

City of Bradbury California

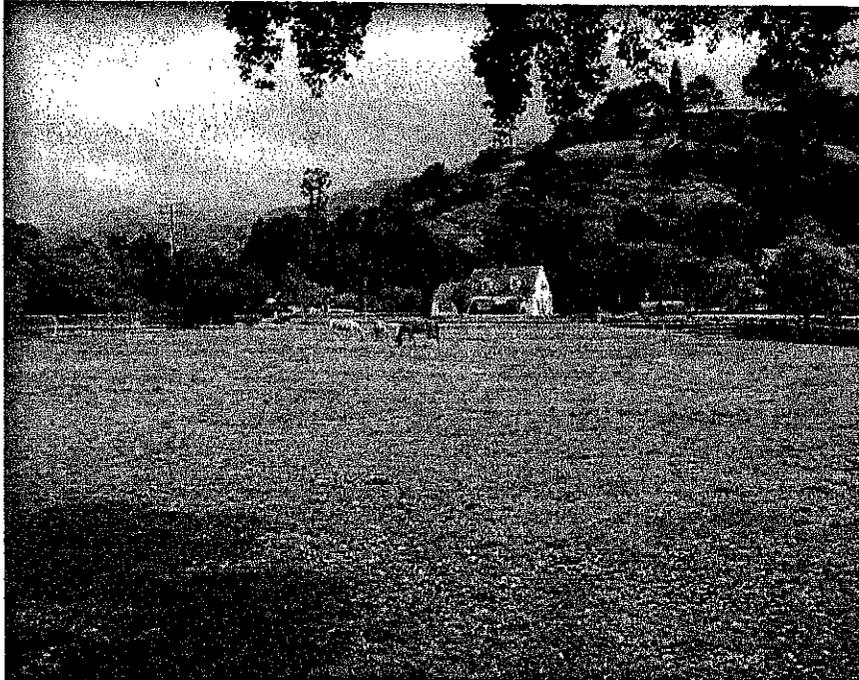


Housing Element 2008

Prepared for:

**The City of Bradbury
600 Winston Avenue
Bradbury, CA 91008**

City of Bradbury California



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TABLE OF CONTENTS

- 1. **INTRODUCTION**
 - A. Purpose1
 - B. Citizen Participation.....1
 - C. Consistency with State Law.....1
 - D. General Plan Consistency.....2
 - E. Housing Element Organization.....2

- 2. **DEMOGRAPHIC CHARACTERISTICS**
 - A. Age Composition.....3
 - B. Race and Ethnicity.....4
 - C. Household Income.....5
 - D. Employment Trends.....6
 - E. Existing Housing Stock.....7
 - F. Affordable Housing.....9

- 3. **HOUSING NEEDS ASSESSMENT**
 - A. Regional Housing Needs Assessment11
 - B. Overview of the SCAG Fair Share Allocation Process.....12
 - C. SCAG’s Regional Growth Forecast.....12
 - D. Approach to Estimating “Existing Housing Need”12
 - E. Estimate of Future Housing Need.....13
 - F. The 2008-2014 Bradbury Fair Share Estimate.....13
 - G. Special Housing Needs.....13
 - H. Energy Conservation.....15
 - I. Units at Risk.....16

- 4. **HOUSING CONSTRAINTS AND RESOURCES**
 - A. Land Use Controls.....17
 - B. Building Codes and Enforcement.....18
 - C. Site Improvements.....18
 - D. Fees and Other Extractions.....18
 - E. Processing and Permit Procedures.....19
 - F. Availability of Financing.....19
 - G. Price of Land and Cost of Construction.....19
 - H. Environmental Constraints.....20
 - I. Infrastructure Constraints.....20
 - J. Character of Existing Housing.....20
 - K. Land Inventory/Availability of Land for Residential Development.....21

5. **REVIEW OF HOUSING ELEMENT PERFORMANCE TO DATE**
A. Progress in Achieving the 2000 Goals and Policies.....22
B. Review of 2000 – 2006 Housing Element23

6 **HOUSING POLICIES AND PROGRAMS**.....24

7. **ACTION PLAN**
A. Implementation of the Housing Policies and Programs.....28
B. Quantified Housing Objectives.....28

GRAPHICS

Vicinity 30
Zoning Map 31
Land Inventory Map 32

LIST OF TABLES

Tables	Page No.
TABLE 2-1: Population Age Distribution	4
TABLE 2-2: Race and Ethnicity	5
TABLE 2-3: Income Ranges by Category	6
TABLE 2-4: Employment Trends	7
TABLE 2-5: Housing Types and Numbers of Units	8
TABLE 2-6: Value of Housing Units	8
TABLE 2-7: Monthly Contract Rent	9
TABLE 2-8: Cost of Housing	10
TABLE 3-1: Bradbury Fair Share Housing Needs Allocation	13
TABLE 3-2: Disability and Employment Status	14
TABLE 4-1: Residential Land Use Resources	18
TABLE 4-2: Comparison of Planning Processing Fees	19
TABLE 5-1: Progress in Implementing 2000-2006 Policies and Programs	22
TABLE 5-2: Progress in Meeting 2000-2006 Quantified Objectives	23
TABLE 7-1: Quantified Housing Objectives 2008-2014	28

CHAPTER 1 INTRODUCTION

A. Purpose

The Housing Element of the Bradbury General Plan identifies and establishes the City's policies with respect to meeting the needs of existing and future residents. It establishes policies that will guide City decision-making and sets forth an action plan including quantified objectives to implement its housing goals in the next five years. These commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to the City of Bradbury.

B. Citizen Participation

The California Government Code requires that local governments make diligent efforts to solicit public participation from all economic segments of the community in the development of the Housing Element. During the preparation of the Housing Element, public input was actively encouraged. Public participation included:

- Availability of the Draft Housing Element at City Hall.
- Public Hearings held before the Planning Commission and City Council.

Upon review and approval the proposed Draft Housing Element, the document was submitted to the California State Department of Housing and Community Development for review and comment.

C. Consistency with State Planning Law

The Housing Element is one of the seven General Plan elements mandated by the State of California, as articulated in Chapters 65580 to 65589.8 of the Government Code. State Law requires that the Element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement and development of housing." The residential character of cities is, largely, determined by the variety of its housing types. The required General Plan Housing Element represents an effort to provide housing for all economic segments of the population.

State law requires that a jurisdiction evaluate its housing element every five years to determine its effectiveness in achieving City and State housing goals and objectives, and to adopt an updated Element that reflects the results of this evaluation. This update has been prepared to address the July 1, 2008 statutory update in the Southern California Association of Governments (SCAG) region. The City of Bradbury Housing Element represents a comprehensive update of

its housing element to bring it into compliance with State housing law and to meet the 2008 update requirement.

D. General Plan Consistency

The Housing Element of the General Plan is only one facet of a City's planning program. The California Government Code requires that General Plans contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by development policies contained in the Land Use Element, which establishes the location, type, intensity and distribution of land uses throughout the City. The Circulation Element establishes policies for providing essential streets and roadways to all housing that is developed. The policies that are contained in other elements of the General Plan affect the quality of life that citizens expect. As portions of the General Plan may be amended in the future, the elements of the General Plan, including the Housing Element, will be continuously reviewed to ensure that internal consistency is maintained.

E. Housing Element Organization

Government Code Chapter 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as an assessment of the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement and development of housing.
- A program which sets forth a five-year schedule of actions that the City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element is divided into six chapters. Chapter 1 provides an overview of the scope and purpose of the Housing Element, Chapter 2 presents the Demographic Characteristics profile which provides an overview of population, employment and housing characteristics in the City. Chapter 3 identifies existing and future housing needs. Chapter 4 addresses Housing Constraints and Resources that either facilitate or impede housing development in the City. Chapter 5 provides a review of the 2000-2006 Housing Element Performance. Chapter 6 is the community's statement of housing policies and describes the housing programs that will be implemented in order to achieve these goals and policies. Chapter 7 is the Action Plan that includes the implementation and monitoring of the Housing Policies and Programs, and the Quantified Objectives for the Housing Element 2008- 2014 planning period.

CHAPTER 2

DEMOGRAPHIC CHARACTERISTICS

An accurate assessment of existing and future residents' housing needs in the City of Bradbury forms the basis for establishing program priorities and quantified objectives in the Housing Element. This section presents statistical information and an analysis of demographic and housing factors that influence the demand for, and availability of, affordable housing. The focus of this section is to identify the need for housing according to income level as well as by special needs groups. The majority of the data presented below is based upon the 2000 Census. When more current data is available that data is also provided – such as information from the State Department of Finance, the U. S. Postal Service or data provided by City of Bradbury staff.

According to the 2000 U. S. Census, the population of the City of Bradbury was 855 persons. Of this total, there are 406 males (47.5%) and 449 (52.5%) females. At the time of incorporation in 1957, the City had 518 residents. In the 43 years between incorporation and the 2000 Census, the City's population grew by 337 to a total of 855 persons or by 65 percent. The Department of Finance estimates now indicate there are 938 persons in the City as of January 2007, a 10% increase since 2000.

A. Age Composition

Age distribution is an important market characteristic, because housing demand within the market is influenced by the housing preferences of various distinct age groups. The 2000 Census indicated that the median age in the City is 41.8 years. This figure is significantly higher than the Los Angeles County median age of 32.0 years. Demand for housing that responds to the young adult population (18-34 years) traditionally takes the form of apartments, low to moderate cost condominiums, and small single-family dwelling units. The 35 to 64 age group generates demand for moderate to high cost apartments, condominiums and larger single-family dwelling units. The 65 years and older group generates demand for low to moderate cost apartments, condominiums, group quarters, and manufactured or mobile homes. Traditionally seniors tend to live in older larger houses that have remained property of the household for extended periods.

**TABLE 2-1
POPULATION AGE DISTRIBUTION
2000**

Age	Number	Percent of Total
Under 5	39	4.6
5-9	77	9.0
10-14	63	7.4
15-19	47	5.5
20-24	34	4.0
25-34	72	8.4
35-44	146	17.1
45-54	140	16.4
55-59	65	7.6
60-64	41	4.8
65-74	69	8.1
75-84	47	5.5
85+	15	1.8
Total	855	100
Median Age = 41.8		
Source: 2000 U.S. Census		

B. Race and Ethnicity

Ethnicity of the population is important to the analysis of housing needs and conditions for several reasons. The cultural influences of ethnicity are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of "extended family" can have implications on the definition of overcrowding and housing conditions.

Persons of Hispanic origins account for approximately 13.9 percent of the population (119 persons). White persons (which include Hispanics) accounted for approximately 70.5 percent of the population, or 603 persons. The City's ethnic and racial characteristics are summarized in Table 2-2.

**TABLE 2-2
RACE AND ETHNICITY
2000**

Race	Number	Percent
White*	603	70.5
Asian/Pacific Islander	167	19.5
Black	15	1.8
American Indian, Alaska Native, etc.	2	0.2
Other	48	5.6
Two or more races	20	2.3
Total	855	100
* Note: Includes Hispanic Persons		
Source: 2000 U.S. Census		

C. Household Income

The income characteristics (Table 2-3) of the population of the community are important market indicators. The income characteristics not only influence the range of housing prices in the community, but also the ability of the population to obtain affordable housing.

Bradbury's 1999 median household income of \$106,736 was 2.5 times the 1999 median income of Los Angeles County, which was \$42,189. These statistics underscore the City's relative affluence compared to the region as a whole. Table 2-3, indicates the 1999 income ranges used to define very low income, low income, moderate income, and upper income households in the Los Angeles County.

**TABLE 2-3
INCOME RANGES BY CATEGORY
2000**

Income Category	Percentage of Area Median Household Income	Income Range as a Percent of \$42,189 L.A. County Median Household Income
Very Low	Below 50%	Under \$21,094
Low	50% to 80%	\$21,095-\$33,751
Moderate	80% to 120%	\$33,752-\$50,627
Upper	Over 120%	\$50,628 or more
Source: L.A. County Income Limits, 2007		

The 2000 U. S. Census data for Bradbury indicates that there were 17 individuals below the poverty level at the time the Census was taken in the year 1999.

Employment Trends

Employment characteristics are important to housing market analysis because employment is directly related to income and ability to afford housing. In addition, the relationship between the location of housing and the location of employment has an impact upon transportation systems and the location of affordable housing. The only employment opportunities within the City are related to agricultural uses and domestic maintenance.

According to the 2000 Census, there were 431 persons over age 16 in the labor force. Of this total, 415 were employed and 16 were unemployed. Of the 248 males over age 16 in the labor force 240 were employed and 8 were unemployed. Of the 183 females over age 16 in the labor force, 175 were employed and 8 were unemployed during the same period. Of all employed persons 16 years and older, the type of employment, by industry as identified in the 2000 Census, is included in Table 2-4. A substantial portion of those individuals not employed were retired (Table 2-1 indicated that 15.8 % of the City's population was 65 years of age or older). In 2000, the overall unemployment rate was 3.7 percent, with a 3.2 percent rate for males, and a 4.4 percent rate for females.

**TABLE 2-4
EMPLOYMENT TRENDS
2000**

Industry	Number of Persons	Percent
Agriculture, forestry and fisheries & mining	4	1.0
Construction	22	5.3
Manufacturing	69	16.6
Wholesale trade	15	3.6
Retail Trade	46	11.1
Transportation, warehousing, and utilities	13	3.1
Information	19	4.6
Finance, insurance, real estate and rental & leasing	28	6.7
Professional, scientific, management, administrative, and waste management services	54	13.0
Educational, health and social services	92	22.2
Arts, entertainment, recreation, accommodation and food services	31	7.5
Other services (except public administration)	16	3.9
Public Administration	6	1.4
Total	415	100.00
Source: 2000 U. S. Census		

E. Existing Housing Stock in Bradbury

According to the 1970 Census, there were 265 housing units in the City. According to the 2000 Census, there were 311 units, an increase of 46 units (17 percent) over the thirty-year period. This total does not include three dwelling units that were lost in the Wildfire of November 1980. According to the 2007 Department of Finance estimates, there were 328 housing units in the City. The U.S. Post Office reports that it delivers mail to 335 households in Bradbury in 2008. The housing units included in Table 2-5 are classified according to U.S. Census categories. As shown in Table 2-5, all of the housing units in the City consist of single-family detached units. The Census identified only a small number of second units. A citywide survey was undertaken in 1994 to identify second units. The survey identified a total of 61 units, bringing the total number of dwelling units in the City to 342. It is estimated that in 2008 there are a total of 90 second dwelling units in the City (335 main dwellings plus 90 Second Units = 425 dwellings).

**TABLE 2-5
HOUSING TYPES AND NUMBER OF UNITS
2008**

Type	Number	Percent
1 Unit Detached	335*	78.8
1 Unit Attached	0	0
2-4 Units	0	0
5-9 Units	0	0
10+ Units	0	0
Mobile Homes	0	0
Guesthouses	90**	21
Total	425	100

Source: City of Bradbury Estimates based upon U. S. Post Office Data
 * Does not include second, accessory units or guesthouses.
 ** Based upon Building Department Records and staff conducted field surveys

Based on the 2007 DOF data, there are 27 vacant housing units in the City, representing approximately 8.7 percent of all housing units. There are 24 renter-occupied housing units. The total number of owner-occupied housing units is 260, representing 92 percent of all occupied units.

Table 2-6 provides a breakdown of the 2000 Census statistics relative to housing values. The median value of specified owner-occupied housing units was identified at \$500,000 plus. Sixty percent of the housing units were identified in excess of \$500,000 and 28% were valued over \$1,000,000.

**TABLE 2-6
VALUE OF HOUSING UNITS
2000**

Value	Number*	Percent
Less than \$50,000	0	0
\$50,000 - \$99,000	5	2.0
\$100,000 - \$149,000	0	0
\$150,000 - \$199,000	9	3.6
\$200,000 - \$299,000	39	15.7
\$300,000 - \$499,000	46	18.5
\$500,000- \$999,999	80	32.1
\$1,000,000 plus	70	28.1
Source: 2000 U.S. Census	249	100

*- Does not include second or guesthouses or accessory units.

Monthly contract rent is listed in Table 2-7. As indicated previously, the majority (94 percent) of the units in the City are owner-occupied. Of the total 13 rentals, 8 (62 percent) are rented for less than \$1,000 per month according to the 2000 Census.

**TABLE 2-7
MONTHLY CONTRACT RENT
2000**

Monthly Rent	Number	Percent
Less than \$200	0	0
\$200 - \$299	0	0
\$300-\$499	0	0
\$500 - \$749	4	30.8
\$750 - \$999	0	0
Over \$1,000	7	53.8
No Cash Rent	2	15.4
Total Occupied Units	13	100.0
Median Rent = \$1469		
Source: 2000 U.S. Census		

According to the 2000 Census, 7 units (2.3 percent) were constructed prior to 1940, 133 units (42.7 percent) were constructed between 1940 and 1959, and 93 units (29.9 percent) were constructed from 1960 to 1979. According to the 2000 Census, over 61 percent of the existing units were over 30 years old. The remaining 78 units (25 percent) were built between 1980 and 2000.

The majority of housing units in the City use septic tanks to handle effluent. Of the 335 housing units, 115 units are connected to the public sewers and 220 utilize septic tanks or cesspools. The majority of those units connected to sewer are located in the southeastern portion of the City.

Based upon a windshield survey in 2007, there are no units that require rehabilitation and there are no units in need of replacement.

F. Affordable Housing

While the majority of housing units in the City of Bradbury are occupied by upper income households, there are affordable units located in the City in the form of second units, guest quarters, groom/maid quarters, and manager's unit. These dwelling units are located on the same parcel with the main dwelling unit. The ability of the City to accommodate more conventional types of affordable housing is constrained by high land costs and significant environmental and

infrastructure constraints to development in the hillside areas of the City that remain undeveloped.

A single important resource in the City that promotes the development of affordable units is the second unit. Building permit and code enforcement records were reviewed to identify the accessory units in Bradbury. In 1994, there were a total of 61 second units. Between 1994 and December 31, 1999, 10 additional second units were approved. Between January 1, 2000 and December 31, 2007, a total of 22 additional guesthouses were approved for construction. Three of these units were not constructed. Therefore, the total number of available second units is now estimated to be 90 units. The City has approved approximately 3 guesthouses per year over the last seven years.

According to current real estate listings (2008), the cost of new housing in the City of Bradbury ranges from \$280 per square foot in the R-7500 District ones to over \$1,100 per square foot in the A-5 District. (See Table 2-8), Therefore, the opportunity for affordable housing, only exists with the provision of second units or guesthouses.

**TABLE 2-8
COST OF HOUSING
(2008)**

Zoning District	Cost per Square Foot	Size of Dwelling
R-7,500	\$280 to \$350 per square foot	1,800 to 1,950 sq. ft.
R-20,000	\$350 to \$400 per square foot	2,300 to 3,500 sq. ft.
A-1	\$460 to \$500 per square foot	3,200 to 4,200 sq. ft.
A-2	\$700 to \$750 per square foot	4,500 to 6,000 sq. ft.
A-5	\$950 to \$1,100 per square foot	5,500 to 12,000 sq. ft. with a few new units in the 15,000 to 25,000 sq. ft range plus 2,500 sq. ft. guesthouses
Source: City of Bradbury		

CHAPTER 3

HOUSING NEEDS ASSESSMENT

The following analysis of current City housing conditions presents housing needs and concerns relative to various segments of the population.

Several factors influence the degree of demand, or "need," for new housing in Bradbury in the coming years. The four major "needs" categories considered in this element include:

1. Housing needs resulting from population growth, both in the City and the surrounding region;
2. Housing needs resulting from overcrowding;
3. Housing needs that result when households are paying more than 30% of their adjusted annual income for housing; and
4. Housing requirements for "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, and the homeless.

A. Regional Housing Needs Assessment

California's Housing Element law requires that each city and county develop local housing programs designed to meet their "fair share" of existing and future housing needs for all income groups. The Regional Housing Needs Assessment (RHNA) is to be determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for those households who might reasonably be expected to reside within the jurisdiction, particularly lower income households.

The fair share allocation process begins with the State Department of Finance's projection of statewide housing demand for a five-year period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions. The regions are represented by an agency typically termed a Council of Government (COG). In the six county Southern California regions, which include the City of Bradbury and all other incorporated cities and unincorporated areas of Los Angeles County, the agency responsible for assigning these is the Southern California Association of Governments (SCAG). Council of Governments such as SCAG then further allocates its assigned regional shares among its member jurisdictions.

Overview of the SCAG Fair Share Allocation Process

A local jurisdiction's "fair share" of regional housing need is the number of additional dwelling units that will need to be constructed in a jurisdiction in order to house the anticipated growth in the number of households, replace expected demolitions and conversion of housing units to non-housing uses, and achieve a future vacancy rate that allows for the healthy functioning of the housing market, over a specified time period. The fair share must be allocated by four household income categories used in Federal and State programs: 1) Very Low; 2) Low; 3) Moderate; and 4) Above Moderate, defined operationally as households earning up to 50%, 80%, 95% and more than 95% of the Los Angeles County median area income, respectively. The allocations are further adjusted to avoid an over concentration of lower income households in any one jurisdiction. The fair share allocation must also consider the existing "deficit" of housing need due to the number of lower income households who are currently paying more than 30 percent of their incomes for housing costs. This is the criteria used by the Federal Government to define when housing is affordable.

SCAG's Regional Growth Forecast

In the process of making jurisdiction-specific allocations, Councils of Government must consider market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing need for farm workers. In the SCAG region, these factors are all explicitly taken into account in the preparation of SCAG's regional growth forecast, which is the basis not only for the Regional Housing Needs Assessment (RHNA), but also for the Air Quality Management Plan prepared by the South Coast Air Quality Management District and SCAG's Regional Transportation Plan. The regional forecast of population, household and employment growth is developed every few years by SCAG using sophisticated computer models.

SCAG's Approach to Estimating "Existing Housing Need"

In previous fair share allocations, SCAG has defined "existing housing need" in terms of two factors. The first is the number of lower-income households in each jurisdiction who are currently "overpaying" for housing (i.e., paying more than the Federally-defined threshold of 30% of household income), by tenure type (i.e., renters and owners). SCAG's procedure has been to assume, for lack of any more current data, that the distribution of households by income and by overpayment status is the same as the most recent decennial census. The allocations assumed the household income distributions found in the 2000 census. These proportions were applied to the 2007 estimate of Bradbury's total fair share of regional housing need for the 2008-2014 Housing Element planning period.

The second factor used to estimate existing housing need is the number of housing units that would have to be added to the jurisdiction's housing stock to maintain a healthy balance between occupied and vacant units in the housing market. HCD establishes a vacancy rate of two percent for single-family homes and five percent for multi-family units as the acceptable thresholds for a well-functioning housing market. To the extent that existing vacancy rates fall

below these benchmarks, additional units need to be constructed as part of the regional fair share allocation.

The Estimate of Future Housing Need

SCAG has previously estimated each jurisdiction's future housing need in terms of four factors: (a) the number of units needed to accommodate forecasted household growth; (b) the number of units needed to replace demolitions due to attrition in the housing stock (i.e., fire damage, obsolescence, redevelopment and conversions to non-housing uses); (c) maintaining an acceptable vacancy rate for a well-functioning housing market; and (d) an adjustment to avoid an over-concentration of lower-income households in any one jurisdiction.

The future need for housing based on household growth is derived from SCAG's regional growth forecast. HCD recommends a flat rate factor of 0.2 percent for replacement of units which may be demolished, converted to non-residential uses, or lost from the housing stock through other actions. The ideal vacancy rates are the same as noted above.

The 2008-2014 Bradbury Fair Share Estimate

The methodology presented represents a customized "fair share" estimate for Bradbury for the 2008-2014 planning period, using the framework of the SCAG allocation approach, but updated to reflect post 2000 Census and other population and housing data, and recent SCAG regional allocation forecasts. The following table presents the estimated "fair share" allocation for the City of Bradbury for the 2008-2014 planning period.

**TABLE 3-1
BRADBURY FAIR SHARE
HOUSING NEEDS ALLOCATION
2008**

Regional Share Needed	Very Low (25.7%)	Low (17.1%)	Moderate (17.1%)	Above Moderate (40%)
35	9	6	6	14

B. Special Housing Needs

Pursuant to the Housing Element Legislation, this Housing Element must include an analysis of special housing needs. The special groups include the disabled, elderly, large families and overcrowded households, families with female heads of households, and farm workers. Additionally, a discussion of persons in need of emergency shelter must be included.

Disabled Households – The 2000 Census reports that there are a number of disabled persons in the City of Bradbury, based upon those with work disabilities and those with mobility or self-care limitations. The housing needs of the handicapped vary with the type and severity of the particular handicap, and not all handicapped persons require specialized housing consideration. Table 3-10 identifies the disability and employment status of persons (16 years and over) in the City. There are numerous programs available to handicapped, special education and disabled persons in the San Gabriel Valley. Most of these programs are provided through the Los Angeles County Department of Social Services, San Gabriel Valley Region.

**TABLE 3-2
DISABILITY AND EMPLOYMENT STATUS
2000**

Status	Number of Persons
Total Persons in Labor Force (Population 16 years and over)	431
All Persons with a Disability	89
Persons with Disabilities that are employed	19
Persons with Disabilities that are not employed or not in work force	70
Source: 2000 U.S. Census	

Elderly Persons - The 2000 Census statistics (refer to table 2-1) indicate that 131 persons, or 15.4 percent of the City’s population, is 65 years of age or older. An additional 106 persons or 12.3 percent are between 55 and 64 years of age. Senior citizens typically have fixed incomes and, therefore, may experience difficulty in maintaining adequate living arrangements due to rising housing costs. Senior citizen homeowners are still subject to increasing utility rates and increased costs for property maintenance. Los Angeles County Department of Social Services, San Gabriel Valley Region offers many housing programs that are available to senior citizens in the region.

Large Families – Large families, those with five or more persons, can experience a greater incidence of overcrowding due to the large family size. According to the 1990 Census, large families (with 5 or more persons) represent 22 percent of all households, or 50 percent of the 254 family households in Bradbury. Large families below the poverty level are a good indicator of a housing problem; however, in the City of Bradbury, no persons between the ages of 0-17 were listed below the poverty level in the 2000 Census. Therefore, there are no identified large family households qualifying as a special housing needs category in Bradbury.

Overcrowded Households – An overcrowded household is typically the result of a shortage of space. Specifically, overcrowding occurs when there are more than 1.01 persons per room (excluding bathrooms, storage areas, and hallways or stairways). According to the latest Census figures, the City of Bradbury has a low number of persons per household (3.21) and a high number of rooms per household (7.6). This is a reflection of the City’s relative affluence. This also indicates that few, if any, of the households in the City are overcrowded. Of the 254

occupied housing units, 8 had occupancy of between 1.01 and 1.5. Only two had occupancy greater than 1.51.

Families with Female Heads of Households – At the time of the 2000 Census, Bradbury had 25 female-headed households. Of these households 5 had children less than 18 years.

Farm-workers – According to the 2000 Census, only 2 employed persons or .5 percent of the work force in Bradbury listed farming, forestry or fishing as their occupations. Of the 2 persons identified in the Census, it is impossible to tell if any are farmworkers. Some homeowners within the City may provide housing to groundskeepers. In addition, a few of larger lots have orchards or groves.

Families and Persons in Need of Emergency Shelter – In 1984, the State Housing Element law was amended to add “families and persons in need of emergency shelter” to the special housing needs groups to be considered in each locality’s Housing Element. However, by their very nature, homeless persons and families are difficult to quantify, and their special housing needs are as varied as their individual circumstances. No data regarding homeless persons in the City of Bradbury is presently available, and no homeless persons are known to be in the City. The City’s inability to locate any homeless persons suggests that existing social service providers – both in the vicinity of Bradbury and elsewhere in Los Angeles County, are providing adequate shelter and other services to meet the needs of persons and families in need of emergency shelter in the City. If a homeless person came to the City Hall, they would be referred to a number of homeless programs available in the San Gabriel Valley. These may include the following:

- United Way – San Gabriel Valley Region, located at 5121 Van Nuys
- 22 West Live Oak Avenue, Sherman Oaks, CA
- People For People, located at 860 East Mission Drive, San Gabriel;
- Los Angeles County Department of Public Social Services, San Gabriel Valley District, located at 3521 East Valley Boulevard, El Monte;
- Pomona Valley C.C. shelter program, located at 1753 North Peck Avenue, Pomona;
- Union Station Foundation, located at 825 East Orange Grove, Pasadena CA...

C. Energy Conservation

California Government Code Section 65583(a)(7) indicates that housing elements shall include an analysis of opportunities for energy conservation with respect to residential development. In 1974, the California Legislature created the California Energy Commission to deal with the issue of energy conservation. The Commission adopted conservation standards and guidelines,

which have been incorporated into the State of California Building Code 2007 for new construction. These standards apply to all new construction and to major remodeling of existing structures. These standards indicated the insulation and design requirements for walls, ceilings, windows and floors of all habitable spaces.

In relation to new residential construction, the energy efficient design standards do add to the initial development costs. However, over time the savings on costs and consumption of energy should result in lower overall housing costs. Since utility costs are among the highest ongoing components of housing costs, these savings in energy costs should have a long-term effect of creating more affordable housing costs in the future. Opportunities for additional energy savings are incorporated within the guidelines prepared by the California Energy Commission. Additionally, existing structures are encouraged to be retrofitted with a variety of energy saving devices to conserve both energy and water.

D. Units at Risk

The City has not had an in-lieu fee or inclusionary program and no projects have been approved pursuant to Section 65916 of the Government Code. The City has not used Community Development Block Grant (CDBG) funds for multi-family rental units. The City is not located in a qualifying rural Farm Housing Authority area and no bond financed units are eligible to terminate affordability controls within the next ten years. Therefore, the City of Bradbury does not have units that are considered "at risk of conversion".