apartments	4			32	**36**
5600 Rickenbacker Road	MF	34				**34**
5600 K Street	MF	48				**48**
Units Anticipated						
4570 Gage Avenue	MF	22	22			**44**
4333 Florence Avenue	MF	13	14			**27**
ADUs	ADU	6	11		7	**24**
Total		**127**	**47**	**29**	**186**	**389**

Figure C-2

Accessory Dwelling Units (ADUs)

New State laws have relaxed development procedures and standards for the construction of ADUs. The production of ADUs in Bell has increased since the implementation of these new laws and it remains a popular program with residents. The City of Bell saw 11 ADU applications in 2018, 18 applications in 2019, 21 applications in 2020, and 17 applications in the first five and a half months of 2021. However, City records only register 12 Certificates of Occupancy over the same period.

For the purpose of RHNA credits, the City of Bell assumes at least 3 ADUs annually for a total of 24 ADUs over the eight-year planning period. Using SCAG's Regional Accessory Dwelling Unit Affordability Analysis, based on the "Los Angeles County II Combined Affordability Assumption for Rented ADUs", 6 anticipated ADUs will be very low-income, 11 will be low-income, and 7 will be above moderate income.

Residential Sites Inventory

For this 6th cycle Housing Element, the City identified seven sites that will accommodate Bell's future housing need. (Figure C-3). The text below describes each site in detail and discloses any site environmental

constraints known at this time. Enviroscreen and Healthy Places Index information for each site is given in Table B-16.

Map of Residential Sites Inventory

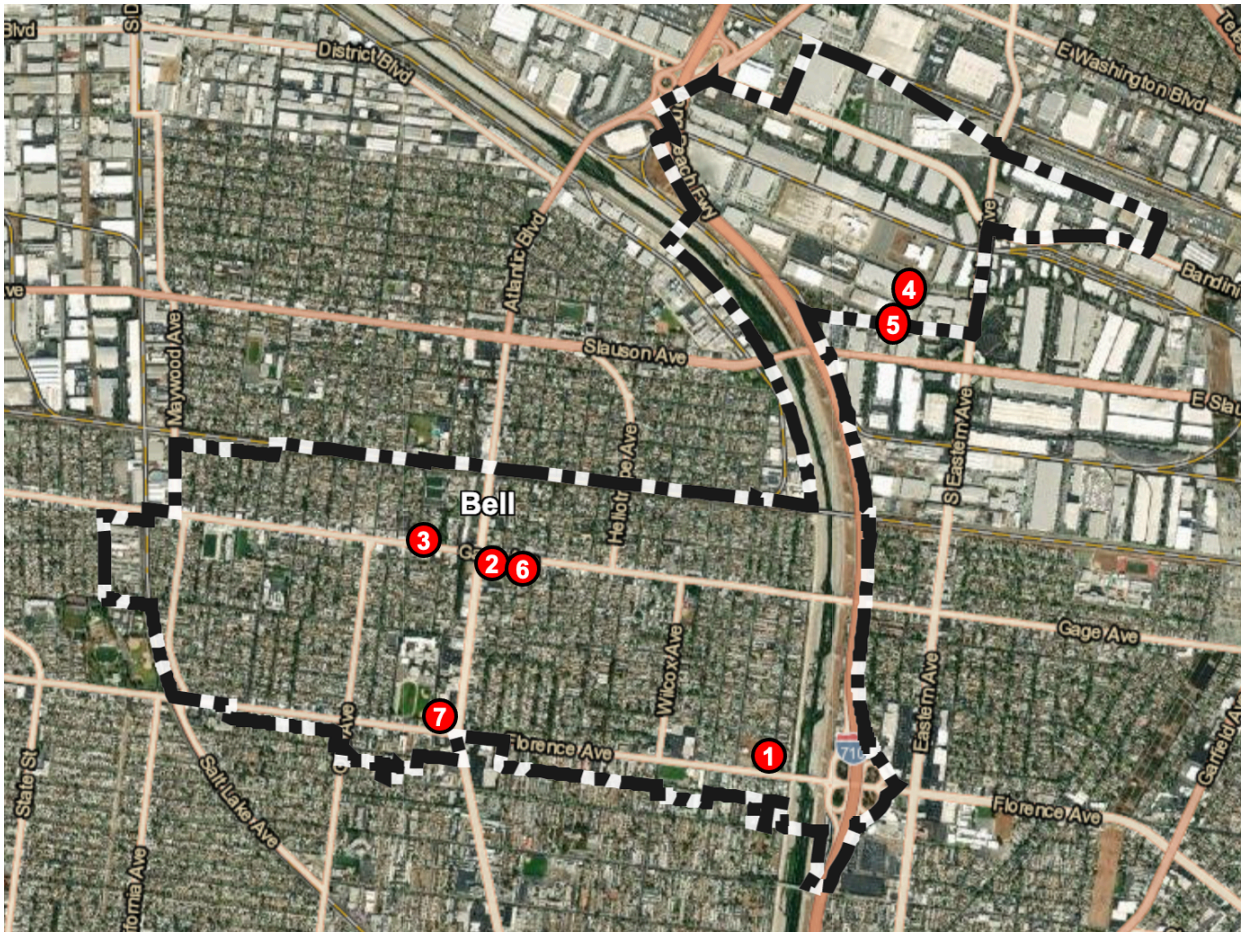


Figure C-3

Site #1: 5209 Florence Ave

The City of Bell owns a 2.4-acre vacant site zoned C3R, which allows multi-family residential uses with a conditional use permit (CUP). The City has received a proposal from a developer to build at least 152 one- and two- bedroom multi-family units on the parcel, 29 for moderate income households and 123 for above-moderate income households. The 29 moderate income units represent a portion of the planned development's 2-bedroom units. As discussed in the Housing Needs Assessment, rents for new 2-bedroom units are generally affordable to families of four with moderate incomes (120% AMI) at $2,300 per month. Therefore, the City of Bell is able to count 29 of these units as moderate income. Project completion is expected in 2025.

Site #2: 4500 Gage Ave

The City of Bell owns an additional 2.2-acre site zoned C3 and C3R. The site is underutilized with commercial buildings no longer in use and is ready for redevelopment. The C3R zone allows multi-family residential uses with a CUP, while the C3 "Heavy Commercial Zone" will require a rezoning from the City to allow residential uses. However, the site is within the Atlantic Avenue Specific Plan area (Program 21) and will be rezoned for mixed use. The City has received a proposal from a developer to develop 24 above moderate-income residential townhomes on this 2.2-acre site in addition to commercial uses. Project completion is expected in 2027.

Site #3: 4375 Gage Ave

Additionally, the City of Bell and Bell Community Housing Authority (BCHA) own a series of three separate sites on a single block. One site, owned by the City, is an underutilized futsal field while the other two sites, owned by the BCHA, host residential units, more than half of which are currently vacant. These three sites combined are 1.61 acres and are zoned multi-family residential, C3R and R3. The R3 zone allows multi-family without a CUP while the C3R zone requires a CUP for residential uses. The City has received a proposal from a developer regarding these three sites which are expected to yield a total of 4 very low-income units and 32 above moderate-income townhomes. Project completion is expected in 2026.

The BCHA portion of this site includes two BCHA developments located at 6303 Pine Avenue and 6317 Pine Avenue. The 6303 Pine Avenue site features one single-family unit which rents at an affordable rate, $1,000 per month. This single-family unit is occupied and will have to be replaced as part of a new development. The 6317 Pine Avenue site features eight units, three of which are occupied and five of which have been vacant since at least January 2015 (most have been vacant since 2011). Since these five units have been vacant for over six years at the latest, these five units are not required to be replaced as part of the new development. However, the three occupied units at 6317 Pine Avenue, which rent at affordable rates from $750 to $1,200 per month, must be replaced as part of covenant restrictions on a new development. These four occupied BCHA units rent at rates which can be afforded by very low-income households can afford.

Site #4: 5600 Rickenbacker Rd
Site #5: 5600 K St

Last, two sites identified in the City of Bell's site inventory are owned by the Bell Salvation Army. The first site, located on the Bell Salvation Army campus, is approximately 1.02 acres and is zoned CM or commercial manufacturing zone. While residential uses are not permitted in the CM zone, Bell Salvation Army recently built a 64-unit permanent supportive housing development called the Bell Oasis Apartments on their campus. Building more permanent supportive housing on this 1.02-acre site will require a zone change. The City of Bell is amendable to the Salvation Army building more permanent supportive housing on and surrounding their campus and will prepare a Cheli Specific Plan (Housing Element Program 22) which will make it possible for residential uses to be built in the Cheli Area. The Salvation Army owns the 1.02-acre site and is in talks with the City of Bell to adaptively reuse an existing industrial building into 48 lower-income permanent supportive multi-family units. This site is part of the Bell Salvation Army's emergency shelter that they are wanting to transition into permanent supportive housing.

The second site, also located on the Bell Salvation Army campus, is approximately 0.6 acres, vacant, and is also zoned CM, which will require a zone change for residential use. Again, the Cheli Specific Plan will entitle this development on The Salvation Army campus. The Salvation Army owns this 0.6-acre site and has presented plans to the City of Bell to build 34 lower-income permanent supportive multi-family units. While the Bell Salvation Army has yet to submit formal applications for either site, the Salvation Army has expressed very strong intent to the City to develop permanent supportive housing on these two sites. It has submitted preliminary plans for these two sites to the City.

It should be noted that these two sites have aging and possibly under capacity water and wastewater distribution infrastructure. However, the Salvation Army was able to develop this infrastructure in the Cheli area for their permanent supportive housing project, the Oasis Apartments. The Cheli Specific Plan (Program #22) will identify an implementation strategy to construct this required infrastructure for housing on Sites 4 and 5. It will also establish a plan to bring K Street up to City standards.

Site #6: 4570 Gage Ave

This site consists of two vacant parcels on the southeast corner of the Gage Avenue and Woodward Avenue intersection. Parcel #6326004900 is 0.18 acres and is owned by the Community Redevelopment Agency of the City of Bell. Parcel #6326004022 is 0.81

acres and is owned by a private property owner. Both parcels combined are 0.99 acres. This site is zoned C3R, which allows multi-family residential uses with a conditional use permit (CUP) and is located within the expected planning area of the Atlantic Avenue Specific Plan (Program 21). This site will be rezoned for by-right residential use as part of the Atlantic Avenue Specific Plan. Averaging the densities of the two types of currently proposed multifamily developments in the C3R zone (high-density multifamily, Site #1 and townhome, Site #3), we come to a density of 45 dwelling units per acre.

The uses on the site are a sizeable vacant lot behind an abandoned commercial building with a surface parking lot. Based on the size of the site and the standards of the C3R zone this site will accommodate 44 lower-income units, split between very low-income and low-income households. This site is uniquely suited for lower-income housing as it is one block removed from one of the most highly resourced intersections in Bell, the intersection of Gage and Atlantic. These resources include a walkable shopping center, high quality bus transit, a pharmacy, medical offices, financial institutions, parks, an elementary school, and more. The City knows of environmental contamination in the soil; however, multifamily residential use on this site can be built with podium parking. In addition, the private owner has expressed interest in developing housing on the site in the past.

Site #7: 4333 Florence Ave

This site, which is currently for sale, is currently occupied by a shuttered restaurant and surface parking lot. The site, parcel #6325025008, is a total of 0.6 acres. The site is zoned C-3R, which allows multi-family residential uses with a conditional use permit (CUP). This site will be rezoned for by-right residential use as part of the Atlantic Avenue Specific Plan. Averaging the densities of the two types of currently proposed multifamily developments in the C3R zone (high-density multifamily, Site #1 and townhome, Site #3), we come to a density of 45 dwelling units per acre.

Based on the size of the site and the standards of the C3R zone this site will accommodate 27 lower-income units, split between very low-income and low-income households. This site is uniquely suited for lower-income housing as it is located 0.1 miles west of one of the most highly resourced intersections in Bell, the intersection of Florence and Atlantic. These resources include the shopping center, high quality bus transit, a pharmacy, medical offices, financial institutions, a high school, and more.

Realistic Development Capacity Assumptions

The first five sites reflect live development proposals that have been deemed feasible by their property owners. Densities vary in accordance with the specific building type being proposed by the owner.

The two apartment sites have the highest density. The 2.4-acre, 154-unit vacant site in the C3R zone (5209 Florence Ave) will have a density of approximately 64 dwelling units per acre. The C3R zone does not have a maximum allowable density, and the project meets the zone height limit and other development standards. The 0.6-acre Salvation Army site will have a density of approximately 57 dwelling units per acre. These densities are typical for four to five story housing projects with significant open space or detached parking garages.

The two townhome sites have densities of 20-30 units per acre. The 1.61-acre site (4375 Gage Ave) will average 22 units per acre, which is below the R3 zone maximum of 30 dwelling units per acre. The proposal is also far below zoning capacity on the C3R zoned portion of the site. The 2.2-acre site (4500 Gage Ave) is within the C3R and C3 zones and has an overall density of 10 units per acre. However, much of the site will be taken up with commercial uses, leaving the townhome portion of the site with typical densities.

As discussed, the C3R zone has no maximum density; however, a conservative 45 units per acre has been assumed. The parcels included in sites 6 and 7, which will accommodate part of the very low and low income RHNA, were not included in the City of Bell's 5th cycle Housing Element. In accordance with Government Code section 65583.2(c)(3) these sites must allow for more than 30 units per acre. Additionally, both sites are larger than 0.5 acres and smaller than 10 acres. Site #6 is currently vacant and underutilized making it a great development opportunity for lower-income housing, especially as the private property owner has expressed interest in developing housing and the other adjacent property owner is the City of Bell. Site #7 is currently for sale and the existing uses are a shuttered restaurant and surface parking lot. There have been no recent ground-up commercial projects in the C3R zone, indicating that the sites' availability for residential development is likely to be maintained throughout the 6th Cycle period.

Zoning for a Variety of Housing Types

The City of Bell's housing element must identify and analyze sites with appropriate zoning that will encourage and facilitate a variety of housing types.

Emergency Shelters

Emergency shelters are permitted in the Cheli Area, which is the area of the 23.7 acre Bell Salvation Army Campus, which already hosts an emergency shelter, permanent supportive housing, and provides extensive transitional and supportive services to unhoused residents such as medical services, case management, and substance rehabilitation. The Cheli area is a decommissioned United States Air Force (USAF) air base which as part of the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 established a procedure for unhoused service providers to receive base property at no cost, such as the Bell Salvation Army. Therefore, future housing development in the Cheli area must be restricted to transitional and permanent supportive housing for the formerly unhoused.

The Cheli Area is particularly suited for additional emergency shelters as it is more highly resourced than any other area in Bell in terms of services for the unhoused. Though the Cheli Area is located across the Los Angeles River and the 710 freeway from the rest of Bell, services provided there include free meals, mental and physical health, and case management services.

The City of Bell's housing element includes an Emergency Shelter Program which ensures that the City's Community Development Department cooperates with the Salvation Army and other emergency shelter providers in the helping sustain existing services and in the development of new emergency housing. Emergency shelter development standards in the Cheli Area with be established in the Cheli Specific Plan.

According to the LAHSA 2020 count, there are 24 unsheltered individuals and 469 sheltered individuals in Bell. The Bell Salvation Army typically provides transitional housing for 500 individuals; however, this capacity has been reduced to 250 individuals during the COVID-19 pandemic. The Salvation Army's capacity is expected to increase as the COVID-19 pandemic lessens. At full capacity, the Salvation Army is able to house the entirety of Bell's 2020 unhoused population. However, the Bell Salvation Army remains committed to providing more capacity, in the way of permanent supportive housing, in the Cheli Area of Bell. The Bell Salvation Army has already expressed its intention to the City of Bell to develop two developments for lower-income households in Bell, which are Sites 4 and 5 in the Sites Inventory.

Transitional and Supportive Housing

According to State Government Code Section 65583(a)(4 & 5) transitional and supportive housing is considered a residential use and subject to only those restrictions that apply to other residential dwellings of the same type in the same zone. The City of Bell's housing element includes a Transitional and Supportive Housing Program wherein the City's Community Development Department will ensure the appropriate Zoning Ordinance sections related to transitional and supportive housing are updated so that they conform to State Law. This includes allowing transitional and permanent supportive housing in all residential zones.

Farmworker and Employee Housing

The City of Bell does not have a significant farmworker population; therefore, sites do not need to be identified. The City does encourage and facilitate multi-family housing and ADUs which will support the few farmworkers that live in Bell.

The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public which may be impacted by conditions in and around employee housing. Any employee housing that has qualified, or is intended to qualify, for a permit to operate pursuant to the EHA, may invoke the following provisions:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing.

- The use of a family dwelling for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes.

- Employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.

- For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household.

- Each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

Manufactured Homes and Factory-Built Housing

Manufactured homes are permitted in all residential zones except in the C-3R zone.

Multi-family Rental Housing

Multi-family rental complexes with 2 to 4 dwelling units are permitted in the R-2 and R-3 zones which comprise over 80% of the City's residential zones. Multi-family residential complexes are also permitted in the C3R zone with a conditional use permit. Multi-family rental complexes with 5 plus dwelling units are permitted in the R-3 zone in addition to in the C3R zone with a conditional use permit. A policy in Bell that encourages and facilitates the development of multi-family housing is the City's Density Bonus Program.

Single-Room Occupancy Units (SROs)

SROs are not currently permitted in any residential zones in the City of Bell. However, the Housing Element includes a Single Room Occupancy Housing Program which will permit SRO development in the C3R zone with a conditional use permit.

Accessory Dwelling Units (ADUs)

ADUs and JADUs are permitted in all residential zones, including in the C3R zone without a conditional use permit. The City of Bell's housing element includes an Accessory Dwelling Unit Program which continues to implement the ADU Ordinance in accordance with State Law. The program will also evaluate incentives for creating affordable ADUs, JADUs, and legalizing any existing unpermitted ADUs.

Public Resources and Infrastructure Availability

All of the housing sites identified in the Sites Inventory have basic utility services including water, sewer, storm drain, electrical service, gas, and broadband internet. The City is unaware of any utility infrastructure deficits which would prevent the construction of housing in these areas. In the Cheli and Atlantic Avenue areas, Specific Plans will be prepared by 2023 which address all infrastructure needs and lay out a strategy to remedying any deficits which are found.

For a greater discussion on environmental infrastructure and constraints, please see the Constraints Analysis.

Financial Resources for Housing

With the dissolution of the Bell Redevelopment Agency pursuant to State law and continued local fiscal constraints, the City of Bell must prioritize its limited funding to address the most critical housing needs while it explores opportunities to raise additional local revenues for affordable housing. For the 2021-2029 Housing Element planning period, the City anticipates funding available from the following programs:

Community Development Block Grant (CDBG)

CDBG funds are grants awarded to local jurisdictions on a formula basis for housing and community development activities. Eligible activities include:

- Acquisition
- Rehabilitation
- Public Improvement
- Economic Development
- Assistance to unhoused individuals
- Public Services

Bell is a participating City under the LA Urban County Community Development Block Grant program. Therefore, the County of Los

Angeles prepares the Consolidated Plans and One-Year Action Plans which outline the distribution of CDBG funds in coordination with the City of Bell. In the Draft 2021-2022 One-Year Action Plan, the following allocation is proposed:

- $266,819 for the Housing Rehabilitation Program (HE Program 5)
- $264,403 for Code Compliance Program (HE Program 1)
- $150,000 for Commercial Rehabilitation, including façade improvements
- $95,589 for graffiti removal

Tenant-Based Subsidies

There are a wide variety of tenant-based subsidies that are available from government agencies to support tenants in the payment of rent for apartments on the open market. While these subsidies are not administered by the City of Bell, opportunities exist for the City to collaborate in improving the utilization of these subsidies for Bell residents and in Bell housing units. Studies have shown that many voucher holders are unable to use their housing vouchers because many private landlords do not accept them. Below are a few of the most important tenant-based subsidies:

- The Housing Choice Voucher Program (formerly known as Section 8) provides rental assistance payments to owners of private market rate units on behalf of extremely low-income tenants. The City Housing Authority of the County of Los Angeles administers the Section 8 program in the City of Bell.
- The Veterans Affairs Supportive Housing (VASH) program combines Housing Choice Vouchers with rental assistance for unhoused veterans. The Bell Oasis Apartments currently provide housing for 32 households with Veterans Affairs Supportive Housing (VASH) vouchers.
- The Los Angeles County Department of Mental Health (DMH) Shelter Plus Care grant provides subsidized housing and supportive services for individuals and families that meet the Department of Housing and Urban Development (HUD)'s definition of homelessness.

Low-Income Housing Tax Credits

The workhorse of funding for affordable rental housing in the United States, the Low-Income Housing Tax Credit (LIHTC) program gives State and local LIHTC-allocating agencies the equivalent of

approximately $8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. In California, these credits are distributed by the Tax Credit Allocation Committee (TCAC), which awards projects funding in the Senior and Family categories. Income levels generally range from 30% to 60% AMI.

Tax credits come in the 9% and 4% variety. The more valuable 9% tax credits have always been subject to a competitive process; however, the 4% tax credits have recently become competitive in recent years. Thus, in order for a project to be competitive, there are certain characteristics that projects must have:

1. Projects must generally include a minimum of 40 to 50 units, and a maximum of 100 to 150 units, to ensure that the affordable housing developer can earn a sufficient developer fee to make the project worth its while.
2. Most projects need a local match. The match may be in-kind (land) or financial. In the case of Bell, local financial matches would currently need to be provided by the County due to a lack of City funds available for this purpose.
3. Locational and other scoring criteria must be met. This includes proximity to services and public transit. Most areas within the Central City would meet these criteria.

In Bell, the construction of the Bell Oasis Apartments was funded in large part with Low-Income Housing Tax Credits.

State Grant Programs

There are many state grant programs which have a relationship to housing; below are a few of the most relevant ones:

- *Affordable Housing and Sustainable Communities (AHSC).* Funded through cap-and-trade funds, the AHSC program provides large grants and loans to projects that will achieve GHG emission reductions and benefit disadvantaged communities. Cities and affordable housing developers apply jointly and can receive awards of $20-30 million per project. Of the amount, 25% or up to $10 million can be used for transportation improvements such as new buses or trains, streetscape improvements and protected bike lanes. The program is highly competitive; however, for the City of Bell, a high-density affordable housing project near the future Metro station coupled with active transportation improvements on

Florence Avenue or local bus improvements could score very well.

- *Infill Infrastructure Grant (IIG)*. This program is similar to AHSC but is more targeted at the infrastructure improvements necessary for residential or mixed-use infill development.
- *CalHOME.* The CalHome Program is a competitive application process that provides funds to local public agencies and non-profit organizations for deferred-payment mortgage assistance loans for low-income first-time homebuyers, owner-occupied rehabilitation, or development of new affordable ownership housing. In 2020, $57 million was awarded to jurisdictions across the state from a total application pool of $155 million. The City of Bell Gardens received $4.5 million for a first-time homebuyer program and owner-occupied rehabilitation program. The City of Pomona received $720,000 for an Accessory Dwelling Unit Program.

Private Financing

Most housing in Bell is privately owned, and development is also conducted privately with traditional equity and debt sources, as well as family investments. Bell has not attracted the attention of large market-rate development firms or institutional equity partners; market information shows that only 5% of apartment valuation in the five-mile radius around Bell is owned by private equity, REITs or other publicly traded investment vehicles, or institutional investors. In comparison, 13% of apartment valuation is owned by owner-occupants (for example, an owner-occupant of a fourplex).

Private capital is also being channeled into the development of affordable housing in new and creative ways. Sometimes this is done through social equity offshoots of larger companies or smaller, mission-based development firms. Private capital can create affordable housing in a number of different modalities, including:

- Constructing new development that is low-cost due to building type and unit size, and renting it for affordable rents
- Acquiring multifamily properties in vulnerable neighborhoods and moderating rent increases
- Often, such projects will request property tax abatement of the City in return for covenants establishing the affordability level of these projects
- Building inclusionary housing, where affordable units constitute a portion of a market-rate development

Community land trusts are another private actor that can act to establish permanent affordable housing in a community. The County of Los Angeles has a Pilot Community Land Trust Partnership Program to help transfer tax-defaulted properties into five community land trusts throughout the County.

Appendix D: Program Evaluation

State Government Code (GC) Section 65588 calls on a local government to "…review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element."

The development of the 2021-2029 Housing Element included an evaluation of how the City has implemented policies from past Housing Elements. This includes the Mid-Cycle 2017-2021 Housing Element and its programs. This plan included a number of programs geared for new housing development, housing rehabilitation, and the provision of affordable housing. The tables on the following pages summarize the status, effectiveness, and appropriateness of current housing policy programs, as well as any barriers to implementation:

Table D-1 summarizes the City's progress in implementing the 26 policies in the Mid-Cycle 2017-2021 Housing Element that guide the City's housing initiatives. It also offers a direction for each policy in the 6th Cycle Housing Element.

The Housing Element also had 18 programs with short-term objectives designed to measure the City's progress toward meeting its housing goals. These are summarized below in Table 2.

Overall observations include:

Appropriateness of the Element - The policies and programs of the Housing Element remain largely appropriate to the State's housing goals and the City of Bell's current situation. Additional policies and programs are added in the 6th Cycle Housing Element to reflect current needs and opportunities and additional community outreach.

Effectiveness and Progress of the Element - Since the adoption of the Mid-Cycle Housing Element on June 30, 2020, the City has continued to implement policies and programs that have evolved since the adoption of the 2013-2021 Housing Element. Over the past year, these efforts have been affected by COVID-19 restrictions that have affected the planning and implementation of some housing policies and

programs from both the City and its private sector and non-profit partners.

Special Needs and Fair Housing Programs – While the City has made advances in the areas of special needs housing, including ensuring fair housing for members of the community with special needs, the City's outreach and enforcement capacities are limited. The City will therefore address these issues from a regulatory standpoint, but also strengthen partnerships with outside organizations to provide and protect housing for households with special needs. Relevant programs in the 2021-2019 Housing Element include Programs 4 (Equal Housing Program), 7 (Review and Removal of Governmental and Nongovernmental Constraints), 8 (Transitional and Supportive Housing Program), 11 (Reasonable Accommodation Housing Program), and 16 (Extremely Low, Very Low, and Low-Income Housing Program).

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
Housing Element Policy 1. The City of Bell shall promote the maintenance of the existing housing units throughout the City. The City shall proactively seek grants that may be made available to residents to maintain and rehabilitate their housing units. The City shall establish a residential code compliance task force.	The City continues to provide financial assistance for homeowners and mobile home parks with the support of CDBG. The Community Development Department ran the Housing Rehabilitation Program which encompasses the Handy Worker Program. This program ended in 2015.	Mostly successful. Residents and property owners continue to have access to financial assistance to help maintain and rehabilitate housing units. The Residential Code Compliance Task Force has not met since 2016.	The City will continue to promote maintenance of existing housing stock and seek additional funding to support financial incentives. The City should consider restarting the Residential Code Compliance Task Force.
Housing Element Policy 2. The City of Bell shall encourage property owners to maintain their housing, so the units are maintained in a safe, healthful, and aesthetically pleasing condition. The Community Development Department staff shall encourage residents to maintain their properties and or/residences in good condition through Code Enforcement and Community outreach and education.	The City continues to provide financial assistance for homeowners and mobile home parks with the support of CDBG. The Community Development Department now runs the Housing Rehabilitation Program which encompassed the Handy Worker Program. The City has maintained 2019 staffing levels for its Code Enforcement program and conducted at least ten site inspections weekly prior to the COVID-19 pandemic.	Mostly successful. Residents and property owners continue to have access to financial assistance to help maintain and rehabilitate housing units.	The Community Development Department will continue to promote proper maintenance of housing in safe, healthful, and aesthetically pleasing condition.
Housing Element Policy 3. The City of Bell shall encourage the investment of both public and private resources to reverse neighborhood deterioration and to prevent the unnecessary demolition of housing units. The City shall accomplish this by using existing housing program(s) and encouraging reinvestment into the community. In addition, housing rehabilitation, instead of demolition, should be encouraged.	The City's 18 programs from the Mid-Cycle Housing Element have been implemented to protect the supply of existing housing stock, encouraging maintenance and rehabilitation of those units, and promoting new development at all levels of affordability.	Successful. The City has been able to meet and exceed its 5th Cycle RHNA goals for all income levels. This includes the development of 59 market-rate units.	The City will continue to protect the supply of existing housing stock, encourage maintenance and rehabilitation of those units, and promote new development at all levels of affordability.
Housing Element Policy 4. The City of Bell shall minimize housing displacement and require expeditious and equitable relocation	The City continues to monitor the status of at-risk units at two locations:	Successful. The City has identified strategies to preserve any future at-risk projects, including:	The City will continue to work with property owners and developers

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
in the event units are demolished. The City may explore establishing a Housing Relocation Plan prior to any demolition of housing.	• The Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward). • Murray Place has a total of 72 units, 71 of which are Section 8 assisted living units. In December 2020, the City also approved a Relocation Impact Report to mitigate the effects of any potential sale of the Bell Mobile Home Park and Florence Village Mobile Home & RV Park. The Relocation Impact Report and Council's approval action require any prospective purchaser to provide twelve months' notice before park closure, adequate compensation for movable and immovable mobile homes, and a $500 per month rent subsidy for one year at the mobile home owners' new location.	• Transfer of ownership to nonprofit developers and housing organizations; • Providing rental assistance to renters through other funding sources; • Purchase affordability covenants; and, • Refinance mortgage revenue bonds.	to minimize displacement of existing housing and implement the Relocation Impact Report and related Council amendments for Bell Mobile Home Park and Florence Village Mobile Home & RV Park in the event of any sale of the property.
Housing Element Policy 5. The City of Bell shall encourage an adequate supply of dwelling units to meet the needs of all income groups consistent with the General Plan's land use policy. The City shall strive to attract housing developers to provide new owner-occupied and rental housing to meet the needs for all income groups in the City.	The City's 18 programs from the Mid-Cycle Housing Element have been implemented to protect the supply of existing housing stock, encouraging maintenance and rehabilitation of those units, and promoting new development at all levels of affordability.	Successful. The City has been able to meet and exceed its 5th Cycle RHNA goals for all income levels. This includes the development of 59 market-rate units.	The City will continue to protect the supply of existing housing stock, encourage maintenance and rehabilitation of those units, and promote new development at all levels of affordability.
Housing Element Policy 6. The City of Bell shall strive to ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units. All new and rehabilitated housing units must conform to ADA regulations. The City shall also direct seniors and individuals with special needs to available county, State, and private programs.	The City's Program #12 includes promoting housing for those with special needs related to a developmental disability. The City has worked with the State's Department of Developmental Services Eastern LA Regions Center.	Mostly successful. All new and rehabilitated housing units during the 5th cycle conformed to ADA regulations. There were 45 ADUs approved in the 5th Cycle, though it's unclear whether any of these were dedicated for disabled individuals needing affordable housing. The City will work with the Eastern LA Regions Center to implement an outreach	The City will continue to ensure those with special housing needs are accommodated in its programs and funding pursuits.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
The City shall also develop a City program to assist persons with special housing needs.		program that informs families regarding housing and services that are available for persons with developmental disabilities. This could include an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City will identify funding sources that can address the housing needs of developmentally disabled persons and implement the Transitional and Supportive Housing Program (Program 9) that will facilitate the development in Bell.	
Housing Element Policy 7. The City of Bell shall minimize displacement in future development activities, while at the same time, promote the expeditious and equitable housing replacement. New residential projects involving displacement must assist in the relocation of displaced residents.	The City continues to monitor the status of at-risk units at two locations: • The Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward). • Murray Place has a total of 72 units, 71 of which are Section 8 assisted living units. In December 2020, the City also approved a Relocation Impact Report to mitigate the effects of any potential sale of the Bell Mobile Home Park and Florence Village Mobile Home & RV Park. The Relocation Impact Report and Council's approval action require any prospective purchaser to provide twelve months' notice before park closure, adequate compensation for movable and immovable mobile homes, and a $500 per month rent subsidy for one year at the mobile home owners' new location.	Successful. The City has identified strategies to preserve any future at-risk projects, including: • Transfer of ownership to nonprofit developers and housing organizations; • Providing rental assistance to renters through other funding sources; • Purchase affordability covenants; and, • Refinance mortgage revenue bonds.	The City will continue to work with property owners and developers to minimize displacement of existing housing and implement the Relocation Impact Report and related Council amendments for Bell Mobile Home Park and Florence Village Mobile Home & RV Park in the event of any sale of the property.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
Housing Element Policy 8. The City of Bell shall oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing. Any agency looking into development with removal of residential units shall be required to provide either relocation or replacement housing prior to the development's implementation.	The City continues to monitor any proposals to not replace existing housing.	Successful. There has not been any redevelopment of housing development without replacement units.	The City will continue to monitor proposals to redevelop housing developments to ensure replacement of housing stock and relocation of existing tenants.
Housing Element Policy 9. The City of Bell shall 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. New and existing structures shall comply with current building and safety codes. Prior to the approval of housing rehabilitation plans, building permits will only be issued following inspection of the units for compliance with current codes.	The City has maintained 2019 staffing levels for its Code Enforcement program and conducted at least ten site inspections weekly prior to the COVID-19 pandemic.	Mostly successful. The City has maintained 2019 staffing levels for its Code Enforcement program and conducted at least ten site inspections weekly prior to the COVID-19 pandemic. Inspections declined during the pandemic but are expected to resume their historic rates in Spring 2021.	The City will resume its pre-pandemic level of effort in enforcing safety code requirements.
Housing Element Policy 10. The City of Bell shall protect the existing residential neighborhoods from the intrusion of incompatible uses. The City shall ensure the Zoning Code and the Municipal Code are enforced.	The City has continued to ensure that incompatible uses have not been entitled in residential neighborhoods.	Mostly successful. The City continues to not approve incompatible land uses in residential neighborhoods, instead encouraging residential uses in select commercially-zoned areas compatible with housing. The City has maintained 2019 staffing levels for its Code Enforcement program and conducted at least ten site inspections weekly prior to the COVID-19 pandemic. Inspections declined during the pandemic but are expected to resume their historic rates in Spring 2021.	The City will continue to protect the integrity of residentially zoned neighborhoods.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
Housing Element Policy 11. The City of Bell shall continue to cooperate with other public agencies and non-government organizations (NGOs) as a means to maintain and preserve the existing emergency and transitional housing in the Cheli area of the City. The City shall explore other sites for emergency shelters within the City that would be located near services and employment. Finally, the City shall cooperate with other agencies and NGOs involved in the provision of emergency, transitional, and supportive housing.	The Salvation Army continues to operate its facility in the Cheli District. The City continues to permit the Bell Shelter and its transitional housing, which is now permitted in all residential zones in the City. Supportive housing is also now permitted in all residential zones.	Successful. As required by SB-2, the City has continued to provide an emergency shelter program and inform them of grant opportunities.	The City will continue to build off its zoning amendments permitting transitional and supportive housing and work with NGOs to enhance these housing options.
Housing Element Policy 12. The City of Bell shall assist developers in the identification of land suitable for new housing developments for all incomes. The City shall continue to provide developers with information concerning potential development sites.	The Community Development Department continues to solicit development potential and promote housing proposals. The City adopted Ordinance No. 1266 on October 28, 2020 to align the City's residential density bonus ordinance. This includes a maximum 50% density bonus with increased affordability options (15% very low income, 24% low income, or 44% moderate income)	Mostly successful. The City continues to publicize the Density Bonus Program and updated its Zoning Ordinance to ensure consistency with State regulations. This provides more certainty for residential developers looking to streamline the entitlement process. Response from the development community has not produced substantial results yet.	The City will continue to promote housing development using the density bonus and other incentives recently incorporated into the zoning ordinance.
Housing Element Policy 13. The City of Bell shall use available Federal and State assistance programs, including CDBG programs, to promote the development of an adequate supply of affordable housing. The City shall also use BCHA funds to purchase new units in order to provide an adequate supply of affordable housing. Finally, the City shall seek new grant opportunities and inform residents of the available program(s).	The City continues to seek federal and State funding for housing development and funding support.	Somewhat successful. While efforts to seek funding assistance have continued, the City has not been able to purchase new affordable units.	The City will continue to seek funding and develop partnerships with the development community or NGOs to fund more housing development.
Housing Element Policy 14. The City of Bell shall encourage the development of new housing for all households including lower-income households. The City shall promote Bell as a friendly place for all income levels through the City's website, media, etc.	The City has been able to meet and exceed its 5th Cycle RHNA goals for all income levels. This includes the development of 59 market-rate units. The Bell Community Housing Authority continues to promote its scope of services to the public.	Mostly successful. The online marketing of the City on its website and social media could be enhanced. Meanwhile, the City continues to encourage development of all income levels that meets and exceeds the RHNA targets.	The City could increase its marketing of the City as a livable city for families of all income levels on its website and social media.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
Housing Element Policy 15. The City of Bell shall require quality design and sound construction of new rental housing. The Community Development Department shall continue to use current applicable codes in its review of new development or housing rehabilitation.	The City continues to update its regulations to be consistent with energy conservation mandates and publicizes incentives for property owners and tenants.	Successful. The City promotes energy conservation programs for developers and residents.	The City should continue to promote green and sustainable features in developments that meet and exceed Title 24 and Green Building codes and develop design guidelines that improve the design of new projects.
Housing Element Policy 16. The City of Bell shall require the design of new residential developments to foster a secure and sustainable living environment. All new residential developments shall implement all pertinent requirements so as to implement sustainability objectives. These objectives will be addressed during the plan check phase.	The City continues to update its regulations to be consistent with energy conservation mandates and publicizes incentives for property owners and tenants. The City has a website that informs the public of available energy conservation programs (https://www.cityofbell.org/?NavID=167).	Successful. The City promotes energy conservation programs for developers and residents.	The City should continue to promote green and sustainable features in developments that meet and exceed Title 24 and Green Building codes.
Housing Element Policy 17. The City shall sponsor workshops that provide training related to sustainable and low impact development. The City shall also control over watering of landscaping and promoting xeriscape landscape designs. Finally, the City shall encourage solar panel installations, limit lawn watering, and promote drought tolerant landscapes.	The City continues to update its regulations to be consistent with energy conservation mandates and publicizes incentives for property owners and tenants. The City has a website that informs the public of available energy conservation programs (https://www.cityofbell.org/?NavID=167).	Mostly successful. The City promotes energy conservation programs for developers and residents. However, workshops on sustainable development have not been schedule during the pandemic.	The City should schedule sustainability workshops in 2021.
Housing Element Policy 18. The City of Bell shall seek to develop underutilized housing sites that could accommodate future affordable housing needs as well as other types of potential infill development.	The City has modified the zoning ordinance to promote more infill housing development on underutilized sites.	Somewhat successful. While the City promotes redevelopment of underutilized sites, there has not been substantial developer response.	The City should use the Housing Element update as an opportunity to promote more infill development.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
Housing Element Policy 19. The City of Bell shall ensure that housing provided for lower-income level households are not concentrated in any single area or neighborhood of the City. The Bell Community Housing Authority shall promote the *development* of affordable housing throughout the City of Bell.	Through the development of Specific Plans and its ongoing review of opportunities throughout the City, the zoning ordinance has been amended to promote affordable housing throughout the City, including commercially zoned parcels.	Successful. The City's initiatives have improved the potential for more affordable housing throughout the City, including commercially zoned C-3 parcels and ADUs on single-family lots.	The City will continue to find and promote opportunities to increase housing distribution throughout the City.
Housing Element Policy 20. The City of Bell shall explore opportunities for new residential development within those areas of the City occupied by vacant, obsolete commercial and industrial uses. The City shall undertake a comprehensive citywide survey to identify such sites.	Through the development of Specific Plans and its ongoing review of opportunities throughout the City, the zoning ordinance has been amended to make affordable housing a permitted use by right in several zoning classifications. The City will include a comprehensive citywide survey through the Housing Element update.	Successful. Initiatives like the City's approved Zone Text and Map Amendment No. 2020-01 on May 6, 2020 that created a mixed-use overlay zone from 7020-7030 Atlantic Avenue that were previously zoned C-3 will allow for higher density residential uses by right by allowing at least 30 units per acre.	The City will continue to find and promote opportunities to increase housing density, distribution, and supply throughout the City.
Housing Element Policy 21. The City of Bell shall work to ensure that potential sites for residential development, located in those areas that were previously occupied by non-residential land uses, are investigated to determine whether or not previous on-site uses present potential health risks. This will be accomplished through soils studies, soils and site assessment, soils testing, and where appropriate, as part of the CEQA review of new developments.	The CEQA process should identify any potential on-site health risks from previous uses (Phase 1 or 2 studies).	Somewhat successful. The CEQA process should include a Phase 1 evaluation of potential contamination from previous uses on potential housing sites.	The City should continue to evaluate potential risks on potential housing sites based on previous land uses.
Housing Element Policy 22. The City of Bell shall review and streamline administrative procedures for processing residential development permits to minimize time, costs, and uncertainty. The City shall implement a Planning Commission that will make the discretionary approval process more efficient, providing development applications on-line, and will indicate development regulations and the Zoning Code online.	The City adopted Ordinance No. 1266 on October 28, 2020 to align the City's ADU ordinance with recent changes to State law governing the streamlined permitting of these housing units. This includes standards for junior ADUs and elimination of parking requirements for ADUs built on properties proximate to public transit. These will provide additional opportunities for property owners to build and financially pencil out ADU	Successful. Over the past year, the City's Zoning Ordinance has streamlined the siting of ADUs, housing in commercial overlay zones, and other housing opportunities for transitional and supportive housing.	The City should continue to regularly evaluate the General Plan and Zoning Ordinance to minimize obstacles to the development of affordable housing.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
	development, as well as locate junior ADUs within existing homes. The City publicizes the State's Accessory Dwelling Unit Handbook released December 2020.		
Housing Element Policy 23. The City of Bell shall periodically review and update codes and standards to facilitate housing development and rehabilitation. The City shall review the existing Codes to identify what requires revision. The City shall adopt new standards for both new development and/or rehabilitation as soon as possible.	The City adopted several updates to the Zoning Ordinance to streamline the development process for ADUs, housing in commercial zones, and transitional and supportive housing in all residential zones.	Successful. The City has met all State deadlines for Zoning Ordinance updates and continues to monitor the need for future updates.	The City should continue to meet State mandates for zoning code updates.
Housing Element Policy 24. The City of Bell shall ensure that new higher-density residential projects are compatible in design with adjacent residential areas. This will be achieved through the continued review of development projects by the Planning Commission, through the Building and Planning Division's plan reviews, and through Plan Checks.	The City continues to use the Zoning Code and General Plan to evaluate the design of higher-density residential projects through the entitlement processes.	Successful. The City's entitlement process has not resulted in higher-density housing projects that are incompatible with their environment or the Zoning Ordinance or General Plan.	The city should continue to ensure higher-density housing projects are consistent with design and other standards in the General Plan and Zoning Ordinance. The General Plan and Zoning Ordinance can be supplemented with new design guidelines.
Housing Element Policy 25. The City of Bell shall explore new land use designations, such as mixed-use, for key areas of the City that could accommodate such development. New commercial development located along Gage Avenue, Atlantic Boulevard, and Florence Avenue shall be encouraged to explore mixed-use development that includes residential uses within the development.	The City's approved Zone Text and Map Amendment No. 2020-01 on May 6, 2020 that created a mixed-use overlay zone from 7020-7030 Atlantic Avenue that were previously zoned C-3 will allow for higher density residential uses by right by allowing at least 30 units per acre.	Initiatives like the City's mixed-use overlay zone from 7020-7030 Atlantic Avenue are incentives for more mixed-use development. The Housing Element update will provide additional opportunities to explore new land use designations.	The City should use the Housing Element update to identify any new land use designations to encourage mixed-use development.

Status of Housing Element Policies (Mid-Cycle Housing Element Update)			
Housing Element Policy	**Result**	**Evaluation**	**Continue/Modify/ Delete**
Housing Element Policy 26. The City of Bell shall ensure adequate housing services are provided for all persons, regardless of income, age, race, sex, marital status, or ethnic background. The City shall continue to enforce equal housing opportunity protection laws through the Bell Community Housing Authority and implement its Equal Housing Program.	The City continues to enforce the Equal Housing Program at historic levels of service. The CD Department updated information on the kiosk in late 2020.The City cooperates in the Housing Rights Center based in Los Angeles and continues to provide literature on the Equal Housing Program at the Bell City Hall, Chamber of Commerce, Library, City of Bell website, and other areas that the community gathers information. This is also done as part of the CDBG action plan.	Mostly successful. The City's promotion of equal housing rights has been effective in minimizing claims. The program's enforcement was affected by the pandemic but should return to pre-pandemic levels in 2021.	The City should resume full enforcement of equal housing protections.

Figure D-1

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
1. Bell Code Enforcement Program.	The City will maintain the current (2019) staffing levels for the entire planning period. A minimum of ten site inspections will be completed on a weekly basis.	The City has maintained 2019 staffing levels for its Code Enforcement program and conducted at least ten site inspections weekly prior to the COVID-19 pandemic.	Mostly successful. Enforcement was affected by the COVID-19 pandemic, as inspections were reduced. However, this commitment is expected to return to pre-pandemic levels by Spring 2021.	The City should resume pre-pandemic levels of code enforcement.
2, Emergency Shelter Program.	The Community Development Department will cooperate with the Salvation Army and other emergency shelter providers in the development of new emergency housing.	The City has maintained appropriate zoning for the Salvation Army Shelter and lessened parking requirements for the Bell Oasis Apartments. Future emergency shelters are now permitted by right in the Emergency Shelter Overlay Zone, which is formally in the Land Use and Sustainability Element.	Successful. The City has made changes to its regulations to make emergency shelters permitted by right in the Emergency Shelter Overlay Zone. This will reduce risk for potential siting of new facilities.	The City should continue to support the Salvation Army Shelter and look for other opportunities to promote emergency shelters.
3. Low Barrier Housing Program	The Community Development Department will cooperate with the Salvation Army and other emergency shelter providers in the development of low barrier housing resources.	The Salvation Army has a low barrier housing program as a part of their campus.	Mostly successful.	The City should work with NGOs to provide and promote low barrier housing and shelters.
4. Equal Housing Program.	The Community Development Department will update the information kiosk on an annual basis beginning in the 1st Quarter of 2020. The referral service will be maintained over the entire 5th Cycle planning period.	The City continues to enforce the Equal Housing Program at historic levels of service. The CD Department updated information on the kiosk in late 2020.The City cooperates in the Housing Rights Center based in Los Angeles and continues to provide literature on	Mostly successful. The City's promotion of equal housing rights has been effective in minimizing claims. The program's enforcement was affected by the pandemic but	The City should resume full enforcement of equal housing protections.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
		the Equal Housing Program at the Bell City Hall, Chamber of Commerce, Library, City of Bell website, and other areas that the community gathers information. This is also done as part of the CDBG action plan,	should return to pre-pandemic levels in 2021.	
5. Housing Rehabilitation Program.	The Community Development Department will provide assistance for up to 20 households on an annual basis.	The City continues to provide financial assistance for households and mobile home owners with the support of CDBG. The Community Development Department now runs the Housing Rehabilitation Program which encompassed the Handy Worker Program.	Mostly successful. Residents and property owners continue to have access to financial assistance to help maintain and rehabilitate housing units. The Residential Code Compliance Task Force has not met since 2016.	The City will continue to promote maintenance of existing housing stock and seek additional funding to support financial incentives. The City should consider restarting the Residential Code Compliance Task Force.
6. Handy-worker Program.	The Community Development Department provided assistance for up to 20 households on an annual basis.	The handy-worker program ended in June 2015. Instead, the program was integrated into the Housing Rehabilitation Program (see program #5), with City staff doing minor work that did not require permits.	Successful. The program's integration into the Housing Rehabilitation Program helps streamline the program.	The City should continue to provide assistance to residences that need permitted and non-permitted improvements.
7. Land Use and Zoning Conformity Program.	The Community Development Department will complete its revision to the Zoning Ordinance by the end of the 1st Quarter of 2020. The City will then continue on annual basis for the duration of the 5th Cycle planning period. The findings of this review will be documented in an annual report that will be submitted	The City continues to update the Zoning ordinance and other regulations as needed to ensure conformity. The City adopted Ordinance No. 1266 on October 28, 2020 to align the City's ADU ordinance with recent changes to State law governing the streamlined permitting of these housing units.	Successful. The City completed its revisions to the Zoning Ordinance.	The City should evaluate other opportunities to update the Zoning Ordinance in concert with the Housing Element update.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
	to the State Office of Planning Research.			
8. Review of Governmental Constraints and the Zoning Ordinance.	The Zoning Ordinance is being updated. Following the updating of the Zoning Ordinance, the Community Development Department will review and, and if necessary, revise the Zoning Ordinance on an annual basis to ensure that no additional housing constraints are associated with the implementation of the Zoning Ordinance.	The City continues to review any governmental constraints to enable efficient implementation of the Housing Element. The City adopted Ordinance No. 1266 on October 28, 2020 to align the City's residential density bonus ordinance with recent changes to State law and recommendations from the Californians for Homeownership.	Successful. The City will evaluate any governmental constraints in the Housing Element update.	The City should address any governmental constraints in concert with the Housing Element update.
9. Transitional Housing Program.	The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance sections related to transitional and supportive housing are updated so that they conform to State Law.	The Salvation Army continues to operate its facility in the Cheli District. The City continues to permit the Bell Shelter and its transitional housing, which is now permitted in all residential zones in the City. Supportive housing is also now permitted in all residential zones.	Successful. As required by SB-2, the City has continued to provide an emergency shelter program and inform them of grant opportunities.	The City will continue to build off its zoning amendments permitting transitional and supportive housing and work with NGOs to enhance these housing options.
10, Accessory (Second) Unit Ordinance Program.	The City of Bell Community Development Department will continue to implement the ADU Ordinance in accordance with State Law.	The City adopted Ordinance No. 1266 on October 28, 2020 to align the City's ADU ordinance with recent changes to State law governing the streamlined permitting of these housing units. This includes standards for junior ADUs and elimination of parking requirements for ADUs built on properties proximate to public transit. These will provide additional opportunities for property owners to build and	Successful. The City has met the State's requirements to streamline the Zoning Ordinance consistent with State law.	The City should continue to help homeowners process ADU and Junior ADU entitlement requests.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
		financially pencil out ADU development, as well as locate junior ADUs within existing homes. The City publicizes the State's Accessory Dwelling Unit Handbook released December 2020		
11. Density Bonus Program.	The City will advertise this program through handout materials and communication with developers (4th quarter of 2019).	The City continues to publicize the Density Bonus Program and updated its Zoning Ordinance to ensure consistency with State regulations. The City adopted Ordinance No. 1266 on October 28, 2020 to align the City's residential density bonus ordinance with recent changes to State law and recommendations from the Californians for Homeownership. This includes a maximum 50% density bonus with increased affordability options (15% very low income, 24% low income, or 44% moderate income)	Mostly successful. The City continues to publicize the Density Bonus Program and updated its Zoning Ordinance to ensure consistency with State regulations. This provides more certainty for residential developers looking to streamline the entitlement process. Response from the development community has not produced substantial results yet.	The City will continue to promote housing development using the density bonus and other incentives recently incorporated into the zoning ordinance.
12. Reasonable Accommodation Housing Program.	Facilitate the development, maintenance, and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50%. In addition, the Housing Division will publish a brochure that will be provided at the Planning Counter and the Community Center that will advertise this program in the City's newsletter, website, and Civic Center TVs. The outreach will	The City has worked with the State's Department of Developmental Services Eastern LA Regions Center. However, other objectives are still pending.	Partially successful. There were 16 ADUs approved in the 5th Cycle prior to 2020, though it's unclear whether any of these were dedicated for disabled individuals needing affordable housing. The City will work with the Eastern LA Regions Center to implement an outreach program that informs families regarding housing and services that are available for persons with	The City will continue to ensure those with special housing needs are accommodated in its programs and funding pursuits and publicize these in print and electronic media.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
	commence during the 4th quarter of 2019.		developmental disabilities. This could include an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City will identify funding sources that can address the housing needs of developmentally disabled persons and implement the Transitional and Supportive Housing Program (Program 9) that will facilitate the development in Bell.	
13. Energy Conservation Program.	The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance section related to energy conservation requirements are updated so they conform to State Law. The City will be proactive in advertising energy conservation programs through handout materials that will be available at the public counter through the City's web page and through periodic advertisements in the City newsletter.	The City continues to update its regulations to be consistent with energy conservation mandates and publicizes incentives for property owners and tenants. The City has a website that informs the public of available energy conservation programs (https://www.cityofbell.org/?NavID=167).	Mostly successful. The City promotes energy conservation programs for developers and residents. However, workshops on sustainable development have not been scheduled during the pandemic.	The City should schedule sustainability workshops in 2021.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
14. Single Room Occupancy Housing Program.	The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance section related to SRO housing are updated so they conform to State Law.	The City updated its zoning ordinance and other regulations to ensure consistency with State SRO requirements.	Successful.	The City should promote SRO housing opportunities with developers and NGOs.
15. Mobile Home Program.	The City will ensure that the existing mobile home parks in the City are preserved in the 5th Cycle planning period.	The City continues to preserve mobile home parks, will explore opportunities to provide relocation opportunities for mobile home park residents, and plans to revisit the Mobile Home Park overlay zone as part of the 6th cycle Housing Element update.	Successful. The existing mobile home parks have not been adversely affected.	The City should consider the Mobile Home Park overlay zone as part of the Housing Element update.
16. Preservation of At-Risk Housing	The City will ensure that the existing affordable, at risk units are preserved in the 5th Cycle planning period. The City will annually monitor the status of the existing affordable housing units that are at risk of converting to market-rate during the 2014-2021 Housing Element planning period. The City will also monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary and will pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City. Finally, the City will actively pursue opportunities for the funding of replacement housing.	There are two affordable housing developments that are Low-Income Housing Tax Credit (LIHTC) and HUD-funded properties at risk at conversion to market rate housing in the coming years. The three properties include the following: • The Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward). This development is at *High Risk* for conversion since the HUD database shows that the Section 8 contract expired for that property in June of 2016 however Section 8 vouchers are still being accepted. • Murray Place has 72 units, 71 of which are Section 8 assisted living units. All Section 8 assisted units on this property consist of one-bedroom. This	Successful. The City has identified strategies to preserve any future at-risk projects, including: • Transfer of ownership to nonprofit developers and housing organizations; • Providing rental assistance to renters through other funding sources; • Purchase affordability covenants; and, • Refinance mortgage revenue bonds.	The City will continue to work with property owners and developers to minimize displacement of existing housing.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
		affordable housing development is reserved for elderly persons and is located at 4324 Florence Avenue. The risk for conversion to market rate is *Low Risk* because more than ten years of restrictions are remaining.		
17. Extremely Low-Income, Very Low-Income, and Low-Income Housing Program.	City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City will continue to apply for State and Federal assistance including, but not limited to, CDBG and Home funding. Other funding sources will continue to be explored including Prop 1-C, and a Regional and Local Housing Trust Fund. The City will conduct an annual seminar to discuss available funding sources to assist in the development of lower income, including extremely low-income housing.	The City continues to: • Apply for State and Federal assistance, Prop 1-C, and a Regional and Local Housing Trust Funds. • The City continues to conduct an annual seminar to discuss funding sources to assist in development of lower income, including extremely low-income housing. • Apply for financial incentives through Los Angeles County Development Authority HOME funds • Market the sale and development of City-owned parcels • Work with SRO housing developers to promote density bonuses. • Prioritize use of Section 8 vouchers for extremely low-income residents. • Identify regulatory incentives, including density bonuses and flexible development standards, to private developers to increase the	Somewhat successful. While efforts to seek funding assistance have continued, the City has not been able to purchase new affordable units.	The City will continue to seek funding and develop partnerships with the development community or NGOs to fund more housing development.

Status of Housing Element Programs				
Housing Element Program	**2017-2021 Program Objective**	**Result**	**Evaluation**	**Continue/Modify/ Delete**
		supply of affordable housing.		
18. Rezone Housing Opportunity Program.	The City will complete the rezoning of Site #6 by the end of the first quarter of 2020.	The City approved Zone Text and Map Amendment No. 2020-01 on May 6, 2020 that created a mixed-use overlay zone from 7020-7030 Atlantic Avenue that were previously zoned C-3. This will allow for higher density residential uses by right by allowing at least 30 units per acre.	Successful. The 2020 rezoning of Site #6 will pave the way for redevelopment of the site.	The City should work with the redevelopment of Site #6.

Figure D-2

Quantitative Objectives Progress

The 2014-2021 Housing Element identified overall objectives for housing production, rehabilitation, conservation, and preservation. (Figure D-3). The following table summarizes actual accomplishments during the Plan period for production of new units. As of Summer 2020, the City had met and exceeded its housing production objectives as determined by the 5th cycle RHNA process. The City nearly tripled its production of BMR housing, primarily in the extremely low and very-low income categories, as well as the above moderate-income category primarily through the production of ADUs.

2014-2021 Housing Element Objectives				
Income Category	**New Construction Objective (Units)**	**New Housing**	**ADUs (assumed affordability)**	**Total Outcome**
Extremely Low Income	0[26]	64	0	**64**
Very-Low Income	11	0	7	**7**
Low-Income	7	7	36	**43**
Moderate-income	8	0	2	**2**
Above Moderate-income	21	59	23	**82**
Total	**47**	**130**	**68**	**197**

Figure D-3

[26] The extremely low-income RHNA and very-low income RHNA total was 11 units. Extremely low-income RHNA listed as zero in Figure D-3 to prevent double counting.

Appendix E: Housing Programs Detail

The programs that will be effective in the implementation of the Housing Element policies are described in the sections that follow.

Program 1: Bell Code Enforcement Program.

- **Detail.** The City will continue proactive enforcement of existing Municipal Code provisions relating to the appropriate use, development of properties, and habitability (in the case of housing units) throughout the City. The Code Enforcement Program is designed to bring properties up to City Code requirements and to clean up and improve unsightly, unsafe, or uninhabitable properties. The majority of the Code violations in the City are related to property maintenance and outdoor storage. Through maintenance of appropriate records, the City will identify any patterns of violations, such as tracking more serious violations and repeat violators. 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. 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 applicable to this Housing Element update. The City will work with property owners and tenants to identify repairs on unsafe and unsightly units, prioritizing repairs that can be done without displacing tenants. In the event that tenants must be removed and a unit must be labeled uninhabitable, the City will refer said tenants to StayHousingLA which will connect them to a caseworker who will connect them to affordable housing or transitional housing.

- **City's Role in Implementation.** The Code Enforcement Division is a component of the Community Development. The responsible is shared with the Bell Chief of Police and the Community Development Director to oversee the Division. The day-to-day oversight of the program is under the direction of the Community Development Director. It is planned that the Code Enforcement Division will be transferred back to the Community Development Department in near future.

- **Source of Funding.** Community Development Block Grant (CDBG) and other local funds.

- **2021-2029 Program Objectives.** The City will maintain historic staffing levels for the entire planning period. A minimum of ten site inspections will be completed on a weekly basis.

- **Agency Responsible for Implementation.** The Code Enforcement Division of the City of Bell. Responsible is shared with the Bell Chief of Police and the Community Development Director to oversee the Division.

- **Implementation Schedule.** The Code Enforcement Division's responsibilities will continue to implement the program at historic funding and staffing levels over the 6th Cycle planning period.

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Program 2: Emergency Shelter Program.

- **Detail.** As required by SB-2, the City will continue to provide for an Emergency Shelter Program. The City will collaborate with the Salvation Army, which provides shelter to approximately 500 unhoused individuals, to ensure its continued success. The Police Department will collaborate with the Salvation Army to ensure proper operations and support for the Emergency Shelter Program. The City will oppose infrastructure projects which could require the taking of existing shelters in the area. The City will maintain the appropriate zoning to allow the continued operation of the Salvation Army Shelter in the Cheli district. In addition, all future emergency shelter facilities are permitted by right within the Emergency Shelter Overlay Zone, which is a land use designation included in the Land Use and Sustainability Element. With the implementation of Program 22 (Cheli Specific Plan), by-right zoning standards will be set in place which reduce barriers to any expansion of the Salvation Army Shelter or establishment of new shelters in the area. 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:

- **City's Role in Implementation.** The Community Development Department is responsible for the review and, and if required, updating the Zoning Ordinance. The responsible party is the Community Development Director. The Police Department also needs to collaborate with the Salvation Army.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The Bell Shelter will be maintained through the duration of the 6th cycle planning period. The Community Development Department will cooperate with the Salvation Army and other emergency shelter providers in the development of new emergency housing as opportunities arise.

- **Agency Responsible for Implementation.** The Community Development Department is the responsible lead agency. The responsible party is the Community Development Director.

- **Implementation Schedule.** City staff will meet with the Bell Salvation Army representatives on a bi-annual basis.

Program 3: Low Barrier Housing Program.

- **Detail.** Per AB 101 (2019) the City will review its zoning ordinance and make revisions if necessary to allow low barrier navigation centers for the unhoused per Government Code 65660-65668.

- **City's Role in Implementation.** Community Development Department. The responsible party is the Community Development Director.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The Community Development Department will cooperate with the Salvation Army and other emergency shelter providers in the development of low barrier housing resources.

- **Agency Responsible for Implementation.** The Community Development Department is the responsible lead agency. The responsible party is the Community Development Director.

- **Implementation Schedule.** Review zoning ordinance and amend if needed, by Spring 2022.

Program 4: Equal Housing Program.

- **Detail.** The City shall take meaningful actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions will include:
- Adopt an equal housing ordinance which also establishes fair housing-compliant local preference policies for City-assisted affordable housing developments;
- Conduct a biennial meeting with community groups and service providers which are concerned with fair housing and special needs households. Pursue partnerships to increase capacity to address issues in the community.
- Publish on the City's website clear information warning entities that would potentially discriminate about the enforcement of fair housing law;
- Disseminate widely information about fair housing protections in a similar fashion as tenants' and homeowners' rights (Program 24);
- Provide dedicated staff that refers housing related complaints to the Fair Housing Council of Los Angeles County,
- Work with the Fair Housing Council of Los Angeles County to facilitate public education and outreach by creating informational flyers on fair housing that the City will make available at public counters, libraries, and on the City's website and social media outlets. City Council meetings will include a fair housing presentation at least once per year.
- Actively recruit underrepresented groups, such as renters and residents of the Cheli area to serve or participate on boards, committees, and other local government bodies.
- Ensure environmental hazards are not disproportionately concentrated in low-income communities of color pursuant to the 2021 Environmental Justice Element of the General Plan.
- Work with Fair Housing Council to explore offering training to property owners and managers regarding responsible management of environmental hazards. Explore working with a community-based organization to assist in outreach to tenants to inform them of their

rights to live in habitable housing regardless of income, race, or immigration status.

- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.

  Equal housing-related complaints will be referred 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 City Hall, Chamber of Commerce, Library, City of Bell website, and other areas that the community gathers information. 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.

- **City's Role in Implementation.** The Community Development Department is responsible for the implementation of this program. The responsible party is the Community Development Director.

- **Source of Funding.** General Fund and other eligible funding sources.

- **2021-2029 Program Objectives.** The Community Development Department will update the information kiosk on an annual basis. The referral service will be maintained over the 6th Cycle planning period. An equal housing ordinance will be adopted.

- **Agency Responsible for Implementation.** The Community Development Department. Responsible party is the Community Development Director.

- **Implementation Schedule.** The program is done on an ongoing basis throughout the planning period. The ordinance will be adopted by City Council by Spring 2022. Distribute educational materials every two years. Produce public service announcements two times a year. Implement on an ongoing basis.

Program 5: Housing Rehabilitation Program.

- **Detail.** The Community Development Department will continue this CDBG-funded program which provides grants to low-and moderate-income homeowners to assist with their property maintenance. The single-family residential homeowners who qualify can receive a maximum of $18,000 for eligible improvements and mobile homeowners may be granted a maximum of $11,000. This program enables homeowners to make repairs, improve the value of their property, and improve the overall character of the neighborhood.

- **City's Role in Implementation.** The Community Development Department is responsible for the ongoing implementation of this program.

- **Source of Funding.** Community Development Block Grant (CDBG).

- **2021-2029 Program Objectives.** The Community Development Department will provide assistance for up to 20 households on an annual basis.

- **Agency Responsible for Implementation.** The Community Services Department. Responsible party is the Community Development Director.

- **Implementation Schedule.** The program will continue over the 6th Cycle Planning Period.

Program 6: General Plan and Zoning Conformity Program.

- **Detail.** The City of Bell will continue to review the Zoning Ordinance over the course of the 6th Cycle to ensure that the development standards are consistent with changes in State law or new local policies that govern housing. As such the City will initiate appropriate changes to the Zoning Map, Zoning Ordinance and Land Use Element to ensure conformity between all three documents. This will include the preparation of the Cheli Specific Plan (Program 22) which will address the Land Use Element's identification of an Emergency Shelter Overlay Zone. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the ongoing review and implementation of the General Plan.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The Community Development Department will continue to monitor changes in State law or new local policies that govern housing for the duration of the 6th Cycle planning period. The findings of this review will be documented in an annual report that will be submitted to the State Office of Planning Research.

- **Agency Responsible for Implementation.** The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** The Community Development Department will review and, and if necessary, revise the Zoning Ordinance as needed.

Program 7: Review and Removal of Governmental and Nongovernmental Constraints.

- **Detail.** This program is an existing program that will be continued through the 2021-2029 Planning Period. This program involves the continued comprehensive review of the City's Zoning Ordinance to identify undue constraints to the production of housing. In the event a constraint is identified, the zoning requirements will be revised, including ensuring that they conform to the Density Bonus requirements outlined in Government Code Section 65915. Specific tasks include:
    - Review parking requirements and associated standards.
    - Reduce requirements for projects in proximity to transit.
    - Create more flexible open space standards. For example, allow flexibility in providing common or private open space, and upper-floor open spaces (balconies) in keeping with the design standards program (Program 17)
    - Reduce R-3 zone minimum unit sizes for affordable housing projects.
    - Add studio/bachelor unit size standards to all zones.
    - Allow residential care facilities of over 7 beds in the R-3 and Atlantic Avenue Specific Plan (Program 23) zones.
    - Increase the threshold for Planning Commission Site Plan Review to five units.

      In addition, the City will make required updates of the zoning code, many of which have been established through State law out of concern that they created constraints for housing production or fair housing. These updates include:

    - Eliminate the definition of "family" as part of the zoning code
    - Allow for single room occupancy (SRO) housing in C-3R zone
    - Permit supportive housing in all multifamily residential zones (Program 8)

      The City will also adopt an SB 35 Streamlined Ministerial Approval Procedure into its zoning code to process applications using this State law.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the review and update of the City of Bell Zoning Ordinance.

- **Source of Funding.** General Fund and other eligible funding source.

- **2021-2029 Program Objectives.** The City of Bell will adopt ordinances modifying the zoning ordinance to remove the constraints and State law inconformities addressed above. The City will additionally review conformity of the zoning ordinance with the General Plan and State law on an annual basis as part of its annual General Plan implementation report required in Government Code section 65400.

- **Agency Responsible for Implementation.** The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** State law required code updates will be made by Spring 2022. Development standard review and modifications will be conducted concurrently with Program 17 (Design Standards Program). The Zoning Ordinance will then be reviewed on an annual basis.

Program 8: Transitional and Supportive Housing Program.

- **Detail.** Transitional housing is a type of supportive housing used to facilitate the movement of unhoused 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 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 City will continue to permit the existing Bell Shelter, which includes a transitional housing facility, to operate.

  The State also requires all cities to update their zoning ordinances to provide for supportive housing and low-barrier shelters. 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. Supportive housing must be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.

  Low-barrier navigation centers, on the other hand, refer to shelters that do not impose conditions on entry, such as getting rid of possessions or pets, or being dependent on drugs or alcohol, and focus on moving people into permanent housing.

  The State requires that local governments take a proactive role in facilitating the review and approval process and will address other specific provisions, including the following:

  - The City is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing.

  - After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger project (more than 50 units).
  - The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located with ½ mile of a public transit stop.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance to allow for transitional and supportive housing units.

- **Source of Funding.** Community Development Block Grant (CDBG) and other eligible source of funds.

- **2021-2029 Program Objectives.** The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance sections related to transitional and supportive housing are updated so that they conform to State Law.

- **Agency Responsible for Implementation.** The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** Required zoning ordinance updates will take place by Spring 2022. The remainder of the program will be implemented throughout the 6th Cycle planning period.

Program 9: Accessory Dwelling Unit Program.

- **Detail.** The City's Zoning Ordinance was amended in 2018 and 2020 to ensure the City's ADU Ordinance was in conformance with State law and encourage accessory dwelling unit construction. The changes will be advertised on the City's website and printed handouts will be prepared and provided at the Planning Division counter.

  The City will continue to administer the ADU Ordinance. The City will also monitor the production, affordability, and accessibility of ADUs in the City through regular communication with property owners. This will begin with a windshield tour and phone call to each property owner who submitted an ADU application but did not follow through on the permitting process until Certificate of Occupancy. The results of this research will inform further actions that can be undertaken to address physical, financial, or informational boundaries in the ADU process.

  Additionally, if local funds for housing are made available, the City will evaluate providing low-cost loans to lower-income homeowners to build new ADUs or legalize unpermitted ADUs and rent them to lower-income households. As a stipulation of the funding, the units will be subject to an affordability covenant for an approximate period of five to ten years, with appropriate income verification procedures to be established.

- **City's Role in Implementation.** The Bell Community Development Department reviews plans for accessory dwelling units in order to grant permits. The Bell Community Housing Authority would manage the low-cost loan program.

- **Source of Funding.** General Fund (zoning implementation), Community Development Block Grant, Housing Trust Fund (financial assistance) and other eligible funding sources.

- **2021-2029 Program Objectives**. The City of Bell Community Development Department will continue to implement the ADU Ordinance in accordance with State Law. It will also evaluate incentives for creating affordable ADUs, JADUs, and legalizing any existing unpermitted ADUs.

- **Agency Responsible for Implementation.** Zoning - The Community

Development Department. Responsible party is the Community Development Director; Financial Assistance – Bell Community Housing Authority.

- **Implementation Schedule.** The ADU Ordinance will be amended to comply with State Law as needed over the 6th Cycle planning period. The evaluation of an affordable ADU strategy will be completed by the end of 2023.

Program 10: Density Bonus Program.

- **Detail.** This 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. The Density Bonus Law is a State mandate, and the City adopted provisions into its zoning code in 2020 applying the relevant sections of state Government Code (65915—65918) into the mandate. The Bell code amendment refers to State Government Code as amended, thereby ensuring that the City will always be up to date with any forthcoming changes to state Density Bonus law.

  The City will place informational materials about state density bonus law at the Planning counter/information kiosk. In discussions, City staff will also notify developers of the potential to use state density bonus law in order to gain additional affordable and market-rate units.

  Recent development in R-3 and C-3R zones has generally been more oriented toward smaller households. In order to address this imbalance, the City will also consider a local density bonus ordinance or other zoning incentive program to encourage the development of larger residential units that can support larger families and reduce overcrowding.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance related to the application of the density bonus.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The City will advertise this program through handout materials and communication with developers.

- **Agency Responsible for Implementation.** The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** Density bonus informational materials will be posted in the planning division prior to the end of FY 2022.

Program 11: Reasonable Accommodation Housing Program.

- **Detail.** The State 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, handrails, etc. Although the City of Bell is unaware of any such constraints, this commitment needs to be established through an amendment to the Zoning Ordinance that addresses reasonable accommodation. Not all 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. 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. 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.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the review. The Zoning Ordinance amendment will be completed by the 1st Quarter of 2022.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** Facilitate the development, maintenance, and improvement of housing for persons with disabilities. In addition, the Housing Division will publish a brochure that will be provided at the Planning Counter and the Community Center that will advertise this program in the City's newsletter, social media outlets, website, and Civic Center TVs.

- **Agency Responsible for Implementation.** The Community Development Department. Responsible party is the Community Development Director.

- **Implementation Schedule.** The program will be implemented throughout the 6th Cycle planning period.

Program 12: Energy Conservation Program.

- **Detail.** 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. No additional funding and/or staffing will be required or are anticipated with this program's continued implementation.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the implementation of this program.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The City of Bell Community Development Department will ensure the appropriate Zoning Ordinance section related to energy conservation requirements are updated so they conform to State Law. The City will be proactive in advertising energy conservation programs through handout materials that will be available at the public counter through the City's web page, social media outlets, and through periodic advertisements in the City newsletter.

- **Agency Responsible for Implementation.** The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** The program will be implemented during by the end of 2027.

Program 13: Single Room Occupancy Housing Program.

- **Detail.** 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. SROs contain individual bedrooms/living spaces, and often individual bathrooms, but do not have full individual kitchen facilities. A SRO unit usually is small, ranging in size from 200 square feet to 350 square feet, or significantly less than the City's minimum unit sizes. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. A primary 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 with a conditional use permit.

- **City's Role in Implementation.** The Bell Community Development Department is solely responsible for the review and, and if required, updating the City of Bell Zoning Ordinance to allow for SRO units.

- **Source of Funding.** General Fund (for the rezoning).

- **Agency Responsible for Implementation.** The Lead Agency for the program's implementation is the Community Development Department. The responsible party is the Community Development Director.

- **2021-2029 Program Objectives.** The City of Bell Community Development Department will adopt an ordinance to permit SRO housing in the C-3R zone subject to a conditional use permit.

- **Implementation Schedule.** Required code updates will be made by Spring 2022. The remainder of the program will be implemented over the duration of the 6th Cycle planning period.

Program 14: Mobile Home Program.

- **Detail.** The Mobile Home Program relates to the 122-space Bell Mobile Home Park (4874 Gage Avenue) and the 152-space Florence Village Mobile Home Park (5162 Florence Avenue), both of which are owned and operated by the City. The City does not rent mobile homes at either location. Rather, mobile home sites are rented to mobile home owner occupants.

  Both parks have been operating at a deficit for years. The combination of the loss of redevelopment funding in 2012, below market rents, and the on-going costs for maintenance and repair have resulted in a substantial decrease in reserves for the mobile home parks. The City has a $1.3 million annual bond payment, a requirement to keep $1.3 million as a reserve, and the parks need $4 million in deferred maintenance. Doing all these things would require the City to divert money from the City's general fund reserves, risking all other City operations.

  In January 2021, the City Council approved protections for current residents of the parks in the event of a sale, which include relocation payments, an assurance that any new park owner will provide residents a 12-month notice of park closure, and that income qualified residents will receive a rental assistance and relocation benefits by the new property owner.

  The City is analyzing options to help address the various issues with owning the mobile home parks. The mobile home parks together occupy 17.78 acres of land and could supply approximately 533 units at a theoretical density of 30 units per acre. Given that such a redevelopment would be subject to the Surplus Land Act, it is likely that many of these units would be affordable. Redevelopment of the parks may be one of the options, but at this time the City has not recommended or proposed a plan.

- **City's Role in Implementation.** The City of Bell Community Housing Authority administers the park. Any future redevelopment would be managed by City Administration and the Community Development Department.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The City of Bell will agree upon and

execute a plan to preserve fiscal solvency and maximize affordable housing at the sites of the two City-owned mobile home parks. Any agreements shall ensure that existing residents are adequately protected or compensated as appropriate.

- **Agency Responsible for Implementation.** The responsible agencies include City Administration, the City of Bell Community Housing Authority, and the Community Development Department. The responsible party is the City Manager.

- **Implementation Schedule.** The Bell Community Housing Authority is currently evaluating options for the ongoing operations and maintenance of the properties.

Program 15: Preservation of At-Risk Housing.

- **Detail.** There are two affordable housing developments that are Low-Income Housing Tax Credit (LIHTC) and HUD-funded properties that might be at risk at conversion to market rate housing in the coming years. The properties include the following:
  - The Bell Woodward Townhomes is a 4-unit affordable housing community located at 6719 Woodward). This development is at High Risk for conversion since the HUD database shows that the Section 8 contract expired for that property in June of 2016 however Section 8 vouchers are still being accepted.
  - Murray Place has a total of 72 units, 71 of which are Section 8 assisted living units. All Section 8 assisted units on this property consist of one-bedroom. This affordable housing development is reserved for elderly persons and is located at 4324 Florence Avenue. The risk for conversion to market rate is Low Risk because more than ten years of restrictions are remaining.

  Because the developments are owned and operated by non-profit organizations, they have a small, but not negligible, risk of converting to market rate. Under this program, the City of Bell will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate units. The City of Bell will also assist property owners in maintaining the affordability of these units through grants and other means. Finally, the City will require the timely notification of tenants in the event the owners intend to convert the affordable units to market-rate units.

- **City's Role in Implementation.** The City of Bell Community Housing Authority and the Community Development Department are responsible for the implementation of this program.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The City will ensure that the existing affordable, at risk units are preserved in the 6th Cycle planning period. The City will annually monitor the status of the existing affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element planning period. The City will also monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary and will pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City. Finally, the City will

actively pursue opportunities for the funding of replacement housing.

- **Agency Responsible for Implementation.** The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible parties include the Community Development Director and the Housing Division Manager.

- **Implementation Schedule.** The program is implemented on an annual basis.

Program 16: Extremely Low-Income, Very Low-Income, and Low-Income Housing Program.

- **Detail.** This program targets both "for-profit" and "non-profit" developers so they may play a larger role in the provision of affordable housing in Bell. Their role is especially crucial following the elimination of redevelopment. The City provides land, regulatory incentives, and financial assistance to developers to complete both ownership and rental housing for very low-, low-, and moderate-income households. Under this program, the City intends to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties; to maintain, on an ongoing basis, a vacant and underutilized residential sites inventory and provide sites information to interested developers; and to provide technical assistance and information on available City-owned parcels for lower-income developments to housing providers. The City will continue to apply for financial incentives through HOME funds (which are obtained through the Los Angeles County Development Authority's competitive process) and land write-downs of City-owned parcels, as well as regulatory incentives, including but not limited to density bonuses and flexible development standards, to private developers to increase the supply of affordable housing. Housing developments on City-owned land which are currently in the pipeline, prior to the approval stage, will be examined to determine how and whether affordable housing can be incorporated, and future RFPs for development on City-owned land will explicitly encourage affordable housing. The City may also consider targeting religious-owned sites for affordable housing development taking advantage of AB 1851 and potential additional zoning relaxations.

  In addition to promoting new housing for very low-income, low-income, and moderate-income households, the City is committed to identifying strategies that promote housing opportunities for extremely low-income households. This income group represents those individuals and/or households that have annual incomes of less than 30% of the County median. These individuals are essentially working at minimum wage levels. Individuals in this group are typically forced to live with family members or others (if that is an option) or to share housing (often resulting in overcrowding). Because of the challenges associated with providing housing opportunities for extremely low-income households, this subset consists of the implementation elements:

- The City work with developers of SRO housing to set-aside to set-aside a specified number of housing units in return for density bonus concessions.
- The City work with LACDA to prioritize the use of Section 8 vouchers for this income group.
- The City will aggressively utilize regulatory incentives, including but not limited to density bonus concessions to encourage private developers to increase the supply of affordable housing for extremely low-income individuals and/or households.
- The City will encourage the development of Accessory Dwelling Units as a means to provide housing for extremely low-income individuals or households, including but not limited to exploring financial incentives for affordable ADUs as described in Program 9.

A third component of this affordable housing program is geared towards those individuals the not only need affordable housing but also have special housing needs related to a developmental disability. The State Department of Developmental Services (DDS) administers developmental disabilities programs through regional centers. The Eastern LA Regions Center serves the City of Bell. This program element consists of the following components:

- The City will encourage the development of Accessory Dwelling Units as a means to provide housing for developmentally disabled individuals in need of affordable housing.
- The City will work with the Eastern LA Regions Center to implement an outreach program that informs families in Bell regarding housing and services that are available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.
- The City will work with the Eastern LA Regions Center to identify funding sources that can address the housing needs of developmentally disabled persons.
- The City will also implement the Transitional and Supportive Housing Program that will facilitate the development of such housing in Bell.

A fourth component of this affordable housing program is geared

towards large families. The City of Bell has a high occurrence of large families, most of which are overcrowded into housing that is too small to accommodate their family unit. In many cases large families are not able to afford three and four bedroom apartments or houses in Bell. Furthermore, large family housing stock in Bell is low and does not meet the needs of Bell's population. As part of the annual seminar to developers that City will specifically reach out to developers who build large family housing in the hopes of bringing more large family units into Bell. The City will also explore the idea of ensuring that City-supported projects must contain a certain percentage of large family units included.

A fifth component of this affordable housing program is geared towards physically disabled residents and seniors. Physically disabled residents and seniors often need special accommodations in their homes. The City of Bell will conduct outreach through the annual seminar to affordable housing developers in order to ensure an adequate number of accessible units are included in every affordable development.

Under this program, the City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City will continue to apply for State and Federal assistance including, but not limited to, CDBG and HOME funding. Other funding sources will continue to be explored including Prop 1-C and a Regional and Local Housing Trust Fund. The City shall actively promote the benefits of these programs on the City's website and through the preparation of a handout that will be made available to developers at pre-application meetings. The City will also actively work with the development community to identify ways that ELI and lower income housing may be provided.

The City will educate developers as to how density bonus regulations could be used to facilitate the development of affordable housing, including those for extremely low-income, very low-income, and low-income households. Another outreach effort will inform the development community and property owners as to development opportunities for SRO developments and second units.

- **City's Role in Implementation.** The City of Bell Community Housing Authority and the Community Development Department are responsible for the implementation of this program.

- **Source of Funding.** General Fund for staff time and grant applications.

- **2021-2029 Program Objectives.** The City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City will continue to apply for State and Federal assistance including, but not limited to CDBG and HOME funding. Other funding sources will continue to be explored including Prop 1-C and a Regional and Local Housing Trust Fund. The City will conduct an annual seminar to developers of affordable and special needs housing to discuss available funding sources to assist in the development of lower income, including extremely low-income housing and housing suitable for special needs populations.

- **Agency Responsible for Implementation.** The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible parties include the Community Development Director and the Housing Division Manager.

- **Implementation Schedule.** The program will be implemented over the duration of the 6th Cycle planning period. Outreach to developers will occur annually, starting January 2026.

Program 17: Design Standards of New Zoning Code.

- **Detail.** The State of California has increasingly promoted streamlining of projects that are consistent with its housing objectives. The City shall streamline the entitlement process for desirable types of housing that meet objective criteria. This shall include the development of clear, objective, Housing Accountability Act-compliant design criteria that address compatibility with adjacent residential zones and other factors. These criteria could potentially make the City's evaluation of proposals administrative procedures that don't require the time and resources associated with discretionary entitlements requested of the Planning Commission and/or City Council. For the projects which do require Planning Commission Site Plan Review, a new, more narrow set of findings will be written to replace the existing findings and focus on application of the design standards and considerations which do not affect unit yield.

  In addition, since the City has recently increased allowable heights and densities in the C-3R and R-3 zones, these design standards will ensure that new development maintains and improves the quality of neighborhoods, which is a top priority of the community.

  Funding permitting, the design standards may be incorporated within a rewrite of the City's entire zoning code. The purpose of such a rewrite would be to create a more user-friendly interface for the public to understand what can be done on different properties, advance the goals of this Housing Element, and create streamlined processes with objective design standards.

- **City's Role in Implementation.** The Community Development Department is responsible for the implementation of this program.

- **Source of Funding.** General Fund. The City will also explore obtaining grants to undertake these planning activities.

- **2021-2029 Program Objectives.** The City of Bell will adopt design standards for new housing that can help streamline the entitlement process while enhancing the character of residential neighborhoods and commercial corridors.

- **Agency Responsible for Implementation.** The responsible agency is the Community Development Department. The responsible party is

the Community Development Director.

- **Implementation Schedule.** The design standards will be developed by the end of 2023 with associated changes to the zoning ordinance by the end of 2024.

Program 18: Housing Development on Public Land.

- **Detail.** Public agencies such as the City of Bell often own land that is underutilized and could be developed to a higher and better use that advances the community's housing goals. This can help support workforce housing initiatives that allow local workers to live close to work and reduce transportation costs, commute time, and improve quality of life, and provide affordable housing to extremely-low and very-low income Bell residents who have the greatest need. The Bell Community Housing Authority and the Community Development Department will work with appropriate internal and external stakeholders to find ways to redevelop appropriate parcels for housing. Any RFPs related to other land deemed surplus will also follow the Surplus Land Act procedure and clearly state the City's goal to achieve more affordable housing.

  Three of those important sites are Housing Element Sites #1, 2, and 3. The City will publish a Notice of Availability of the sites and adjudicate their disposition in accordance with the Surplus Land Act.

- **City's Role in Implementation.** The City of Bell Community Housing Authority and the Community Development Department are responsible for the implementation of this program.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The City will publish Notices of Availability for development of Housing Element Sites #1, 2, and 3 in accordance with the procedure laid out in the Surplus Land Act.

- **Agency Responsible for Implementation.** The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible parties include the Community Development Director and the Housing Division Manager.

- **Implementation Schedule.** The analysis of potential housing development sites on public land will be prepared by the end of 2023. This program also implements the Replacement Housing Requirements in Gov. Code 65583.2, subdivision (g)(3). All demolished units recently occupied by lower-income tenants or subject to affordability covenants must be replaced on-site.

Program 19: First-Time Homebuyers Initiative.

- **Detail.** Home ownership strengthens local investment in residences and neighborhoods and provides stability to residents. While many renters aspire for home ownership, they often lack the understanding and/or capital to pursue it. The City will explore ways to educate and incentivize renters and landlords to pursue home ownership. This program includes partnering with other agencies such as LACDA and Neighborhood Housing Services of Los Angeles County (NHS), who can develop and maintain qualify affordable housing, preserve affordable homeownership opportunities, and provide education and preparation for potential first-time homebuyers. The City will partner with LACDA specifically on their Affordable Homeownership Program for low and moderate-income households. Another element of this program is the encouragement of tenants purchasing existing residences also known as the first right of refusal. A tenant right to purchase program will give tenants the first option to purchase their long-term home before the owner can sell directly to an outside buyer. This ensures stability for tenants and gives tenants the opportunity to become homeowners. This program will also explore how to provide down payment assistance that can be transferred to another home.

  Last, the City will explore supporting new long-term affordable homeownership projects, rather than provide one-time down payment assistance, including possible property tax abatement and/or financial assistance to these projects. This can be done to create 100% affordable homeownership projects, or individual units can be covenanted in market-rate developments through negotiation with developers. Homeownership comes with many hidden costs that can reveal themselves at any point during the tenure of ownership. Long-term affordable homeownership can assist homebuyers with these hidden costs, rather than leave new homeowners one their own with one time assistance. These projects also ensure that ownership housing stock remains affordable in the long-term, being able to serve multiple families as they purchase and sell units.

- **City's Role in Implementation.** The City of Bell Community Housing Authority and the Community Development Department are responsible for the implementation of this program.

- **Source of Funding.** General Fund, Regional Housing Trust Fund,

Local Housing Trust Fund, CDBG Funds and other State and Federal funding sources.

- **2021-2029 Program Objectives.** The City will develop a program and offer incentives to renters that facilitate the homebuying process or develop a long-term affordable for-sale housing project.

- **Agency Responsible for Implementation.** The responsible agencies include the City of Bell Community Housing Authority and the Community Development Department. The responsible parties include the Community Development Director and the Housing Division Manager.

- **Implementation Schedule.** The first-time homebuyers strategy will be developed by the end of 2024.

Program 20: Local Preference Program.

- **Detail.** Helping Bell residents remain in the City strengthens familial and neighbor relationships and communities overall. The City will explore opportunities to help local residents pursue rental and/or for-purchase city assisted affordable housing, including the option for renters to purchase their rentals that are being sold to the open market. This Local Preference Program has the potential to strengthen the City of Bell's anti-displacement efforts as well as the potential to allow low-income local residents to stay in their city. There are three legal considerations that must be studied by cities implementing a Local Preference Program. First, intentional discrimination claims under the Equal Protection Clause of the 14th Amendment. While the City of Bell might want to prioritize residents of color, this is illegal as this type of racial preference would violate the 14th Amendment as it would be a form of discrimination. Second, right to travel claims under the constitutional right to interstate travel and migration. The City of Bell has to consider that policies based on a person's duration in a city infringe on the right to travel. The City will be limited as to what degree they are able to prioritize long tenure residents, as duration requirements are illegal. Third, disparate impact claims under the Fair Housing Act. Policies that are not intentionally discriminatory may still violate the Fair Housing Act. A Local Preference Program has the potential to be declared illegal under a disparate impact claim if the program constricts housing choices for certain groups or can lead to a concentration of a racial group in one neighborhood.

  For example, the City of Portland, Oregon, has a North/Northeast Preference Policy which has a specific focus on mitigating displacement issues and addressing historic wrongs in specific communities. The City of Portland's objective with this program is to maximize the number of households with generational community ties that can remain or return to North and Northeast Portland. When a tenant wishes to live in a unit that is city assisted and within the scope of the North/Northeast Preference Policy the tenant must submit a preliminary application to the Portland Housing Bureau. The Bureau then verifies whether the tenant qualifies under the preference policy and then assigns the tenant a score between zero and six. Next, the Bureau conducts a separate lottery within each preference group and those lottery results determine the order of the waiting list. When there is a vacancy, the Bureau refers applicants from the top of the list to the property manager who conducts their

own check on the eligibility of the tenant. If everything is confirmed with the check, the tenants are able to move into the unit. Local preference policies are also used in California in jurisdictions such as Pasadena, Oakland, Santa Monica, and San Francisco.

- **City's Role in Implementation.** The City of Bell Community Housing Authority is responsible for the implementation of this program.
- **Source of Funding.** General Fund.
- **2021-2029 Program Objectives.** The BCHA will develop a local preference ordinance that complies with Fair Housing laws.
- **Agency Responsible for Implementation.** The responsible agencies are the City of Bell Community Housing Authority and the City of Bell.
- **Implementation Schedule.** The ordinance will be developed by the end of 2024.

Program 21: Support for Unsubsidized Housing.

- **Detail.** The vast majority of Bell renters live in unsubsidized market-rate housing that is nevertheless significantly cheaper than new construction housing. As the cost of constructing new affordable housing continues to rise, additional attention is being paid to potential methods to create affordable housing from within the existing housing stock. Such projects may involve acquisition of existing properties by social impact investors using multiple funding sources to freeze rents or cap future rent increases, ensuring affordability at the low- or moderate-income levels. Funding sources may include social impact capital and debt, traditional bank debt, tenant subsidies, and some municipal participation. The City of Bell will explore property owner interest in such a program and may explore offering property tax exemption and other financial incentives to such projects.

  At least one program, the CalCHA Essential Housing Program, is also endowed with bonding authority by the State of California. Municipalities must pass a resolution authorizing CalCHA to issue bonds and acquire properties in their jurisdictions; in return, municipalities exempt these properties from property taxes. While this particular program has been used to date at rent levels that are too high to serve the majority of renters in Bell (roughly 120% AMI), the City will advocate for and seek to partner with other programs that could preserve rental stock for very-low and low-income households in the City.

  As a part of this program, the City will also explore enacting a "no net loss" ordinance which would offer protections, including right of return, to any multifamily housing which is demolished.

- **City's Role in Implementation.** The City of Bell Community Housing Authority is responsible for the implementation of this program.

- **Source of Funding. Regional and** Local Housing Trust Fund (Program 26).

- **2021-2029 Program Objectives.** The BCHA will explore how to ensure the long-term affordability of unsubsidized lower-cost housing.

- **Agency Responsible for Implementation.** The responsible agency is

the City of Bell Community Housing Authority. The responsible party is the Housing Division Manager.

- **Implementation Schedule.** The program will be developed by the end of 2023.

Program 22: Cheli Specific Plan.

- **Detail.** The Cheli district in the northern part of the City is home to the Salvation Army Bell Shelter and Bell Oasis Apartments which provide a continuum of housing options and an integrated environment of supportive services for over 500 formerly unhoused individuals at any one time. In order to support the continued development of the Bell Shelter complex, in particular the provision of additional permanent supportive housing, the City of Bell will prepare a Specific Plan and Program Environmental Impact Report for the Cheli district. This Specific Plan will establish unique development standards for new housing in the area and provide program-level environmental clearance for housing projects to be built, streamlining housing development and increasing competitiveness for affordable housing financing applications.

  The Cheli district is environmentally impacted from the I-710 freeway, warehousing facilities with large numbers of diesel trips, and nuisances from heavy industrial uses, among other issues. While the district provides many unhoused services on-site, it is also isolated from other amenities such as public transportation, general medical facilities, grocery stores, and non-industrial job centers. The Specific Plan and Program EIR will provide concepts, requirements, and a work plan to improve the environmental and access characteristics of the district so that quality of life is improved for current and future residents and that equity concerns are addressed (e.g., Environmental Justice, Affirmatively Furthering Fair Housing).

- **City's Role in Implementation.** The City of Bell Community Development Department is responsible for the implementation of this program.

- **Source of Funding.** LEAP grant, General Fund

- **2021-2029 Program Objectives.** The City will prepare a Specific Plan that lays out a vision and action plan to promote a livable community that advances the City's housing goals. A Program Environmental Impact Report which enables future streamlining will be adopted with the Specific Plan.

- **Agency Responsible for Implementation.** The responsible agency is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** The Specific Plan is currently under development and will be adopted by the end of 2023.

Program 23: Atlantic Avenue Specific Plan.

- **Detail.** The Atlantic Avenue corridor is the one remaining commercial corridor in the City where residential uses are not permitted (with the exception of the properties at 7020-7030 Atlantic Avenue, which are part of the Mixed-Use Overlay Zone). The City will develop an Atlantic Avenue Specific Plan which will define appropriate areas, standards, and densities for new housing along the corridor which will be permitted by-right, at the same time balancing against the need for the City to preserve important commercial uses. A Program Environmental Impact Report will also be prepared in order to streamline future CEQA analyses.

- **City's Role in Implementation.** The City of Bell Community Development Department is responsible for the implementation of this program.

- **Source of Funding.** LEAP grant, General Fund

- **2021-2029 Program Objectives.** The City will prepare a Specific Plan that lays out a vision and development regulations to promote a livable community that advances the City's housing goals. A Program Environmental Impact Report which enables future streamlining will be adopted with the Specific Plan.

- **Agency Responsible for Implementation.** The responsible agency is the Community Development Department. The responsible party is the Community Development Director.

- **Implementation Schedule.** The Specific Plan is currently under development and will be adopted by the end of 2023.

Program 24: Tenants' Rights Program.

- **Detail.** Renters are often unaware of their rights under federal, State, and local housing law, making them vulnerable to unscrupulous property owners. These vulnerabilities have been magnified with the COVID-19 pandemic that has threatened the ability of many renters to pay for housing. In addition to difficulties faced by renters during the COVID-19 pandemic, renters in Bell have faced displacement due to code enforcement violations by property owners. As eviction moratoriums imposed by the federal and State government expire, the BCHA will prioritize its services to renters to ensure that access to legal counsel and eviction protection services help mitigate the threat of eviction. Tenants' Rights Programs that provide legal counsel reduce the serving of eviction notices by anywhere from 67% to 86%. Bell's Tenants' Rights Program will be created in the model of the City of Los Angeles's Proposed Eviction Defense Program. This City of Los Angeles program emphasizes education and public awareness, eviction prevention interventions, full-scope representation for eligible tenants in eviction proceedings, education about tenant rights in code enforcement cases, rental assistance, ongoing support services for tenant stability, evaluation, and an eviction filing and data collection system. Additionally, the BCHA will actively inform and connect tenants to Stay Housed L.A., which is a partnership between the County, City of Los Angeles, local community service providers, and local legal service providers. Stay Housed L.A. connects all Los Angeles County residents with tenants' rights information along with free legal services if a tenant qualifies. Access to the Stay Housed L.A. partnership will be linked on the City's website and flyers about the partnership will be made available to residents at the planning counter.

- **City's Role in Implementation.** The City of Bell Community Housing Authority is responsible for the implementation of this program.

- **Source of Funding.** General Fund, Regional and Local Housing Trust Fund (Program 26)

- **2021-2029 Program Objectives.** The BCHA will promote services such as tenants' right to counsel and eviction prevention services. The City will ensure that no tenants are evicted without access to counsel and eviction protection services.

- **Agency Responsible for Implementation.** The responsible agency is

the City of Bell Community Housing Authority. The responsible party is the Housing Division Manager.

- **Implementation Schedule.** The program will be established by the end of 2022 and will be implemented on an annual basis.

Program 25: BCHA Strategic Plan.

- **Detail.** While the City holds real estate assets that generate revenue and other benefits, they also present challenges for the BCHA that include property management. The costs of managing tenants, addressing deferred maintenance, and other responsibilities associated with being a landlord can often be complex and significant. The City should evaluate the strategic benefits of alternate arrangements, which can include selling real estate holdings, transferring properties to community land trusts, using third-party entities to assist with property management, or co-operative housing arrangements. The evaluation of options should compare the cost-benefit of existing delivery of the housing program with potential changes that could increase the BCHA's resources and improve the City's housing programs overall.

- **City's Role in Implementation.** The City of Bell Community Housing Authority is responsible for the implementation of this program.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The BCHA will develop a Strategic Plan that optimizes its delivery of programs and services. This will include evaluating and refining its real estate portfolio and property management services to add program resources to the most pressing needs. The City will make appropriate changes to its housing program by 2023 to optimize its ability to deliver housing services consistent with the Housing Element and General Plan.

- **Agency Responsible for Implementation.** The responsible agency is the City of Bell Community Housing Authority. The responsible party is the Housing Division Manager.

- **Implementation Schedule.** The Strategic Plan will be developed by the end of 2022.

Program 26: Regional and Local Housing Trust Fund.

- **Detail.** The City of Bell will explore opportunities to create a local housing trust fund or other locally generated funds available to support the housing programs outlined in this Housing Element. An alternative or supplementing strategy could be a regional housing trust fund in partnership with Southeast Los Angeles Cities. The Gateway Cities Council of Government is actively exploring using PLHA funds for the creation of a regional housing trust fund. Having regionally and locally controlled funds will enable the City to provide financial assistance to affordable housing development projects, increase competitiveness of local projects for outside funding sources such as Low-Income Housing Tax Credits (LIHTC), and establish preference for targeted population types and for Bell residents. A regional and/or local housing trust fund could also fund other important programs such as the tenants' rights program (Program 24) and support for unsubsidized housing (Program 21) which do not have clear existing outside funding sources.

  The establishment of a trust fund is recommended to ensure a dedicated funding source for housing programs in the face of uncertain future revenues and costs for the City. Revenue potentials for the establishment of this trust fund include:

  - *Proceeds from sale or ground lease of City-owned property for development.* Included in the sites analysis of this Housing Element are three development projects on City-owned property for which the City already has RFP responses or preliminary applications. The ultimate sale or ground lease price for these transactions could be invested into the local trust fund. Additionally, as a result of the BCHA Strategic Plan (Program 25) and Mobile Home Program (Program 14), additional properties could be made available for sale/lease and development, providing additional income for the City.
  - *Enhanced Infrastructure Financing District (EIFD) or Community Revitalization and Investment Authority (CRIA).* As the City plans for additional development which will increase the property tax base of localized areas, such as the area near the future Metro station or the Atlantic Avenue Corridor, the opportunity exists to capture some of the value created through tax-increment financing/Redevelopment 2.0 tools, currently the Enhanced Infrastructure Financing District (EIFD) or Community Revitalization and Investment Authority (CRIA). Both districts

would offer the City the opportunity to bond against future property tax revenues to establish supportive infrastructure and affordable housing in the areas designated within the district.

- *Real Estate Transfer Taxes.* These taxes are assessed on the sale value of a property when it changes ownership. Sometimes these real estate transfer taxes are designed as a fee rather than as a tax. Los Angeles County collects a minimal real estate transfer tax of 0.11%. Several cities in Los Angeles County collect a real estate transfer tax on top of the Los Angeles County tax. For example, in the City of Los Angeles the combined county and city real estate transfer tax is 0.56% on the sale price of a home. A $700,000 home would owe a transfer tax of $3,920 when it changes ownership. These taxes can be directed towards a housing fund such as a Local Housing Trust Fund.
- *Establish inclusionary zoning ordinance with in-lieu fee option.* Inclusionary zoning ordinances require a certain percentage of new development to be affordable. While such ordinances are difficult to make work in less-attractive markets such as Bell, it is possible to implement them if development standards are favorable enough. When the affordability requirements include an in-lieu fee option, developers can pay into the local housing trust fund instead of providing units on-site.
- Other options, such as voter-approved bonds, can also be considered as a part of the exploration.

- **City's Role in Implementation.** The City of Bell Community Housing Authority is responsible for the implementation of this program.

- **Source of Funding.** Exploratory studies may be funded through grants such as the Metro Transit Oriented Development Planning Grant Program, or from the General Fund.

- **2021-2029 Program Objectives.** The City of Bell will complete an exploration of establishing a local housing trust fund.

- **Agency Responsible for Implementation.** The responsible agency is the City of Bell Community Housing Authority. The responsible party is the Housing Division Manager.

- **Implementation Schedule.** The exploration will be complete by the end of 2024; if approved, the trust fund will be implemented by the end of 2026.

Program 27: Environmental Enhancements.

Detail. The City of Bell will work with local stakeholders to advance environmental programs that can help reduce exposure of residents to health-related factors, including:

- Resources allowing, the City will work with local trucking fleets to develop a clean truck strategy and pursue grant funding to help replace diesel fueled trucks with alternative fueled vehicles. The City will evaluate potential changes to the truck route network to reduce diesel pollutant exposure to current or future residential concentrations.
- The City will encourage future housing upwind of the I-710 freeway and the BNSF Los Angeles Junction subdivision and Union Pacific Los Angeles subdivision and require that heating, ventilation, and air conditioning (HVAC) equipment user higher efficiencies air filters (e.g., MERV-13 or higher) near these areas.
- The City will engage with water companies to accelerate investments to ensure clean water is available to Bell residents and threats to local groundwater supply are programmed for remediation before siting new housing.
- The City will ensure that siting of hazardous waste generators and facilities are not disproportionately located in or near the City of Bell.
- The City will engage external stakeholders to accelerate infrastructure investments that reduce water contamination from urban runoff. It will consider programming SB-1 (Fund 105), Measure M (Fund 650), Measure R (Fund 670), Prop C (Fund 680), Prop A (Fund 700) revenue to include water quality infrastructure.

- **City's Role in Implementation.** The City of Bell Community Housing Authority is responsible for the implementation of this program.

- **Source of Funding.** General Fund.

- **2021-2029 Program Objectives.** The City of Bell will work with local stakeholders to complete environmental enhancements.

- **Agency Responsible for Implementation.** The responsible agency is the City of Bell Community Housing Authority. The responsible party is the Housing Division Manager.

- **Implementation Schedule.** The exploration will be complete by the end of 2024; if approved, the trust fund will be implemented by the end of 2026.

Appendix F: Public Participation & Community Engagement Results

The outreach plan developed by LANI served as a guide for meaningful community engagement that will provide a vision for potential updates to the housing, environmental justice, and safety elements of the general plan. These insights were used to help create a new general plan for the City of Bell.

The community engagement program led by LANI was based on the understanding that community members know the needs of their neighborhood best. LANI's unique program empowered local stakeholders by giving them an active role in planning. LANI is a known and trusted entity in many underserved communities, and our community-centered approach enabled us to effectively work with disenfranchised populations that have historically been uninvolved with the planning process.

LANI meaningfully engaged the people who drive and steward neighborhood change – residents, business owners and local organizations – through consensus building and substantive community decision-making. Community engagement activities seeked to understand the community's needs, priorities and ideas that form the basis for the policies, strategies and concepts that would address housing needs and improve access to healthy lifestyles, open and park space, transit, and economic opportunity. We often see that community stakeholders involved in LANI projects often continue to be community leaders for other improvement projects in their neighborhoods.

Project Boundaries

The City of Bell is located just 8 miles southeast of downtown Los Angeles. The city is bounded by Maywood and Commerce on the north, Huntington Park on the west, Bell Gardens to the east, Cudahy to the south. For more detailed boundary definition please refer to the figure map that can serve as helpful outreach tool for community engagement.

Responsible Parties

The responsible parties that will work in partnership with the city include the Arroyo Group, Impact Sciences and Los Angeles Neighborhood

Initiative (LANI). LANI will be the prime organization leading community and stakeholder engagement.

Project Objectives

The Project Team will develop and execute a series of outreach meetings (8 in total) to engage with residents, businesses, and other stakeholder groups to collect and demonstrate potential updates to the city's general plan needs to update the Housing Element and Safety Element of the General Plan and prepare a new General Plan Environmental Justice Element.

Objective 1. Engage with residents and existing city governmental community focus groups.
The project team will begin a series of dialogues designed to collect and identify the community needs and views to the proposed updates to the city's general plan and updates to the environmental justice and public health plans.

Objective 2. Engage with the local business community.
The project team will employ strategies to engage with local businesses in Bell that may be impacted by or benefit from the updates to the general plan. Input and feedback will be provided by members and documented by the project team to implement next steps.

Project Strategies

Various methods of outreach will be developed to create awareness for the Project in accordance with current health guidelines. A data base stakeholder list will be created to include local business, schools, churches, and social service organizations that will receive information electronically and in-person, when available. Project Team members will identify community leaders who will be invited to participate and provide feedback. LANI will develop, design, and implement electronic and social media outreach. This effort will also include physical signage ideas for temporary pop-ups or other installation opportunities.

Project information fact sheets with a survey link and online meeting events were distributed to identified neighborhood stakeholder groups, the 450 businesses within the city's commercial corridors, schools, religious organizations, and residents of the city. These fact sheets included links to two online community meetings, online and

community pop up events. The outreach team spoke to city staff and elected officials to better understand the community's language requirements.

Two virtual meeting were developed to allow for community feedback on the housing elements to ensure residents voices were heard and collected. Numerous social media platforms were used, such as Facebook, Instagram and Twitter were used for outreach especially targeting youth. The team drafted and coordinated city's Community Services department use the city's existing social media accounts. Special attention was made to address reaching the city's youth population by leveraging relationships with the various public and private schools in the area as well as the city's youth Community Services Commission to inform them of available outreach efforts.

Due to low participation during the online community meetings a decision was made to develop and hold two socially distanced open house community meetings at Veteran's Memorial Park to allow participation form individuals who were not comfortable in engaging in an online community meeting. A second round of in person outreach was held in to help residents living within the two mobile home parks the ability to participate and provide feedback.

Strategy 1. Neighborhood Engagement & Outreach

LANI supported and implemented meaningful community engagement by identifying key leaders, stakeholders and local organizations and engagement techniques focused on those neighborhoods. Methods of engagement include utilizing LANI's stakeholder data base and other referrals received by committee members. In addition to "word-of-mouth" and on-the-ground engagement strategy, LANI staff attended standing committee meetings with existing resident, community advisory and neighborhood groups. LANI also engaged with businesses on Florence Ave., Gage Ave., Atlantic Blvd. leaving facts sheets and survey materials for patrons to access and complete.

Strategy 2. Stakeholder Education & Surveying

A key outreach activity in the project was to develop and disseminate multilingual community surveys and project information through stakeholder organizations, the City's Community Services Department, Community Housing Authority and promoted through social media, e-mail and SMS text messaging services used by the City of Bell. This outreach strategy worked well under COVID-19 restrictions and is an economical and efficient means of gathering feedback directly from

community stakeholders. LANI deployed an inclusive approach that engages residents, organizations, and business owners. The following organizations were identified as anchor institutions that can serve as information hubs where community members can be engaged for surveying or other opportunities:

- Public libraries and parks
- Local Bike & Walking Coalitions
- Local churches
- Neighborhood groups
- Los Angeles Unified School District and private schools

For individuals who did not have ready access to a computer or smart phone, information on how to receive a paper copy of the survey was be provided and mailed to the applicant's home. Once completed the resident were able to mail or turn in their completed survey to the outreach team and their response added to the online survey data.

Strategy 3. Public and focus group meetings.

Two online Zoom housing element meetings held on April 20th & April 24th, 2021 were designed to collect public views on the issues of housing affordability, housing demand, and housing goals.

Two pop up events the first at Northgate Market on April 26th and the second held at the SELA vaccination site on April 27th were designed to expand resident exposure of the ongoing general plan update and online survey efforts.

The outreach team attended the March 3rd, April 20th & June 2nd Bell Planning Commission meetings. During the March meeting the team shared it's intent to collect the necessary information and to allow the commission members to provide feedback to the team. The second April meeting allowed the team to provide an update to the commission regarding outreach efforts as well as to discuss the preliminary findings to commission members. A third event on July 27th is planned to discuss the general plan draft review.

Project team members also met and presented at the Bell City Council meeting on March 10th to discuss the project and share the team's outreach plan and collect any feedback provided by the city's council members.

Housing Element: 3 General Meetings (2 public meetings and one draft review meeting) to discuss housing affordability, demand, and housing density.

Meetings 1 & 2 (early April):

- Present what a housing element is.
- Present needs analysis and discuss the types of housing needed by the community.
- Discuss the opportunity areas, starting from what the city's General Plan vision for these areas.
- Discuss positive and negative impacts of new housing on the community.

Meeting 3 (late July)

- Review draft Housing Element
- EJ & HS Elements: 3 meetings (2 public and one draft review meeting) to discuss the environmental justice and health needs of the residents of the city.

Up to 4 study sessions with city commissions; Youth Commission; Planning Commission; Council Study Session to discuss in-progress work on all three general plan elements.

Schedule:

Spring/Summer 2021
Orientation/project rollout February 2021
Identification of key stakeholder groups March 2021
Create and disseminate bilingual project fact sheet and community survey March/April 2021
Creation and data capture via multilingual surveys (English, Spanish, Arabic) April 2021
Outreach to Stakeholders/Community April 2021 - July 2021
Outreach of residents of the Bell Mobile Home Parks April 2021
Presentation to the City of Bell Planning Commission March 2021 – July 2021
Online Community Meetings April 2021
Community Pop Up events April 2021 – May 2021

Major takeaways from community engagement were:

- Residents want to preserve and enhance the quality of existing housing and neighborhoods in the city.
- A diversity of affordable and market-rate housing is needed to ensure that people who grew up in Bell can remain in Bell.
- Despite concerns about parking, accessory dwelling units are very popular among respondents. There is also some interest in building mixed-use development with higher quality commercial tenants, particularly near the intersection of Atlantic Avenue and Gage Avenue at the center of the city.
- Several small business owners were concerned about the possibility of their businesses being displaced due to increases in commercial rents or the possibility of the commercial building which they are in being torn down to make way for any new mixed-use buildings.
- Residents were strongly motivated in asking about the possibility of new homes and properties that may be available to purchase or rent. This was likely due to the lack of new or available housing stock.

Feedback received during the public participation process was incorporated into the Housing Element, particularly in the goals, policies, and sites inventory. The community meetings and study sessions occurred early enough in the housing element process that feedback from the public shaped the direction of our goals and policies. Additionally, feedback received from the Planning Commission meetings resulted in the adjustment of the sites inventory list. Lastly, two comment letters received during the public review period were examined extensively and incorporated into the element as much as possible.

Public Review

On July 21, 2021, the draft Housing Element was made public on the City's website and announced through social media, e-mails, and text messages. During the 30-day review period, two written comment letters were received, one from East Yard Communities for Environmental Justice (EYCEJ) and one from YIMBY Law. Planning Commission and City Council also provided verbal comments during presentations made by City staff and consultants.

Key observations included:

- Satisfaction with the reliance of the sites inventory on proposed projects
- Questions about the Cheli supportive housing sites and desire to add additional housing sites. *In response to these questions, the final Housing Element clarifies that the City will permit supportive housing in all residential zones.*
- Encouragement to pursue stronger tenant protections, such as an anti-harassment ordinance
- Encouragement of collaboration with other government agencies and non-profit partners in the Southeast Los Angeles area. *In response to this suggestion, the final Housing Element allows for a regional approach to topics such as trust funds (Program 26) and tenants' rights (Program 24).*
- Suggestion of anti-displacement strategies near the future West Santa Ana Branch Metro line. *While the City will continue to monitor the housing market in proximity to the planned Metro line, the suggested actions largely depend on having available publicly-owned land to leverage for affordable housing. Unfortunately, this portion of the City offers little of that. However, the City is participating in a multi-jurisdictional study to plan for equitable development around this rail line.*
- Improve community engagement. *In response to these comments, the City committeed to preparing a Citywide Commuity Outreach Strategy (Environmental Justice Element Program 1) including a biennial meeting with community groups and service providers operating in the City.*

Online Survey Findings:

Total Surveys: 116

English: 96 Spanish: 20

‘

Survey Results: Do you live or work in the City of Bell?

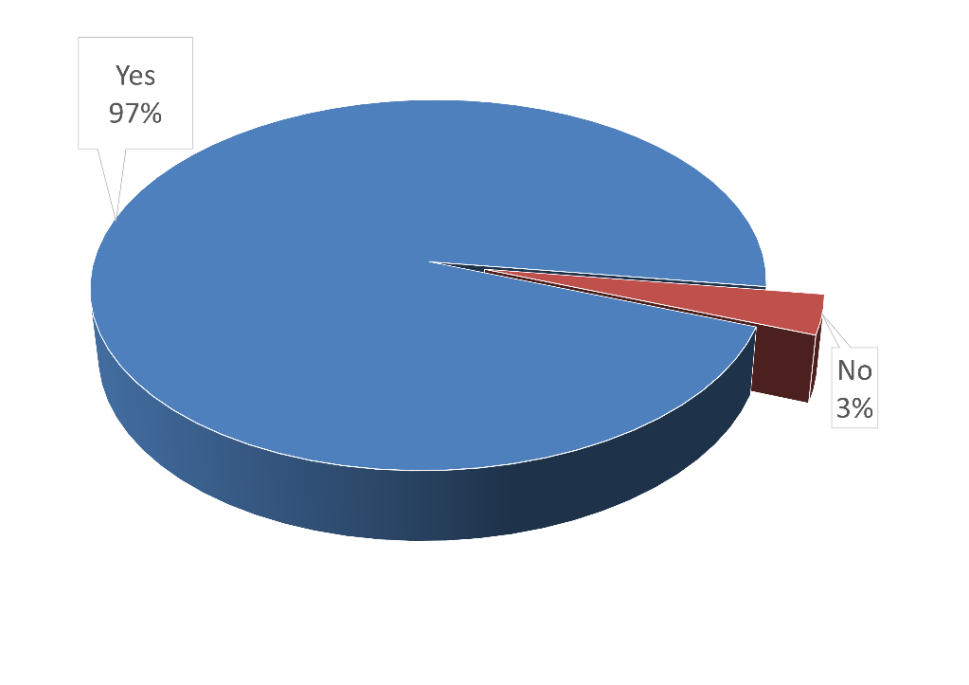


Figure F-1

Survey Results: Are you a homeowner or a renter?

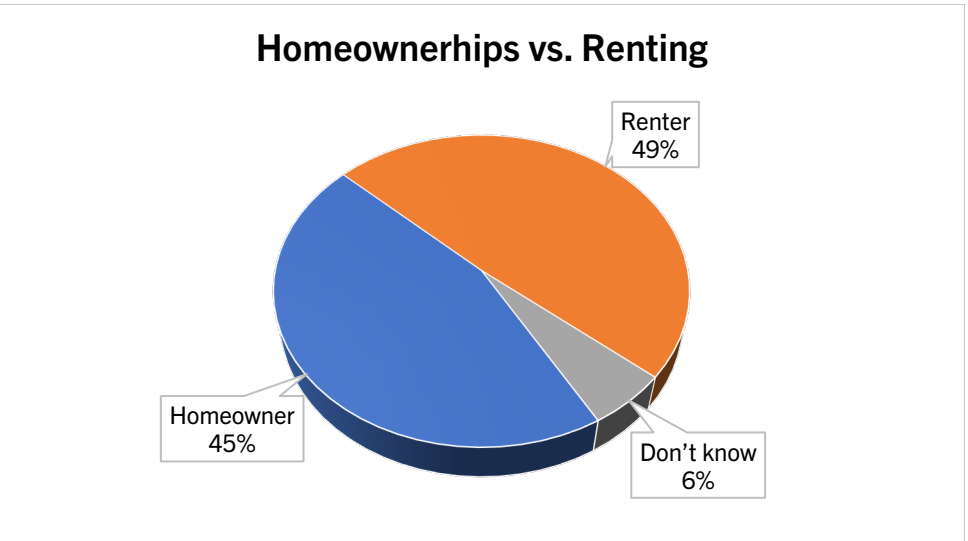


Figure F-2

Survey Results: Monthly Mortgage Paid.

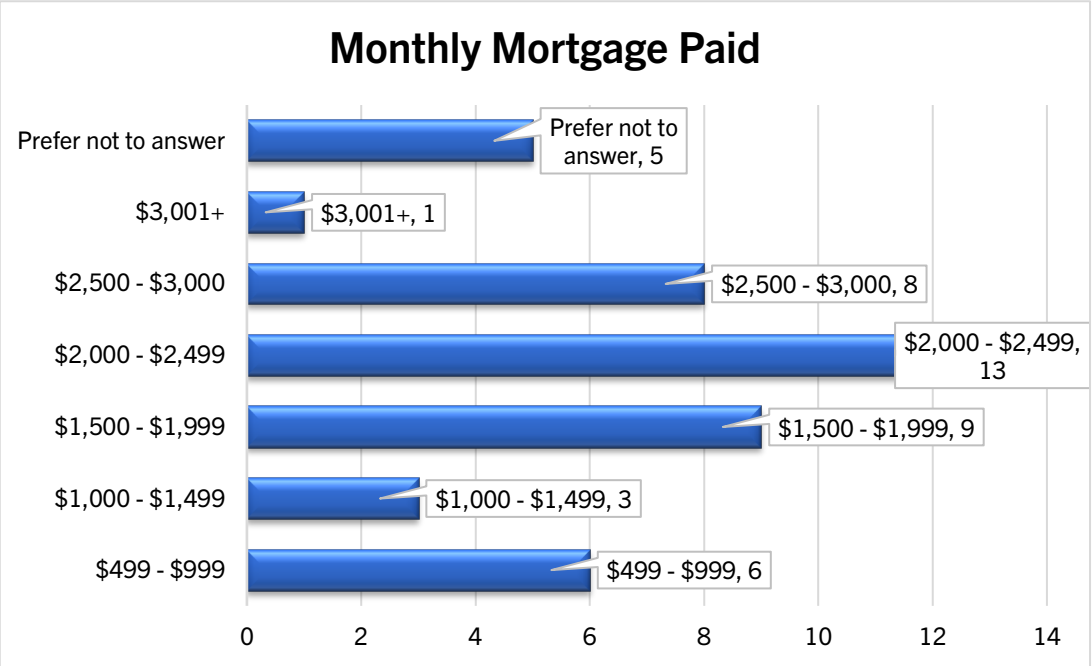


Figure F-3

Survey Results: Monthly Rent Paid.

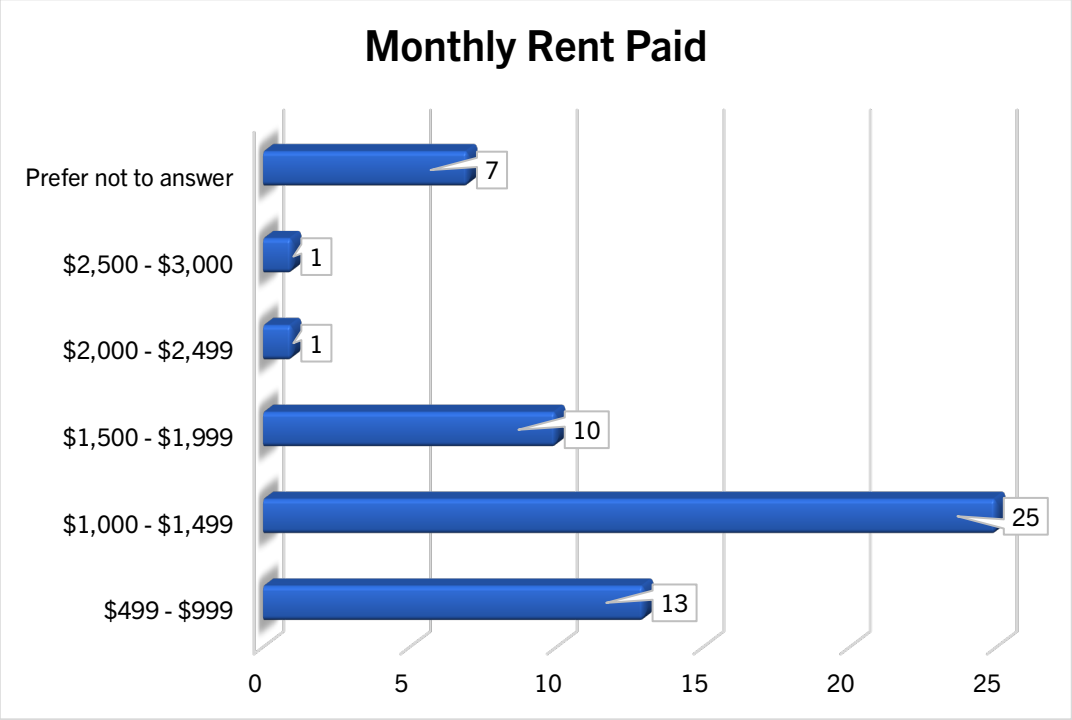


Figure F-4

Survey Results: In which type of housing do you currently live?

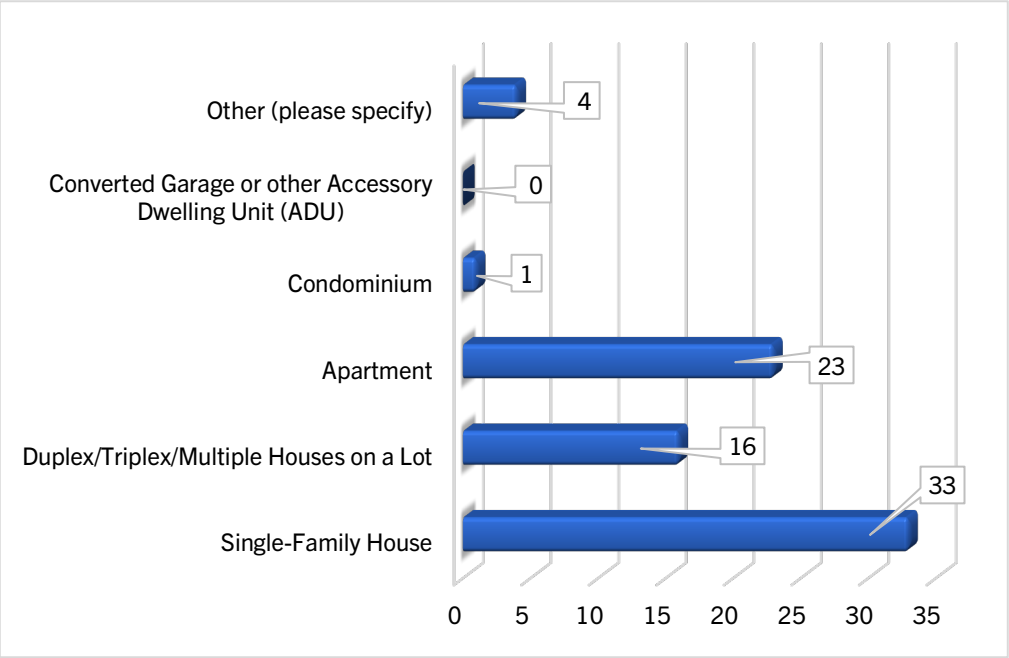


Figure F-5

Survey Results: Does your household include any of the following people?

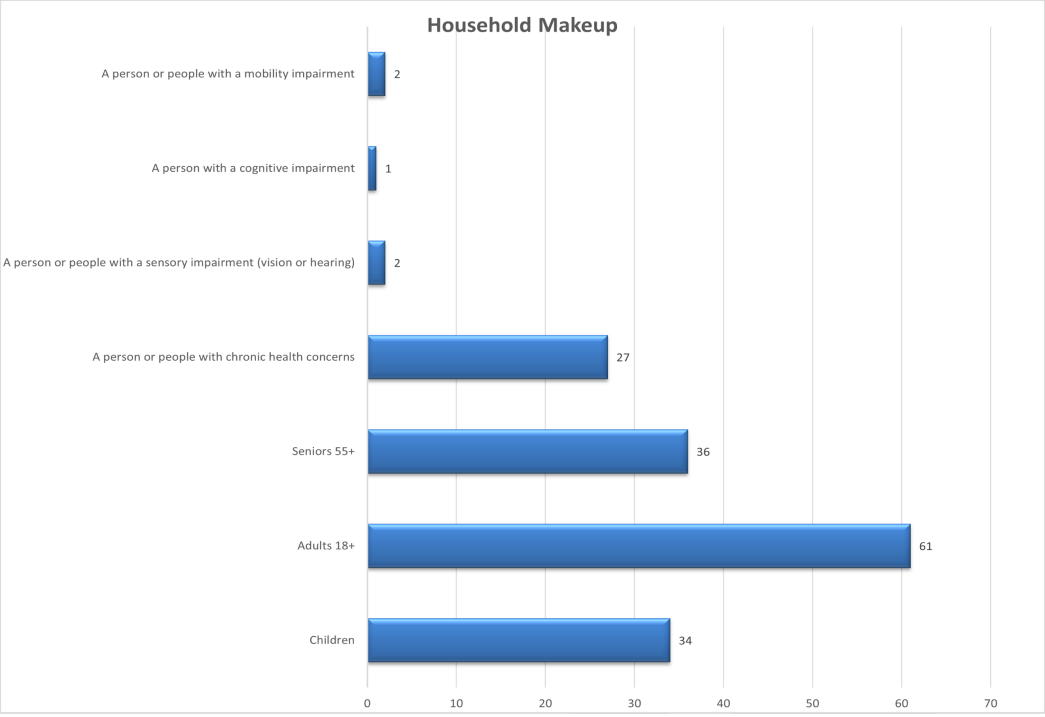


Figure F-6

Housing Goals

Survey Results: How would you rate the following types of housing that could be built in the City?

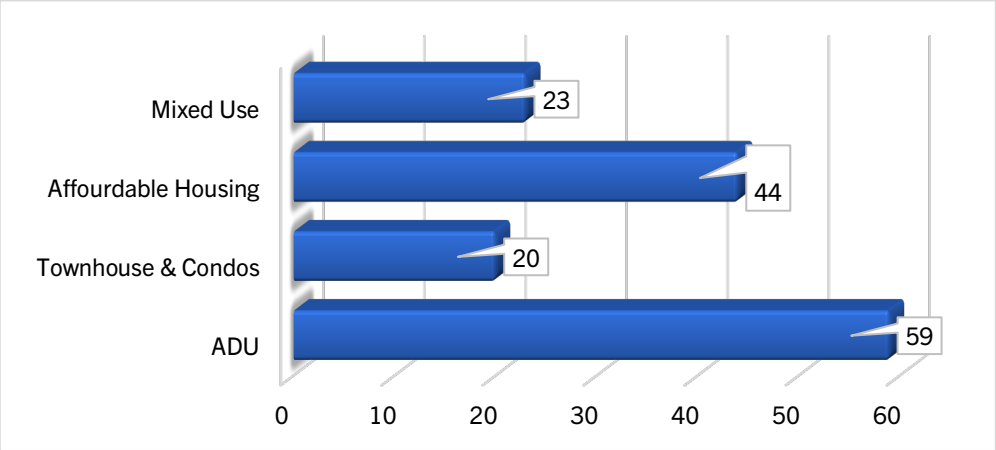


Figure F-7

Survey Results: How important is maintaining the character of existing residential neighborhoods in Bell?

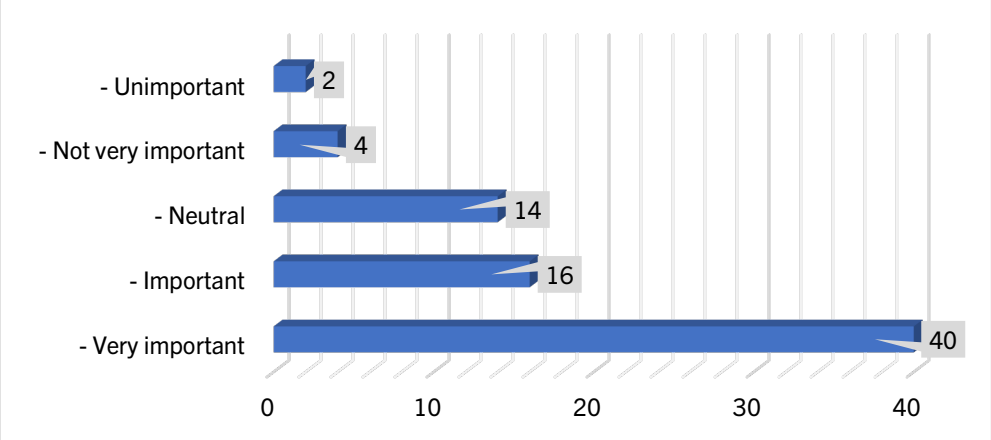


Figure F-8

Survey Results: How important is it to ensure that children who grow up in Bell can afford to live in Bell?

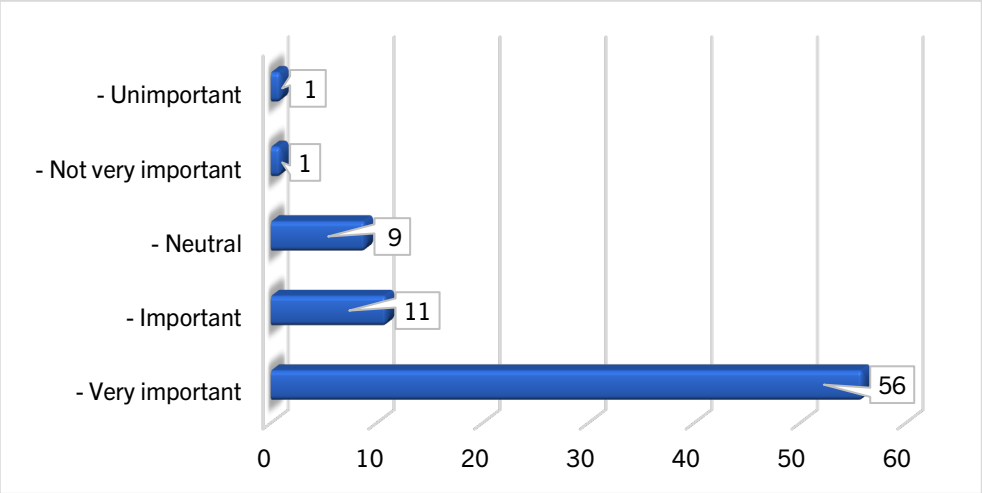


Figure F-9

Survey Results: How important is it to establish special needs housing for seniors, large families, veterans, and/or persons with disabilities.

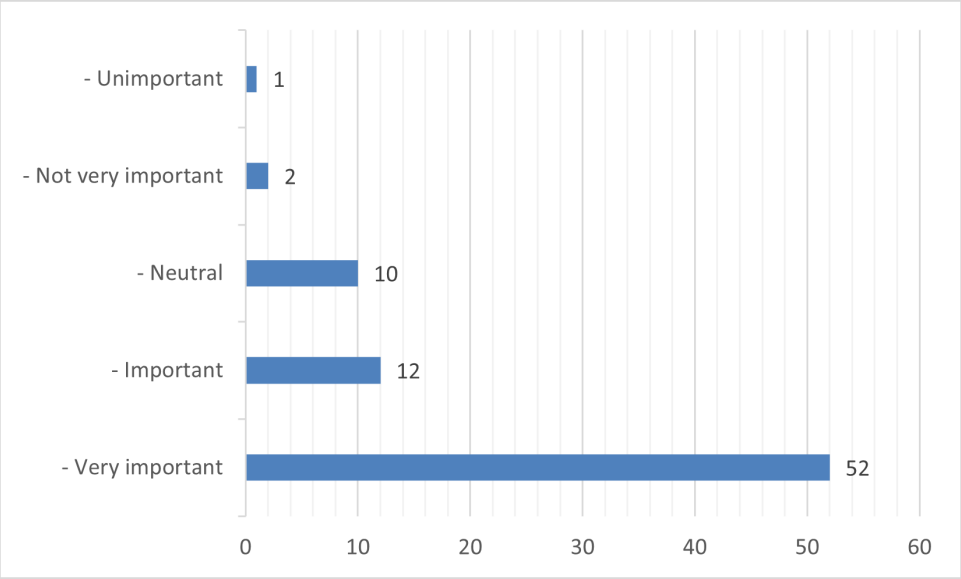


Figure F-10

Demographics

Demographic characteristics were requested of survey participants in order to determine how reflective the sample population was of the general population of the city. Compared to City residents at large, survey respondents were:

Demographics of Survey Respondents

Race/Ethnicity	Percentage of Respondents
Latino	83%
White	8%
Black or African American	1%
American Indian or Alaskan Native	2%
Asian	1%
Native Hawaiian or Other Pacific Islander	1%
Prefer not to answer	4%

Figure F-11

2020 Household Income of Respondents

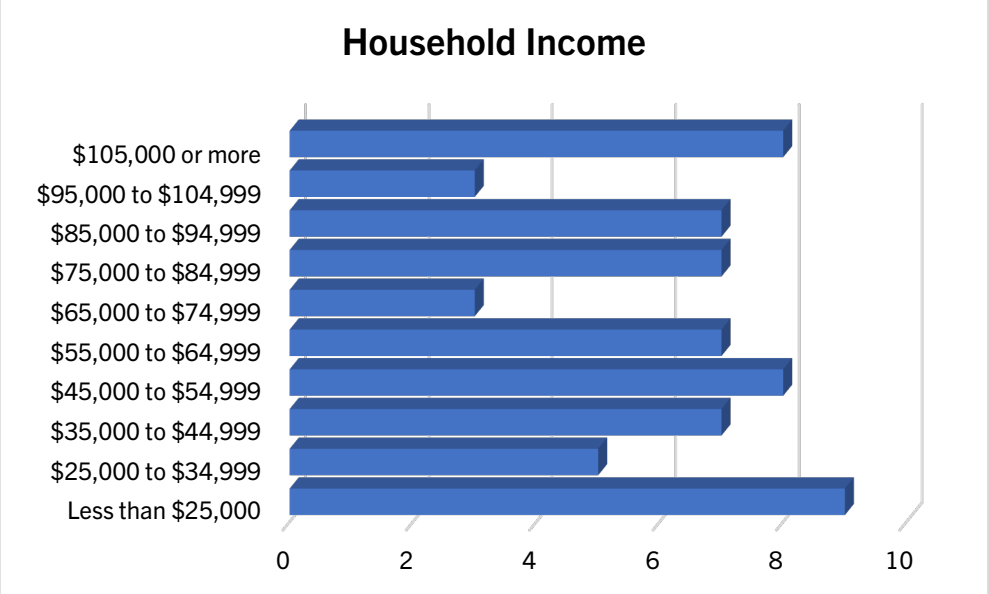


Figure F-12

Gender of Respondents

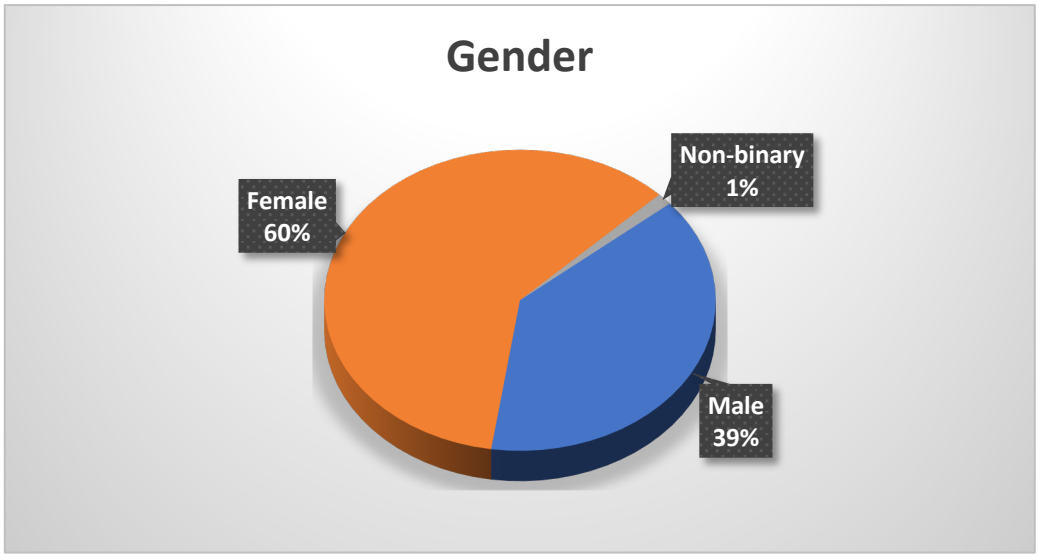


Figure F-13

Primary Language Spoken at Home of Respondents

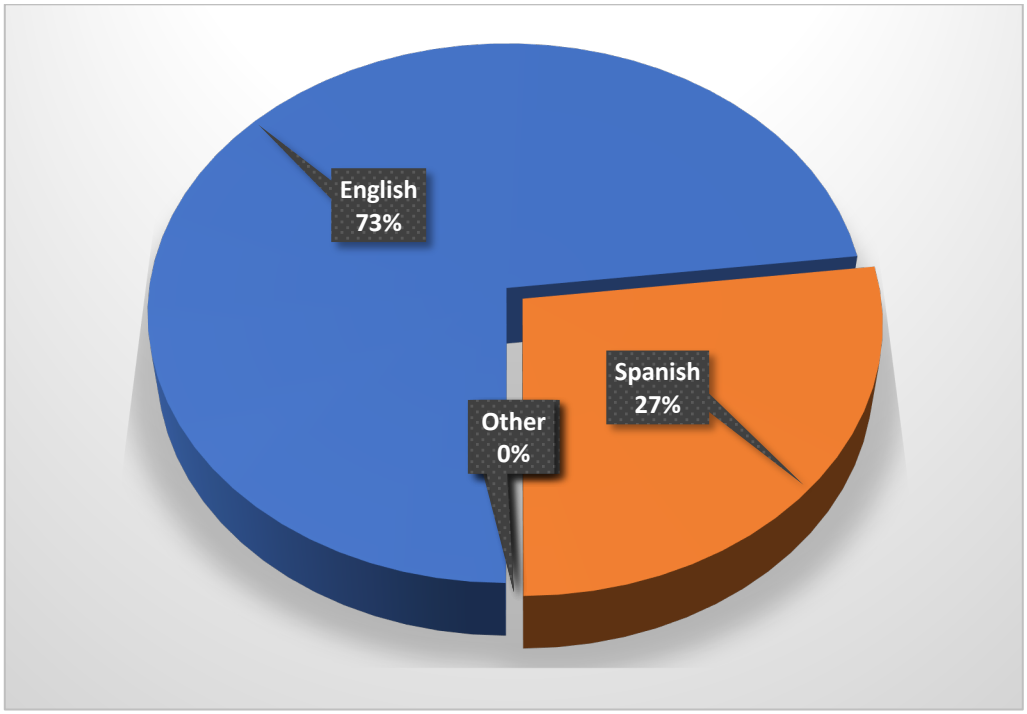


Figure F-14

Education Level of Respondents

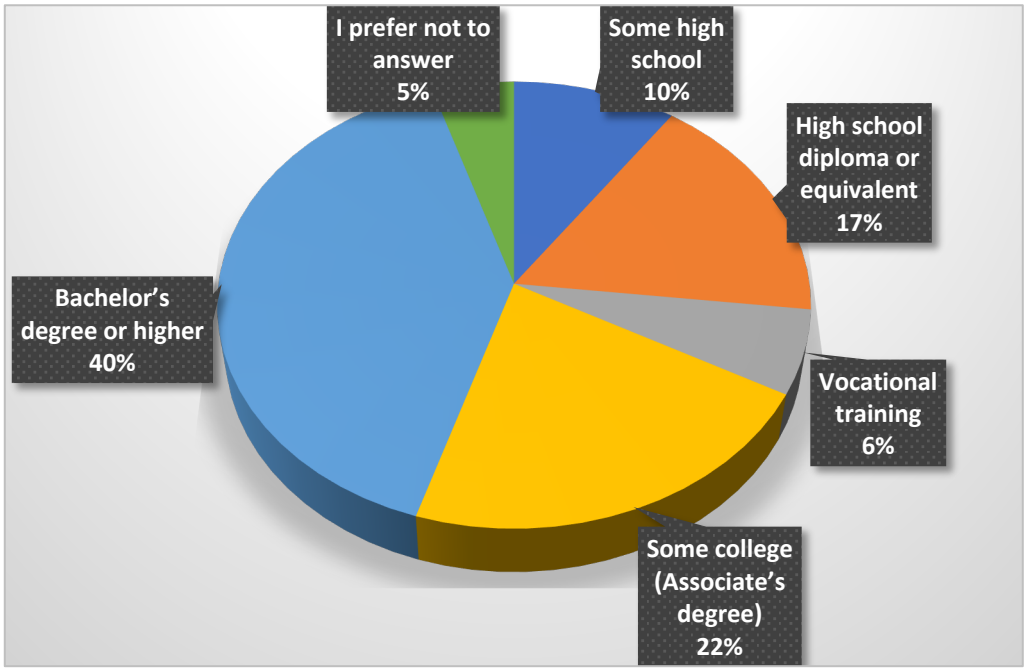


Figure F-15

Results from Community Open Houses

Community Open House Results: Tell us about yourself.

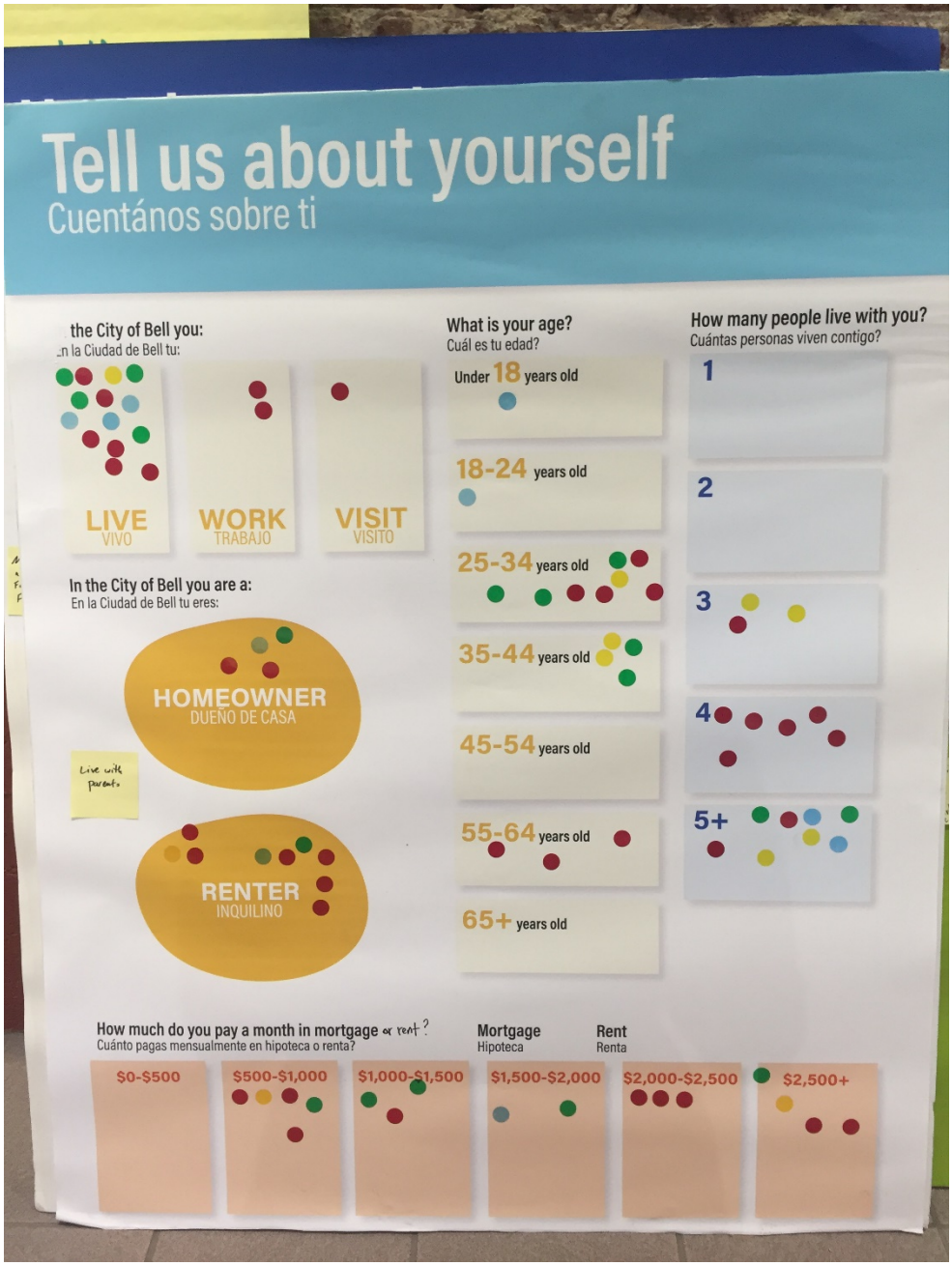


Figure F-16

Community Open House Results: Housing Needs.

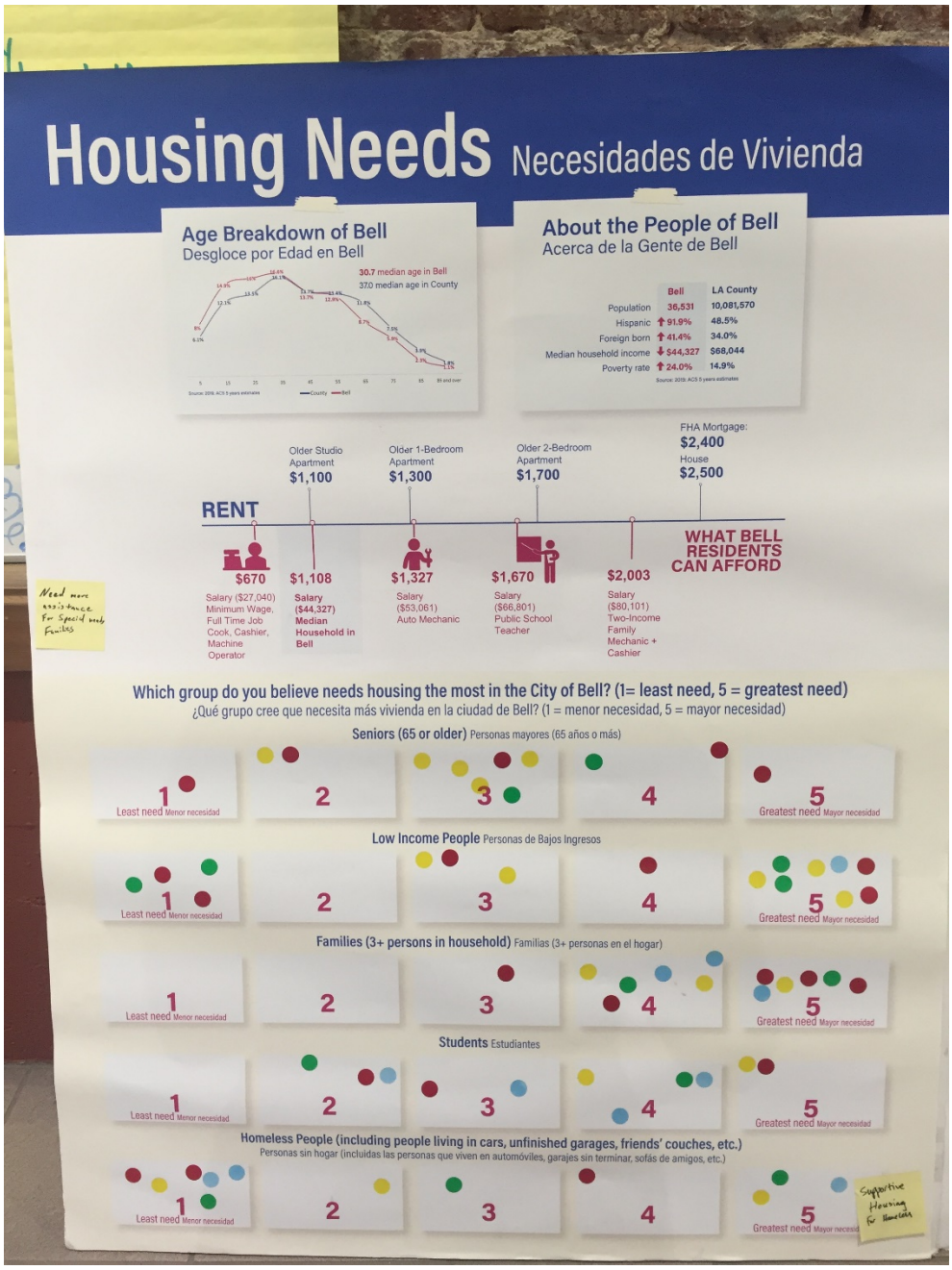


Figure F-17

Community Open House Results: Housing Types.

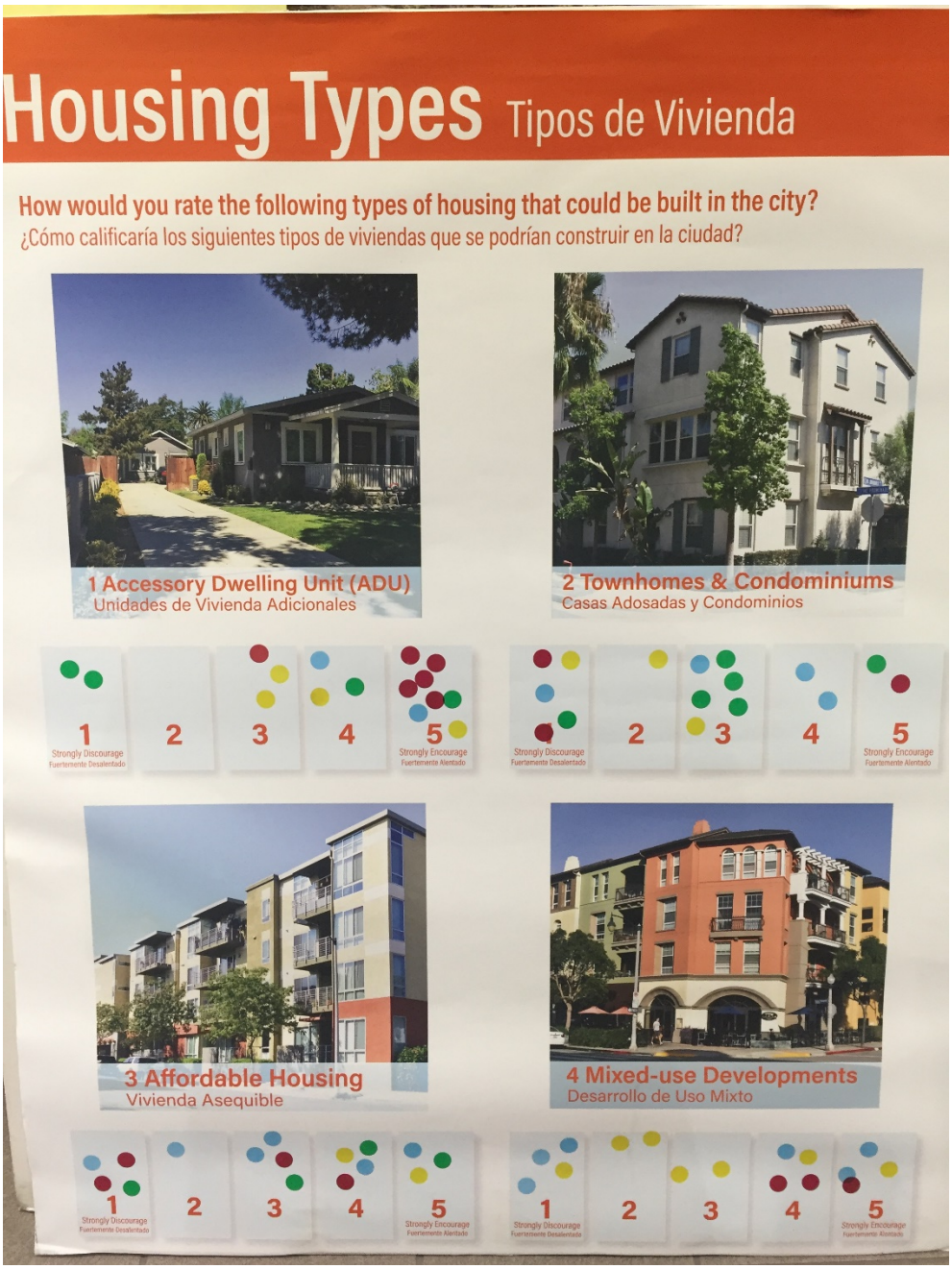


Figure F-18

Community Open House Results: Housing Goals.

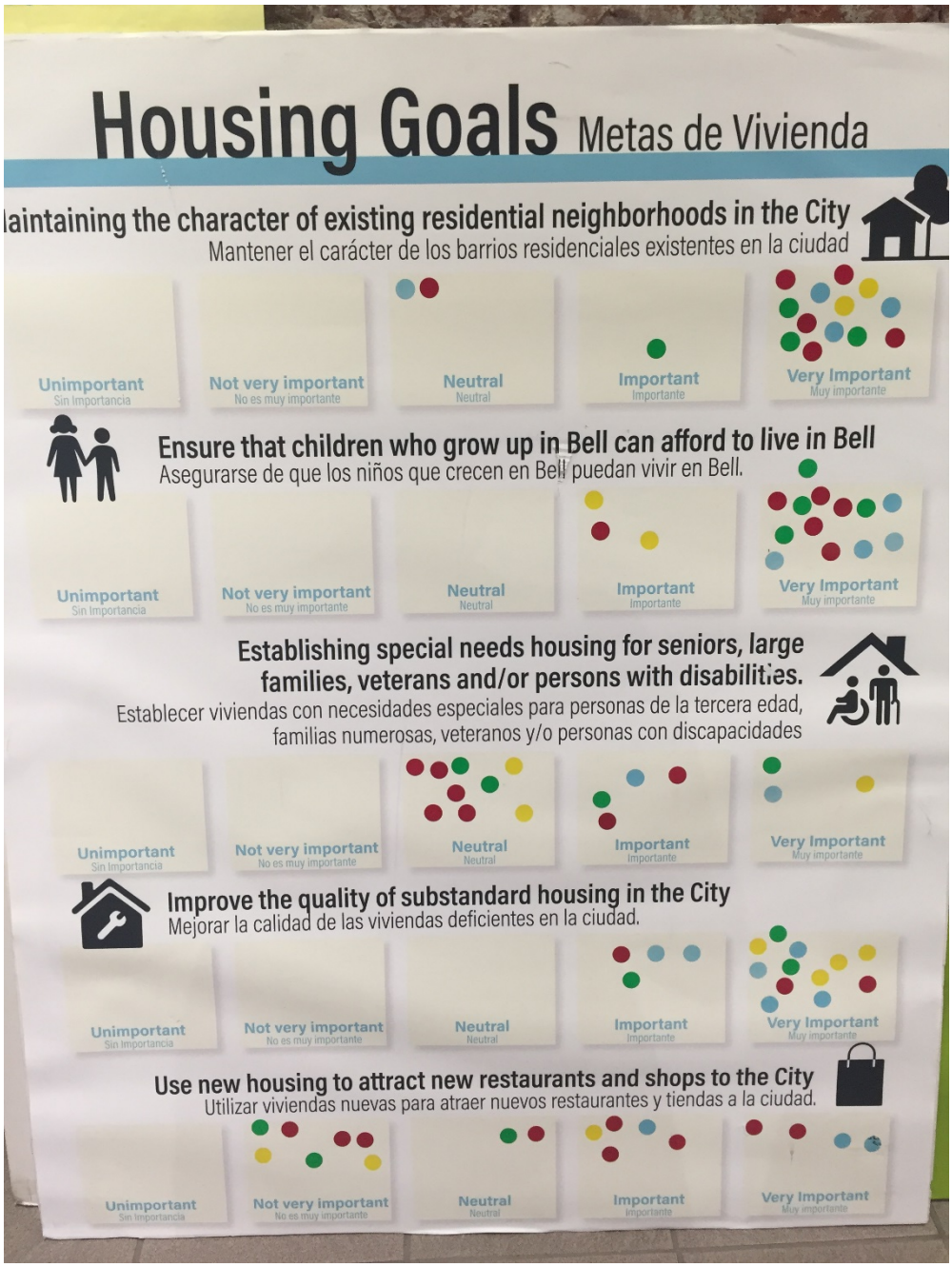
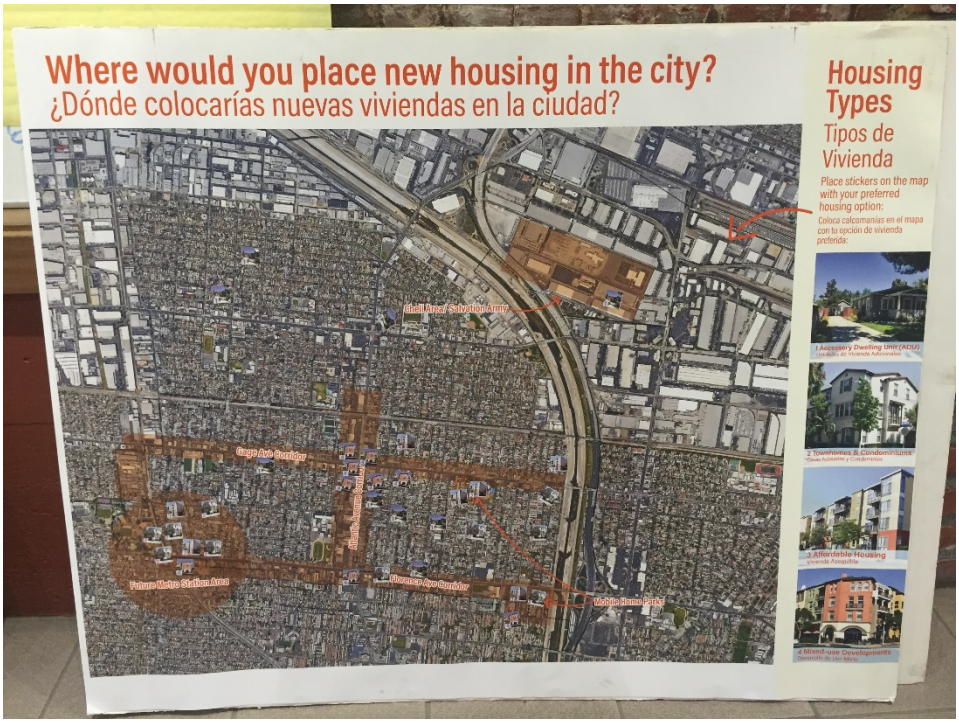


Figure F-19

Community Open House Results: Where would you place new housing in the City?





Figures F-20

Community Open House Results: Environmental Justice

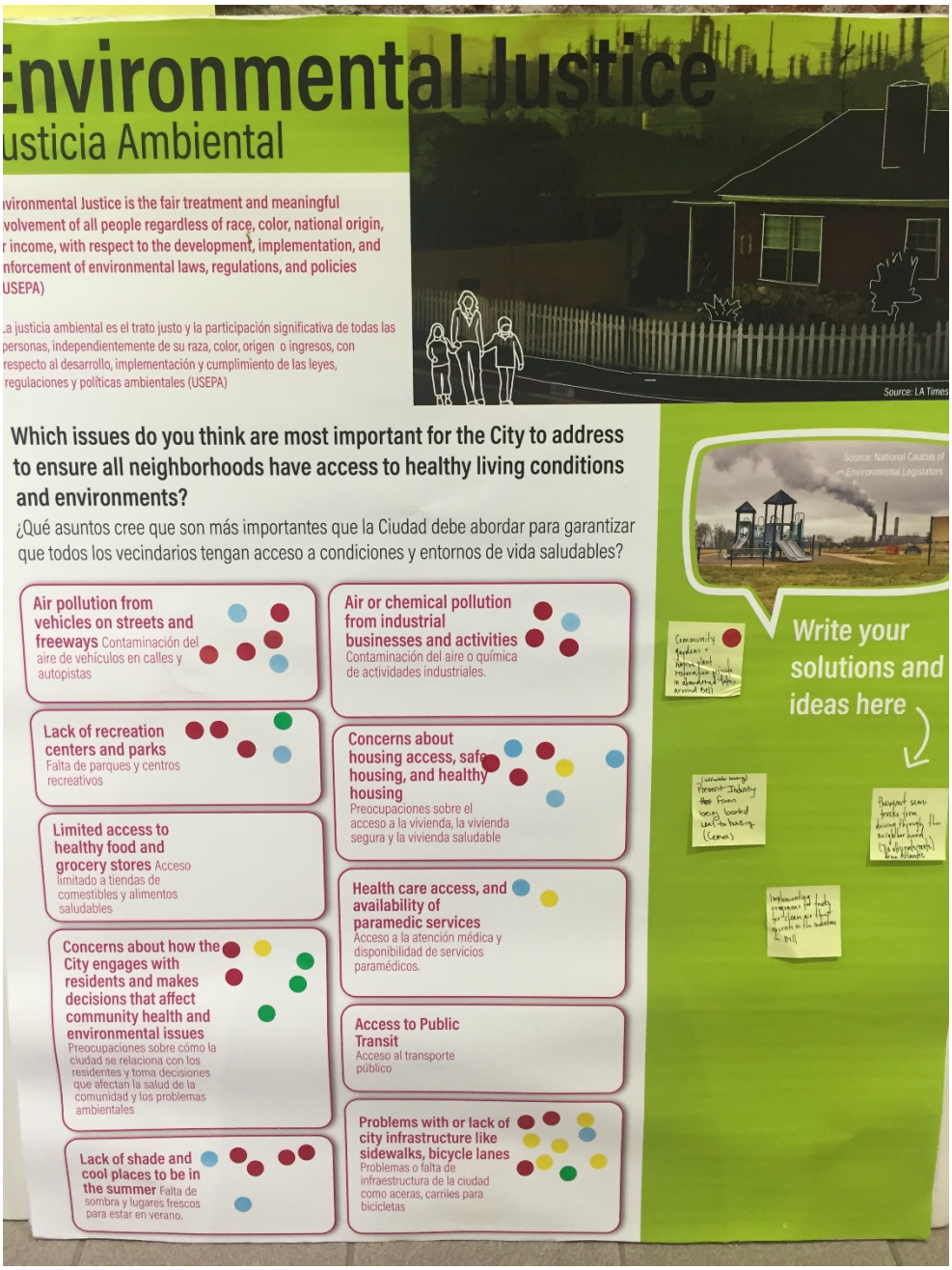


Figure F-21

Appendix G: Summary Of Recent Housing Legislation

The 2021-2029 Housing Element reflects the evolving legislative priorities of the California Legislature and Senate. This included a number of housing-related bills in 2020 that addressed streamlining housing approvals, affordability issues, and responses to the COVID-19 pandemic of 2020-2021.

COVID-19 Responses

- **Assembly Bill ("AB") 3088 – COVID-19 Emergency Relief (Chiu)** protected tenants from evictions between September 1, 2020 and January 31, 2021 due to COVID-19 related financial hardship provided the tenant pays at least 25% of the rent due to the landlord. Landlords can eventually recover all unpaid rent from the tenant in small claims court, but it can never be the basis for an eviction. On January 29, 2021, Governor Newsom extended the eviction moratorium through June 30, 2021.
- **AB 1561 – Housing Entitlement Extension (Garcia)** extended the period for the expiration, effectuation or utilization of a housing entitlement that was in effect on March 4, 2020 and will expire before December 31, 2021 by 18 months. Housing entitlements include discretionary and ministerial approvals from a state or local agency, but exclude development agreements, a preliminary application under SB 330, and an application for a SB 35 permit.

Density

- **AB 2345 – Density Bonus Law (Gonzalez and Chiu)** allows local jurisdictions the authority to grant additional concessions and incentives above and beyond what is currently provided under state Density Bonus Law, including the increase of the maximum density bonus to up to 50% based on an updated sliding scale of housing affordability. The legislation also includes a uniform method to measure the distance between a major transit stop and a project location to maximize the number of eligible properties within a half-mile radius of a major transit stop. The bill also reduces maximum parking requirements for eligible projects and eliminates parking requirements for 100% affordable projects and senior housing projects that meet specified criteria.

Streamlining Housing Approvals

- **AB 1851 – Parking Lot of Religious Institutions (Wicks)** prohibits a local jurisdiction from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship, provided that the total reduction does not exceed 50% of existing parking spaces. The bill authorizes a local jurisdiction to require up to one parking space per unit for a religious institution affiliated housing project.
- **AB 3182 – Right to Rent in HOAs / ADU Permits (Ting)** prohibits a Home Owners Association from adopting or enforcing a provision that restricts the rental or lease of a house or condo, except that the HOA may restrict short-term rentals of 30 days or less. This legislation deems a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit approved if the local agency has not acted upon the completed application within 60 days.
- **AB 831 – Modifications and Clarifications to SB 35 (Grayson)** amends SB 35, which allows some housing and mixed-use projects to qualify for a streamlined, ministerial CEQA-exempt approval process if the project meets the local government's objective zoning and design review standards, provides a specific minimum number of affordable housing units, agrees to pay prevailing wages, and meets other qualifying criteria. It also helps ensure that cities do not use post-entitlement review processes to avoid the intent of SB 35's ministerial approval process.
- **AB 168 – Tribal Resources (Aguiar-Curry)** requires local governments to conduct a scoping consultation with Native American Tribes before processing a SB 35 application to determine if the proposed development could impact a potential tribal cultural resource. The bill makes a project ineligible for streamlining under SB 35 if the Native American Tribe does not agree that no potential tribal cultural resource would be affected by the proposed development. This bill took effect on September 25, 2020.
- **SB 1030 – Housing Omnibus (Wiener)** provides minor technical fixes to existing housing legislations. It revised the definition of "deemed complete" under the Housing Accountability Act (SB 330) to include the submission of a completed application if the

applicant has not submitted a preliminary application. This bill took effect on September 25, 2020.

- **AB 3308 – Teachers Housing (Gabriel, Mullin, and Quirk-Silva)** permits school districts to restrict occupancy on land owned by school districts to teachers and school district employees of the school district that owns the land. This includes permitting school districts and developers in receipt of tax credits designated for affordable rental housing to retain the right to prioritize and restrict occupancy on land owned by school districts to teachers and school district employees.

Planning

- **AB 725 – Housing Element Location Designation Requirements (Wicks)** imposes new requirements for city housing element updates that are required to be prepared under the already underway 6th Cycle of the Regional Housing Needs Assessment ("RHNA") process. AB 725 requires that cities designate sites to meet at least 25% of a jurisdiction's share of the regional housing need for moderate-income housing, and at least 25% of a jurisdiction's share of the regional housing need for above moderate-income housing. For these sites, zoning that allows at least 4 units of housing, but not more than 100 units per acre of housing, is required. This bill will take effect on January 1, 2022.

CEQA

- **SB 288 – New CEQA Exemption for Sustainable Transportation Projects (Weiner)** creates a new CEQA exemption for certain classes of qualifying transit-related projects until January 1, 2023. To qualify, the project must be carried out by a public agency, be located in an urbanized area and within an existing public right-of-way, not require demolition of affordable housing units, be completed by skilled and trained workforces, and not entail adding physical infrastructure that would increase new automobile capacity.

Tenant & Homeowner Rights

- **AB 2463 – Ban on Forced Sale of Home Due to Consumer Debt (Wicks) prohibits a sale** under execution of a judgement lien of a judgment debtor's principal place of residence based on a consumer debt unless that debt was secured by that principal place of residence at the time it was incurred.
- **AB 2782 – Mobile Home Rent Control (Stone)** allows rent control on mobile home leases that are more than 1 year long. This legislation will take effect on January 1, 2025.
- **SB 1079 – Foreclosure Sales (Skinner)** requires a seller to receive offers from tenants and potential owner-occupiers in a foreclosure sale. The legislation prohibits the bundling of properties during an auction. This legislation will be operational between January 1, 2021 and January 1, 2026.
- **SB 1157 – Optional Credit Reporting for Tenants (Bradford)** allows tenants in certain buildings who want to build a credit history to request that their landlord report their rent payments to a credit agency. This legislation will be operational between July 1, 2021 and July 1, 2025.
- **SB 1190 – Right to End Lease Early for Victims of Violent Crime (Durazo and Rubio)** authorizes a tenant to terminate their tenancy without penalty because an immediate family member, as defined, was the victim of a crime, and would expand the list of eligible crimes to include, among others, a crime that caused bodily injury or death. The legislation authorizes a tenant to attach to the notice any form of documentation that reasonably verifies that the qualifying crime or act occurred.

Some of these 2020 legislation priorities created deficiencies in the City's 5th Cycle Housing Element and/or Zoning Ordinance that required follow-up through this update of the Housing Element. Table G-1 summarizes some of those deficiencies.

Comparison of Recent Housing Legislation Against Housing Element		
Recent Housing Legislation	**City of Bell Housing Element**	**Omission or Deficiency?**
AB 2345 – Density Bonus Law (Gonzalez and Chiu) allows local jurisdictions the authority to grant additional concessions and incentives above and beyond what is currently provided under state Density Bonus Law, including the increase of the maximum density bonus to up to 50% based on an updated sliding scale of housing affordability.	The existing Housing Element noted that the City's zoning ordinance did not provide density bonuses for affordable housing. The City has since adopted an ordinance in October 2020.	The Housing Element update will recognize the City's adoption of density bonus provisions and will note the updated sliding scale allowances provided by AB 2345.
AB 1851 – Parking Lot of Religious Institutions (Wicks) prohibits a local jurisdiction from denying a housing development project proposed by a religious institution, or a developer working with a religious institution, solely on the basis that the project will reduce the total number of parking spaces available at the place of worship, provided that the total reduction does not exceed 50% of existing parking spaces.	The existing Housing Element did not address the potential for religious institutions to use incentives such as AB 1851 to produce housing.	The Housing Element update will recognize the opportunity to produce housing on sites owned by religious organizations.
AB 725 – Housing Element Location Designation Requirements (Wicks) requires that cities designate sites to meet at least 25% of a jurisdiction's share of the regional housing need for moderate-income housing, and at least 25% of a jurisdiction's share of the regional housing need for above moderate-income housing. For these sites, zoning that allows at least 4 units of housing, but not more than 100 units per acre of housing, is required. This bill will take effect on January 1, 2022.	The existing Housing Element did not include such mandated targets for moderate-income and above moderate-income housing.	Like all cities updating Housing Elements in the 6th cycle, the Housing Element update will need to designate sites to ensure that at least 25% of the City's RHNA share is moderate-income housing and that 25% of its share is for above moderate-income housing.

Figure G-1

Summary of Pending Housing Legislation (as Spring 2021)

Since the adoption of the 2014-2021 Housing Element, substantial legislation in Sacramento has been added. Most of these housing laws addressed topics like permit streamlining, tenant rights, and homeowner rights that are not addressed by the broad programs called for the by the City. However, some of these developments will necessitate updates to applicable policies in the upcoming Housing Element update. The following table identifies major pending State housing legislation as of Spring 2021 since the 5th Cycle Housing Element was adopted.

As of Spring 2021, the 2021-2022 California legislative session began with a focus on the housing crisis with a "Building Opportunities for All" housing package. This includes a number of bills that builds upon the housing production bills from the 2020-2021 legislative session that failed to pass out of committee or gain concurrence votes before the session ended. The Building Opportunities for All housing package includes the following Senate Bills ("SB"):

- **SB 5 (Atkins, Caballero, McGuire, Rubio, Skinner and Wiener)** establishes the broad, initial framework for a statewide housing bond that would fund the creation of new affordable housing for unhoused and low-income families. Further details will be crafted as the legislative session progresses.
- **SB 6 (Caballero, Eggman and Rubio)** allows specified housing development projects in office or retail commercial zones. In authorizing the conversion of underutilized strip malls or "big box" stores to residential spaces, SB 6 requires the residential units be built at a minimum density to accommodate affordable housing. This is similar to last session's SB 1385, which was also introduced by Senator Anna Caballero.
- **SB 8 (Skinner)** is a placeholder for a density bonus bill.
- **SB 7 (Atkins)** renews the effort to extend the streamlined CEQA judicial review process developed for Environmental Leadership Development Projects under the 2011 Jobs and Economic Improvement Through Environmental Leadership Act (AB 900). SB 7 would extend the 2021 "sunset" of AB 900 through 2024. Pro Tem Toni Atkins also introduced last session's version of this bill, SB 995.
- **SB 9 (Atkins, Caballero, Rubio and Wiener)** allows duplexes and lot-splits in single-family residential zones by-right, if the proposed development meets certain requirements. This is a reintroduction of last session's SB 1120. It retains the arbitrary and impractical requirement that, for a subdivision map to qualify for ministerial approval, the two new parcels that replace the existing single parcel must be of equal size.
- **SB 10 (Wiener)** grants local governments the ability to rezone parcels close to job centers, transit and existing urbanized areas to allow up to 10 residential units without undergoing CEQA review. Last year's version of this bill was SB 902, also introduced by Senator Scott Wiener.

In addition to the Building Opportunities for All housing package, there are other proposed Senate bills aimed at housing reform.

- **SB 15** (Portantino) establishes a grant program to incentivize local governments to rezone idle retail sites for the development of workforce housing.
- **SB 290** (Skinner) revises the Density Bonus Law to create more low-income student housing and for-sale housing for moderate-income residents. The bill includes identical language from SB 1085, which failed in 2020 when the Legislature ran out of time for a concurrence vote.
- **SB 12 (McGuire)** establishes new requirements for addressing wildfire risks in general plan safety, housing, and land use elements. Of note, the bill directs the Department of Housing and Community Development to take into consideration how much land within a jurisdiction is considered a "very high fire risk area" when determining the RHNA allocation. SB 12 also requires land use elements to identify very high fire risk areas and prohibits local governments from entering into development agreements, approving specified discretionary permits, or approving subdivision maps for projects within a very high fire risk area, unless specified findings based on substantial evidence in the record are made.
- **SB 55 (Stern and Allen)** prohibits new development in very high fire severity zones or state responsibility areas.
- **AB 71 (Rivas and Chiu)** would dedicate $2.4 billion annually to homelessness solutions. Revenue sources include state adoption of the federal Global Intangible Low-Taxed Income, which taxes certain intellectual property generated overseas. The bill would create the Bring California Home Fund in the State Treasury.
- **AB 49 (Petrie-Norris)** would eliminate the California Debt Limit Allocation Committee — which, among other projects, finances affordable housing. The bill would move the committee's duties and authority to the California Tax Credit Allocation Committee, also in the State Treasurer's Office.
- **AB 68 (Salas)** would implement recommendations from the recent auditor's report on the performance of the state's housing agencies and local impediments to housing production. The report found that the state's four key financing agencies lack coordination and alignment and that "State law and oversight are not strong enough to ensure that cities and counties are doing their part to facilitate the construction of affordable housing."
- **SB 478 (Wiener),** also known as the Housing Opportunity Act, would change land use restrictions such as FAR and lot size requirements. This is an effort to ensure that small scale

development can be developed where they are legal based on zoned density, and most importantly that FAR and lot size requirements would not be able to stop these developments. SB 478 proposes two specific statewide policy changes: establishing a minimum floor area ratio (FAR) that cities could impose on all land zoned for two to ten residential units, and establishing minimum lot sizes for parcels that are 2-4 units and for parcels that are 5-10 units.

- **AB 1199 (Gipson)** would create a database of rental properties, levy a tax on the rental profits of some people or entities holding many properties, and use the funds to support services for tenants and small landlords
- **SCA 2 (Allen, Wiener)** would repeal Article 34 of the California constitution which requires a vote on public housing projects.
- **SB 477 (Wiener)** will require local governments to keep track of data needed to evaluate the impact of state laws on local housing availability and affordability.
- **AB 59 (Gabriel)** will increase the noticing period for new or increased development impact fees and extends time that a new or increased fee may be challenged.
- **AB 115 (Bloom)** requires all jurisdictions to allow for residential development in commercially zoned areas provided that the development reserves 20% of the units for affordable housing.
- **AB 215 (Chiu)** is an intent bill to strengthen HCD's housing law enforcement authority.
- **AB 244 (Rubio)** requires TCAC, CDLAC, and the California Housing Finance Agency to conduct an affordable housing cost study across all state funded housing projects.
- **AB 345 (Quirk Silva, Medina)** clarifies rules around the selling of ADUs built by nonprofit organizations for low income homeownership. Would allow ADUs built by nonprofits, like Habitat for Humanity, to be sold separate from the primary residence.
- **AB 348 (Villapudua, Carillo, Mathis, Patterson, Salas, Jones)** requires HCD to conduct an annual summary report that discloses the amount of state, federal, and private funding spent on affordable housing development throughout the state.
- **AB 387 (Lee, Wicks)** Establishes the California Housing Authority to develop affordable and mixed-income housing.
- **AB 561 (Ting, Bloom, Hertzberg, Boerner Horvath, Quirk-Silva)** requires the Office of the Treasurer to work with CalHFA and HCD to create an Accessory Dwelling Unit financing product to assist homeowners in the creation of ADUs.

- **AB 571 (Mayes)** prohibits affordable housing or inclusionary zoning fees on the bonus units of a project using the state density bonus.
- **AB 602 (Grayson)** is a spot bill on residential development impact fees.
- **AB 617 (Davies)** allows jurisdictions the option of paying other jurisdictions to transfer all or a portion of their Regional Housing Needs Assessment allocation.
- **AB 672 (Garcia)** is an intent bill to enable to use of underutilized golf courses for affordable housing.
- **AB 678 (Grayson)** is a spot bill on residential development impact fees.
- **AB 682 (Bloom)** requires cities to allow cohousing projects in areas zoned for multifamily residential.
- **AB 816 (Chiu, Bloom, Bonta, Quirk-Silva, Santiago, Wicks)** requires the creation of a statewide plan for addressing homelessness and allows for legal action against jurisdictions who do not make progress towards meeting the plan's goals
- **AB 834 (Choi)** creates a tax credit for property owners renting to tenants receiving housing assistance.
- **AB 880 (Aguiar-Curry)** establishes the Affordable Disaster Housing Revolving Development and Acquisition Program within HCD to fund the creation and preservation of affordable housing in disaster areas.
- **AB 916 (Salas)** prohibits public hearings for proposed room additions for single family homes and expands allowable ADU height to 20 feet.
- **AB 919 (Grayson)** reduces the statute of limitations for construction defects from 10 to 5 years for projects that use a skilled and trained workforce.
- **AB 946 (Lee)** eliminates mortgage interest deduction on second homes and transfers resulting revenues to the Home Purchase Assistance Fund.
- **AB 950 (Ward)** authorizes the Department of Transportation to sell excess land to jurisdictions for the purpose of creating affordable housing.
- **AB 978 (Quirk-Silva, Chiu, Garcia, Luz Rivas, Robert Rivas)** extends rent cap and just cause eviction protections established in the Tenant Protection Act of 2019 to mobile home residents.
- **AB 1029 (Mullin, Caballero, Becker)** adds housing preservation policies to HCD's list of local prohousing policies.

- **AB 1068 (Santiago)** requires HCD to create a model plan for the use of alternative forms of housing, including modular housing, for the purpose of cost reduction
- **AB 1090 (Quirk-Silva, Caballero, Gabriel, Rivas, Salas, Wicks, Eggman)** establishes the Legislative Task Force on the California Master Plan on Homeownership which will submit a report to the legislature in October 2022.
- **AB 1143 (Berman) and SB 649 (Cortese)** allow jurisdictions to create local preference policies for affordable housing developments to local residents at risk of displacement.
- **AB 1188 (Wicks, Kalra, Wiener)** requires cities to create and maintain a rental registry by 2021 covering all landlords who own or operate five or more units.
- **AB 1277 (Rubio)** creates an expedited judicial review process for CEQA for student housing projects.
- **AB 1372 (Muratsuchi)** requires every jurisdiction to provide access to temporary shelter to every unhoused individual.
- **AB 1377 (McCarty)** creates the California Student Housing Revolving Loan Fund to provide loans for the purpose of constructing affordable student housing.
- **AB 1401 (Friedman, Lee, Skinner, Wiener)** prohibits parking minimums for residential or commercial projects near transit or within low vehicle miles traveled areas.
- **SB 490 (Caballero, Skinner, Garcia)** establishes the Housing Acquisition and Rehabilitation Technical Assistance Program to provide technical assistance.

Appendix H: Affirmatively Furthering Fair Housing

Assessment of Fair Housing

This portion of the Housing Needs Analysis is focused on assessing the state of fair housing in the City of Bell, in keeping with AB 686. California jurisdictions are required to affirmatively further fair housing (AFFH) through meaningful actions "that, taken together, address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law by:

i. Replacing segregated living patterns with integrated and balanced living patterns
ii. Transforming racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)
iii. Fostering and maintaining compliance with civil rights and fair housing laws
iv. Note: meaningful actions include actions that will promote fair housing opportunities for low- and moderate-income tenants and tenants of affordable housing, including subsidized housing." (Government Code 8899.50 (a)(1))

This analysis analyzes five housing issue areas:

1. Fair housing enforcement and outreach capacity
2. Segregation and integration
3. Racially or ethnically concentrated areas of poverty
4. Access to opportunity
5. Disproportionate housing needs within the jurisdiction, including displacement risk

Fair Housing Enforcement and Capacity

The City of Bell refers fair housing complaints to the Fair Housing Council of Los Angeles County, which acts as an independent third-party to discrimination complaints. There are few complaints which are received by the City, and fair housing complaints were not identified through community outreach activities related to the Housing Element. HCD's AFFH viewer indicates that Bell has a low incidence of fair housing related cases, 0.11 cases per 1,000 residents from 2013-2021.

One reason for the low number of fair housing complaints in Bell is the ethnic homogeneity of the community, which provides less opportunities for housing discrimination. Another reason may be the

high level of non-English speakers and persons with low educational level who are not aware of fair housing protections. According to the 2015-2019 American Community Survey (ACS), 9,264 persons (26% of the population) are foreign born and have not been naturalized as U.S. citizens. A large proportion of these people may have no legal status in the country and may be afraid to file complaints against landlords, realtors, or other people in positions of power.

Housing Element Program #4 (Equal Housing Program) identifies the actions that the City will take to address fair housing enforcement. These specific actions are as follows: adopting an equal housing ordinance in compliance with State law, hold a biennial meeting with community organizations and service providers, establish a local preference policy, publish fair housing information on the City's website, disseminate information to residents about fair housing protections, provide dedicated staff for the referral of fair housing complaints, work with the Fair Housing Council to facilitate public education and outreach about fair housing regulations, develop a proactive code enforcement program, and work with Fair Housing Council to explore offering training to property owners and managers regarding responsible management of environmental hazards.

Since the number of fair housing complaints is small there are no discernable patterns when it comes to the impacts on protected characteristics and geographic trends. The entirety of Bell is predominantly occupied by lower-income Latino families.

There have been no recent findings, lawsuits, enforcement actions, settlements, or judgements related to fair housing or civil rights in the City of Bell. This Housing Element is compliant with existing State fair housing laws and regulations.

Within the Southeast Los Angeles region, the frequency of fair housing complaints is similar to the frequency in Bell.

Segregation and Integration

According to HCD's AFFH Guidance segregation "means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic status." Integration means a condition in which there is not a concentration of any type of persons.

While not monolithic, the population of Bell has a high degree of racial uniformity. According to the 2015-2019 ACS, the population is 91.9% Latino. According to HCD's AFFH Data Viewer, all Census tracts within the City feature a strong Latino majority.

The majority of Census tracts within the Southeast Los Angeles region also feature a strong Latino majority. Directly surrounding the City of Bell, the predominance of the Latino majority is strongest. Moving South and East of Bell the predominance of the Latino majority lessens; however, it remains significant.

The reasons for this pattern are many, and stem from historical and regional factors. Bell and the other Southeast Los Angeles County cities were largely developed in the interwar years as a community for White, working-class families whose heads of household largely held blue-collar jobs in manufacturing and trade. However, Bell was disfavored for investment compared to other, wealthier communities with less exposure to industrial contaminants. Figure A-43 shows that while Bell was not redlined, the majority of the City was classified as Class C – "Definitely Declining" by the Home Owners Loan Corporation (HOLC) in the 1930's.

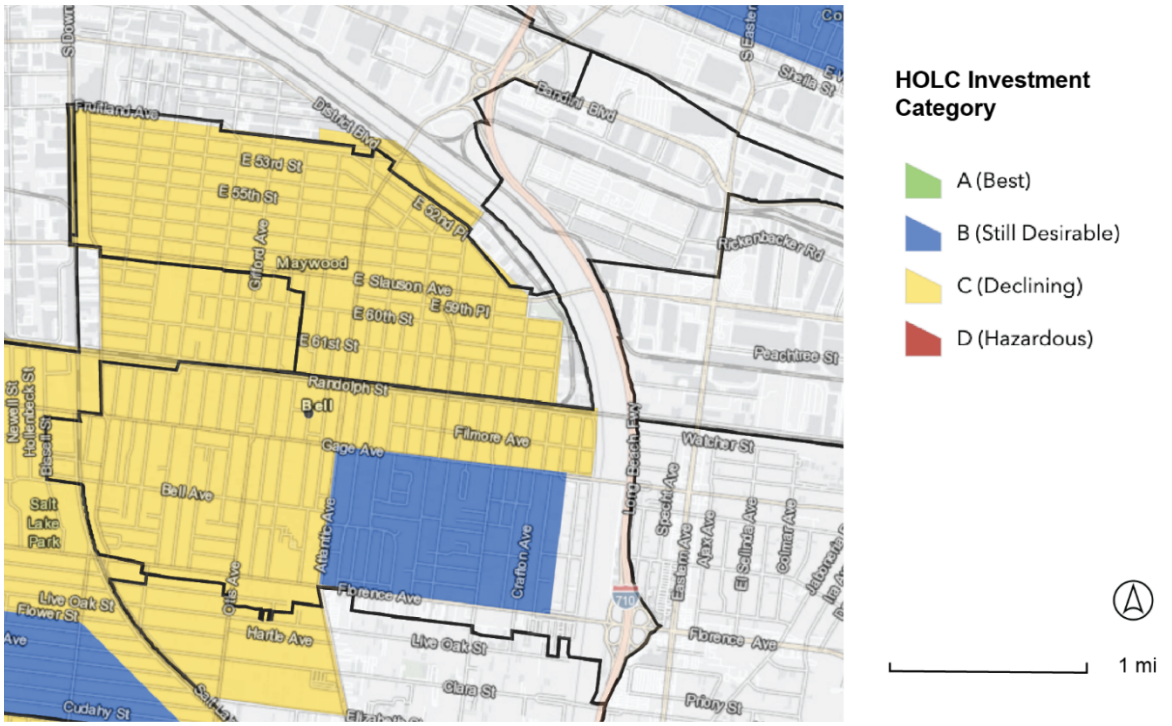


Figure H-1.
Redlining in Bell.

In the decades following World War II, the White population, particularly those of means, began to decamp the Southeast Los Angeles area for Orange County and other more suburban jurisdictions. During the 1970s, a large, sustained wave of immigration from Latin America began and filled in the neighborhoods in central Los Angeles County that had been abandoned by the White population. More affluent cities and neighborhoods of the metropolitan area enacted stringent zoning regulations to stop population growth and severely curtail the opportunities for residents of Bell and similar cities to move into attainable housing in those jurisdictions. Thus, the population of Bell has remained highly segregated to the present day.

There are few differences in the ethnic or economic makeup between neighborhoods within Bell. Bell is significantly poorer than the Los Angeles region as a whole, with a median household income of $44,327 compared to the County at $68,044. Due to the mixed single-family/multi-family character of the City's neighborhoods, however, each neighborhood does include people of different income levels from extremely low to moderate. The one exception is the Cheli neighborhood. It is important to note that the Cheli area is a decommissioned United States Air Force (USAF) air base. The Base Closure Community Redevelopment and Homeless Assistance Act of 1994 established a procedure for unhoused service providers to receive base property at no cost; land at the former Cheli Air Base was deeded to the Salvation Army with the stipulation that all activities on the site relate to treating unhoused individuals. Therefore, future housing development in the Cheli area must be restricted to transitional and permanent supportive housing for the formerly unhoused. The Housing Element does recommend that populations in this area focus on working-age adults, as those populations would be less impacted by negative environmental factors than children or seniors. Due to these restrictions, the Cheli area contains mostly extremely low-income households in shelters, transitional housing, and permanent housing.

According to 2015-2019 ACS 50-Year data, in the Southeast Los Angeles region the median household income ranges from under $30,000 to $125,000. Closest to Bell the median household incomes are lower, ranging from under $30,000 to $87,100. As one moves further Southeast towards Downey the median household income increases, ranging from under $55,000 to $125,000.

According to 2015-2019 ACS 5-Year data the rates of poverty within Bell Census tracts range from 10% to 40% of the population. The two tracts with the highest rates of poverty are located in the Southwest corner of the City and along the Eastern border of the City. Within the Southeast Los Angeles region, the cities of Huntington Park and Bell Gardens have similar rates of poverty. However, in the cities of Downey, South Gate, and Lynwood the poverty rates are lower, ranging from under 10% to 30%.

According to 2014-2018 ACS 5-Year data from HCD's AFFH Data Viewer, all but one Census tract within the City of Bell contains less than 10% of residents who are disabled. The Census tract which contains the Cheli area is the only tract which has over 10%, 14.4% specifically, of residents who are disabled. The Bell Salvation Army Shelter, which houses unhoused individuals, is the only residential use within the Cheli area.

Based on 2014-2018 ACS 5-Year data, the City of Bell's population is approximately 8% disabled. Within the Southeast Los Angeles region, the percent of each city's population with a disability remained low, ranging from 0% to 20%. Census tracts with higher percentages of disabled residents only existed to the North, in and around Downtown Los Angeles.

Based on HUD's Low to Moderate Income Population Census Tract Data from the AFFH Data Viewer, Census tracts in the City of Bell feature a population that is 50 to 100% low- and moderate-income. Based on the same data, within the Southeast Los Angeles region many cities feature similarly high concentrations of low- and moderate-income households. However, towards the City of Downey the percent of low income population does decline.

Racially and Ethnically Concentrated Areas of Poverty

Racially and ethnically concentrated areas of poverty, also known as R/ECAPs, must meet the following definitions: 1) The area must have a non-White population of 50% or more and 2) The area must have 40% or more of the population living below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less.

Based on HUD's R/ECAP data from HCD's AFFH Data Viewer, one Census tract (Tract 5336.01) within Bell does qualify as a racially and

ethnically concentrated area of poverty. This Census tract is located in the Northwest corner of the City. The tract is racially and ethnically concentrated with a 95.5% Latino majority. Approximately 22.8% of the Census tract's population lives below the federal poverty line. The median household income within the Census tract ranges from $40,313 to $64,375.

In the greater Southeast Los Angeles region a few tracts are identified as R/ECAPs, such as one tract in North Lynwood and two tracts in Southeast Huntington Park. Outside of the Southeast Los Angeles region, there are many tracts north of Bell and west of Bell that qualify as R/ECAPs. While Bell and the Southeast Los Angeles region are racially and ethnically concentrated, clearly Census tracts within this region mainly do not feature concentrated poverty.

Based on the 2021 TCAC/HCD Opportunity Area Maps, one City of Bell Census tract (Tract 5338.06) located near the I-710 freeway qualifies as a TCAC area of high segregation and poverty. According to this measurement, the threshold for poverty is 30% of the population living below the poverty line and the location quotient is essentially a measure of the concentration of race in a small area compared to a county level. This eligible tract has a Latino population with a strong majority, at 96%. The poverty rate for the tract is 30.5%. Median household income within the tract ranges from $39,199 to $57,000.

Within Southeast Los Angeles many Census tracts qualify as TCAC Areas of High Segregation and Poverty. These tracts within Southeast Los Angeles fall within the cities of Huntington Park, Cudahy, Maywood, and Bell Gardens. Outside of the Southeast Los Angeles region, many Census tracts to the North and West of Bell qualify as TCAC Areas of High Segregation and Poverty.

Racially concentrated areas of affluence are defined as Census tracts where: 1) 80% or more of the population is White and 2) the median household income is $125,000 or greater. No census tract in the Southeast Los Angeles region features a dominant White population and no census tract in the region features a median household income equal to or greater than $125,000.

Access to Opportunity

Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities including recreation, and food and healthy environment.

There are 16 schools within the City of Bell. This includes preschools, elementary schools, middle schools, and high schools. The majority of the schools within Bell are public, with two being private. The public schools within the City of Bell are Los Angeles Unified School District (LAUSD) schools. According to Great Schools, the schools located within Bell's borders have an average rating of 4/10, which is below average. The lowest rated schools are located throughout the City with no discernable pattern. In comparison to other schools within the region, the majority of which are also LAUSD schools, the schools in Bell are rated a bit lower than other schools in Southeast Los Angeles. Access to more proficient schools does not appear to relate to protected characteristics within the City.

Outside of the Southeast Los Angeles region, to the west of Bell there are more areas of segregation and racially and ethnically concentrated areas of poverty that correspond to lower quality LAUSD schools, the majority of which are rated either 2/10 or 3/10.

Many of the jobs available in Southeast Los Angeles are blue-collar jobs, as shown in Figure A-6. The blue collar jobs offered in the region are a great match for the skill set of the region's population as well as the population of Bell. Since Bell is located in an area with high traffic congestion and job centers are not immediate to the Bell community, SCAG forecasts show that the share of regional jobs within a 30-minute commute (18%) is less than the regional average (27%). Few high-income jobs are located in the Southeast Los Angeles region; the closest major professional job center is Downtown Los Angeles.

Most protected groups do not live anywhere specific within the City of Bell, as almost all residents fall under a protected class and live throughout the City. Due to this, most of the City's protected groups experience the same difficulties in access to jobs within the region. One protected group that is differentiated is the unhoused population that

resides on Bell Salvation Army's campus in the Cheli area of the City. The Cheli area is not highly resourced, however the Salvation Army does provide services for unhoused residents in order to connect them to jobs in Bell as well as outside of Bell. While the Cheli area's existing connectivity is low, the Salvation Army bridges this gap by going above and beyond to connect their residents to jobs. The City is also seeking to address this issue through the Cheli Specific Plan (Program 22).

While jobs in Bell are easy for Bell residents to access, jobs within the larger region are not as easy to access, especially by residents who do not have access to a car. Bell does have public transit in the form of buses. In 2018, 73 percent of Bell residents drove alone to work, 11 percent used carpools, 8 percent took public transit, and 8 percent walked or used other means to commute to work. Between 2000 and 2018, there was a 14.1 percent increase in the number of Bell residents who drove to work. Fifty-five percent of commuters spent more than 30 minutes traveling to work.

Bell is well serviced by bus lines, which run along various thoroughfares throughout the city. The bulk of Bell residents are within ½ mile of public transit. Transit service exhibits a moderate frequency. For example, Metro route 260 provides north-south service along Atlantic Avenue at roughly 15-20 minute frequency. Metro provides east-west service on Florence Avenue with Route 111 with 20-30 minute frequencies. Gage Avenue is served by Metro route 110, which provides east-west service every 20-30 minutes. The greatest transit accessibility is therefore located near the intersections of Atlantic and Florence Avenues and Atlantic and Gage Avenues, where the Atlantic Avenue Specific Plan will be focused. The Cheli area is served by Metro route 108 which provides north-south service on Eastern Avenue and Slauson every 20 minutes. Meanwhile, Bell is considered "Very Walkable", scoring 77 of 100 by WalkScore.com. It is also considered "Bikeable", scoring 61 of 100.

The future Metro West Santa Ana Branch Line will improve Bell residents' access to regional transit with a station at Florence and Salt Lake Avenues. Residents in the western portion of the City will have access to north-south fixed rail service that will provide access to Artesia to the south and Downtown Los Angeles to the north, with connectivity to east-west rail service like the C Line in Paramount to the south and the L, B, D, and A Lines near Downtown Los Angeles.

Most protected groups who reside in the City have sufficient access to transportation options. One exception is disabled residents. While some disabled residents in Bell are employed, many disabled residents are not employed. In some cases, these disabled residents are unable to work, but in others these residents may experience difficulty in accessing jobs. Generally, disabled residents have disproportionate transportation needs within the City of Bell; however, the majority of disabled residents live with their families who are able to assist them in their transportation needs. Walking in Bell can be challenging and generally not an enjoyable means of transportation due to traffic congestion. The Atlantic Avenue Specific Plan will address the accessibility of walking along the Atlantic Avenue corridor within the City.

A full explanation of the needs of disabled residents in Bell is included in Appendix A of this Housing Element. However, a short summary is provided here. The most prevalent disabilities in Bell are ambulatory, cognitive, and independent living respectively. These top disabilities are similar to those found in other cities throughout the Southeast Los Angeles region. Ambulatory disabilities are of particular concern in regard to access to opportunity, specifically to transportation, as previously noted.

Disability by age groups is as follows: 404 disabled residents 18 years old and under, 1,399 disabled residents aged 19-64, and 954 disabled residents aged 65 and up. This reveals that a large portion of disabled residents exist within each age group in Bell, meaning that the needs of disabled residents must be addressed for young people, adults, and seniors. There is no spatial concentration of disabled residents in any particular Census tract in Bell.

Approximately 5.4% of Bell's housing stock was built after 1990, which is the year when many regulations went into place mandating the building and inclusion of accessible housing units. Therefore, there are a limited number of accessible units in Bell for disabled residents.

Appendix A includes an assessment of supportive housing stock and other housing stock, including group homes for people with intellectual disabilities, developmental disabilities, and mental health disabilities. Additionally, Appendix A does include an assessment of accessibility of homelessness programs and the coordinated entry system. In each of these cases, the City of Bell does have resources available. However, these resources could be improved and access to these resources could

be improved. Within the City there is a need for facilities to serve disabled residents, accessible permanent supportive housing, accessible housing, disabled access to transportation, and accessible ADUs. Program 9 (Accessory Dwelling Unit Program) of this Housing Element will monitor the development of accessible ADUs in the City.

The City of Bell is located in a region of significant environmental issues. These issues cause difficulties in accessing environmentally healthy neighborhoods for all, not only protected classes.

According to the CalEnviroScreen 3.0 map, the City of Bell experiences a pollution burden in the 80-100th percentile, which means the area has an overall pollution burden higher than up 80 percent of other communities within California. This high pollution burden percentile is similar to burdens throughout the Southeast Los Angeles region. The pollution burden lessens the further south one moves from Bell; however, the burdens still remain high.

The Cheli area has a pollution burden in the 100th percentile, which is the highest in the City, followed closed by the Census tract on the Eastern border of the City, which ranks in the 99th percentile. Given that these two tracts are home to a shelter for unhoused people and a High Segregation and Poverty tract, respectively, it does demonstrate that there are disparities in access to health. Actions are proposed in this Housing Element which address environmental health in these areas. In addition, the rest of the City of Bell ranges from percentiles in the high 80s to percentiles in the 90s, indicating that there are no environmentally ideal locations for housing in the City.

The City of Bell's Environmental Justice Element is being updated along with this Housing Element Update, so the consistency of these two elements has been evaluated and confirmed. In addition, Housing Element Program 27: Environmental Enhancements ensures that Bell will continue work with stakeholders to advance environmental programs that can help reduce exposure of residents to health-related factors. Program 27 will ensure the City is continually improving the City's access to environmentally healthy neighborhoods.

Overall, the City of Bell's Census tracts in the Northwest corner of the City, Southwest corner of the City, east along the 710 freeway, and the eastern Cheli tract all experience higher poverty and vulnerability in addition to worse environmental conditions. The tracts along the western border of the City are close to Vernon and other industrial

corridors. The eastern tracts along the 710 as well as the Cheli tract are also exposed to significant amounts of industrial uses along with heavy truck traffic.

The western side of the City will have improved access to transportation when the West Santa Ana Branch Transit Corridor (WSAB) opens at the intersection of Salt Lake Avenue and Florence Avenue. The equitable TOD Plans (for the Florence/Salt Lake Station Area by the neighboring City of Huntington Park) promotes equitable development around the WSAB stations in an effort to prevent transit and investment driven displacement. The eastern side of the City will experience environmental improvements over the 6th cycle, through Program 27 (Environmental Enhancements). The Pritchard Field development is also planned for the eastern side of the City, near the I-710. This development will bring higher income residents and housing into the eastside of the City in addition to providing commercial and open space to this area of the City.

This Housing Element's Site Inventory focuses growth in the best and more accessible area in regard to opportunity within the City, which is the center of the City. Additionally, the City is pursuing the Atlantic Avenue Specific Plan (Program 23), located within the center of the City. The Atlantic Avenue corridor is the one remaining commercial corridor in the City where residential uses are mainly not permitted. The City will develop an Atlantic Avenue Specific Plan which will define appropriate areas, standards, and densities for new housing along the corridor which will be permitted by-right, at the same time balancing against the need for the City to preserve important commercial uses. The Atlantic Avenue Corridor is highly resourced and remains the best place to develop housing within the City of Bell. The majority of this Housing Element's sites are located within this center portion fo the City.

Disproportionate Housing Needs and Displacement Risk

Disproportionate housing needs refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing the category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.

Cost burden refers to the number of households for which housing cost burden is greater than 30% of their income. Severe cost burden refers to the number of households for which housing cost burden is greater than 50% of their income. According to overpayment data from the 2015-2019 ACS 5-Year Survey, as included in HCD's AFFH Data Viewer, the majority of homeowners in the City of Bell are cost burdened. According to SCAG Pre-Certified Data, homeowners in Bell are significantly less cost burdened than renters, as 45.6% of homeowners in Bell are cost burdened. Census tracts with the highest percentage of cost burdened homeowner households were in the northwest corner of the city, the southwest corner of the City, and along Wilcox Avenue in the middle of the City.

Within the Southeast Los Angeles region, the majority of Census tracts feature high percentages of cost burned homeowner households, just like in Bell. The percentage of cost burdened homeowner households decreases further South into Downey.

The HCD AFFH Data Viewer also finds that all Bell Census tracts feature a high percentage of renter households that are cost burdened. Based on SCAG Pre-Certified Data, 60% of renters in Bell spend more than 30% of their income on housing and 29.8% of renters spend more than 50% of their income on housing. The tracts with the largest percentages of cost burdened renter households are located along Wilcox Avenue in the middle of the City and along the eastern edge of the City close to the 710 freeway.

Within the Southeast Los Angeles region, the majority of Census tracts feature high percentages of cost burned renter households, just like in Bell. The percentage of cost burdened renter households decreases further South into Downey.

Overcrowding is defined as households having more than 1.01 to 1.5 persons per room. Severe overcrowding is defined as households having more than 1.51 persons per room. Overcrowding is an issue in the City of Bell, according to CHHS data from HCD's AFFH Data Viewer. All but one Census tract in Bell features over 20% of households that are overcrowded. Five of Bell's eight Census tracts feature severely overcrowded households. Most significantly, the Census tracts in the northwest corner of the City and the two tracts to the far east of the City, along the 710, feature the highest percentages of severely overcrowded households, between 5 and 20%.

Overcrowding is also an issue within the larger Southeast Los Angeles region. Outside of Bell within the Southeast Los Angeles region, the majority of Census tracts feature over 20% of households that are overcrowded. Severe overcrowding ranges from less than 5% to over 65% in different tracts. The percentage of overcrowding decreases as one moves further Southeast within the region, towards Downey and Santa Fe Springs.

Substandard housing problems include: 1) Lacking a complete kitchen, 2) lacking complete plumbing, 3) severe overcrowding, and 4) severe cost-burden. According to ACS and CHAS data included in HCD's AFFH Data Viewer, the majority of cities within the Southeast Los Angeles region feature 40 to 60% of households that have any of the four severe housing problems. Forty-four percent of households in the City of Bell feature any of the four severe housing problems. Severe housing problems are also less prominent to the southeast, below Lynwood, in the cities of Downey, Paramount, and Bellflower. In these cities, the percentage of households facing severe housing problems are 29.9%, 38.9%, and 35% respectively.

Homelessness is an issue in Southeast Los Angeles; however, it is less acute than in communities to the North and East of Southeast Los Angeles. The City of Bell has an unhoused population of 493 people, 24 of which are unsheltered. The City of Bell has one of the largest homeless shelters in the region, the Bell Salvation Army Shelter which houses a large portion of unhoused people from through the South Los Angeles region. Most of the 469 sheltered unhoused residents live on the Bell Salvation Army campus where shelter and transitional services are provided.

Within the greater Southeast Los Angeles region, the City of Bell has the largest unhoused population, due to the presence of the Bell Salvation Army campus. Within Service Planning Area (SPA) 7, the total unhoused count in 2020 was 4,586.

UC Berkeley's Urban Displacement Project classifies Census tracts in terms of their "displacement typology." According to data from U.C. Berkeley's Urban Displacement Project, Bell ranks in the middle of its severity classification. Bell's neighborhoods are classified as "low-income/susceptible to displacement," "ongoing displacement," and "early/ongoing gentrification". The key factors driving this classification are that home prices and rents are lower than the average for the County

and region, but rising faster in many cases. New development is not a significant contributor to gentrification in Bell as development has been mostly small in nature, except for affordable housing.

In this context, displacement is defined as any involuntary household move caused by landlord action or market changes. East Yard Communities for Environmental Justice (EYCEJ) and Communities for a Better Environment (CBE) both addressed displacement in their Housing Element Review letters. EYCEJ in particular identified instances of residents experiencing displacement pressure in Bell. One such incident involved landlord harassment of a tenant which was made easier due to the unpermitted status of the occupied unit. A second instance of displacement pressure in the City was a landlord harassment of tenants due to their immigration status. While it is unknown whether the tenants in these two instances were displaced, it is clear these tenants experienced severe displacement pressure at the very least.

Program 1 (Bell Code Enforcement Program) in this Housing Element prioritizes working in partnership with property owners and tenants, in order to avoid displacement. In the case of unpermitted units, the City will work with property owners and tenants to identify repairs on unsafe and unsightly units, prioritizing repairs that can be done without displacing tenants. In the event that tenants must be removed and a unit declared uninhabitable, the City will refer said tenants to Stay Housed LA which will connect them to a caseworker who will connect them to affordable housing or transitional housing.

Program 24 (Tenants' Rights Program) in this Housing Element prioritizes its services to renters to ensure that access to legal counsel and eviction protection services (through Stay Housed LA) help mitigate the threat of eviction. By connecting tenants to legal services tenants in Bell will be better equipped to defend themselves against landlord harassment and unfair evictions.

Displacement in Bell is driven by rising regional housing prices. Prices for housing are rising throughout the Los Angeles region and the City of Bell is no exception. While Bell might not be experiencing disinvestment-driven displacement, investment-driven displacement, or disaster-driven displacement, the City is still experiencing significant levels of displacement pressure due to high housing costs.

The greater Southeast Los Angeles region does feature displacement risk, ranging from early/ongoing gentrification, low-income/susceptible to displacement, ongoing displacement, advanced gentrification, and at risk or becoming exclusive. Those cities actively experiencing some level of gentrification are located closest to Bell within the region and they include cities such as South Gate, Maywood, and Huntington Park. Communities such as Lynwood, Bellflower, Downey, and Paramount, on the other hand have a lower gentrification risk, as these communities are more stable moderate/mixed income and at risk of becoming exclusive. However, gentrification is much less pronounced in these communities than in other parts of the Los Angeles region such as Mid-City, South Los Angeles (Crenshaw area), or Boyle Heights.

The Urban Displacement Project classifies Bell's renter vulnerability as very high at 7-9 on a 10-point scale due to the population's high rent burden, overcrowding, and concentration of employment in low-wage sectors. According to this Housing Needs Assessment, rents have been rising over 4% per year since 2017 in the City of Bell.

The Urban Displacement Project classifies the Southeast Los Angeles region's renter vulnerability as 3-10 on a 10-point scale. However, most Census tracts within the region rank from 7-10, due to the population's high rent burden, overcrowding, and concentration of employment in low-wage sectors.

During community outreach, representatives of community groups expressed some concern that the forthcoming completion of the Metro West Santa Ana Branch line could exacerbate displacement pressures as the Metro line increases access to job centers in Downtown Los Angeles. Anti-displacement measures in the southwestern portion of the City closest to the Metro stop were suggested, along with development of new affordable housing on Florence Avenue.

However, it should be noted that with current shifts in office working patterns, and the current funding plan of the line, which anticipates completion only to Slauson Station (requiring a transfer to the Metro A Line). It is unclear how much of a driver of displacement risk the light rail will be. Gentrification has not yet been seen along the Metro A Line to the extent observed in other portions of Los Angeles.

CBE's Housing Element Review letter included the following four anti-displacement measure recommendations:

1. Facilitating construction of affordable housing units through the Metro Joint Development Portfolio;
2. Working with Metro to identify areas that are particularly vulnerable to transit-induced gentrification;
3. Working with Metro to deploy the Metro Affordable Transit Connected Housing (MATCH) Program;
4. Supporting and retaining City-owned housing and lots for use as affordable housing near the proposed Florence Ave./Salt Lake Station.

Furthermore, while the City is sympathetic to these recommendations, publicly owned land resources in this area of the City of Bell are very limited, giving the City and Metro limited discretion in building affordable developments.

Site Inventory

Overall, the City of Bell's Census tracts along the West and East of the City all experience higher poverty and vulnerability in addition to worse environmental conditions. This Housing Element's Site Inventory includes 7 sites, four of which are located in the highly resourced center of the City, along Atlantic Avenue and Gage Avenue. Three of these four sites in the center of Bell are fully or partially publicly owned land, meaning they are subject to the Surplus Land Act. Therefore, these sites must be offered to affordable housing developers first, prior to any offers of the land to market rate developers. Because of the Surplus Land Act, it stands to reason that additional affordable housing may be developed in central Bell, the most highly resourced area in the City. Furthermore, the City intends to pursue development of low- and very-low income housing in Central City, as evidenced by the programs which seek to leverage public land, which is concentrated in this area, for affordable and mixed-income housing (e.g., Program 16, 25).

The remaining three sites outside of central Bell are located in the Cheli area and along the eastern border of the City, along the I-710. The two sites in Cheli are targeted for very low-income and low-income formerly unhoused residents on the Bell Salvation Army campus. The campus is well suited to support formerly unhoused residents, due to the supportive services offered on the campus. Bell Salvation Army provides employment and job training services to residents of their permanent supportive housing and emergency shelter.

As noted in the Housing Needs Appendix, it is important to note that the Cheli area is a decommissioned United States Air Force (USAF) air base. The Base Closure Community Redevelopment and Homeless

Assistance Act of 1994 established a procedure for unhoused service providers to receive base property at no cost; land at the former Cheli Air Base was deeded to the Salvation Army with the stipulation that all activities on the site relate to treating unhoused individuals. Therefore, future housing development in the Cheli area must be restricted to transitional and permanent supportive housing for the formerly unhoused. The Housing Element does recommend that populations in this area focus on working-age adults, as those populations would be less impacted by negative environmental factors than children or seniors.

The Prichard Field site (Site #1) is located on the eastern side of the City, along the I-710. This site will accommodate higher income units and residents, which is not common for this area of the City. Along with higher income units, the project on this site would bring new amenities into this area, including open space and commercial storefronts.

Low income residents are located throughout the City of Bell in large numbers; however, the largest concentration of low income residents exists within the Cheli Census tract. This makes sense as the Cheli area houses the Bell Salvation Army campus, upon which hundreds of low income, formerly unhoused residents reside. Additionally, the Cheli area houses a highest proportion of disabled residents, which makes sense as many unhoused residents are also disabled and live on the Bell Salvation Army campus. The tracts with the highest rates of poverty exist on the borders of the City, in the Southwest corner and east, along the I-710.

One racially and ethnically concentrated area of poverty is located in the Northwest corner of the City. Additionally, the one TCAC high segregation and poverty tract is located on the eastern border of the City, along the I-710.

Transit access is of the highest quality in the center of the City, along Atlantic and Gage Avenues. While transit access along the western and eastern edges of the City is lower quality, this will change after the West Santa Ana Branch Transit Corridor is completed. This new Metro station at Salt Lake and Florence Avenues will provide access for Bell residents to Downtown Los Angeles and the entirety of the Metro Rail network. The entirety of Bell is in environmentally poor condition, however, the Cheli tract and easternmost tract are the most severely impacted.

Cost burdening for homeowners in Bell occurs most frequently within Census tracts in the Northwest and Southwest corners of the City. Renter cost burdening occurs most frequently in the center of the City

as well as in the easternmost tract. Overcrowding in Bell occurs most frequently in the Northwest corner of the City and in the easternmost tract.

Contributing Factors and Meaningful Actions

Figure H-2 describes the key fair housing issues and contributing factors identified in this Affirmatively Furthering Fair Housing analysis, and relates the City's meaningful actions and commitments described in the Goals and Policies, Sites Inventory (Appendix C) and Housing Programs Detail (Appendix E) of this Housing Element.

Contributing Factors and Meaningful Actions			
Identified Fair Housing Issue	**Key Contributing Factors**	**Priority**	**Meaningful Action**
High cost burdens, overcrowding and displacement vulnerability for renters	Supply constraints and general lack of affordable housing in the Southern California region Lack of affordable housing in Bell	High	The Housing Element prioritizes housing affordability to an extent never before seen in the City of Bell. Housing Element Goal #2 reads "Diverse housing solutions that provide affordable options for all income groups while avoiding displacement of low-income households." The Housing Element includes numerous programs to protect existing renters in the community, such as: • Program 15 (Preservation of At-Risk Housing) • Program 19 (First-Time Homebuyers Initiative) • Program 21 (Support for Unsubsidized Housing) • Program 24 (Tenants' Rights Program) The Element also includes numerous programs to stimulate the creation of new affordable housing and increase Bell residents' access to that housing: • Program 9 (Accessory Dwelling Unit Program) • Program 10 (Density Bonus Program) • Program 13 (Single Room Occupancy Housing Program) • Program 16 (Extremely-Low Income, Very Low-Income and Low-Income Program) • Program 18 (Housing Development on Public Land) • Program 20 (Local Preference Program) • Program 22 (Cheli Specific Plan) • Program 23 (Atlantic Avenue Specific Plan) • Program 25 (BCHA Strategic Plan)

Contributing Factors and Meaningful Actions			
Identified Fair Housing Issue	**Key Contributing Factors**	**Priority**	**Meaningful Action**
Low level of fair housing complaints among all communities in the Southeast Los Angeles region	Lack of knowledge of fair housing laws Limited local government capacity Linguistic isolation Fear among undocumented residents	Medium	Program 4 (Equal Housing Program) commits the City to adopting an equal housing ordinance, strengthening partnerships with community organizations and service providers through a biennial meeting and providing dedicated staff for the referral of fair housing complaints. Program 24 (Tenants' Rights Program) commits the City to prioritizing services to renters to ensure that access to legal counsel and eviction protection services help mitigate the threat of eviction. The City will actively inform and connect tenants to Stay Housed L.A.
High degree of racial uniformity among all communities in the Southeast Los Angeles region	Historic discrimination Restrictive zoning and lack of affordable housing in more affluent communities	Low	
Displacement may result from code enforcement actions or poor quality housing.	Substandard housing which does not meet building code requirements Code enforcement actions	Medium	Program 1 (Code Enforcement Program) commits the City to continue proactive enforcement of the Municipal Code related to use, development and habitability. It also describes actions to minimize displacement resulting from such actions.
The Cheli area is the location of current Salvation Army shelters, supportive services and potential supportive housing expansions, yet has very high pollution burdens and lacks access to opportunity.	Industrial contamination Freeways	Medium	Program 22 (Cheli Specific Plan) commits the City to developing a Specific Plan and Program Environmental Impact Report which will establish zoning regulations, mitigation measures, and transportation strategies to address the lack of access.
The western portion of the community contains a Racially/Ethnically Concentrated Area of Poverty, and some community members anticipate increased displacement risk due to new Metro station.	Proximity to industrial uses Increase in transit access	Medium	Program 27 (Environmental Quality Improvements) commits the City to developing a clean trucks strategy and pursue grant funding to replace diesel-fueled trucks with clean trucks. The City is currently collaborating with Eco-Rapid Transit, Smart Growth America and the City of Huntington Park to develop an equitable transit-oriented development plan for Florence/Salt Lake station.

Contributing Factors and Meaningful Actions			
Identified Fair Housing Issue	**Key Contributing Factors**	**Priority**	**Meaningful Action**
The eastern portion of the community, near I-710, is considered a TCAC area of high segregation and poverty.	Proximity to I-710 and Los Angeles River	Medium	The development of Housing Element Site #1 (Pritchard Field) will result in a new community park and approximately 152 units of new housing, either market-rate or affordable. Both types of housing would stimulate investment and address issues of income segregation and/or housing unaffordability. Program 27 (Environmental Quality Improvements) commits the City to requiring HVAC equipment use higher efficiency air filters for residences near the I-710 freeway. It also suggests reviewing the City's truck route network to determine whether some streets could be removed. The City of Bell participated in the development of the Lower LA River Revitalization Master Plan which envisions a habitat corridor which can buffer the neighborhood from the I-710 freeway.
Lack of access to job opportunities for residents who do not possess a vehicle, including disabled residents, and lack of access to jobs in the larger region for those employed in non-industrial sectors	Lack of professional and service job centers in Southeast Los Angeles region High traffic congestion Modest transit connectivity	Medium	The City of Bell is working with Eco-Rapid Transit and Metro to accelerate the construction of the West Santa Ana Branch line, which will provide light rail service to the southwest corner of the City. Program 23 (Atlantic Avenue Specific Plan) commits the City to modifying zoning standards to encourage mixed-use development in the center of the City, where transit connectivity and walkability are greatest.

Figure H-2

RESOLUTION NO.2022-01-PC

A RESOLUTION OF THE PLANNING COMMISSION OFTHE CITY OF BELL RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2021-2029 HOUSING ELEMENT AND ADOPTION OF AN ADDENDUM TO THE CITY'S 2030 GENERALPLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (EIR).

WHEREAS, State Law requires that local agencies adopt General plans containing mandatory elements; and,

WHEREAS, the General Plan is the City's basic planning document; and,

WHEREAS, the City of Bell adopted a comprehensive update to the 2030 General Plan Update, Bicycle Master Plan, and EIR in May 2018; and,

WHEREAS, State law also provides for periodic review, updates, and amendments of its various Plans; and,

WHEREAS, the State of California Government Code Section 65588 requires the review and adoption of a 6th Cycle Housing Element that maybe updated according to the Southern California Association of Governments Regional Housing Needs Assessment ("RHNA") planning cycle; and,

WHEREAS, the City began preparation of a comprehensive update to the General Plan in 2021 that consisted of conducting numerous community outreach meetings and public meetings with the Planning Commission, and the City Council; and,

WHEREAS, the State of California Government Code Section 65583 (c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort, the City launched a multi-lingual online housing needs survey, conducted virtual stakeholder meetings on April 20, 2021 and April 24, 2021,held (2) in-person community workshops on May 4, 2021 and May 8th 2021, and held (2) in-person pop-up events on April 26, 2021 and April 27, 2021.Issues raised during these public participation events were addressed in the 2021-2029 Housing Element and Health; and,

WHEREAS, the draft Housing Element was advertised for a 30-day public review period from July 20, 2021 to August 20, 2021; and,

WHEREAS, the City of Bell acting as a lead agency has completed an environmental analysis and determined that there are no new significant environmental impacts or previously identified significant impacts made more severe by project modifications, new circumstances, or new information associated with the project. Therefore, the City has determined that an Addendum to the City of General Plan Update Final Environmental Impact Report (EIR) is the appropriate CEQA document to address project modifications in accordance with CEQA Guidelines Section 15164. CEQA Guidelines Section 15164 (c) provides that an addendum need not be circulated for public review; and

WHEREAS, copies of the 2021-2029 Housing Element, and an Addendum to the 2030 General Plan, Bicycle Master Plan and EIR were made available for public inspection on the City of Bell Website and at the City of Bell City Hall, 6330 Pine Avenue, Bell, CA, 90201; and

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. That the Planning Commission adopt Resolution No.2022-01PC recommending the City Council to adopt the City of Bell 2021-2029 Housing Element Update and approve the Addendum to the Bell General Plan Update Final EIR.

SECTION 3. That the Secretary of the Planning Commission of the City of Bell, California, shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED THIS 18TH DAY OF JANUARY 2022.

_____
Luis Mesa, Chair

ATTEST:

_____
Christy M. Lopez, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a Special Meeting of the Planning Commission of the City of Bell held on January 18, 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Angela Bustamante,
Planning Commission Secretary