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I. INTRODUCTION

Background

The City of Huntington Park is one of the cities that makes up the Gateway Cities district of southeastern Los Angeles County. The City is three square miles, bounded by the unincorporated community of Florence-Graham to the west, the City of Vernon to the north, three Gateway Cities to the east, and the City of South Gate to the south. Huntington Park is surrounded by major highway connections with Interstate 5 and 10 to the North, I-710 to the east, I-105 to the south, and I-110 to the west.

Since its incorporation in 1906, Huntington Park has been known for its central location and easy access to nearby cities. Located approximately six miles south of Downtown Los Angeles, 15 miles northeast of Los Angeles International Airport Huntington Park, and with proximity to major highways, Huntington Park is well-situated for regional connectivity. Huntington Park originally developed as a streetcar suburb for industrial workers in the early 1900s. The Gateway Cities region was largely developed amid a boom in manufacturing that focused Los Angeles County's industrial production in areas southeast of Downtown Los Angeles. The city of Huntington Park and surrounding cities became home to much of the County's industry sector, as well as a home to those working-class industry workers that serviced this economy. Like many Gateway Cities, Huntington Park's proximity to historical and current industrial activities has left a legacy of pollution, and the city experiences a higher pollution burden than the rest of the region and the state.

Huntington Park is a majority Hispanic/Latino community. U.S. Census data shows that over 90 percent of the city's population speaks a language other than English at home. Furthermore, some data sources show that up to 25 percent of the City's population is undocumented, which could mean that the City's population data may not fully count all residents of the city. Undocumented status can contribute to housing instability and a household's ability to access services. The city's population is disproportionately cost-burdened, meaning that households spend more than 30 percent of their income on rent. Huntington Park is one of the densest cities in the country, and high housing costs and low inventory have contributed to overcrowded housing conditions disproportionate to the region.

The city is nearly entirely built out, with very little vacant or underutilized land available for development. This Housing Element's Site Inventory consists of sites in several opportunity areas—the Downtown Specific Plan area along Pacific Boulevard, and the areas around three planned LA Metro stations at Slauson Avenue and Long Beach Avenue, Pacific Boulevard and Randolph Street, and Florence Avenue and Salt Lake Avenue.

Housing Element Purpose and Content

Pursuant to Government Code Section 65302, the General Plan must include the following elements: land use, housing, circulation, noise, safety, conservation, open space, and environmental justice. As mandated by California Government Code Section 65581, the Housing Element is the only element required to be updated on a routine basis, every eight years. The Housing Element is a comprehensive strategy for providing safe, decent, and affordable housing for all residents. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- Identification of adequate sites for housing to meet the existing and projected needs of all economic segments of the community; and
- Goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth by establishing actions and priorities for housing programs. This Housing Element was prepared for the planning period of October 2021 to October 2029, and represents the 6th Housing Element cycle.

Relationship to Other General Plan Elements

Huntington Park's General Plan was adopted in 1991 and consists of the Land Use, Housing, Circulation, Open Space and Conservation, Safety, Noise, Public Facilities, and Urban Design elements. All elements bear equal weight, and no element has legal precedence over another. California Government Code Section 65583(c) requires the Housing Element to maintain internal consistency with other General Plan Elements.

Two other elements have recently been updated or are being updated at the time of publishing this Housing Element, as required by state law.

- Senate Bill (SB) 1000 (2016) amended Government Code Section 65302 to require that cities and counties that have disadvantaged communities to incorporate environmental justice policies into their general plans, either in a separate environmental justice element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. The City prepared a stand-alone Environmental Justice Element, which was adopted November 15, 2022.
- Safety elements must be updated during each update of the Housing Element if additional information relating to climate adaptation or resilience becomes available. The City's Safety Element update is in progress at the time of publishing this Housing Element update.

Summary of Public Participation

The Housing Element update process began in early 2021, with a draft first released for public review July 9 to August 6, 2021. The California Department of Housing and Community Development reviewed that draft and a subsequent draft, and provided comments necessitating additional data collection, public input, and analysis. This draft addresses the comments from HCD and reflects the additional analysis, and a summary of the additional community outreach follows.

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Government Code Section 65583(c)(8) states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing developers.

In 2021, the City released a housing survey, held two community workshops, and a study session with the City Council and Planning Commission. In 2022, as part of revisions to the City's Housing Element draft originally released in 2021, the City re-engaged the community to solicit more input from stakeholders and community members. Community engagement events in 2022 included meetings with the City's Environmental Justice Advisory Committee, stakeholder interviews with service providers and housing developers, community pop-up events, a project-specific website, in-person and virtual community workshops, and study sessions with decision makers. A complete record of the public engagement program is available in Appendix A.

Public Noticing

To reach the largest and broadest spectrum of community members and stakeholders, Huntington Park utilized the following notification methods throughout the Housing Element update process:

- Regular posts to the City's social media accounts, including Facebook, Twitter, and Instagram, announcing community workshops, study sessions, and public comment periods.
- City staff developed email and mailing lists of community and advocacy groups, non-profits, faith-based organizations, and school-based organizations to provide outreach and regular updates about the Housing Element, Environmental Justice Element, and Safety Element Updates.
- The interested parties email list was regularly maintained and included community members who had signed up on the project website, at community pop-up events, and at community workshops.
- The City developed flyers in English and Spanish advertising the project. City staff handed out flyers at community pop-up events. See Appendix A for example flyers.

Advisory Committee

An advisory committee was established to discuss and obtain input primarily on environmental justice issues. The advisory committee consists of the following 12 community members:

- Laura Cortez, East Yard Communities for Environmental Justice
- Eileen Garcia, Tree People
- Dr. Wilma Franco, Southeast Los Angeles Collaborative
- Carol Xochimiltl, HUB Cities
- Laura Avila, Human Services Association
- Areli Caballero, College Student (Environmental Science Major)
- Mia Calderon, Youth Resident
- Miguel Vargas, Community Resident
- Chris Aguilar, Community Resident
- Ana Michel, Small Business Owner/Resident
- Ricardo Barbosa, Planning Commissioner
- Alicia Rodarte, AltaMed

While the committee was formed to support development of the City's Environmental Justice Element (adopted November 15, 2022), the members also provided valuable insight on affirmatively

furthering fair housing issues and policy development at its July 12, 2022, August 13, 2022, and September 13, 2022, meetings. Members also received a presentation on the ongoing Safety Element Update and provided input on climate vulnerability issues to inform the development of the Safety Element.

The advisory committee reviewed the proposed sites inventory, initial AFFH findings, and proposed policies addressing AFFH issues and provided the following comments related to housing:

- Concerns about concentrating lower-income housing in any one area of Huntington Park, i.e., a preference to distribute lower-income housing throughout the city.
- Concerns with constructing housing near areas with high pollution and contamination, specifically sites around the planned Slauson/Long Beach and Pacific/Randolph transit stations due to contamination and pollution from industrial uses in the area.
- Identified six sites in the downtown specific plan (DTSP) for development to provide lower-income housing.
- Support of programs related to inclusionary housing and rent control.
- Identified higher concentration of people with disabilities in downtown area because of public transportation that runs through that area creating more opportunities for access for people who cannot drive.
- Identified higher educational outcomes in certain areas because of concentration of charter schools, which put a lot more emphasis on STEM education. Also, identified high education attainment located on the westside because two high schools are located there, so educational attainment scores could be related to school access.
- Concerns about the affordability of living in Huntington Park and how it leads to overcrowding. There should be programs to help address the cost and subsidize it.
- Support for a rent escrow program to help keep landlords and property managers accountable.

Stakeholder Interviews and Focus Group Meetings

As part of the outreach process, the City reached out to various stakeholder representatives, service providers, and housing developers to inform the organizations about the Housing Element Update. Staff asked that the organizations participate in a stakeholder interview to share their organization's experience with affordable and attainable housing in Huntington Park and other Los Angeles gateway communities.

In August 2022, the City met with representatives from the following community-based organizations and/or service providers:

- Advocates for Human Potential, an organization that advises local governments on accessing funding and developing strategies around housing and homelessness.
- Hub Cities Consortium, which provides job training and placement to residents of the Gateway Cities, with some specialized programs for people transitioning out of homelessness.
- Southeast Community Development Corporation, which has community and technology centers in nearby Bell and Cudahy, and provides education for children and adults on technology, and new programs to educate first-time homebuyers on the homebuying process.

- Gateway Cities Council of Governments, the subregional government for the Gateway Cities, with a number of housing-related Regional Early Action Planning Grant-funded programs to help Gateway Cities meet their housing needs.

These interviews covered the following topic areas:

- The housing issues faced by the organization's clientele
- What the City of Huntington Park is doing well to address housing issues
- What solutions other similar or nearby cities have developed that have been effective at addressing housing issues in the region

The City met with affordable and market-rate housing developers including BRIDGE Housing, National CORE, NewStart Housing, and Warmington Residential. Not all developers had worked in Huntington Park, so the questions focused on development processes and regulations generally. Discussion topics included:

- Potential for building in Huntington Park
- Parking standards, open space requirements, density, and other development standards
- The value of a by-right development process vs. a discretionary process
- Developers' experience using new state streamlining laws to help speed up the process of development
- Examples of processes or new regulations implemented by similar or nearby cities that have been effective at increasing housing production
- Challenges in redeveloping formerly industrial and/or contaminated land
- Challenges in developing smaller, nonvacant, and/or infill sites common in Huntington Park

Focus Group Meeting with Communities for a Better Environment

On Monday, August 29, 2022, the City met with Communities for a Better Environment (CBE) to present and discuss key components of the Housing Element Update, including housing constraints, affirmatively furthering fair housing, and developing the housing sites inventory. The presentation was translated in Spanish verbally and written form. At the end of the presentation, attendees were able to provide the following comments and questions:

- What will be the City's process for environmental cleanup before development? We want to encourage environmental cleanup before development.
- What other efforts besides the Downtown Specific Plan are there to develop housing? How much affordable housing will the City require for each of these projects?
- Because there are three transit sites, does that mean the City will create a transit-oriented development? For the amount of housing that is required, we are concerned about prioritizing the very low income and low income when there are four income levels, when the City does not have a TOD policy.
- How does the City meets its regional housing needs assessment for moderate income and above? Why is the City prioritizing these income levels when the community needs more affordable housing for low income and very low income?
- What is the City doing to ensure housing is available for other vulnerable populations, such as seniors and those with disabilities? What about transitional housing and senior supportive housing?

- We know that residents lack access to parks and green spaces. What is the City's plan to ensure that residents will have access to parks and green spaces when building new housing?
- What has the City done to address lead and asbestos contamination in housing? What other programs are the City trying to address these issues and maintain poor quality housing? We need it.
- A comment on what we have seen other cities doing. Bell Gardens passed rent control up to four percent cap. We would like to see a similar policy in Huntington Park.

Community Pop-Up Events

The City hosted an informational booth at the City's farmers market to distribute flyers, advertise upcoming community workshops, and gather input from the community on housing needs, fair housing issues and climate vulnerabilities. The City's farmers market is a well-attended and reliable community event held every Wednesday. The pop-up events were held from 8:30 am – 1:30 pm on August 17, August 31, and September 7, 2022. Two of the community pop-up events included interactive posters and a raffle giveaway to incentivize participation and to collect community input for updates to the Housing Element and Safety Element. All materials at the pop-up events were provided in both English and Spanish. Also Spanish facilitation was utilized to prevent language barriers in participation. Informational flyers about the housing element, focused general plan updates and upcoming events were distributed and included a QR code so participants could conveniently access the project website from their cell phones for additional information. The following summarizes the input received from the three interactive pop-up events. See Appendix A for the interactive posters, pictures, and public comments collected.

August 17, 2022 Farmers Market

The City set up a booth at the farmers market on August 17, 2022. The objective of this pop-up event was to distribute flyers advertising upcoming workshops and collect public comments related to housing, safety, and environmental justice. An email sign-up sheet was available to expand the interested parties' email list. Open-ended comment cards were available, and the following comments were collected:

- School traffic is causing public safety issues for residents.
- I would like them to take action on Randolph and Milles Street, especially that [drivers] do not double park, respect driveways and do not block pedestrian pathways.
- Illegal body shop on Newell and Gage Street; paint cars and they do not have adequate security. In front there are a lot of cars that they don't serve, and this is unsafe for our kids that walk through there from school.

August 31, 2022 Farmers Market

The City set up a booth at the farmers market on August 31, 2022 with two interactive posters available to spark conversation about and gain input for the Housing and Safety element updates. Once participants gave feedback, their name was entered into a raffle, a total of four names were drawn and each person received a \$50 gift card. The team also distributed flyers advertising the two study sessions as well as an educational flyer on the overall General Plan update. Based on the input from the interactive posters and conversations with participants, the main themes for each element were:

Housing

- Rent is too high, and housing is unaffordable.
- Rent control is needed.
- Residents have experienced poor housing conditions, paying too much, and overcrowding.
- More programs are needed to support homeownership, housing repairs, and renters rights/rent control/rent assistance.

Safety

- Worsened air quality is the biggest climate concern.
- Power often goes out and many people experience fatigue during heat waves.
- Want education on how to protect yourself from heat and climate change.
- More education opportunities on placing solar panels in homes.
- Better and safer public transit.

September 7, 2022 Farmers Market

The September 7th farmers market pop-up event included the same interactive posters and a raffle activity as the August 31st event. The intent was to continue to collect community input regarding housing needs, fair housing, and climate vulnerabilities. Based on the input from the interactive posters and conversations with participants, the main themes for each element were similar to the August 31st event. For housing these included the high cost of rent and housing affordability, poor housing conditions including overcrowding; and suggestions to support more programs for homeownership, repairs, and renter's rights. For safety these included worsening air quality and increased heat waves. The following summarizes some of the additional input provided by the community:

Housing

- Poor housing quality and limited code enforcement.
- Concerns about homelessness and public safety in neighborhoods.
- Suggested housing programs included first-time homebuyer programs, lowering rents, landlord-renter mediation services, and education regarding affordable housing and home ownership as well as educational programs for youth.

Safety

- Health risks associated with heat waves for children and adults, including heat sickness, nausea, dizziness, blood pressure issues.
- Suggested programs included cooling areas, tree planting and shade programs, energy/electricity programs, community outreach, programs and activities for seniors (e.g., swimming programs for seniors).

Project Website

The City's website hosted and created a separate dedicated project website. The project website served as a key information hub where residents could see all events listed, find links to join meetings, and various other ways to get involved. The project website provided detailed background information on the Housing Element, Environmental Justice Element, and Safety

Element updates including the purpose of each element, informational videos, and links to the City's previous educational websites.

- The City's housing element website is available at www.hpca.gov/787/Housing-Element.
- The City's new housing element website (described below) is available at www.huntingtonparkgpupdates.com.

Project materials associated with each element were updated regularly on the websites, including information for upcoming events, and virtual workshop PowerPoint presentations and video recordings. A form on the website enabled people to sign up for project email updates and provide comment at any time throughout the project process. The City's housing element web page and the dedicated project website were available in English and Spanish.

Community Workshops

Workshops Hosted in 2021

In 2021, the City hosted two educational community workshops. On July 1, 2021, the City explained its past non-compliance with Housing Element requirements, new requirements and the 6th Cycle Housing Element update, and the Regional Housing Needs Allocation (RHNA) requirements. On August 2, 2021, the City hosted a second workshop to provide information about resources and opportunities in Huntington Park, constraints to development, and the housing action plan. Both workshops provided the opportunity for community members to ask questions.

Workshops Hosted in 2022

In 2022, workshops for the Housing Element were held both virtually and in person during the month of August. These workshops were hosted on two formats to encourage broader community engagement of community members and prioritize safety of those who are not able to attend in-person events due to the COVID-19 pandemic. The workshops held on August 23 and 24, 2022, focused on the Housing Element update process, key concepts related to fair housing, the Safety Element update, and opportunities for community members to stay involved in the process. Attendees had the opportunity to answer pre-written polling questions and questionnaires on housing needs and conditions. Due to low attendance at the workshops, the virtual workshop presentations were also posted to the project website, described above. There were forms on the project website also by which community members could submit comments and provide feedback.

Survey

In June 2021, the City circulated a survey to ask stakeholders and community members questions regarding housing needs and current conditions. Survey questions focused on satisfaction with their current housing, physical conditions of their housing, satisfaction with housing options in Huntington Park, housing types, community amenities, home ownership barriers, rezoning, housing concerns, and demographic questions. There were 130 responses to the survey.

City Council and Planning Commission Study Sessions

The City held study sessions with the City Council as well as public hearings with the Planning Commission and City Council following release of the Draft Housing Element.

May 13, 2021 – City Council and Planning Commission Study Session

The City hosted a joint study session with the City Council and Planning Commission that was open to the public on May 13, 2021. The presentation described existing challenges and Housing Element requirements, including special needs housing and the RHNA. All material was translated into Spanish. The presentation concluded with the opportunity for decision makers and community members to ask questions and provide comments.

August 31, 2022 – Planning Commission Study Session

The City hosted a study session with the Planning Commission that was open to the public on August 31, 2022. At this study session, the City explained the objectives and requirements for the Environmental Justice Element, including current conditions in Huntington Park; the Housing Element, including fair housing practices and sites inventory; and the Safety Element, including current hazard conditions and potential climate change impacts. The presentation was given in person and via Zoom and Spanish translation services were provided.

September 6, 2022 – City Council Study Session

The City hosted a study session with the City Council that was open to the public on September 6, 2022. At this study session, the City explained the objectives and requirements for the Environmental Justice Element, including current conditions in Huntington Park; the Housing Element, including fair housing practices and sites inventory; and the Safety Element, including current hazard conditions and potential climate change impacts. The presentation was given in person and via Zoom and Spanish translation services were provided.

Draft Housing Element Available for Public Input

The draft Housing Element was first released for public review from July 9, 2021, to August 6, 2021. The draft Housing Element was posted to the City's website and a notice was emailed to interested parties.

September 15, 2023 Draft

After revisions that were required to address comments from HCD, the draft Housing Element was released for public review September 15, 2023, for the minimum statutorily required seven days. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

Two comments were received. Both comments expressed support for housing strategies, policies, and programs that provide opportunities for home ownership. Section V, Housing Action Plan, provides policies and programs to balance the need for rental housing with the need for for-sale housing (both of which were substantiated by a review of demographic data and community input). Policy 1.1 supports existing and potential new programs that support home ownership (financial assistance and policies to increase the supply of affordable for-sale housing). Program 1 contains a number of actions to promote, augment, and continue existing financial assistance programs for first-time homebuyers. Program 5, Preservation of At-Risk Units, contains actions through which the City will explore the feasibility of tenant opportunity to purchase programs, which could expand opportunities for lower-income households to purchase existing rental units. Inclusionary requirements for for-sale projects referenced in Policy 1.1 may be adopted under Action 11-3,

which would build on subregional inclusionary studies and strategies done by the Gateway Cities Council of Governments.

One comment letter from Communities for a Better Environment (CBE), the Public Interest Law Project, and Disability Rights California was received after the public comment period had closed, on October 17, 2022. This comment letter was considered in the preparation of the subsequent draft and by HCD as a third-party comment.

The draft was submitted to HCD for review on September 27, 2023, and a letter of findings from HCD was received November 10, 2022.

January 10, 2023 Draft

A draft addressing public comments and findings from HCD's review was published for the statutorily required seven days on January 10, 2023. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

One comment letter from CBE et al was received on January 17, 2023. The following changes were made to address comments in the January 17 CBE et al letter:

Comment	Response
The advisory group committee mentioned on page I-3 was not an advisory committee formed for the explicit purposes of commenting on the Housing Element, but rather for commenting on the creation of the Environmental Justice Element, that the City was required to complete. Only one meeting was set aside to discuss the Housing Element explicitly and that meeting was not attended by the majority of the Environmental Justice Advisory Committee.	Clarified the purpose of the Advisory Committee and the specific meetings at which the Housing Element was discussed. (Page I-3)
On page I-9, the last public review of the Housing Element draft dated, September 15, 2023, refers to the 7 days that was set aside for public comment as required. A 7 day comment letter period is not the requirement but rather the minimum amount, "[f]or any subsequent draft revision, the local government shall post the draft revision on its internet website and shall email a link to the draft revision to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting the draft revision to the department."	Clarified that the seven-day public review period is the minimum statutorily required review period. (Page I-9)
There is no mention on pages I-9 and I-10 of our letter dated October 17, 2022 and sent to Mr. Steve Forster, Director, Department of Community Development. Please see Attachment 1 for further reference.	Added reference to comment letter from CBE et al on September 15, 2023, draft. (Page I-10)
Concern that there is no homeless shelter in the City of Huntington Park and the City does not administer a homeless prevention program. Under SB 2 (effective January 2008) amended the California's Housing Accountability Act (HAA) to require local governments to take specific zoning actions to encourage the development of emergency shelters and transitional and supportive housing. Suitability of a zone for emergency shelter uses is determined by examining what other uses are permitted in that zone, and whether those uses are generally compatible with residential and shelter use. On pg. IV-14 "[e]mergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone and emergency shelters with more than 30	The City provides funding to nonprofits to support homelessness programs, described in detail in Chapter 2, Housing Needs Assessment. Chapter 2 and Chapter 3, Constraints, describe in detail the need for emergency shelters, and transitional and supportive housing to serve the City's homeless population and the barriers to developing those facilities. Program Housing Element Program 7 contains provisions to modify the zoning code to facilitate emergency shelters and seek funding for the development and operation of emergency shelters. Emergency shelters will also be allowed in the new Transit-Oriented Development Overlay District, and a clarifying statement has been added to Action

Comment	Response
beds are conditionally permitted in the C-G (General Commercial) zone," this proposed zoning raises concerns as it is noted that there are many industrial uses in the City that are sources of pollution that may impact public health. It would be inappropriate to site emergency shelters in these zones by right as it is likely to pose health risks.	10-5. Programs 7 and 13 contain provisions to modify the zoning code to facilitate transitional and supportive housing and seek funding for the development and operation of such facilities.
Concerns over developers' statement that "required open space often goes unused, and can constrain their ability to achieve the maximum density allowed." While the City's RHNA will likely amount to more density, we do not feel that development of units should sacrifice open space. The City is park poor and admittedly very dense and in order to provide residents some open space developers should be asked to incorporate open space design elements in their projects. Open space and green space have shown to provide positive health impacts to communities.	The Housing Element acknowledges (consistent with the Environmental Justice Element adopted November 15, 2022) that the increased provision of open space is crucial to creating more equitable access to resources throughout the city. The Housing Element does not commit to reducing open space requirements, only that those requirements will be the subject of ongoing outreach to determine the most effective way to provide open space in new development while ensuring projects develop at densities that will meet the City's obligations under the Housing Element. The provision of open space throughout the City will be addressed comprehensively through Program 14.
We appreciate the acknowledgment that Slauson/Long Beach and Pacific/Randolph "have high pollution exposure" and that soil remediation may be required. However, given that a proposed TOD ordinance might create streamlined, administrative approval for qualifying projects how exactly will the City ensure safeguards from vapor intrusion, soil contamination, air emissions, etc. for projects sited in these areas.	Policy 4.7 in the January 9, 2023, HCD Review Draft of the Housing Element requires environmental remediation for development of all properties near or with on-site contamination.
Creating Green City Ordinance is a positive step, but we would like to see the City adopt a "Building Decarbonization" ordinance. The City has the opportunity to encourage all new buildings that come online to be completely electrified. As a City that has been negatively impacted by a multiple sources of pollutions for decades ensuring that new buildings are built with electrification in mind can help reduce indoor pollution that comes from burning gas stoves and gas heaters. Furthermore, encouraging electrification in new building can help reduce Green House Gas emissions originating from buildings.	The City may consider a building electrification ordinance in the future. However, it is recommended that this be done more holistically and in concert with a more comprehensive carbon reduction strategy. The preparation of a future ordinance should consider additional cost burden or displacement risk to vulnerable communities, the phasing of implementation, funding strategies, regulatory barriers, and coordination with utility providers and other agencies.
Concerns over the proposed Action 13-1, Protecting Existing Residents from Displacement. This draft Housing Element covers how many residents are in fact rent burdened and many families would qualify for being considered Very Low Income and Extremely Low Income, however there is no discussion anywhere in this Housing Element on Rent Control or Just Cause Evictions. The City is aware that many of its proposed sites for development would create projects in the Downtown area but it does not acknowledge how such development can cause gentrification and in turn cause displacement. Having programs such as rent control and just cause eviction protections can help with community stability. It is not enough to do tenants workshop, right of return requirements if tenants are unable to pay the current rent. A rent control ordinance can help protect tenants from land speculators and unjust rent increases. Furthermore, just cause eviction protections will dissuade unsubstantiated unlawful detainer filings.	The language in Action 13-1 has been modified to clarify that the City will adopt local regulations aimed at protecting existing residents from displacement, examples of which are listed in Action 13-1. Based in this comment, a rent control or just cause eviction ordinance has been added to the list of local regulations that will be considered. Action 13-5 has been added as an interim measure to provide residents with information about statewide regulations and Action 13-6 has been added to commit the City to adopt a local relocation plan that complies with and implements state law.
Action 13-2. Homeless Services and Housing. Rather than invest in the City of Huntington Park Police Department participating in SERMET, it may be better to create an actual team of specialists that can help with mental health crises. Historically, police departments	SERMET is a successful regional program that the Huntington Park Police Department participates in along with police departments from other southeast Los Angeles cities, together with the Los Angeles County Department of Mental Health.

Comment	Response
are not the best equipped in mental health and homeless outreach. Working with different County services maybe be a better partnership than allowing for the police to manage these sensitive cases.	Action 13-2 contains other provisions to support homelessness programs, emergency housing assistance, and the development and operation of housing for people experiencing homelessness.

The draft was submitted to HCD for review on February 7, 2023. An additional comment letter from CBE et al was received by the City and HCD on March 3, 2023. This letter was considered by the City in the preparation of the subsequent draft, and by HCD as a third-party comment. A letter of findings from HCD was received March 24, 2023.

The following changes were made to address comments in the March 3 CBE et al letter:

Comment	Response
...Given the increase in homelessness within the City, the element should include a complete analysis of characteristics of persons experiencing homelessness including by protected characteristics such as race and ethnicity, familial status, and persons with disabilities. [page 1]	Using all available data including qualitative data from City staff and service providers, the homelessness analysis has been updated.
The element still lacks analysis and evaluation on the displacement pressures on existing residents for specific areas such as the Downtown Specific Plan area and TOD overlay and programs with specific actions, metrics, and milestones to address both displacement risk and environmental risk. [page 2] ... while the City commits to evaluating antidisplacement policies, it must commit to programs as well, with concrete methods and timelines. Additionally, rent control requires a just cause eviction ordinance to be effective, so the City should have a program regarding both types of ordinances, rather than one "or" the other. [page 2]	The draft Action 13-1 was modified to commit to adopting one of the listed strategies and added milestones (page VI-21).
...despite the revisions since the last draft Housing Element, it is still unclear that the City has considered how to ensure that additional housing capacity is created in moderate-resourced tracts. [page 3]	The Sites Inventory identifies 635 total units in moderate-resource census tracts, or about 25 percent of the total units. The Housing Action Plan contains a number of programs to increase investment in lower-resource areas (including but not limited to Action 10-3, Action 10-5, Action 13-4, Action 14-3, Action 14-4).
Because more than 50 percent of the City's identified sites are non-vacant it is presumed that existing uses will impede residential development of the non-vacant sites until finds based "on substantial evidence that the use is likely to be discontinued during the planning period." Government Code section 65583.2(g)(2) these non-vacant site. The analysis contained in the February Draft (p. V-26). does not satisfy the requirements of Government Code section 65583.2(g)(2). [page 4]	Additional analysis was added to "Suitability of Nonvacant Sites" in Section V.
While we agree that requiring a Phase I Environmental Site Assessment for all residential projects within 500 feet of sites that are active or have historical pollution (Policy 4.7) would address environmental constraints on sites, the City should require this analysis for all vacant and nonvacant sites in the City which could be developed for residential use during the planning period. [page 4]	Policy 4.7 was modified to apply to all residential projects in the city.

Comment	Response
...Policy 4.7 should extend to all sites in the City to ensure a proper evaluation for lead and other contaminants that may be on the site. [page 5]	
The ability to have assistance in retrofitting homes with air filtration is well received, however, more specific programs to decrease in-home pollution must be added.	References to Environmental Justice policies to address pollution were added to the Assessment of Fair Housing (page II-106).
Given the likelihood of contamination in the community there must be some safeguard for streamlined projects in the City. [page 4]	Policy 4.7 addresses contamination issues outside of the CEQA process to ensure contamination is addressed for projects allowed by-right, other processing or CEQA streamlining provisions.
Lastly, it is still unclear whether the sufficient existing or planned water, sewer, and other dry utilities to accommodate the City's regional housing needs for the planning period. [page 5]	The availability of infrastructure is discussed in Section III, and Program 14 addresses deficiencies in the current systems.
In analyzing the threat of displacement in the sites inventory analysis it would be helpful to concretely name those preventative actions. [page 5]	Program 13 has been revised to specify the measures the City commits to analyzing and adopting.
City residents ask for a commitment to developing homes that would include family-size units and providing goals for developments of such units in the site inventory analysis would guide development in the City. [page 5]	Action 7-4 states that the City will modify local density bonus regulations to allow bonuses for "family housing." Added "family-sized housing" for clarification.
City-owned sites must go through a Surplus Lands Act (SLA) notification process prior to being disposed by the City. The sites inventory assumes that some of the properties will not be sold under the SLA and they would be used for above moderate-income housing. Even if that is the case, the Surplus Land Act requires that sites that can accommodate 10 or more residential units in the property must have no less than 15 percent of the total number of residential units developed sold or rented as affordable housing as defined Section 202(c)(1)....These sites should properly account for the affordable housing required under the SLA. [page 5-6]	The City formulated assumptions about affordability based on HCD guidelines and Housing Element Law. City-owned sites did not meet the criteria to count toward the City's share of the lower-income RHNA. Action 10-4 has been edited to clarify that the City will follow the Surplus Land Act in the development and disposition of those sites, including any affordability requirements.
...The TOD overlay would serve better use if more than 30 percent, preferably 50 percent, of the available units are allocated for very low- and low-income RHNA categories. [page 6]	The City applied assumptions for affordability as outlined in the Sites Inventory.
However, the City should be able to estimate total fees for multifamily developments of different sizes and compare those fees to what neighboring cities charge. [page 6]	The fees analysis was updated to include fees charged for actual projects.
Action 7-2 commits to "[m]odify the required findings for Development Permits (Section 9-2.1007) to remove subjective language." Draft, VI-13. However, the Draft does not acknowledge that finding 2 ("harmonious and compatible") is also subjective, and Action 7-2 does not identify the subjective language to be removed or amended. Draft, IV-23, VI-13. Further, the Draft does not analyze the possibility of allowing some or all multifamily housing by-right in some or all residential zones, despite acknowledging that single-family homes are allowed by-right in multiple zones. [page 7]	The program commits to Finding 3, 5, and 7. Finding 2 is not subjective ("the proposed development is consistent with the General Plan"). The TOD Overlay Zone will allow multifamily housing by-right. Modifications to the Development Permit process would remove subjectivity for all multifamily housing.
Similarly, the Draft acknowledges that the City's subjective design review process constrains housing development. Draft, IV-27. However, the only program that addresses this requirement, Action 7-2, is vague, committing only to "[c]reate processes that allow	Action 7-2 was edited to specify actions the City will take to reduce subjectivity in housing development review.

Comment	Response
projects with an affordable component to proceed along a faster entitlement path, that would avoid discretionary review” sometime in 2023. That Housing Element should commit to specific amendments to the design review and development permit processes that will, by a specific date, eliminate discretionary permit requirements for affordable housing developments. [page 7]	
Further, while HCD’s group home guidance indicates that cities may require conditional use permits for licensed residential care facilities serving more than six residents, it goes on to explain: “Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.” HCD, Group Home Technical Advisory (Dec. 2022), 26 (emphasis added). In contrast, the Draft, in describing the City’s reasonable accommodation ordinance, states: “A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City’s land use and zoning regulations.” Draft, IV-19. The Draft does not commit to amending this aspect of the reasonable accommodation ordinance. [page 8]	Action 7-2 commits to allowing the Reasonable Accommodation process to allow an exception to the requirement for a CUP for large group homes.
The February Draft fails to describe or analyze requests to develop housing at densities lower than those projected in the site inventory as it did in previous versions as well. [page 9]	This analysis is included and is located on page IV-11.
While the February Draft now commits to removing the CUP requirement for SROs, as well as the prohibition against conversion of hotels and motels into SROs, it does not analyze the City’s other restrictions on SROs as constraints. [page 9]	Analysis of the City’s SRO standards has been expanded in Section IV, and additional actions to address constraints added to Action 13-3.
Action 2-3. Affordable Accessory Dwelling Units: Revise this program to detail what grants and financial incentives will be available and how the City will promote homeowner participation in the HCV program. Please clarify whether the grants and incentives will be available to low income households attempting to rent an ADU or to homeowners who rent their ADU to a lower income family or individual. Also, clarification is needed about when will the City begin to monitor the affordability levels of permitted ADU’s and what point in the planning period will the City determine if the projections are incorrect and whether additional incentives or rezoning are necessary Revisions should commit to making this determination by 2025 [page 9-10]	Action 2-3 was modified to include additional specific actions and timeframe for actions. Clarified that incentives would be offered to lower-income households for building new ADUs or legalizing existing ADUs.
Action 3-2. Rental Inspections: The rental inspection ordinance should prohibit rent increases within a year of requested repairs to ensure that cost of repairs is not passed on to tenants in addition to making owners aware of resources to make repairs. [page 10]	Action 3-2 includes referrals to the Fair Housing Foundation to ensure tenants are not adversely affected by the inspection process and any required repairs.
Action 7-1. Zoning Changes to Achieve Consistency with State Law: In addition to the changes listed in this program, the zoning code must be amended to allow by-right development if more than 20% of the units are affordable to lower income households on sites rezoned to accommodate the RHNA from the 5 th cycle (Government Code section 65583.2(h)). [page 10]	Policy 4.4 and state law establish this requirement.

Comment	Response
Action 10-1. Lot Consolidation: Revise the program to identify whether fee waivers or deferrals will be available, and if both are possible clarify who will decide which is available for a particular project and what criteria will be used to decide between the two incentives. [page 10]	Action 10-1 modified to specify that the City will offer fee deferrals in all cases.
Action 10-5. Transit-Oriented Development Overlay District To partially address displacement due to increased development pressures on properties included in the TOD Overlay, the zoning code should allow by-right development when more than 20 percent of the units are affordable. Also, review the zoning code and commit to any needed changes to the code in order to comply with Government Code section 65583.2(h)(allowing 100% residential use in the mixed-use zone and permitting residential development by-right in the mixed-use zone if the proposed development requires at least 20% of the units to be affordable to lower income households). This program should also include efforts to support locally owned business remain in the neighborhoods where they are located. [page 11]	Existing programs to support local businesses described in Section II. (page II-101) Action 13-7 was added to address displacement of local businesses.
Action 12-2. Housing Choice Voucher Program Promotion This program is focused on making tenants aware of the Housing Choice Voucher (HCV) Program. Los Angeles County already has a years' long waiting list of families and individuals who desperately need a housing subsidy. In order for the program to be effective more landlords are needed to participate and accept vouchers. To increase mobility and to address families overpaying rent, the City should revise this program to do outreach to landlords to: 1) encourage their participation in the HCV, and 2) educate landlords about the state law prohibiting discrimination against voucher holders. [page 11]	Action 12-2 was modified to include these recommended actions.
Action 13-1. Protecting Existing Residents from Displacement While it is commendable that this program now commits to adopting an antidisplacement measure, it is unclear if one of example measures listed in the program will be adopted, or if the "example" language would allow the City choose a strategy not listed in the program. Please revise the program to state that "One of the following strategies will be evaluated." Also, the timeline for adoption should be moved back to 2025 so that the strategy is in place before the displacement pressures are insurmountable. [page 11]	The draft Action 13-1 was modified to commit to adopting one of the listed strategies and added milestones (page VI-21). The City met with CBE during the development of the subsequent draft, and CBE submitted additional written comments on this program. The City considered these comments and incorporated some of CBE's recommendations into the draft, including consideration of additional tenant protections.
Action 13-2. Special Needs Housing Include outreach to landlords to participate in the HCV program and educate landlords about the state prohibition against refusing to rent to voucher holders. Also, this program should commit the City to remove any limitation on unlicensed group homes of more than 6 people. [page 11]	See edits to Action 12-2.
Action 13-6. Relocation Requirements Revise the program to indicate that replacements units are required if rent controlled units, units with deed restricted rents, or units that are or were occupied by lower or very low-income households must be replaced. [page 11]	Added clarifying language from the statute to Action 13-6.

May 2023 Draft

A draft addressing public comments and findings from HCD's review was published for the statutorily required seven days on May 8, 2023. The Housing Element was posted on the project website, and a notice was emailed to all interested parties.

One comment letter from CBE et al was received on May 16, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

Comment	Response
Commenters noted that programs (Actions 13-4, 14-3 and 14-4) to address investment in lower-resources areas of the city are not in the Housing Element.	Action 13-4 (Placemaking), Action 14-3 (Open Space Planning), and Action 14-4 (Active Transportation Planning) are in the Housing Element Housing Plan. Program actions to address investment in lower-resources areas include, but are not limited to, Action 13-4, Action 14-1 (General Plan Update), Action 14-3, and Action 14-4.
Commenters asked that analysis of feasibility of non-vacant sites "indicate why similar projects would be feasible in Huntington Park if Huntington Park does not have its own track record of converting non-vacant sites to residential development."	Section V, Sites Inventory, contains a detailed analysis of example projects in the Gateway Cities area and their relevance to inventory sites in Huntington Park. The Housing Element analyzes transit areas similar to the future transit areas in Huntington Park, brownfield redevelopment sites similar to those in Huntington Park, and declining commercial or industrial areas similar to those in Huntington Park.
Commenters asked that the City include a program to establish "just cause tenant protections and a vacant property tax, and create a separate program to address the after effects of displacement." Commenters also requested additional displacement analysis. Commenters also request that the City commit to adopting all four strategies outlined in Program 13-1, adopting rent control, and adding clarification to strategies in Program 13-1.	The City met with CBE et al to discuss previously expressed concerns regarding the Draft Housing Element's displacement analysis and the City's proposed anti-displacement strategies. The City made numerous changes to the draft Housing Element to address commenters' concerns regarding displacement of local businesses, programs addressing replacement housing, strategies such as rent control and just cause evictions. Commenters previously asked for clarification regarding the strategies proposed in Program 13-1 and that has been added to the program language.
Commenters clarified prior remarks regarding affordability of future Transit-Oriented Overlay District projects and asked that affordability requirements be included in the TOD regulations. Commenters also asked that multi-family development be allowed by right in more zoning districts than the TOD overlay district.	The Draft Housing Element includes numerous programs to encourage and prioritize affordable housing through permit streamlining, density bonus programs, and ministerial, objective review processes. Adding affordability requirements to a new zoning district may act as a constraint to development in a city which has not experienced much multifamily development in recent years, and which has an obligation to provide housing at all income levels. Under Action 7-5, the City will monitor its progress toward meeting its share of the RHNA for every income level and make zoning changes as appropriate to keep pace and encourage affordable housing development. With changes to existing regulations in programs 7 and 10, multi-family development in the R-M, R-H, C-P, C-G, and all DTSP zones would be allowed by right, with a Development Permit approved administratively. The approval process would not include discretionary review.
While noting that the City has addressed prior concerns with group home regulations, commenters asked that Housing Element analyze the City's definition of "family" as a constraint to group homes.	Commenters state "zoning ordinances sometimes restrict or limit group homes in single-family residential zones through definitions of single housekeeping units or single-family homes." The City's zoning ordinance contains provisions for group homes noted by commenters to be modified through Program 7. The City's definition of family is analyzed as a constraint on page VI-18. The definition does not exclude group homes. The development of group homes

Comment	Response
	is not constrained by this definition. Local group home regulations do not rely on the definition of “family” to regulate group homes.
Commenters asked that the analysis provide “information as to why developers are requesting lower densities than those projected in the site inventory.”	As noted elsewhere in the Housing Element and by commenters, there have been few multi-family projects approved in the City. There have been no requests to develop housing at lower densities than those anticipated in the sites inventory. Clarification has been added to this analysis (page IV-11). Nonetheless, Housing Element programs 10 and 11 would address future requests by establishing minimum densities in the Downtown Specific Plan area and the new TOD Overlay District.
Commenters asked that specific ADU-related grants and incentives be identified in Action 2-3.	Potential sources of funding were added to Action 2-3.
Commenters request an anti-harrassment ordinance, no fault eviction protection, temporary relocation assistance, or mandatory relocation assistance be incorporated into Action 3-2, Rental Inspection.	Under Action 3-2, Code Enforcement staff will connect property owners with rehabilitation assistance to maintain the affordability of a unit requiring repairs, and connect tenants with fair housing resources to ensure tenants are not displaced or priced out of the housing units once repaired. Other anti-displacement strategies are discussed and addressed in Action 13-1.
Commenters noted that a timeframe and objectives were missing from Action 13-2, and asked for additional analysis regarding displacement of small businesses.	A timeframe and objective has been added to the action related to small businesses, Action 13-7. Additional details regarding small business outreach and potential sources of funding were added to Action 13-7.
Commenters noted that Action 12-2 does not include objectives related to landlord outreach and participation or enforcement of source of income protections.	Objectives regarding landlord participation and the Fair Employment and Housing Act were added to Action 12-2.
Commenters requested Action 13-6 include references to other relocation requirements (Density Bonus Law and sites inventory requirements).	References to and details about replacement requirements in Density Bonus law and Housing Element Law (sites inventory) have been added to Action 13-6.

The draft was submitted to HCD for review on June 7, 2023. An additional comment letter from CBE et al was received by the City and HCD on July 12, 2023. Comments and the City’s responses incorporated into this draft are summarized as follows:

This letter was considered by the City in the preparation of the subsequent draft, and by HCD as a third-party comment. A letter of findings from HCD was received July 21, 2023.

Comment	Response
<u>Displacement. The May 2023 Draft continues to lack the analysis of displacement pressures as indicated in our prior comments. We do note the changes to Program 13-1 do include a commitment to enact a specific action after the stakeholder process completes.</u>	<u>Comment noted and previously responded to.</u>
<u>Housing capacity in moderate resource areas. We appreciate the clarification about Actions 13-4, 14-3 and 14-4 in the June 2023 Draft. Looking back at the May 2023 Draft it appears that Action 13-1 was titled Placemaking but in the June 2023 Draft it is Action 13-4. Our mistakes about the numbering, lack of numbering, or incorrect numbering aside, the focus of our comments was to inquire whether there are programs intended to increase housing capacity in moderate resource areas as well as in lower resource areas, which is the focus of Actions 13-4, 14-3, and 14-4.</u>	<u>Comment noted and previously responded to.</u>

Comment	Response
<u>The City should add programs to increase housing capacity in all areas of the City including areas identified as having moderate resources.</u>	
Additional evidence of the feasibility of non-vacant sites. The City provides information about the conversion of non-vacant sites into residential development in this planning period by pointing to examples in other communities. This analysis should indicate why similar non-vacant sites would be feasible in Huntington Park. Government Code section 65583.2(g)(1) requires the City to explain its methodology to support the feasibility of non-vacant sites development potential. The statute requires particular factors to be part of the methodology, including the City's past experience "converting existing uses to high density residential development." The City relies on the redevelopment activity of neighboring communities to demonstrate how the non-vacant sites in Huntington Park will also have redevelopment potential. If the City is allowed to rely on the development patterns in other cities to demonstrate the redevelopment potential in its own city, the analysis must include additional information comparing Huntington Park's development standards, available incentives and funding to these neighboring cities in order to demonstrate that the sites in Huntington Park have the same redevelopment potential as the sites in these neighboring communities.	<u>A new section ("Development Standards," page V-20) was added comparing the development standards of Huntington Park's Downtown Specific Area Plan and the new TOD Overlay District with the example projects and comparable station area plans that informed the sites inventory analysis.</u>
Displacement Prevention. We appreciate that the City met with us and amended Program 13-1 to include greater certainty in what actions it will take to address displacement once it has already occurred. The City should create a Program focused on displacement prevention actions, such as just cause tenant protections and a vacant property tax, and create a separate program to address the after effects of displacement.	<u>Comment noted and previously responded to.</u>
TOD Affordability. We renew our request for affordability requirements in the TOD overlay as it would help to ensure that residents subject to displacement pressure around transit centers can find affordable housing in their community. Our comments were not intended to suggest that all developments in the TOD be 100 percent affordable but that requiring some affordability in the TOD would guarantee a variety of housing types for a variety of income levels. Based on the development pressure near affordable transportation options it would not act as a constraint on development.	<u>The rezone program (Action 10-5) complies with Government Code Section 65583.2(h) and (i), which requires that projects on rezone sites that allow by-right development include a minimum of 20 percent affordable units.</u>
Reasonable Accommodation for Group Homes. We note the City's commitment through Program 7 to amend the Zoning Code to remove constraints for group homes. The June 2023 Draft finds that City's definition of "family," does not pose a constraint on the development of group homes. Because the City currently requires a CUP for large group homes when the City's removes this requirement as outlined in Program 7, we want to ensure that group homes do not face greater scrutiny or opposition based on whether they fit within the confines of the City's definition of a family. The City's definition of family, specifically the requirement that "family" be a "single non-profit housekeeping unit," is overly restrictive and risks violating not only state housing laws, but the California Constitution's protections of the rights of unrelated persons to live together in communal housing. The City defines "family" as living as a single housekeeping unit, but does not define single housing keeping unit. It also specifies that a family is a single non-profit housekeeping unit, which excludes for-profit businesses. In general, localities should avoid including provisions in definitions of shared housekeeping units, single-family homes, or other single residential dwellings that automatically exclude group homes that are owned by for-profit businesses or that pay a house manager or resident to help manage a home's operations. These are well-established models for group homes. See HCD's	<u>Action 7-2 now commits the City to clarifying the meaning of "housekeeping" and removing the reference to "nonprofit" in the definition of "family."</u>

Comment	Response
<u>Group Home Technical Advisory 2022 at 23-24. The City should develop an inclusive definition of "housekeeping unit", or explicitly state in its zoning code that group homes meet the definition of "family."</u>	
Rental Inspections. To ensure that the costs of repairs are not passed on to tenants through this program, the program should also include temporary relocation assistance to tenants who are temporarily displaced due to code violations and mandatory owner paid relocation assistance if tenants are permanently displaced due to code violations. Referrals to Fair Housing organizations are not meaningful for code violations because the failure to make repairs is not necessarily related to discriminatory practices.	<u>Comment noted and previously responded to.</u>
Air Pollution Mitigation and Green Space Design. There are no programs to address high levels of air pollution or increase air filtration use and availability for residents, although previous drafts did include discussion of air pollution conditions. In addition, there is no mention of integrating green space in design features for housing in the City which would address both housing and environmental justice element goals.	<u>Comment noted and previously responded to.</u>
Policy 4.7. Require Phase I Environmental Site Assessments and, if required, subsequent remediation, to be completed for all residential projects. <u>Under CA Health and Safety Code §78090: "Phase I environmental assessment" means a preliminary assessment of a property to determine whether there has been, or have been, a release of a hazardous substance based on reasonably available information about the property and general vicinity. A phase I environmental assessment may include, but is not limited to, a review of public and private records, current and historical land uses, prior releases of a hazardous material, database searches, reviews of relevant files of federal, state and local agencies, visual and other surveys of the property and general vicinity, interview with current and previous owners and operators, and review of regulatory correspondence and environmental reports. Sampling or testing is not required as part of a phase I environmental assessment. Instead, the City should adopt a policy to require a Phase II Environmental Assessment as well as a Preliminary Endangerment Assessment. These additional tests and requirements should take place in known environmental justice communities, such as Huntington Park.</u> Action 10-3. Brownfields Program. The City needs to maintain a balance between the City's need for housing and also its need for open space. Action 10-3 should be modified to prioritize open space as well as residential purposes when seeking funding and assistance to remediate brownfields. New residential sites should be developed at least 1,600 feet from industrial sites and at least 3,200 feet from oil and gas producing sites. Due to the level of contamination that has been found throughout the City we ask that the highest amount of environmental assessment is undertaken. For example, all remediation to previously contaminated land should include a Phase I and Phase II environmental assessment as well as a preliminary endangerment assessment.	<u>If the results of a Phase I site assessment resulted in findings that would warrant a Phase II assessment, a Phase II assessment would be required.</u> <u>Reducing and mitigating the negative impacts of exposure of residents to hazardous materials and environmental pollution existing industrial land uses is a primary focus area of and addressed by the Environmental Justice Element.</u>
Program 6. Energy Conservation Program. In addition to the actions included in Program 6, the City should include additional action items such as ensuring new developments are built without extending gas lines. The City would also benefit from a building decarbonization ordinance. And last, we recommend that all new buildings that come online should be electric only.	<u>Comment noted and previously responded to.</u>
Action 10-7. Reuse of Site with Existing Uses. This Action item should be modified to ensure that it is aligned with the standards forth in AB 2011	<u>The City will comply with state law in review of all projects.</u>

Comment	Response
<u>(Wicks). AB 2011, the Affordable Housing and High Road Jobs Act of 2022, authorizes a development proponent to submit an application for a housing development that meets specified objective standards and affordability and site criteria, including being located within a zone where office, retail, or parking are principally uses, and would make the development a use by right.</u>	
<u>Action 10-5. Transit-Oriented Development Overlay District. The City will accommodate its inventory shortfall through the TOD overlay that will allow greater densities than the underlying zoning permits. It is unclear from the program's description if the underlying density still permitted on these sites is less than 20 units/acre. It is clear that the Overlay would have a minimum density of 20 units/acre but the clarification would be to describe what density the underlying zoning permits. The program also anticipates completion by June 2023 and this deadline should be amended if the deadline has already passed.</u>	<u>Comment addressed on page V-11, and the timeframe for program completion has been updated.</u>
<u>Action 13-1 Protecting Existing Residents from Displacement. We appreciate that the City has incorporated some of our prior comments into the first action under Program 13, including the addition of references to a tenant protection ordinance and just cause eviction protections. However, we encourage the City to commit to adopting all four of the identified strategies rather than limiting itself to one of the identified strategies. We also urge the City to include rent control in this Action, to clarify the subparts under "Community benefit zoning" and to clarify when and where replacement requirements will apply. Given the severe risk of displacement, the City should clarify this program to ensure, not only that the City will comply relocation and replacement requirements of applicable state laws but also that it will adopt its own relocation, replacement, and tenant protection policies that maximize protections for lower-income tenants at risk of displacement.</u>	<u>Comment noted and previously responded to.</u>

An additional comment letter from CBE et al was received by the City on August 8, 2023. Comments and the City's responses incorporated into this draft are summarized as follows:

This letter was considered by the City in the preparation of the subsequent adoption draft.

Comment	Response
<u>Inadequate Environmental Justice Programs. One example of how the City's Environmental Justice Element falls short of meeting its obligations is that it lacks a comprehensive approach to reducing air pollution. The Element does have an air filtration program for specific residents - low income and senior residents – but that only addresses air quality indoors when the windows are closed and does not address the outside air quality. Another example of an inadequate Environmental Justice Element program under Government Code §65302(h) is the soil remediation program that relies on developers to identify soil contamination and does not have standards that will increase the likelihood that remediation is successfully completed.</u>	<u>Comments are directed at the City's Environmental Justice Element which was adopted on November 15, 2022.</u> <u>It should be noted that previous comments pertaining to the Housing Element regarding indoor air pollution and soil remediation programs were responded to in responses to the January 17, March 3, and July 12 letters.</u>
<u>Action 13-2 Anti-Displacement Programs. The latest version of the City's Draft Housing Element incorporated some of our proposed changes into Action 13-1, the first term of a potential settlement would be for the City to</u>	<u>Comment noted and previously responded to in responses to the January 17, March 3, May 16 and July 12 letters.</u>

Comment	Response
<u>incorporate the remaining changes Petitioners proposed into Action 13-, (e.g. imposing a tax for vacant properties rather than imposing a monitoring fee on landlords who maintain vacant properties). The purpose of these action items should be to prevent displacement of existing residents as development activity increases in Huntington Park.</u>	<u>As stated in response to the May 16 letter. The City met with CBE et al to discuss previously expressed concerns regarding the Draft Housing Element's displacement analysis and the City's proposed anti-displacement strategies. The City made numerous changes to the draft Housing Element to address commenters' concerns regarding displacement of local businesses, programs addressing replacement housing, strategies such as rent control and just cause evictions. Commenters previously asked for clarification regarding the strategies proposed in Program 13-1 and that was also added to the program language.</u>
<u>Increased Affordability in the TOD Overlay. Similar to the affordability requirements established in the Surplus Land Act, the TOD Overlay should require a minimum 15 percent of the residential units built employing the Overlay to be affordable to low and very low-income households, with incentives and concessions granted for higher percentages of affordable units.</u>	<u>Comment noted and previously responded to in responses to the July 12 letter as follows:</u> <u>The rezone program (Action 10-5) complies with Government Code Section 65583.2(h) and (i), which requires that projects on rezone sites that allow by-right development include a minimum of 20 percent affordable units.</u>
<u>Addressing Air Pollution Issues. In order to create a comprehensive approach to address and reduce air pollution the General Plan must include the following policies and programs aimed to improve air quality: 1) create appropriate setbacks from polluting industries in the community; 2) ensure new residential sites cannot be developed at least 1,600 feet from parcels zoned as industrial; 3) prohibit freight truck traffic from main thoroughfares; 4) create a building decarbonization ordinance to reduce indoor air pollution; and, 5) require adequate green space throughout the City along with appropriate tree planting and urban greening measures.</u>	<u>Comments are directed at the General Plan and comprehensive air pollution policies and programs.</u> <u>It should be noted that the City's adopted Environmental Justice Element includes a policy to increase urban greening across the City and a program that commits the City to develop an Urban Greening Plan for Huntington Park, a comprehensive approach to address this citywide need, including identification of funding strategies. The Environmental Justice Element also includes a policy and programs to reduce air pollution through designation of truck routes and enforcement of truck idling requirements.</u> <u>As previously stated in response to the January 17 comment letter, the City may consider a building electrification ordinance in the future. However, it is recommended that this be done more holistically and in concert with a more comprehensive carbon reduction strategy. The preparation of a future ordinance should consider additional cost burden or displacement risk to vulnerable communities, the phasing of implementation, funding strategies, regulatory barriers, and coordination with utility providers and other agencies.</u> <u>Commenters recommend a 1,600 foot buffer or setback for new residential sites from industrial zoned parcels without consideration of the broad impacts for a City as compact and constrained as Huntington Park. A 1,600</u>

Comment	Response
	<u>setback or buffer from industrial zoned parcels would render nearly 46% of the city as unavailable for future residential development, including areas of the city that are currently zoned and developed with existing housing, schools and other amenities. Rather than impose a buffer or setback that would further impede the City's ability to identify opportunities for future housing development and associated amenities, the City's adopted Environmental Justice Element includes policies and programs that support a more holistic and targeted approach to protect Huntington Park from pollution exposure. These adopted policies include implementing the Southeast Los Angeles Community Emissions Reduction Plan, locating sensitive uses away from significant pollution sources to the maximum extent possible, and facilitating remediation of all Brownfield sites within Huntington Park and their subsequent redevelopment to non-industrial and non-polluting uses.</u>
<u>Appropriate Soil Remediation Measures and Oversight.</u> There is an immediate need to deal with the many brownfields located in the City and because some sites in the Housing Element site inventory target areas that are particularly close to industrial lands the General Plan must include specific standards that will ensure the health and safety of the existing and future community. The City must require developers to do a Phase I and Phase environmental site assessment as well as enroll in the Department of Toxic Substance Control's voluntary programs for consultation with remediation actions.	<u>See response to above comment regarding policies targeting remediation of brownfield sites.</u> <u>Comment regarding Phase I and Phase II environmental site assessments was previously responded to in response to the July 12 comment letter.</u>

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IV. CONSTRAINTS

This section evaluates potential constraints to the development, maintenance, and improvement of housing, and identifies appropriate steps to mitigate potential constraints, where feasible. Potential constraints to housing are discussed below and include both governmental and non-governmental factors.

Governmental Constraints

Governmental regulations, while intended to protect public health, safety, and welfare, can also unintentionally increase the cost of housing. Potential governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land Use Controls

General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under state law, the General Plan elements must be internally consistent, and the City's zoning and development regulations must be consistent with the General Plan.

In 2019, the City drafted a comprehensive General Plan update¹ that provides guiding policies for land use and development through the 2030 horizon year. However, the 2030 Huntington Park General Plan was not adopted and CEQA analysis was not completed. This Housing Element update uses the 1991 General Plan² as the basis for analysis. The City's 1991 General Plan is outdated and difficult to navigate. An updated General Plan would provide more certainty for developers and more comprehensive plan for development. The City will update the General Plan (at minimum, the Land Use, Circulation, and Public Facilities elements) during the Housing Element planning period (Program 7, Zoning Code Updates).

The City is in the process of updating the Safety Element of its General Plan as required by Government Code Section 65302 and adopting a new Environmental Justice element as required by Government Code Section 65302(h). Those updates are expected to be adopted in 2023.

Huntington Park has seven land use categories that allow residential uses (Table IV-1 Table IV-1), allowing a range of housing types and densities from 8.7 units per acre to 400 units per acre.

¹ City of Huntington Park, Planning and Zoning Division, <http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>

² City of Huntington Park, Planning and Zoning Division, <https://www.hpca.gov/DocumentCenter/View/407>

**Table IV-1
Residential Land Use Designations
Huntington Park General Plan**

GENERAL PLAN LAND USE CATEGORY	ZONING DESIGNATION	MAXIMUM DENSITY OR FLOOR AREA RATIO (FAR)	RESIDENTIAL TYPES PERMITTED
Residential			
Low-Density Residential	R-L	8.7 units/acre	Low-density single-family dwellings, manufactured homes
Medium-Density Residential	R-M	17.4 units/acre	Medium-density townhouses, small-lot single-family dwellings, two-and three-family housing arrangements, low-rise apartment buildings
High-Density Residential	R-H	20 units/acre	Apartments and condominiums
Senior Housing Overlay	R-H, DTSP	225 units/acre	Senior housing in high-rise developments, single-room occupancy (SRO) developments
Single Room Occupancy Overlay	R-H	400 units/acre	SROs
Central Business District/Residential	C-P, C-N, DTSP (District A, B, C & D)	2:1 FAR 4:1 FAR (on Pacific Boulevard)	Multi-family residential development, mixed-use development, SROs
Mixed Use Overlay		17.4 units/acre	Vertical mixed-use development (ground-floor commercial), residential development

Source: Huntington Park General Plan, Land Use Element, Table LU-1, pages 22-26 1991.

Specific Plans

The Downtown Specific Plan covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The Specific Plan divides the downtown area into four districts. Within each district there is a 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. The four districts are as follows:

1. District A: Mixed-Use Opportunity Sites – Commercial and office on ground floor with residential and office above ground. Maximum height of 84 feet.
2. District B: Mixed Use – Commercial and office on ground floor with residential and office above ground. Maximum height of 60 feet
3. District C: Multi-family residential with the opportunity for commercial on the ground floor as the market prescribes. Maximum building height of 35 to 60 feet.
4. District D: Mixed Use – Fronting Zoe Avenue, commercial on ground floor with residential above; not fronting Zoe Ave, commercial and residential on ground floor with residential above. Maximum building height of 35 feet.

Zoning Designations

The City regulates the type, location, density, and scale of residential development through the Zoning Code (Title 9 of the Huntington Park Municipal Code) and the Zoning Map. These regulations serve to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code and Zoning Map set forth residential development standards and review procedures for each zoning district. Table IV-2Table IV-2 summarizes the housing types permitted in each of the Huntington Park zoning districts.

The three zoning districts that allow residential units as a permitted use are as follows:

- 1) R-L (Low-Density Residential)
- 2) R-M (Medium-Density Residential)
- 3) R-H (High-Density District)

Commercial zoning districts that allow residential uses are as follows:

- 1) C-P (Office-Professional)
- 2) C-N (Neighborhood-Commercial)

The Downtown Specific Plan allows residential uses in zoning districts established in that plan (zoning district DTSP in the Zoning Code):

- 1) District A (Gateway)
- 2) District B (Festival)
- 3) District C (Neighborhood)
- 4) District D (Zoe)

The Zoning Code also contains a number of overlay zones,³ which allow for additional uses beyond the base zoning district:

- 1) Medium Density Overlay Zone
- 2) Senior Citizen Housing Overlay Zone
- 3) Single Room Occupancy Overlay Zone
- 4) Affordable Housing Overlay Zone

³ City of Huntington Park Zoning Code, Section 9-4.502, Overlay zones.

**Table IV-2
Permitted Residential Development by Zoning District**

ALLOWED LAND USES	ZONING DISTRICT										
Residential Use	R-L	R-M	R-H	C-P	C-N	C-G	MPD	DTSP			
								A	B	C	D
Condominiums	-	-	-	-	-	-	-	C ²	C ²	C	C ²
Convalescent Homes	-	C	C	C	-	C	-	-	-	-	-
Density Bonus/Affordable Housing	P	P	P	-	-	-	-	C ²	C ²	C	C ²
Manufactured Housing	D	D	D	-	-	-	-	-	-	-	-
Multi-Family Dwellings	-	D	D	D	-	D	-	D ²	D ²	D	D ²
Second Dwelling Unit/"Granny" Housing/Guest House	P	-	-	-	-	-	-	-	-	-	-
Senior Citizen/Congregate Care Housing	-	-	C	-	-	-	-	C ²	C ²	C	C ²
Single-Family Dwellings	P	P	P	-	-	-	-	-	-	C	-
Single Room Occupancy Facilities	-	-	D	-	-	-	-	-	-	C	-
Group Homes											
6 or less clients	P	P	P	-	-	-	-	P ¹	-	P	P ²
7 or more clients	C	C	C	-	-	-	-	-	C ²	C	C ²
Transitional Housing*	-	D	D	-	-	-	-	-	-	-	-
Supportive Housing*	-	D	D	-	-	-	-	-	-	-	-
Zero Lot Line/Small Lot Residential Developments	-	D	D	-	-	-	-	-	-	C	-
Emergency Shelters											
Up to 30 beds	-	-	-	-	P	-	-	C	-	-	-
More than 30 beds	-	-	-	-	C	-	-	C	-	-	-

P=Permitted, D=Development Permit, C=Conditionally Permitted, - = Prohibited (Permit types are discussed in Development Procedures, below)

* Note: Assumes transitional and supportive housing is configured as a multi-family residential use, and is therefore subject to a Development Permit. If such housing were configured as a single-family use, it would be permitted by right within the R-M and R-H zones.

¹ Permitted Only Above First Floor on Pacific Boulevard

² Permitted Only Above First Floor

Development Standards

Development standards can affect the feasibility of development projects, particularly housing that is affordable to lower-income households. The most significant of these standards is density. Higher densities generally result in lower per-unit land costs, thereby reducing overall development cost, although this is not always the case. For example, at some point, higher density may require more expensive construction methods such as parking structures or below-grade garages.

Stakeholders interviewed for this Housing Element Update did not have specific experience developing in Huntington Park, but did have experience with infill development in urban areas and

provided input on typical development standards found in areas similar to Huntington Park. Some of the development standards that the City will consider adjusting include:

- **Height:** The lowest-density type of development that may be viable in Huntington Park (townhomes) typically require a height maximum of at least 35 feet. The City will increase the 30-foot height limit in the C-N district.
- **Open Space:** Open space requirements are not listed in the tables below and are found in the housing type-specific development standards in the Zoning Code. Developers find that required open space often goes unused, and can constrain their ability to achieve the maximum density allowed. Developers urged careful consideration of open space requirements (particularly common open space) to ensure that the type of open space required is appropriate for the type of development proposed, and suggested increasing park fees and contributing to more public open spaces.
- **Minimum Unit Sizes:** A minimum unit size requirement can act as a proxy for a minimum standard of quality, but do not allow for much flexibility in the design of projects. Developers consistently reported flexibility as a key to a development's success.
- **Prohibition on Ground-Floor Residential uses in the Downtown Specific Plan.** In the A, B, and D districts of the Downtown Specific Plan, residential uses are not permitted on the ground floor. The plan is intended to create a mix of uses, and the plan area is an important commercial corridor for the city, but the requirement could prove challenging for residential developers, especially affordable housing developers, to accommodate. The City will explore modifications to this development standard to ensure that the Downtown Specific Plan area is a viable part of the city in which to develop housing.

The City will, during annual reviews of its RHNA progress and outreach to developers, examine these standards as constraints and modify the Zoning Ordinance to modify them if needed to maintain progress toward meeting its RHNA (Program 7, Zoning Ordinance Updates).

Table IV-3~~Table IV-3~~ and Table IV-4~~Table IV-4~~ summarize the City's standards for residential development in all zones.

**Table IV-3
Residential Development Standards (Commercial and Residential Zoning Districts)**

DEVELOPMENT STANDARD	R-L	R-M	R-H	C-P**	C-N**
Density (du/ac)	8.712	17.424	20	20	20
Min Lot Area (sq. ft.)	5,000*	5,000*	15,000*	5,000	5,000
Lot Width (ft.)	45*	45*	100*	50	50
Lot Depth (ft.)	80*	80*	100*	0	0
Front Setback (ft.)	20 ¹	15 ¹	10 ¹	5	5
Rear Setback (ft.)	10	10	10	0	0
Side Setback (each)	4 feet plus 1 foot for each story over 1 story			0	0
Side Setback (street)	10 feet plus 1 foot for each story over 1 story				
Min. Unit Size (sq. ft.)	1,000	850	Studio – 500 1 bedroom – 600 2 bedroom – 750 3 bedroom – 900 150 for each additional bedroom		
Lot Coverage (building footprint) (%, Max)	45%	55%	65%	1.0 FAR	1.0 FAR
Structure Height (feet, max)	35, 2 stories	35	45***	40	30

* Lots created before January 1, 2019 containing no more than one dwelling unit are exempt from the minimum lot size standards. Properties falling under this exemption shall maintain a maximum of one dwelling unit and are subject to compliance with all other applicable development standards.

** C-P and C-N zones allow residential, subject to a Development Permit

¹ Garage door setback for single-family uses shall be a minimum of twenty (20) feet from the front property line.

*** Building heights may be increased up to 100 feet by the Planning Commission as part of a Development Permit application.

**Table IV-4
Residential Development Standards (Downtown Specific Plan)**

DEVELOPMENT STANDARD	A	B	C	D
Density (du/ac)	70 units/acre	70 units/acre	70 units/acre	30 units/acre
Floor Area Ratio (FAR)	4.0 FAR (for mixed use)	4.0 FAR (for mixed use)	2.0 FAR (for mixed use)	3.0 FAR (for mixed use)
Min Lot Area (sq. ft.)				
Lot Width (feet)				
Lot Depth (feet)				
Front Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	10 ft.
Rear Setback (feet)	0 ft.	0 ft.	0 ft. (10 ft. for lots fronting Seville)	0 ft.
Side Setback (each)	0 ft.	0 ft.	0 ft.	0 ft.
Side Setback (street)	0 ft.	0 ft.	0 ft.	0 ft.
Min Unit Size				
Open Space (common)	100 sf/du	50 sf/du	150 sf/du or 200 sf/du for lots fronting Seville (100 sf/du may be met by in-lieu fee)	150 sf/du
Open Space (private)	150 sf/du	100 sf/du	50 sf/du or 200 sf/du for lots fronting Seville (50 sf/du may be satisfied by offering additional common open space)	150 sf/du (50 sf/du may be met by additional common space)
Lot Coverage (building footprint) (% , Max)				
Maximum Building Height (feet)	84 ft.	60 ft. (35 ft. min.)	50 ft. (70 ft. on the west side of Rita Avenue and on the east side of Rugby Avenue) 35 ft. for lots fronting Seville	50 ft.

Zero Lot Line / Small Lot Residential Development Standards

Section 9-4.103(2)(R) of the City's Zoning Code permits zero lot line/small lot developments in the R-H and R-M zoning districts, subject to the approval of a Development Permit by the Community Development Director, to add standards for small lot developments (lots less than 4,000 square feet). The standards act as an alternative to attached housing in multi-family districts. They apply to all small-lot subdivisions, whether the tentative map is designed with single or multiple units per lot (condominium). By providing greater development flexibility and allowing smaller lot sizes, the ordinance facilitates the development and reduces development costs.

DEVELOPMENT STANDARD	ZERO LOT LINE / SMALL LOT RESIDENTIAL DEVELOPMENT STANDARDS
Minimum Lot Size	3,050 sq. ft.
Access	Alleys may be permitted to provide vehicular access
Minimum Lot Frontage	30 ft. (20 ft. for lots fronting public street and alley)
Front Yard Setbacks	20 ft., garage door setback for single-family uses shall be a minimum of 20 ft. from the front property line
Side Yard Setbacks	5 ft. from side/street right-of-way
Rear Yard Setbacks	5 ft. from rear alley (public right-of-way)
Open Space	400 ft. private outdoor open space
Parking	2 spaces in garage; tandem parking may be permitted in garage on parcels without alley access

Development standards not specified in the small lot ordinance are defined by the respective residential zone district the property is located in.

Senior Citizen Housing Overlay Zone Development Standards

Section 9-4.502(3) of the Zoning Code establishes modified development standards to facilitate the provision of senior housing (age 55 and over). Senior housing is permitted at densities up to 225 units per gross acre within the Senior Citizen Housing Overlay Zone, or in accordance with the underlying residential density within other zoning districts where the overlay zone is not applied. In addition, a reduced parking ratio of one space for every two guest rooms (units) is allowed. The minimum floor area for each unit is as follows:

Studio: 410 sq. ft.

One-bedroom: 570 sq. ft.

Two-bedroom: 670 sq. ft.

Affordable Housing Overlay and Affordable Housing Development Standards

The Affordable Housing Overlay (Zoning Ordinance Section 9-4.502) is intended to facilitate the development of affordable family housing at densities up to 70 dwelling units per acre. Senior housing at a density of 225 units per acre, and single-room occupancy (SRO) facilities at a density of 400 units per acre are also permitted.

Developments in this overlay are required to comply with the Affordable Housing development standards (Municipal Code, Section 2, Ord. 848-NS). A height increase of up to 10 feet above the maximum permitted within the underlying zoning district may be granted. All setbacks shall comply with the minimum setback requirements as set forth within the underlying zoning district. All residential dwelling units within an affordable housing development project, regardless of affordability restriction, shall not differ in appearance and shall be designed to contain all the same amenities, architectural features, and/or any other similar elements. These requirements are intended to decrease barriers to the development of housing.

The City's code establishes a minimum livable area by number of bedrooms, ranging from 500 square feet for a studio to 900 square feet for a four-bedroom unit. There are state requirements for minimum livable area: bedrooms must be at least 100 square feet of habitable floor space for

the first occupant and 50 square feet of habitable floor space for each additional occupant. There are no requirements for overall unit size at the state level.⁴ A minimum unit size is a constraint to maximizing the number of units in a project, smaller units are typically more affordable to rent, and no minimum unit size provides developers with more flexibility. Program 7, Zoning Ordinance Updates, would have the City annually examine the minimum unit size requirement and modify if needed to maintain progress toward meeting its RHNA.

Minimum Lot Size Exceptions

The Zoning Code prohibits multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards.

The California HOME Act (Senate Bill 9, 2021) requires a ministerial review process for eligible development of up to two principal dwelling units on a parcel in a single-family residential zone, and a ministerial review process for eligible “urban lot splits,” to create two new parcels for residential uses in a single-family residential zone. This prohibition is inconsistent with the California HOME Act and state ADU law. The City will modify this prohibition to allow multiple dwelling units in compliance with state law (Program 7, Zoning Code Updates).

Off-Street Parking Requirements

The City’s parking requirements for residential uses vary by residential type. Single-family dwellings (detached and attached) require two parking spaces per unit in a garage, plus one parking space for every bedroom after the first two bedrooms and one guest space per unit. Mobile homes require 1.5 parking spaces plus one guest parking space for every three units. Studio units require one space for each unit in a garage, plus guest parking. Multi-family dwellings, condos, and other attached dwellings are required to have two spaces in a garage for each unit plus one space for each bedroom after the first two bedrooms and one uncovered guest parking per unit. Accessory dwelling units are required to have one space in addition to that required for the single-family unit or bedroom but can be exempted per State Law if they meet the criteria in Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10):

- 1) Accessory dwelling unit is located within one-half mile walking distance of public transit.
- 2) Accessory dwelling unit is located within an architecturally and historically significant historic district.
- 3) Accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
- 4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- 5) When there is a car share vehicle located within one block of the accessory dwelling unit.

Senior housing projects and Senior Congregate Care Facilities are required to provide 0.5 space for each unit. Extended care facilities are required to provide one space for each two beds the facility is licensed to accommodate. These parking requirements are summarized in [Table IV-5](#) ~~Table IV-5~~.

⁴ § 370.04. Standards for Decent, Safe, and Sanitary Dwellings

**Table IV-5
Residential Parking Requirements**

TYPE OF UNIT	MINIMUM PARKING SPACE REQUIRED
Single Family Detached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Single Family Attached Dwellings	2 spaces within a garage, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, and 1 uncovered guest space for every unit.
Mobile Homes (in M.H. parks)	1.5 covered spaces, plus 1 uncovered guest space for every 3 units
Accessory Dwelling Units	1 off-street parking space in addition to that required for a single-family unit unless exempted per Government Code section 65852.2, subdivisions (d)(1-5) and (j)(10).
Multi-Family Dwellings, Condominiums, and Other Attached Dwellings*	
Studio	2 covered spaces per unit, plus 1 uncovered guest space for every unit.
1 or More Bedrooms	2 covered spaces per unit, plus 1 parking space (covered or uncovered) for every bedroom after the first 2 bedrooms, plus 1 uncovered guest space for every unit.
Single Room Occupancy	1 space for each 4 guest rooms.
Senior Housing Projects	1 space for each 2 guest rooms.
Senior Congregate Care Facilities	1 space for each 2 guest rooms.
Extended Care Facilities (elderly, skilled nursing facilities and residential care homes)	1 space for each 2 guest rooms.

Source: Huntington Park Zoning Code, 2019

* Reduced parking is allowed for projects that provide affordable housing pursuant to state Density Bonus law.

** Guest parking shall be provided at a ratio of one space for each four required parking spaces.

With over 19,000 persons per square mile, Huntington Park has one of the highest population densities in the state. Associated with this dense population is a high density of automobiles within the City's three square-mile jurisdiction. The California Department of Motor Vehicles identified 44,782 registered automobiles, motorcycles, and trailers in the Huntington Park zip code (90255) in 2020, translating to approximately three vehicles per household. The City's single- and multi-family parking standards of two spaces per unit are established to provide adequate on-site parking to address the needs of Huntington Park's predominately large family households. During stakeholder outreach for this Housing Element Update, developers found the City's parking standards to be high. Townhome-style developers reported a typical, marketable parking standard to be two off-street spaces per unit plus one-quarter guest space per unit. Parking requirements also contribute to the high cost of development, and can make it difficult for projects to achieve the maximum density allowed. Therefore, the City has included Program 7, Zoning Ordinance Updates, in the Housing Element to evaluate its parking standards further and develop strategies to allow reduced parking for new development while not negatively impacting the community.

All or a portion of the off-street parking required by the Zoning Code (Municipal Code Section 9-3.8) may be waived when the lot or parcel of land involved is located in, or within 500 feet of, the Downtown Specific Plan (DTSP) and is within 500 feet from the nearest point of a public parking lot as measured between the property line of subject parcel or lot to the property line of the public parking lot provided the owner or occupant of the property on which the waiver is to be applied pays to the City an amount to be determined by the Council, to be deposited in the Parking System

Fund. Upon the payment of the fee to the City Treasurer, the Director shall issue a permit waiving the specified parking spaces. All money given to the City pursuant to the provisions of this section shall be used for the purposes of providing for or facilitating the use of public off-street parking.

Requests to Develop Housing at Densities Lower Than Anticipated in the Sites Inventory

Many factors influence the actual density of a project and can result in significantly lower densities than the maximum density allowed by zoning. There have been no requests to develop housing at densities lower than those anticipated in the sites inventory. The City will establish minimum densities in the Downtown Specific Plan Area of at least 20 units per acre (Program 10), and the Transit Oriented Development Overlay District to be developed with this Housing Element (Program 11) will establish minimum densities of 30 units per acre, to ensure sites in this 6th Cycle Housing Element Sites Inventory are developed at densities to meet realistic capacity assumptions.

Design Guidelines

Design guidelines are intended to communicate the desired qualities and characteristics of development and are intended to promote quality design that is sensitive to its neighborhood context, adjacent structures, and the General Plan's Urban Design Goals.

Design guidelines are used by staff, the Community Development Director, Commission, and Council in the review of development proposals. Criteria include architectural design and details of structures, site layout, pedestrian and vehicular circulation, and compatibility with the surrounding area.

Downtown Specific Plan Design Guidelines

Residential and mixed-use development within the Downtown Specific Plan⁵ is subject to standards currently found in the Zoning Code as well as additional standards applicable to the Downtown Specific Plan Zones. Such standards are created to ensure residential development within this zone is compatible in architectural design and scale and functions appropriately with the surrounding commercial and mixed-use areas.

Mixed-use developments in the Specific Plan area must comply with the following regulations that may be a constraint to the development of housing due to increased costs associated with implementing these:

- Residential uses shall not occupy first/ground floor space in Districts A and B and along the Zoe Street frontage in District D, except for entrances and lobbies. For projects under 10 units, the required ADA unit may be located at the ground floor in a non-street fronting location for Districts A, B, and D.
- Access to residential units shall be from a central lobby which may be located on the first/ground level or one story above. Lobby access shall be restricted to residents only.
- Separate access drives and parking facilities shall be provided for residential uses and commercial uses except that residential visitor parking and commercial parking may be shared subject to the approval of the Community Development Director.
- Private open space shall be provided for residential uses in a mixed-use project.

⁵ Downtown Specific Plan, 2008. <https://www.hpcg.gov/DocumentCenter/View/320/HP-Downtown-Specific-Plan?bidId=>

General Plan Urban Design Element

The Urban Design Element of the General Plan includes policies and programs intended to shape the urban design of the city, but the policies are not design guidelines. The 1991 General Plan also contains policies requiring the development of design guidelines, and the City's 2030 General Plan identified a need for urban design guidelines.⁶

Many policies related to residential development contain subjective and difficult to apply language such as "improve," and allows for discretionary review of projects. The existing policies are a constraint to housing development due to the subjective nature of design standards. Until design guidelines are adopted, the lack of city-wide design guidelines is a constraint due to the limited guidance provided by the policies listed above and ability for permits to be reviewed subjectively. Under Program 8, Development Procedures, the City will adopt objective design standards for qualifying residential and mixed-use development, and citywide objective design guidelines for all residential and mixed-use projects.

Local Ordinances

Density Bonus Ordinance

State Density Bonus Law (Government Code Section 65915-65918) requires the City to provide certain incentives to developers that provide affordable or senior housing. The amount of the density bonus is set on a sliding scale, based upon the percentage of affordable units at each income level, with a maximum density bonus of 50 percent.

Density bonus law also requires that qualifying projects be provided up to three incentives or concessions. The number of required incentives or concessions is based on the percentage of affordable units in the project. An incentive or concession 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.

Huntington Park adopted a Density Bonus Ordinance (Municipal Code, 9-3-22) in 2010, which provides incentives or concessions for the production of housing for very low-, low-, and moderate-income and senior households. The City's ordinance is not consistent with recent changes to state Density Bonus Law, and the City will update the density bonus for consistency with state law (Program 11, Density Bonus and other Affordable Housing Incentives).

Condominium Conversions

The City's Zoning Code regulates the conversion of rental units to condominiums through a Conditional Use Permit process as a means of managing the undesirable aspects of conversion projects on tenants and the stock of rental housing in the community. Prior to approval of a conversion, the Commission must find the following:

⁶ Draft 2030 General Plan Land Use & Community Development Element, Policy 14.

<http://hpca.gov/DocumentCenter/View/7972/2030-City-of-Huntington-Park-General-Plan---FINAL>

- The project would not adversely affect the supply and availability of rental housing in the City or within a specified area of the City
- At least 25% of the project's tenants qualify for the purchase of units

Additional tenant protections include: (1) direct noticing of the public hearing on the proposed conversion; (2) Minimum 120-day notice to vacate if the conversion is approved; (3) allowance for tenants with children to extend their lease until the end of school year; (4) Tenant right of first purchase; and (5) arrangement for equivalent housing facilities (at the tenant's expense) for tenants purchasing units but temporarily displaced by renovations.

The City's condominium conversion requirements protect tenants from displacement and do not constrain the development of housing.

Special Needs Housing

Persons with special needs include those in residential care facilities; persons with disabilities; the elderly; farm workers; persons needing emergency shelter or transitional living arrangements; and those living in single room occupancy units. The City's provisions for these housing types are discussed below.

Transitional and Supportive Housing

State Housing Element law defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance" (Government Code Section 65582(j)).

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing is defined as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community" (Government Code Section 65582(g)). Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments.

State law (Government Code Section 65583(c)(1)(C)(3)) requires cities and counties to treat transitional housing and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone. Supportive housing must also be permitted by right in zones where multifamily and mixed uses are permitted, subject to certain standards (Government Code Section 65651(a)).

The City's Zoning Code defines Supportive and Transitional Housing (Section 9-1.203) as follows:

"Transitional housing" means temporary housing for a homeless individual or family transitioning to permanent housing for stays of at least six months.

"Supportive Housing" shall have the same meaning as transitional housing; however, there is no time limit on the length of stay for supportive housing.

There are two supportive or transitional housing developments in the city: Mosaic Gardens at Huntington Park has a total of 24 beds and Tiki Gardens is a transitional housing project with 35 units for homeless persons.

Supportive and transitional housing configured as a single-family use are permitted by-right in R-M and R-H zoned residential districts with only a ministerial zoning clearance required. Supportive and transitional housing configured as a multi-family use is subject to a development permit in the RM and RH Districts. These facilities are not permitted within the R-L zoned districts. There are no separation requirements for supportive and transitional housing facilities. The City's regulations are not consistent with state law because supportive and transitional housing are subject to more stringent requirements than single-family dwellings in the same zones. Program 7, Zoning Code Updates, would amend the Zoning Code for consistency with state law.

Emergency Shelters

Government Code Section 65583(a)(4) requires the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the City's need for emergency shelters and must provide capacity for at least one year-round shelter. Permit processing, development, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. Assembly Bill 2339 requires that emergency shelters are allowed in a zone which allows residential uses or zones with available land which is located near amenities and services that serve people experiencing homelessness.

Emergency shelters with up to 30 beds are permitted by right in the Industrial/Manufacturing Planned Development (MPD) zone, and emergency shelters with more than 30 beds are conditionally permitted in the MPD, subject to approval of a CUP. Emergency shelters of any size are also conditionally permitted in the C-G (General-Commercial) zone.⁷ The MPD zone provides for service, commercial, business, and industrial uses, and extends along several of the City's major corridors, including Soto, Slauson, Randolph, and Alameda, all of which are located near transit (bus service). Many of these sites are within walking distance of medical services, social services, and groceries. The City's Land Use Element identifies over 200 acres of MPD-designated land. While there is little vacant land in the City including within the MPD zone, 178 MPD properties (totaling approximately 68 acres) are either underutilized (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980) or have existing structures that are potentially suitable for conversion to shelter use. Lots range from 100,000 square feet (approximately 2 acres) to approximately 12,000 square feet in the northern areas of Huntington Park.

⁷ Huntington Park Municipal Code, Section 9-4.202 Allowed uses.

https://library.gcode.us/lib/huntington_park_ca/pub/municipal_code/item/title_9-chapter_4-article_2-9_4_202

According to the 2022 Point in Time Count, there are approximately 282 unsheltered people experiencing homelessness living in Huntington Park. Pursuant to AB 2339, 56,400 square feet (1.3 acres) of land is required to shelter 282 people at a rate of 200 square feet per person. With a limit of 30 beds per shelter, 10 emergency shelters would be needed to accommodate all unsheltered residents.

To ensure there are adequate sites, including vacant sites, close to services, the City's new Transit Oriented Development (TOD) overlay will permit emergency shelters by right. The TOD overlay district allows for by-right, stand-alone residential and mixed-use development containing a wide variety of commercial establishments, including retail, services, hotels, and motels. The TOD overlay district is applied to sites with a range of parcel sizes and existing uses and offers potential for reuse and development in locations with older structures and lower improvement to land value ratios. The TOD overlay district includes 1.3 acres of vacant land and approximately 23 acres of underutilized land (defined as improvement to land value ratio below 1.0 and buildings built prior to 1980), allows residential projects, and is within walking distance of public transit and medical, social, and/or commercial services.

The Huntington Park Zoning Code defines "emergency shelters" as follows:

"Emergency shelter" means a facility operated by a nonprofit organization providing temporary housing and minimal supportive services for homeless persons for a period of no more than six (6) months.

Standards for emergency shelters are established in Article 20, Emergency Shelters. State law allows for objective standards including:

1. The maximum number of beds or persons permitted to be served nightly by the facility
2. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone
3. The size and location of exterior and interior onsite waiting and client intake areas
4. The provision of onsite management
5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart
6. The length of stay

7. Lighting
8. Security during hours that the emergency shelter is in operation

Article 20 contains a number of provisions that exceed standards allowed by state law, and several standards that require discretion to apply. The City defers to state law in evaluating proposals for emergency shelters where the Zoning Code is inconsistent with state law. As discussed in the People Experiencing Homelessness (Housing Needs Assessment), Huntington Park has an estimated homeless population of approximately 282 persons, and there are no emergency shelters in the city. As established in the Housing Needs Assessment, there is a gap in local resources to serve the city's homeless population. The City will amend the Zoning Code to revise standards for emergency shelters for consistency with state law (Program 7, Zoning Ordinance Updates).

Low Barrier Navigation Centers

Government Code Section 65660 defines a Low Barrier Navigation Center as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." "Low barrier" refers to practices to reduce barriers to entry and may include, but not be limited to, allowing partners to share living space, storage of possessions, and pets.

California law provides that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. While the City must comply with all California law, the HPMC currently does not identify whether Low Barrier Navigation Center type uses are permitted in mixed-use or nonresidential zones within HPMC Title 9 Chapter 4. Therefore, the City will need to amend its zoning regulations to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses (Program 7, Zoning Ordinance Updates).

Group Homes

Group homes fill an important need for housing for persons with disabilities. This type of housing may be known as group homes, recovery residences, sober living homes, community care residential facilities, boarding houses, dormitories. Other similar facilities but defined elsewhere in this Housing Element and by state law are regulated differently, and include emergency shelters and supportive and transitional housing. Group homes may or may not provide services which require licensing from the State of California.

Section 1566.3 of the California Health and Safety Code requires group homes which serve six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities (such as a conditional use permit, zoning variance, or other zoning clearance) than is required of a family dwelling of the same type in the same zone. The Huntington Park Zoning Code permits group homes serving six or fewer persons by right in all residential zones (R-L, R-M, R-H), by right in all districts within the Downtown Specific Plan (Districts A, B, C, and D), and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of residential uses in the same zone.

The Health and Safety Code further states that no local zoning ordinance can include residential facilities which serve six or fewer residents in the definition of a boarding house, rooming house, institution or home for the care of minors, the aged, or the mentally infirm, foster care home, guest home, rest home, sanitarium, mental hygiene home, or other similar term which implies that the residential facility is a business run for profit or differs in any way from a family dwelling.

In compliance with state law, the Zoning Code⁸ establishes rules for residential care facilities under the definition of “group home:”

“Group home” means a facility providing residential social and personal care for children, the elderly and people with limited ability for self-care, but where medical care is not a major element. Group home includes children’s homes, board and care homes, self-help group homes. Convalescent homes, nursing homes and similar facilities providing medical care are not included under this definition.⁹

While the City’s regulations meet the minimum standard in state law, Housing Element Law requires a comprehensive analysis of the extent to which local regulations constrain the provision of this type of housing.

The City’s group home regulations for small facilities are consistent with state law. Regarding large group homes (serving more than six people), the City, like many jurisdictions, requires a Conditional Use Permit (CUP) approved by the Planning Commission for large group homes, with no distinctions for licensed or unlicensed facilities. The Zoning Code requires a CUP for large group homes in R-L, R-M, and R-H districts and Districts A, B, C, and D in the Downtown Specific Plan. Refer to *Permits and Procedures* for a listing of the City’s required CUP findings. The CUP requirement for large group homes is intended to regulate provisions such as adequate housing, amenities, and staffing. The City does not impose any spacing requirements between group homes or other special needs facilities and does not impose any occupancy standards for unrelated adults which differ from those for families. However, a CUP adds cost, time, and discretion to any project, which poses a constraint to development of group homes, which is also a fair housing issue. According to guidance from the Department of Housing and Community Development (HCD), “local policies that require all group homes with more than six residents to obtain conditional use or other permits inappropriately turn state laws designed to remove constraints on small, licensed group homes into constraints on the many other group homes that do not require state licenses.”¹⁰ HCD recommends the following guidelines for establishing local regulations on large group homes:

- Group homes that operate as single-family residences and that do not provide licensable services should be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- Group homes that operate as single-family residences and that provide licensable services to six or fewer residents should be allowed in single-family neighborhoods, subject only to

⁸ Section 9-1.203, Definitions.

⁹ Section 9-1.203 defines convalescent home as “a licensed facility which provides bed and ambulatory care for patients with post-operative convalescent, chronic illness and persons unable to care for themselves; but not including alcoholics, drug addicts or persons with mental or contagious diseases or afflictions. (Includes ‘Nursing Home’ and ‘Rest Home’).”

¹⁰ State of California Department of Housing and Community Development, Group Home Technical Advisory, page 25. <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf>

the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.

- Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.

Through Program 7, the City will amend the Zoning Code to remove constraints for group homes by:

- Revising the definition of Group Homes to distinguish between licensed and unlicensed facilities;
- Revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities;
- Revising the conditional use permit requirement for large group homes to apply only to licensed facilities;
- Ensure that conditions of approval for large facilities requiring a CUP are objective and transparent; and
- Allow use of the Reasonable Accommodation procedure to except large, licensed facilities from the CUP requirement.

Definition of Family

California court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

In response to these court rulings, the City of Huntington Park has adopted the following definition of “family” within the Zoning Ordinance:

“Family” means one or more persons occupying a premise and living as a single non-profit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic help employed by the family.

Public comments expressed concern regarding that the inclusion of “non-profit” in the City’s definition of “family” could constrain the development of group homes and residential care facilities. The City will commit to removing references to “non-profit” in the definition of “family” (Program 7). The City’s definition of “family” is consistent with state law, and is not a constraint to developing housing, including group homes, which are regulated by state law and the City’s Zoning Ordinance.

Housing for Persons with Disabilities / Reasonable Accommodations

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide

the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The City of Huntington Park has adopted a “Reasonable Accommodation Ordinance” included in Section 9-3.1901 of 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 Community Development Director may approve improvements as long as a number of findings have been made:

1. The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;
2. The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;
3. The requested accommodation would not impose an undue financial or administrative burden on the City; and
4. The requested accommodation would not require a fundamental alteration in the nature of the City’s General Plan and Zoning Ordinance.

A reasonable accommodation cannot waive a requirement for an entitlement (e.g., Conditional Use Permit, Development Permit, General Plan Amendment, Zoning Amendment, Subdivision Map) when otherwise required or result in approval of uses otherwise prohibited by the City’s land use and zoning regulations. As discussed in the Group Homes, above, state guidelines advise allowing the reasonable accommodation procedure to be used to except certain group homes or residential care facilities from a conditional use permit requirement. Program 7, Zoning Ordinance Updates, commits to allowing the use of the reasonable accommodation procedure for this purpose.

The Planning Commission has the authority to review and decide upon requests for reasonable accommodation when it involves any encroachments into any required setback area, results in building size increase above what is allowed in the applicable zoning district concerning height, lot coverage, and floor area ratio maximums, or whenever a reduction in required parking is requested. If the application for reasonable accommodation is referred to or reviewed by the Planning Commission, a decision to approve, approve with conditions, or deny the application shall be rendered within fifteen working days after the close of the public hearing, based on the findings set forth in Section 9-3.1908. During the last housing cycle, there were no reasonable accommodation requests. A public hearing can introduce delays and subjectivity into the decision process. Program 7 commits to removing the requirement for a public hearing before the Planning Commission.

There is a \$55 fee to process a Reasonable Accommodation.¹¹ As discussed in Special Needs Populations (Housing Needs Assessment), people living with disabilities tend to be lower income and often on fixed incomes and/or public assistance. A fee is a constraint to the ability of persons with disabilities to access housing that meets their needs. Program 7 commits the City to amending the Zoning Code to remove this fee to increase fair housing opportunities for persons with disabilities.

Employee and Farmworker Housing

The Employee Housing Act (Division 13, Part 1 of the Health and Safety Code) requires employee housing for six or fewer employees to be allowed wherever single-family homes are allowed. Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, and/or other zoning clearance for certain agricultural employee housing.

The Employee Housing Act (Health and Safety Code, Section 17000 et seq.) requires employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone. Section 17021.6 requires employee housing consisting of no more than 12 units or 36 beds to be permitted in the same manner as other agricultural uses in the same zone.

According to recent Census estimates, about 182 Huntington Park residents were employed in agricultural, forestry, fishing, and hunting, and 132 of those were employed full-time in these industries. The City has no agricultural zoning districts or allowed agricultural uses. The Zoning Code does not define employee housing or contain specific provisions for employee housing. The City will revise the Zoning Code to comply with the Employee Housing Act, including adding provisions that would allow employee housing in all residential zones (Program 7, Zoning Ordinance Updates).

Single Room Occupancy Facilities

Single Room Occupancy (SRO) residences are small, one-room units (generally 100-250 sq. ft.) occupied by a single individual and may have shared or private kitchen and bathroom facilities. SROs are rented on a weekly to monthly basis, typically without rental deposit, and can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons. The City's General Plan and Zoning establish an SRO Overlay District, permitting SROs up to 440 units/acre, as well as permitting SROs in the Pacific Paseo District at densities of 70 units/acre, and in the High-Density Residential District at 20 units/acre.

The City has adopted standards to regulate the development and operation of SROs, established in Article 13 of the City's zoning code. A number of these standards are subjective or do not apply to other multifamily developments pose constraints to the development of SROs, including but not limited to:

- 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;
- 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

¹¹ Master Fee Schedule for FY 2018-19

the proposed area, the theme should be reflected in the design and scale of the SRO project; and

- A permanent, continuously available temporary parking/loading area shall be provided adjacent to the main entrance; and
- A cap on the number of SRO units citywide

Minimum amenities listed in Section 9-3.102(10) are intended to ensure a minimum standard of quality of life for residents, but some may increase the cost of development or conversion and are in excess of those that apply to other multifamily development types, including intercom systems, key card doors, furnishings, and security monitoring.

The City recognizes that SROs can play an important role in addressing the range of housing needs in Huntington Park and are particularly suitable for extremely low-income small households and individuals transitioning out of homelessness. To further facilitate the provision of SROs, Program 7 will eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards or those listed above that do not apply to other multifamily developments, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide. The proposed TOD Overlay (Action 10-5) will allow SROs by-right.

Accessory Dwelling Units (Secondary Dwelling Units)

Huntington Park's Zoning Code (Section 9-1.203) defines second dwelling units as follows:

"Second dwelling unit" means a dwelling unit located on the same lot as the primary single-family dwelling, which the second unit is either attached to, or detached from, and which provides complete, independent living facilities for no more than two (2) persons. A second unit shall include permanent living facilities, including permanent but separate provisions for living, sleeping, eating, cooking and sanitation and shall contain a full bath, a kitchen and not more than one bedroom.

State law requires jurisdictions to provide for the establishment of second units (called "accessory dwelling units" or ADUs in state law) in residential zones, and limits the discretion a jurisdiction may apply to such uses. The City provides for second units in the R-L zone district, but the ordinance currently requires a CUP and two covered parking spaces. The City's standards require a minimum 6,500 square foot lot size for a second unit, and minimum parcel width of 50 feet and depth of 80 feet. The size of the additional unit shall not exceed 30 percent of the existing living area of the main dwelling for an attached second unit, or 750 square feet for a detached unit. These provisions are inconsistent with state ADU law.

Until the City revises its ordinance consistent with state law, the City processes ADU applications consistent with state requirements. The City will update the second unit ordinance to bring it into compliance with state law (Program 7, Zoning Ordinance Updates).

Mobile Homes / Manufactured Housing

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. A mobile home or manufactured home is defined as a structure which is transportable in one or more sections, is eight feet or more in body width, or 40 feet or

more in body length, in the traveling mode, or, when erected onsite, is 320 or more square feet.¹² Mobile homes are defined as being constructed prior to June 15, 1976, while a manufactured home is constructed on or after the same date.

Government Code Section 65852.3 requires manufactured homes to be allowed on permanent foundations wherever single-family homes are allowed, and subject to the same development standards to which a conventional single-family residential dwelling is subject. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Zoning Code defines mobile homes and manufactured housing as follows:

“Manufactured housing” means single-family detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974. Includes mobile homes.

“Mobile home” means a transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974.

Huntington Park permits manufactured housing on permanent foundations in all residential zone districts, subject to a Development Permit. A Development Permit requires review by the Community Development Director to ensure compatibility of the manufactured home with surrounding uses (see a description of the Development Permit process, below). The City has adopted the following development standards to govern the installation of mobile and manufactured homes:

1. Homes shall have a minimum eave projection of 2 feet on at least 2 opposite sides, with at least 1 foot on any one side;
2. Roofs must have a minimum pitch of 1:4 and shall be constructed of non-reflective/non-metallic roofing material;
3. Exterior siding shall be non-reflective/non-metallic and shall be installed from the ground up to the roof; and
4. Homes shall have a minimum width of 20 feet, unless part of any approved modular style.

Under the Municipal Code, single-family dwellings are not subject to the requirement to obtain a Development Permit. The City will amend its Zoning Ordinance to allow manufactured homes as a use by right in all residential zones. The City will amend the Zoning Code to remove the Development Permit requirement for the installation of a manufactured homes (Program 7, Zoning Ordinance Updates).

Permits and Procedures

The evaluation and review process required by the City contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price.

¹² Health and Safety Code Sections 18007 to 18008

In Huntington Park, projects are governed by just three levels of decision-making bodies: the Community Development Director, Planning Commission, and City Council.

Pre-Application Conference

For all discretionary entitlements, staff recommends that a Preliminary Review (per Section 9-2.103, Pre-application conference) be submitted. The Preliminary Review allows staff to comprehensively review the proposal and work with the applicant to resolve any issues prior to the formal application submittal. Additionally, staff provides the applicant with a recommendation and conditions of approval that will be recommended to the Planning Commission, allowing the applicant the opportunity to work with staff and decide whether to move forward. The initial staff review in the Preliminary Review Process is 30 to 45 days. Once revised plans are re-submitted, the second review is an additional two weeks and the applicant is provided with staff's recommendation and conditions during this review.

Development Permit

The City utilizes a Development Permit as its process for site plan review. The purpose of the Development Review is to “protect the integrity and character of the residential, commercial, and industrial areas of the City and ensure consistency with the General Plan” (Huntington Park Municipal Code, Section 9-2.1001). In practice, the Development Permit process allows other departments to review and comment on projects, and ensure that the project includes required infrastructure improvements. Development Permits are approved with conditions and can be referred to the Planning Commission for review, but they may also be approved administratively.

Approval of all Development Permits are subject to the following findings (Section 9-2.1007):

1. The proposed development is one permitted within the subject zoning district and complies with all of the applicable provisions of this Code, including prescribed development/site standards;
2. The proposed development is consistent with the General Plan;
3. The proposed development would be harmonious and compatible with existing and planned future developments within the zoning district and general area, as well as with the land uses presently on the subject property;
4. The approval of the Development Permit for the proposed project is in compliance with the requirements of the California Environmental Quality Act (CEQA) and the City's Guidelines;
5. The subject site is physically suitable for the type and density/intensity of use being proposed;
6. There are adequate provisions for public access, water, sanitation and public utilities and services to ensure that the proposed development would not be detrimental to public health, safety and general welfare; and
7. The design, location, size and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

A number of the required findings are subjective in nature (findings 3, 5, and 7, above). The subjective nature of those findings can be considered constraints to housing development in that they do not specify concrete, quantitative data by which a determination on a project's consistency with the required findings can be made. These findings alone may increase the likelihood that a project is required to be reviewed by decision makers in hearing, leading to a protracted review

process and potentially a denial based on interpretation. Because Development Permits are recognized by the City to be the most appropriate mechanism for reviewing housing development proposals, eliminating subjectivity will remove constraints to the development of housing (Program 7, Action 7-2).

Conditional Use Permits

Conditional Use Permits (CUPs) are used for activities or uses that may affect the surrounding environment in ways that cannot be determined prior to proposal at a particular location. All CUPs require approval by the Planning Commission. Multifamily projects in residential zones require a Major Development Permit, described above, whereas projects in commercial and mixed-use districts require a Conditional Use Permit.

An application for a Conditional Use Permit is deemed complete when an application form and environmental checklist is submitted. The City's Environmental Information Form¹³ serves as the initial study under the California Environmental Quality Act (CEQA).

The Commission must make the following findings to approve the project:

1. The proposed use is conditionally permitted within, and would not impair the integrity and character of, the subject zoning district and complies with all of the applicable provisions of this Code;
2. The proposed use is consistent with the General Plan;
3. The approval of the Conditional Use Permit for the proposed use is in compliance with the requirements of CEQA and the City's Guidelines;
4. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and planned future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses operating nearby or adverse to the public interest, health, safety, convenience or welfare of the City;
5. The subject site is physically suitable for the type and density/intensity of use being proposed; and
6. There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The City recognizes that the Development Permit is a more appropriate tool to ensure the compatibility of residential uses within commercial districts than a Conditional Use Permit, which focuses on the use rather than the design. Therefore, the Housing Element includes Program 7 to modify the required entitlement from a CUP to a Development Permit for multi-family residential projects in the C-P, C-N, and DTSP zones and SROs in any zone.

Administrative Variances

When residential development projects propose to deviate significantly from applicable codes, a zone variance is required. The City does offer a waiver of development standards for variances deviating less than ten percent from the Code, referred to as a "Minor Variance." Minor Variances

¹³ City of Huntington Park, Environmental Assessment Checklist,
<http://hpca.gov/DocumentCenter/View/267/Environmental-Assessment-Checklist>

are minor adjustments from the standards and granted only when, because of special circumstances applicable to the property, the strict application of this Code denies the property of privileges enjoyed by other property located nearby and in an identical zoning district. Minor Variances do not require a public hearing or notice and may be granted by the Community Development Director. The Director shall record the decision in writing and shall recite the findings upon which the decision is based, in compliance with state law (Government Code Section 65906 or as this section may be amended/replaced from time to time). The Director may instead defer action and refer the application to the Commission for a decision. The Director may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

1. That there are special circumstances applicable to the property, including location, shape, size, surroundings or topography so that the strict application of this Code denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
2. That granting the Minor Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and zoning district and unavailable to the property for which the Minor Variance is sought;
3. That granting the Minor Variance will not be detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
4. That granting the Minor Variance does not constitute a special privilege inconsistent with the limitations upon other property in the vicinity and zoning district in which the property is located;
5. That granting the Minor Variance does not result in an adjustment which would exceed ten (10) percent of the standard(s) being modified or allow use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
6. That granting the Minor Variance will not be inconsistent with the General Plan.

Design Review

The City's Design Review procedures and requirements are outlined in Article 18 of the Zoning Code. The Design Review process is explicitly a discretionary process. The following project types are required to undergo Design Review:

1. New structure(s)/development and related plans which require a Development Permit except as exempted in Section 9-2.1804;
2. Additions and exterior modifications to existing structures that require a Development Permit except as exempted in Section 9-2.1804;
3. Planned Sign Programs (9-3.1206); and
4. Other public or private improvement projects as determined by the Council, Commission or Director.

The required findings are as follows:

1. The proposed development is consistent with all applicable provisions of this Code and other applicable City codes, ordinances and General Plan goals;

2. The general design considerations, including the character, scale and quality of design are consistent with the purpose/intent of this Article and any adopted design guidelines;
3. The architectural design of structures and their materials and colors are visually compatible with surrounding development. Design elements (e.g., screening of equipment, exterior lighting, signs, awnings, etc.) have been incorporated into the project to further ensure its compatibility with the character and uses of adjacent development, and/or between the different types of uses in a mixed use development;
4. The location and configuration of structures are compatible with their sites and with surrounding sites and structures and do not unnecessarily block views from other structures or dominate their surroundings;
5. The general landscape design, including the location, type, size, color, texture and coverage of plant materials, provisions for irrigation, maintenance and protection of landscape elements have been considered to ensure visual relief, to complement structures and to provide an attractive environment;
6. The design and layout of the proposed project will not interfere with the use and enjoyment of neighboring development (existing and future), will not result in vehicular or pedestrian hazards and will lead to a reduction in opportunities for crime;
7. The interior and exterior building design and/or site layout, including on-site parking, has been designed and integrated to ensure the intended use will best serve the potential users or patrons of the site; and
8. Special requirements or standards have been adequately incorporated, when applicable, into the site or building design (e.g., transportation demand management improvements, mitigation measures, utilities, American Disabilities Act regulations, density bonus requirements, open space, historic preservation, etc.).

The Community Development Director is responsible for conducting design review. If Planning Commission or City Council approval is required for the project's other entitlements, the Director's recommendations are forwarded to the appropriate review body. Because the City's Design Review process is conducted administratively, the process doesn't constrain the development of housing by adding additional hearings to a project's review.

However, the discretionary nature of the Design Review process is a constraint to the development of housing, even if it is conducted administratively. Discretionary processes were universally cited by developers as causing delays, increasing uncertainty, and increasing costs. Discretionary review processes may also complicate the use of CEQA exemptions for infill development that would otherwise be available. Program 8, Development Procedures, contains provisions to limit discretion in the review of housing development applications, and would apply to the Design Review process.

Processing Timeframes

The Permit Streamlining Act governs the processing time for planning applications, although an applicant can waive these time limits. The length of processing time depends on the scale and complexity of the project and the knowledge, expertise, and ability of the development team and their ability to prepare plans in accordance with City requirements, make timely submissions (and resubmissions), and revise plans based on feedback received.

Huntington Square (Case No. 2021-05) at 6101 State Street would subdivide one lot into two, build 48 residential units on one lot and nine affordable units on the second lot in the C-G zone. The

application was submitted on May 26, 2021, and a Planning Commission meeting was scheduled for June 30, 2021. This project had many entitlements, including a General Plan Amendment, Zoning Ordinance Amendment, Tentative Parcel Map, and Density Bonus along with the Development Permit. Timelines for processing any discretionary permit would be similar. A complex commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings¹⁴ was approved in three months (application submitted September 14, 2020, and approved on December 9, 2020). Processing timelines are reasonable and do not delay a project; therefore, processing timeframes are not a constraint.

Due to staffing shortages, the average time for processing Building Plan Checks has been four to six months. This is considered a constraint. The City will hire more staff to conduct Plan Check (Program 8, Development Procedures). The City will implement changes to its Minor Development Permit requirements to improve the timeline for processing (Program 7, Zoning Ordinance Updates) and will identify inter-departmental constraints to timely processing throughout the planning period (Program 8).

Senate Bill 330

The Housing Crisis Act of 2019 (SB 330) aims to expedite and increase certainty in the development process with changes to the Housing Accountability Act and Permit Streamlining Act. The City doesn't currently have procedures to implement SB 330 but will develop checklist and application materials (Program 8, Development Procedures).

SB 35 (2017), Streamlined Approval Process

Pursuant to Government Code Section 65913.4, jurisdictions that have not met their allocated Regional Housing Needs Allocation (RHNA) numbers are required to streamline certain proposed developments that include affordable units. As of June of 2019, Huntington Park had insufficient progress towards its Above Moderate Income RHNA and therefore, under SB 35, is required to approve proposed developments with at least 10 percent affordable units with a ministerial permit.¹⁵ The City will develop objective design standards and procedures for implementing SB 35 (Program 8, Development Procedures).

Fees

Development is subject to a variety of fees and exactions to process permits and provide necessary services and facilities as allowed by state law. These fees can be a constraint to the maintenance, improvement, and development of housing because the additional costs borne by developers contribute to overall increased housing unit cost. However, fees are necessary to maintain adequate planning services and other public services and facilities in the city.

There are two types of fees imposed on new development: planning fees that fund direct services for processing the necessary permits for a project (i.e., application fees for a zone change or variance, building permits, plan check, etc.), and development impact fees which are used to fund physical infrastructure (such as sewerage facilities, schools, parks, etc.). When developers of

¹⁴ Case No. 2020-05 CUP/DP

¹⁵ SB 35 Statewide Determination Summary, https://www.hcd.ca.gov/community-development/housing-element/docs/sb35_statewidedeterminationsummary.pdf

housing refer to fees as impediments to housing construction, they are generally referring to both types of fees.

The City periodically evaluates the actual cost of processing development permits when revising its fee schedule. The last fee schedule update was adopted in 2018.

Planning Fees

Planning fees for residential development increase depending on the complexity of the entitlement requested. For example, if an applicant proposes a new single-family home or ADU, a Minor Development Permit fee will be required in the amount of \$412 along with the \$5,000 Parkland Fee. The total costs for multiple family projects increase by the amount of a Major Development Permit fee of \$1,875 per project. The project cost also varies as different entitlements may be requested, including Variances, General Plan Amendments, Tentative Tract/Parcel Maps, Development Agreements, and Environmental Assessments. Planning fees are listed in Table IV-6Table IV-6.

**Table IV-6
Planning Fees**

TYPE OF REQUEST	FEE
Minor Development Permit	\$412
Major Development Permit	\$1,875
Preliminary Plan Reviews (1 st & 2 nd)	\$930
Development Permit Amendment	\$1,951
Conditional Use Permit, Variance	\$4,972
Zone Change	\$5,616
General Plan Amendment	\$6,387
Tentative Tract Map	\$2,644
Tentative Parcel Map	\$2,644
Development Agreement	\$3,789
Environmental Assessment	
Categorical Exemption	\$285
Negative Declaration	\$1,179
Mitigated Negative Declaration	\$1,622
Environmental Impact Report	Consultant Fee plus 25% Admin Fee
Quimby/Park Development Fees	Reference HPMC Section 9-3.1602
Publicly Visible Art Fee	1% of construction valuation
Building and Safety Plan Check	Based on Building Valuation
Building and Safety Permit Fees	Based on Building Valuation

Source: City of Huntington Park, Master Fee Schedule 2018

Development Impact Fees

Residential developers are required to provide and/or fund infrastructure to serve their projects. Developers of single- and multifamily residential projects are required to pay development impact fees to fund capital improvements for parks and public safety services proportional to the demands placed on these services by the project. Developers are also required to provide the infrastructure necessary for utility connections to the project, including water, electricity, and sewer, as well as funding their portion of any off-site system expansions or upgrades that are necessary to serve the project. For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements required to mitigate project impacts and have not been previously identified as part of a capital improvement program covered by the development impact fees.

Publicly Visible Art Program

In 2001, the City established a Publicly Visible Art program to improve and enhance the quality of life for individuals living, working, and visiting the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. All new residential developments of two or more units, public and institutional buildings, and all commercial and industrial development projects with a construction value of \$100,000 are subject to the program and are required to provide publicly visible art as part of their project, such as sculptures, murals, or fountains. Alternatively, projects can contribute one percent of the construction valuation of their project to the City Art Fund. The City's Art Ordinance exempts affordable and senior housing units from the calculation of construction valuation.

Parkland Fees

The City adopted parkland dedication and/or in-lieu parkland ("Quimby") fees on residential development in 2004. Any new residential development of one unit or more, and any addition of one or more units to an existing residential property, is subject to the park dedication requirement. While the parkland standard under the Quimby Act is for three acres of parks per 1,000 population, Huntington Park is severely park deficient with only 0.74 acres of parks per 1,000 residents. The parkland dedication and/or fee requirement intends to require developers to pay a share of the costs for development of new and rehabilitation of existing park and recreation facilities to serve the residents of the development. The City's Parkland Ordinance exempts affordable and senior housing units from the fee calculation.

Recognizing that fees charged under the formula in Municipal Code Section 9-3.1602 pose an undue economic hardship and constraining development, in 2007, the City adopted Resolution 2007-12, establishing a per-unit flat fee of \$5,000. This amount is lower than the fee determined through implementation of the formula and does not constrain housing development while still contributing to park development and maintenance.

Implications for Housing Development

Because the City does not have a robust history of multifamily development, there is a shortage of data on which this Housing Element can evaluate the impact of fees.

Program 8 would commit the City to analyze fees on a regular basis. There are existing state laws dictating how cities may calculate development fees and establishing a schedule for updates, but the City will also conduct analysis of fees and regular outreach as part of Program 8, Development

Procedures, to determine what constraints still exist that may prevent the City from meeting its RHNA obligations.

The Housing Plan also has a number of actions to reduce fees. Program 2 would reduce fees for ADUs, and Program 10 would provide fee waivers or deferrals for lot consolidation.

Based on the analysis below, multifamily and single-family development per-unit fees costs are comparable, and do not pose a constraint to development.

Multifamily Development

Huntington Square (6101 State Street), approved in August 2021 (Ordinance No. 2021-02), is a 48-unit affordable housing development. The project required a General Plan and Zoning Map amendment, a tentative Parcel Map, and a Major Development Permit. Typical multifamily development for a site that is zoned for residential development would require only a Major Development Permit.

The project had an estimated total development cost of \$27,437,069, of which fees, permits, and studies made up \$416,250, or about two percent of the total development cost. The amount of fees per unit was \$8,671.

Single-Family Development

A typical new single-family dwelling is required to obtain a Major Development Permit. The development permit application includes environmental review, other administrative fees, and parkland fees, for a total cost of \$8,310.

Off-Site Improvements

Developers of projects that will include streets are required to install the curbs, gutters, sidewalks, utility systems, and landscaping. These facilities are typically subject to the City's street design standards and comply with HUD accessibility guidelines. The City uses a standard 30-foot curb-to-curb width requirement within a 54-foot right-of-way for local residential streets. Collector streets are 40 feet curb-to-curb, within a 60 to 66-foot right-of-way. Developers are responsible for installing all improvements and utilities necessary for the private driveways pursuant to City standards.

Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic, or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Mechanical, and Electrical Codes. These are the minimum necessary to protect the public's health, safety, and welfare. No additional regulations have been imposed by the City that would unnecessarily add to housing costs.

Non-Governmental Constraints

Environmental Constraints

Huntington Park is a completely urbanized community, and no natural habitat remains in the city. No mineral resources are known to exist. Environmental constraints that are present in the city are described below.

Seismic Hazards

There are no active or potentially active earthquake faults known to traverse the City of Huntington Park, thus, no ground rupture hazards are expected in the City. The City is, however, located within a seismically active region and is subject to ground shaking hazards associated with earthquake events in the region. Seismicity, in the Los Angeles area historically has been defined by earthquake events along the Newport Inglewood, San Fernando, San Jacinto, and San Andreas faults. Other faults of concern in the area include the Whittier fault, the Elysian Park Thrust, and the Santa Monica-Hollywood fault. The major faults in the Southern California region are described below.

- The Newport-Inglewood Fault Zone is located approximately nine miles west of the City. The 1933 Long Beach Earthquake occurred on the Newport-Inglewood fault. A maximum credible earthquake of Magnitude 6.8 on the Newport-Inglewood fault has the potential of generating horizontal peak ground accelerations of about 0.2 to 0.3 in the area. Ground-shaking could last approximately 22 seconds, with seismic Mercalli intensity values of VII to VIII. This type of earthquake would be particularly damaging to older low-rise structures located within the City.
- The Palos Verdes Hills Fault, located 20 miles to the southwest of the City and is considered to be an active fault based on late Pleistocene and Holocene age displacements that have been interpreted along offshore segments of the fault in the San Pedro shelf. The fault is considered to be capable of generating a maximum credible earthquake of Magnitude 7.0 that would cause seismic intensities in the IX to X range. The Palos Verdes fault could result in greater damage than that anticipated from an earthquake on the San Andreas fault due to its proximity.
- The Sierra Madre Fault Zone is located approximately 15 miles northeast of the City at the base of the San Gabriel Mountains and forms a prominent 50-mile long east-west structural zone on the south side of the San Gabriel Mountains. The Sierra Madre fault system was responsible for the uplift of the San Gabriel Mountains by faulting in response to tectonic compression.
- The Whittier-Elsinore Fault Zone is located along the southern base of the Puente Hills approximately nine miles east of the City of Huntington Park. This northwest-trending fault extends from the Whittier Narrows area continuing southeast across the Santa Ana River, past Lake Elsinore, into western Imperial County and then continuing on into Mexico. This fault is expected to be capable of generating a Magnitude 6.6 earthquake.
- The Santa Monica-Malibu Coast Fault System is an east-west trending fault system located along the southern margin of the western Santa Monica Mountains and into Santa Monica Bay. The nearest fault trace is located approximately 22 miles to the west of the City. Although there has been very little seismic activity along this fault system, the Malibu Coast fault segment has been characterized as active based on displaced soils. This displacement was estimated to have occurred about five thousand years ago.

- The San Andreas Fault Zone is located approximately 37 miles to the north and northeast of the City at its nearest point. This fault zone extends from the Gulf of California continuing northward to the Cape Mendocino area where it continues northward along the ocean floor. The total length of the San Andreas Fault Zone is approximately 750 miles. The length of the fault and its active seismic history indicates that it has a very high potential for large-scale movement in the near future (Magnitude 8.0).
- The San Jacinto Fault Zone, located approximately 44 miles to the northeast of the City, is part of the San Andreas Fault System. The two fault strands separate near the San Gabriel Mountains, where the San Jacinto fault extends southeastward to form the southwestern boundary of the San Jacinto Mountains and the San Timoteo Badlands. This fault is thought capable of generating a maximum credible earthquake of magnitude 7.0. Strong ground shaking from this earthquake would last about 25 seconds, with MM intensity values in the VIII to IX range.
- The Elysian Park Blind Thrust Fault is exposed for approximately two miles at Elysian Park but is not exposed over the rest of its trace toward the east. (Blind thrust faults are low-angle or low-lying faults occurring generally 5 to 15 kilometers below the ground surface which have no surface manifestation.) The Elysian Blind Thrust is located approximately five miles from the City of Huntington Park at its nearest point. The Elysian Park Fault was the source of the magnitude 5.9 earthquake near Whittier in 1987. This fault is thought to be capable of generating earthquakes of magnitude 7.2 to 7.6 and would result in intense ground-shaking in the entire Los Angeles basin.
- The Torrance-Wilmington Fault is a newly postulated, blind thrust fault and fold system located under the Palos Verdes Peninsula. Although this fault system is not well defined, it is estimated that if one of the segments ruptures, an earthquake of Magnitude 5.0 to 7.5, would occur.

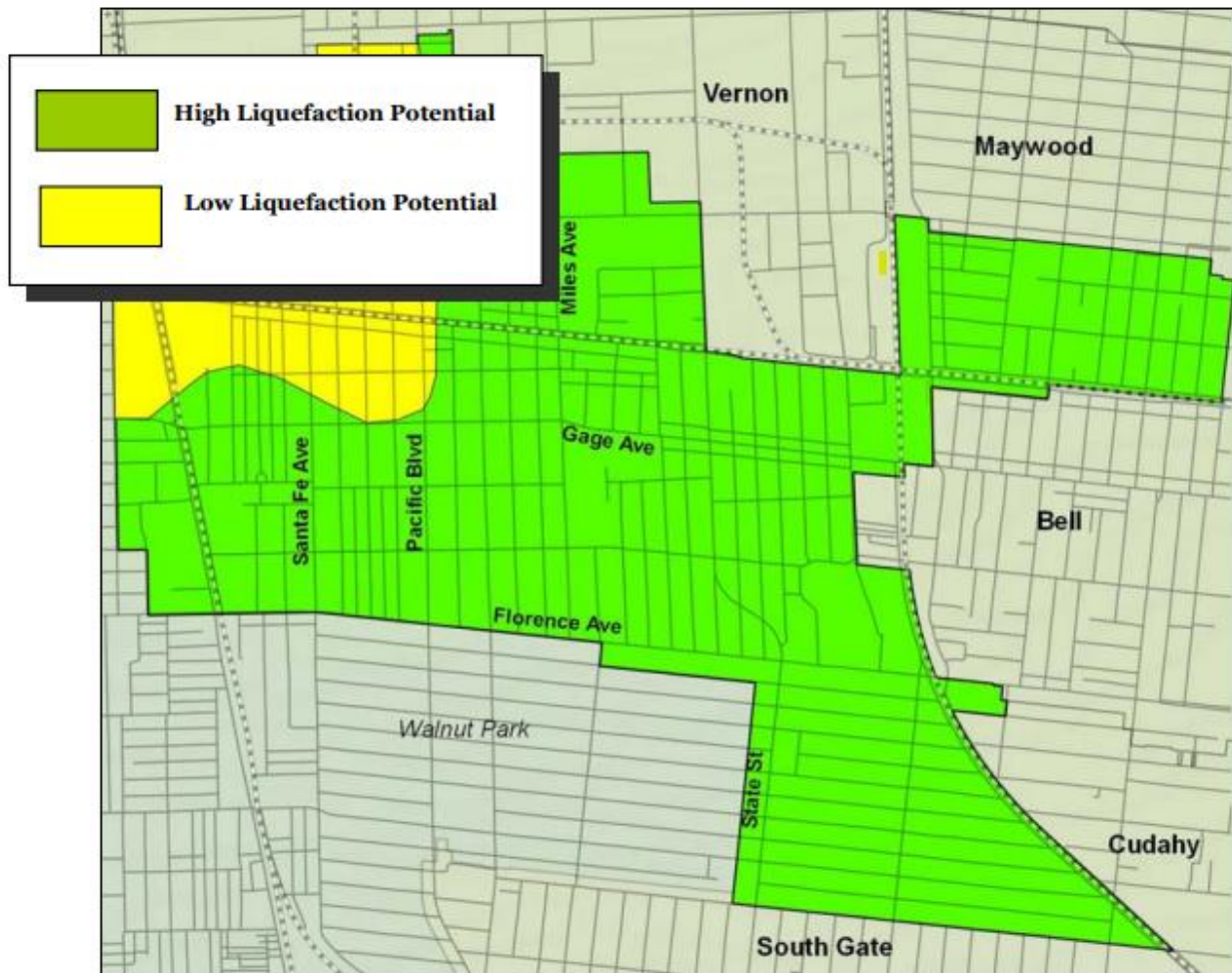
Most injuries and property damage from a major earthquake impacting the City will be caused by strong ground motion, especially structural damage to buildings. The developed areas of Huntington Park consist mostly of low density and medium density residential zones. Less extensive areas are devoted to low-rise commercial development. Low-rise buildings (less than three stories) common in the City are more likely to be damaged by a near-field earthquake, such as one occurring on the Newport-Inglewood fault or the Hollywood fault.

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

All future development projects will be required to conform to applicable development standards governing seismic safety. Adherence to applicable regulations and policies will ensure future development does not result in any significant adverse impact.

Landslides and Erosion

A study of earthquake hazards by the United States Geological Survey (USGS) indicates that a majority of the City has a moderate to high potential for liquefaction (Figure IV-1). According to the USGS, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Structures constructed on soils that liquefy may sink or topple over as the soil loses its bearing strength. Areas containing shallow groundwater within 30 feet or less of the ground surface are susceptible to liquefaction hazards during seismic shaking. The General Plan Health & Safety Element Policy 2 requires a review of soils and geologic conditions in areas with liquefaction potential.

Figure IV-1 Areas In The City of Huntington Park Subject to Potential Liquefaction

The City of Huntington Park has a relatively flat topography, and hazards associated with slope instability, erosion, and landslides are considered unlikely. Because of the City's level topography, there are no landslide hazards in the City or the surrounding area.

Flood, Tsunami and Sea Level Rise Related Hazards

The City is located approximately 14 miles to the north of the Pacific Ocean and will not be exposed to the effects of a tsunami. In addition, there are no surface bodies of water located in the City; therefore, the risk of being impacted by a seiche is non-existent. A seiche occurs when two waves traveling in opposite directions collide, creating a larger standing wave.

A review of the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, indicated that the City is located in Zone X. This flood zone has an annual probability of flooding of less than 0.2% and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.

The City of Huntington Park is located within the inundation paths of the Hansen and Sepulveda Dams. 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 General Plan Health & Safety Element, Policy 8 requires local drainage-related improvements to be implemented as part of new development approvals.

Wildfire

There are no open grass areas in or around the City which present brush fire or wildfire hazards in the City of Huntington Park. The major risk involves structural fires associated with older buildings in the City which may not be consistent with the more recent and stringent fire safety codes and regulations. Furthermore, industrial uses may also be considered to have a greater risk for fire due to the higher potential for use of flammable, explosive, and hazardous materials. The industrial uses in Huntington Park are located within the western and northern portions of the City.

The City of Huntington Park contracts with the Los Angeles County Fire Department (LACFD) for fire protection and emergency services. Fire stations are located in the City of the Huntington Park and the surrounding area to meet the demand for fire protection in the area. The LACFD has a service area covering over 22,000 square miles. There are 235 fire stations throughout the County which respond to approximately 200,000 calls per year. The City of Huntington Park has access to all the resources and facilities of the County Fire Department. Thus, other fire stations may respond to a fire in the City of Huntington Park, if the need arises. The Los Angeles County Fire Department operates two fire stations in the City: Fire Station 164, located at 6301 South Santa Fe Avenue, serves as the area's battalion headquarters (Huntington Park is serviced by Los Angeles County Fire Department-Battalion 13); and Fire Station 165, located at 3255 Saturn Avenue. Response time county-wide is under five minutes.

Noise

Noise is generally defined as unwanted sound. The decibel (dB) scale (a logarithmic loudness scale) is most often used to quantify sound levels or intensity. There are three weighted scales (A, B and C) used in conjunction with the dB scale. Each sub-scale is used for a different purpose and provides specific information. The A and B scales are more accurate and objective representations of sound pressure levels than the C scale. However, since the human ear is not equally sensitive to all frequencies within the entire noise spectrum, noise measurements are weighted more heavily within those frequencies that correspond to human sensitivity using an A-weighting (referred to as dBA). The human ear can detect changes in sound levels of between 3 and 5 dBA under normal ambient conditions. Changes of less than 3 dBA are noticeable to some people under extremely quiet conditions while changes of less than 1 dBA are only discernable by few people under controlled, extremely quiet conditions.

The City of Huntington Park Municipal Code also regulates noise levels in the City by referencing the Los Angeles County Noise Control Ordinance. The Code makes it unlawful for any person to make or cause any loud, unnecessary, and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.

Hazardous Materials

All businesses that handle hazardous materials are required by various Federal, State, and local agencies to submit a business plan to their local administering agency (the reportable quantities are 50 or more gallons of a liquid, 500 pounds or more of a solid, or 200 cubic feet or more of a gas at standard temperature and pressure; quantities for acutely hazardous materials vary according to the substance).

The primary concern associated with the release of a hazardous material relates to the public health risks of exposure. Toxic gases are a primary concern, since a gaseous toxic plume is more difficult to contain than a solid or liquid spill and a gas can impact a larger segment of the population in a shorter time span. Releases of hazardous materials may also occur during a natural disaster, such as during an earthquake. Improperly stored containers of hazardous substances may overturn or break, pipelines may rupture, and storage tanks may fail. Containers may also explode when subjected to high temperatures, such as those generated by a fire. If two or more chemicals which are reactive when combined come in contact as a result of a spill, the hazard may be compounded. 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 shutoff equipment, and treatment requirements for toxic gas releases.

The city has a long history of industrial activity and still currently has a number of active industrial uses, leading to current and historical soil contamination issues. A declining local industrial economy means that much of the city's industrial land will redevelop as residential development. The Housing Element Sites Inventory identifies many sites meeting this criteria. A summary of those issues known at the time of this Housing Element follow.

Active Uses

According to the Envirofacts Database, the U.S. Environmental Protection Agency (EPA) is currently regulating 127 facilities in the City. These uses range from plating/manufacturing; foundries; pharmacies; auto repair shops; dry cleaners; copy and printing companies; light industrial; hardware stores; and gasoline service stations. The EPA identifies these uses as being handlers and/or consumers of hazardous materials.

Historical Uses and Cleanup Sites

The California Department of Toxic Substances Control (DTSC) indicates through its Hazardous Waste and Substances Site list that there is one use that is currently undergoing state remedial action through the Site Cleanup Program. Furthermore, additional sites engaged in cleanup activities, or that have completed remediation are identified by the State Water Resources Control Board's GeoTracker database. The GeoTracker database also identifies other facilities presently undergoing DTSC regulation. The facilities include Leaking Underground Storage Tanks (LUSTs), military cleanup sites, permitted USTs, and active operations utilizing hazardous materials or generating hazardous waste.

Roadways

Florence Avenue is a major truck route connecting industry in the City to the I-710 and I-110 freeways and presents a potential for hazardous material accidents and spills during transport. In

addition, the railroad lines that serve the area occasionally transport hazardous materials. Trains travelling on the SPRR railroad line parallel to Randolph Street; on the UPRR line along the east side; and on the Alameda Corridor also carry hazardous cargoes. The City has no jurisdiction or control over the transport of hazardous materials on freeways and railroads. The California Highway Patrol is in charge of spills that occur on the local freeways along with Caltrans.

Residential Pollution Burdens

As previously indicated in Chapter II, CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution and where people are often especially vulnerable to pollution's effects.

The Environmental Justice Element of the General Plan contains a number of policies and programs to mitigate and reduce the impacts of pollution on residents of Huntington Park. This Housing Element also contains programs (Program 3, Safe and Sanitary Homes, and Program 4, Home Rehabilitation) to assist residents to retrofit homes with air filtration and other improvements to lessen the in-home pollution burden.

Implications for the Housing Element Sites Inventory

The City is largely built out, leaving industrial sites to provide the highest opportunity for redevelopment without increasing displacement risk. The sites in the City's Sites Inventory in the Slauson/Long Beach and Pacific/Randolph planned transit station areas have high pollution exposure. In the Slauson/Long Beach station area, some opportunity sites contain active manufacturing and other industrial land uses. All residential development sites will have to undergo Phase I Environmental Site Analyses (see Policy 4.7), leading to a Phase 2 and/or 3 analyses if necessary. Soil remediation measures may be required.

Project design is an important tool that can decrease residents' exposure to pollution. Program 14, Comprehensive Planning Updates, includes Action 14-3, Open Space Planning, which will increase the City's tree canopy to improve air quality. Action 8-4 will establish citywide design standards that will include building design provisions to orient buildings away from sources of pollution and require indoor air filtration to improve indoor air quality.

To encourage redevelopment, the new Transit-Oriented Development Ordinance (Program 10, Action 10-5) establishes clear, objective design standards and streamlined, administrative approval of qualifying projects. The City will also pursue funding to assist with site cleanup and provide incentives for the transition from industrial to residential uses (Program 10, Adequate Housing Sites). The City will mitigate indoor air pollution by implementation of Program 3, Safe and Sanitary Homes.

Federal and State Environmental Regulations

Federal and state regulations require an environmental review of proposed discretionary projects that do not fall within specified exemptions outlined in CEQA Statute and Guidelines (e.g., subdivision maps, development of large sites, use permits, etc.). The cost of complying with environmental regulations can add costs to development. However, these regulations help preserve the environment and ensure environmental quality for Huntington Park residents.

Regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, CEQA Statute and Guidelines, California Noise Insulation Standards (Title 24), and the Federal

Emergency Management Agency (FEMA) Flood Insurance Program. Pursuant to CEQA, nearly all residential development that requires a discretionary action also requires environmental review concurrent with the approval process. The preparation, review, and certification of CEQA documents may add time to the development process.

Pursuant to State law, the City developed and adopted a Local Hazard Mitigation Plan (LHMP)¹⁶ in 2004. Under FEMA regulations, the City's LHMP is expired. Updating the LHMP will be an implementation program in the City's updated Safety Element, which was in progress at the time of publishing this Housing Element (Program 3, Safe and Sanitary Homes).

Infrastructure Constraints

As discussed under Development Fees and Improvement Requirements, the City requires developers to provide on-site and off-site improvements necessary to serve their projects. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

Additionally, the City's Capital Improvement Program (CIP) contains a schedule of public improvements, including streets and other public works projects to facilitate the continued build-out of the City's General Plan. The CIP helps to ensure that the construction of public improvements is coordinated with development. As a result of these policies, any infrastructure constraints which currently exist must be fully mitigated and financed as growth occurs.

Because the city is mostly built out, most infrastructure is in place where development is contemplated by the Sites Inventory. Some infrastructure is aging and will need replacing, and the capacity of many of the systems managed by entities other than the City are unknown. This lack of information is a constraint to development, and the City will remedy this primarily through completion of Program 14, Comprehensive Planning Updates, in which the City commits to updating its General Plan with current population projections and, in particular, updating the Public Facilities Element to establish a comprehensive plan for infrastructure sufficient to support new development in the city.

Wastewater

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.

The City will update its General Plan, including its Public Facilities Element, to identify deficiencies in the physical infrastructure and establish a comprehensive plan for improvement and ensuring adequate capacity in the system to accommodate development anticipated by the Housing Element (Program 14, Comprehensive Planning Updates).

¹⁶ City of Huntington Park Natural Hazards Mitigation Plan, 2004.

<https://www.hpca.gov/DocumentCenter/View/4366/City-of-Huntington-Park-Natural-Hazards-Mitigation-Plan>

Water

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 discussed in more detail in Section IV, *Resources*.

Government Code Section 65589.7 requires cities and counties to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with permits without special priorities, requirements, or conditions for specific project types. The City will work closely with local water and sewer providers to adequately serve and prioritize qualified lower-income, single- and multi-family development (Program 9). Additionally, the 2020 Urban Water Management Plan identified local and regional projects intended to increase water supply and increase opportunities for water recycling.

Storm Water Drainage

The County Flood Control District provides flood control for the city and physical infrastructure is in fairly good condition. Development proposals are assessed for drainage impacts and required facilities. With these existing facilities and review procedures in place, the City's flood control system is not expected to limit development during the planning period.

Dry Utilities

Southern California Edison is responsible for supplying electricity to the city and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the city. Providers include, without limitation, SoCalGas, AT&T, and Spectrum.

Market Constraints

Various factors not under the control of the government also affect the cost, supply, and distribution of housing. These factors include land cost, construction costs, and availability of financing.

Development Costs

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. The availability and price of land are potential constraints to a housing development for all income levels.

Another major cost associated with housing development is the cost of building materials, which have risen dramatically in recent years. Hard construction costs include building shell costs, on- and off-site improvements, parking, and all contractor costs. As part of the City's density bonus program, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market-rate units, provided that all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at

one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

Construction Cost

Construction costs depend on several factors, including type of construction; custom versus tract development; cost of materials; site conditions; finishing details; amenities; size; and structural configuration. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes.

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). This index measures changes in cost for production factors in housing construction. Typically, this cost accounts for materials of various types, equipment, salaries, and transport services. These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). Taking these factors into account, construction costs have risen 24 percent in California since June of 2016.

The ICC estimated in 2021 that the average cost per-square-foot for good-quality housing in Los Angeles County was approximately \$117 for multi-family housing, \$130 for single-family homes, and \$147 for residential care/assisted living facilities.¹⁷

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Huntington Park.

While development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public services and improvements. Therefore, the city’s calculation of the Parkland fees dependent on appraisal value and costs along with the fees calculated from the Master Fee Schedule are not seen as a constraint to the development of housing.

Cost and Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community; lending practices, rates, and fees charged; laws and regulations governing financial institutions and equal access to those institutions; and availability of a range of credit options to residents in all neighborhoods regardless of race, gender, income, or location. The following discussion analyzes residential lending in Huntington Park as well as issues affecting equal access to credit. Huntington Park is typical of Southern California communities with regard to private sector home financing programs.

Under State law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or socio-economic conditions in the area (“redlining”). There is no evidence of redlining being practiced in any area of the City.

¹⁷ 7 DGS California Construction Cost Index CCCI. 2021. <https://www.dgs.ca.gov/RES/RESOURCES/Page-Content/RealEstate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI>

The City currently advertises funding opportunities for lower-income residents to assist with home rehabilitation and lead-based hazard mitigations through Program 3. Although the City cannot control development costs and other market constraints, the city actively reviews available funding and implement financial programs throughout the planning period. This is a common annual practice and therefore does not require the development of a new program.

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V. SITES INVENTORY

This chapter documents the methodology and results of the housing sites inventory analysis conducted to demonstrate the City of Huntington Park's ability to satisfy its share of the region's future housing need.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key requirement for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 6th Housing Element cycle extending from July 2021 to October 2029. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

This update of the City's Housing Element covers the planning period of January 2021 through January 2029 (called the 6th Cycle Housing Element update). Huntington Park's share of the regional housing need is allocated by the Southern California Association of Governments (SCAG) and based on recent growth trends, income distribution, and capacity for future growth. The City must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs.

The City must also accommodate any unmet need from the previous Housing Element cycle. Pursuant to Government Code Section 65584.09, if a jurisdiction failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the jurisdiction must zone or rezone sites to accommodate any unaccommodated need. In addition to the City's 6th Cycle RHNA, Huntington Park's total unaccommodated need from the 5th cycle (895 units) must be planned for in the 6th Cycle.

Huntington Park is obligated to demonstrate a total available capacity of 2,500 units. The units are distributed among four income categories, as shown in Table V 0-1 ~~Table V-0-1~~.

Table V 0-1
Huntington Park Housing Needs for 2021 - 2029

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
5 th Cycle RHNA	216	128	149	402	895
6 th Cycle RHNA	264	196	243	902	1,605
Total RHNA to be met during this planning period	480	324	392	1,304	2,500

Source: Final Regional Housing Needs Allocation, SCAG, 2020

Each income category is based on a percentage of the Area Median Income (AMI) as defined by HCD. The Los Angeles County AMI was \$91,000 in 2022. Table V 0-2 ~~Table V-0-2~~ shows the maximum rent that would be affordable to households in each income category.

**Table V 0-2
Los Angeles County
Maximum Rent by RHNA Income Category**

CATEGORY	INCOME RANGE	ONE PERSON HOUSEHOLD		TWO PERSON HOUSEHOLD	
		INCOME	MAX RENT	INCOME	MAX RENT
Extremely Low	Below 30% of area median income	\$21,950	\$549	\$25,050	\$626
Very Low	30%-50% of area median income	\$36,550	\$914	\$41,800	\$1,045
Low	50%-80% of area median income	\$58,450	\$1,461	\$66,800	\$1,670
Moderate	80%-120% of area median income	\$61,400	\$1,535	\$70,150	\$1,754
Above Moderate	Over 120% of area median income	No Max	No Max	No Max	No Max

1. Maximum of income range multiplied by household median income average based on 2019 State income limits (<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/income-limits-2019.pdf>)
2. Income maximum multiplied by 30% divided by 12 to yield monthly maximum affordable rent.
3. LA County Median Income (2019): \$64,251.

RHNA Credits

The City may credit towards fulfillment of its RHNA anticipated production of accessory dwelling units (ADUs) and units in approved and/or permitted residential developments which will be completed within the planning period.

Accessory Dwelling Units

Based on an analysis of ADU production in Huntington Park from 2018 through 2021, the City has prepared a projection of the estimated ADU production in the upcoming eight-year Housing Element cycle.

Table V 0-3

Table V 0-3 shows the number of ADU permits issued each year.

**Table V 0-3
Accessory Dwelling Unit Production
City of Huntington Park**

APR REPORTING YEAR	ADU BUILDING PERMITS ISSUED
2018	6
2019	10
2020	24
2021	16
Average across 3 years	14

The City issued an average of 14 building permits for ADUs per year over the last four years. Extrapolated over the eight-year Housing Element planning period, the City can safely project the production of approximately 112 ADUs during the 2021-2029 planning period. The City anticipates that this projection adequately accounts for consistent ADU production in the upcoming years. Program 3, Accessory Dwelling Units and Missing Middle Housing, provides incentives and streamlines the ADU process to increase production during the 2021-2029 planning period.

ADU Affordability

In 2020, the Southern California Association of Governments (SCAG) conducted the SCAG Regional Accessory Dwelling Unit Affordability Analysis and provided its findings in a report. The report differentiates between coastal LA County (LA County I) and inland LA County (LA County II) to account for residential cost differentiation between these regions. The City of Huntington Park is located within the LA County II area, as defined by the SCAG report. Table V 0-4 shows the ADU affordability analysis specific to that region. According to SCAG's findings, the highest percentage of ADUs (45 percent) are affordable to low-income households. The second highest percentage of ADUs (30 percent) are affordable to above moderate-income households.

Table V 0-4
Affordability Breakdown of Rented ADUs

INCOME LEVEL	% ADUS PER INCOME CATEGORY IN LA COUNTY II
Extremely Low	15%
Very Low	9%
Low	45%
Moderate	2%
Above Moderate	30%

Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis.2020 (https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527)

Huntington Park has applied the SCAG-generated percentages by income level accordingly to the ADU projections for the 6th cycle term (Table V 0-5), to project the distribution of ADUs among all income categories.

Table V 0-5
Projected ADU Production Between 2021-2029
Affordability Assignment

INCOME CATEGORY	SCAG AFFORDABILITY ASSUMPTION FOR ADUS	# ADUS PRODUCED
Extremely Low	15%	16
Very Low	9%	10
Low	45%	50
Moderate	2%	2
Above Moderate	30%	34
Total	101%	112

Pending or Approved Projects

Pending or approved (“pipeline”) projects that can count toward the City’s 6th Cycle RHNA are listed in Table V 0-6 ~~Table V 0-6~~. Pipeline projects are those that have received some form of approval and will be completed and occupied during the planning period. The income levels for these projects are based on agreed-upon sales prices or rent terms outlined in the Density Bonus Agreement for the project.

The proposed affordable housing development project, located at 6101 State Street in Huntington Park, is approximately 0.76 acres and will accommodate a total of 57 affordable units.

Table V 0-6
Pending or Approved Projects

PROJECT / LOCATION	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Huntington Square (6101 State Street)	13	36	7	1	57
Total Units					57

Source: City of Huntington Park, 2021

Summary of RHNA Credits

After accounting for projected ADU development and pipeline projects, the City has satisfied approximately seven percent of its total allocation for the 2021-2029 planning period. The City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of an additional 2,331 units. This total includes 441 very low-income, 238 low-income, 383 moderate-income, and 1,269 above moderate-income units (Table V 0-7 ~~Table V 0-7~~).

Table V 0-7
Credits Towards RHNA

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA Allocation	480	324	392	1,304	2,500
Pipeline Projects	13	36	7	1	57
Accessory Dwelling Units	26	50	2	34	112
Remaining RHNA After Subtracting Credits	441	238	383	1,269	2,331

Source: Final Regional Housing Needs Allocation, SCAG, 2020

Inventory of Opportunity Sites

After evaluating RHNA credits, the City must evaluate sites zoned for housing the remaining RHNA (2,331 total units) by identifying sites zoned for housing. Most existing opportunity sites are in the

Downtown Specific Plan (DTSP) area. The remaining RHNA will be accommodated by rezoning sites within one-half mile of future light rail stations.

Suitable Sites for Affordable Housing

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the regional growth. State law has established "default" density standards in metropolitan jurisdictions like Huntington Park for the purpose of estimating potential units by income range. A density standard of 30 or more units per acre (primarily for higher-density multi-family developments) is adequate to facilitate the development of housing units affordable to low- and very low-income households.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower-income units. Government Code Section 65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 30 units per acre are suitable for lower-income projects. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels.

Determining Realistic Capacity

The City assumed that the realistic development capacity of the chosen sites may be significantly less than the full development capacity allowed by the parcel's zoning and land use designation. This conservative assumption is based on site-specific conditions and development standards that may reduce the development potential of a given site. Open space or parking requirements, and irregularly shaped parcels all impact the ability to achieve the maximum density allowed by the zoning code.

To establish realistic development trends, the City compiled data on 21 multifamily residential projects (~~Table V 0-8~~~~Table V-0-8~~) located throughout the Gateway Cities region. These surrounding cities have comparable market demand to Huntington Park. The City assumes that the residential redevelopment trends of these surrounding cities are also likely to occur on sites identified in Huntington Park's Sites Inventory. The average density achieved across the 21 projects was 52 dwelling units per acre. Based on this finding, the inventory assumes a realistic density of 50 dwelling units per acre on sites zoned to allow a maximum density of 70 dwelling units per acre. This represents a realistic buildout of 70 percent of the maximum allowable density. The Sites Inventory assumes a realistic buildout of 70 percent of all identified sites to align with regional development trends.

These regional residential projects also include deed-restricted affordable units at an average rate of 57 percent, with many of these projects achieving around 100 percent affordability. Based on this trend, it is likely that affordable housing will occur on sites identified on Huntington Park's Sites Inventory. In order to further facilitate the development of affordable housing, the City will implement the following programs as part of the Housing Plan:

- Program 8, Zoning Code Updates
- Program 9, Development Procedures
- Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing
- Program 12, Density Bonus and Other Affordable Housing Incentives

Table V 0-8
Typical Densities of Multifamily Residential Projects in the Gateway Cities

Locality	Project	Previous Uses	Zoning	Site Acreage	Total Units	Achieved Density	Percent Affordable
Compton	302 N Tamarind Ave	Vacant	R-H	1.94	75	34	100%
Compton	1117 S Long Beach Blvd	Vacant	MU, CL	1.26	29	29	0%
Long Beach	Anaheim/ Walnut, 1500 E. Anaheim	Vacant	CCN	2.66	88	33	99%
Long Beach	Union Apartments, 1401 LB Blvd	Vacant	SP-1-TN	1.1	160	145	99%
Long Beach	26 Point 2 Apartments, 3590 E. PCH	Mixed-use	CO	1.13	77	68	99%
Lynwood	12021 Atlantic Ave.	Vacant	CO SCHD	0.88	67	76	99%
Montebello	805-865 N. Garfield Ave.	Golf Course	R-1	15.15	800	52	25%
Montebello	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	Retail, Vacant, Residential	C-2, R-3	1.56	132	85	50%
Montebello	2000 Flotilla Street	Parking	M-2	0.49	25	51	100%
Norwalk	Mercy Housing – Veterans Housing	Vacant	R-44	1.5	60	40	100%
Norwalk	Florence Homes, 14815 Pioneer Blvd.	Single-Family Residential	R-44	1.5	62	41	10%
Norwalk	Norwalk Entertainment District	Civic Center and City Hall	R3/C1	10	180	18	33%
Signal Hill	Town Center Northwest	Oil field / Operations	SP-21	8.3	267	32	0%
Signal Hill	Walnut Bluff	Oil field / Operations	SP-7	2	90	45	0%
Signal Hill	Orange Bluff	Oil field / Operations	SP-7	8.24	290	35	94%
South Gate	Garfield Apartments, 10920 Garfield Ave.	Commercial retail	HMU-3	4.1	244	55	0%
South Gate	PATH Villas, 5610 Imperial Highway	Service commercial	CDR2	1.27	60	47	98%
South Gate	Housing Authority Site, 13050 Paramount Blvd.	Commercial retail	HMU-2	1.32	64	48	100%
Whittier	16424-16440 Whittier Blvd.	Retail, Residential	N/A	2.1	54	26	0%
Whittier	12826 Philadelphia St.	Medical Building	N/A	0.82	51	62	0%
Huntington Park	Community of Friends, 6101 State	Vacant	R-M	0.76	57	75	98%
Average Density Achieved			52 du/ac				

Methodology for Site Selection

To identify potential sites for additional development, geospatial data was used to identify vacant and nonvacant but underutilized properties within the city. Nonvacant parcels were chosen as sites likely to be redeveloped during the planning period based on the following factors:

- **Improvement-to-land value ratio:** A parcel's improvement-to-land value (ILV) ratio can help quickly identify properties that are potentially underutilized. A ratio of less than 1.0 indicates that the real estate market values the land itself more highly than what is currently built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. It should be noted that the improvement-to-land value ratio of a property does not necessarily consider development standards or environmental constraints that may impact the feasibility of redevelopment on the site. All identified sites have an ILV ratio of less than 1.0.
- **Existing use vs. zoned use:** A comparison of a site's current use to the use for which it is zoned can also help identify underutilized properties. For example, a parcel currently occupied by a parking lot or older commercial structures which is zoned for high-density housing or high intensity commercial development represents an opportunity for the property owner to convert the property to a higher-value use. Sites were identified with existing uses consistent with regional redevelopment trends.
- **Age of structure:** The age of a structure is most useful in demonstrating that a site is not likely to redevelop. New construction on the site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future. All existing structures on identified sites are at least 20 years old and approximately 77 percent of structures are at least 30 years old.
- **Floor area ratio:** Low floor-area ratios (FAR) further indicate underutilization especially in downtown areas or upzoned corridors. Conversely, developed sites with higher floor area ratios are less likely to redevelop as the land acquisition and demolition costs would be high. Sites were predominantly selected that have a FAR less than what is allowed in the zone district.
- **Proximity to transit:** Sites near allow residents to have greater mobility without the use of a personal vehicle. Sites were identified in areas with access to public transportation and main arterials along Pacific Boulevard and Rita Avenue and within one-half mile of the three future light rail stations that will serve Huntington Park.

Potential sites were reviewed based on these criteria to eliminate those unlikely to be redeveloped in the near term.

Existing Opportunity Sites

The Sites Inventory identifies vacant and underutilized sites that have the capacity and zoning to accommodate approximately 37 percent of the City's RHNA (910 new housing units). Vacant and underutilized sites identified in this inventory are in the Downtown Specific Plan area.

Realistic Capacity of Downtown Specific Plan Sites

The Downtown Specific Plan (DTSP) is the economic heart of Huntington Park, containing the largest concentration of commercial shops, entertainment, and services within the city. This area

also acts as a concentrated area of employment opportunity in Huntington Park. The DTSP is comprised of approximately 85 acres in the center of the city. The area extends from Randolph Street in the north to Florence Avenue in the south. The western boundary of the DTSP is Rugby Avenue and the eastern boundary is Seville Avenue except for an extension along Zoe Avenue to Miles Avenue. The purpose of the DTSP is to create a unique, economically vibrant, and pedestrian-oriented downtown area. The focus on commercial, office, and mixed residential uses is consistent throughout the specific plan area.

The DTSP area is ideal to accommodate high-density residential uses. Current development standards make higher density (up to 70 dwelling units per acre) residential infill development feasible and desirable. Further, the concentration of vacant, for lease or sale, unoccupied, and underutilized commercial buildings in this area indicates high potential for redevelopment. In addition, the proximity of the planned West Santa Ana Branch Light Rail project and the associated Pacific/Randolph station at the north end of the DTSP has the potential to bring economic revitalization, improved transit access, and increase residential demand in the area. For this reason, all sites identified within the DTSP are located within one mile of the planned Pacific/Randolph station.

City-Owned Sites Within the DTSP

The Sites Inventory identified a total of 12 City-owned parcels. All publicly owned parcels are currently used as public parking along Rita Avenue within the DTSP. The City intends to facilitate the redevelopment of these parcels with mixed-use development. The City acknowledges the importance of retaining available public parking in this area, so the City will work to encourage development on these sites that would retain parking such as wrapped or podium development. Program 11 (Identify Adequate Sites and Assist in the Development of Adequate Housing) will commit the City to encourage the development of these sites. Program 8 (Zoning Ordinance Updates) contains actions to evaluate the City's parking standards and devise solutions to mitigate the potential loss of parking on these sites. City-owned sites that did not meet lower-income site parcel size requirements, so they were not assumed to accommodate any lower-income units for the purposes of this inventory, but the City will follow the Surplus Land Act in disposing of these properties, which would require a minimum affordability requirement on any residential development (Program 10).

Summary of Existing Opportunity Sites

After accounting for vacant and underutilized in the DTSP, there remains a shortfall of 1,412 units including 596 above-moderate income units, 119 moderate income units, and 372 lower income units (see [Table V 0-9](#) [Table V 0-9](#)). [Figure V 1](#) [Figure V 1](#) shows the location of sites identified in the DTSP. The City is obligated to commit to rezoning adequate sites to allow and encourage the development of at least 1,412 units to address the shortfall of residential capacity.

Table V 0-9
Residential Capacity of Opportunity Sites and RHNA Shortfall

	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA	480	324	392	1,304	2,500
Pipeline Projects	13	36	7	1	57

Accessory Dwelling Units	26	50	2	34	112
Downtown Specific Plan	125	122	101	562	910
Total Units	164	208	110	597	1,088
Remaining RHNA (Shortfall)	(316)	(116)	(282)	(707)	(1,421)

Figure V 1
Opportunity Sites in the Downtown Specific Plan Area



Rezoning to Accommodate a Shortfall of Capacity

In order to accommodate the housing need not met by existing zoning, the City has identified approximately 36 acres across 36 parcels to be rezoned to facilitate additional residential development. These sites are to be rezoned to allow a maximum density of 70 dwelling units per acre, minimum density of 30 dwelling units per acre, and a maximum building height of 65 feet through the implementation—establishment of a Transit-Oriented Development (TOD) Overlay (Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing), concurrent with adoption of the Housing Element. This overlay is intended to facilitate the development of a compact mix of high-density residential, commercial, office, and light industrial uses in areas with a high potential for pedestrian activity, generally within one-half mile of existing and planned transit stations. The base zoning of sites proposed for rezoning are MPD (Industrial/Manufacturing Planned Development), C-G (General-Commercial), R-H (High Density Residential), and C-N (Neighborhood-Commercial). MPD and C-G do not allow residential uses, so the minimum density allowed on the sites would be 30 dwelling units per acre (the minimum allowed by the TOD Overlay District. Per Housing Element Law, sites accommodating lower-income housing units must be zoned to allow at least 20 dwelling units per acre (Government Code Section 65583.2(c)(3)).

The R-H and C-N districts do allow residential densities of up to 20 dwelling units per acre, and those districts do not have minimum densities. Therefore, the two sites zoned R-H and C-N do not meet the minimum density standard of 20 units per acre.

However, the units assumed to be accommodated by those two sites are not required to meet the City's lower-income RHNA. Therefore, those sites are not needed to accommodate the City's share of the lower-income RHNA, and are counted as moderate- and above moderate-income.

Future West Santa Ana Branch Light Rail Station Areas

The City identified sites for rezoning that are within walking distance (one-half mile) of three future light rail transit stations planned under the West Santa Ana Branch Transit Corridor (WSABTC) project: Slauson/Long Beach, Pacific/Randolph, and Florence/Salt Lake. The areas around the transit stations have been identified as having potential for transit-oriented development with a mix of uses and high-density residential buildings. The selected sites and assumed densities are consistent with analysis and recommendations in the WSABTC Area Report as well as two transit-oriented specific plans found in the Gateway Cities region: the Willowbrook TOD Specific Plan and North Paramount Gateway Specific Plan. The City's proposed TOD overlay with a maximum allowable density of 70 dwelling units per acre would be similar to densities allowed in the DTSP and TOD plans in the Gateway Cities region.

Slauson/Long Beach Transit Station

The Slauson/Long Beach Station is located in an area with both industrial and residential uses. The WSABTC Station Area Report outlines a vision for this station area which includes transitioning the predominately industrial uses into a mixed-use residential community. A TOD overlay zone would enable redevelopment of opportunity sites and incentivize development of high-density residential and mixed-use projects. The station's location makes it attractive for those seeking more affordable residential options with transit access to downtown Los Angeles.

The Sites Inventory identifies 18 opportunity sites within one-half mile of the station. These sites would yield 1,069 units. Existing uses on selected opportunity sites include parking lots, auto repair, manufacturing, and commercial uses. Figure V 2~~Figure V-2~~ shows the opportunity sites within one-half mile of the Slauson/Long Beach transit station.

Sites near the Slauson/Long Beach station experience some of the highest pollution burden in the city. Active manufacturing and other industrial land uses and a concentration of toxic release sites as tracked by CalEnviroScreen mean residents in these neighborhoods more likely to be exposed to unhealthy levels of airborne particulate matter, lead, and drinking water contamination. Program 11 (Identify Adequate Sites and Assist in the Development of Adequate Housing) incentivizes the transition of these high-polluting uses to “green” industries or mixed-use projects that would have a lower impact on residential communities. Additionally, the City will actively pursue funding and develop a strategy for environmental remediation and preliminary toxic assessments where necessary (Program 10). The Environmental Justice Element contains policies to mitigate indoor air pollution and use project design elements to reduce the impact of pollution to residents of new developments.

Pacific/Randolph Transit Station

The Pacific/Randolph Station will be located near the intersection of two major arterial boulevards: Pacific Boulevard and Randolph Street. Due to its proximity to downtown Los Angeles, it is anticipated that the station will bring high demand for residential development in the area. The WSABTC Station Area Report outlines a vision for this station area as a vibrant multi-modal transit hub surrounded by residential mixed-use at transit-supportive densities. There are significant opportunities for infill development and adaptive reuse in addition to new development in this area. Redevelopment of existing retail sites into mixed-use projects with residential above retail can help foster an active economic environment. The proposed TOD Overlay zone will allow greater densities and a mix of uses in this area which will enable the development of a vibrant transit-oriented community within walking distance of the proposed station.

The Sites Inventory identifies 17 opportunity sites within one-half mile of the station. These sites would yield 652 units at a variety of income levels. Existing uses on selected opportunity sites include parking lots, restaurants, manufacturing, and commercial uses. Figure V 3~~Figure V-3~~ shows the opportunity sites within one-half mile of the Pacific/Randolph transit station.

Pollution in this area is high due to active industrial and manufacturing uses. These environmental concerns are discussed in detail in the Environmental Justice Element. Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing, incentivizes the transition of these high-polluting uses to “green” industries or light industrial mixed-use projects that will have a lower impact to residential communities. Additionally, the City will actively pursue funding and develop a strategy for environmental remediation and preliminary toxic assessments where necessary (Program 10). The Environmental Justice Element contains policies to mitigate indoor air pollution and use project design elements to reduce the impact of pollution to residents of new developments.

Florence/Salt Lake Transit Station

The Florence/Salt Lake Station sits along the Florence Avenue arterial and in a predominantly single-family residential neighborhood. The WSABTC Station Area Report outlines a vision of this station area that includes a walkable revitalized commercial corridor with high-quality transit

connections to other economic centers. The TOD Overlay would permit higher-density mixed-use and expand the market for potential development and incentivize development of residential mixed-use at transit supportive densities. The Sites Inventory identifies one opportunity site within one-half mile of the station. This site would yield 37 units at a variety of income levels. The site is currently used for commercial purposes. Figure V-4 shows the opportunity sites within one-half mile of the Florence/Salt Lane Transit Station.

Figure V 2

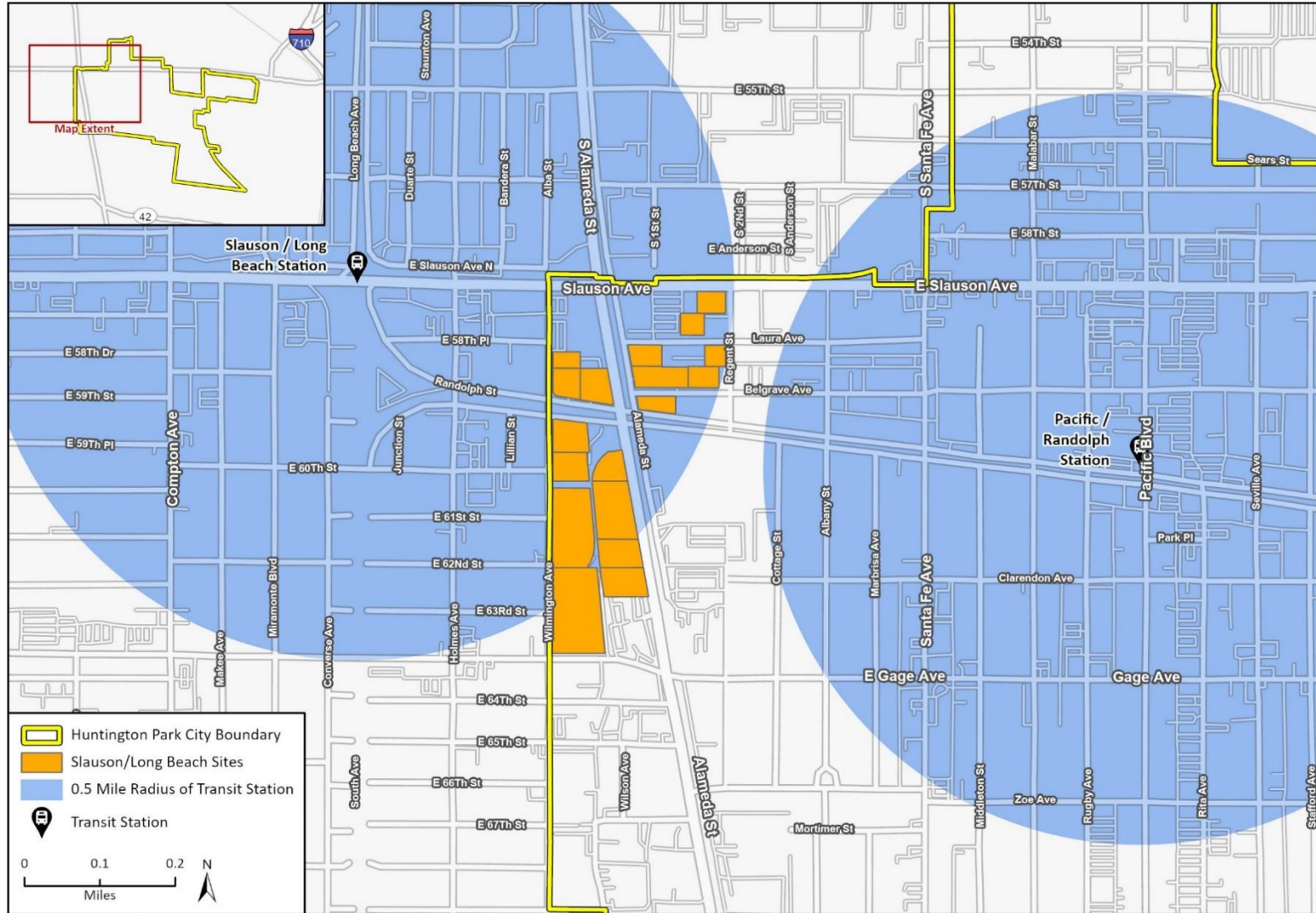
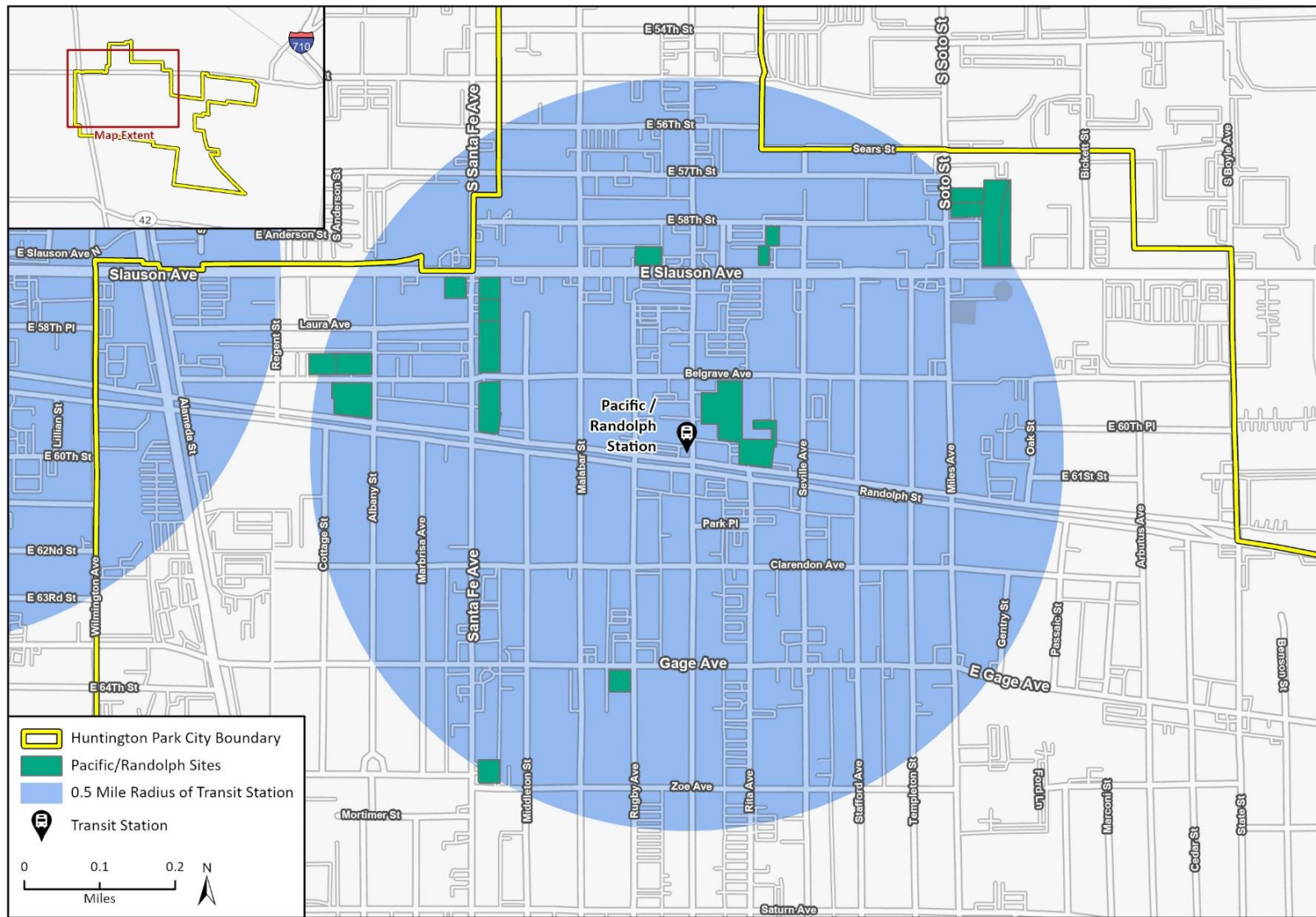
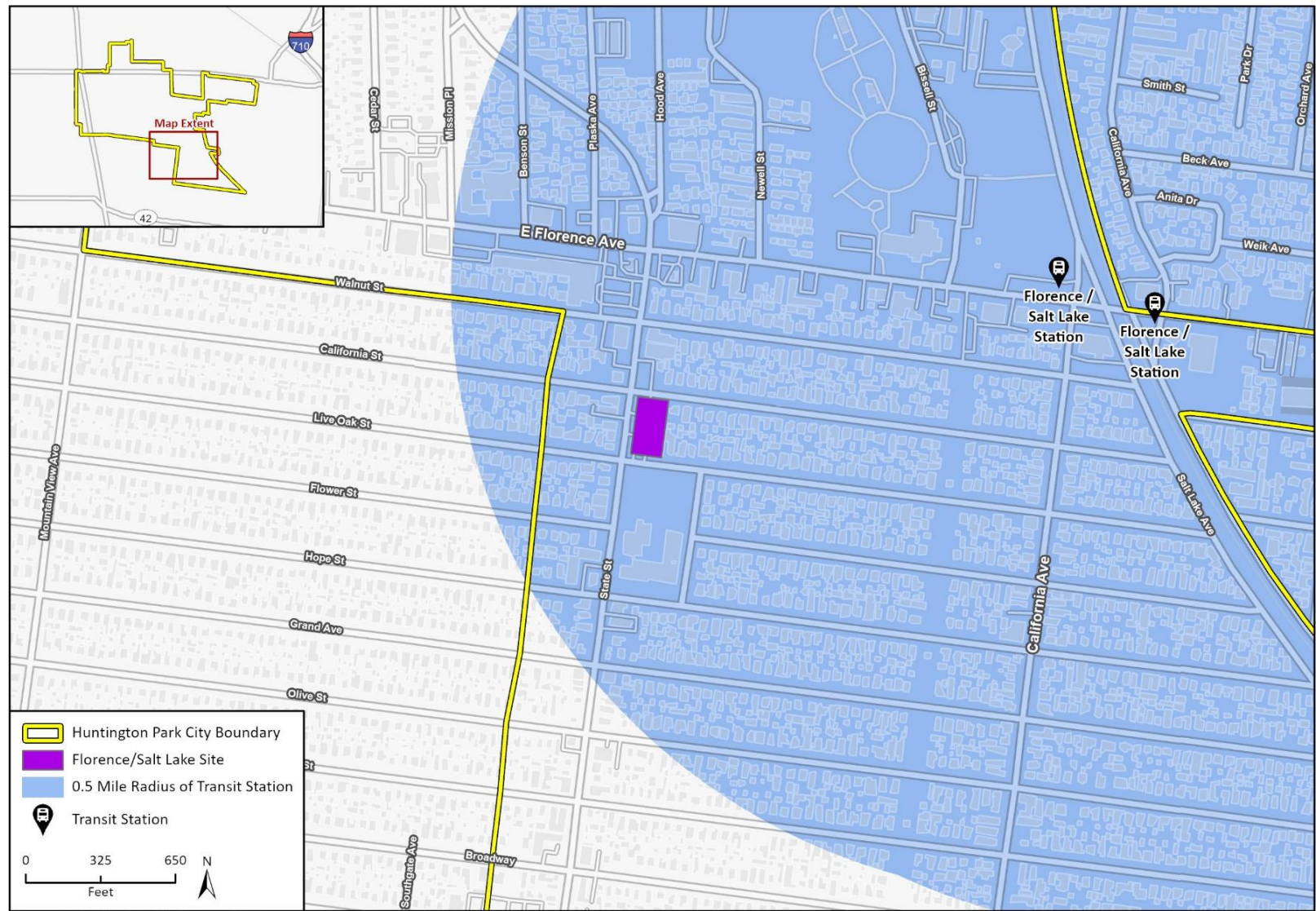


Figure V 3



HuntingtonPark_HE_WebApp
Fig X Pacific/Randolph Sites

Figure V 4
Opportunity Sites Within One-Half Mile of the Florence/Salt Lake Transit Station



Basemap provided by Esri and its licensors © 2022.

HuntingtonPark_HE_WebApp
Fig X Florence/Salt Lake Site

Determining Realistic Capacity of Rezone Sites

The Sites Inventory assumes a realistic density of 50 dwelling units per acre on TOD sites. This represents a realistic buildout of 70 percent of the maximum allowable density (70 units per acre). The regional analysis of multifamily development trends summarized in [Table V 0-10](#) shows a trend of residential development at 50 dwelling units per acre as feasible and desirable in other Gateway Cities. This density assumption is also consistent with other TOD development standards in the region. It is reasonable to assume that future development on these rezoned sites will be consistent with regional development trends.

To demonstrate the adequacy of this rezoning strategy in meeting the lower- and moderate-income RHNA, sites selected as suitable for the TOD Overlay are assumed to redevelop with mixed-income projects as opposed to all units allocated to one income category. This demonstrates a more realistic development scenario and avoids concentrations of lower-income units and furthers the City's fair housing goals. The following income allocation was used:

- 15 percent of units allocated to the very low-income category;
- 15 percent of units allocated to the low-income category;
- 20 percent of the units allocated to the moderate-income category;
- 50 percent of the units allocated to the above moderate-income category.

All sites identified for rezoning are consistent with the following site selection criteria:

- Site is within one-half mile of a light rail station;
- Site is between one-half and 10 acres in size;
- Site is currently not being used for residential purposes;
- Site has an improvement-to-land value ratio of less than 1.0;
- All existing structures on a site are at least 20 years old.

[Table V 0-10](#) shows the realistic unit totals for each light rail station area. Opportunity sites were selected that have the highest redevelopment potential. The regional development examples that provide the basis for the assumptions that established the realistic capacity are discussed below.

Table V 0-10
Total Residential Capacity of Rezoned Parcels in Future Station Areas

	INCOME CATEGORY				
	VERY LOW	LOW	MOD	ABOVE MOD	TOTAL
Slauson / Long Beach Light Rail Station	169	152	214	534	1,069
Pacific/Randolph Light Rail Station	105	89	131	327	652
Florence / Salt Lake Light Rail Station	6	5	7	19	37
Total Units	280	246	352	880	1,758

Regional Examples of Transit-Oriented Development

The Willowbrook TOD Specific Plan and the North Paramount Specific Plan each offer a regionally specific model for approaching transit-oriented development which parallels the strategy outlined in this Housing Element for development along the West Santa Ana Light Rail Transit Line. The development standards and realized densities of residential projects in these areas align with the assumptions for Huntington Park's inventory through implementation of the proposed TOD Overlay.

Willowbrook TOD Specific Plan

Located approximately four miles southwest of Huntington Park in unincorporated Los Angeles County, the Willowbrook TOD Specific Plan is intended to facilitate the development of housing and employment-generating uses in proximity to the Willowbrook/Rosa Parks Light Rail Station. The development standards allow for and seek to facilitate mixed-use developments as high as 60 dwelling units per acre and six stories to meet the high market demand for residential uses near the transit station. Table V 0-11 ~~Table V 0-11~~ shows the development standards in the Willowbrook TOD Specific Plan.

Table V 0-11
Development Standards in the Willowbrook Specific Plan

Zone District	Max. Density	Max. Height	Max. FAR
Mixed-Use	60 du/ac	50 ft 4 stories	3
Medical Center Zone and Overlay	60 du/ac	75 ft 6 stories	2.5
Residential 1 Zone	Low Density	35 ft 2 stories	N/A
Residential 2 Zone	Low Density	35 ft 2 stories	N/A
Residential 3 Zone	Medium Density	35 ft 3 stories	N/A

Source: Willowbrook TOD Specific Plan, 2018, https://planning.lacounty.gov/assets/upl/project/willowbrook_tod-specific-plan.pdf

North Paramount Gateway Specific Plan

The North Paramount Gateway Specific Plan is intended to aid the City of Paramount in planning for increased demand associated with the forthcoming West Santa Ana Branch light rail transit station located near the Paramount/Rosecrans intersection, approximately four miles southeast of Huntington Park. Though the specific plan only allows up to 40 dwelling units per acre and up to four stories in mixed-use and residential zones, state density bonuses allowed many multi-family housing projects built in the specific plan to achieve densities in the range of 30 to 60 dwelling units per acre. Table V 0-12 ~~Table V 0-12~~ shows the development standards in the North Paramount Gateway Specific Plan.

Table V 0-12
Development Standards in the North Paramount Gateway Specific Plan

Zone District	Max Density	Max Height	Max FAR
Multi-family residential, medium-density (R-M)	30 du/ac	30 ft	N/A
Multi-family residential, high-density (R-M-HD)	40 du/ac	40 ft	N/A

Mixed-use, medium-density (MU-1)	30 du/ac	30 ft	1.5
Mixed-use, high-density (MU-2)	40 du/ac	45 ft	2.0

Source: North Paramount Gateway Specific Plan, 2021,
<https://www.paramountcity.com/home/showpublisheddocument/7839/637775791919770000>

Suitability of Nonvacant Sites

The housing element must analyze the extent to which existing uses may impede additional residential development. Due to a lack of vacant available parcels, the City relies on nonvacant sites to accommodate approximately 97 percent of its total RHNA and approximately 91 percent of its RHNA for lower-income households. The sites selected for inclusion in the inventory have been chosen because they represent the highest potential for becoming available for residential development and add significant quantities of units to the city's housing stock.

As discussed previously, a suitability analysis was conducted to determine the likelihood of redevelopment. All parcels identified on the Sites Inventory have an ILV of less than 1.0 and all improvements on these parcels are all at least 20 years old. Additionally, all sites identified for lower-income units meet state size and density requirements to facilitate the development of lower-income units.

Current market conditions indicate that there is a reasonable likelihood that these existing uses will redevelop, specifically in areas offering the opportunity for high-density residential and a mix of uses within proximity to transit. Industrial uses in the area have been declining, as reported by some service providers in outreach done for this Housing Element. The Los Angeles County Department Public Health also notes that industry and manufacturing is declining throughout the Los Angeles region.¹ According to Appendix A-1 of the West Santa Ana Branch Corridor Station Report, the areas surrounding the future transit stations within Huntington Park are likely to experience development of existing nonresidential uses (e.g., commercial, industrial, parking lots, offices) to accommodate future high-density residential development. Sites were selected with the intention of revitalizing underutilized high-potential areas currently being used for declining uses such as manufacturing, commercial, and office space.

Existing Uses

The Sites Inventory identified sites with declining uses (such as older commercial and industrial uses, surface parking, and office and professional buildings) that are likely to be converted to a higher-value use such as high-density residential projects. Regional development trends indicate that these existing uses are likely to redevelop.

The largest opportunity for housing development in the city is the reuse of aging industrial and manufacturing uses in the north-eastern areas of Huntington Park. These sites contain buildings for the purposes of commercial warehousing, discount retail, vehicle and material storage, auto-service, and manufacturing and several structures need significant refurbishment and repair. The recent redevelopment of similar sites in neighboring South Gate and Whittier has shown that these types of uses are likely to redevelop with residential projects. For example, the Garfield Apartments project in South Gate developed 244 residential units on a 3.7-acre site formerly occupied by the

¹ County of Los Angeles Public Health, About Brownfields, 2022.
<http://www.publichealth.lacounty.gov/eh/safety/brownfields.htm>

Imperial Discount Mall. Similarly, the PATH Villas project, also in South Gate, developed 59 units of affordable housing on the site formerly occupied by a warehouse-style commercial building. Projects on potentially environmentally impacted sites are also feasible. A recently permitted 32-unit residential project is currently under construction at 11757 Hadley Street in Whittier on the site of a former gas station and a 17-unit residential project has broken ground on the former site of a chemical wholesale business.

Aging retail-commercial uses and underutilized surface parking lots within the city's DTSP area and other strip-style retail centers represent a major opportunity for housing development. While the DTSP area has seen little development in recent years, many of the sites identified along Pacific Boulevard have seen high tenant turnover in recent years. The recent redevelopment of similar sites in neighboring Montebello, South Gate, and Whittier has shown that these types of uses are transitioning towards residential projects. For example, the Cesar Chavez Foundation proposed a four-story 132-unit affordable residential mixed-use project at 501-525 Whittier Boulevard in Montebello which involves the redevelopment of a "main-street" retail strip and an adjacent vacant lot. Similarly, the South Gate Housing Authority recently acquired a grocery anchored retail site and intends to develop 64 deeply affordable housing units.

There are several examples listed in Table V 0-8 of projects that converted commercial and industrial uses to affordable, high-density residential uses throughout the Gateway Cities area. Table V 0-13 shows the existing uses of the nonvacant parcels identified on the Sites Inventory. Development on these sites would be enabled and incentivized by Action 10-5, which establishes the Transit-Oriented Development Overlay District to allow by-right, high-density multifamily development on sites with existing but declining commercial and industrial uses.

Table V 0-13
Existing Uses of Nonvacant Sites

Existing Use	Number of Sites	Total Acres	Number of Units	Percent of Inventory
Auto Repair	2	2.45	119	4%
Commercial/Retail	45	12.36	555	21%
Faith-Based Institution	1	0.52	25	1%
Industrial/Manufacturing	17	17.63	856	32%
Office Building	6	5.52	264	10%
Parking Lot	32	13.50	642	24%
Professional Building	4	0.64	29	1%
Restaurant	1	0.55	28	1%
Service Station	2	1.04	50	2%
Storage	1	0.5	24	1%
Vacant	4	1.57	76	3%
Total	115	56.28	2,668	100%

Development Standards

Development standards in the DTSP and the new TOD Overlay district are comparable to other TOD areas and high-density example projects in the Gateway Cities area that informed the realistic capacity analysis in this section. The maximum base density allowed in the DTSP and the new TOD

Overlay District (70 dwelling units per acre in both) is greater than that allowed in the two TOD specific plans and in the zoning districts of all but three of the example projects that informed the determination of realistic capacity in this sites inventory analysis. Likewise, the maximum height allowed in both the DTSP (60 to 84 feet) and the new TOD Overlay District (65 feet) are comparable with the maximum heights allowed in example project zoning districts and other specific plans, which range between 25 and 75 feet. (Table V-14Table V-14)

Table V-14 Comparison of Development Standards

<u>Jurisdiction</u>	<u>Project</u>	<u>Zoning District</u>	<u>Max. Density (Base)</u>	<u>Max. Height</u>
<u>Huntington Park</u>				
<u>Huntington Park</u>	<u>N/A</u>	<u>Transit-Oriented Development Overlay District</u>	<u>70 du/ac</u>	<u>65 ft</u>
<u>Huntington Park</u>	<u>Downtown Specific Plan</u>	<u>Downtown Specific Plan A, B, and C</u>	<u>70 du/ac</u>	<u>DTSP A – 84 ft</u> <u>DTSP B – 60 ft</u> <u>DTSP C – 60 ft</u>
<u>Specific Plans Used in Analysis</u>				
<u>County of Los Angeles</u>	<u>Willowbrook Specific Plan</u>		<u>60 du/ac</u>	<u>35 – 75 ft (2 – 6 stories)</u>
<u>Paramount</u>	<u>North Paramount Gateway Specific Plan</u>		<u>30 – 40 du/ac</u>	<u>30 – 45 ft</u>
<u>Example Projects</u>				
<u>Compton</u>	<u>302 N Tamarind Ave</u>	<u>R-H</u>	<u>1,500 sf/du</u>	<u>35 ft</u>
<u>Compton</u>	<u>1117 S Long Beach Blvd</u>	<u>MU, CL</u>	<u>1,500 sf/du</u>	<u>75 ft</u>
<u>Long Beach</u>	<u>Anaheim / Walnut, 1500 E. Anaheim</u>	<u>CCN</u>	<u>1,500 – 1,200 sf/du</u>	<u>38 ft (3 stories)</u>
<u>Long Beach</u>	<u>Union Apartments, 1401 Long Beach Blvd</u>	<u>SP-1-TN</u>	<u>30 – 60 du/ac</u>	<u>10 stories</u>
<u>Long Beach</u>	<u>26 Point 2 Apartments, 3590 E. PCH</u>	<u>CO</u>	<u>1,500 – 1,200 sf/du</u>	<u>38 ft (3 stories)</u>
<u>Lynwood</u>	<u>12021 Atlantic Ave.</u>	<u>SCHD</u>	<u>95 du/ac</u>	<u>50 ft</u>
<u>Montebello</u>	<u>805-865 N. Garfield Ave.</u>	<u>R-1 (pending rezone to Mixed-Use Neighborhood)</u>	<u>50 – 80 du/ac</u>	<u>N/A</u>
<u>Montebello</u>	<u>112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)</u>	<u>C-2, R-3 (pending rezone to Mixed-Use Neighborhood)</u>	<u>85 du/ac</u>	<u>N/A</u>
<u>Montebello</u>	<u>2000 Flotilla Street</u>	<u>M-2</u>	<u>N/A</u>	<u>N/A</u>
<u>Norwalk</u>	<u>Mercy Housing – Veterans Housing</u>	<u>R-4</u>	<u>23 – 30 du/ac</u>	<u>35 ft (2.5 stories)</u>
<u>Norwalk</u>	<u>Florence Homes, 14815 Pioneer Blvd.</u>	<u>R1</u>	<u>23 – 30 du/ac</u>	<u>35 ft (2.5 stories)</u>
<u>Norwalk</u>	<u>Norwalk Entertainment District</u>	<u>R3/C1</u>	<u>40 du/ac</u>	<u>7 stories</u>
<u>Signal Hill</u>	<u>Town Center Northwest</u>	<u>SP-21</u>	<u>35 du/ac</u>	<u>25 ft (2.5 stories)</u>
<u>Signal Hill</u>	<u>Walnut Bluff</u>	<u>SP-7</u>	<u>45 du/ac</u>	<u>4 stories</u>
<u>Signal Hill</u>	<u>Orange Bluff</u>	<u>SP-7</u>	<u>45 du/ac</u>	<u>5 stories</u>

<u>South Gate</u>	<u>Garfield Apartments, 10920 Garfield Ave.</u>	<u>HMU3</u>	<u>20 du/ac</u>	<u>40 ft (3 stories)</u>
<u>South Gate</u>	<u>PATH Villas, 5610 Imperial Highway</u>	<u>CDR2</u>	<u>32 du/ac</u>	<u>50 ft (4 stories)</u>
<u>South Gate</u>	<u>Housing Authority Site, 13050 Paramount Blvd.</u>	<u>HMU2</u>	<u>30 du/ac</u>	<u>40 ft (3 stories)</u>
<u>Whittier</u>	<u>16424-16440 Whittier Blvd.</u>	<u>Neighborhood Spine</u>	<u>55 du/ac</u>	<u>40 ft (3 stories)</u>
<u>Whittier</u>	<u>12826 Philadelphia St.</u>	<u>N/A</u>	<u>40 du/ac</u>	<u>4 stories</u>

Funding and Incentives

As described in Environmental Constraints, Resources for Cleanup, below, sites that will require remediation are eligible for certain types of funding which also assisted several example projects. Sites in the City's inventory are located in Southern California Association of Governments-designated Transit Priority Areas and Priority Growth Areas, making projects on those sites competitive for grants which use location-based scoring, including tax credits and the Affordable Housing and Sustainable Communities Program (AHSC).

The locations of inventory sites and example project sites also allow projects to take advantage of incentives like reductions in parking requirements. Incentives uniquely available to Huntington Parks inventory sites include by-right development, after with of Housing Element programs 7 and 10. The maximum density of 70 units per acre can be achieved without use of a density bonus, unlike many of the example projects.

Displacement Risk

As a result of this analysis, the City determined that existing uses would not impede conversion to additional residential development. The policies and programs associated with Goals 1, 3, and 4 of the Housing Plan are intended to provide opportunities for development, remove constraints to development, and incentivize residential development in less-productive industrial, office, and commercial areas of the city, not existing residential areas. As discussed in Methodology for Site Selection, above, no sites with existing residential uses were included in the sites inventory. There is potential for redevelopment of commercial sites to displace businesses, and the City will take actions under Program 13 to support local businesses to relocate and remain in Huntington Park.

Resources for Adaptive Reuse

Adaptive reuse is the process of reconfiguring or remodeling a building or site to accommodate a new use or a purpose other than for what it was originally designed. By reusing an existing building, the energy required to create these spaces, the material waste generated from the tenant improvement, and the use of new materials are lessened. The City anticipates adaptive reuse of existing commercial, industrial sites in the DTSP and TOD areas to encourage residential development in areas that are expected to experience residential development. Through Program 10 (Identify Adequate Sites and Assist in the Development of Adequate Housing), the City will development zoning standards and/or an Adaptive Reuse Ordinance that will incentivize transitioning structures and parcels originally developed for non-residential purposes to residential uses. Incentives will include, but not be limited to, flexible development standards, reduced parking standards, and reduced application review timeframes.

Environmental Constraints

Housing Element Law² requires a general description of any known environmental constraints to the development of housing within the jurisdiction. Because Huntington Park has a long history of manufacturing and industry, many parts of the city have environmental issues. Some opportunity sites near the Slauson/Long Beach station have active manufacturing or documented environmental contamination. The Housing Element must demonstrate site suitability and that the potential need for site remediation and mitigation measures will not preclude development at the projected densities or capacities of the sites during the planning period. ~~Table V 0-15~~Table V 0-15 shows the known and potential environmental issues present on or adjacent to sites identified for housing development.

Types of Uses, Mitigation, and Remediation

Environmental issues in Huntington Park typically fall into three broad categories: industrial and manufacturing uses, dry cleaning, and leaking underground storage tanks (LUSTs) on the site of auto related uses. Soils on sites formerly occupied by industrial and manufacturing operations are often contaminated with solvents and metals left over from industrial processes which can be harmful to human health if adequate remediation and mitigation measures are not implemented. Sites formerly occupied by dry cleaners can be similarly contaminated with chlorinated solvents which pose a risk of soil vapor intrusion to occupants of new development on contaminated sites. LUSTs can be common on sites once occupied by auto-related uses and fueling stations, and can contaminate soils and groundwater with petroleum products.

Redevelopment of sites formerly occupied by these types of land uses typically require site remediation or mitigation of environmental hazards, which increases costs for potential housing developers. Fortunately, site remediation and hazard mitigation measures can be undertaken concurrently with the redevelopment of a given site and, in most cases, these measures are not prohibitively costly. Adequate soil testing performed during a Phase II Environmental Site Assessment and any subsequent investigations will reveal the extent to which a site must be remediated or if relatively simple mitigation measures will suffice. The simplest form of site remediation involves removal of soil from a contaminated site prior to redevelopment and transferring it to a suitable disposal facility. If site remediation is not feasible prior to redevelopment of a site, a developer can mitigate contamination issues by installing a low-cost soil vapor barrier at the time of construction to reduce the potential for volatile compounds to intrude into occupied structures. The addition of a sub-slab depressurization system allows harmful compounds present in contaminated soils to be safely ventilated to the atmosphere. If remediation of a site is necessary, installing these mitigation systems enable site remediation to be completed over a longer timeframe such that remediation does not to be complete before redevelopment and occupation of new development.

As shown below in ~~Table V 0-15~~Table V 0-15, of the 115 opportunity sites identified:

- 10 sites have an agency-reported release onsite;
- 17 sites are currently occupied by uses which may result in site contamination but have not reported any release;
- 20 sites are adjacent to properties with agency-report releases or properties currently occupied by uses which may result in site contamination but no known issues on site; and

² Government Code Section 65583.2(b)(4)

- 68 sites have none of the above issues.

The City has facilitated the cleanup of a portion of City-owned and operated Salt Lake Park. A Phase I Assessment was completed in April 2023. The site had been a landfill, and adjacent sites were historically used as service station and auto repair shop. The site is to be redeveloped as an aquatic center, and the City expects remediation to be completed within two to three years.

Table V 0-15
Housing Opportunity Sites, Existing Conditions

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6320-020-002	2551 Clarendon Ave.	Office Building (religious institution)	None
6320-020-010	Pacific Blvd.	Parking Lot	Western adjacent (5951 Pacific Blvd): LUST, Case closed 1991
6320-020-017	6101 Pacific Blvd.	Commercial (strip retail)	None
6320-020-021	6137 Pacific Blvd.	Commercial (strip retail)	None
6320-020-022	6201 Pacific Blvd.	Commercial (strip retail)	None
6320-020-023	6207 Pacific Blvd.	Commercial (strip retail)	None
6320-020-024	6211 Pacific Blvd.	Commercial (strip retail)	None
6320-020-025	6217 Pacific Blvd.	Commercial (strip retail)	None
6320-021-002	6214 Pacific Blvd.	Commercial (strip retail)	None
6320-021-003	6208 Pacific Blvd.	Commercial (strip retail)	None
6320-021-006	6132 Pacific Blvd.	Commercial (strip retail)	None
6320-021-020	2611 Clarendon Ave.	Parking Lot	None
6320-022-003	6208 Rita Ave.	Parking Lot	Dry cleaner approx. 200 ft to the north – no agency-reported releases
6320-022-004	6200 Rita Ave.	Parking Lot	Dry cleaner approx. 150 ft to the north – no agency-reported releases
6320-022-900	Rita Ave.	Parking Lot	Dry cleaner approx. 70 ft to the north – no agency-reported releases
6320-030-027	6334 Pacific Blvd.	Commercial (strip retail)	None
6320-030-034	2621 E Gage Ave.	Commercial (strip retail)	None
6320-030-035	6360 Pacific Blvd.	Commercial (vacant large footprint retail)	None
6320-030-906	6335 Rita Ave.	Parking Lot	None
6320-031-020	6353 Pacific Blvd.	Commercial (strip retail)	None
6322-003-013	6501 Pacific Blvd.	Commercial (strip retail)	None
6322-003-017	6515 Pacific Blvd.	Commercial (strip retail)	None
6322-003-019	6529 Pacific Blvd.	Commercial (strip retail)	None
6322-003-029	6526 Rugby Ave.	Medical Offices	None
6322-004-015	6409 Rita Ave.	Parking Lot	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-004-016	6415 Rita Ave.	Parking Lot	Northern adjacent automotive repair facility - no agency-reported releases
6322-004-033	6430 Pacific Blvd.	Commercial (strip retail)	None
6322-004-900	Rita Ave.	Parking Lot	None
6322-004-901	Rita Ave.	Parking Lot	None
6322-004-902	Rita Ave.	Parking Lot	None
6322-004-903	Rita Ave.	Parking Lot	None
6322-004-904	Rita Ave.	Parking Lot	Dental office - no agency-reported releases
6322-005-009	6438 Rita Ave.	Medical Office	None
6322-005-016	6538 Rita Ave.	Medical Office	None
6322-005-025	2675 Zoe Ave.	Professional Offices (mixed)	None
6322-015-009	6611 Seville Ave.	Medical Office	Dry cleaner approx. 50 ft to the south - no agency-reported releases;
6322-015-011	6619 Seville Ave.	Commercial (dry cleaner, personal services)	Dry cleaner (includes 6617 Seville) - no agency-reported releases
6322-016-001	6725 Seville Ave.	Professional Offices	None
6322-016-005	6803 Seville Ave.	Childcare	None
6322-016-011	6823 Seville Ave.	Restaurant	Southern adjacent medical clinic - no agency-reported releases
6322-016-012	6831 Seville Ave.	Medical Offices	Medical clinic - no agency-reported releases
6322-016-017	Rita Ave.	Parking Lot	None
6322-017-005	6702 Pacific Blvd.	Commercial (strip retail)	None
6322-017-007	6722 Pacific Blvd.	Commercial (strip retail)	None
6322-017-008	6728 Pacific Blvd.	Commercial (strip retail)	None
6322-017-012	6822 Pacific Blvd.	Commercial (strip retail)	None
6322-017-028	6614 Pacific Blvd.	Commercial (strip retail)	None
6322-017-030	6610 Pacific Blvd.	Commercial (strip retail)	None
6322-017-901	Rita Ave.	Parking Lot	None
6322-017-902	Rita Ave.	Parking Lot	None
6322-017-904	Rita Ave.	Parking Lot	None
6322-017-905	Rita Ave.	Parking Lot	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6322-017-906	Rita Ave.	Parking Lot	None
6322-017-907	Rita Ave.	Parking Lot	None
6322-017-908	Rita Ave.	Parking Lot	None
6322-017-909	6621 Rita Ave.	Parking Lot	None
6322-017-910	6713 Rita Ave.	Parking Lot	None
6322-018-001	2556 Zoe Ave.	Commercial (strip retail)	Western adjacent dental office - no agency-reported releases
6322-018-016	6615 Pacific Blvd.	Commercial (strip retail)	None
6322-018-017	6621 Pacific Blvd.	Commercial (strip retail)	None
6322-018-031	6722 Rugby Ave.	Parking Lot	None
6322-023-001	2558 Saturn Ave.	Commercial (strip retail)	None
6322-023-007	7018 Rugby Ave.	Vacant	None
6322-023-008	7022 Rugby Ave.	Professional Offices	None
6322-023-018	6921 Pacific Blvd.	Bar / Restaurant	None
6322-023-019	7003 Pacific Blvd.	Commercial (strip retail)	None
6322-023-023	7103 Pacific Blvd.	Commercial (strip retail)	None
6322-023-030	Rita Ave.	Parking Lot	None
6322-023-031	7115 Pacific Blvd.	Commercial (strip retail)	None
6322-024-002	6906 Pacific Blvd.	Commercial (strip retail)	None
6322-024-007	7118 Pacific Blvd.	Commercial (strip retail)	None
6322-024-022	7009 Rita Ave.	Vacant	None
6322-024-031	7100 Pacific Blvd.	Commercial (strip retail)	None
6322-024-037	7120 Pacific Blvd.	Commercial (strip retail)	Southern adjacent dental office - no agency-reported releases
6322-024-042	7129 Rita Ave.	Parking Lot	Western adjacent dental office - no agency-reported releases
6322-025-021	7143 Seville Ave.	Medical Offices	None
6322-025-031	7023 Seville Ave.	Professional Offices	None
6322-025-032	7021 Seville Ave.	Professional Offices	None
6322-025-047	2661 E Florence Ave.	Commercial (strip retail)	None

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6009-030-014	5925 S Alameda St.	Auto Repair	Onsite: LUST, Closed 1993 Southern adjacent property (1920 Randolph St): 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009
6009-030-015	Wilmington Ave.	Parking Lot	Onsite: None Eastern adjacent property (5925 S. Alameda St): LUST, Case Closed 1993
6009-030-016	Wilmington Ave.	Parking Lot	Southeastern adjacent property (5925 S. Alameda St): LUST, Case closed 1993
6009-031-002	5920 Wilmington Ave.	Vacant	Onsite: 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Eastern adjacent property (6169 S. Alameda St): Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008) Western adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-031-004	6100 Wilmington Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent property (1920 Randolph St): 1. LUST, Case closed 1996 2. Cleanup Program; Case closed 1997 3. Active DTSC Corrective Action case as of 2009 Western adjacent property (1855 E. 62nd St): 1. Open Cleanup Program case as of 2015 2. Active DTSC State Response/NPL case as of 2015
6009-031-006	5900 Wilmington Ave.	Vacant	Onsite: 1. LUST, Case closed 1996 2. Cleanup Program, Case closed 1997 3. Active DTSC Corrective Action case as of 2009

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
			Eastern adjacent property (6169 S. Alameda St): Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008) Western adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-032-001	6200 Wilmington Ave.	Discount Retail	Onsite: None Northwestern adjacent property (1855 E. 62nd St): 1. Open Cleanup Program case as of 2015 2. Active DTSC State Response/NPL case as of 2015
6009-033-002	6201 S Alameda St.	Auto Sales	Onsite: Automotive repair - no agency-reported releases Northern adjacent property (5921 Wilmington Ave): DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6009-033-007	6169 S Alameda St.	Manufacturing	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6009-033-008	6011 S Alameda St.	Parking Lot	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6009-034-008	5969 S Alameda St.	Parking Lot	Onsite: Active DTSC Voluntary Agreement case as of 2013 (Covers parcels 6009-033-007,-008, 6009-034-008)
6321-001-008	2020 E Slauson Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Southern adjacent property (2007 Laura Ave): Active DTSC State Response/NPL case as of 2007
6321-001-015	2007 Laura Ave.	Vacant	Onsite: Active DTSC State Response/NPL case as of 2007
6321-007-015	6000 Alameda St.	Auto-related	Onsite: Manufacturing facility - no agency-reported releases Western adjacent property (5925 S. Alameda St): LUST, Case closed 1993.
6321-007-027	2020 Laura Ave.	Trucking Services	Onsite: Industrial or manufacturing facility - no agency-reported releases Northwestern adjacent property (2007 Laura Ave) Active DTSC State Response/NPL case as of 2007 Southern adjacent property (2001 Belgrave Ave) DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-031	5977 Regent St.	Manufacturing	Onsite: DTSC Evaluation case, "Refer Case to EPA" status as of 2016

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6321-007-034	1981 Belgrave Ave.	Auto-related	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent property (2001 Belgrave Ave) DTSC Evaluation case, "Refer Case to EPA" status as of 2016
6321-007-037	1954 Laura Ave.	Vehicle / Material Storage	Onsite: None Adjacent industrial/manufacturing land uses - no agency-reported releases
6309-016-028	2563 E Slauson Ave.	Restaurant	Onsite: None Eastern adjacent property (2581 E. Slauson Ave): LUST, Case closed 2010
6309-025-044	2657 E Slauson Ave.	Parking Lot	Onsite: None Western adjacent property (2623 E. Slauson Ave): LUST Case closed 2015
6310-016-008	2863 E Slauson Ave.	Scrap / Salvage Yard	Onsite: Metals/scrap/salvage yard - no agency-reported releases Eastern adjacent property (2911 E. Slauson Ave): Open Cleanup Program case as of 2015
6310-017-005	Soto St.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases Eastern adjacent: Metals/scrap/salvage yard - no agency-reported releases
6310-017-006	5720 Soto St.	Warehousing, Distribution, Storage	Onsite: None Eastern adjacent: Metals/scrap/salvage yard - no agency-reported releases
6310-017-007	Slauson Ave.	Scrap / Salvage Yard	Onsite: Metals/scrap/salvage yard - no agency-reported releases Eastern adjacent property (2911 E. Slauson Ave) Open Cleanup Program case as of 2015
6320-012-072	Pacific Blvd.	Parking Lot	Onsite: None Eastern adjacent property (2671 E. Randolph St): LUST, Case closed 2008
6321-002-009	2330 E Slauson Ave.	Service Station	Onsite: LUST, Case closed 1996 Eastern adjacent: Service station - no agency-reported releases
6321-003-001	2400 E Slauson Ave.	Service Station	Onsite: Gasoline station - no agency-reported releases Western adjacent property (2330 E. Slauson Ave): LUST, Case closed 1996

APN	Site Address/ Intersection	Existing Use	Potential or Known Environmental Issues
6321-003-143	5936 Santa Fe Ave.	Commercial (strip retail)	Onsite: Pharmacy and laundromat - no agency-reported releases Western adjacent: Automotive/truck repair and southwestern adjacent automotive repair - no agency-reported releases
6321-003-144	5918 Santa Fe Ave.	Commercial (strip retail)	Onsite: None Northwestern adjacent property (2330 E. Slauson Ave): LUST, Case closed 1996 Northern adjacent: Service station - no agency-reported releases Southern adjacent: Pharmacy and laundromat - no agency-reported releases
6321-004-069	6020 Santa Fe Ave.	Commercial (strip retail)	Onsite: None Northwestern adjacent: Automotive/truck repair Western adjacent: Automotive repair Northern adjacent: Pharmacy/laundromat - no agency-reported releases
6321-006-025	2110 Belgrave Ave.	Manufacturing	Onsite: Manufacturing facility - no agency-reported releases
6321-006-026	2075 Belgrave Ave.	Vehicle Storage	Onsite: Former manufacturing facility - no agency-reported releases
6321-006-030	2111 Belgrave Ave.	Warehousing, Distribution, Storage	Onsite: Manufacturing facility - no agency-reported releases
6321-022-027	6536 Santa Fe Ave.	Parking Lot	None
6322-002-018	6401 Rugby Ave.	Faith-Based Institution	None
6213-007-019	7412 State St.	Commercial (strip retail)	Onsite: Coin laundry - no agency-reported releases

*NOTE: Two LUST cleanup cases nearby to the east at 2701 East Gage Avenue

1996 LUST release appears to be TPH to soil only and the case has since been closed, no other docs available

2005 is a further groundwater investigation of the 1996 release, 2004 groundwater samples found TPHg (gasoline) and benzene and 2005 report all constituents of concern were non-detect

Resources for Cleanup

In Southeast Los Angeles County, redevelopment of formerly contaminated sites is common. The City of Los Angeles has a successful brownfields program³ and Signal Hill has a long history of working with developers to remediate and redevelop contaminated sites. The City of Huntington Park has recently approved a commercial project at 2901/2909 East Slauson Avenue and 5731/5795 Bickett Street involving site cleanup, demolition of three buildings, renovation of an existing building, and development of two new commercial buildings.⁴

Factors that are common to successful programs are:

1. **Public Ownership.** The cities of Los Angeles and Signal Hill have a history of redeveloping publicly owned sites, and a city can better facilitate cleanup when the city has site control and can issue requests for proposals for development when cleanup is completed. The City may, as funds and opportunities are available, acquire sites for the purpose of remediation and redevelopment, but the City does not own any of the sites in question, and must facilitate cleanup and development in other ways.
2. **Funding.** The cost of remediation serves as the primary constraint for contaminated sites to develop with affordable housing. Successful programs, including the Los Angeles Sanitation (LSAN) program, uses federal and state funding to facilitate remediation. Potential funding sources include:
 - a. The California Department of Toxic Substances Control's (DTSC) Office of Brownfields Equitable Community Revitalization Grant (ECRG) is intended to support vulnerable and disadvantaged communities to address persistent environmental injustices. The second of three funding rounds will be open in 2023 and is expected to provide around \$100 million (up to \$7 million per grant). DTSC also manages a Revolving Loan Fund that offers low-cost loans for cleanup. Finally, DTSC provides investigative services at no cost to private or public entities.
 - b. The U.S. Environmental Protection Agency (EPA) Brownfield Grant Program offers grants for assessment and cleanup.
 - c. The CALReUSE Program operated by the California Pollution Control Financing Authority provides forgivable loans for assessment.
 - d. The California Petroleum Underground Storage Tank (UST) Cleanup Fund reimburses property owners the cost of remediation from leaking underground storage tanks.

The City of Huntington Park has experience administering Department of Toxic Substances Control (DTSC) funding; the City is currently completing assessments of publicly owned parkland funded with a \$300,000 DTSC grant. The City plans to apply for additional grants totaling about \$13 million to complete remediation on the parkland sites. The nearby City of South Gate was awarded a \$500,000 Brownfields Assessment Grant in 2022 to prioritize and assess housing opportunity sites identified in the sites inventory for cleanup. The City will apply for Brownfields Assessment Grant funding as part of Action 10-3.

³ City of Los Angeles Sanitation (LASAN), Brownfields Success Stories, 2022.
https://www.lacitysan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-si/s-lsh-es-si-b/s-lsh-es-si-b-bss?_afrctrl-state=6sbennvve_5&_afrcLoop=2896295954751647#!

⁴ Case No. 2020-05 CUP/DP

3. **Zoning Incentives.** Sites in the City's Sites Inventory that will likely require cleanup will be subject to the new TOD Overlay District. Regulations in the TOD Overlay District will require all sites to undergo assessment and, if required, remediation, but once those steps are complete, residential or mixed-use projects are subject to an administrative approval process with no hearing requirement, and subject to only objective design standards.
4. **Marketing and Single Point-of-Contact.** Program 10, Action 10-3 is the Brownfields Program, and will establish marketing materials and a City staff contact to ensure clear communication around development of potentially contaminated sites.
5. **Technical Assistance.** The City will pursue free technical assistance offered by the Center for Creative Land Recycling (CCLR) in designing and implementing its Brownfields Program. In addition to applying for funding as it is available, the City will also support private funding applications for projects that meet the goals of this Housing Element.

These best practices are incorporated into the City's Brownfields Program (Program 10, Action 10-3).

Cleanup Regulations

To ensure environmental remediation would occur on these sites, Policy 4.7 and the TOD Overlay District will require all residential projects near sites that are active or historical hazardous materials sites to complete a Phase I Environmental Site Assessment. Depending on the results, additional assessment, remediation, or corrective action (e.g., removal of contamination, in-situ treatment, or soil capping) would be required prior to the issuance of grading or building permits.

Residential Development in Zones that Allow Nonresidential Uses

All sites identified on the Sites Inventory are located in zones that allow for a mix of both residential and nonresidential uses. The DTSP specifically allows for residential use in all four zones, with 100 percent residential use allowed in the Neighborhood District. The TOD Overlay surrounding the three future transit stations (implemented through Program 10), provides zoning and development standards to facilitate residential and mixed-use development, including incentives for the inclusion of affordable units. The TOD Overlay will require projects to include residential use and will establish incentives such as increased density, reduced parking standards, and ministerial processing.

Market trends in the Gateway COG region indicate demand for residential development, specifically in zones that allow both residential and nonresidential development. As shown on [Table V 0-8](#) Table V-0-8, approximately 70 percent of projects were developed in zones that allow nonresidential uses. Additionally, the City anticipates high demand for residential development on the inventory sites, because they are near the three future light rail stations. The Sites Inventory utilizes assumptions to account for nonresidential development in these areas. Though it is unlikely that 100 percent nonresidential development will occur, mixed-use is permitted and would include a commercial component. Therefore, the City conservatively assumed a density of 50 units per acre despite the maximum density being much higher than 50 units per acre.

To ensure residential development on inventory sites, Policy 4.5 requires residential use to occupy 50 percent of the floor area in mixed-use projects. The City will also implement objective design standards (Program 8) to adopt clear and objective standards related to the review of residential and mixed-use residential developments, and the Transit-Oriented Development Overlay District contains objective development standards. The City will continue to monitor market trends

throughout the 6th Cycle and identify modifications to incentives, sites, and programs if the City is not meeting development expectations (Program 7, Action 7-5).

Adequacy of Residential Sites Inventory in Meeting RHNA

The residential Sites Inventory identified vacant and under-utilized sites in Huntington Park which can accommodate a total of 919 residential units based on the residential densities allowed in the DTSP. In addition to these units, the City will apply 112 units of anticipated ADU production, 57 units from the approved Huntington Square affordable housing project, and 910 units on opportunity sites in the Downtown Specific Plan area. These units together represent a total of 1,088 units applied to the city's RHNA of 2,500 leaving a shortfall of 1,412 units.

Huntington Park intends to meet its RHNA requirement for the planning period through the application of a TOD Overlay District which will allow higher-density mixed-use residential development around three planned transit stations for the West Santa Ana Branch light rail corridor. Including these units, the Sites Inventory shows a surplus of 94 lower-income units, 79 moderate-income units, and 173 above moderate-income units. This would give the City a 21 percent buffer for lower-income units, a 21 percent buffer for moderate-income units, and a 14 percent buffer for above moderate-income units to ensure that the Sites Inventory has adequate capacity to accommodate the RHNA throughout the planning period. Policy 4.6 will require that rezoned sites will permit multifamily uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Program X will require that 100 percent residential projects are allowed on sites rezoned for mixed use and that at least 50 percent of the floor area of those projects will be devoted to residential uses. Through Program 11, Identify Adequate Sites and Assist in the Development of Adequate Housing, the City will monitor development on sites listed in the inventory and how this development contributes or detracts from overall progress toward meeting its share of the RHNA. A summary of the results of the residential Sites Inventory are presented in Table V 0-16~~Table V 0-16~~. A complete list of inventory sites is presented in Table V 0-17~~Table V 0-17~~ and Table V 0-18~~Table V 0-18~~.

Table V 0-16
Summary of Adequate Opportunity Sites

SITE CATEGORY	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Total RHNA 2021-2029	480	324	392	1,304	2,500
Approved Projects (Table B-2)	13	36	7	1	57
Anticipated ADUs	26	50	2	34	112
Total RHNA Credits	39	86	9	35	169
Remaining RHNA After Applying Credits	441	238	383	1,269	2,331
Downtown Specific Plan Area (DTSP) Vacant/Underutilized Sites	125	122	101	562	910
Remaining RHNA After Applying the Capacity in the DTSP	316	116	282	707	1,421
Pacific / Randolph Station Area Rezone Sites	105	89	131	327	652

SITE CATEGORY	INCOME CATEGORY				
	VL	LOW	MOD	ABOVE MOD	TOTAL
Florence / Salt Lake Station Area Rezone Sites	6	5	7	19	37
Slauson Station Area Rezone Sites	169	152	214	534	1,069
Total Units on Rezone Sites	280	246	352	880	1,758
Total Units (RHNA Credits + Vacant/Underutilized Sites + Rezone Sites)	444	454	462	1,478	2,838
Unit Surplus (RHNA – Total Units)	94		70	173	337
Adequate Sites?	Yes		Yes	Yes	Yes

Source: City of Huntington Park, 2021

Table V 0-17
Housing Opportunity Sites in the Downtown Specific Plan

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
6208 Rita Ave.	90255	6320-022-003	DTSP	C	70	50	0.18	Parking Lot	0	0	0	8	8
6200 Rita Ave.	90255	6320-022-004	DTSP	C	70	50	0.18	Parking Lot	0	0	0	8	8
Rita Ave.	90255	6320-022-900	DTSP	C	70	50	0.31	Parking Lot	0	0	0	15	15
6211 Pacific Blvd.	90255	6320-020-024	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6201 Pacific Blvd.	90255	6320-020-022	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6137 Pacific Blvd.	90255	6320-020-021	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6207 Pacific Blvd.	90255	6320-020-023	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6217 Pacific Blvd.	90255	6320-020-025	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
Pacific Blvd.	90255	6320-020-010	DTSP	C	70	50	0.26	Parking Lot	0	0	0	12	12
2551 Clarendon Ave.	90255	6320-020-002	DTSP	C	70	50	0.11	Office Building	0	0	0	5	5
6132 Pacific Blvd.	90255	6320-021-006	DTSP	A	70	50	0.10	Commercial Retail	0	0	0	5	5
6101 Pacific Blvd.	90255	6320-020-017	DTSP	A	70	50	0.36	Commercial Retail	0	0	17	0	17

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
6208 Pacific Blvd.	90255	6320-021-003	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
6214 Pacific Blvd.	90255	6320-021-002	DTSP	A	70	50	0.14	Light Manufacturing	0	0	0	6	6
2611 Clarendon Ave.	90255	6320-021-020	DTSP	A	70	50	0.28	Parking Lot	0	0	0	13	13
6334 Pacific Blvd.	90255	6320-030-027	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6360 Pacific Blvd.	90255	6320-030-035	DTSP	B	70	50	0.57	Commercial Retail	14	14	0	0	28
2621 E Gage Ave.	90255	6320-030-034	DTSP	C	70	50	0.37	Commercial Retail	0	0	17	0	17
6335 Rita Ave.	90255	6320-030-906	DTSP	C	70	50	1.55	Parking Lot	38	37	0	0	75
6430 Pacific Blvd.	90255	6322-004-033	DTSP	B	70	50	0.22	Commercial Retail	0	0	0	10	10
6409 Rita Ave.	90255	6322-004-015	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-904	DTSP	C	70	50	0.39	Parking Lot	0	0	19	0	19
6415 Rita Ave.	90255	6322-004-016	DTSP	C	70	50	0.21	Parking Lot	0	0	0	10	10
Rita Ave.	90255	6322-004-901	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-903	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
Rita Ave.	90255	6322-004-900	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-004-902	DTSP	C	70	50	0.40	Parking Lot	0	0	19	0	19
6438 Rita Ave.	90255	6322-005-009	DTSP	C	70	50	0.18	Commercial Retail	0	0	0	8	8
6538 Rita Ave.	90255	6322-005-016	DTSP	C	70	50	0.10	Commercial Retail	0	0	0	4	4
2675 Zoe Ave.	90255	6322-005-025	DTSP	D	30	50	0.83	Commercial Retail	9	8	0	0	17
Rita Ave.	90255	6322-017-906	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-902	DTSP	C	70	50	0.21	Parking Lot	0	0	0	10	10
6621 Rita Ave.	90255	6322-017-909	DTSP	C	70	50	0.19	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-901	DTSP	C	70	50	0.59	Parking Lot	14	14	0	0	28
Rita Ave.	90255	6322-017-904	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-907	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
6713 Rita Ave.	90255	6322-017-910	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-905	DTSP	C	70	50	0.20	Parking Lot	0	0	0	9	9
Rita Ave.	90255	6322-017-908	DTSP	C	70	50	0.17	Parking Lot	0	0	0	8	8

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
6611 Seville Ave.	90255	6322-015-009	DTSP	D	30	50	0.10	Office Building	0	0	0	2	2
6619 Seville Ave.	90255	6322-015-011	DTSP	C	70	50	0.15	Commercial Retail	0	0	0	7	7
6823 Seville Ave.	90255	6322-016-011	DTSP	C	70	50	0.14	Commercial Retail	0	0	0	6	6
6725 Seville Ave.	90255	6322-016-001	DTSP	C	70	50	0.19	Professional Building	0	0	0	9	9
6831 Seville Ave.	90255	6322-016-012	DTSP	C	70	50	0.08	Professional Building	0	0	0	3	3
6803 Seville Ave.	90255	6322-016-005	DTSP	C	70	50	0.17	Professional Building	0	0	0	8	8
7023 Seville Ave.	90255	6322-025-031	DTSP	C	70	50	0.19	Office Building	0	0	0	9	9
7021 Seville Ave.	90255	6322-025-032	DTSP	C	70	50	0.20	Office Building	0	0	0	9	9
Rita Ave.	90255	6322-023-030	DTSP	A	70	50	0.18	Parking Lot	0	0	0	8	8
7115 Pacific Blvd.	90255	6322-023-031	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
2661 E Florence Ave.	90255	6322-025-047	DTSP	A	70	50	1.06	Commercial Retail	26	25	0	0	51
7143 Seville Ave.	90255	6322-025-021	DTSP	A	70	50	0.20	Professional Building	0	0	0	9	9
7120 Pacific Blvd.	90255	6322-024-037	DTSP	A	70	50	0.17	Commercial Retail	0	0	0	8	8
7129 Rita Ave.	90255	6322-024-042	DTSP	A	70	50	0.17	Parking Lot	0	0	0	8	8

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
7009 Rita Ave.	90255	6322-024-022	DTSP	C	70	50	0.17	Vacant	0	0	0	8	8
6906 Pacific Blvd.	90255	6322-024-002	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
7118 Pacific Blvd.	90255	6322-024-007	DTSP	B	70	50	0.14	Commercial Retail	0	0	0	6	6
7100 Pacific Blvd.	90255	6322-024-031	DTSP	B	70	50	0.16	Commercial Retail	0	0	0	7	7
7103 Pacific Blvd.	90255	6322-023-023	DTSP	B	70	50	0.18	Commercial Retail	0	0	0	8	8
6921 Pacific Blvd.	90255	6322-023-018	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
7003 Pacific Blvd.	90255	6322-023-019	DTSP	B	70	50	0.14	Commercial Retail	0	0	0	6	6
7018 Rugby Ave.	90255	6322-023-007	DTSP	C	70	50	0.19	Vacant	0	0	0	9	9
2558 Saturn Ave.	90255	6322-023-001	DTSP	C	70	50	0.21	Commercial Retail	0	0	0	10	10
7022 Rugby Ave.	90255	6322-023-008	DTSP	C	70	50	0.20	Commercial Retail	0	0	0	9	9
6621 Pacific Blvd.	90255	6322-018-017	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6615 Pacific Blvd.	90255	6322-018-016	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
Rita Ave.	90255	6322-016-017	DTSP	C	70	50	0.07	Parking Lot	0	0	0	3	3
6722 Rugby Ave.	90255	6322-018-031	DTSP	C	70	50	0.98	Parking Lot	24	24	0	0	48

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
2556 Zoe Ave.	90255	6322-018-001	DTSP	C	70	50	0.22	Office Building	0	0	0	10	10
6529 Pacific Blvd.	90255	6322-003-019	DTSP	B	70	50	0.18	Commercial Retail	0	0	0	8	8
6501 Pacific Blvd.	90255	6322-003-013	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6515 Pacific Blvd.	90255	6322-003-017	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6526 Rugby Ave.	90255	6322-003-029	DTSP	C	70	50	0.37	Commercial Retail	0	0	18	0	18
6353 Pacific Blvd.	90255	6320-031-020	DTSP	B	70	50	0.17	Commercial Retail	0	0	0	8	8
6614 Pacific Blvd.	90255	6322-017-028	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6702 Pacific Blvd.	90255	6322-017-005	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6822 Pacific Blvd.	90255	6322-017-012	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6728 Pacific Blvd.	90255	6322-017-008	DTSP	B	70	50	0.19	Commercial Retail	0	0	0	9	9
6722 Pacific Blvd.	90255	6322-017-007	DTSP	B	70	50	0.20	Commercial Retail	0	0	0	9	9
6610 Pacific Blvd.	90255	6322-017-030	DTSP	B	70	50	0.41	Commercial Retail	0	0	20	0	20
								Total Units	125	122	110	553	910

Table V 0-18
Housing Opportunity Sites Within ½ Mile of Planned Light Rail Station

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
5925 S Alameda St.	90001	6009-030-014	Manufacturing PD	TOD Overlay	70	50	1.00	Auto Repair	8	7	10	25	49
Wilmington Ave.	90001	6009-030-015	Manufacturing PD	TOD Overlay	70	50	0.90	Parking Lot	7	6	9	22	44
Wilmington Ave.	90001	6009-030-016	Manufacturing PD	TOD Overlay	70	50	0.50	Parking Lot	4	3	5	12	24
5920 Wilmington Ave.	90001	6009-031-002	Manufacturing PD	TOD Overlay	70	50	1.12	Manufacturing	9	8	11	27	55
6100 Wilmington Ave.	90001	6009-031-004	Manufacturing PD	TOD Overlay	70	50	1.00	Manufacturing	8	7	10	25	49
5900 Wilmington Ave.	90001	6009-031-006	Manufacturing PD	TOD Overlay	70	50	1.24	Manufacturing	9	9	12	30	60
6200 Wilmington Ave.	90001	6009-032-001	Manufacturing PD	TOD Overlay	70	50	4.69	Office Building	35	34	46	115	229
6201 S Alameda St.	90001	6009-033-002	General Commercial	TOD Overlay	70	50	1.45	Auto Repair	11	10	14	35	70
6169 S Alameda St.	90001	6009-033-007	Manufacturing PD	TOD Overlay	70	50	1.36	Manufacturing	10	9	13	33	65
6011 S Alameda St.	90001	6009-033-008	Manufacturing PD	TOD Overlay	70	50	2.50	Manufacturing	19	18	24	61	122
5969 S Alameda St.	90001	6009-034-008	Manufacturing PD	TOD Overlay	70	50	0.93	Parking Lot	7	6	9	23	45

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
2020 E Slauson Ave.	90255	6321-001-008	Manufacturing PD	TOD Overlay	70	50	0.77	Manufacturing	6	5	7	19	37
2007 Laura Ave.	90255	6321-001-015	Manufacturing PD	TOD Overlay	70	50	0.56	Vacant	5	4	5	14	28
6000 Alameda St.	90255	6321-007-015	Manufacturing PD	TOD Overlay	70	50	0.67	Manufacturing	5	4	6	16	31
2020 Laura Ave.	90255	6321-007-027	Manufacturing PD	TOD Overlay	70	50	0.51	Industrial	4	3	5	12	24
5977 Regent St.	90255	6321-007-031	Manufacturing PD	TOD Overlay	70	50	0.74	Manufacturing	6	5	7	18	36
1981 Belgrave Ave.	90255	6321-007-034	Manufacturing PD	TOD Overlay	70	50	1.30	Manufacturing	10	9	13	32	63
1954 Laura Ave.	90255	6321-007-037	Manufacturing PD	TOD Overlay	70	50	0.77	Commercial Retail	6	5	7	19	37
2563 E Slauson Ave.	90255	6309-016-028	General Commercial	TOD Overlay	70	50	0.55	Restaurant	5	4	5	14	28
2657 E Slauson Ave.	90255	6309-025-044	General Commercial	TOD Overlay	70	50	0.53	Parking Lot	4	3	5	13	25
2863 E Slauson Ave.	90255	6310-016-008	General Commercial	TOD Overlay	70	50	1.00	Industrial	8	7	10	25	49
Soto St.	90255	6310-017-005	General Commercial	TOD Overlay	70	50	0.55	Manufacturing	5	4	5	14	28
5720 Soto St.	90255	6310-017-006	General Commercial	TOD Overlay	70	50	0.50	Storage	4	3	5	12	24
Slauson Ave.	90255	6310-017-007	General Commercial	TOD Overlay	70	50	1.68	Industrial	13	12	16	41	82
Pacific Blvd.	90255	6320-012-072	General Commercial	TOD Overlay	70	50	2.00	Parking Lot	15	14	20	49	98

Site Address/ Intersection	Zip Code	APN	General Plan Land Use	Current Zoning	Max Density Allowed (units/acre)	Realistic Density (units/acre)	Site Area (acres)	Existing Use	Very Low- Income Units	Low- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Capacity
2330 E Slauson Ave.	90255	6321- 002-009	Manufacturing PD	TOD Overlay	70	50	0.51	Service Station	4	3	5	13	25
2400 E Slauson Ave.	90255	6321- 003-001	General Commercial	TOD Overlay	70	50	0.53	Service Station	4	3	5	13	25
5936 Santa Fe Ave.	90255	6321- 003-143	General Commercial	TOD Overlay	70	50	0.52	Commercial Retail	4	3	5	13	25
5918 Santa Fe Ave.	90255	6321- 003-144	General Commercial	TOD Overlay	70	50	0.53	Commercial Retail	4	3	5	13	25
6020 Santa Fe Ave.	90255	6321- 004-069	General Commercial	TOD Overlay	70	50	0.58	Commercial Retail	5	4	6	14	29
2110 Belgrave Ave.	90255	6321- 006-025	Manufacturing PD	TOD Overlay	70	50	1.45	Manufacturing	11	10	14	35	70
2075 Belgrave Ave.	90255	6321- 006-026	Manufacturing PD	TOD Overlay	70	50	0.65	Vacant	5	4	6	16	31
2111 Belgrave Ave.	90255	6321- 006-030	Manufacturing PD	TOD Overlay	70	50	0.83	Manufacturing	6	6	8	20	40
6536 Santa Fe Ave.	90255	6321- 022-027	General Commercial	TOD Overlay	70	50	0.53	Parking Lot	4	3	5	13	25
6401 Rugby Ave.	90255	6322- 002-018	High Density Residential	TOD Overlay	70	50	0.52	Faith-Based Institution	<u>40</u>	<u>03</u>	<u>512</u>	13	25
7412 State St.	90255	6213- 007-019	Neighborhood Commercial	TOD Overlay	70	50	0.77	Commercial Retail	<u>60</u>	<u>50</u>	<u>718</u>	19	37
Total Units									280	246	352	880	1,758

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VI. HOUSING ACTION PLAN

Sections II through IV of this Housing Element describe the housing needs, opportunities, and constraints in the City of Huntington Park. This section presents the City's eight-year Housing Action Plan for the 2021-2029 planning period. This Plan sets forth Huntington Park's goals, policies, and programs to address the identified housing needs of the city.

Goals and Policies

The overall goal of the Housing Element is to provide adequate housing in the city, both in quality and quantity, to provide appropriate shelter for all without discrimination.

The goals and policies of the Housing Element presented below address Huntington Park's identified housing needs and are implemented through a series of housing programs offered through the Community Development Department and other City departments. Within this overarching goal, the City has established goals and policies to address the development, maintenance, and improvement of the housing stock.

Provision of New Housing

GOAL 1: PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF SUITABLE HOUSING TO MEET THE DIVERSE NEEDS OF EXISTING AND FUTURE RESIDENTS.

- POLICY 1.1** Promote opportunities for homeownership to low- and moderate-income households through homebuyer assistance programs or inclusionary housing requirements that apply to ownership projects.
- POLICY 1.2** Facilitate the development of missing-middle housing (accessory dwelling units, duplexes, triplexes, and small-lot subdivisions consistent with state law) to provide affordable housing opportunities in existing neighborhoods.
- POLICY 1.3** Facilitate the development of new housing of types through the use of objective design standards and other permit streamlining techniques.
- POLICY 1.4** Provide for housing for people with special needs, including people with disabilities, large households, and seniors, through the use of zoning incentives, dedication of funding, and flexible and/or objective design standards.
- POLICY 1.5** Increase the development of affordable housing across the city through the use of density bonuses, dedicated funding, and other incentives that promote the construction of multifamily developments.
- POLICY 1.6** Through the use of zoning, dedication of funding, and permit streamlining techniques, facilitate the development of high-density housing in areas served by existing or planned transit service.
- POLICY 1.7** Introduce more flexible zoning and incentives for existing lower-density residential areas to create opportunities for more “missing middle” medium-density scale housing types.

Housing Conservation and Maintenance

GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING HOUSING AND RESIDENTIAL NEIGHBORHOODS AND PROVIDE GREATER HOUSING STABILITY FOR HOUSEHOLDS AT ALL INCOME LEVELS.

- POLICY 2.1** Preserve the character, scale, and quality of established residential neighborhoods, while continuing to facilitate new housing to meet the community's existing and future housing need.
- POLICY 2.2** Maintain affordability controls on government-assisted housing units in the City, through dedication of funds and partnerships with nonprofit housing providers to acquire and preserve units in projects with expiring affordability controls.
- POLICY 2.3** Promote safe housing by developing programs that subsidize the rehabilitation of residential structures that are substandard or in disrepair, provide rehabilitation funding for room additions to alleviate overcrowding, and complete other necessary home improvements.
- POLICY 2.4** Strengthen neighborhoods through a partnership with nonprofits in the acquisition and rehabilitation of deteriorated properties and provision of long-term affordable housing.
- POLICY 2.5** Promote quality rental housing and strategies to address substandard conditions of units. Establish procedures to use the City's existing Code Enforcement program to hold landlords accountable for rental housing repairs. Dedicate funding to rental housing rehabilitation and connect owners of rental properties with code violations with funding programs.
- POLICY 2.6** Educate property owners on the benefits of lead-based paint abatement, home repair, and remodeling using design and materials consistent with the historic character of the residence.
- POLICY 2.7** Ensure that all rental properties in Huntington Park are safe and sanitary by performing inspections of all new and existing rental units. Educate and train rental property owners on best practices for property management. Connect property owners with resources for owners of rental properties to assist with repairs and improvements.
- POLICY 2.8** Inform residents about the dangers of in-home toxic material and pollution exposure (including lead, air pollution, asbestos) and the city resources available to address these issues.
- POLICY 2.9** Develop and maintain public programs to increase access to at-home pollution exposure remediation for residents of Huntington Park, including lead-based paint inspections and household air purification devices.
- POLICY 2.10** Protect existing residents from displacement by expanding tenants' rights programs, enforcement, and legal assistance needed to access those rights.

Removal of Governmental Constraints

GOAL 3: MINIMIZE THE IMPACT OF GOVERNMENTAL CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING.

- POLICY 3.1** Monitor all regulations, ordinances, departmental processing procedures, and fees related to the rehabilitation and construction of housing units to assess the impact on housing costs.
- POLICY 3.2** Reduce barriers to building new housing and amend the Zoning Code and other ordinances to allow for more flexibility and faster processing time.
- POLICY 3.3** Encourage the use of alternatives to current parking standards that lower the cost of housing, support GHG and VMT reduction goals and recognize the continued expansion of shared and alternative mobility.

Provision of Adequate Housing Sites

GOAL 4: PROVIDE ADEQUATE SITES FOR THE DEVELOPMENT OF NEW HOUSING THROUGH APPROPRIATE LAND USE AND ZONING.

- POLICY 4.1** Implement land use policies that allow for a range of residential densities and housing types to address Huntington Park's housing needs.
- POLICY 4.2** Promote the development of sites suitable for multifamily housing, including those listed in the Housing Element Site Inventory.
- POLICY 4.3** Facilitate the consolidation of small parcels by providing a density bonus for lower-income housing on small lots consolidated into a single building site.
- POLICY 4.4** Pursuant to Government Code section 65583.2(h), owner-occupied and rental multifamily projects in which 20 percent or more of the units are affordable to lower-income households shall be allowed by right on Housing Element Inventory sites rezoned to accommodate a shortfall of capacity.
- POLICY 4.5** Pursuant to Government Code section 65583.2(i), on all Housing Element Inventory sites rezoned to accommodate a shortfall, residential projects that contain no commercial uses shall be allowed on Housing Element Inventory sites zoned for mixed use, and at least 50 percent of the floor area shall be devoted to residential uses.
- POLICY 4.6** Incentivize through zoning the development of new residential uses in less-productive industrial, office, and commercial areas. Pursue funding to assist with environmental remediation, if necessary.
- POLICY 4.7** Require Phase I Environmental Site Assessments and, if required, subsequent remediation, to be completed for all residential projects.
- POLICY 4.8** Provide for the redevelopment of properties with existing uses and structures through incentives such as relaxed development standards, parking standards, and other zoning requirements.

Equal Housing Opportunity

GOAL 5: PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE.

- POLICY 5.1** Continue to cooperate with the Fair Housing Foundation to enforce fair housing laws and provide public education and outreach.
- POLICY 5.2** Inform the Fair Housing Foundation of any known violations of applicable Federal and State laws.
- POLICY 5.3** Continue to implement the Southeast Regional Mental Evaluation Team (SERMET) to provide support and resources to the mentally ill and homeless population in the community.
- POLICY 5.4** Coordinate with the Los Angeles Area Homeless Services Agency (LAHSA) and other local communities to provide a continuum of care of services and facilities for the homeless. Support local service providers offering needed facilities and housing support services to homeless individuals, families, and persons at risk of homelessness.
- POLICY 5.5** Continue to address the special housing needs of persons with disabilities through the provision of supportive housing, homeowner accessibility grants.
- POLICY 5.6** Protect local renters from adverse living conditions by disseminating information and resources regarding tenant's rights and home safety.
- POLICY 5.7** Develop design and development standards to ensure equitable access to green space for all residents.
- POLICY 5.8** Promote the development of active transportation infrastructure and amenities throughout the city.

Housing Programs

Housing Element goals and policies are implemented through the programs described below. Pursuant to Government Code Section 65583, housing programs must address the following major areas:

- Conserve and improve the condition of the existing supply of affordable housing;
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low, and moderate-income households;
- Provide adequate sites to accommodate the city's share of the regional housing need for households of each income level;
- Remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities;
- Promote the creation of accessory dwelling units that can be offered at affordable rents; and
- Affirmatively furthering fair housing and promote equal housing opportunity.

Huntington Park's programs for addressing these requirements are described in this section.

Provision of New Housing

Homebuyer programs are vital given that housing prices in Huntington Park rank among the highest in eastern Los Angeles County and northern Orange County. The City is also supportive of the development of accessory dwelling units to meet the needs of its growing population and multi-family rental housing for lower-income households, including working families and university students.

Program 1. First-Time Homebuyer Assistance

Action 1-1. First-Time Homebuyers Program

The City will reinstate a First-Time Homebuyers Program using HOME funds and other grant funding. The City shall promote this program by:

- Establishing parameters for the First-Time Homebuyer Program,
- Preparing multi-lingual informational documents,
- Advertise program by posting informational documents on the city website, providing the documents in general public information areas throughout City Hall, and periodic advertising in the city newsletter.

Responsible Agency: Community Development Department

Timeframe: 2024 and ongoing

Objective: Assist 25 homebuyers throughout the planning period

Action 1-2. Mortgage Assistance Program

The City will operate a Mortgage Assistance program for lower-income homebuyers using CalHome funds. The City shall promote this program by:

- Preparing multi-lingual informational documents,
- Advertising the program by posting informational documents on the city website, providing the documents in public information areas throughout City Hall, and periodic advertising in the city newsletter; and
- Conducting workshops with community-based organizations.

Responsible Agency: Community Development Department

Timeframe: Ongoing, beginning 2022

Objective: Assist 25 homebuyers throughout the planning period

Action 1-3. Los Angeles County Homebuyer Programs

Los Angeles County offers a Homebuyer Assistance Program and Mortgage Credit Certificates. The City of Huntington Park shall provide referral information to prospective buyers at the public counter and on the City website.

Responsible Agency: Community Development Department

Timeframe: Make referrals throughout the planning period beginning January 2023

Objective: Refer 30 potential homebuyers

Program 2. Accessory Dwelling Units and Missing Middle Housing

Action 2-1. Update Accessory Dwelling Unit Ordinance

The City currently has a Second Unit Ordinance which permits the construction of second units, but it is not consistent with Government Code Section 65852.2. The City will update the Zoning Ordinance to conform with current state law. The updated ordinance will establish flexible zoning requirements and development standards, provide for expedited ministerial processing, and establish fee reductions.

Responsible Agency: Planning Division

Timeframe: Amend ADU Ordinance within one year of Housing Element adoption

Objective: Amended ADU ordinance consistent with state law

Action 2-2. Accessory Dwelling Unit Marketing

The City will promote new ADU regulations, including public workshops, the preparation and distribution of informational packets at the Planning Department counter and on the City's website. Conduct workshops with community-based organizations to educate homeowners and promote the construction of ADUs to provide additional housing and build wealth. Coordinate with and use tools provided by the Gateway Cities Council of Governments, including an ADU calculator tool and a model ordinance (see Program 10 for more information).

Responsible Agency: Planning Division

Timeframe: Create and distribute materials when ADU ordinance is updated

Objective: Distribute marketing materials and conduct two workshops annually

Action 2-3. Affordable Accessory Dwelling Units

To ensure the City meets the anticipated lower-income ADU production, the City will identify state, federal, or local funding and provide a list of grants and financial incentives for lower-income households to construct new ADUs or legalize existing ADUs and promote homeowner participation in the Housing Choice Voucher program. Potential sources of funding may include (as available) California Housing Finance Agency (CalHFA) or Permanent Local Housing Allocation (PLHA).

The City will annually monitor the affordability of constructed ADUs by developing a worksheet to track income levels throughout the course of the planning period, and implement additional actions if not meeting target numbers at affordability levels anticipated in the housing element.

The City will conduct public outreach to homeowners and multifamily housing developers to provide education on the permitting process; determine constraints to affordable ADU development.

Responsible Agency: Planning Division

Timeframe: Identify funding sources and make resources available on the City's website by December 2023; annual monitoring and development of additional implementation strategies within six months of identification of constraints or shortfall in expected affordable ADU production; conduct outreach to homeowners/developers by December 2023.

Objective: Ensure affordability of 78 ADUs throughout the planning period

Action 2-4. Accessory Dwelling Unit Streamlining

The City will explore the feasibility of adopting “Pre-Approved” ADU Plans and over-the-counter approvals.

Responsible Agency: Planning Division and Building Division

Timeframe: Complete feasibility analysis by 2025

Objective: Determine feasibility of adopting pre-approved plans and over-the-counter approvals

Action 2-5. Accessory Dwelling Unit Legalization

The City will conduct a special study session with the Planning Commission and City Council to establish a process to legalize existing, unpermitted ADUs. Upon adoption of a program, the City’s Code Enforcement Division shall distribute flyers/brochures to assist homeowners during on-site visits as the notice of correction is being issued.

Responsible Agency: Planning Division and Code Enforcement Division

Timeframe: Study session completed and work plan developed by January 2024

Objective: Legalization of 150 ADUs

Action 2-6. SB 10 (2021) Implementation

Evaluate the effect and feasibility of adopting an ordinance compliant with SB 10 (2021). Evaluation should include an evaluation of the capacity of the qualifying parcels, the effect full buildout would have on the City’s Regional Housing Needs Allocation obligations and the City’s resources, and alternatives to adopting such an ordinance. Results of the City’s analysis will be presented in a special study session with the Planning Commission and City Council.

Responsible Agency: Planning Division

Timeframe: June 2024

Objective: Complete a feasibility analysis, hold a public study session, and develop a work plan

Action 2-7. California HOME Act (SB 9) Implementation

Develop application materials, promotional materials, objective standards, and procedures for implementing the California HOME Act (SB 9, 2021). Process amendments to the Huntington Park Municipal Code if inconsistent with and/or necessary to implement SB 9. Coordinate with and use tools provided by the Gateway Cities Council of Governments (see Program 10 for more information).

Responsible Agency: Community Development Department

Timeframe: Spring 2024

Objective: Application materials and/or updated ordinance to facilitate SB 9 applications

Housing Conservation and Maintenance

Conserving and improving the condition of the housing stock is an essential goal for Huntington Park. The majority of Huntington Park’s housing stock was built prior to 1980, the age when most homes begin to require major rehabilitation improvements. The focus neighborhoods identified by this Housing Element as

evidencing physical problem conditions can be specifically targeted for City housing improvement assistance.

Program 3. Safe and Sanitary Homes

Action 3-1. Code Enforcement

Link Code Enforcement efforts with the City's housing rehabilitation programs. Code Enforcement staff will refer property owners cited for code violations to the City's housing rehabilitation assistance programs.

Responsible Agency: Planning Division and Code Enforcement Division

Timeframe: Ongoing

Objective: Complete corrections to 300 residential properties on an annual basis

Action 3-2. Rental Inspections

Develop a mandatory rental inspection ordinance that requires all rental units to be registered with the City and inspected to ensure compliance with all applicable building, fire, health, and zoning codes. Through Action 5-4, Rental Housing Rehabilitation, Code Enforcement staff will connect property owners with resources to assist with repairs to ensure the cost of repair is not passed on to tenants. Ensure Code Enforcement programs do not cause harm to vulnerable residents, especially undocumented residents, by ensuring that the Fair Housing Foundation follows up on all violations.

Responsible Agency: Community Development Department

Timeframe: 2024

Objective: Adopted Rental Inspection Ordinance; inspect 200 rental units annually

Action 3-3. Rent Escrow Account Program

To address issues of substandard rental housing, provide a financial incentive for landlords to correct reported issues. Explore the feasibility of establishing a rent escrow account program, wherein tenants can deposit their rents into an escrow account when a landlord has failed to correct code violations within the time permitted. Partner with community-based organizations for outreach, promotion, and administration, as feasible.

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Complete a feasibility analysis, study session, and work plan

Action 3-4. Home Safety Guidebook

Develop a Home Safety Guidebook mailer that informs residents about common household exposures and the City resources available to help resolve these issues.

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Home Safety Guidebook available on the City's website and mailed to residents

Action 3-5. Safe-At-Home Grants

Establish a Safe-At-Home grant program that provides funding to lower-income residents for home maintenance and upgrades necessary to reduce impacts from pollution exposure, including but not limited to, lead-based paint mitigation, asbestos mitigation, and air pollution.

Responsible Agency: Community Development Department

Timeframe: End of 2025

Objective: Provide assistance to 30 homes per year (total of 180 homes during the planning period)

Program 4. Home Rehabilitation**Action 4-1. Rehabilitation Grants and Loans**

The City operates the following rehabilitation programs:

- The **Lead Hazard Control Program** provides grants for lead hazard remediation.
- The **Minor Home Repair Program** (owner-occupied properties) is a CDBG-funded program allowing lower-income homeowners the opportunity to make repairs and improvements.
- The HOME-funded **Owner-Occupied Rehabilitation Program** offers grants to qualified low- to moderate-income homeowners.
- The **CalHome Owner Occupied Rehabilitation Program** will provide loans for lower-income households for home repairs necessary to eliminate blight for critical disadvantaged communities.

The Minor Home Repair Program and the Owner-Occupied Rehabilitation Program have lacked funding in recent years, but the city will allocate CDBG and HOME funding to them, and will seek additional funding to assist more households.

Responsible Agency: Community Development Department

Timeframe: Ongoing

Objective: Provide funds for the rehabilitation of four units per year (32 units during the planning period). Provide funding for minor home repairs to 30 homes per year (total of 180 homes during the planning period).

Program 5. Monitoring and Preserving Affordable Housing**Action 5-1. Affordable Housing Inventory and Monitoring**

The City will continue to keep an inventory of affordable housing units in compliance with AB 987, and conduct monitoring of assisted rental housing as defined by the City's Rental Monitoring Protocol, including annual verification of household incomes and rents and periodic site visits to include property inspection, affirmative marketing, and tenant selection procedures.

Responsible Agency: Community Development Department

Timeframe: Annual monitoring of resources

Objective: Monitor all affordable units

Action 5-2. Preservation of At-Risk Units

Monitor the list of at-risk housing units and provide incentives and negotiation efforts to renew any expiring affordability covenants. The affordability restrictions for one project, Concord Huntington Park, is scheduled to expire during the Housing Element planning period. Promote the use of additional affordable housing assistance programs to preserve units in the Concord Huntington Park development. When available, the City will utilize resources such as HOME funds, CDBG funds, Project-Based Vouchers, Low-Income Housing Tax Credit Programs and other state or federal funding sources to stimulate private developer and non-profit entity efforts in the preservation of housing for lower-income households.

Responsible Agency: Community Development Department

Timeframe: Before expiration of affordability covenants in 2029

Objective: Preserve 162 units at risk of conversion to market-rate housing in the Concord Huntington Park project

Action 5-3. Noticing for At-Risk Units

Assist owners of the Concord Huntington Park development and other deed-restricted rental properties to comply with state preservation notice law (Government Code sections 65863.10, 65863.11, and 65863.13) within three years, one year, and six months of the expiration of deed restrictions. Contact property owners three years before the expiration date to ensure tenants receive proper notification of any changes and are aware of available special Housing Choice Vouchers.

Responsible Agency: Community Development Department

Timeframe: Within three years, one year, and six months of the expiration of deed restrictions

Objective: Preservation of 162 affordable units at risk of conversion to market-rate housing in the Concord Huntington Park project

Action 5-4. Rental Housing Rehabilitation

Apply for additional funding to preserve the existing stock of affordable and market-rate rental housing, including providing loans, grants, and/or rebates to owners of rental properties to make needed repairs and rehabilitation. Partner with nonprofit housing developers to acquire and rehabilitate rental housing that is substandard, deteriorating, or in danger of being demolished.

Responsible Agency: Community Development Department

Timeframe: With the first Action Plan after adoption of the Housing Element and annually throughout the planning period

Objective: Secure funding to be used for rental housing rehabilitation

Action 5-5. Tenant/Community Opportunity to Purchase

Promote the use of SB 1079 (2020), which created a new foreclosure sale process for two-to-four-unit buildings that allows qualified parties a means to purchase property in foreclosure, subject to certain requirements. Provide technical assistance and support to SB 1079 implementation efforts to achieve an effective notification system. Consider creation of a local tenant/community opportunity to purchase ordinance that would cover a wider array of buildings outside of foreclosure, including rental housing with expiring federal and/or state subsidies and/or affordability protections. Pursue funding sources, including

grants and loans, to assist tenant and community-based organizations purchase multi-family buildings. Require purchasers to preserve units as permanently affordable. Promote the creation of City or nonprofit ownership entities that could acquire affordable ownership units and buildings. Assist former tenants in purchasing units converted to condos pursuant to the City's condominium conversion provisions (Article 15 of the Zoning Code).

Responsible Agency: Community Development Department

Timeframe: 2025

Objective: Conduct a study session and develop a work plan for implementation

Program 6. Energy Conservation Program

Action 6-1. Zoning Code Updates for Energy

The City will review the Zoning Code, subdivision requirements, and other applicable codes to promote energy conservation in housing rehabilitation and the construction of new housing.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Amend Zoning Code

Action 6-2. Green City Ordinance

The City of Huntington Park will adopt a "Green City" ordinance in conformance with 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.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Adopt new Green City Ordinance

Action 6-3. Promotional Materials

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:

- Encouraging and supporting 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.
- Establishing 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.

Responsible Agency: Community Development Department

Timeframe: October 2024

Objective: Create and advertise handout materials to be available at the public counter, through the City's web page, and through periodic advertisements in the City newsletter

Removal of Constraints

The Housing Element must address, and where legally possible, remove/mitigate governmental constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to minimize governmental constraints on residential development and facilitate the development of a variety of housing types.

Program 7. Zoning Code Updates

Action 7-1. Zoning Changes to Achieve Consistency with State Law

A number of changes to the City's Zoning Ordinance are required to achieve consistency with state law. These revisions include:

- Allow supportive housing as a use by right in all zones where multi-family and mixed uses are permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit.
- Allow transitional housing as a use by right in all multifamily and mixed-use zones, and subject to only the standards that apply to residential uses in the same zone.
- Amend Article 20 (Emergency Shelters) to comply with Housing Element law (Government Code Section 65583(a)(4)) as follows:
 - Allow Emergency Shelters subject to the same standards that apply to residential or commercial development within the same zone.
 - Remove 30-bed limit.
 - Modify parking standards for emergency shelters to a ratio based on to the number of shelter staff.

- Remove requirement that an emergency shelter operator has operated a shelter within the past two years.
 - Remove requirements for phone and laundry facilities.
 - Remove transit accessibility requirements.
 - Remove requirements for “other amenities” at the discretion of the Director of Community Development.
- Allow small employee housing (six or fewer) in all residential zone districts to comply with the Employee Housing Act.
 - Establish by-right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multifamily uses, and should the City receive an application for these uses, process them as required by State law.
 - Amend the Zoning Code to remove the requirement for discretionary review of all projects including two or more residential units. The requirement is inconsistent with new ADU legislation and the California HOME Act (SB 9, 2021), which allows ministerial lot splits and duplexes.
 - Amend Article 22 of the Zoning Code to comply with California Density Bonus Law (Government Code Sections 65915—65918).
 - Remove the Development Permit requirement for the installation of manufactured homes, and additional restrictions that do not apply to single-family homes.
 - Eliminate the prohibition on multiple dwelling units on lots created before January 1, 2019, containing no more than one dwelling unit, and therefore exempt from the minimum lot size standards, to comply with state ADU law and the California HOME Act (SB 9, 2021).

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Updated Zoning Code consistent with state law

Action 7-2. Address Constraints

The Constraints section of this Housing Element identified a number of constraints that must be addressed through Zoning Ordinance updates. Those updates include:

- Modify the findings 3, 5, and 7 for Development Permits (Section 9-2.1007) to remove subjective language.
- Establish an administrative approvals process for and allow priority processing affordable housing projects.
- Modify the Downtown Specific Plan permit requirement for multi-family residential projects from a Conditional Use Permit to a Development Permit.
- Increase the 30-foot height limit in the C-N district to 35 feet.
- Modify group home regulations by revising the definition of Group Homes to distinguish between licensed and unlicensed facilities, revising allowed land uses in single-family neighborhoods to allow larger, unlicensed facilities, revising the conditional use permit requirement for large group homes to apply only to licensed facilities, and establishing objective and transparent conditions of approval for facilities requiring a conditional use permit.
- Modify Reasonable Accommodation ordinance to allow use of the reasonable accommodation process to except large, licensed group homes from the conditional use permit process.

- Amend the definition of “family” to define “housekeeping unit and remove reference to “non-profit” housekeeping unit.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create permitting processes for multifamily housing and housing for special needs populations that reduce discretionary review and subjective standards, eliminate identified constraints, and allow for more flexibility in permitting.

Action 7-3. Parking Strategies

Evaluate the City’s residential parking requirements and develop strategies for reducing requirements. Conduct a parking study to determine parking needs for multifamily residential and mixed-use projects. Based on results, develop Zoning Ordinance amendments to allow flexibility in parking standards. Develop a transportation demand management plan, using Southern California Association of Governments Transportation Demand Management resources.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Completed parking study and amended Zoning Code

Action 7-4. Zoning Changes to Address Affirmatively Furthering Fair Housing Issues

The Constraints section of this Housing Element identified a number of changes to the Zoning Code that have the potential to address Affirmatively Furthering Fair Housing issues. The City will amend the Zoning Code to:

- Make changes to Reasonable Accommodation ordinance (Article 19 of the Zoning Code) to remove application fee requirement, increase privacy protections, remove conditional use permit requirement, and remove provisions for Planning Commission approval.
- Modify the City’s Density Bonus ordinance (Article 22, Density Bonus/Affordable Housing Incentives) to provide a density bonus for new housing projects that include family-sized housing and services, and extremely low-income units
- Provide density bonus or other incentives for including universal design elements into new housing projects

Responsible Agency: Community Development Department

Timeframe: Within one year of Housing Element adoption

Objective: Updated Zoning Code

Action 7-5. Zoning Changes to Maintain RHNA Progress

The City will monitor its progress toward meeting its share of the regional housing need and modify the Zoning Ordinance as needed to maintain progress. The City will establish a developer working group and annually conduct outreach to developers to evaluate remaining regulatory constraints and develop specific methods and strategies to address and remove the identified constraints to facilitate production of affordable housing. These include:

- Height limits

- Minimum unit size requirements
- Ground-floor commercial requirement in mixed-use projects in the Downtown Specific Plan

If 50 percent of the units in each income category have not been permitted by the midpoint of the planning period (October 2025), the City will make changes to address constraints identified by the working group.

Responsible Agency: Community Development Department

Timeframe: Meet with developers and recommend changes to the Zoning Code annually after completion of the Annual Progress Report, and make changes by January 2026.

Objective: Facilitation of residential development sufficient to keep pace with City's share of RHNA

Program 8. Development Procedures

Action 8-1. Evaluation of Fees

The City will review planning and development fees to ensure planning and development fees are not constraining development, and develop strategies to address constraints. Annually, the City will conduct outreach to developers and analyze applications for development to determine the ratio of fees to overall project costs. The City will also evaluate impact fees consistent with state law.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Update Master Fee Schedule by 2023

Action 8-2. SB 35 and SB 330 Implementation

Establish a streamlined, ministerial review process for qualifying multi-family residential projects consistent with SB 35 and SB 330 (the Housing Crisis Act of 2019).

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create a checklist and written procedures for processing SB 35 and SB 330 applications

Action 8-3. Objective Design Standards

The Housing Accountability Act, SB 35, and SB 2162 require that the City review housing development projects based on objective standards. The City will review, revise, and develop citywide objective development standards related to the review of all residential and mixed-use residential developments. Review the standards for historic preservation and adopt objective standards for projects involving multifamily residential uses. Design standards will include measures to reduce residents' exposure to pollution.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Create an SB 35 checklist and written procedures for processing SB 35 applications; adopt Citywide Design Guidelines

Action 8-4. Staff Augmentation

Hire additional staff or on-call consultants to perform Building Plan Checks to reduce processing times.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Reduce average Plan Check times to less than one month

Action 8-5. Inter-Departmental Working Group

Form a working group to identify inter-departmental constraints to the review and processing of development permits. Use process improvements developed for the review and processing of ADUs as model process improvement.

Responsible Agency: Community Development Department

Timeframe: Working group shall meet quarterly; process improvements will be proposed annually with completion of the City's Annual Progress Report.

Objective: Facilitate development of housing sufficient to maintain progress with the City's RHNA

Program 9. Priority Water and Sewer Connections for Affordable Housing

Per Government Code Section 65589.7, the city is required to work with water and sewer services to adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. The City's Public Works Department currently hooks up water and sewer services to projects with a permit without any special priorities, requirements, or conditions for specific projects. To ensure compliance as well as incentivize low-income housing, the City will submit a cover memo and Housing Element to the local water and sewer provider to prioritize connections for qualified lower-income single-family and multifamily development.

Responsible Agency: Public Works Division

Timeframe: Submit memo within 30 days of adopting this Housing Element

Objective: Submit cover memo and Housing Element to local water and sewer providers

Provision of Adequate Housing Sites

A major element in meeting the housing needs of all segments of the community is the provision of adequate sites for all types, sizes, and prices of housing. The City's General Plan, Development Code and specific plans describe where housing may be built, thereby affecting the availability of land for residential development. Specific housing sites are identified in Appendix B.

Program 10. Identify Adequate Sites and Assist in the Development of Adequate Housing**Action 10-1. Lot Consolidation**

To facilitate the consolidation of small parcels smaller than one-half acre into larger development sites, the City will offer the following incentives:

- Assisting affordable housing developers in identifying opportunities for lot consolidation using the City's GIS system and property database
- Expedite processing for lot consolidations processed concurrently with planning entitlements

- Provide fee deferrals for lot consolidation until certificate of occupancy
- Publicizing the program on the City's website, at the Planning counter, and by notice to affordable housing providers

The City will provide information over the public counter and encourage pre-development meetings regarding consolidation incentives.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Application materials and information published to city's website.

Action 10-2. Residential Sites Inventory and Monitoring of No Net Loss

Consistent with the "No Net Loss" law (SB 166), develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory,
- Actual units constructed and income/affordability when parcels are developed, and
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Responsible Agency: Community Development Department

Timeframe: Annually

Objective: Maintain progress toward meeting the City's RHNA

Action 10-3. Brownfields Program

To encourage the redevelopment of land formerly used for commercial or industrial uses to residential or mixed-use development, the City will establish the following incentives:

- Pursue funding from the U.S. Environmental Protection Agency and the California Department of Toxic Substances Control to fund cleanup efforts on inventory sites.
- Improve notification about environmental assessment and brownfield recovery funds to aid developers in building housing on formerly contaminated sites.
- Establish a website listing resources and a City contact for more information.
- Meet with at least one established and bona fide developer per year to explore cleanup and redevelopment of sites in inventory.

Responsible Agency: Community Development Department

Timeframe: Submit first funding applications by the end of 2023 and on an ongoing basis as they come available; meet with developers annually

Objective: Apply for funding to fund cleanup of five sites within the planning period

Action 10-4. Promotion of City-Owned Sites

Consistent with the Surplus Land Act, the City will work with community partners, affordable housing developers, and business owners in the Downtown Specific Plan area to create a strategy for the development of City-owned parking lot sites in the Downtown Specific Plan area. Loss of parking on City-owned sites will be mitigated through strategies developed through implementation of Program 8, Zoning

Code Updates. The total capacity on these sites is 248 units. The City will require affordable housing consistent with the Surplus Land Act.

Responsible Agency: Community Development Department

Timeframe: 2025

Objective: Develop 248 housing units, with a minimum affordable housing component consistent with the Surplus Land Act

Action 10-5. Transit-Oriented Development Overlay District

Establish a Transit-Oriented Development (TOD) Overlay District for sites around the stations in or adjacent to Huntington Park along the planned West Santa Ana Branch Transit Corridor. The TOD Overlay is intended to facilitate the development of a compact mix of high-density residential, commercial, office, and light industrial uses in areas with a high potential for pedestrian activity, generally within one-half mile of existing and planned transit stations. Development standards will be sufficient to facilitate this type of development, similar to TOD areas in neighboring jurisdictions, and will include, but not be limited to:

- Density limitations of up to 70 units per acre and with a minimum density of 20 units per acre
- Height limits up to 65 feet
- Reduced parking standards
- Objective design and development standards
- Ministerial approval process for multifamily development, including single-room occupancy facilities (SROs)
- Allow emergency shelters by right

To comply with the requirements of Government Code section 65583.2, subdivisions (h) and (i), the program will:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval;
- accommodate a minimum of 16 units per site;
- require a minimum density of 20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
 - allow 100 percent residential use, and
 - require residential use occupy 50 percent of the total floor area of a mixed-use project.

Responsible Agency: Community Development Department

Timeframe: June 2023 Concurrent with adoption of the Housing Element

Objective: Establish a new TOD Overlay Zone and rezone 36 sites in the City's inventory

Action 10-6. Minimum Density

To ensure that sites in the Housing Element Sites Inventory develop at densities anticipated in the inventory, the City will establish minimum densities of at least 20 units per acre in the Downtown Specific Plan.

Responsible Agency: Community Development Department

Timeframe: December 2023

Objective: Facilitate the development of 910 units during the planning period

Action 10-7. Reuse of Sites with Existing Uses

To facilitate the redevelopment of sites in the Housing Element Sites Inventory with existing uses, the City will develop zoning standards and/or an Adaptive Reuse Ordinance. New regulations will provide incentives for transitioning structures and parcels originally developed for non-residential purposes to residential uses. Incentives will include, but not be limited to, flexible development standards, reduced parking standards, and reduced application review timeframes.

Responsible Agency: Community Development Department

Timeframe: 2024

Objective: Facilitate development of 2,668 units on non-vacant sites

Program 11. Density Bonus and Other Affordable Housing Incentives

Action 11-1. Promote Density Bonus Programs

The City will promote density bonus and other affordable housing program by providing brochures describing the program and its benefits and making them available at the counter and information desk in City Hall. City staff will provide housing developers with information about the density bonus program and other affordable housing incentives at the public counter, over the telephone, or during pre-application meetings. The City's Density Bonus ordinance and program will be updated per Action 7-1.

Responsible Agency: Community Development Department

Timeframe: Material complete and available by June 2023; ongoing promotion efforts

Objective: Materials available at City Hall and City staff trained and able to provide technical assistance

Action 11-2. Outreach to Developers

Meet with at least one established and bona fide developer annually to provide information on density bonus programs and other available incentives and promote sites in inventory for development.

Responsible Agency: Community Development Department

Timeframe: Annually

Objective: Meet with two developers annually

Action 11-3. Regional Affordable Housing Program Coordination

The Gateway Cities Council of Governments (COG) is developing a number of strategies to encourage, facilitate, and fund affordable housing throughout the region. The City will continue to participate in regional coordination and use tools produced by the Gateway Cities COG. These include:

- Feasibility study for subregional housing trust fund
- Subregional inclusionary housing strategy
- ADU resources, including a cost calculator and model ordinances
- SB 9 resources, including model ordinance

Responsible Agency: Community Development Department

Timeframe: Ongoing, as completed by Gateway Cities COG

Objective: Adoption of inclusionary housing ordinance and participation in subregional housing trust fund

Equal Housing Opportunities

To adequately meet the housing needs of all segments of the community, the City promotes housing opportunities for all persons regardless of race, religion, gender, family size, marital status, ancestry, national origin, color, age, or physical disability.

Program 12. Fair Housing

Action 12-1. Fair Housing Complaints

The City will continue to refer equal housing-related complaints to the Fair Housing Foundation, which acts as an independent third party to receive and address 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 community areas. Further marketing of the services available from Fair Housing will occur through informational pieces in the City-wide newsletter and information provided on the City's official website.

Responsible Agency: Community Development Department

Timeframe: Materials available on City's website by June 2023; ongoing outreach

Objective: Refer all complaints to the Fair Housing Foundation

Action 12-2. Housing Choice Voucher Program Promotion

The city will promote the Housing Choice Voucher (HCV) Program to tenants and landlords by posting flyers at the counter and around city hall, advertising in the city newsletter, and posting the information on the city website. Encourage landlord participation in the HCV program locally by conducting outreach and education to potential tenants and landlords/property management regarding the Fair Employment and Housing Act prohibition on housing discrimination based on source of income, including public subsidies.

Responsible Agency: Community Development Department

Timeframe: Materials available by October 2023; ongoing outreach

Objective: Refer 100 households to the HCV program. Hold at least one workshop targeting landlords and real estate professionals to encourage participation in the HCV program and educate them regarding the Fair Employment and Housing Act.

Program 13. Affirmatively Furthering Fair Housing and Increasing Access to Opportunity

Action 13-1. Protecting Existing Residents from Displacement

The City will evaluate and commit to adopting one of the following strategies to protect residents from displacement:

- Community benefit zoning: Offer incentives (e.g., a density bonus, expedited processing, or fee deferrals) if a project incorporates community benefits such as special needs housing (provide a minimum of 15 percent of units suitable for large families, persons with disabilities, veterans, people

transitioning out of homelessness, and/or seniors), public infrastructure improvements, public realm improvements, dedication of open space, relocation assistance beyond minimum requirements to displaced residents, or first-right-of-return to displaced residents.

- Vacant property ordinance that would require landowners to register vacant parcels or properties with vacant buildings and pay an annual monitoring fee.
- Replacement requirements in targeted growth areas such as specific plan areas, near transit stations and along transit corridors, and on sites identified to accommodate the housing needs of lower-income households.
- Tenant protections such as a tenant harassment ordinance, a just cause eviction ordinance, or tenant bill of rights.

The City will partner with three community organizations to conduct community workshops. The City will incorporate the results of community outreach into a feasibility analysis to be released publicly and presented to the City Council in a public study session. Based on Council direction, City staff will develop a workplan to adopt the Council's recommendations.

Responsible Agency: Community Development Department

Timeframe: Community workshops complete by December 2023; conduct feasibility analysis by June 2024; adopt new regulations by December 2025

Objective: Adopt local regulations to protect existing residents from displacement

Action 13-2. Homeless Services and Housing

To address the local and regional need for homeless services and housing, the City will administer programs and funding, including:

- The City of Huntington Park Police Department will provide support and participate in the Southeast Regional Mental Evaluation Team (SERMET), a successful mental health and homeless outreach partnership with the Los Angeles County Department of Mental Health. Concentrate outreach efforts in the Downtown Specific Plan area, along railroad rights-of-way, parks, and in the northwest part of the city.
- The City will seek new funding for the development and operation of emergency shelters, transitional housing, and permanent supportive housing, and emergency housing assistance. Potential new funding sources include Project Homekey, and the Continuum of Care program.
- Train SERMET team members to inform veterans of available Housing Authority of the County of Los Angeles veterans' housing programs, and provide SERMET team with printed materials to distribute.
- Together with SERMET, Los Angeles Homeless Services Authority (LAHSA), and service providers local to Southeast Los Angeles, conduct increased outreach to people experiencing homelessness within the City to ascertain needs and better tailor efforts to decrease homelessness within the City.

Action 7-1 includes provisions to streamline and facilitate the provision of housing for people experiencing homelessness, including emergency shelters, low-barrier navigation centers, and transitional and supportive housing.

Responsible Agency: City of Huntington Park Police Department (HPPD) and Community Development Department

Timeframe: Apply for funding annually or as available. Provide SERMET members with training and materials by December 2024. Develop and implement outreach plan by June 2024.

Objective: Establish and preserve 86 housing units or shelter beds

Action 13-3. Special Needs Housing

Pursue and prioritize funding for resources to assist and housing for special needs populations, including extremely low-income households, female-headed households, and seniors and people with disabilities. Specific actions include the following actions:

- Prioritize CDBG funding for after-school programs, child care, youth services, and other programs to increase housing opportunities for female-headed and single-parent households. (See also Action 7-4, Zoning Changes to Address Affirmatively Furthering Fair Housing Issues.)
- Eliminate the requirement for a Conditional Use Permit for SROs and approve SROs through a Development Permit process eliminate the current requirement for a Conditional Use Permit and approve SROs through a Development Permit process, modify subjective standards that do not apply to other multifamily development types, remove the prohibition on the conversion of existing hotels, motels, or apartments to SROs, and evaluate the cap on SRO units citywide.
- Update the City's Density Bonus Ordinance to provide greater incentives for projects that include units affordable to extremely low-income households. Further updates to the Density Bonus Ordinance are outlined in Action 7-4. The City may also update any funding policies to prioritize funding for projects that include units for extremely low-income households.

Housing Choice Vouchers provide an important source of funding for rent subsidies for extremely low-income households. Actions 2-3 and 12-2 support the Los Angeles County Development Authority (LACDA)'s Housing Choice Voucher program by publicizing the program and encouraging large and small landlords to participate in the program.

Responsible Agency: Community Development Department

Timeframe: 2023

Objective: Support 1,000 extremely low-income households through the provision of housing or services.

Action 13-4. Placemaking

Implement a community development placemaking program for the city's lowest-resource areas. The placemaking program will be created with community involvement from a diverse social and economic spectrum, focused on:

- Wayfinding
- Active transportation opportunities
- Cultural identity and diversity
- Recreation and community programming
- Identifying and actively pursuing economic development opportunities, training, and programs that empower local residents
- Neighborhood-serving needs and opportunities

These efforts may be completed as standalone effort or may be incorporated into the updated General Plan Land Use Element (see Action 14-1).

Responsible Agency: Community Development Department

Timeframe: 2026

Objective: Increase resource levels in lowest-resource census tracts by 2028

Action 13-5. Tenants' Rights Information

The City will partner with fair housing organizations to ensure that information about the California Tenant Protection Act of 2019 (AB 1482). Develop print and online educational materials and make materials available at City facilities and on the City's website.

Responsible Agency: Community Development Department

Timeframe: October 2023

Objective: Disseminate information to community and fair housing organizations

Action 13-6. Relocation Assistance and Replacement Housing

The City will adopt a relocation and replacement housing plan consistent with the Tenant Protection Act of 2019 (AB 1482), California Density Bonus Law (Government Code Section 65915), and the Housing Crisis Act of 2019 (SB 330).

SB 330 (effective January 1, 2020, until January 1, 2025) requires developers demolishing housing to replace statutorily defined "protected units" (any units that were restricted affordable or rent-controlled units within the past five years, units that were rented by a tenant who was low income for any of the previous five years, or units that were removed from the market per the Ellis Act in the previous ten years) and comply with specified requirements, including the provision of relocation assistance and a right of first refusal in the new housing to displaced occupants.

With the passage of AB 1482 (effective January 1, 2020, until January 1, 2030), residential tenants are provided statewide rent control. Any housing units covered under AB 1482 statewide rent control are therefore also subject to replacement requirements in SB 330.

Density Bonus Law requires replacement housing "if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households" (Government Code Section 65915 (c)(3)(A)).

As permits are requested for the demolition of housing, the City will obtain information related to the following and require replacement consistent with all applicable state laws:

- The number of existing residential units proposed to be demolished or converted; and
- The number of these residential units by bedroom size occupied which meet the criteria established by state law, described above.

Responsible Agency: Community Development Department

Timeframe: October 2023

Objective: Adopt a relocation and replacement housing plan

Action 13-7. Small Business Support

To support small businesses and prevent displacement of those businesses due to conversion of land uses from commercial to mixed-use or residential, the City will continue to encourage and support efforts to assist locally owned businesses to remain in Huntington Park. Working with nonprofit agencies, the City will outreach to small businesses and conduct needs assessments for a select number of businesses. The City will also continue to coordinate with the Chamber of Commerce to conduct outreach to local businesses and help them access capital (e.g., the California Rebuilding Fund, Loan Guarantee Program, Disaster Relief Loan Guarantee Program, California Capital Access Program).

Responsible Agency: Community Development Department

Timeframe: Ongoing, renewing funding for small business support program annually

Objective: During the planning period, outreach to 100 small businesses, and conduct 10 business needs assessments

Program 14. Comprehensive Planning Updates

Action 14-1. General Plan Update

The City will update elements of the General Plan including but not limited to Land Use, Circulation, Public Facilities, and Open Space that were not in progress at the time of the 6th Cycle Housing Element Update. The General Plan update will comply with new state laws and provide more clarity for developers and property owners. The Land Use Element will be updated to include growth projections consistent with this Housing Element. The Public Facilities Element will establish a comprehensive plan for ensuring adequate water and wastewater capacity to accommodate the 2,500 housing units anticipated in this Housing Element, and will include a funding strategy for increasing capacity, bolstering conservation measures, and improving water recycling infrastructure.

Responsible Agency: Community Development Department

Timeframe: 2026

Objective: Updated General Plan

Action 14-2. Safety Element Update

Adopt an updated General Plan Safety Element in accordance with Government Code Section 65302(g)(2).

Responsible Agency: Community Development Department

Timeframe: June 2023

Objective: Adopted Safety Element

Action 14-3. Open Space Planning

Pursue funding for and develop an urban greening plan to increase access to open space throughout the City. Complete updates to the City's General Plan Land Use and Public Facilities elements to update population projections and parks ratio. Adjust the open space requirements in the City's residential development standards to reduce barriers to building housing while still ensuring equitable access to greenspace throughout the city.

Responsible Agency: Community Development Department

Timeframe: End of 2025

Objective: Adopt Citywide comprehensive open space plan

Action 14-4. Active Transportation Planning

Conduct outreach and a feasibility analysis for a comprehensive citywide bicycle and pedestrian plan. Use regional resources such as the Gateway Cities Council of Governments Strategic Transportation Plan and other Gateway Cities regional coordinating and funding efforts. Planning efforts may include, but are not limited to, updating the General Plan Circulation Element or adopting a bicycle and pedestrian master plan. Present results of feasibility analysis at a public study session.

Responsible Agency: Community Development Department

Timeframe: 2027

Objective: Complete a feasibility analysis, study session, and work plan for planning effort

Quantified Objectives for 6th Cycle

The City of Huntington Park has established the following quantified housing objectives for the 2021-2029 Housing Element:

**Table VI-1
Quantified Housing Objectives**

TYPE OF CONSTRUCTION	INCOME CATEGORY					
	EXTREMELY LOW	VERY LOW	LOW	MOD	ABOVE MOD	TOTAL
New Construction	240	240	324	392	1,304	2,500
Preservation (Code Enforcement of Substandard Housing)	80	80	80	80	80	400
Conservation (At-Risk Housing)	0	0	162	0	0	162

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