

HOUSING
ELEMENT



6.1 INTRODUCTION



SCOPE OF THE HOUSING ELEMENT

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

- Local governments must recognize their responsibility in contributing to the attainment of the State’s housing goals.



- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts in providing opportunities for new housing.
- Local governments must cooperate with other agencies and governments to address regional housing needs.
- This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) and indicates how the City intends to accommodate the future housing demand identified by the RHNA. The RHNA calls for an additional 895 units to be provided during the 2013-2021 planning period.

While the City's development patterns were well established in the decades preceding the Second World War, the availability of housing remains one of the key planning issues in the community. New higher density development has occurred over the past several decades. The challenges the City will face in the coming years include the following:

- The availability of land for new housing development in the City is limited/ Huntington Park is fully developed and any new housing construction will consist of infill development.
- The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods and the commercial and industrial areas.
- The character of the City's housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely single-family following the Second World War have undergone redevelopment to much higher densities.
- The elimination of redevelopment has had a dramatic impact on the City's ability to raise revenue for new housing programs and to assemble parcels for new residential development.



This Element consists of the following three sections:

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

The primary source of information used in the compilation of demographic, housing, and socio-economic information for the City includes data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2010. The U.S. Bureau of the Census divided the United States into geographical units to assist in the enumeration and interpretation of the census data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Huntington Park is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. A number of additional sources were referred to and relied upon in the preparation of the Housing Element including the following:

- The State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.
- The Southern California Association of Governments (SCAG) is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections are used in the determination of the City's Regional Housing Needs Assessment (RHNA).



- Land use and housing condition surveys were conducted during the preparation of this Housing Element.
- Finally, the current Five-Year Housing Assistance Plan was also reviewed and pertinent statistical data used.

RELATIONSHIP TO GENERAL PLAN

State law requires that local general plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other Huntington Park General Plan Elements. The Land Use Element is particularly important in the implementation of housing policy as the Land Use and Sustainable Development Element designates land for residential development and establishes permitted densities and intensities of development.

The policies contained in other elements of the Huntington Park General Plan will have a direct bearing on the community's quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster. This Housing Element's conformity to the other elements in the Huntington Park General Plan has been assured through the following activities:

- The City reviewed the policies and implementing programs that were included in the other General Plan Elements to ensure that they do not conflict with the policies that are contained in this Housing Element.
- This Housing Element also recognizes the overall development capacity levels identified in the Land Use Element. The Land Use Element is also referred to in the identification of the appropriate locations for new housing development.
- This Housing Element continues to promote the implementation of the Downtown Specific Plan that calls for both mixed use development and senior housing.



- This Housing Element continues with the Single Room Occupancy Overlay Zone as a means to provide for alternative types of residential living opportunities to help meet the needs of the community. All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities of the Zoning Ordinance). Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.
- This Housing Element continues with the Senior Citizen Housing Overlay Zone as a means to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space, meeting facilities, and reduced parking requirements.
- This Housing Element continues with the Affordable Housing Overlay Zone. The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre.

In addition to the above, this Housing Element will be reviewed by the City on an annual basis with the General Plan to ensure the continued conformity between this Housing Element and the General Plan.



OVERVIEW OF THE CITY OF HUNTINGTON PARK

Huntington Park has been completely urbanized since the Second World War and new development that has taken place in the City involved the redevelopment of existing developed parcels. In 1970, the City's population was 33,482. According to the most recent Census figures, the City's population is 61,348. This represents an increase of 27,866 persons or 83% in the past five decades. This near doubling in population has been absorbed within the City even though there were no large areas of vacant land that were developed or no annexations of unincorporated land. This growth occurred without the benefit of expanded or new roadways, new waterlines or sewer facilities, or new open space areas or parks. The underlying city service and infrastructure framework essentially is unchanged from the time when the City's population was less than half of the current levels.

At the present time, the City's population density is among the highest in the State. With a total land area of 3.0 square miles and a population of 61,348 persons, the City's population density is 20,450 persons per square mile. Only two other neighboring cities in California have higher densities. The population density for the City of Huntington Park is ranked 15th in the United States. As the post World War II era progressed, the City also began to experience a shift in its demographic character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. The City developed as a suburban community, providing a centralized location for workers employed in Los Angeles and the surrounding industrial cities of Commerce, Vernon, and South Gate. The City's land use and development patterns were well established by the 1930's. A thriving downtown centered along Pacific Avenue was testament to the area's prosperity. A map of the City is provided in **Exhibit 6-1**.

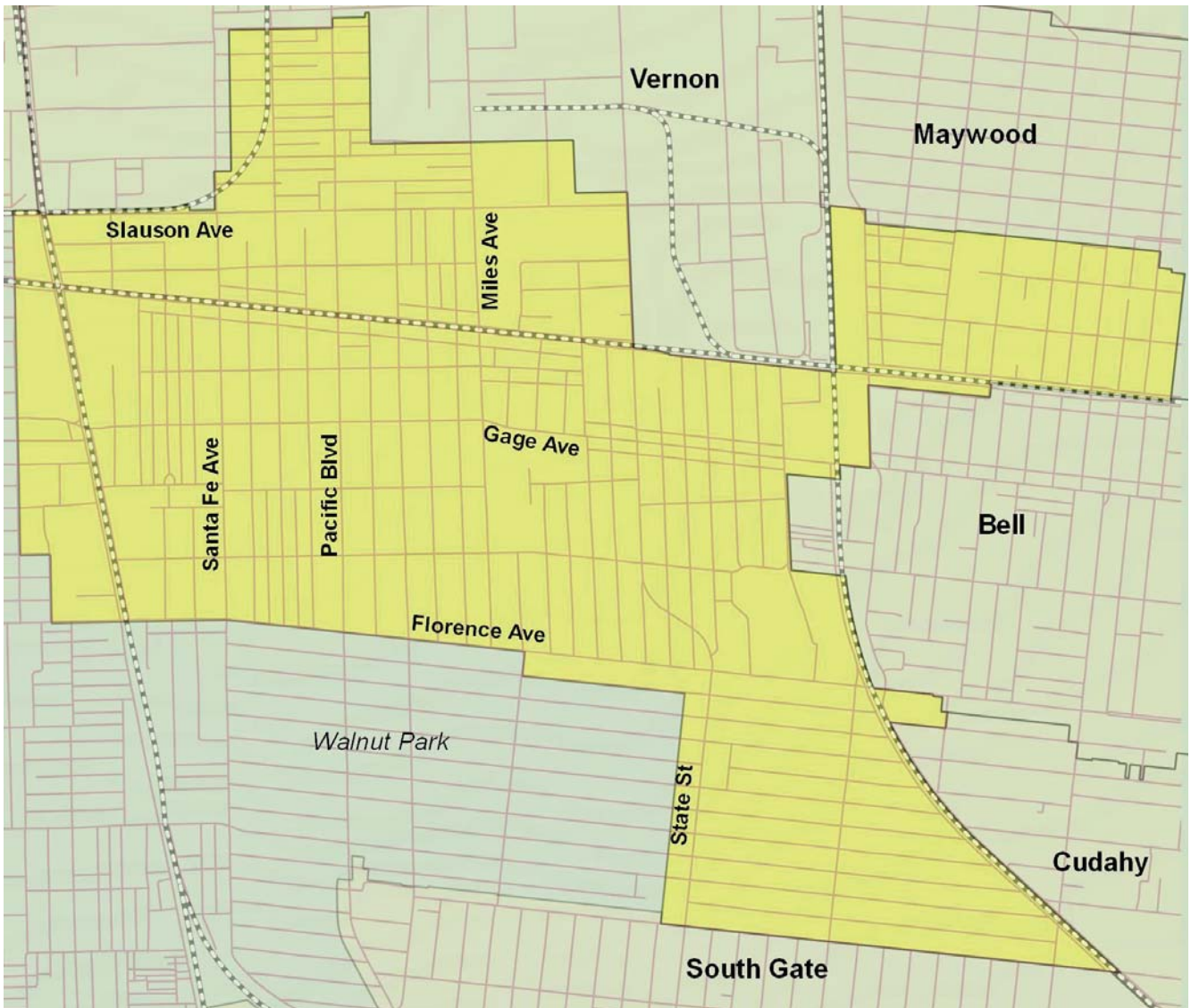
As the post World War II era progressed, the City began to experience a shift in its demographics character. In addition, the decline of the manufacturing sector in the area also contributed to the economic transition that affected the region. According to the most recent State of California Department of Finance estimates for January 2015, the City's population was 59,312 persons.¹ Key development and land use patterns are summarized in the following paragraphs.²

¹ State of California Dept. of Finance. Table E-5 City/County Population and Housing Estimates, Revised January 1, 2015.

² Blodgett Baylosis Environmental Planning. *Field Survey* (the field surveys were completed during vMay and June of 2015).

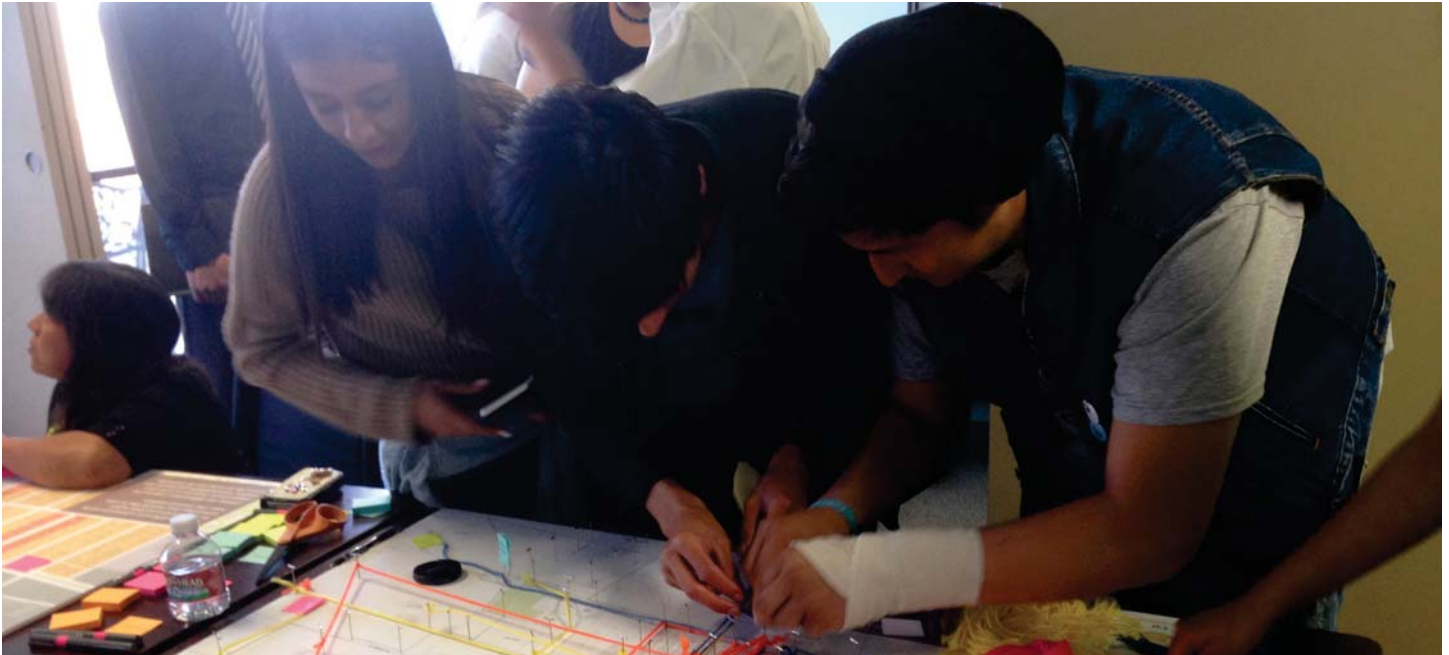


Exhibit 6-1: A Map of the City of Huntington Park



- The City of Huntington Park contains a variety of uses; however, the most prominent land use in the City is residential. Extensive residential development of varying densities is observed east of Seville Avenue, extending east to the City's easternmost boundary, north to the City's northernmost boundary, and south to the City's southernmost boundary. Residential land uses are also located west of Pacific Avenue and extend as far west as Regent Street.
- Commercial development is found along the major roadways that traverse the City including Slauson Avenue, Pacific Boulevard, Gage Avenue, Santa Fe Avenue, and Florence Avenue. In addition, small pockets of commercial development occupy the frontages along many of the residential streets. The heaviest concentration of commercial uses is located in the City's downtown area along the Pacific Boulevard corridor which functions as the City's central business district.
- The City's industrial areas are located within the northern and western portion of the City. Industrial land uses extend from the City's northern border with Vernon along Slauson Avenue and 52nd Street, and westerly to the City's border with unincorporated Los Angeles County along Wilmington Avenue. The City's main industrial district is generally bounded by Santa Fe Avenue, Pacific Boulevard, and the City of Vernon to the east and Randolph Street to the south.
- Alameda Street, a major north-south arterial route, passes through the western portion of the City. The Alameda Corridor, a 20-mile long rail cargo expressway, extends through the center of Alameda Street. The portion of the Alameda Corridor that traverses the City is located within the 33-foot deep Mid-Corridor Trench.





PUBLIC PARTICIPATION AND COMMUNITY OUTREACH

Community outreach and engagement, the process where the public participates and provides input in decision making, is pivotal in the success and sustainability of public projects. A successfully community outreach effort is integral to building consensus amongst elected officials, staff, government and the public. Community engagement is required by state law whenever a general plan is amended; the governing jurisdiction makes diligent effort to include all economic groups in the process. It is with this understanding that Tierra West Advisors (“Tierra West”) has taken a ‘boots on the ground’ approach in executing community outreach efforts for the City of Huntington Park’s Focused General Plan Update for Circulation, Land Use, and Housing Elements.

There are many crucial reasons to involve the public in the general plan process or in any other planning process. Some include:

- Providing valuable information leading to more informed policy development by decision-makers.
- Insuring the plan’s successful implementation by building a base of long-term support with the public.
- Reducing the likelihood of conflict and drawn-out battles by addressing public

concerns during the general plan process rather than on a case-by-case basis in the future.

Public participation can have extremely positive impacts on the entire community, including:

- Educating the public about community issues.
- Increasing the public's ability and desire to participate in the community.
- Enhancing trust in government by strengthening the relationship between elected officials, government staff, and the public.
- Working towards community consensus and creating a vision for the future.
- Laying the groundwork for community revitalization and increased investment in the community.
- Obtaining public input regarding plan policies and community issues and objectives.
- Providing the public with opportunities to evaluate alternative plans and to participate in developing and choosing a plan that works for their community.
- Informing decision-makers about public opinion.

A general plan process is a valuable opportunity to focus on current issues in the community. The following are some important points that Tierra West carefully considered in strategizing a public participation process for *PlanHP* (the Focused General Plan Update project name):

- It is critical to understand the issues that are important to different segments of the community, including residents, business owners, and elected decision-makers. We want to ensure that all stakeholder groups feel that they have an opportunity to give input early in the process.
- The process should be simple and transparent; participants should be updated frequently as the process moves forward.
- The process should be as engaging, interactive, and fun as possible.



All affected stakeholders were represented in the public participation process. Stakeholder groups involved in the Huntington Park General Plan process have included:

- Community and neighborhood groups;
- Utility and public service providers;
- Educational institutions;
- Industry and business;
- Civic and community service organizations;
- Non-governmental organizations;
- Religious communities; and,
- Other public agencies.

The City sought to engage the complete range of community interests, such as environmentalists, developers, the elderly, youth, lower-income residents, special needs populations, and business owners. We believe that inclusive representation is critical in the outreach process. The process must be open and accessible to the entire community. *PlanHP* has collaborated with a variety of stakeholder groups so that their members feel comfortable participating in the process. Partnerships are valuable ways to build community awareness and enthusiasm for a general plan process. Civic groups can encourage their members to participate, hold informational meetings, and distribute information.





Early in the General Plan Update process, Tierra West held a number of meetings with Communities For a Better Environment (CBE), a respected community organization located in Huntington Park. Founded in 1978, Communities for a Better Environment is one of the preeminent environmental justice organizations in the nation. The mission of CBE is to build the people’s power in California’s ethnically diverse and low-income communities to achieve environmental health and justice by preventing and reducing pollution and building green, healthy and sustainable communities and environments. CBE’s community organizing engages and educates low-income communities of color to build the power to influence environmental decisions that affect their lives. Through door-knocking, community meetings, school groups, political education, and other approaches, CBE’s programs empowers communities to fight local pollution sources and work for greener, healthier communities through support of initiatives like Green Zones and locally-controlled alternative energy sources. PlanHP made a series of presentations to both of the prominent youth and adult advocate groups organized by CBE:

- **Youth For Environmental Justice (Youth EJ).** One of the unique components of CBE is their youth program, Youth for Environmental Justice. Since 1997, Youth for Environmental Justice (Youth EJ) has been organizing youth in Southeast Los Angeles around the issues of environmental and social justice. Youth EJ is committed to empower youth to take action to get educated and involved in their communities for their future. It does this through consciousness raising, organizing, and leadership development. Youth for Environmental Justice has Youth Action Clubs that meet at lunch in Huntington Park High School, South Gate High School, South East High School, International High School and Banning High School.

- **United Residents of South East LA (URSELA).** URSELA is the adult community advocacy group of CBE. URSELA is comprised of concerned residents of Huntington Park, South Gate, Bell, Maywood, and unincorporated Los Angeles County. URSELA works on different environmental issues in the surrounding communities, ranging from environmental propositions during the electoral process and fighting polluters to environmental health policy on a regional and statewide level.

PlanHP used several methods to help identify community issues and concerns and to identify residents' opinions about the strengths and weaknesses of their community, including an insightful community survey. A survey can help identify issues to be addressed by the general plan and areas where residents would like more information. Surveys can be designed to provide statistically accurate data or more qualitative responses. The *PlanHP* team worked to distribute information on the survey in a variety of ways, including:

- Direct Mailing;
- Including them in community newsletters;
- Printing them in local newsletters;
- Leaving them in city hall or county offices, coffee shops, and other community gathering places;
- Posting them on the City website;
- Enabling residents to access the survey online; and,
- Hosting community events where attendees could fill out the survey.

The PlanHP community engagement program was designed to include several stakeholder groups, such as residents, business owners, community organizations, churches, schools, and others. Our team's Outreach/Engagement Objectives have included:

- Educating the public about the City and the General Plan Update;
- Obtain public input;
- Develop an overall vision;
- Generate consensus while alleviating concerns;
- Engaging key stakeholders to foster long-term involvement; and,
- Obtain input from stakeholders.





PLANHP SURVEY

🕒 APRIL 19, 2016



Fill out the PlanHP Survey and tell us what you think about your city!

Your input will be used to identify key community issues and will directly inform the goals and objectives for the General Plan. If you are interested in filling out our online focus group survey, please follow the links below.

[Survey in English](#)

[Survey in Spanish](#)

If you have any issues with the online survey, you can also download the PDF version by [clicking here](#).

Community Visioning is an inclusive planning process wherein a community creates a shared vision for its future and begins to make it a reality. A General Plan provides a guide for community plans, policies, and future actions in the community. The General Plan Update process for the City of Huntington Park included a holistic series of community engagement workshops that focused on the following key characteristics:

- **Understanding the whole community** – The General Plan process has promoted an understanding of the whole community and the full range of issues shaping its future. It also attempted to engage the participation of the entire community and its key stakeholders groups.
- **Reflecting core community values** – The General Plan Update process has identified the community’s core values – those deeply held community beliefs and ideals shared by its members. Such values inform the idealistic nature of the community’s vision and goals.
- **Addressing emerging trends and issues** – The process explored the emerging trends driving the community’s future and the strategic issues they portend. Addressing such trends promoted greater foresight, adding rigor and realism to the community’s vision.
- **Envisioning a preferred future** – The engagement process produced a statement articulating the community’s preferred future. The statement represents the community’s desired “destination” – a shared image of where it would like to be in the upcoming generation.
- **Promoting local action** – the General Plan Update will also provide detailed implementation strategies and policies. This document serves as the community’s roadmap, moving it in the direction of its vision in the near-term future.

In an effort to achieve these key outreach goals, Plan HP hosted a series of public workshops, conducted focus groups with community workshops, worked with the students of schools within the community, presented before Neighborhood Councils, Council Office, and held interdepartmental meetings with City Staff to analyze and discuss our results. Tierra West held roundtable meetings on 10/8 and 10/26 to review planning, background information, and initial strategy for the Community Outreach/Engagement elements of the project. The consulting team attended the City’s annual



Halloween Festival, where team members provided educational project materials, greeted community members, and solicited feedback from attendees on some key community issues.

An ongoing emphasis was made to invoke separate strategies for engaging both the Huntington Park youth and senior groups. The consultant team attended the Youth Commission meeting at the Parks and Recreation Center on 11/2, and also met with Marquez High School staff in November to discuss parent/student involvement in the process. The team also continued planning efforts for a stand-alone Huntington Park Community Engagement event, which will identify key community issues and present initial alternatives to solving those issues within the General Plan Update. We have been working iteratively with Communities for a Better Environment (CBE), a local environmental health and justice organization with a long history of community outreach involvement in Huntington Park. They will continue to be involved in our engagement and their local reach will be invaluable when diagnosing key community issues.

The consultant team and the City completed a crucial community outreach workshop in Huntington Park for *PlanHP*. The team partnered with Communities for a Better Environment (CBE), a Huntington Park-based organization focusing on environmental justice and community advocacy. The group has a strong local presence in Huntington Park, with a devoted young group (YouthEJ) and adult group (United Residents of Southeast Los Angeles). CBE produced an important community document in 2012, “Brown To Green Vision for Huntington Park,” which emphasized revitalization of several underutilized industrial areas in the City. Their longevity and respect within the community made them an important partner for *PlanHP*, and their office space on Pacific Avenue in Huntington Park was perfect for our April 20, 2016 public outreach meeting.

After input from Huntington Park City Council Members Graciela Ortiz and Karina Macias, *PlanHP* launched a Youth Plan Huntington Park (YPHP) program in further educate and involve the local youth in the General Plan Update process. Its goal was to assemble a group of students who are interested in learning more about community outreach, planning, and administering surveys. After learning more about updating the General Plan and *PlanHP*, these students became ambassadors for the effort, helping to collect input for the process from their family, classmates, and peers. They met weekly over the course of five weekends, and made a final presentation to City



planHP

How do you move through your city?

Join us in Huntington Park's focus group session and tell us how you navigate your city. Your input will help inform policy-making decisions for the city's General Plan Update.

Transit Oriented Development

Refreshments Provided
Don't miss our free raffle for 5 prizes!

April 20, 2016
TIME: 5:00 PM - 8:00 PM
LOCATION: 6325 Pacific Blvd. #300
 Huntington Park, 90255

Visit planhp.com for further information and future events.

Hosted by

Council on May 28, 2016, when they are provided certificates from the Mayor for their advocacy efforts. The consulting team member (Tierra West) led a series of interviews and meetings with local stakeholders. The consulting team continued meeting with individuals and groups including City Department Directors and Staff, members of the

City Council, members of City commissions, business community leaders, Chamber of Commerce representatives, and residents. Meetings and interviews were conducted with important stakeholders such as:

- Huntington Park Mayor Karina Macias
- Huntington Park Vice Mayor Graciela Ortiz
- Other members of the City Council
- Huntington Park City Manager Edgar Cisneros
- Huntington Park Library staff
- Huntington Park Director of Parks and Recreation
- Marquez High School staff
- Communities for a Better Environment (CBE) staff
- CBE Youth for Environmental Justice (YouthEJ)
- CBE United Residents of South East LA (URSELA)

Websites allow for digital information and idea-sharing between the City and participants and among participants themselves. It is also a good way to keep people up-to-date on the project process. Many jurisdictions use their city or county website to post information about the general plan process, such as progress, meeting dates and times, and supporting materials. For *PlanHP*, Tierra West and City Staff decided to create a separate website specifically for the general plan process. Online technology offers the opportunity for community members to share ideas and ask questions and can allow for a greater number of people to participate without having to attend meetings or workshops. For example, any community who may not have been able to attend a *PlanHP* public workshop were able to easily access the same survey online. E-mail newsletters have also been used to send meeting reminders and updates to the public, as well as to receive input on planning issues. The consulting team, in close collaboration with City staff, launched PlanHP.com in Summer 2015. The site provides 24-hour access to project information for residents and stakeholders in the City of Huntington Park. The design is clean, modern, minimalist, bilingual (English and Spanish), and easy to navigate. Its main purpose is to 1) educate public about the project, 2) advocate involvement in upcoming meetings, and 3) elicit feedback (through email newsletter signups, polls, and surveys). The web programmers tested the requisite plug-ins and widgets needed for the Online Poll and Online Survey functionality of the site. These elements are working properly and are now ready to compile responses from users.





Your one-stop resource for the City of Huntington Park 2016 Focused General Plan Update

Here you will find the most recent information about the PlanHP Focused General Plan Update project, studies, progress, and ways that you can participate. Please browse the site and join us in planning Huntington Park's future! Check back often for updates on the planning process, access to public meeting materials and presentations, and to review draft documents.



[CLICK HERE FOR OFFICIAL CITY OF HUNTINGTON PARK WEBSITE](#)

Latest News & Updates



Youth Plan Huntington Park Community Initiative Completed JUNE 21, 2016

We're proud to announce the conclusion of our Youth Plan Huntington Park (YPHP), a 5-week community initiative aimed to educate and involve local youth in the General Plan Update process. Youth Plan Huntington Park was launched as a community initiative that educates youth to become actively engaged in the Huntington Park General Plan Update. High...

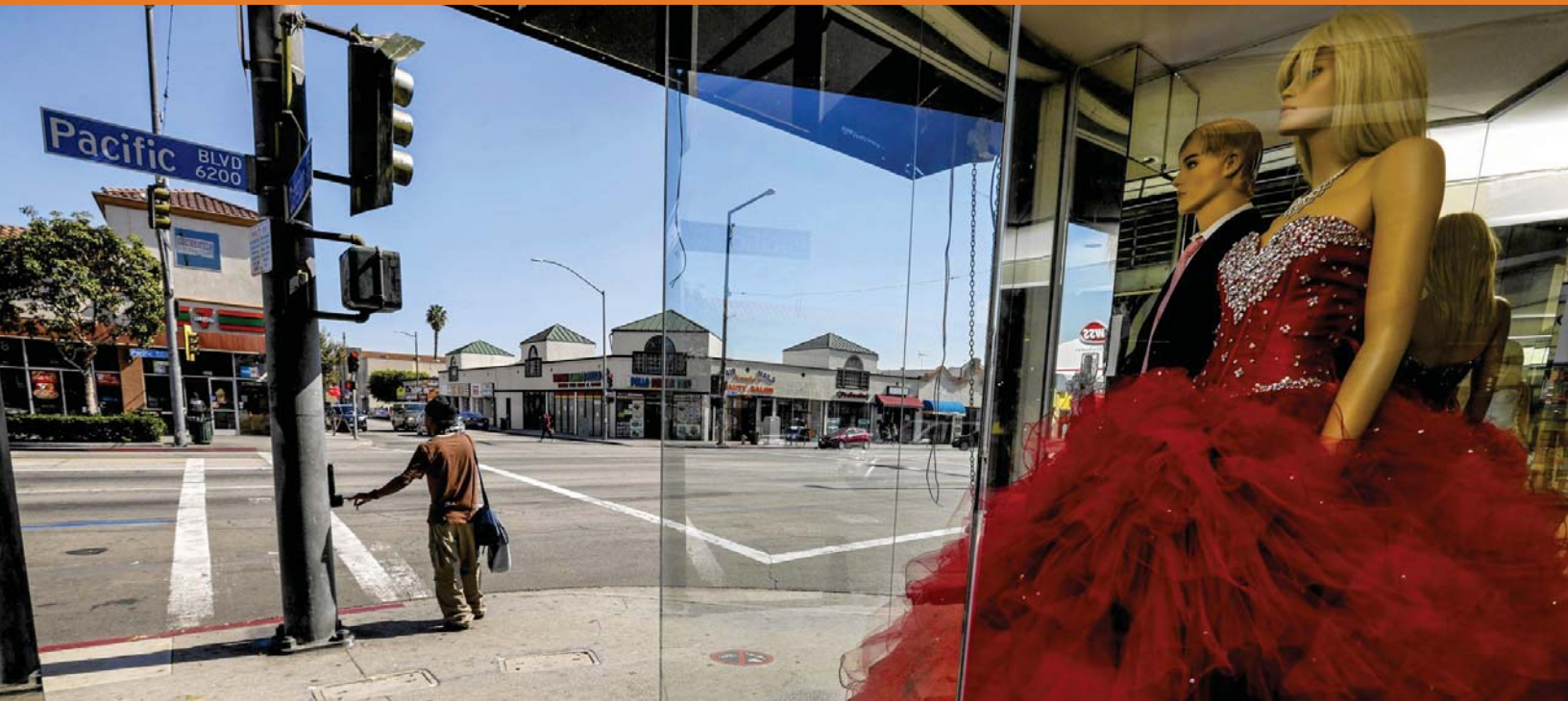
Government Code, Section 65589.7, requires the City to provide water and sewer purveyors with the opportunity to participate in the Housing Element's development. This cooperation is important so that housing production can be coordinated with infrastructure plans. The City of Huntington Park is served by four water companies which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.

- **Maywood Mutual Water Company.** The Maywood Mutual Water Company serves the northeastern portion of the City. The service boundaries extend east to west from Maywood Avenue to the City's border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company's costumers reside in Huntington Park.
- **Walnut Park Mutual Water Company.** The Walnut Park Mutual Water Company serves the odd-numbered side of Walnut Street (addresses 2901-3501 Walnut Street).
- **Golden State Water Company.** The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City's western border with Florence-Graham to the west to Alameda Street to the east.
- **Severn Trent Services.** Severn Trent is the City's main provider of water and operates multiple wells in the City, including Well Numbers 12, 14, and 17.

The Water Master Plan acknowledges for these purveyors indicate that water service for low income households within the service area must be prioritized. Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies are deemed reliable. Following the adoption of this Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans.



6.2 BACKGROUND FOR PLANNING



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

- **Population Characteristics** includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;
- **Housing Unit Characteristics** focuses on trends in residential development, housing unit types, and housing tenure;
- **Household Characteristics** provides an overview of the key socioeconomic characteristics germane to housing need;
- **Housing Constraints** indicates those factors that may affect the development of new housing in the City.

POPULATION CHARACTERISTICS

According to the 2018 DOF estimates, the City's population was estimated to be 59,473 persons. The City experienced its most rapid growth during the 1920's when the City added an additional 20,078 residents. The most recent 2010 Census indicated the City's population was 58,114 persons at the time the Census was taken. The most recent (2018) California State Department of Finance (DOF) estimates place the City's population at 59,473 persons. In recent years since the 2000 Census, the City's population growth has experienced a slight decline. The City's population trend is shown in **Table 6-1** and illustrated in **Exhibit 6-2**.



Exhibit 6-2: City of Huntington Park Population Trends

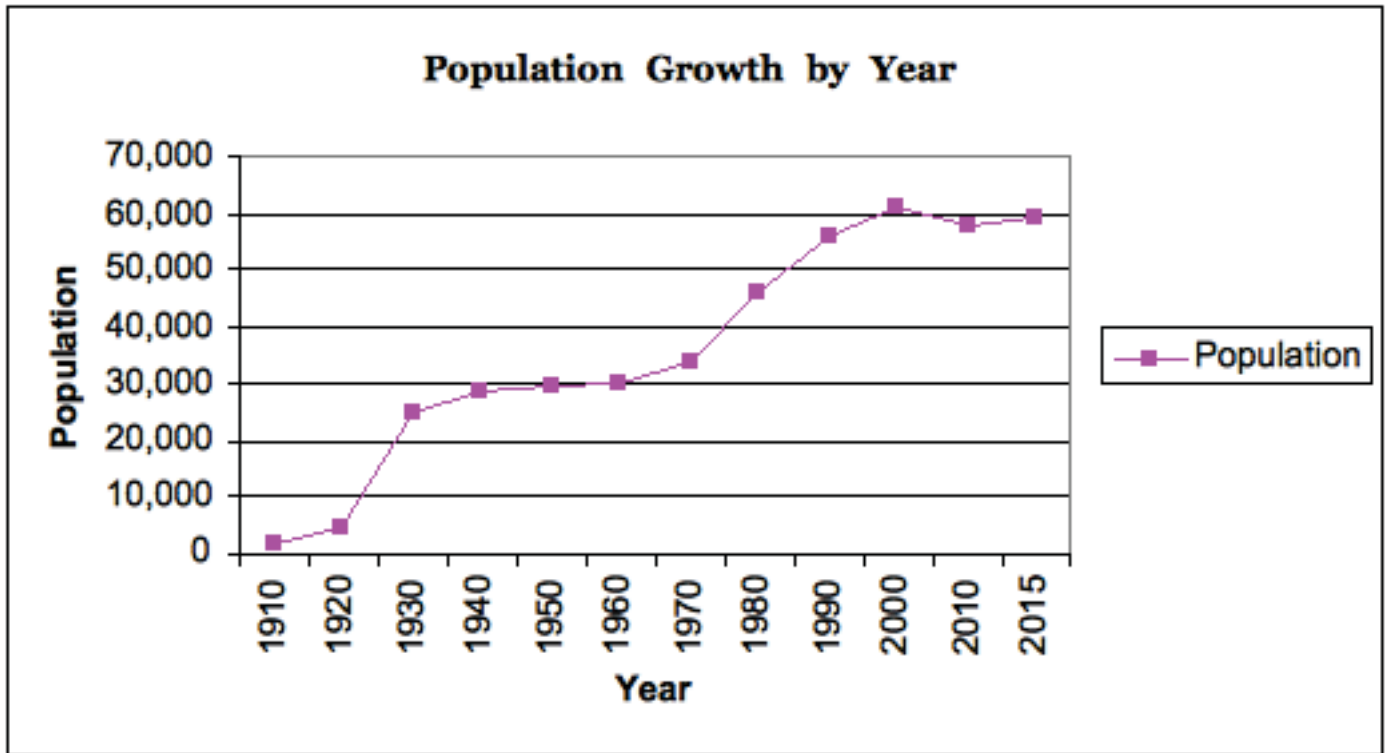


Table 6-1: Population Trends 1910-2018

Year	Population	Change - #	Change - %
1910 ¹	1,299	--	
1920 ¹	4,513	3,214	247.4%
1930 ¹	24,591	20,078	81.6%
1940 ¹	28,648	4,057	14.2%
1950 ¹	29,450	802	2.7%
1960 ¹	29,920	470	1.6%
1970 ¹	33,744	3,824	11.3%
1980 ¹	45,932	12,188	26.5%
1990 ¹	56,065	10,133	18.1%
2000 ¹	61,348	5,283	8.6%
2010 ¹	58,114	-3,234	-5.6%
2018 ²	59,473	1,359	2.3%

Source: 1. U.S. Bureau of the Census 1910-2010; 2. California DOF 2018.

The overall increase in the City’s population since the 1970’s was due to both an increase in the average household size and new residential construction. **Table 6-2** compares the trends in the average household size for Los Angeles County with those of the City for the years 1990 through 2013. As indicated in Table 6-2, the average household size for the City is significantly higher compared to Los Angeles County as a whole. In Huntington Park, the average household size between 1990 and 2013 increased from 4.00 to 4.04 persons per unit.



Table 6-2: Population Trends 1910-2015

Year	County	Huntington Park
1990	2.40	4.00
2000	2.98	4.12
2010 ¹	2.91	3.96
2015 ²	3.00	4.04
Change	0.60	0.04

Source: 1. U.S. Bureau of the Census 1980-2010; 2. California DOF 2015.

POPULATION AGE CHARACTERISTICS

Census data was reformatted in **Table 6-3** to depict the age statistics arranged according to specific age categories (preschool-aged, school-aged, young adults, etc). Table 6-3 charts the age characteristics of the City’s population for the years of 2000 and 2013. As is evident from the examination of Table 6-3, the age cohorts that experienced the greatest rates of decline consisted of the school-aged children (5 to 19 years of age) and the working adults (25 to 54 years of age). The age characteristics for the City’s population are shown in **Exhibit 6-3**.

In 2000, the median age of the City’s population was 25.6 years. According to the most recent 2013 American Community Survey data, the City’s median age was 29.2 years of age. Corresponding statistics for Los Angeles County were 32 years of age and 35.1 years of age for 2000 and 2013, respectively.

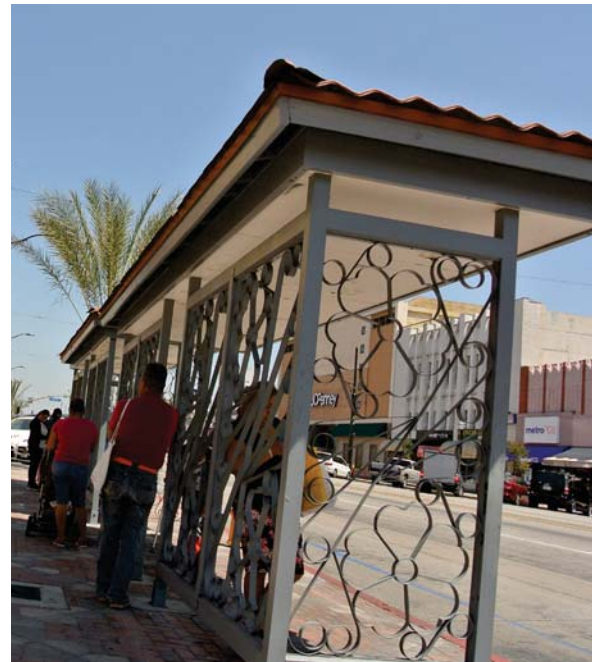


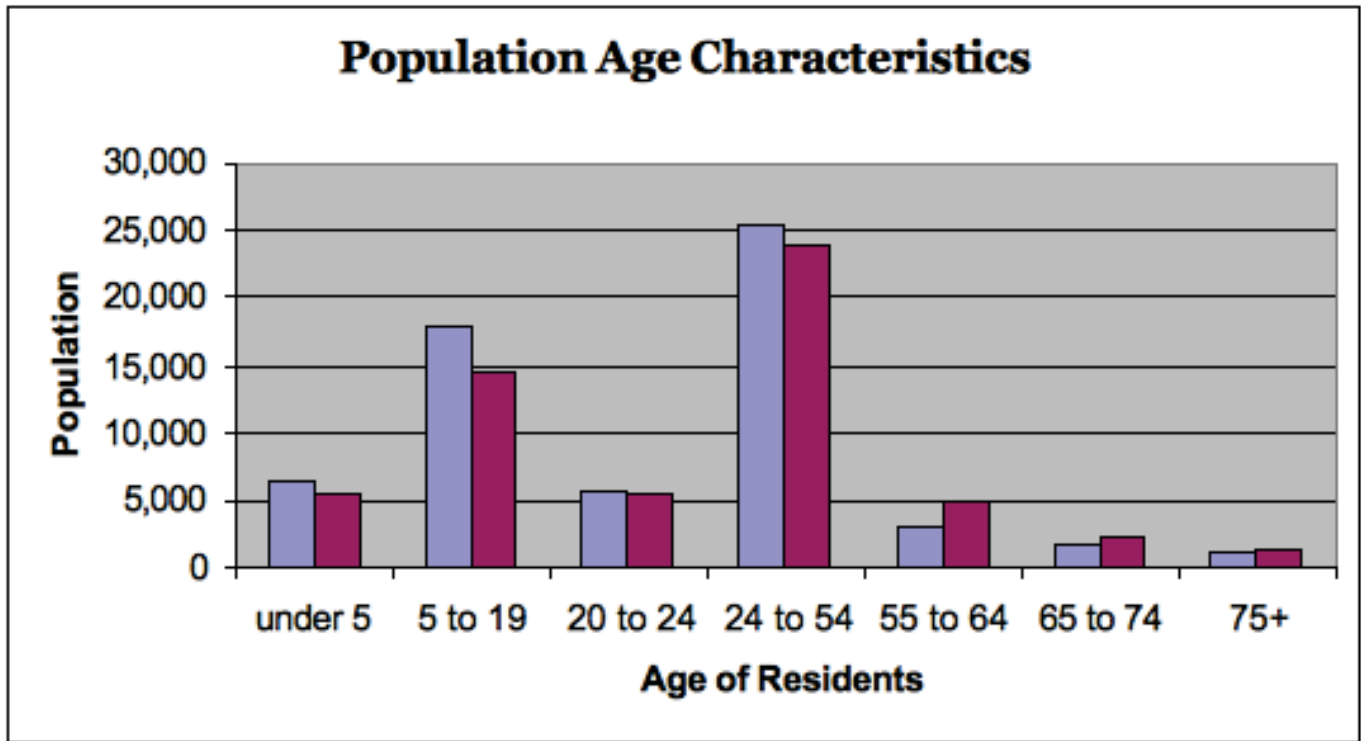
Table 6-3: Age Characteristics 2000-2013

Age	2000	2013	Change - #	Change - %
under 5	6,406	5,588	-818	-12%
5-19	17,836	14,558	-3,278	-18%
20-24	5,673	5,549	-124	-2%
24-54	25,353	23,755	-1,598	-6%
55-64	2,944	4,888	1,944	66%
65-74	1,880	2,405	525	27%
75+	1,256	1,444	188	14%
Total	61,348	58,487	-2,861	-4%

Source: U.S. Bureau of the Census, 2000 American Community Survey 2013.



Exhibit 6-3: City of Huntington Park Age Characteristics



Age of City's Population - 2000
 Age of City's Population - 2013



RACE AND ETHNICITY

Approximately 72.5% of the City's population was classified as white while 0.6% was classified as African-American, 0.7% as Asian, 0.6% as American Native or Alaskan, and 1.3% consisting of two or more races. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians. Hispanics accounted for 97.8% of the City's total population.

Table 6-4: Race and Ethnicity: 2013

Race/Ethnicity	Persons - #	Persons - %
White	42,377	72.5
African-American	374	0.6
Asian	409	0.7
American Indian	356	0.6
Two or more Races	744	1.3
Total	44,260	75.7
Hispanic	57,167	97.8
Source: U. S. Bureau of the Census, American Community Survey, 2013.		

HOUSING UNIT CHARACTERISTICS

According to the 2010 Census, there were 15,151 housing units in the City. The most recent DOF estimates identified 15,178 housing units in the City as of January 1, 2015.

Table 6-5 summarizes housing types derived from the 2010 U.S. Census statistics and the 2015 State Department of Finance Housing estimates for the City of Huntington Park. The housing unit types are also illustrated in **Exhibit 6-4**.



Table 6-5: Housing Characteristics: 2000 - 2015

Unit Type	2000 ¹		2015 ²		Change-Δ	
	#	%	#	%	#	%
1 unit detached	5,268	34.3%	6,267	41%	999	19%
1 unit attached	2,370	15.5%	2,033	13%	337	14%
2 -4 units	2,209	14.4%	1,585	10%	624	28%
5 or more units	5,477	35.7%	5,208	34%	269	5%
Mobile Homes	7	–	85	0.1%	78	1114%
Total	15,338	100%	15,178	98%	210	1%

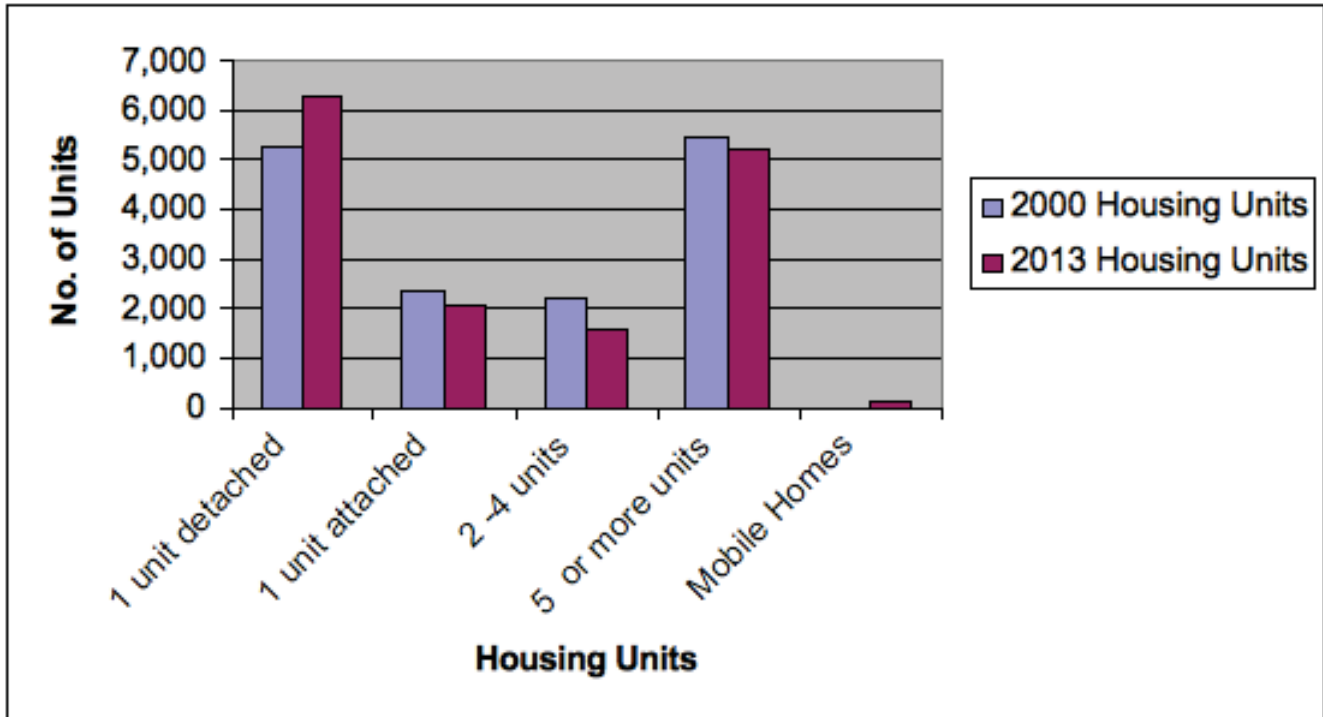
Sources: 1. 2010 U. S. Census. 2. State Department of Finance 2015.

HOUSING TENURE

Table 6-6 indicates housing tenure statistics for 2000 and 2013. The percentage of owner-occupied units in Huntington Park has declined slightly since 2000 when approximately 27.4% of the housing units were classified as owner-occupied. Approximately 26.8% of the units in Huntington Park are owner-occupied according to the 2013 U.S. Census estimates.



Exhibit 6-4: City of Huntington Park Housing Unit Characteristics: 2000-2013



2000 Housing Units

2013 Housing Units

Table 6-6: Housing Tenure in Huntington Park: 2000-2013

Year	Owner Occupied		Renter Occupied	
	Units - #	Units - %	Units - #	Units - %
2000	4,065	27.4	10,795	72.6
2013	3,867	26.8	10,588	73.2
Change-Δ	-198	-0.60	-207	-0.60

Sources: 2000 and 2013 U. S. Census.

HOUSING AGE, CONDITION, AND OVERCROWDING

The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. **Table 6-7** depicts the 2010 U.S. Census statistics indicating the age of the housing units within the City.

Table 6-7: Age of Housing Stock in 2013

Year Unit Constructed	Units - #	Units - %
2010 or later	4	0
2000-2009	210	1.4
1990-1999	416	2.8
1980-1989	1,204	8
1970-1979	1,483	9.9
1960-1969	1,746	11.6
1950-1959	2,449	16.3
1940-1949	3,014	20.1
1939 or earlier	4,485	29.9
Total	15,011	100%
Source: U.S. Bureau of the Census, ACS 2013.		



Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are approaching fifty years in age. As indicated in Table 6-7, a total of 9,948 units were constructed prior to 1960. This represents 66% of the total housing units in the City.

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the 2013 ACS Survey, 91 units (0.6%) lacked plumbing and 150 units (1%) lacked kitchen facilities. Overcrowding may also be a contributor to the deterioration of housing units.

A household is considered to be overcrowded if the number of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. **Table 6-8** provides a breakdown in the number of overcrowded units that were identified in the most recent 2013 ACS, broken down by housing tenure. Of the 14,455 occupied housing units identified in the 2013 Census estimate, 2,804 units were identified as being overcrowded (19.4% of the City's total number of occupied units) and 2,959 units (20.5% of the total occupied units in the City) were identified as being severely overcrowded. Household overcrowding rates has decreased from 63% of all renters in 2000 to 48% a decade later (as documented by the 2007-2011 ACS). Severe overcrowding (greater than 1.5 persons per room) impacts 27% of renters in the City. The greatest concentration of overcrowded units include several neighborhoods with concentrations of severe renter overcrowding (over 45%): north of Florence immediately east of Santa Fe; the neighborhood on either side of State bound by Gage and Saturn; both sides of Pacific bound by Randolph and Slauson; and the northernmost portion of the city directly to the east of Santa Fe.



Table 6-8: Large Family and Overcrowded Housing Units in Huntington Park - 2013

Category	Total Units
Overcrowded - #	2,804
Overcrowded - % ¹	19.4
Severely Overcrowded #	2,959
Severely Overcrowded % ¹	20.5
Source: U.S. Bureau of the Census, 2013 ACS.	

HOUSEHOLD INCOME

The 2013 median household income in Huntington Park was \$36,397. The median household income for the State was \$61,094. According to the 2013 Census, 27% of the families living in the City had annual incomes that were below the poverty level. Of this total, 39.6% were under the age of 18 years. **Table 6-9** summarizes the annual household income statistics for the City based on the 2013 Census estimates.

SPECIAL NEEDS GROUPS

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



Table 6-9: Household Income in 2013

Income Category	No. of Households	% of Total In the City
Less than \$10,000	862	6
\$10,000 to \$14,999	1,367	9.5
\$15,000 to \$24,999	2,726	18.9
\$25,000 to \$34,999	1,992	13.8
\$35,000 to \$49,999	2,694	18.6
\$50,000 to \$74,999	2,682	18.6
\$75,000 to \$99,999	1,168	8.1
\$100,000 to \$149,999	734	5.1
\$150,000 to \$199,999	150	1
\$200,000 or more	80	0.6

Source: U. S. Census 2013.

SPECIAL NEEDS GROUPS - LARGE FAMILIES

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. According to the 2010 Census, a total of 1,776 large family (45.2% of the total renter occupied households) households lived in owner-occupied units. The same Census figures also indicated that 3,359 large family households (31.5% of the total renter occupied households) lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City's housing stock.

SPECIAL NEEDS GROUPS - FEMALE HEAD OF HOUSEHOLDS

In 2013, there were 3,804 female-headed households, representing 26.3% of the total number of households in Huntington Park. Of this total, 2,218 or 15.3% of the total female-headed households in the City included minors, 18 years of age or less. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. For purposes of comparison, approximately 15.2% of the total households in Los Angeles County were female-headed households.

SPECIAL NEEDS GROUPS - PERSONS IN NEED OF EMERGENCY SHELTER

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

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets.



- Minors who have run away from home;
- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) that are escaping domestic violence.

A citywide housing condition survey was conducted by the preparers of this Housing Element during August and September of 2016. This survey involved a windshield survey of every street in the City of Huntington Park. During this survey, the location and extent of homeless persons were also noted. The surveys identified between three and ten homeless individuals on each day the survey was conducted. The majority of these homeless individuals were observed in the Civic Center. Statistical methods were also used to forecast the balance of the County's homeless population. The survey considered the following:

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

The Los Angeles Homeless Services Authority (LAHSA) is a joint powers authority of the City and County of Los Angeles, created in 1993 to address the problems of homelessness in Los Angeles. The LAHSA is responsible for funding and coordination of homeless services and housing assistance to support the homeless population of men, women and children in the City and County of Los Angeles. LAHSA is the lead agency in the HUD-funded Los Angeles Continuum of Care (which includes 85 cities and the unincorporated areas of Los Angeles County, excluding the cities of Glendale, Long Beach and Pasadena), and coordinates and manages more than \$132 million annually in federal, state, county and city funds for programs providing shelter, housing and services to homeless persons. Since 2005, LAHSA has coordinated six biennial Greater Los Angeles Homeless Counts. Beginning 2016, the Point-In-Time Count occurs annually.



The City of Huntington Park was included in East Los Angeles County (SPA 7). The 2015 survey identified 3,571 homeless persons. Of this total, 907 homeless persons were “sheltered and 2,664 persons were “unsheltered.” The 2016 survey identified 3,469 homeless persons. Of this total, 987 homeless persons were “sheltered and 2,482 persons were “unsheltered.” Included in the Permanent Supportive Housing count is Huntington Park’s recently opened Mosaic Gardens which includes 34 beds in 23 units. The project was developed by LINC Housing with the assistance of Federal HOME dollars from the City of Huntington Park. Mosaic Gardens in Huntington park includes 15 units that are reserved for households where at least one member has an open and active case with the Los Angeles Department of Mental Health, meets Transition Aged Youth designation (including persons between 18-24 years of age), and meets homeless requirements. The Mosaic Gardens is located at 6337 Middleton Street.

SPECIAL NEEDS GROUPS - FARM WORKER HOUSING

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

SPECIAL NEEDS GROUPS - ELDERLY AND HANDICAPPED

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

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than two million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for



interns, residents, and fellows. The Department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms, and a state-of-the-art burn center.

The City of Huntington Park 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 Huntington Park 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 Huntington Park 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. 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 references an existing program that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will continue to implement 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 are 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.

HOUSING AFFORDABILITY - HOUSING COSTS IN THE CITY

Housing costs in the City, while lower when compared to some other Southern California communities, are still relatively high when considering the prevailing wages that local residents typically earn. **Table 6-10** summarizes the housing values.



Table 6-10: Housing Values in Huntington Park (2015)

Mortgage Range	No. of Units/%
Under \$50,000	60 (1.7%)
\$50,000 to \$99,000	27 (0.8%)
\$100,000 to \$149,999	173 (4.9%)
\$150,000 to \$199,000	324 (9.3%)
\$200,000 to \$299,000	1,187 (33.9%)
\$300,000 to \$499,000	1,542 (44.1%)
\$500,000 to \$999,000	185 (5.3%)
\$1,000,000 and above	0 (0%)
Median	\$298,500
Source: U.S. Census American Fact Finder 2015	

More recent home sales data for the City is provided by Zillow.com. According to home sales data collected in March 2017, a total of 38 units were for sale or sold. The average asking price was approximately \$542,000 and ranged in the asking price of between \$208,000 and \$870,000. Table 6-11 indicates the Fair Market Rent (FMR) data for Los Angeles County between 1980 and 2013. The data shown in **Table 6-11** indicates that rents for two, three, and four bedroom units steadily increased through the mid-1990s where a one year decline was registered. Rents in the latter 1990s and the early 2000s continued to increase. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each area.



Table 6-11: HUD Fair Market Rents Los Angeles-Long Beach SMSA

Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
1980	\$291	\$343	\$380	\$420
1983	\$463	\$538	\$710	\$816
1988	\$588	\$684	\$876	\$990
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816



Table 6-11: HUD Fair Market Rents Los Angeles-Long Beach SMSA (continued)

2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101
2009	\$1,090	\$1,361	\$1,828	\$2,199
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140
Source: U.S. Department of Housing and Urban Development				

Surveys of rents in the City were also conducted during the 2015 Census. **Table 6-12** indicates the average monthly rents for those units identified in the survey. The median rent in the City according to the 2010 Census was \$1,053 per month.

HOUSING AFFORDABILITY - OVERPAYMENT FOR HOUSING IN HUNTINGTON PARK

Table 6-13 summarizes 2010 Census figures that indicate the percentage a household paid for housing in 2009 (as indicated in the 2010 Census). As indicated previously, those households that paid more than 30% of their monthly gross income for rent or a mortgage are considered to be overpaying for housing.

Table 6-12: Contract Rents in Huntington Park (2015)

Rents/month	No. of Units
Less than \$500	519 (4.8%)
\$500 - \$999	6,072(55.6%)
\$1,000 - \$1,499	3,434 (31.4%)
\$1,500 - \$1,999	776 (7.1%)
\$2,000 - \$2,499	122 (1.1%)
\$2,500 - \$2,999	0 (0.0%)
\$3,000 and over	2 (0.0%)
Median monthly rent	\$942
Source: U.S. Census American Fact Finder 2015	

Table 6-13: Overpayment 2010

Percent of Income Devoted to Housing	Occupied Households	
	Renter No. (%)	Owner No. (%)
Less than 15%	397 (24.8%)	641 (33.2%)
15% to 19%	271 (11.8%)	221 (11.4%)
20% to 24%	312 (13.6%)	306 (15.8%)
25% to 29%	275 (12.0%)	170 (8.8%)
30% to 34%	231 (10.0%)	442 (22.9%)
35% or more	728 (31.7%)	15 (0.8%)
Source: U.S. Bureau of the Census, 2010		



Table 6-14 provides a breakdown of the housing cost affordability standards for various housing unit types based on the number of bedrooms. The housing cost affordability standards are identified according to the following income categories:

- *Very-Low* incomes refer to those household incomes that are 50% of the Los Angeles County median;
- *Low* incomes refer to those household incomes that are between 50% and 80% of the Los Angeles County median; and,
- *Moderate* incomes refer to those households that are between 80% and 120% of the Los Angeles County median household income.

The figures shown in **Table 6-14** indicate the rents and mortgage payment thresholds for various housing unit sizes for the aforementioned income categories.

Table 6-15 indicates the household income ranges for the various income categories (very low, low, and moderate) as well as the median household income. These figures are arranged according to the number of persons that comprise a household. As is evident from examination of Table 6-15, the income limits increase as the number of persons living in a household increase. For example, a household with one person is considered to be low income if the annual household income is \$39,050 while a household containing five persons is considered to be low income if its annual household income is \$60,200. The information included in Table 6-15 may be used to determine what percentage of a household's income will be expended on a monthly basis for housing. For example, a household consisting of three persons with an annual income of \$23,450 ideally should not spend more than \$645 per month. This figure represents 30% of that household's annual income.



Table 6-14: Housing Affordability Standards in (dollars/month)

Unit Type	Very Low	Low	Moderate
Owner-Occupied Units			
1 Bedroom	\$521	\$730	\$1,338
2 Bedroom	\$586	\$821	\$1,505
3 Bedroom	\$651	\$912	\$1,672
4 Bedroom	\$703	\$984	\$1,805
5 Bedroom	\$756	\$1,058	\$1,939
Renter-Occupied Units			
1 Bedroom	\$521	\$626	\$1,147
2 Bedroom	\$586	\$704	\$1,290
3 Bedroom	\$651	\$782	\$1,433
4 Bedroom	\$703	\$844	\$1,547
5 Bedroom	\$756	\$907	\$1,662
Source: U.S. Department of Housing and Urban Development.			



Table 6-15: Annual Income Limits for the Los Angeles-Long Beach SMSA

Household Size	30% of Median	Very Low	Low
1 person	\$14,650	\$24,400	\$39,050
2 persons	\$16,780	27,900	44,600
3 persons	\$18,800	31,350	50,200
4 persons	\$20,900	34,850	55,750
5 persons	22,600	37,650	60,200
6 persons	24,250	40,450	64,700
7 persons	25,950	43,200	69,150
8 persons	27,600	46,000	73,600
Source: U.S. Department of Housing and Urban Development, State Income Limits 2015.			

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. The CHAS data concerning overpayment for housing in the City of Huntington Park is summarized in **Table 6-16**. The table indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter-occupied households). Finally, the table indicates senior households and large-family households that are overpaying for housing.



Table 6-16: Overpayment for Housing in Huntington Park

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	370	3,990	4,360
Household Income > 30% to <= 50% HAMFI	535	2,753	3,290
Household Income > 50% to <= 80% HAMFI	1,125	2,570	3,695
Household Income > 80% to <= 100% HAMFI	560	635	1,195
Household Income > 100% HAMFI	1,280	640	1,920
Total	3,8645	10,590	14,455
Housing Problems Overview ¹	Owner	Renter	Total
Household has 1 of 4 Housing Problems	2,410	8,645	11,055
Household has none of 4 Housing Problems	1,440	1,875	3,315
Cost Burden not available	20	65	85
Total	3,865	10,590	14,455
Severe Housing Problems Overview ²	Owner	Renter	Total
Household has 1 of 4 Severe Housing Problems	1,590	6,910	8,500
Household has none of 4 Severe Housing Problems	2,260	3,610	5,870
Cost Burden not available	20	65	85
Total	3,865	10,590	14,455
Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <= 30%	1,805	3,950	5,755
Cost Burden > 30% to <= 50%	1,020	2,935	3,955
Cost Burden > 50%	1,030	3,590	4,620
Cost Burden not available	20	110	130
Total	3,865	10,590	14,455

Table 6-16: Overpayment for Housing in Huntington Park (continued)

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	4,045	230	85	4,360
Household Income > 30% to <= 50% HAMFI	3,020	270	0	3,290
Household Income > 50% to <= 80% HAMFI	2,620	1,075	0	3,695
Household Income > 80% to <= 100% HAMFI	700	495	0	1,195
Household Income > 100% HAMFI	675	1,240	0	1,920
Total	11,055	3,315	85	14,455
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	3,720	205	65	3,990
Household Income > 30% to <= 50% HAMFI	2,560	195	0	2,755
Household Income > 50% to <= 80% HAMFI	1,785	785	0	2,570
Household Income > 80% to <= 100% HAMFI	325	305	0	635
Household Income > 100% HAMFI	255	380	0	640
Total	8,645	1,875	65	10,590
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	325	25	20	370
Household Income > 30% to <= 50% HAMFI	460	75	0	535
Household Income > 50% to <= 80% HAMFI	835	290	0	1,125
Household Income > 80% to <= 100% HAMFI	375	190	0	560
Household Income > 100% HAMFI	420	680	0	1,280
Total	2,410	1,440	20	3,885



Table 6-16: Overpayment for Housing in Huntington Park (continued)

Income by Cost Burden (Owners & Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	3,965	3,350	4,360
Household Income > 30% to <= 50% HAMFI	2,680	800	3,290
Household Income > 50% to <= 80% HAMFI	1,350	335	3,695
Household Income > 80% to <= 100% HAMFI	375	85	1,195
Household Income > 100% HAMFI	200	45	1,915
Total	8,570	4,615	14,455
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	3,645	3,105	3,990
Household Income > 30% to <= 50% HAMFI	2,225	485	2,755
Household Income > 50% to <= 80% HAMFI	595	0	2,570
Household Income > 80% to <= 100% HAMFI	60	0	635
Household Income > 100% HAMFI	0	0	640
Total	6,525	3,590	10,590
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	320	245	370
Household Income > 30% to <= 50% HAMFI	460	320	535
Household Income > 50% to <= 80% HAMFI	755	335	1,125
Household Income > 80% to <= 100% HAMFI	315	85	560
Household Income > 100% HAMFI	200	45	1,280
Total	2,050	1,030	3,865



1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
3. 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.

Source: CHAS Data Book 2012 (for Huntington Park, California).

GOVERNMENTAL CONSTRAINTS - PROCESSING PROCEDURES

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

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

For a typical housing project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. This process does not put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. The developer must also determine if the proposed project is a "Priority Project" and subject to the National Pollutant Discharge Elimination System (NPDES) Permit's



Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. If the project is subject to these requirements, it must meet SUSMP requirements prior to issuance of grading and building permits. In addition, school fees must be paid to school districts prior to issuance of building permits. School fees for Los Angeles School District is \$4.00 per livable square-foot, the fee varies between school districts.

Table 6-17 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports [EIR], General Plan Amendments, Rezones, or Variances).

Table 6-17: Permit Review Timelines for the City of Huntington Park

Type of Approval or Permit	Typical Processing Time	Approval Body
Minor Development Permit	14 days	City Staff
Minor Variance	30 – 45 days	C. D. Director
Minor Cup	30 – 45 days	C. D. Director
Conditional Use Permit	60 – 90 days	Planning Commission
Development 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
Parcel Maps	30 – 45 days	City Engineer
Negative Declaration	60 – 120 days	City Council/Planning Commission
Environmental Impact Report	180 days +	City Council
Source: City of Huntington Park, 2019.		



Table 6-18 compares the City’s plan check fees with those of the neighboring cities. As indicated in the table, the City’s fees are not substantially greater than that compared to other cities in the area.

Table 6-18: Comparison of Plan Check Fees

Planning Activity	City Check Fee
Huntington Park	\$132.16
Bell	\$59.21
Maywood	\$180.70
Bell Gardens	\$77.10
South Gate	\$63.00
Downey	\$60.00
Cudahy	\$56.25
Source: City of Huntington Park 2019.	

The City of Huntington Park Housing and Community Development Division 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. **Table 6-19** estimates the building fees for a typical residential development.



Table 6-19: Typical Planning and Processing Fees

Description	Fee
Building Permit	\$2,602.58
Plan Check Fee	\$2,799.14
Electrical Permit	\$1,001.12
Plumbing Permit	\$495.36
Mechanical Permit	\$294.56
Grading Permit	--
Sewer/Septic Permit	\$628.62
Source: City of Huntington Park, 2019.	

The City’s permit fees are based on the valuation of the proposed project that utilizes the Los Angeles County fee schedule. The fees shown in Table 6-19 are applicable to both single-family and multiple-family development. The processing fees are well under 1% of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately \$4,879 per unit. This assumes 20 electrical fixtures, five plumbing fixtures, one sewer connection, and one thousand square feet of floor area. The permit fees account for approximately 2.2% of a residential unit costing \$225,000. Permit fees and approval time frames do not pose a constraint to the development of housing in Huntington Park. The City employs a plan check process that applies to all residential development including multi-family housing. Plan check for the processing of building permits typically require seven to ten working days, depending on the City’s work load. The City of Huntington Park has adopted the 2016 California Building Code (CBC) with 2017 Los Angeles County Amendments, which establishes the minimum standards for new construction.

There are no extraordinary regulations applied by the City that would hinder future



housing development. The entitlement process for discretionary permits, a zone change, general plan amendment, tract map, and conditional use permit application typically require 60 to 90 days to receive final approval. Zone changes and general plan amendments are first heard by the City Council (which also acts as the Planning Commission). For the majority of these cases, the City Council will review the item and render a decision within 90 days of application submittal.

OFF-SITE IMPROVEMENTS

For a typical single-family home there are no off-site fees related to the construction of new infrastructure, park fees, or Mello-Roos fees. The City may require that damaged ROW be replaced/repared though the basic street system and supporting infrastructure has been installed as part of the area’s historic development. 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 Huntington Park are consistent with those being used by other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks.

LAND USE CONTROLS - BASE ZONE DISTRICTS

The Huntington Park Zoning Code and Zoning Map are the primary implementation ordinances of the land use element. The zoning map and ordinance indicates the specific land uses allowed in the City and establishes regulations and standards for use and development. The City’s Zoning Code consists of eight base zone districts that include the following: R-L, R-M, R-H, C-P, C-N, C-G, MPD, and OS.³ Five zones, R-L, R-M, and R-H, C-P, and C-N are applicable to residential development. The R-L (Residential, Low) zone generally applies to single-family detached residential development. The R-M (Residential, Medium) zone generally applies to higher density single-family residential development, duplexes, and lower density multiple-family developments. Finally, the R-H (Residential, High) zone applies to higher density multiple-family developments.⁴

³ City of Huntington Park Municipal Code. Title 9 Zoning.

⁴ City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 1 Residential Zones.*



Table 6-20: City of Huntington Park Zoning Ordinance, Base Zone Districts

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
R-L (Residential, Low)	Single-family	8.712 DU/Ac.	5,000 sq. ft.	45%	35 ft.
R-M (Residential, Medium)	Single-family, Duplex	17.424 DU/Ac.	5,000 sq. ft.	55%	35 ft.
R-H (Residential, High)	Condominiums, Apartments	20.0 DU/Ac	15,000 sq. ft.	65%	45 ft.
C-N (Neighborhood Commercial)	Condominiums, Multiple Family (20+ units/acre), SROs	20.0 DU/Ac.	5,000 sq. ft.	None	40 ft.
C-P (Professional Commercial)	Condominiums, Multiple Family (20+ units/acre),	20.0 DU/Ac	5,000 sq. ft.	None	40 ft.

Source: Huntington Park Zoning Code, 2017

LAND USE CONTROLS - OVERLAY ZONE DISTRICTS

In addition to the aforementioned base zone districts, the City of Huntington Park Zoning Code includes a number of *overlay zones*. Special regulations or incentives are included in the overlay zone to facilitate certain regulations in the geographic area that is subject to the overlay zone. The overlay zones included in the City of Huntington Park Zoning Code are outlined below:

- Medium Density Overlay Zone.** The purpose of this overlay zoning district is to provide for multi-family residential units up to 17.424 units per acre within the underlying commercial zoning district. The Medium Density Overlay zoning district identifies parcels that are suitable for the development of medium density housing, either as the primary use on the parcel or in conjunction with other permitted uses.⁵
- Senior Citizen Housing Overlay Zone.** The purpose of this overlay zoning district is to provide for senior citizen housing at up to 225 dwelling units per acre, generally located in high-rise developments with shared open space,

⁵ City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.*



meeting facilities and reduced parking requirements. Single Room Occupancy (SRO) facilities are also allowed at up to 400 units per acre.⁶

- **Single Room Occupancy Overlay Zone.** The purpose of this overlay zoning district is to provide for alternative types of residential living opportunities to help meet the needs of the community. All Single Room Occupancy (SRO) facilities allowed under this overlay zoning district shall be developed/operated in compliance with the provisions/standards contained in Chapter 3, Article 1 (Single Room Occupancy Facilities).⁷
- **Affordable Housing Overlay Zone.** The purpose of this zoning district is to facilitate the development of affordable family housing at densities up to seventy (70) dwelling units per acre. Senior citizen housing at a density of 225 units per acre and single room occupancy (SRO) facilities at a density of 400 units per acre is also permitted.

The City’s overlay zones are summarized in **Table 6-21**.

Table 6-21: City of Huntington Park Zoning Ordinance, Special and Overlay Zones for Housing

Zone	Uses	Density (DU/acre or FAR)	Min. Lot Size	Min. Lot Coverage	Max. Height
Medium Density Overlay Zone	Medium Density Housing	17.424 DU/Ac.	5,000 sq. ft.	55%	35 feet.
Affordable Housing Overlay Zone	Affordable Housing	70 DU/Ac.	The Base Zone regulations will apply.		
	Senior Housing	225 DU/Ac.	The Base Zone regulations will apply.		
	SRO Housing(2)	400 DU/Ac.	The Base Zone regulations will apply.		
Source: Huntington Park Zoning Code, 2019.					

⁶ Ibid.

⁷ City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones.*



LAND USE CONTROLS - SPECIFIC PLAN

The purpose of a *specific plan* is to provide a policy and regulatory bridge between the City of Huntington Park General Plan and individual project-level development. Specific plans are designed to provide specific land use regulations and development guidelines that govern the land use and development standards for a particular geographic area. The City has adopted a single specific plan, the Downtown Specific Plan (DTSP) that is applicable to the central business district or downtown.⁸ The DTSP builds upon and refines economic development strategies developed specifically for the downtown area focusing on beautification of public spaces and streetscapes and storefront. An overall goal of the DTSP is the orderly development of downtown area consistent with the City's General Plan along with the community's vision for the area. The DTSP covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The DTSP area extends from Randolph Street in the north to Florence Avenue in the south. The eastern boundary is generally Seville Avenue, except for an area that extends along Zoe Avenue to Miles Avenue, and the western boundary is Rugby Avenue. Pacific Boulevard occupies the central portion of the DTSP area and is considered the City's Central Business District. The DTSP divides the downtown area into four Districts (refer to **Exhibit 6-5**). Within each District there is particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community.⁹ The four Districts are as follows:

- *District A – Gateway.* District A encompasses parcels at the intersections of Randolph Street with Pacific Boulevard and Rita Avenue, and Florence Avenue with Rugby Avenue, Pacific Boulevard, Rita Avenue, and Seville Avenue.
- *District B – Festival.* District B encompasses all parcels fronting on Pacific Boulevard, except those parcels at the intersections with Randolph Street and Florence Avenue contained in District A as described above.
- *District C – Neighborhood.* All parcels between Rugby Avenue and Seville Avenue that are not included in District A or District B are part of District C, except for select parcels at the intersection of Seville Avenue and Zoe Avenue.

⁸ RRM Design Group. *Downtown Huntington Park Specific Plan*. Plan dated August 4, 2008.

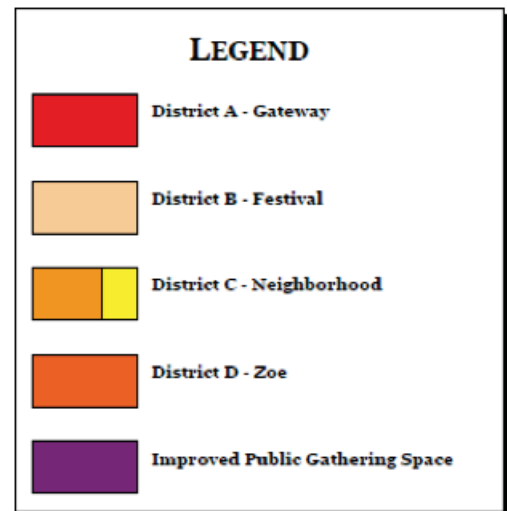
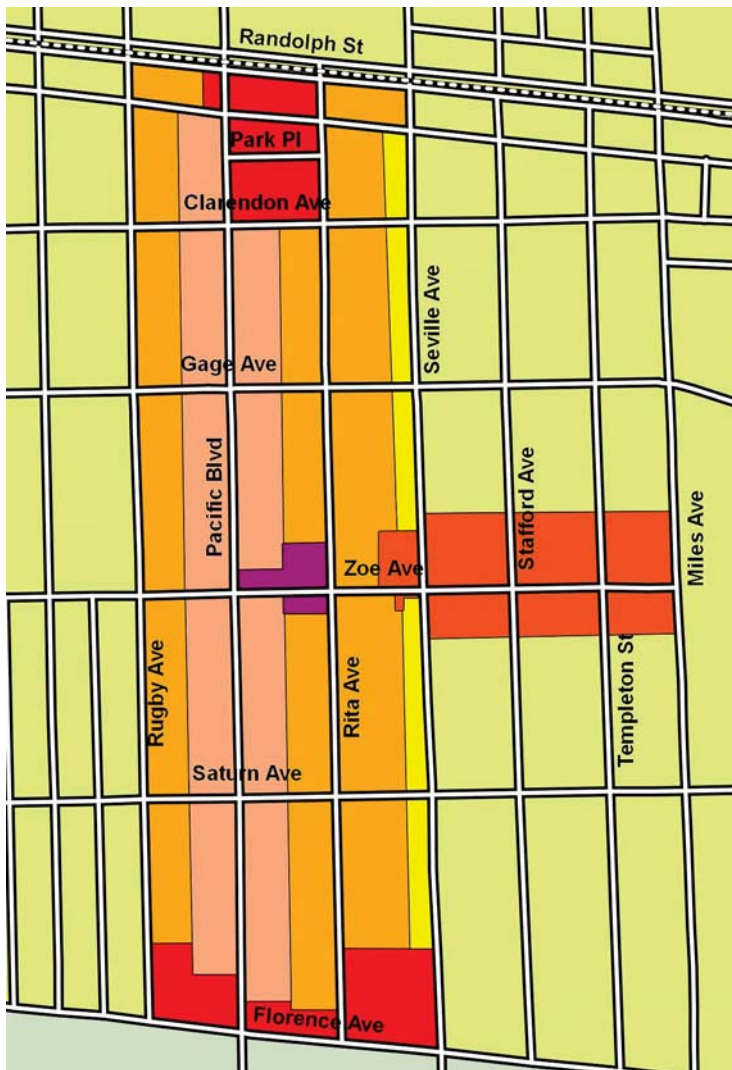
⁹ City of Huntington Park Municipal Code. *Title 9 Zoning, Chapter 4, Zoning Districts, Article 5 Overlay Zones*.



- *District D – Zoe [Avenue].* District D encompasses those parcels bordering Zoe Avenue from the alley separating Rita Avenue and Seville Avenue to the intersection with Miles Avenue.



Exhibit 6-5: Map of the Downtown Specific Plan (DTSP)



Specific land uses and development that is permitted in the R-L, R-M, and R-H zone districts are listed below in **Table 6-22**.

Table 6-22: Housing Types Permitted Under the Zone Districts

Use	Zone District		
	R-L	R-M	R-H
Condominiums	D	D	D
Small Family Daycare	P	P	P
Large Family Daycare	LCC	LCC	LCC
Density Bonus Affordable	P	P	P
Manufactured Housing	D	D	D
Multi-Family Housing	-	D	D
Second Unit	P	-	-
Senior/Congregate Care	-	-	C
Single Family	P	P	P
Single Room Occupancy	-	-	D
P = Permitted D = Use requires a Development Permit C = Conditionally Permitted - = Prohibited LLC = Large Child Care Permit			

Residential development standards in the residential zone districts are summarized below in **Table 6-23**.



Table 6-23: Residential Development Standards

Zone District	Maximum Units/Acre	Minimum Lot Area	Maximum Lot Coverage	Maximum Height	Maximum Lot Width	Maximum Lot Depth
R-L	8.712	5,000 sq. ft.	45%	35 feet	45 feet	80 feet
R-M	17.424	5,000 sq. ft.	55%	35 feet	45 feet	100 feet
R-H	20.0	15,000 sq. ft.	65%	45 feet	100 feet	100 feet

Source: City of Huntington Park, 2019.

NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

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

NON-GOVERNMENTAL CONSTRAINTS - MARKET CONSTRAINTS

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

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

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

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

NON-GOVERNMENTAL CONSTRAINTS - LAND PRICES

Land costs are a major contributor to overall housing production prices. The balance of the City's housing production will occur in the infill areas. In these areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites. Land prices for new residential construction range from \$20 to \$25 per



square-foot. The practical effect of land prices relates primarily on infill sites that are underutilized. Consequently, the land costs (i.e., resale homes) would need to be adjusted to per-unit land costs based on the existing density.

NON-GOVERNMENTAL CONSTRAINTS - CONSTRUCTION COSTS

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

NON-GOVERNMENTAL CONSTRAINTS - ENVIRONMENTAL CONSTRAINTS

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

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



ENVIRONMENTAL CONSTRAINTS - SEISMICITY

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

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

The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.¹⁰ A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Huntington Park was not included in the list; therefore, no risk from potential fault rupture is expected.¹¹ However, the City is located in an area that is at risk for ground shaking. Federal Emergency Management Agency (FEMA) determined that if a 7.2 earthquake were to strike to Newport Inglewood Fault, Huntington Park would experience very strong to severe ground shaking. Huntington Park is located in a

¹⁰ California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx>.

¹¹ California Department of Conservation. Table 4, Cities and Counties Affected by Alquist-Priolo Earthquake Fault Zones as of January 2010.



liquefaction zone. Liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. The liquefaction risk is no greater for the project site than it is for the surrounding areas and cities; therefore, the potential impacts regarding liquefaction are anticipated to be less than significant. Conformity to the most current State and City building codes will reduce the impacts of ground shaking to levels that are less than significant. Lastly, the potential for landslides is non-existent since the site and surrounding areas are generally level. The potential impacts are expected to be less than significant with adherence to the most stringent and pertinent build code requirements.

ENVIRONMENTAL CONSTRAINTS - FLOODING AND INUNDATION

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the City is located in Zone X (refer to **Exhibit 3-5**). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain. Large areas downstream of the Hansen and Sepulveda Dams, including the City of Huntington Park, are at risk of inundation in the event of dam failure. The Hansen and Sepulveda Dams are operated by the Army Corps of Engineers and were constructed primarily for flood control. The flood hazards associated with dam failure will affect most areas south of the dams.

The Hansen Dam is located on the northern edge of the San Fernando Valley, approximately four miles west of Sunland. The inundation area of the Hansen Dam include areas along the Tujunga Creek and several communities in the valley, the City of Los Angeles, cities in south central Los Angeles, and areas along the Los Angeles and San Gabriel Rivers. The City of Huntington Park is located approximately 25 miles south of the dam but dam failure will affect the entire City of Huntington Park. Flood waters will arrive 17.75 hours after failure with a maximum depth of 1 foot approximately 21 hours after failure.



The Sepulveda Dam is located on the Los Angeles River near the intersection of the Ventura and San Diego Freeways near the City of Van Nuys. The probable maximum flood from the Sepulveda Dam is expected to last four days with a total volume of 163,200 acre-feet. The flood will affect areas along the Los Angeles River, and the cities of Los Angeles, Huntington Park, South Gate, Compton, Lynwood, Maywood, and Bell. The flood waters are anticipated to reach the City approximately ten hours after failure. A maximum flood elevation of 2 feet is expected approximately 12 hours after failure.

INFRASTRUCTURE CONSTRAINTS - WATER SYSTEM

The City of Huntington Park is served by four water companies, which obtain their supply of water from two sources: groundwater from local wells and water supplied by the Metropolitan Water District. The four water companies are listed below.¹²

- *Maywood Mutual Water Company* – The Maywood Mutual Water Company serves the northeast portion of the City. The service boundaries extend east to west from Maywood Avenue to the City’s border with Maywood, and north to south from Slauson Avenue to Randolph Avenue. Approximately 70% of the Maywood Mutual Water Company’s costumers reside in Huntington Park.
- *Walnut Park Mutual Water Company* – Walnut Park Mutual Water Company serves the odd side of Walnut Street (addresses 2901-3501 Walnut Street).
- *Golden State Water Company* – The City of Huntington Park is located within the Central Basin West service area of the Golden State Water Company. Golden State Water Company serves the western portion of the City. The service boundaries extend from Slauson Avenue to the north to Florence Avenue to the south, and from the City’s western border with Florence-Graham to west to Alameda Street to the east.
- *Severn Trent Services* – Severn Trent is the City’s main provider of water and operates multiple wells in the City, including Wells Number 12, 14, and 17.

¹² City of Huntington Park.



INFRASTRUCTURE CONSTRAINTS - SEWERS

The City of Huntington Park Public Works Department maintains the City's sewer system. Sewage generated by the City is conveyed to regional sewage treatment facilities maintained and operated by the Los Angeles County Sanitation District. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant provides primary and secondary treatment for approximately 280 million gallons per day (mgd) and has a total permitted capacity of 400 mgd. Thus, a remaining capacity of 120 mgd is available for future development in the region.

INFRASTRUCTURE CONSTRAINTS - STORM DRAINAGE

There is minimal flood risk in the City of Huntington Park (Zone X), as indicated in the Federal Emergency Management Agency's Flood Insurance Rate Program. The Los Angeles River Channel is a 500-foot wide concrete channel that is designed to handle the storm water runoff from the Los Angeles area. The river is located north and east of the City approximately 1.90 miles to the east. The maintenance of the river is the responsibility of the Los Angeles County Department of Public Works, Flood Control District.¹³ Flooding and inundation hazards are described in the Safety Element. The majority of the storm drains in the City are owned and maintained by the Los Angeles County Flood Control District that connects directly to the Los Angeles River to the east. There are storm drains along the major arterials.

INFRASTRUCTURE CONSTRAINTS - UTILITIES AND COMMUNICATIONS

Natural gas service to the City is provided by the Southern California Gas Company (a subsidiary of SEMPRA Energy) and electricity is provided by the Southern California Edison (SCE) Company. Southern California Gas Company serves more than 21 million residents throughout Central and Southern California. Electrical power service to the City is provided by Southern California Edison (SCE). SCE maintains overhead and underground lines in the City to serve the energy demands of local residents and businesses.

¹³ Los Angeles Department of Public Works. *Flood Zone Determination Website*. <http://dpw.lacounty.gov/wmd/floodzone/>



DRY UTILITIES (ENVIRONMENTAL CONSTRAINTS)

Trash collection is provided by the United Pacific Waste and Waste Management, Inc. and other private haulers for disposal into the Commerce Incinerator or in area landfills. The majority of the disposable solid waste will be taken to the Commerce “Waste-to-Energy” incineration plant for incineration. Recyclable waste will be sorted from the waste street and sent to a recycling facility. Residual waste associated will also be disposed of at area landfills. All residential development in the City is required to adhere to City and County ordinances with respect to waste reduction and recycling. Electricity is provided by Southern California Edison and natural gas service to individual properties is provided by the Southern California Gas Company. The Southern California Gas Company offers rebates on qualifying clothes washers, dishwashers, furnaces, water heaters, and insulation. Every residential property in the City has access to phone and internet services through a variety of service providers.

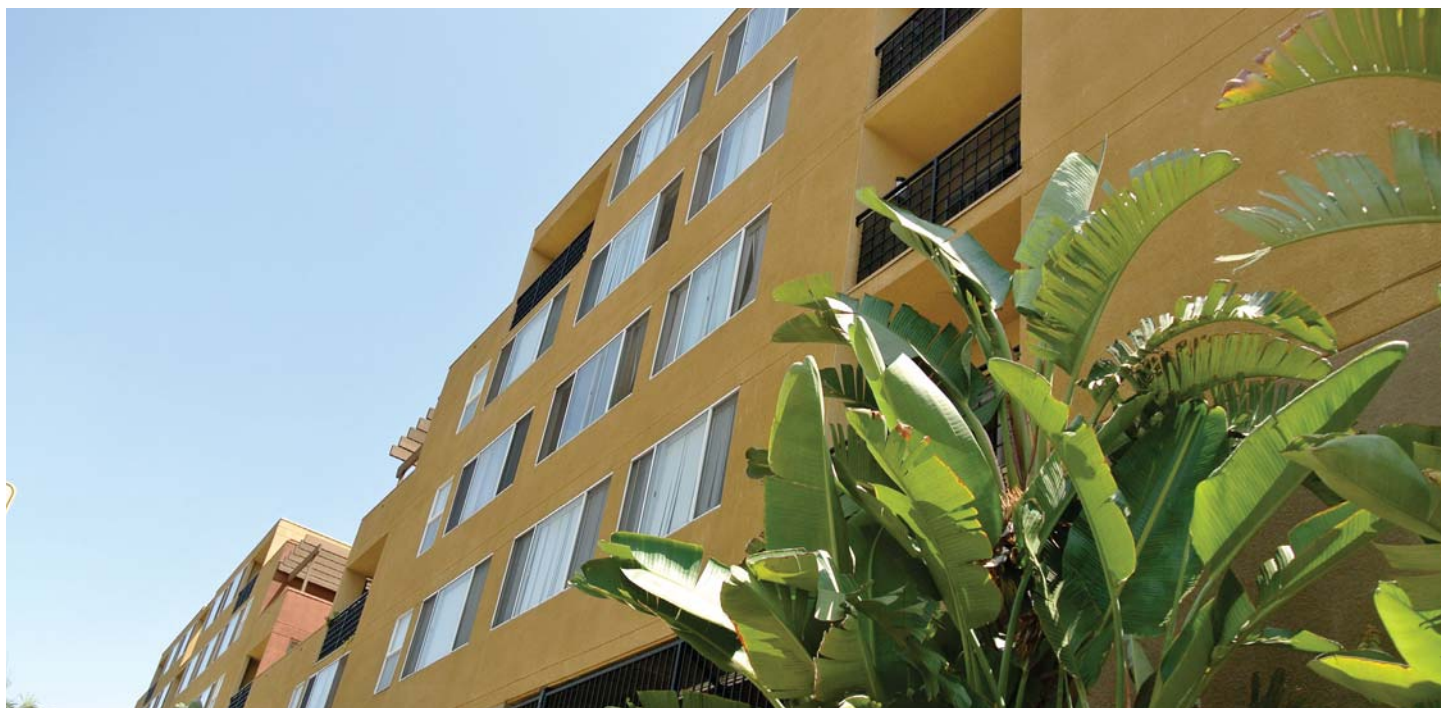
PUBLIC HOUSING AND THE RISK OF CONVERSION

Huntington Park has an active history of supporting affordable housing development. The City has facilitated the development of eight residential developments, and the acquisition/rehabilitation of six projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, Rita Court, Santa Fe Village, and Casa Bella (new construction), and Bissell Apartments, Bissell II, Bissell III, 6700 Middleton Street, 6822 Malabar Street, and the Mosaic Gardens projects (acquisition/rehabilitation). These 14 projects provide a total of 557 affordable units, including 361 very low income (30% MFI), 149 low income (50% MFI) units, and 47 moderate income (80% MFI) units. Of the total 557 units, 361 are senior units, 185 are family units, and 11 are family, transitional age youth units.

The City’s affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects are at risk of conversion to market rate for at least 15 years. In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.

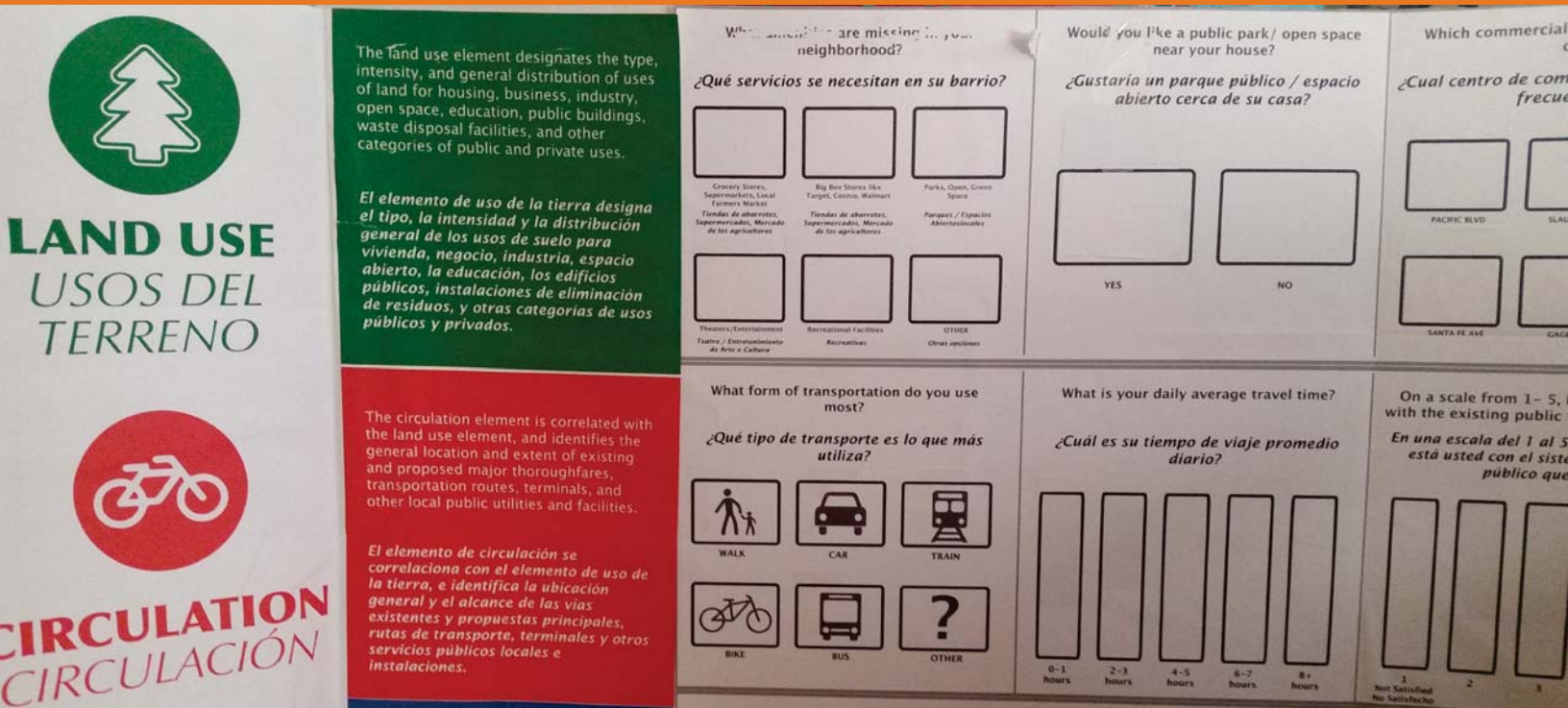


The Housing Choice Voucher (HCV) program, formerly the Section 8 program, is HUD's largest program that helps low-income families, the elderly, and the disabled find affordable decent, safe, and sanitary housing in the private market. Participants receive federally subsidized vouchers that they can use to rent the home or apartment of their choosing, provided that it meets the requirements of the program and agreement of the landlord. The funding assistance is provided to the family or individual, the voucher holder, and can move with the family or individual rather than being tied to the property or unit.



The Housing Authority of the County of Los Angeles (HACoLA) is the local public agency providing Housing Choice Vouchers within Huntington Park. According to a special data run conducted by HACoLA for the City, as of September 2014, there were a total of 458 Huntington Park households receiving tenant-based Housing Choice Vouchers. Nearly 90% of the City's Section 8 recipients are of Hispanic origin, consistent with the ethnic make-up of the City's population, which is 97% Hispanic. Elderly households comprise approximately two-thirds of the City's Section 8 recipients (295 households), indicative of several large senior housing complexes with significant numbers of Section 8 tenants. The City also has a high proportion of disabled households receiving Section 8 (265 households), although many of these households are also likely to be seniors. There are no public housing projects located within Huntington Park.

6.3 PLANNING VISION



The City of Huntington Park, with the implementation of the Housing Element, seeks to promote an orderly pattern of quality future development to achieve a complete and controlled balance of growth among land uses. The following objectives will be realized through the implementation of the policies and programs contained in the Housing Element:

- To promote the conservation of housing within the City while;
- To provide for the development of new housing in the City of Huntington Park;
- To continue to identify adequate sites for new residential in the City;
- To strive to remove those constraints that may impede new housing development in Huntington Park; and,
- To ensure that fair and equal housing practices are observed at all times.



The City's Housing Element policies are outlined in the section that follows. The policies are arranged under each of the issue areas discussed above. The following policies will establish the policy framework for the Housing Element.

HOUSING ELEMENT POLICIES

ISSUE AREA: HOUSING CONSERVATION

- **Housing Element Policy 1.** The City of Huntington Park shall promote the maintenance of the existing housing units and shall require property owners to maintain their housing so the units are safe, healthful, and aesthetically pleasing.
- **Housing Element Policy 2.** The City of Huntington Park shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.
- **Housing Element Policy 3.** The City of Huntington Park shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.
- **Housing Element Policy 4.** The City of Huntington Park, where possible, 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.

ISSUE AREA: DEVELOPMENT OF NEW HOUSING

- **Housing Element Policy 5.** The City of Huntington Park shall encourage an adequate supply of dwelling units to meet the needs of all income groups through its General Plan.
- **Housing Element Policy 6.** The City of Huntington Park shall promote the development of new owner-occupied housing units to meet the housing demand for moderate and upper income households.



- **Housing Element Policy 7.** The City of Huntington Park shall continue to cooperate with other public agencies and NGOs as a means to promote the existing emergency and transitional housing in certain areas of the City.
- **Housing Element Policy 8.** The City of Huntington Park shall ensure that new residential projects are kept at a scale (number of units, height, etc.) compatible in design with adjacent residential areas.

ISSUE AREA: IDENTIFICATION OF ADEQUATE SITES

- **Housing Element Policy 9.** The City of Huntington Park shall assist developers in the identification of land suitable for housing developments for medium- and lower-income families and individuals.
- **Housing Element Policy 10.** The City of Huntington Park shall explore opportunities for new residential development within residentially zoned areas.
- **Housing Element Policy 11.** The City of Huntington Park shall implement new land use designations, such as Mixed Use, for key areas of the City that could accommodate such development.

ISSUE AREA: REMOVAL OF GOVERNMENTAL CONSTRAINTS

- **Housing Element Policy 12.** The City of Huntington Park shall continue to review and streamline administrative procedures for processing development permits and establish finite time limits for such approvals so as to minimize the time, costs, and uncertainty associated with development.
- **Housing Element Policy 13.** The City of Huntington Park shall periodically review and update development codes and standards to minimize their impact on new development.



- **Housing Element Policy 14.** The City of Huntington Park shall explore innovative strategies that will facilitate the planning and design review process while providing clear and consistent direction to housing developers and property owners.
- **Housing Element Policy 15.** The City of Huntington Park shall continue to cooperate with other public agencies and the adjacent cities in identifying strategies to promote and facilitate new housing construction.

ISSUE AREA: EQUAL HOUSING

- **Housing Element Policy 16.** The City of Huntington Park shall ensure that all persons with special housing needs, such as the elderly and handicapped, have an adequate choice of suitable dwelling units.
- **Housing Element Policy 17.** The City of Huntington Park shall ensure adequate housing and high quality community services for all persons regardless of income, age, race, sex, marital status, or ethnic background.
- **Housing Element Policy 18.** The City of Huntington Park shall vigorously oppose those prejudices, practices, and market behaviors that result in housing discrimination.
- **Housing Element Policy 19.** The City of Huntington Park shall cooperate with other public agencies involved in the enforcement of laws aimed at promoting access to housing (fair housing laws) and non-discrimination.

HOUSING PROGRAMS

Federal funds play a crucial role in implementing the Consolidated Plan. Local private and non-federal funds are usually insufficient to meet the heavy demand for housing and services in our community. Agencies receiving CDBG and HOME funds use those funds as a commitment to receiving other funding sources. Likewise, the City also leverages other resources among the formula grant programs. For example, the HOME program is matched by a variety of sources, including: private investment, public investment, and tax credits. The HOME Program requires a match of every



dollar drawn; however, the City remains exempt from meeting this mandate. Since its inception, the City of Huntington Park has received a 100% match reduction, and expects to receive such a reduction until otherwise indicated by HUD. Huntington Park's primary source of funds used to address the community's housing needs are HOME and Section 8. CDBG funds are directed almost entirely towards community development activities. Huntington Park's priority non-community development needs include unmet community facility, infrastructure, public service, economic development, and planning needs. Identified needs and priorities reflect the results of input from various City departments, as well as input from agency consultations and the citizen participation process.

PROGRAM #1 - HUNTINGTON PARK CODE ENFORCEMENT

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

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

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



PROGRAM #2 - EMERGENCY SHELTER

Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. For purposes of reporting homeless count data to HUD, all Continua of Care use a “literal homeless” definition: “Men, women, and children who are:

- Sleeping in places not meant for human habitation, including on the street, in parks, along rivers, in backyards, unconverted garages, cars and vans, along freeways or under overpasses, and the like; or
- Sleeping in emergency shelters, safe havens, or transitional housing programs and were homeless upon entry to the program.”

As required by SB-2, the City will provide for an Emergency Shelter Program that includes the identification of a geographic area where such facilities will be permitted by right. The City will continue to inform those special service agencies and organizations of the grants through mailing and brochures. The implementation strategy is summarized below:

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



PROGRAM #3 - EQUAL HOUSING

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

This program is currently in existence. Therefore, additional funding and/or staffing will not be required or are anticipated with this program's continued implementation. This program will be continued over the entire planning period applicable to this element. The City will continue to provide these services to Huntington Park 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 City-wide newsletter and through information provided on the City's official website. This program's implementation strategy is summarized below:

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

PROGRAM #4 - HOUSING REHABILITATION

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



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

PROGRAM #5 - LAND USE AND ZONING CONFORMITY

The City of Huntington Park will continue to review the Zoning Ordinance to ensure that the development standards are consistent with those identified in the Land Use Element. The City will initiate appropriate changes to the Zoning Map to ensure conformity between the Land Use Element and Zoning Map. The City will also update its General Plan in coming months to ensure the land use designations conform to the State’s density requirements.

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

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



PROGRAM #6 - REVIEW OF GOVERNMENTAL CONSTRAINTS AND THE ZONING ORDINANCE

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

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

This program's implementation strategy is summarized below:

- **Source of Funding.** General Fund.
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The review will be completed by the fourth quarter of 2015.



PROGRAM #7 - TRANSITIONAL HOUSING

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

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

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

The implementation strategy is summarized below:

- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** To maintain the existing service level.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The review will be completed by the fourth quarter of 2015.



PROGRAM #8 - ACCESSORY (SECOND) UNIT ORDINANCE

This new Second Unit Ordinance permits the construction of second units pursuant to the City's Zoning Code as required in Section 65852.2 of the State of California Government Code. The current Zoning Ordinance provides for a "guest house or accessory use." However, the City's Zoning Ordinance will need to be updated to conform to current State requirements. This program provides for the preparation, adoption, and subsequent implementation of a new Second Unit Ordinance that is required under State law. The Ordinance will enable owners of single-family properties to construct accessory units. The Ordinance will also enable the City to establish development standards for such units.

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

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



PROGRAM #9 - DENSITY BONUS

The City is required under State law to have adopted density bonus regulations in its Zoning Ordinance. This new program provides for the incorporation of density bonuses and other incentives in the City's Zoning Ordinance to developers who construct projects with qualifying percentages of affordable housing units. The City has adopted a "Density Bonus Ordinance (Section 9-3.203 [Allowable Bonuses]) that contains the following elements:

"The following list outlines the development bonuses that may be allowed by the Commission, based on the number and extent of amenities, public facilities, and other positive development characteristics, outlined above and/or by the Commission, that are included in a project.

1. Increased allowable floor area ratio (FAR);
2. Increased building height;
3. Reduced building setback requirements;
4. Increased lot coverage percentage;
5. Reduced parking requirements;
6. Increased density;
7. Reduction of fees; and
8. Other development bonuses as determined by the Commission.

The amount of development bonus shall be determined by the Planning Commission in accordance with reasonable standards or criteria such as by Community Development Department or City policy, ordinance, or a special nexus or fiscal impact study as part of the project application."

As indicated previously, the Density Bonus Law (found in California Government Code Sections 65915—65918), is a State mandate. A developer who meets the requirements of the State law is entitled to receive the density bonus and other benefits. In addition to the density bonus, the City is also required to provide one or more "incentives"



or “concessions” to each project which qualifies for the density bonus. Cities and counties are required to grant a Density Bonus and other incentives or concessions to housing projects that contain one of the following:

- At least 5% of the housing units are restricted to very low-income residents;
- At least 10% of the housing units are restricted to lower income residents;
- At least 10% of the housing units in a for-sale common interest development are restricted to moderate-income residents;
- The project donates at least one acre of land to the City or County for very low-income units, and the land has the appropriate general plan designation, zoning permits and approvals, and access to public facilities needed for such housing;
- The project is a senior citizen housing development (no affordable units required); and,
- The project is a mobile-home park age-restricted to senior citizens (no affordable units required).

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

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



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

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

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

The City's existing Density Bonus does include provisions related to the granting of Density Bonuses for affordable housing (refer to Subsection 13, Affordable housing; (Also see Subsection 9-4.103.E). The City will then promote the program by providing brochures describing the program and its benefits, and making them available at the counter and information desk in City Hall. Promotion of this program will be accomplished by verbally communicating information regarding housing bonuses to housing developers as they are assisted by the Planning Department at the public counter or over the telephone. Under this Housing Element, the program will be continued over the entire planning period applicable to this Housing Element update. This program's implementation strategy is summarized below:

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



PROGRAM #10 - REASONABLE ACCOMMODATION HOUSING

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

The City of Huntington Park has adopted a “Reasonable Accommodation Ordinance” that is included in Section 9-3.1901 in the City of Huntington Park Municipal Code. The stated purpose is to provide individuals with disabilities reasonable accommodation in regulations and procedures to ensure equal access to housing, and to facilitate the development of housing. The purpose of this section is to provide a procedure under which a disabled person may request a reasonable accommodation in the application of zoning requirements. Under this program, the City will continue to review the Ordinance to ensure it meets current State requirements. The review related to the implementation of the Ordinance will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City’s General Plan and Zoning Ordinance.



- **Source of Funding.** General Fund (for the rezoning).
- **2014-2021 Program Objectives:** Facilitate the development, maintenance and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.
- **Agency Responsible for Implementation.** Community Development Department.
- **Implementation Schedule.** The Zoning Ordinance revision will be completed by the second quarter of 2014.

PROGRAM #11 - ENERGY CONSERVATION

Under this program, the City will review the City's Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State's construction codes requiring energy efficiency in new construction. The City of Huntington Park 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 Huntington Park 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. Under this Housing Element, the program will be continued over the entire planning period. This program's implementation strategy is summarized below:

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



PROGRAM #12 - SINGLE ROOM OCCUPANCY HOUSING

The State requires all cities to update their zoning ordinances to provide for SRO housing. A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition.

The City has adopted a SRO Ordinance (Title 9, Chapter 3, Article 13 [Single Room Occupancy Facilities]). The purpose of this Article is to provide location, development, and operational standards for SRO facilities. The key elements of the SRO Ordinance include the following:

“Single room occupancy (SRO) facilities, allowable only in the SRO Overlay District and within specified Districts in the Huntington Park Downtown Specific Plan (DTSP) subject to the approval of a Conditional Use Permit, shall be located/developed/operated in the following manner:

- The parcel upon which the single room occupancy facility is to be established shall conform to all standards of the R-H and the Huntington Park Downtown Specific Plan (DTSP) zoning districts, as applicable.
- SROs shall not be located within 250 feet of a parcel which has a school for children, adult bookstore or theater, bar or liquor store; and existing motels, hotels or apartments shall not be permitted to convert to SROs.
- SROs shall be located within one-quarter mile of a bus stop or transit station.
- SROs shall not exceed a maximum density of seventy (70) units per gross acre in the DTSP or 400 units per gross acre in the SRO Overlay District.
- Off-street parking shall be provided in compliance with Article 8 of this Chapter (Off-Street Parking Standards). Secured bicycle or motorcycle spaces shall be provided at a minimum ratio of one space for each ten (10) tenants. A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance.



- The design of a SRO project shall coordinate with and complement the existing architectural style and standards of the surrounding land uses. If a design theme has been established in the proposed area, the theme should be reflected in the design and scale of the SRO project;
- Exterior common areas and/or open courtyards should be provided throughout the project. These areas should be designed to provide passive open space with tables, chairs, planters or small garden spaces to make these areas useful and functional for the tenants. Exterior common areas, including parking areas, shall be illuminated with a minimum of two (2) footcandles by low pressure sodium lighting from dusk to dawn. The exterior lighting shall be stationary and directed away from adjacent properties and public rights-of-way.”

This program will involve the updating of the SRO Ordinance as required during this planning period. The implementation elements are outlined below:

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

PROGRAM #13 - SUPPORTIVE HOUSING

The State requires all cities to update their zoning ordinances to provide for supportive housing. Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and



approval process. As a result, the City will be required to amend its Zoning Ordinance to permit such housing in its residential zone districts. Such housing is already located in the City though this program will enable the Huntington Park Planning Department and other City agencies to better track and monitor such uses.

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

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

REGIONAL HOUSING NEEDS ASSESSMENT

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



- The **Very-Low-income** households are those households whose income does not exceed 50% of the median household income for the greater Los Angeles area. The City’s RHNA for this category is 216 units.
- The **Low-income** households earn from 51% to 80% of the median. The City’s RHNA for this category is 128 households.
- The **Moderate-income** groups earn from 81% to 120% of the median and the City’s RHNA for this category is 149 households.
- The **Above-Moderate** households earn over 120% of the median income and the City’s RHNA for this category is 402 households.

The total projected construction need for Huntington Park during the 2014 to 2021 planning period is 895 units. Table 6-24 illustrate the distribution of the projected housing needs for the four income categories.

Table 6-24: RHNA Allocation for Huntington Park 2014-2021

Income Level	RHNA	%
Very Low-income	216	24.1%
Low-income	128	14.7%
Moderate-income	149	16.7%
Above Moderate-income	402	44.5%
Total	895	100.0%
Source: SCAG RHNA. 2016		

The HCD indicates that the projected need for extremely low-income households may be calculated by assuming that such households represent 50% of the very low-income households. In other words, the future house need for extremely low-income households in Huntington Park is projected to be 5 units. The State Legislature also requires local governments to consider the projected needs for extremely low-income households. As indicated previously, those households that have incomes of 30% of



the County median would fall into this category. Based on a 2010 Los Angeles County median income (\$61,632), an extremely low-income household would have a median annual income of \$18,490 or less.

LAND AVAILABLE TO ACCOMMODATE RHNA HOUSING NEED

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

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

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



QUANTIFIED OBJECTIVES

Table 6-25 indicates the department responsible for overseeing the administration and/or implementation of the aforementioned programs. **Table 3-4** also indicates the funding source for the program, the schedule for the program’s implementation, and finally, where appropriate, the number of units that will be assisted through the implementation of the housing program.

Table 6-25: 5-Year Housing Program Implementation Matrix, 2019-2024

Program Name	Responsible Agency	Funding Source	Implementation Schedule	Quantified Objective
Huntington Park Code Enforcement Program	Community Development Department.	General Fund and Community Development Block Grants.	This program is ongoing and will be continued.	To maintain the current level of service.
Emergency Shelter Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To continue with the existing shelter facility.
Equal Housing Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Housing Rehabilitation Program	Community Services Department	Community Development Block Grant.	This program is ongoing and will be continued.	To maintain the current level of service.
Handy-Worker Program	Community Services Department	Community Development Block Grant.	This program is ongoing and will be continued.	To maintain the current level of service.
Land Use and Zoning Conformity Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Review of Governmental Constraints and the Zoning Ordinance	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.



Table 6-25: 5-Year Housing Program Implementation Matrix, 2019-2024 (continued)

Program Name	Responsible Agency	Funding Source	Implementation Schedule	Quantified Objective
Transitional Housing Program	Community Development Department.	General Fund.	This program is ongoing and will be continued.	To maintain the current level of service.
Accessory (Second) Unit Ordinance Program	Community Development Department.	General Fund.	Will be amended by the end of 2017.	The City will revise its Zoning Ordinance.
Density Bonus Program	Community Development Department.	General Fund.	Has already been adopted.	The City will advertise through handout materials.
Reasonable Accommodation Housing Program	Community Development Department.	General Fund.	Has already been adopted.	To reduce processing time for reasonable accommodation requests by 50%.
Energy Conservation Program	Community Development Department.	General Fund.	To be continued during the planning period.	To revise ordinance consistent with State Law. Programs will be advertised on the City's webpage and newsletter.
Single Room Occupancy Housing Program	Community Development Department.	General Fund.	Has already been adopted.	Comply with applicable State requirements.
Supportive Housing Program	Community Development Department.	Community Development Block Grant.	Not Applicable.	To implement this program as required by State law.
Source: City of Huntington Park, 2019.				



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