



November 11, 2021

**Attention: State Department of Housing and Community Development**

Via email to: [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov)

And USPS to:

State Department of Housing and Community Development

c/o Land Use and Planning Unit

2020 W. El Camino Ave, Suite 500

Sacramento, CA 95833

**Reference: City of Maywood Draft Sixth Cycle Housing Element**

On behalf of the City of Maywood, we are submitting the Draft Sixth Cycle Housing Element for HCD review and comment.

Regards,

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Attachment: City of Maywood, Draft 6th Cycle Housing Element  
c. Steve Fowler, City of Maywood Director of Building and Planning

**Comm *UNITY***  
**General Plan Update**  
*una visión compartida para Maywood*

**DRAFT**

**Sixth Cycle (2021 - 2029)**  
**HOUSING ELEMENT**



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## 1.0 INTRODUCTION

Housing is the foundation of our communities. Without a safe, affordable, and inclusive housing base, communities cannot thrive. Maywood was incorporated in 1924 and its development patterns were well-established before World War II. Though the City is densely developed, with more than 26,000 residents in approximately one square mile, providing decent and affordable housing opportunities remains an important priority. Maywood’s population and number of housing units has remained relatively stable over the past several decades.

Maywood is a Latino-majority city and home to many immigrants. Homeownership rates are low; nearly three-quarters of Maywood householders are renters. For many, the cost of housing is unaffordable. Maywood suffers from significant overcrowding and many single-family homes have accessory units. At times, the City has struggled to keep up with permitting requirements for accessory dwelling units. There are concerns about parking and overcrowding. The City is working to provide adequate housing to meet demand while balancing residents’ concerns and quality of life.

***“The availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order” (Gov. § Code 65580).***

As California implements new housing laws seeking to increase density, provide more affordable housing opportunities, and increase overall housing supply, Maywood’s housing and land use patterns are consistent with this future vision for California. A windshield analysis conducted in August 2021 found that more than 40% of parcels in Maywood’s residential neighborhoods had accessory dwelling units. The City has proactively increased allowable density and provided for affordable housing development in a new zoning overlay district adopted in 2019.

### 1.1 CHALLENGES

Housing will remain a priority, and challenge, in the City of Maywood. Over the next eight years, the City will face a number of challenges:

- **Land Availability:** There is a very limited amount of land available for new housing development. Maywood is nearly built-out under current zoning, so any new housing construction will be redevelopment or infill development.
- **Housing Costs:** Since 2014, housing values have increased significantly (approximately 30%). The largest increase occurred between 2017 and 2018. In typical economic

conditions, increasing housing values provide home and property owners with financial resources they can use to improve their properties. Atypical conditions can have both short- and long-term impacts on regional housing values and the long-term impacts of the COVID-19 pandemic have yet to be seen.

- High Proportion of Renters: Nearly three-quarters of Maywood’s housing is renter-occupied. Landlords, particularly absentee landlords, may have less incentive than owner-occupants to make improvements to the property and housing
- Overcrowding: The average household size in Maywood is 4.17 according to California Department of Finance (DOF) 2021 data. Nearly half of Maywood’s households are estimated to be overcrowded (more than one person per room) or severely overcrowded (1.5 or more persons per room) (2014-2018 American Community Survey (ACS) 5-Year Estimates). Maywood reportedly has a significant undocumented population, which is a regional problem. *The Central 710 FWY Corridor: An Asset Based Analysis Study* (prepared for The California Community Foundation and the Pat Brown Institute for Public Affairs at California State University, Los Angeles) found that the area, including Maywood, has some of the highest rates of overcrowding in the nation.
- Population Density: With more than 477 residents per square mile, Maywood is among the densest communities in California. Its approximately 27,904 residents live in 1.14 square miles (CA DOF E-5 Population and Housing Unit Estimates, January 2021). New housing development required to meet Maywood’s share of regional housing needs outlined in the Regional Housing Needs Assessment (RHNA) will likely increase this density.
- Unpermitted Units: Maywood’s density is exacerbated in some neighborhoods by unpermitted garage conversions and accessory dwelling units (ADUs). As the City implements its ADU Ordinance, it will need to continue tracking down and bringing these unpermitted units into code compliance.
- Parking: Many of Maywood’s residents are tradespeople who drive pickup trucks and other large vehicles. This has led to complaints of insufficient parking on some residential streets. This parking issue has been exacerbated by increased residential overcrowding and garage conversions eliminating off-street parking availability.

The 2010s were tumultuous years for Maywood. During this time, many city functions were outsourced to contract employees and public corruption cases resulted in significant turnover in elected officials and city staff. Despite those difficulties, Maywood is excited for the future and has a new slate of elected officials working to update and implement the City’s General Plan. A new Director of Building and Planning was hired in early 2021 and is actively streamlining

administrative practices, organizing data and information, and improving transparency and community engagement.

## **1.2 STATUTORY AUTHORITY**

This Sixth Cycle Housing Element is part of the City of Maywood’s General Plan. The State of California requires that all its local governments prepare housing elements to address current and future housing needs (Government Code Section 65583). This includes identifying policies and strategies to conserve, rehabilitate, and provide additional housing. The California Department of Housing and Community Development (HCD) reviews and certifies local housing elements and ensures that the State’s housing laws are being implemented at the local level.

The previous (Fifth Cycle) housing element covered the eight-year period between October 15, 2013 through October 15, 2021. It was prepared primarily in 2013-2014 and was returned by the HCD for changes. Changes prepared in 2019 were submitted to HDC, which certified the housing plan, and the Fifth Cycle Housing Element was formally adopted by the City of Maywood on January 29, 2020.

This Sixth Cycle Housing Element will set housing policy in Maywood from October 15, 2021 through October 15, 2029.

## **1.3 SCOPE AND CONTENT**

The California State housing element must address the following:

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

Providing new housing in Maywood will continue to be a collaborative effort between the City, other governmental partners, and the private sector. A key priority of this housing element is to ensure that the City of Maywood General Plan and Zoning Ordinance can more readily accommodate opportunities for new residential development for households at all income levels.

The housing element also incorporates the revised Regional Housing Needs Assessment (RHNA) formulated by the Southern California Association of Governments (SCAG) and outlines how the City plans to accommodate future housing demand identified for Maywood’s RHNA.

The RHNA developed in 2021 directs an additional 365 units of housing to be accommodated in the current Sixth Cycle (2021 – 2029) planning cycle. In addition to identifying the ways that Maywood will accommodate the RHNA, it updates the data and housing needs used to evaluate and create Maywood’s housing policies for the coming years. The Sixth Cycle Housing Element includes the following sections:

- Introduction: an overview of the Sixth Cycle Housing Element and statutory authority
- Profile and Housing Needs Report: summary of Maywood’s characteristics including demographic, socioeconomic, housing and employment, and special populations needs
- Housing Plan: citywide goals, policies, and programs to promote new housing development to meet Maywood’s RHNA and maintain existing housing

## **1.4 RELATIONSHIP TO THE MAYWOOD GENERAL PLAN**

General plans must be internally consistent; that is, policies and programs identified in this housing plan must be reflected in other general plan elements. This means that the housing element updates must be consistent with other general plan elements, including the land use element and diagrams. The land use element is particularly intertwined with the housing element and its implementation. Likewise, the policies contained in other general plan elements will have direct impact on many factors affecting quality of life for Maywood residents, including open space availability and quality, the protection of natural and cultural resources, noise levels in residential neighborhoods, disaster preparedness programs and policies that ensure residents’ safety, and the City’s ability to respond to and mitigate the impacts of climate change.

When updating the Housing Element, cities must also update their Land Use and Circulation Elements. Since Maywood’s last General Plan, the State of California updated its requirements for the Safety Element and introduced a new Environmental Justice Element. These requirements must be met when a community updates three of its General Plan Elements. In the coming months, Maywood will develop revised Land Use, Circulation, and Safety Elements as well as a new Environmental Justice element.

Integrating general plan goals and policies through the housing element and each update may improve efficiency by ensuring consistency. Additionally, incorporating a holistic view of the general plan will allow the housing element to complement other elements in addressing multi-faceted challenges such as climate change mitigation and adaptation and ensuring environmental justice populations are protected. This integrated approach also helps communities achieve local goals, such as promoting infill development, transit-oriented development, and providing healthy, safe, and equitable neighborhoods

## 1.5 CITY OVERVIEW

The City of Maywood is centrally located in the urbanized area of Los Angeles County, approximately eight miles southeast of Downtown Los Angeles. Maywood is south of an industrial district that includes Los Angeles’s Boyle Heights neighborhood as well as industrial areas located in Vernon and Commerce. Maywood and other communities to the south, east, and west of Los Angeles have traditionally served as residential communities for those working in the nearby industrial areas. Maywood is surrounded by Vernon to the north, Commerce to the east, Bell to the South, and Huntington Park to the west.

Maywood is predominantly residential, with commercial areas extending along the two major arterials: Atlantic Boulevard and Slauson Avenue. There are small industrial areas located at the northwest corner and easternmost reaches of the city.

*Maps on the following pages show Maywood’s regional location and a city map of Maywood.*

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**Figure 1: Regional Location**

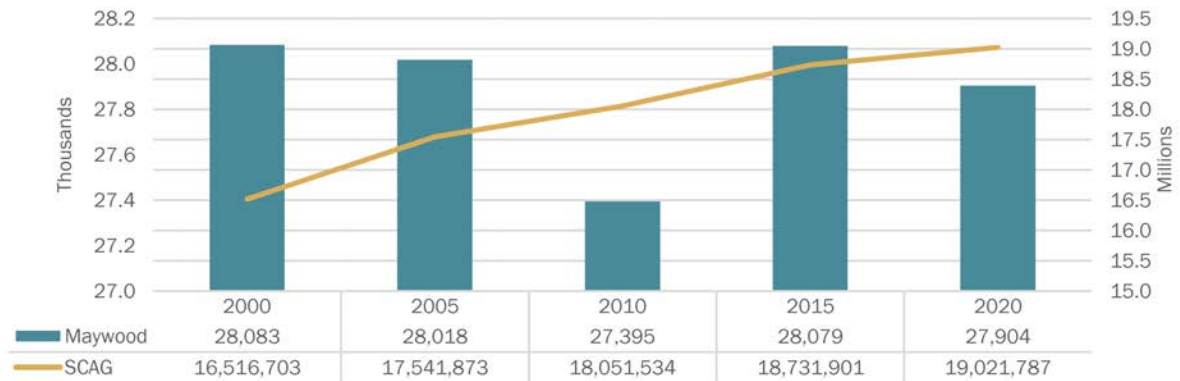


**Figure 2: City of Maywood**

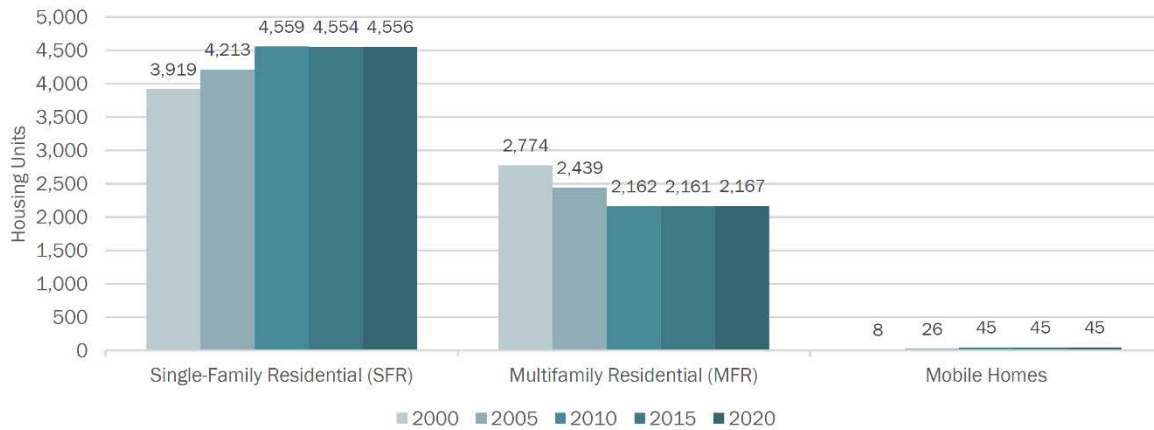
CITY OF MAYWOOD - 6TH CYCLE 2021-2029 HOUSING ELEMENT –REVIEW DRAFT



Figure 3: Maywood Population 2000 – 2020 (SCAG Pre-Certified Local Housing Data)



**Figure 4: Maywood Housing Types 2000 – 2020 (SCAG Pre-Certified Local Housing Data)**



## 1.6 PUBLIC PARTICIPATION

The Sixth Cycle Housing Element will be adopted in Fall 2021. The goals, programs and policies identified during public outreach for the Fifth Cycle Housing Element and Amendment have been carried forward based on input received during outreach for the Sixth Cycle Housing Element update. The public participation process around housing completed as part of this General Plan update included an interactive website, presentations to City Council, outreach at local events, a public meeting, and an opportunity for public comment on the draft housing element.

The city used its social media channels, particularly its popular Facebook page, to advertise and share information about the General Plan Update. Additionally, an online engagement platform specifically about the General Plan was created:

<https://maywoodgeneralplan.mysocialpinpoint.com/community>.

Following Department of Housing and Community Development (HCD) review, a public approval process will be initiated. This process will include a public review of the Draft Housing Element, public hearings at the Planning Commission and City Council, and final adoption.

A draft of the Housing Element was sent to HCD for review in XX 2021. On XX, 2021 HDC issued a comment letter stating the following: **insert when review letter comes.**

. When a community updates its Housing element, they must also update their Land Use and Circulation Elements. Since Maywood adopted its last General Plan in 200x, the State of California has updated its requirements for the Safety Element and introduced a new Environmental Justice Element. These changes are triggered when a community updates three

of its General Plan Elements. Since Maywood is updating the Housing, Land Use, and Circulation Elements, it is required to also create an Environmental Justice Element and incorporate the new requirements into its Safety Element.

## 2.0 PROFILE REPORT

This section provides an overview of Maywood’s demographic, housing, and socioeconomic characteristics and related housing needs. This section is divided into the following segments:

- Population Characteristics
- Housing Characteristics
- Household Characteristics
- Socioeconomic Characteristics
- Special Needs Groups
- Housing Constraints

Data and information presented in this analysis is drawn primarily from the Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data (updated April 2021). The SCAG Pre-Certified Data is compiled using a variety of sources including the State of California Department of Finance (DOF), State Employment Development Department (EDD), and American Community Survey (ACS). To supplement the SCAG Pre-Certified Data, additional information was drawn from the most recent ACS data release. The United States Census Bureau conducts a decennial census, which was completed in 2020. However, the results of this census were not yet available when this Housing Element update was completed, so ACS data has been used. The Census Bureau surveys the population annually and provides estimates for demographic, social, and economic data. The most recent five-year ACS data covers the period between 2015 and 2019. The DOF provides population and housing estimates for California cities and counties annually. The DOF and Census Bureau data sometimes differ because of how the data are derived for each dataset. The DOF data provides useful and generally accurate population and housing estimates. The most recent DOF estimates were completed as of January 1, 2021. The EDD and SCAG provided other data used throughout this analysis. SCAG data is based on governmental sources.

## 2.1 POPULATION CHARACTERISTICS

### 2.1.1 Population Growth Trends

Maywood’s population has remained relatively stable over the past decade. By 1970, the City was considered built-out and had a population of approximately 17,000 residents. Since then, the population has increased nearly sixty percent to 27,900 residents in 2020. Much of this growth occurred in the 1980s and 1990s. Since then, growth has slowed considerably. Maywood recorded its highest population, 28,090, in 2000.

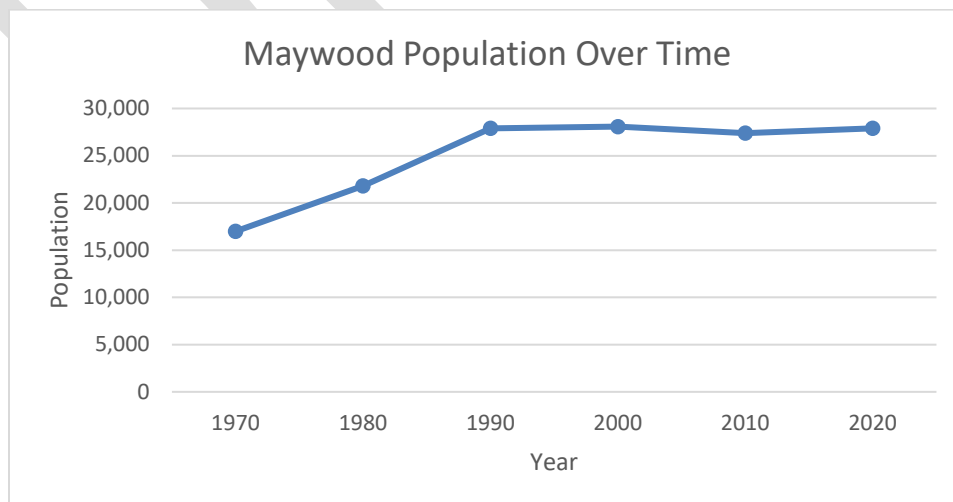
According to the Southern California Association of Governments (SCAG) Pre-Certified Local Housing Data, there were 27,904 residents living in Maywood on January 1, 2020. Table 1 shows the City’s population growth since 1970. Figure 1 illustrates these trends.

**Table 1: Maywood Population 1970 – 2020 (US Census Bureau and SCAG Pre-Certified Local Housing Data)**

Year	Population	Change (number)	Change (percent)
1970 <sup>1</sup>	16,996		
1980 <sup>1</sup>	21,810	4,814	28.3%
1990 <sup>1</sup>	27,893	6,083	27.9%
2000 <sup>1,2</sup>	28,083	190	0.7%
2010 <sup>1,2</sup>	27,395	-688	-2.5%
2020 <sup>2</sup>	27,904	509	1.7%

Source: <sup>1</sup>US Census Bureau, <sup>2</sup>SCAG Pre-Certified Local Housing Data

**Figure 5: Maywood Population 1970 – 2020 (Census Bureau)**



Based on the SCAG Pre-Certified Local Housing Data, Maywood had a 0% growth rate between 2000 and 2020, which is slightly slower than the growth rate for the SCAG region as a whole (0.7%).

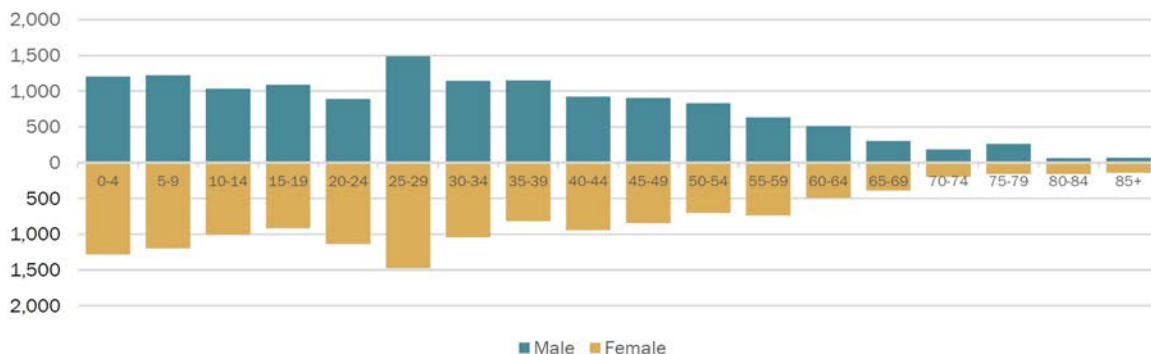
### 2.1.2 Age and Sex

Maywood’s population is almost evenly split between men and women; the community is 50.5% male and 49.5% female and it is a young population of working age people and their children. The population skews younger than the SCAG region; nearly 30% of the population is under 18, compared to 23% in the SCAG region as a whole, and the largest age cohort in Maywood is 25-29. Residents aged 65 and older comprise only 7% of the City’s population, which is lower than in the SCAG region, where 13% of the population is 65 and older.

**Table 2: Maywood Population By Age (2019 ACS 5-Year Estimates)**

Age	Number of Residents	Percent of Residents
<b>Under 5</b>	2,308	8.4%
<b>5 - 9 Years</b>	2,053	7.5%
<b>10 - 14 Years</b>	2,203	8.1%
<b>15 - 19 Years</b>	2,061	7.5%
<b>20 - 24 Years</b>	2,226	8.1%
<b>25 - 29 Years</b>	2,771	10.1%
<b>30 - 34 Years</b>	1,906	7.0%
<b>35 - 39 Years</b>	1,690	6.2%
<b>40 - 44 Years</b>	1,863	6.8%
<b>45 - 49 Years</b>	1,897	6.9%
<b>50 - 55 Years</b>	1,684	6.2%
<b>55 - 59 Years</b>	1,331	4.9%
<b>60 - 64 Years</b>	1,051	3.8%
<b>65 - 69 Years</b>	751	2.7%
<b>70 - 74 Years</b>	549	2.0%
<b>75 - 79 Years</b>	549	2.0%
<b>80 - 84 Years</b>	197	0.7%
<b>85 and Older</b>	242	0.9%
<b>Total (2019)</b>	<b>27,332</b>	<b>100%</b>

**Figure 6: Maywood Population By Age and Sex (SCAG Pre-Certified Local Housing Data)**



### 2.1.3 Race, Ethnicity, Citizenship, and Language Spoken at Home

Maywood’s population is predominantly Hispanic; more than 98% of residents identify as Hispanic or Latino. The vast majority (84.7%) are of Mexican origin. Most residents (73.8%) identify as white and 24.5% identify as Some Other Race, which is often a category chosen by Latinos who identify as mixed race. Slightly more than half (53.0%) of Maywood’s population was born in the United States. Of the population not born in the United States, only 32.9% are naturalized citizens. While 6.2% of the population five years and older speak only English at home; 93.8% speak Spanish at home. Of the population that does not speak English at home, 46.3% speak English less than “very well.”

**Table 3: Maywood Population By Race (2019 ACS 5-Year Estimates)**

Race	Number of Residents	Percent of Residents
White Alone	20,162	73.8%
Black or African American Alone	241	0.9%
American Indian and Alaska Native Alone	47	0.2%
Asian Alone	73	0.3%
Native Hawaiian and Other Pacific Islander Alone	0	0%
Some Other Race	6,689	24.5%
Two or More Races	120	0.4%
<b>Total</b>	<b>27,332</b>	<b>100%</b>

**Table 4: Maywood Hispanic and Latino Population (2019 ACS 5-Year Estimates)**

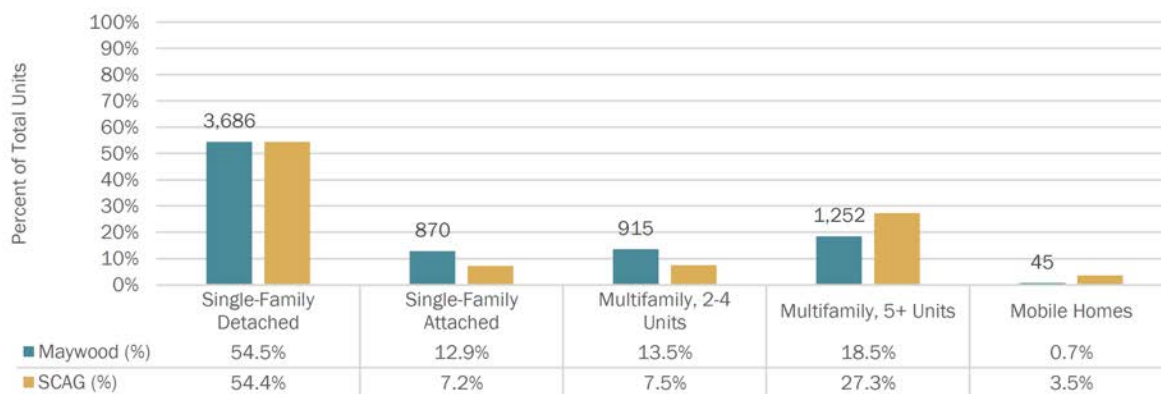
	Number of Residents	Percent of Residents
<b>Hispanic or Latino</b>	26,883	98.4%
<b>Not Hispanic or Latino</b>	440	1.6%
<b>Total</b>	27,332	100%

## 2.2 HOUSING CHARACTERISTICS

### 2.2.1 Housing Types

Maywood has 6,768 housing units, of which 3,686 or 54.5% are single-family detached houses. This is comparable to the SCAG region, where 54.4% of housing are single-family detached houses. However, an additional 870 units in Maywood are attached single family units, resulting in a total single-family percentage of 67.3%. This is slightly higher than the SCAG region where 61.7% of the housing is single-family units. However, many nominally single-family properties in Maywood also have accessory units.

**Figure 7: Housing Type (SCAG Pre-Certified Local Housing Data)**



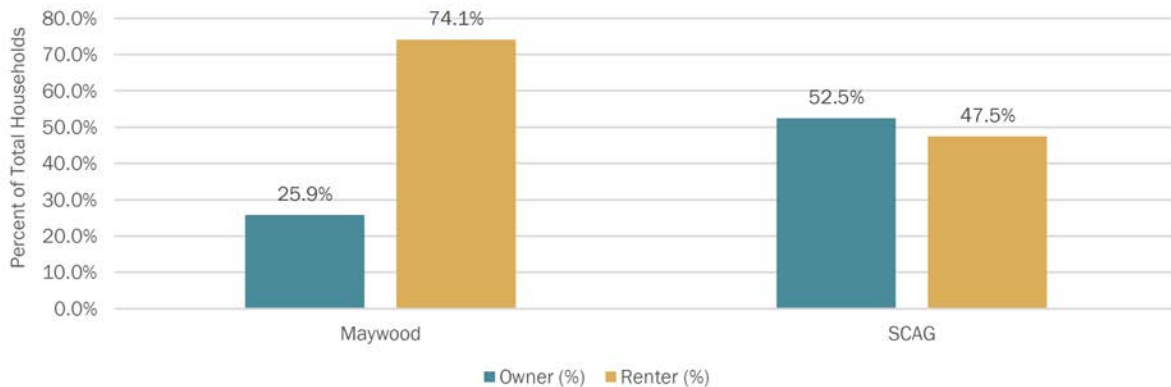
CA DOF E-5 Population and Housing Unit Estimates

Over the past twenty years, more single-family units have been constructed in Maywood than multi-family units. Single-family units increased by 637 and multi-family units decreased by 607. An additional 37 mobile units were created over the same two decades.

### 2.2.2 Housing Tenure and Vacancies

Housing stability and security can depend heavily on housing tenure. Nearly three-quarters of Maywood residents are renters, which reduces housing security. Of the City’s approximately 6,700 housing units, only 1,731 or 26% are owner-occupied. In the SCAG region, housing tenure is more evenly divided between renters and homeowners. In communities like Maywood, absentee owners tend to be small landlords, often former residents who move to another city and keep their Maywood house as a rental property.

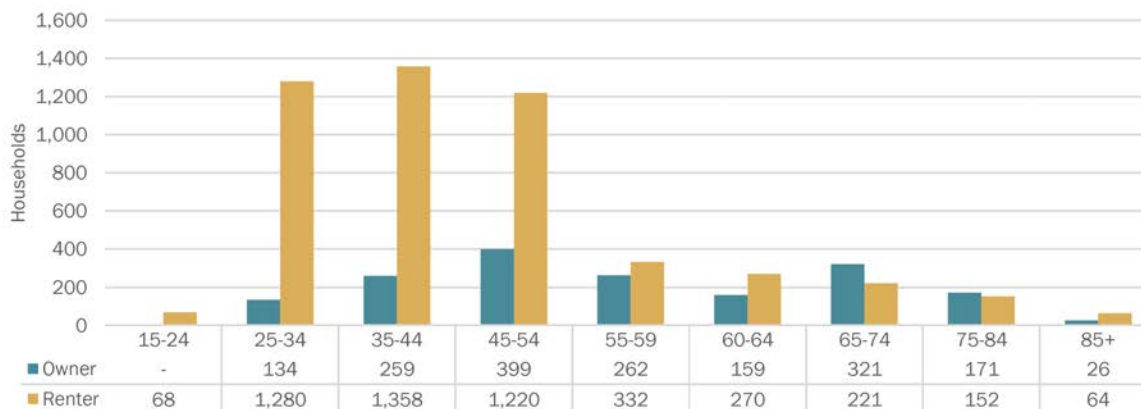
**Figure 8: Housing Tenure in Maywood and the SCAG Region (SCAG Pre-Certified Local Housing Data)**



*American Community Survey 2014-2018 5-year estimates.*

Though more residents in Maywood rent than in other communities, the distribution of housing tenure by age is consistent with typical trends. The older the householder, the more likely they are to own their unit. However, the age at which householders become homeowners appears to be higher in Maywood than in many other places. In Maywood, the only age groups more likely to own their homes than rent are householders ages 65-84. Householders under 54 are significantly more likely to rent than own (83% of these households are renters).

**Figure 9: Housing Tenure by Age (SCAG Pre-Certified Local Housing Data)**



*American Community Survey 2014-2018 5-year estimates.*

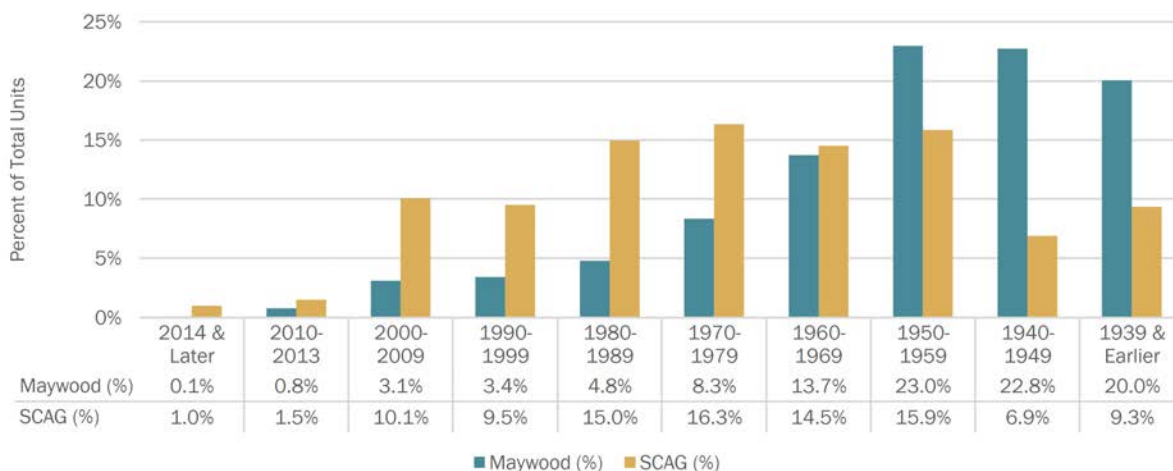
Though homeownership rates in Maywood are significantly lower than in the SCAG region, the length of time Maywood residents have lived in their current units is comparable to the region as a whole. More Maywood residents moved into their current residence between 2010 and 2014 (36.2%) than during any other time period. More SCAG residents (31.9%) moved to their current residence during the same time period. In both Maywood and the region, the second-highest percentage of residents (26.1% in Maywood and 27.9% in the region) moved to their current residence between 2000 – 2009. This indicates that housing in Maywood is relatively stable and most households remain in the same unit for many years.

Maywood also has a relatively low housing vacancy rate. Based on the 2015 – 2019 ACS 5-Year Estimates, only 141 of Maywood’s 6,836 units were vacant. This is a vacancy rate of 2.0%. In Los Angeles County, the vacancy rate is three times higher at 6%.

### 2.2.3 Age of Unit and Housing Condition

Most housing units (65.8%) in Maywood were constructed prior to 1959. The biggest construction booms were in the 1940s and 1950s, when 45.8% of Maywood’s housing was constructed. In the SCAG region, more housing units were built during the 1970s than any other period. Less than one percent (0.9%) of Maywood’s housing has been constructed since 2010, with only 0.1% constructed since 2014.

**Figure 10: Housing Units by Year Structure Built (SCAG Pre-Certified Local Housing Data)**



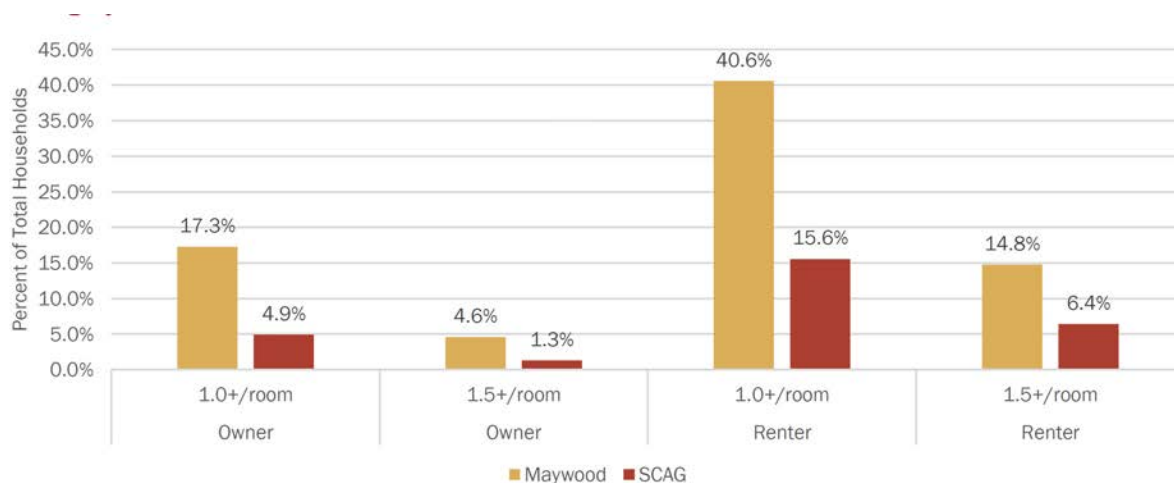
American Community Survey 2014-2018 5-year estimates.

The ACS also provides information about substandard housing. In Maywood, the vast majority of housing is not considered substandard, but 112 units lack telephone services and 74 units lack complete kitchen facilities. No units are lacking plumbing facilities.

### 2.2.4 Overcrowding

The ACS defines overcrowding as more than one occupant per room and severe overcrowding as more than 1.5 occupants per room. By this definition, 40.6% of Maywood’s renter-occupied households and 17.3% of owner-occupied households are overcrowded. An additional 14.8% of renter-occupied households and 4.6% owner-occupied households are severely overcrowded. This means that over 55% of Maywood renters live in overcrowded or severely overcrowded housing, significantly more than in the SCAG region. Regionally, only 22% of renter-occupied housing is overcrowded or severely overcrowded and 6.2% of owner-occupied housing is overcrowded or severely overcrowded. Maywood’s overcrowding is likely related to the number of young, low-income and immigrant families that call Maywood home.

**Figure 11: Crowding by Extent and Tenure (SCAG Pre-Certified Local Housing Data)**



*American Community Survey 2014-2018 5-year estimates.*

## 2.3 HOUSEHOLD CHARACTERISTICS

### 2.3.1 Household Type and Size

Most Maywood residents (99.5%) live in households; 84.3% of households are family households. Of the 5,645 family households in Maywood more than half (53.4%) are married-couple families; 27.6% of married-couple households have their own children under 18. Only approximately 10% of Maywood’s households are single-person households. Nearly a quarter of Maywood households (23.2%) are female headed households without a spouse or partner present. More than half (54.6%) of households have at least one person under the age of 18 and 23.7% have at least one person age 65 and older. The average household size is 4.06 individuals and the average family size is 4.37 individuals.

**Table 5: Maywood Households by Type (2019 ACS 5-Year Estimates)**

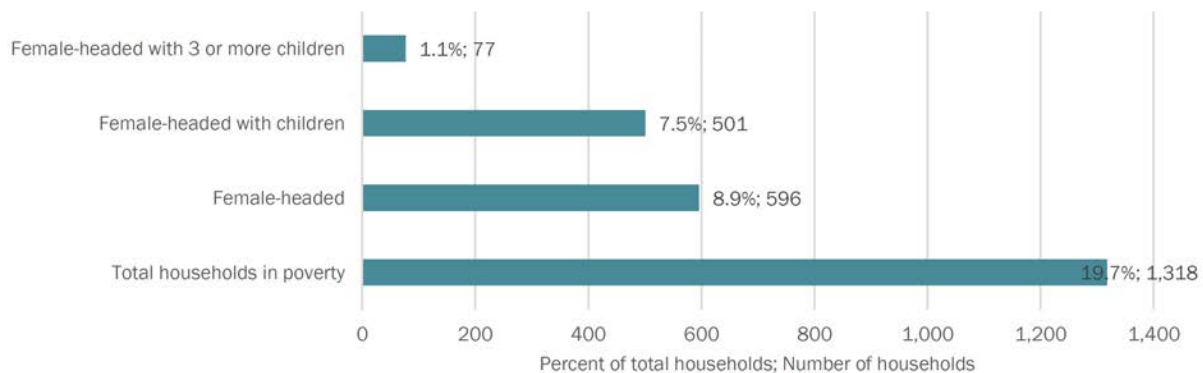
	Number of Households	Percent of Households
<b>Family Households</b>	5,645	84.3%
<b>Nonfamily Households</b>	1,050	15.7%
<b>Married-Couple Families</b>	3,576	53.4%
<b>Cohabiting Couple Household</b>	782	11.7%
<b>Male Householder, no spouse/partner present</b>	786	11.7%
<b>Female Householder, no spouse/partner present</b>	1,551	23.2%
<b>Households with Children Under 18</b>	3,657	54.6%
<b>Households with Seniors 65 and Older</b>	1,589	23.7%
<b>Male Householder Living Alone</b>	287	4.3%
<b>Female Householder Living Alone</b>	427	6.4%
<b>Total Households</b>	<b>6,695</b>	<b>100%</b>

### 2.3.2 Households by Poverty Status

Nearly twenty percent (19.7%) of Maywood’s households are experiencing poverty. This is more than double the household poverty rate in the SCAG region; regionally, only 7.9% of households experience poverty. Nearly half of Maywood households living under the poverty level are female headed households and female-headed households with children account for 38% of Maywood households living in poverty.

In addition to female headed households, many senior households are experiencing poverty. Nearly 80% of Maywood’s elderly families earn less than 50% of the Housing and Urban Development Area Median Family Income (HAMFI). This is significantly higher than in the SCAG region, where 30.9% of senior families make less than 50% of HAMFI. Many of Maywood’s senior families are living in extreme poverty, 57.7% earn less than 30% of HAMFI. In the SCAG region, 24.2% of senior families make less than 30% of HAMFI.

**Figure 12: Households by Poverty Status (SCAG Pre-Certified Local Housing Data)**



American Community Survey 2014-2018 5-year estimates.

**Table 6: Elderly Households by Income and Tenure (SCAG Pre-Certified Local Housing Data)**

		Owner	Renter	Total	Percent of Total Elderly Households:
Income category, relative to surrounding area:	< 30% HAMFI	75	320	395	57.7%
	30-50% HAMFI	60	90	150	21.9%
	50-80% HAMFI	45	24	69	10.1%
	80-100% HAMFI	0	35	35	5.1%
	> 100% HAMFI	10	25	35	5.1%
<b>TOTAL</b>		<b>190</b>	<b>494</b>	<b>684</b>	

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

## 2.4 SPECIAL NEEDS GROUPS

California state housing laws identify a number of “special needs” populations: farmworkers, large families, female headed households, people experiencing homelessness, people with physical or mental disabilities, and seniors.

### 2.4.1 Farm Worker Housing

Farmworkers are essential to the region’s economy and food. Maywood is home to a very small share of the region’s farmworkers. Nonetheless, housing them is a unique concern and importance in the SCAG region. In Maywood, 84 workers (0.68% of employees) are employed in

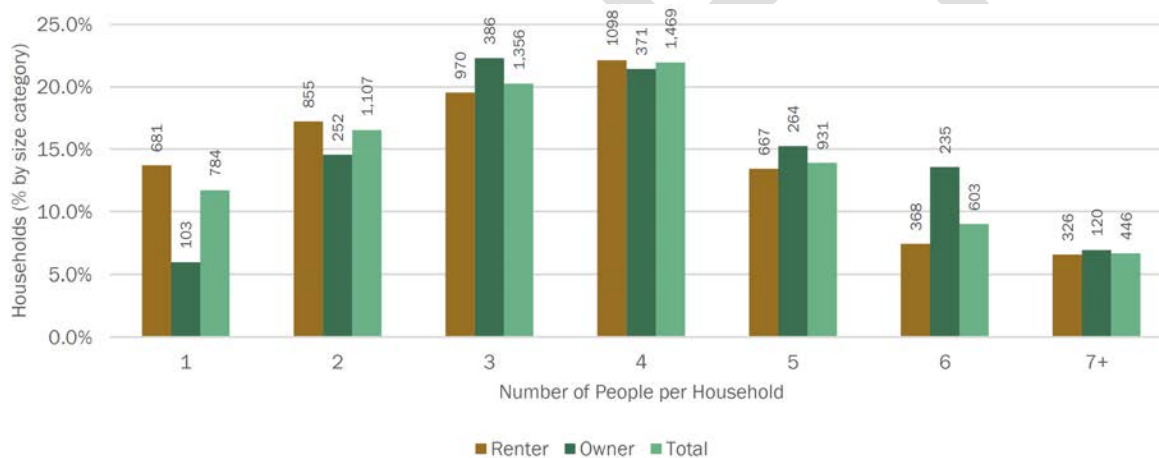
farming, fishing, and forestry occupations. Of these, only 55 workers (0.61% of Maywood employees) are employed in year-round, full-time work. Large Families

Large families also require specialized housing types. According to the HCD, a large family is considered to be any household with five or more people. Nearly thirty percent of Maywood households are large; 1,980 of the 6,696 households (29.6%) have at least five members.

Though more Maywood households include four people than any other household size, the City has a much larger share of 7+ person households than the SCAG region. Regionally, only 3.1% of households have more than seven people. In Maywood, 6.7% of households have seven or more people.

The most common household size is four people; 21.9% of households have four members. Another 20.3% of households are three-person households.

**Figure 13: Households by Household Size (SCAG Pre-Certified Local Housing Data)**



*American Community Survey 2014-2018 5-year estimates.*

### 2.4.2 Female-Headed Households

To ensure adequate childcare and job training services, HCD requires Local Housing Elements to analyze the number of female-headed households. A higher percentage of Maywood households are female-headed than in the SCAG region as a whole. In Maywood, 20.9% of households are female-headed. In the SCAG region, only 14.3% of householders are female. Maywood has double the share of female headed households with children; in Maywood, 13.3% of total households are female led with children while, regionally, only 6.6% of total households are female-led with children.

### 2.4.3 Persons Experiencing Homelessness and Persons in Need of Emergency Shelter

Homelessness emerged as a major issue in Southern California in the 1990s, but with multiple recessions since then, as well as impacts from the COVID-19 pandemic, it continues to be a significant and ongoing challenge. The federal Department of Housing and Urban Development (HUD) mandates a bi-annual Point-in-Time (PIT) count of people and families without housing for all HUD designated Continuums of Care. Maywood is part of the Los Angeles Continuum of Care (LA CoC) for which the Los Angeles Homeless Services Authority (LAHSA) is the lead agency. According to the PIT Count data, in January 2020, 47 unsheltered people resided in Maywood. This reflects an increase trend since 2017, consistent with increases across the County, State, and nation. Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City en route to another destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment;
- Chronically homeless adults, including non-institutionalized, mentally disabled individuals, those with substance abuse/use disorders, elderly individuals, and others who voluntarily, or are forced due to financial circumstances, to live on the streets;
- Minors who have run away from home;
- Low-income families who are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and
- Women (with or without children) escaping domestic violence.

The January 2021 PIT count was suspended because of the pandemic. The Los Angeles County Sheriff's Department has reported that truly homeless persons appear to be concentrated along the Los Angeles River Channel. In addition, homeless persons have been observed to congregate in the commercial center of the City. A Maywood windshield survey conducted in July 2021 did not identify any obvious signs of un-homed populations, but many un-sheltered individuals try to be inconspicuous and may not be readily visible.

Though Maywood recently adopted a zoning overlay to permit emergency shelters, there are currently no emergency shelters or transitional housing for homeless persons in Maywood. The LA CoC administers and coordinates a system of housing, providers, and entry-points for those who are homeless to access supportive services and housing through a program called the Coordinated Entry System (CES). Maywood has a dedicated staff person who fields homeless assistance inquiries and makes referrals to the CES lead, with whom she has a close working

relationship. The CES agencies providing services for those who are homeless within Maywood are People Assisting the Homeless (PATH), The Whole Child and Helpline Youth Counseling. PATH works with adults experiencing homelessness and the Whole Child works with families and children. The Whole Child partners with Helpline Youth Counseling to provide services for youth ages 16 – 24.

The primary agency that deals with the issue of homelessness in Maywood is the Los Angeles County Sheriff's Department. The Sheriff's Department acts as a referral resource to shelters in the area and sometimes transports those persons who cannot reference a permanent address to sub-regional facilities. These shelter facilities include: the Long Beach Rescue Mission, Long Beach Salvation Army, Bell Salvation Army, Catholic Charities/Homeless Programs, Mental Health Association/Los Angeles County, and East Rancho Dominguez Community Services. The Salvation Army operates a shelter located at 1370 Alamitos Avenue in the City of Long Beach. The operators of this shelter report that providing temporary shelter to the homeless is the shelter's primary function. This Salvation Army shelter provides services to an average of 73 people per day. Of this number, approximately 10% are homeless. The Bell Shelter, located in the neighboring City of Bell, provides transitional housing for women with dependent children. The focus of the shelter's services is to provide women who are victims of domestic violence with housing while they are making a transition to independent living. The shelter has a 24-bed capacity. In addition, the Donald and Priscilla Hunt Apartments at Bell Oasis (located adjacent to the Bell Shelter) provide 64 units of permanent supportive housing for individuals with disabilities who were formerly homeless.

#### **2.4.4 Elderly and Handicapped**

Elderly households include family and non-family households, including individuals living alone, with at least one member aged 65 and older. According to the 2019 ACS, Maywood had 2,288 residents aged 65 and older. This group accounts for 8.4% of the City's total population. Elderly residents make up a smaller share of the Maywood population than in Los Angeles County, where residents aged 65 and older make up 14.1% of the population.

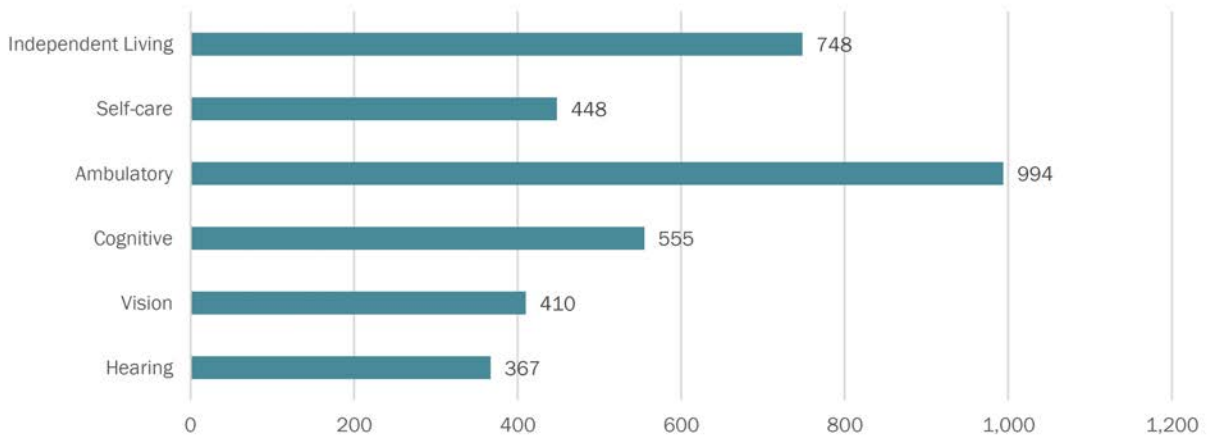
Often elderly residents are on a fixed income and, as a result, experience greater difficulty in maintaining adequate living arrangements as housing costs increase. Senior citizens who own their own homes are generally at an advantage over renters as housing costs are typically fixed. However, not all mortgages are fixed-rate and these homeowners are still subject to increasing real estate taxes, utility rate and increases in other living expenses. Many older residents choose to remain in their own homes, despite the fact that these homes may not be designed to accommodate the special needs of aging residents.

Disabled residents often have special needs when it comes to housing and must often live on fixed incomes. Households may have both elderly and disabled residents. Special interior alterations are often needed to accommodate a disabled resident. Retrofitting an existing

structure may cost thousands of dollars and be beyond the means of households with lower incomes. Handicap-accessible housing is often in short supply, and this shortage is even more pronounced when households prefer to rent. Unless handicap provisions are made when a unit is first constructed, these improvements are not likely to be found in a typical rental unit.

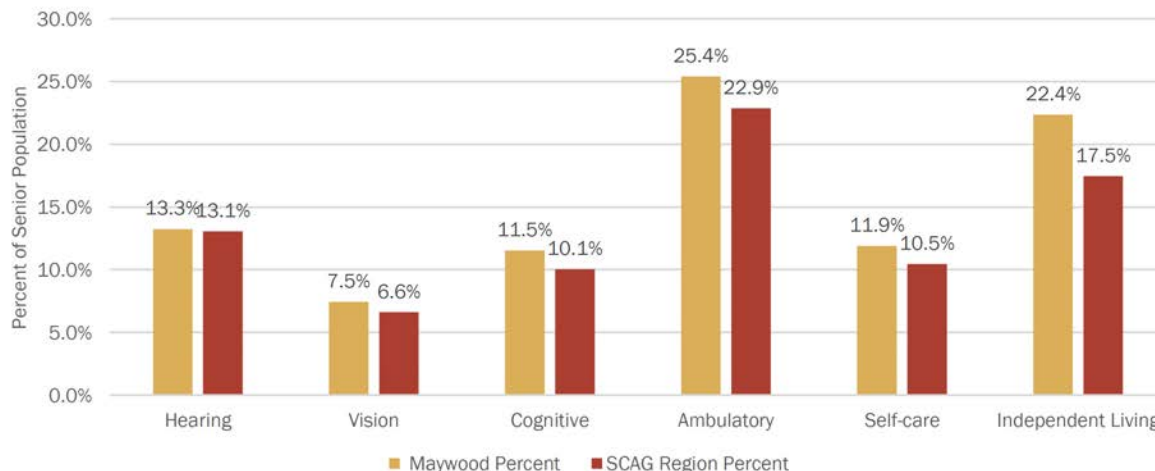
Many developmentally delayed individuals can live and work independently in a conventional housing arrangement. However, some individuals require group living environments where supervision is provided. The most severely affected individuals may require institutional environments that provide medical and other services in-house. Because developmental disabilities occur before adulthood, the first issue in supportive housing is to transition the person from their family home to an appropriate level of independence as an adult. Many agencies work together to provide housing, education, and services for disabled Maywood residents. In Maywood, 244 people with developmental disabilities are under age 17. The majority of individuals with developmental disabilities (234) live in the home of their parent, family, or guardian. Five live in a foster or family home and another five live in other housing types. None live in independent/supported living, community care facilities, or intermediate care facilities. (Source: SCAG Pre-Certified Local Housing Data)

**Figure 14: Disability by Type (SCAG Pre-Certified Local Housing Data)**



American Community Survey 2014-2018 5-year estimates.

**Figure 15: Disability by Type – Seniors Aged 65 and Older (SCAG Pre-Certified Local Housing Data)**



*American Community Survey 2014-2018 5-year estimates.*

The State Department of Developmental Services (DDS) provides community-based services to approximately 350,000 people with developmental disabilities and their families through a statewide system that includes 21 regional centers, 4 development centers, and 2 community-based facilities. The South Central Los Angeles Regional Center provides point of entry services for people with developmental disabilities. The center is a private, non-profit community organization that contracts with local businesses to offer a variety of services to individuals with developmental disabilities and their families. To be eligible for services, the developmental delay must begin before the individual turns 18, the disability must be expected to continue for the individual’s life, and the disability must be a significant impairment. Additionally, the disability must be due to at least one of the following conditions: intellectual disability, cerebral palsy, epilepsy, autism, and/or other disabling conditions closely related to intellectual disabilities or requiring similar treatment. Under certain circumstances, other individuals may be eligible for some services.

The City of Maywood is in the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit community-based organization. The SCLARC contracts with DDS to coordinate services for individuals with developmental disabilities and their families. Key services offered by the SCLARC include an adult day program (Adult Development Center or ADC), sheltered workshops, behavior management day programs, residential placement, supported living, independent living training, and supported employment. SCLARC serves more than 8,000 individuals and families. Of this total, 38% have an intellectual disability, 37% have autism, 11% have epilepsy, 9% have cerebral palsy, and 5% have other developmental disabilities.

More than a third (33.7%) of Maywood residents with a disability are employed. More than half (54%) are not in the labor force and the remaining 12% are unemployed.

## 2.5 HOUSING UNITS AT RISK

All 107 low-income units in Maywood are at low risk of converting to market rate housing in the next 10+ years and/or are owned by large, stable non-profit, mission-driven developers.

## 2.6 HOUSING COSTS

### 2.6.1 Housing Affordability

While housing costs in Maywood are generally lower than many other Southern California communities, housing costs are relatively high compared to Maywood’s median household income. The most common rent category in Maywood is \$500 - \$1,000 per month; 43.7% of renters pay rent in this range. The most common mortgage payment in Maywood is \$2,000 - \$3,000 per month. This is the same most common mortgage payment in the SCAG region.

**Table 7: Housing Values in Maywood (All Owner-Occupied Units, 2019)**

Sale Price	Number of Units
\$0 - \$99,999	37
\$100,000 - \$149,000	11
\$150,000 - \$199,999	5
\$200,000 - \$299,999	308
\$300,000 - \$499,999	1,112
\$500,000 - \$999,999	274
\$1,000,000 or more	0
<b>Median Value</b>	<b>\$387,000</b>

Source: 2019 ACS Table DP-04

**Table 8: Maywood Rents (Occupied Units Paying Rent, 2019)**

Monthly Rent	Number of Units
\$500 or less	1,40
\$500 - \$999	1,627
\$1,000 - \$1,499	1,343
\$1,500 - \$1,999	601
\$2,000 - \$2,499	128
\$2,500 - \$2,999	60
\$3,000 or more	36
<b>Median Rent</b>	<b>\$1,104</b>

Source: 2019 ACS Table DP-04

Housing prices in Maywood increased 178% between 2000 and 2018; this is slightly more than in the SCAG region where housing prices increased 151%. Housing affordability is also measured by the percentage of gross income spent on housing. A household is considered to be cost burdened if more than 30% of income is spent on housing; severely cost burdened households spend more than 50% of their income on housing costs. In Maywood, nearly 56 percent of households are cost burdened or severely cost burdened. Nearly thirty percent (26.4%) of Maywood households are cost burdened (they pay between 30% and 50% of their gross income on housing costs) and another 19.5% of households are severely cost burdened (they pay more than 50% of their gross income on housing costs). While this is a good way to measure general affordability, it is important to note that lower-income households spending the same percentage of their income on housing as a higher-income household are likely more cost burdened than their higher-income counterparts.

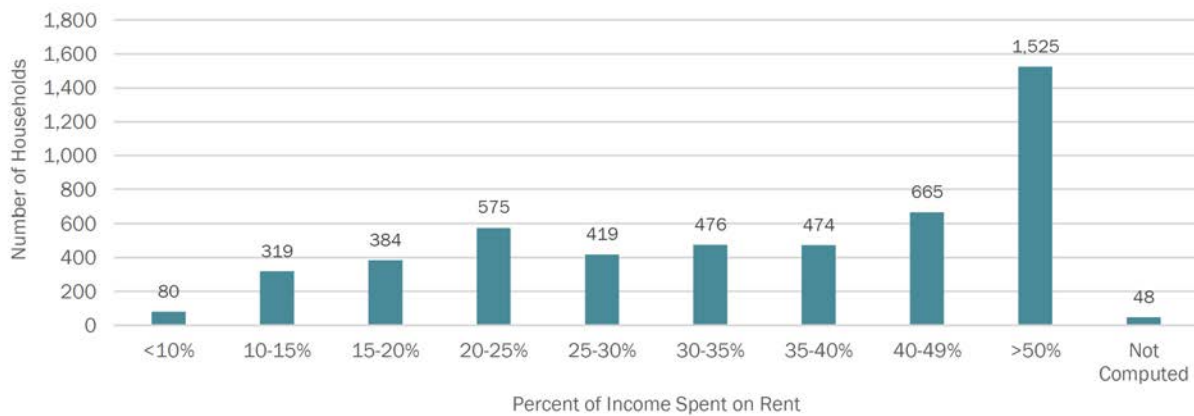
Maywood's renter-occupied households are more likely to be cost-burdened; 63.2% of Maywood's renter households spend 30% or more of their gross income on rent. An additional 30.7% spend 50% or more. This is higher than in the SCAG region, where 55.3% of renters spend more than 30% of their gross income on rent and 30.7% spend more than 50%. As expected, Maywood's low-income households spend a higher share of their income on housing while higher-income households are more likely to spend less than 20% of their income on housing costs.

**Table 9: Cost Burden by Income (SCAG Pre-Certified Local Housing Data)**

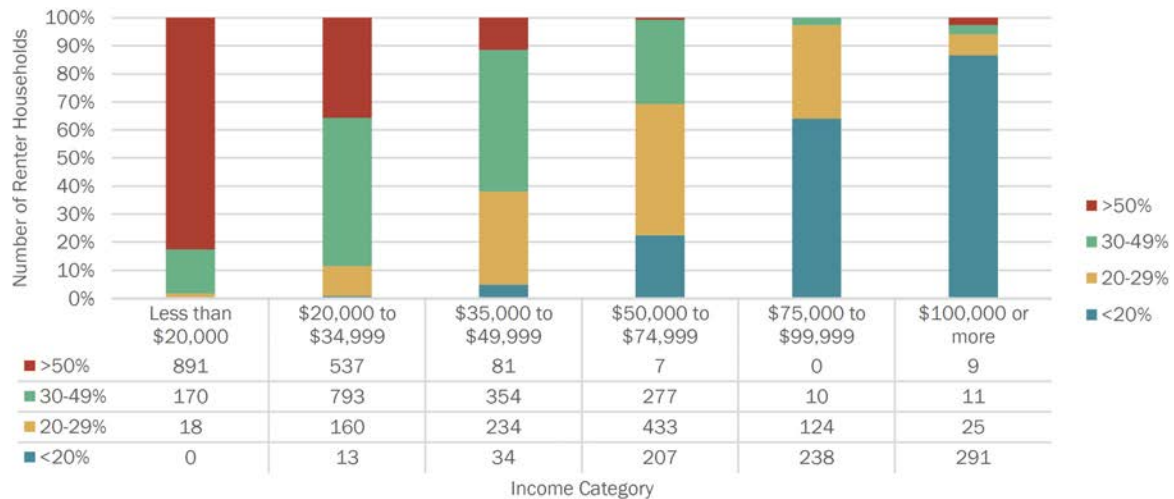
Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	79	363	1,559
30-50% HAMFI	564	918	255
50-80% HAMFI	1,029	289	75
80-100% HAMFI	525	70	0
> 100% HAMFI	690	59	0
<i>Total Households</i>	<i>2,887</i>	<i>1,699</i>	<i>1,889</i>

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

**Figure 16: Spending on Rent (SCAG Pre-Certified Local Housing Data)**



**Figure 17: Spending on Rent by Income (SCAG Pre-Certified Local Housing Data)**



American Community Survey 2014-2018 5-year estimates.

Similar to renters, Maywood’s lower-income homeowners are more cost burdened than higher-income homeowners. Most of Maywood’s homeowners make \$75,000 per year or more. Approximately half (49.1%) of Maywood homeowners are spending more than 30% of their gross income on mortgage costs (exclusive of utilities and other housing costs not directly related to the homeowners’ mortgage).

**Figure 18: Costs for Mortgage Holders by Income (SCAG Pre-Certified Local Housing Data)**



## 2.6.2 Extremely Low-Income Housing Needs

The extremely low-income population are those whose annual income is less than 30% of the area median income (AMI). It can be especially challenging to find suitable and affordable housing for this population. Nearly a third (31.5%) of Maywood’s households are extremely low income. Ninety percent of Black, non-Hispanic households in Maywood are extremely low income and 31.5% of Hispanic households are extremely low income. Of the 2,055 extremely low income households in Maywood, 1,835 (89.3%) are renters.

**Table 10: Extremely Low Income Housing Needs (SCAG Pre-Certified Local Housing Data)**

	Total Households	Households below 30% HAMFI	Share below 30% HAMFI
White, non-Hispanic	158	14	8.9%
Black, non-Hispanic	44	40	90.9%
Asian and other, non-Hispanic	16	0	0.0%
Hispanic	6,310	2,000	31.7%
<b>TOTAL</b>	<b>6,528</b>	<b>2,054</b>	<b>31.5%</b>
Renter-occupied	4,885	1,835	37.6%
Owner-occupied	1,650	220	13.3%
<b>TOTAL</b>	<b>6,535</b>	<b>2,055</b>	<b>31.4%</b>

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

## 2.7 EMPLOYMENT CHARACTERISTICS

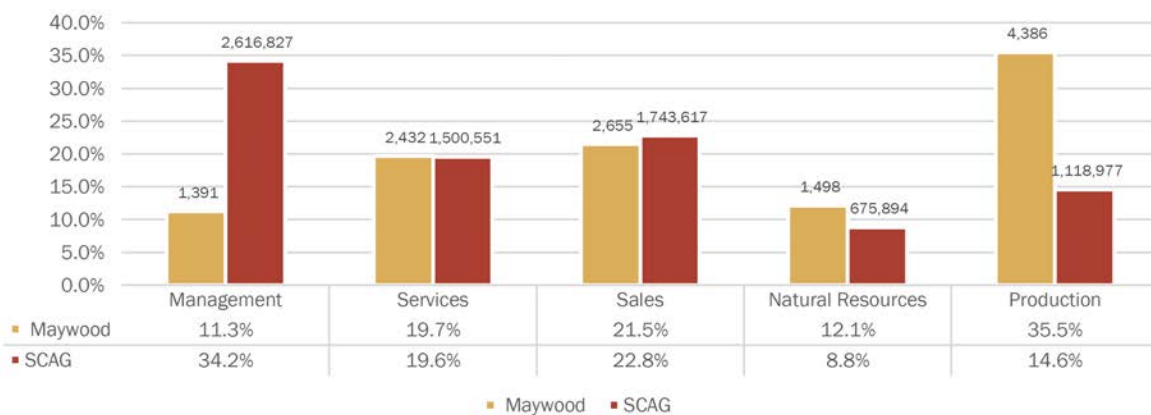
### 2.7.1 Employment by Industry

According to the 2014-2018 ACS estimates as reported in the SCAG Pre-Certified Local Housing Data, Maywood has 12,362 workers working in 13 major industrial sectors. More Maywood residents work in Manufacturing (2,285 employees or 18.5% of workers) than any other sector. The second-largest sector is Education & Social Services (1,884 employees or 15.2% of workers). More than a thousand Maywood residents work in each of the following sectors: Retail Trade (1,497 employees), Transportation (1,487 employees), Construction (1,132 employees), and Arts, Entertainment, & Recreation (1,083 employees). Fewer than 100 Maywood residents work in Agriculture and related industries.

### 2.7.2 Employment by Occupation

In addition to analyzing employment sectors, it can be helpful to understand the types of jobs Maywood residents hold. Maywood is a predominantly working-class city. More Maywood residents work in Production than any other job type; more than 35% of all residents work in Production. This is significantly higher than the SCAG region as a whole, where only 15% of residents work in Production. Another 22% of Maywood residents work in Sales; this is comparable to the region. Regionally, 23% of workers are employed in Sales. A much smaller share of Maywood residents (11%) work in Management than in the region as a whole. More than a third of employees in the SCAG region are in Management.

**Figure 19: Employment by Occupation (SCAG Pre-Certified Local Housing Data)**



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

## 2.8 ZONING AND GENERAL PLAN LAND USE REGULATIONS TO ACCOMMODATE A VARIETY OF HOUSING TYPES

Maywood has taken steps to provide more opportunities for residential development. New zoning has been adopted to increase densities and create opportunity for residential development for households across price points. In 2019, the City replaced its Specialty Residential zoning district with a Residential, Senior, and Affordable Housing district, revised its Density Bonus Program, and created an Emergency Shelter Overlay District.

### 2.8.1 Land Use Controls – General Plan

Approximately 57% of the City’s total land area is designated as Residential in the General Plan which was adopted in 2007. The dominant residential land use designation is “Residential,” which corresponds to the R-3 district. This category of land use is characterized by a mix of

single-family detached and attached or detached multi-unit developments with densities of up to 20 units per acre. While the Zoning Ordinance has been updated to create new zoning districts with higher densities, no updates have been made to the General Plan’s Land Use Element. A comprehensive zoning review and update is proposed as part of the City’s updated Land Use Element.

### **2.8.2 Zoning Ordinance – Residential (R-3)**

The City of Maywood Zoning Ordinance has a single-zone district exclusively for single-family and multiple-family residential uses: the R-3 (Residential) zone. The R-S zone (Specialty Residential Overlay) provides for additional density and allows for the development of residential uses in commercial areas. Under the R-3 zoning designation, up to 20 units per acre can be constructed. These zoning districts also correspond to the Residential and Specialty Residential Overlay land use designations in the Land Use Element of the City of Maywood General Plan.

The development standards for the R-3 zone include a 5,000 square-foot minimum lot size, a two-story height limit, a 25-foot setback, not less than 5-foot interior side yard, and not less than 15-foot rear yard. The minimum distance between two residential structures is 10 feet. Parking requirements for single-family residences with three or fewer bedrooms is two covered spaces, and one additional space is required for each additional bedroom over three bedrooms. Parking requirements for multi-family units are the same as single-family; however, there shall be an additional one-half ( $\frac{1}{2}$ ) guest space per unit. The standards and regulations for the R-3 zone district are summarized in Table 11.

### **2.8.3 Zoning Ordinance – Residential – Senior and Affordable Housing Overlay (R-SA)**

On October 23, 2019, the City amended the Zoning Ordinance to create a new R-SA Overlay District with the following provisions:

- Allow senior housing and affordable housing (where 100% of the dwelling units are reserved for lower income households) by right, subject only to site plan review by the Planning Director.
- Base Density:
  - Senior Housing: 72 units per acre
  - Affordable Housing for Lower Income Households: 48 units per acre
- Maximum Density Bonus – Senior Housing

- 100% Senior Housing: 20% Density Bonus
- Senior Affordable Housing: Up to an Additional 35% Density Bonus
- Maximum Achievable Density: 112 units per acre
- Maximum Density Bonus – Affordable Housing for Lower Income Households
  - Up to 35% Density Bonus
  - Maximum Achievable Density: 65 units per acre

The new R-SA district replaced the existing R-S and is also applied to the three Housing Successor Agency-owned properties. About 15 parcels along 58<sup>th</sup> Street between Heliotrope and Woodlawn, originally designated for R-S zoning, were also converted to R-SA with the 2019 Zoning Amendment.

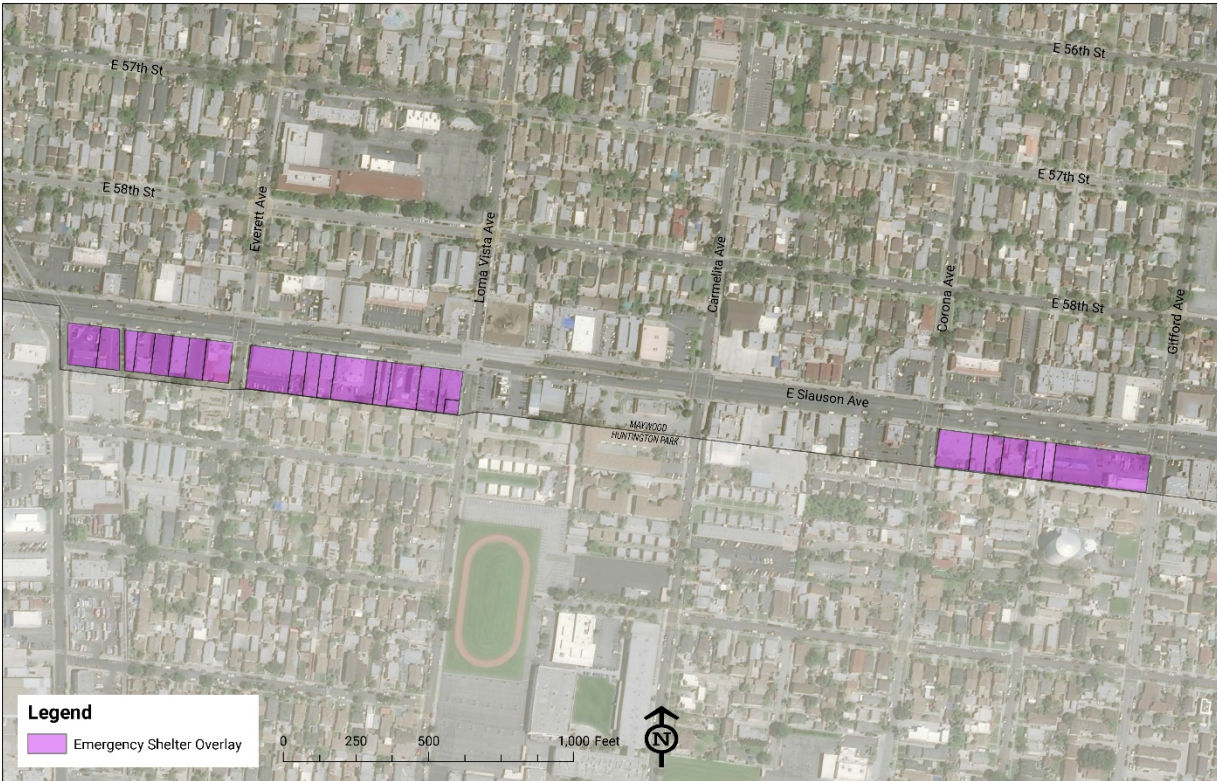
In addition, the R-SA designation can be initiated by the City or a developer of affordable housing on properties currently zoned C-M via a Zone Change application. However, the city will amend the Zoning Ordinance within six months of this Housing Element adoption to establish a minimum density of 20 units per acre for the R-SA overlay.

#### **2.8.4 Zoning Ordinance – Emergency Shelter Overlay (ES)**

Concurrent with the Fifth Cycle Housing Element, the City revised the Zoning Ordinance to establish an Emergency Shelter (ES) Overlay Zone on specific properties zoned General Commercial/Manufacturing (CM). The ES Overlay was adopted by the City Council on October 23, 2019. There are a total of 25 parcels totaling 4.4 acres in this three-block overlay. Existing uses include auto services, hardware stores, and a variety of small operations that focus on personal services (such as salon, tattoo, etc.), as well as a small motel. The buildings are old and many appear to have deferred maintenance. Specifically, four parcels are used as parking lots and one parcel is developed as a warehouse. Adaptive reuse of these properties may be feasible. Slauson Avenue is a major thoroughfare with easy access to public transportation.

The ES Overlay adheres to State law and specifies that emergency shelters are subject to those development standards that apply to development within the CM zone. While there is a proposed 300-foot separation requirement between two shelters, the City has not imposed a maximum capacity for shelter beds and will amend the overlay ordinance by 2022 to provide for a maximum 300-foot separation between shelters.

**Figure 20: Emergency Shelter Overlay District**



### 2.8.5 Zoning Ordinance – Residential Infill (CM)

As a means of providing additional sites for multi-family housing, the City of Maywood has identified target areas in commercial (CM) districts that extend along Slauson Avenue and Atlantic Avenue where mixed-use commercial and multi-family residential developments will be permitted. Multi-family housing is permitted in the CM district at 20 units per acre, subject to the approval of a Planned Unit Development (PUD). The standards and regulations for the CM zone district are summarized in Table 11.

**Table 11: Summary of Residential Zoning Districts**

Regulation	R-3 District	CM District	R-SA District
<b>Required Area</b>	5,000 sf	5,000 sf	10,000 sf
<b>Maximum Density</b>	20 dwelling units/acre	20 units/acre (multi-family)	72 units/acre (senior housing)  48 units/acre (affordable housing)
<b>Minimum Setbacks</b> <b>Front Yard</b> <b>Side Yard</b> <b>Rear Yard</b>	25 feet 5 feet 15 feet	Determined by PUD	25 feet 5 feet 15 feet
<b>Number of Parking Spaces Required</b>	2 covered spaces (single-family); 2 covered spaces/unit plus half a space per unit for guest parking (apartment, <3 bedrooms)	Determined by PUD	Per State Density Bonus Requirements
<b>Height Limit</b>	Two stories or 35 feet	Determined by PUD	Four story

Over the years, the City has promoted the removal of governmental restrictions in the Zoning Ordinance through the implementation of the following:

- The City has amended the Zoning Ordinance to reduce the number of off-street parking stalls required for senior housing units.
- The Zoning Ordinance was further amended to permit residential units on the upper floors of commercial buildings.

Table 12 describes the housing types by permitted uses. The City of Maywood Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in

each zoning district allowing residential uses. Permitted uses include those uses that are allowed without discretionary review as the project complies with all development standards.

**Table 12: Housing Types Permitted Under the Existing Adopted Zone District**

Use	Zone District			Comments
	R-3	C	CM	
Single-Family	P	C	X	
2-4 Dwelling Units (DU)	P	C	X	
5+ DU	P	C	C	Affordable multi-family projects may be located within the R-SA overlay district.
Residential Care Facility	P	X	X	
Transitional Housing	X	X	C	To comply with State Law, a program is included in this Housing Element to identify transitional housing as a regular residential use to be permitted as similar uses in the same zone.
Supportive Housing	X	X	X	To comply with State Law, a program is included in this Housing Element to identify supportive housing as a permitted use where multi-family housing is permitted.
Emergency Shelter	X	X	C	On October 9, 2019, the City revised its Zoning Ordinance to allow Emergency Shelters by-right in the Emergency Shelter Overlay District.
Single-Room Occupancy (SRO)	n/a	n/a	n/a	
Manufactured Homes	P	P	P	
Mobile Homes in Maywood Zoning Ordinance	P	X	X	
Second Unit	P	X	X	Second Unit Ordinance conforms to State Law

P = Permitted  
 U = Underlying Zone Determines if Use is Permitted  
 C = Conditionally Permitted  
 X = Prohibited

In addition to these underlying residential zoning districts, the City adopted a Residential, Senior, and Affordable Housing (R-SA) Overlay District on October 9, 2019. The primary permitted uses within the R-SA Overlay are affordable housing developments and senior citizen housing complexes. Other permitted uses are determined by the area's underlying zoning district.

The Community Development Director has administrative authority to approve some projects, which allows some flexibility on the part of the City to ensure basic health and safety and that general welfare concerns are met. Conditional Use Permits (CUP) are approved by the Planning Commission unless appealed to the City Council. Typical findings of a CUP include that the project is consistent with the General Plan, the use is compatible with surrounding uses, and that the project is in conformance with basic public health and safety requirements.

### **2.8.6 Land Use Controls – Non-Conforming Residential Uses**

A significant number of multiple-family structures exist in the R-3 zone with densities well in excess of 20 units/acre and minimal setbacks from adjacent single-family structures. When the City adopted its first Zoning Ordinance in 1966, these non-conforming residential units were "grandfathered" into the Zoning Code and permitted to remain. In addition, when the City revised its Zoning Ordinance in the early 1990s, non-conforming residential uses were given even greater protection by allowing owners to rebuild if the unit was destroyed. The majority of housing in the R-3 zone is, however, single-family as dictated by the typical 6,000 - 7,500 square-foot parcel size, with two or three additional accessory units located behind the primary structure, frequently with one of the units above a garage. The City encourages lot consolidation of individual R-3 parcels to provide for multiple-family development and maximize the potential number of units on a site. The greatest concentration of non-conforming residential development is found within an area located on the west side of Maywood Avenue. The existing housing units in this industrial area are in a poor state of maintenance. In 1967, the City's Zoning Ordinance was amended to designate this as an industrial area, and residential property owners were given 20 years (until 1987) to conform to the manufacturing zone requirements and vacate all residential uses. These conditions were recorded against all residential properties in the industrial zone and disclosed to potential purchasers as part of the title report. However, some multi-family housing persists in this area.

## **2.9 HOUSING DEVELOPMENT CONSTRAINTS**

This section of the Sixth Cycle Housing Element focuses on the constraints that may limit the development of housing, especially affordable housing, in Maywood. Local government and market forces can constrain and increase the cost of new housing development.

Local governments may unintentionally affect the cost of housing through their land use controls, building codes and the enforcement of building codes, fee processing requirements,

required on- and off-site improvements, and local taxes. In addition to governmental constraints, economic and market factors can also affect the costs of new housing development.

### **2.9.1 Local Government Forces**

#### On- and Off-Site Improvement Requirements

For the typical single-family home, there are no off-site fees related to the construction of new infrastructure, park fees (Quimby Ordinance), or Mello-Roos fees. The street system and supportive infrastructure was installed as part of Maywood’s historic development. The City of Maywood maintains a high engineering standard for curbs, gutters, sidewalks, and streets. These standards regulate construction and such factors such as width and grade. There are no established standards for private streets other than they must be wide enough to meet the standards established in the California Fire Code for Fire Department equipment needs. However, the City is primarily built out and it is unlikely that new public streets will be created for future housing development.

The City’s requirements for off-site improvements associated with multi-family developments are not overly or unnecessarily restrictive. The density, setback, and other standards regulating development within the City are consistent with those being used by surrounding communities and will not inhibit the development of a variety of housing types within the City. Maywood has not imposed any moratoria, open space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new multi-family housing. The City will continue to review development standards such as street width, parking lanes, and sidewalks, not only in terms of costs, but also to result create a more pleasing and functional streetscape. Developments must provide connection to water and wastewater systems. Where roadways are not present, developers are required to construct all internal roadways for a subdivision and provide connections to existing roadways.

#### Development Processing

The time required to process a project varies in relation to the size and complexity of the proposed project and the number of actions or approvals required to complete the process. Table 13 identifies the typical processing and time most common in the entitlement process. It is important to note that certain review and approval procedures may run concurrently.

**Table 13: Permit Review Timelines in the City of Maywood**

Type of Approval or Permit	Typical Processing Time	Approval Body
<b>Site Plan Review (Project &lt;5,000 sf)</b>	2 weeks	Community Development Director
<b>Site Plan Review (project &gt;5,000 sf)</b>	6 – 8 weeks	Planning Commission
<b>Conditional Use Permit</b>	6 – 8 weeks	Planning Commission
<b>Variance</b>	6 – 8 weeks	Planning Commission
<b>Zone Change</b>	10 – 14 weeks	City Council
<b>General Plan Amendment</b>	12 – 24 weeks	City Council
<b>Final Subdivision Map</b>	6 weeks	Community Development Director
<b>Tentative Maps</b>	10 – 12 weeks	City Council

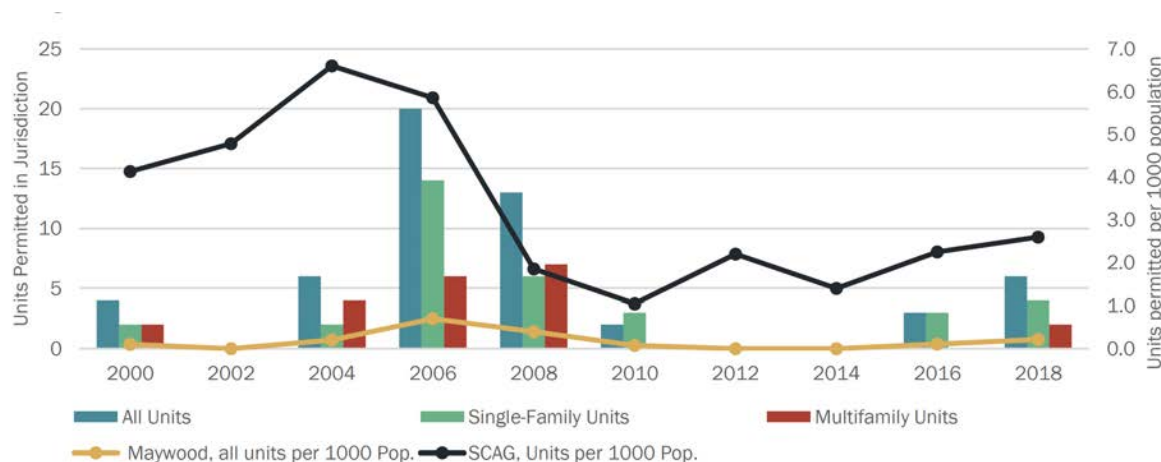
The City works closely with developers to expedite the approval procedures to not impose unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Building and Planning Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Concurrently, elevations and drawings are sent to the Planning staff for pre-approval. The plan is then approved at the staff level. A single-family project (1-4 units) is approved in two weeks from the date of plan submission if no variances, exceptions, or zone changes are required. After the project is approved by staff, the Building Department performs plan checks and issues the building permits. Throughout construction, the Building Department performs building checks to monitor the project's progress. This process does not place undue constraints on most developments because of the close working relationship between City staff, developers, and the decision-making body. Depending upon the project's complexity, building plan check for new construction averages 3 to 4 weeks.

In times when there are staff shortages or there is an increase in permit requests, Maywood has followed a policy of retaining temporary staff and/or consultants to handle the increased workload. This compares very favorably to other jurisdictions in the area.

The evaluation and review processes required by City of Maywood procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. For residential development, permits may be necessary from several departments, though processing time for residential projects in Maywood is not excessive. The actual review time is dependent on the size and location of the project, whether it is designed to meet City standards, or requires requests for variances from development standards. In general, the processing time for most residential projects in Maywood ranges from one to three months, which compares favorably with other jurisdictions in the region.

Maywood has permitted few units overall and far fewer units per capita than in the SCAG region, with fewer than five units permitted in each year between 2000 and 2018.

**Figure 21: Housing Units Permitted (SCAG Pre-Certified Local Housing Data)**



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

### Planned Unit Development

Planned Unit Developments (PUDs) are required for multi-family developments (5 or more units) as well as affordable, lower-income housing in the R-S, R-SA, and CM zoning districts. The PID is established to allow flexible design standards that will encourage multi-family affordable housing development in Maywood. PUDs are intended to promote integrated, compatible housing design for low- and lower-income households. PUDs are subject to discretionary approval by the Planning Department and require compliance with Section 5125 of the Maywood Zoning Ordinance. PUD projects are reviewed within an initial 30-day period. Once the application is deemed complete, it is routed to the various agencies for comment within a 30-day period and is scheduled for the next available Planning Commission hearing. There have not been any PUD applications in a very long time, likely due to the lack of large multi-family developments proposed in Maywood.

The Planning Commission holds the hearings for PUD applications. A completed application must first go through Design Review. The Design Review process has never been used. If a Design Review were conducted, the recommendation from Design Review would be forwarded to the Planning Commission for review within 30 days of the Design Review Board’s recommendation. The bases for decision include:

- The proposed PUD is consistent with the General Plan;

- The proposed PUD will not adversely affect or be materially detrimental to the adjacent uses;
- The site is of adequate size to meet established development standards; and the privacy of residences is not adversely impacted.

The Planning Commission can impose conditions for approval as outlined in the Zoning Ordinance. Conditions must be related to factors pertinent to the establishment, operation, and maintenance of the proposed project. The Planning Commission's decision is final and only goes to City Council as a notice of decision. In general, projects take between 90 and 180 days to go through the PUD process.

To facilitate affordable housing development, the new R-SA overlay district permits senior and affordable housing by right, subject to a site plan review by the Planning Director. Site Plan Review is appealable to the City Council within 10 days of the decision.

#### Site Plan Review

When a project exceeds 5,000 square feet, site plan review is required. When site plan review is an independent procedure, it is an administrative approval. When other discretionary review application is applied for in conjunction with the site plan review, site plan review is completed with staff recommendation in front of the hearing body (Planning Commission). The criteria or findings that must be made include:

- Every use, development of land, and application of development standards shall take place in compliance with all applicable provisions of the Zoning Ordinance.
- Every use, development of land, and application of development standards shall be considered on the basis of suitability of the site for the particular use or development intended. The total development, including the application of prescribed development standards, shall be designed to avoid traffic congestion; ensure the public health, safety, and general welfare; prevent adverse effects on neighboring property; and shall be in accord with all elements of the General Plan.
- Every use, development of land, and application of development standards shall be considered on the basis of suitable and functional development design, but it is not intended that such approval be interpreted to require a particular style or type of architecture.

As part of the City's comprehensive Zoning Update, the City will be revising the Site Plan Review process and criteria to streamline development.

Development Fees

Processing fees for land use permits in Maywood remain among the lowest in the area. The City has resisted attempts to derive full compensation for staff hours through filing fees, with the result that expenses for developers have been kept low. Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. Public Works Department plan review fees are also low.. Development fees are summarized in Table 14.

**Table 14: Current Discretionary Fees**

Description	Fee
<b>Conditional Use Permit</b>	\$411*
<b>Extension of Non-Conforming Use Permit</b>	\$411*
<b>Variance</b>	\$411*
<b>Zone Change (without environmental review)</b>	\$598*
<b>General Plan Amendment</b>	\$1,644*
<b>Initial Study/Negative Declaration/Mitigated Negative Declaration</b>	\$688
<b>Preliminary Environmental Review</b>	\$224
<b>Environmental Impact Report</b>	\$688
<b>Tentative Tract/Parcel Map</b>	\$2,012*
<b>Certificate of Compliance</b>	\$75

Source: City of Maywood, 2021

\*Plus \$804 Noticing Fee

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

Table 15 estimates the building fees for a typical single-family home and multi-family development. Processing fees are well under 1% of total development cost. Assuming a 1,000 square foot unit, the total development fees (including school district fees) would be approximately \$5,470 per unit for both single-family and multi-family housing. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connection, and 1,000 square feet for floor

area. The permit fees account for less than 3% of a residential unit costing \$225,000 in building valuation.

**Table 15: Typical Building and Processing Fees**

Description	Fee
<b>Building Permit</b>	\$1.12 / sq ft
<b>Plan Check Fee</b>	\$0.96 / sq ft
<b>Electrical Permit</b>	\$4 / outlet or fixture + \$45 issuance fee
<b>Plumbing Permit</b>	\$20 / fixture + \$45 issuance fee
<b>Mechanical Permit</b>	\$45 issuance fee
<b>Grading Permit</b>	Based on cubic yards
<b>Sewer / Septic Permit</b>	\$60 / connection + \$45 connection fee
<b>School District Fee</b>	\$4.08 / sq ft

Source: City of Maywood, 2021

Building Code Requirements

Illegally converted units constructed in violation of building and safety codes remain a major problem in Maywood. Past code enforcement efforts have focused on multi-family apartment buildings that have not been adequately maintained by their owners.

While code enforcement and improved development standards are likely to impact the cost and availability of housing, both the Pre-Sale Housing Inspection Program and improved development standards are important to ensuring that the City’s housing stock is adequately maintained. Maywood’s Municipal Code requires a Pre-Sale Housing Inspection Report be issued prior to the sale of any residential property within the City. These reports include the following information: delinquent rubbish fees due; charges owed to the City which would constitute a lien against the property; the property’s street address or other appropriate description of the subject property; a parcel drawing of the subject property that includes an approximate footprint of the buildings located thereon; a statement of the zoning classification applicable to the subject property; a statement of the variances and use permits, if any, granted to the subject property, together with the conditions and restrictions of such permits; substandard property conditions found by the inspector on the property; a statement as to whether any construction, electrical, plumbing or comfort heating permits have been issued for work not yet completed on the subject property; a statement as to whether there appears to be any nonconformity or illegality in the structures on the subject property or the uses being made

thereof; and a statement as to whether or not the parcel is recognized as a separate lot by the City, and whether or not it is a legal building site under City regulations. These efforts are also essential to making sure that housing is safe for its occupants. The City of Maywood will continue to coordinate its code enforcement efforts with available housing rehabilitation assistance to minimize hardship on lower income property owners.

### School Fees

California has adopted legislation allowing local school districts to levy fees on new residential construction and on additions to existing residential development which increases the habitable space in a structure and exceeds a value of \$20,000. In 2020, the Los Angeles Unified School District (LAUSD) adjusted its fees for residential construction to \$4.08 per square foot. Such fees are collected to finance the construction and reconstruction / renovation of school facilities. This fee is consistent throughout the LAUSD service area, so it does not unduly constrain housing development in Maywood compared to other jurisdictions within the LAUSD.

## **2.9.2 Market Forces**

### Market Constraints

Housing in Southern California is among the most expensive in the country. Though housing costs in Maywood are lower than in nearby communities, housing costs are still quite high. Given the high percentage of Maywood residents who rent their homes, a significant portion of the Maywood community is vulnerable to future housing market changes, including increased housing costs, if the Maywood market catches up with the rest of the region. Exacerbating the problem is the fact that the COVID-19 Pandemic has resulted in job losses that will impact the housing market. Once eviction moratoriums end, a significant number of low-income residents may be displaced.

The City of Maywood is predominantly built out under current zoning, so there is little land available for new construction. The Maywood Successor Agency owns four parcels with a total land area of 47,176 square feet. The first parcel is located at 5517 Maywood Avenue and is 14,452 square feet. This parcel has been developed into a park.



The remaining three parcels are located on District Boulevard between Cudahy Ave and E 52nd Street. They have a total land area of 32,724 square feet. These parcels are envisioned for

future development. The estimated value of these three parcels is approximately \$1.3 million. The City anticipates issuing an RFP for an affordable housing project by the end of 2022.

### Availability of Financing

Interest rates are at historic lows for mortgage seekers. However, the strict lending criteria implemented after the 2008 housing crisis remain in effect leaving many Maywood residents unable to qualify for a mortgage. The low incomes and significant rent burdens many residents experience make it especially difficult to save for a 20% down payment, which could be the largest barriers to low- and moderate-income residents becoming homeowners.

Local banks and other lending institutions provide a source of financing for constructing new housing and rehabilitating/conserving existing housing units. Past analysis indicates that Maywood residents generally have access to mortgage financing with high approval rates, but access to home improvement financing is more limited.

Private financing is generally available at market rates, but low- and moderate-income households often need below market rate financing to repair existing homes or purchase housing. All potential developers of housing projects are given information on the variety of Los Angeles County financing programs available for low-income rental construction or rehabilitation projects.

### Low Vacancy Rates

Based on the most recent SCAG Pre-Certified Local Housing Data, the City of Maywood has a 1.6% vacancy rate. This is much lower than the vacancy rate in Los Angeles County (6.4%, 2019 ACS 5-Year Estimates). The low vacancy rates are due, in part, to the City's high density and affordability in relation to regional housing costs (though not local incomes) which leaves a limited amount of vacant land to accommodate new development. Low vacancy rates contribute to higher housing costs.

## **2.9.3 Other Constraints**

### Constraints for Reasonable Accommodation

As indicated previously, disabled persons often have unique and special needs when it comes to housing. Often, households in this category include elderly persons that may have one or more disabilities. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheelchairs, ramps instead of stairs are needed, handrails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced

when it comes to market-rate rental units. The real constraints are associated with the housing for families and working-aged adults. The City of Maywood requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility.

The State has removed any City discretion for review of small group homes (six or fewer residents) for persons with disabilities. The City of Maywood does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, Maywood works with applicants who need special accommodations in their homes to ensure that the application of building code requirements does not create a constraint. The City implements and enforces Chapter 11 of the California Code. The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

The City has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals. In 2019, the City revised its Density Bonus ordinance to adopt Chapter 4.3 of the California Planning and Zoning Law, California Government Code Division 1, Title 7.

### Environmental Constraints

A number of environmental factors must be considered in the planning and development of new housing:

- **Hazardous Substances:** Sites that were developed prior to the 1950s and 1970s may include trace amounts of lead and/or asbestos in the soils and any remaining structures. Lead-based paint was commonly used prior to 1950 and is the predominant source of lead contamination in the soils. In 1978, lead-based paint was banned by the federal government. Asbestos containing materials were commonly used in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970s, building products and insulation materials commonly contained asbestos. In 1989, the United States Environmental Protection Agency (US EPA) banned all new uses of asbestos. As a result, any demolition associated with future redevelopment must adhere to requirements governing the investigation and remediation of asbestos-containing materials and lead-based paint. According to the Cortese List (Hazardous Waste and Substances Sites List from the California Department of Toxic Substances Control), there is one site identified within the City of Maywood known as *Pemaco*, a former chemical corporation located in property zoned Industrial (M) and adjacent to a residential neighborhood. The site is part of the Federal Superfund cleanup program and is currently incorporated into the Maywood Riverfront Park with a Park General Plan land

use designation. Groundwater and soil vapor extraction and treatment systems continue to operate at the site. Vapors are treated to meet all air quality standards before they are discharged to the ambient air. Groundwater and vapor condensate is treated and discharged to the Los Angeles County Sanitary District sewer system. Groundwater is sampled twice a year. Lead agency oversight for the Pemaco site was transferred from the US EPA to California's Department of Toxic Substances Control (DTSC) in 2018. DTSC now manages site monitoring and cleanup activities including operation of the treatment plant.

- **Seismic Risk:** Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City of Maywood. There are no designated Alquist-Priolo Special Studies Zones found within Maywood. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than the risk anticipated for the region.
- **Wildfire Risk:** No areas of native or natural vegetation are found within Maywood. The entire City is located outside of any Fire Hazard Severity Zones according to the County of Los Angeles Wildfire Hazard Map, as prepared by California's Department of Forestry and Fire Protection. At risk zones identified in other areas of the county are designated based on factors such as fuels, terrain, weather, and other factors.
- **Flood Risk:** With the exception of the concrete-lined Los Angeles River channel, there are no lakes or streams within the City. No natural stream channels remain within any of the proposed development sites. The City is not located within a Flood Determination Zone, according to the Federal Emergency Management Agency (FEMA) maps shared by the Los Angeles County Department of Public Works. Historically, the majority of the City was previously located within a FEMA-designated flood hazard area (the "AR zone," that was assigned to areas where potential flooding may occur until upstream flood control improvements are completed). The AR zone was proposed and adopted after the United States Army Corps of Engineers determined that flood control systems serving the Los Angeles area are no longer sufficient in terms of protecting nearby areas from inundation by the base flood scenario. The Army Corps of Engineers completed the upstream flood control improvements and the AR flood zone designation was removed.

The environmental constraints related to seismic risk, flooding risk, and other natural hazards are identified in the Safety Element included in the City of Maywood General Plan Update. In addition, these hazards are shown in the City's adopted Hazard Mitigation Plan.

### Infrastructure Constraints

As mentioned, the majority of Maywood has been previously developed. As a result, any potential housing redevelopment site is already served by basic infrastructure. The City will accommodate units resulting from housing demand identified by the RHNA, which called for a total of 53 units to be provided during the previous Fifth Cycle (2013 – 2021) planning period. An additional 365 units are required to accommodate the RHNA for the current Sixth Cycle (2021 – 2029) planning period.

The Los Angeles County Sanitation Districts (LACSD) Nos. 1 and 2 provide sewer service to the City of Maywood. The City is located within the service district of Sanitation District No. 1. Wastewater collected by the LACSD is conveyed to the Joint Water Pollution Control Plant located at 24501 Figueroa Street in Carson. This treatment plant has a design capacity of 385 million gallons per day (mgd) and currently treats 330 mgd, leaving a remaining capacity of 55 mgd for future development in the region.

Potential new residential units are projected to generate 58,400 gallons of effluent daily (assuming 160 gallons of effluent per unit, per day) and are projected to consume 73,000 gallons of water per day (assuming 200 gallons per unit, per day)<sup>1</sup>. The more modern and efficient plumbing fixtures typically used in new buildings will likely result in a further reduction in effluent generation.

Though the development of additional units identified in the RHNA will result in increased water consumption and wastewater generation, the City is obligated under state law to fulfill its RHNA requirements. RHNA growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the Housing Element's implementation is consistent with those contemplated under the City of Maywood's General Plan. As part of the development review process, the City may require infrastructure improvements to accommodate demand.

The regional storm drains in Maywood are owned and maintained by the Los Angeles County Flood Control District and connect directly to the Los Angeles River. Drainage lines are located on north-south streets and are connected to the Los Angeles River by drainage lines on east-west streets. Local storm drains and catch basins are maintained by the City. While the majority of the proposed development sites are underutilized, the projected runoff may be accommodated by existing storm drain infrastructure. Stormwater runoff is not anticipated to significantly increase with future residential development.

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<sup>1</sup> Derived from Orange County Sanitation District rates.

## 3.0 HOUSING PLAN

This section provides Maywood’s housing goals, objectives, and policies. The Housing Plan is divided into three sections:

- **Housing Goals and Policies:** identifies Maywood’s goals and policies that support each of the identified housing goals and will apply for the duration of the Sixth Cycle (2021 – 2029)
- **Housing Programs:** specific programs that will help conserve affordable housing, encourage the development of new affordable housing, and promote the identification and provision of new sites for residential development, and remove governmental constraints
- **Regional Housing Needs Assessment (RHNA):** outlines how Maywood plans to accommodate the housing needs identified in the RHNA

### 3.1 HOUSING GOALS AND POLICIES

Maywood’s housing goals and policies for the Sixth Cycle (2021 – 2029) are:

**Goal 1: The City will encourage a range of housing types of new residential construction to meet diverse existing and future needs of Maywood area residents.**

The City will provide for a wide range of housing types to meet the existing and future needs of Maywood area residents.

**Policy 1.1:** The City will provide for a variety of residential development opportunities in Maywood, ranging from single and multi-family units in the R-3 zone to higher density housing in Specialty Residential (R-S) and Mixed Use (CM and R-SA) target areas.

**Policy 1.2:** The City will encourage both the private and public sectors to produce or assist in the production of quality housing with a particular emphasis on housing that is affordable to lower-income and special needs households.

**Policy 1.3:** The City will promote the development of low- and moderate-income housing by continuing to provide developers with density bonuses and other incentives for providing units for low- and moderate-income residents.

**Policy 1.4:** The City will assist residential developers in identifying and preparing land for new housing development.

**Policy 1.5:** The City will coordinate with the Los Angeles County Development Authority to take advantage of federal funds.

**Policy 1.6:** The City will continue to coordinate with local social service providers to address the needs of the homeless population. An Emergency Shelter Overlay has been adopted and will be amended with language to allow transitional housing by right. These efforts will build on the Homelessness Plan adopted in January 2021.

**Policy 1.7:** The City will locate higher density residential development in close proximity to public transportation, services, and recreation.

**Goal 2: The City will enhance the quality of existing residential housing stock in Maywood neighborhoods.**

The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. Maywood has experienced significant private-initiated housing rehabilitation in recent years related to the substantial increase in home values and the reinvestment of the home equity into property maintenance. The City will continue to foster this upgrading, as well as providing financial assistance as available.

**Policy 2.1:** The City will continue to promote rehabilitation programs that provide financial and technical assistance to lower-income property owners.

**Policy 2.2:** The City will continue to use the code enforcement program to bring substandard units into compliance with applicable codes and to improve overall housing conditions in Maywood.

**Policy 2.3:** The City will minimize displacement impacts occurring as a result of residential demolition or an increase in housing cost through housing assistance programs, tenant protections, and other programs.

**Policy 2.4:** The City will promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.

**Policy 2.5:** The city will encourage housing improvements that mitigate overcrowding, such as through room additions, provision of parking variances, and provision of rehabilitation assistance as a means of increasing the holding capacity of the existing housing stock.

**Policy 2.6:** The City will develop and adopt an ordinance for reconfiguring existing housing structures to Accessory Dwelling Units (ADUs) that incorporates best practices and contributes to neighborhood character.

**Goal 3: The City will ensure that new and renovated housing is sensitive to existing and planned neighborhood character and the existing context and conditions.**

As a highly urbanized environment, varying land uses in Maywood are developed in close proximity to one another. It is an ongoing goal in the City to ensure that residential growth is sensitive to existing conditions and any planned improvements. The City will continue to encourage development that is designed to minimize negative impacts on the surrounding neighborhood.

**Policy 3.1:** The City will ensure that new and renovated housing is sensitive to existing and planned neighborhood character and the context and conditions to minimize negative impacts on the surrounding neighborhood.

**Policy 3.2:** The City will ensure that the design of residential development which fronts on major arterial highways (such as in the R-3 zone, R-S Specialty Residential Overlay Zone, and CM and R-SA Mixed Use target areas) will not adversely affect the use or character of adjacent properties, especially properties to the rear.

**Policy 3.3:** The City will accommodate new residential development which is coordinated with the provision of infrastructure and public services in those areas where Mixed-Use developments are encouraged.

**Policy 3.4:** The City will provide standards that will allow for adequate off-street parking with safe access to adjacent streets.

**Policy 3.5:** The City will create more recreational open space and tot lots in neighborhoods where there is a need.

**Goal 4: The City will promote and affirmatively further fair housing opportunities throughout the community for all residents, especially protected classes, as required under AB 686.**

In order to make adequate provision for the housing needs of all economic segments of the community, the City must ensure equal and fair housing opportunities are available to all residents.

**Policy 4.1:** The City will work with the Fair Housing Federation of Southern California, the Fair Housing Foundation, and/or other organizations to enforce Federal and State laws that prohibit discrimination in the sale, rental, leasing, negotiation, advertising, and financing of housing based on the following characteristics:

Federal: Race, Color, National Origin, Disability (Mental & Physical), Religion, Sex, Familial Status

California: Marital Status, Ancestry, Source of Income, Sexual Orientation, Age, Arbitrary Physical Characteristics, Gender Identity/Gender Expression, Citizenship, Primary Language, Immigration Status, Veteran or Military Status, Genetic Information

**Policy 4.2:** The City will prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

**Policy 4.3:** The City will adopt strategies to protect existing residents from displacement.

**Goal 5: The City will improve and update its housing data collection and organization.**

The City of Maywood has emerged from a tumultuous period and is undertaking a review of its policies and procedures; part of this effort is improving its housing data collection and organization processes.

**Policy 5.1:** The City will improve administrative procedures and record-keeping to ensure that data and information on the City’s housing stock is as accurate as possible and kept up-to-date.

**Policy 5.2:** The City will seek funding and assistance to improve data collection and record-keeping.

**Policy 5.3:** The City will digitize Building and Planning Commission records to facilitate easier access to data.

## 3.2 HOUSING PROGRAMS

This section describes the housing initiatives that Maywood plans to support and/or implement during the Sixth Cycle (2021 – 2029). Programs are organized into the following categories:

- New and Affordable Housing
- Housing Conservation
- Emergency Housing
- Affirmatively Furthering Fair Housing
- Reasonable Accommodation

While funding sources have been identified for each of the programs in the tables below, Maywood may be able to utilize Federal Recovery Act funding to support some of these programs.

### 3.2.1 New and Affordable Housing Programs

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<p><b>Density Bonus</b>  <i>Concurrent with the Fifth Cycle Housing Element Amendment, the City updated its Density Bonus ordinance to be consistent with state law.</i></p>	Planning Division	General Fund	Ongoing  Zoning amendment completed on October 23, 2019	Pursue 1 affordable housing project on Successor Agency-owned property
<p><b>Accessory Dwelling Unit</b>  <i>In recent years, the California laws regarding accessory dwelling units (ADUs) have changed several times to relax development standards. The City is in the process of adopting its own ADU ordinance. Before the ordinance is finalized and adopted, Maywood is adhering to state law for the permitting of ADUs. The City has permitted 10 ADUs over the last 2 years and anticipates that this trend will continue.</i></p>	Building and Planning Department	General Fund	Zoning amendment to be completed in Winter 2021/2022	Permit at least 15 ADU per year during the Planning Period for a total of at least 115 new ADUs
<p><b>Single-Room Occupancy Housing</b>  <i>A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit is usually small (between 200 and 350 square feet). Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. To</i></p>	Planning Division	General Fund	Zoning amendment to be completed in 2022	Permit at least 1 SRO every other year during the Planning Period for a total for at least 4 new SROs

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Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<p><i>finance this program, the City will prioritize affordable housing funds towards the provision of housing for extremely low-income households as part of the development of SROs. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the City's (R-SA) Residential – Senior and Affordable Housing Overlay zone as well as in those areas where Mixed Use development is contemplated.</i></p>				
<p><b>Residential Zoning – Senior and Affordable Housing Overlay</b>  <i>Concurrent with this Housing Element amendment, the City amended the Zoning Ordinance on October 23, 2019 to create the Residential – Senior and Affordable Housing Overlay (R-SA). The new R-SA Overlay will permit senior and affordable housing by right at a density of 72 units per acre for senior housing and 48 units per acre for affordable housing. Existing CM properties can also apply for a zone change to utilize the new R-SA Overlay via a zone change (see the CM Zone Residential Infill Program on the next line).</i></p>	<p>Planning Division</p>	<p>General Fund</p>	<p>Zoning amendment completed on October 23, 2019</p> <p><i>Amend the R-SA Overlay to establish a minimum density of 20 units per acre before the end of 2022.</i></p> <p>Issue RFP for affordable housing development on the Agency-owned R-SA property before the end of 2022</p>	<p>Facilitate the development of 1 affordable housing project using R-SA Overlay Zoning</p>
<p><b>CM Zone Residential Infill Program</b></p>	<p>Planning Division</p>	<p>General Fund</p>	<p>Zoning amendment to be completed</p>	<p>Zoning updated to accommodate the</p>

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Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<p><i>As a means of providing additional sites for multi-family housing, the City has identified target commercial areas in the CM zones that extend along Slauson Avenue and Atlantic Avenue where multi-family residential infill is permitted at 20 units per acre via a Planned Unit Development (PUD).</i></p> <p><i>As part of the Fifth Cycle Housing Element Amendment, the Zoning Ordinance was amended to create the R-SA (Residential – Senior and Affordable Housing Overlay). This Zoning amendment includes allowing CM properties in the City to apply for a zone change to utilize the R-SA zoning to accommodate senior and affordable housing projects at a substantially higher density.</i></p>			within six months of adopting this Housing Element	increased densities required
<p><b>Zoning Revisions</b></p> <p><i>The City’s R-3 zoning requires two covered spaces per unit plus half a space per unit for guest parking for multi-family development, regardless of unit size. This parking standard is identified by the State HCD as a potential constraint to multi-family development. Furthermore, the Zoning Ordinance includes a design review process which the City has never implemented.</i></p> <p><i>As part of the City’s comprehensive zoning updated, the City will re-evaluate and</i></p>	Planning Division	General Fund	Review and revise the multi-family parking requirements, design review, and site plan review as part of a comprehensive zoning update by the end of 2022	Facilitate multi-family housing construction

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<i>modify its multi-family parking standard, remove the obsolete design review process, and revisit the site plan review requirements to ensure these standards and procedures do not serve to constrain housing development.</i>				

### 3.2.2 Housing Conservation Programs

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<p><b>Rehabilitation</b></p> <p><i>The City lacks the resources in its General Fund to finance new development. As a result, new rehabilitation assistance will be limited to grants and other assistance from outside agencies. Towards this end, the City will continue to explore opportunities for new funding sources.</i></p>	City of Maywood	CDBG (LA County CDC)	Ongoing	Rehabilitate 5 -10 units during the Planning Period
<p><b>Energy Conservation</b></p> <p><i>The City of Maywood will continue to implement various conservation initiatives that include the following elements:</i></p> <ul style="list-style-type: none"> <li><i>The City will continue to implement a water conservation ordinance that would regulate the time and duration of irrigation. Landscaping installed as part of a</i></li> </ul>	Planning Division	General Fund	<p>Ongoing</p> <p>The City’s website will be updated annually</p>	100 referrals

<p><i>new multiple-family development must incorporate sprinklers and timers into the design of the irrigation system.</i></p> <ul style="list-style-type: none"> <li>• <i>Sprinkler systems (with timers) must be installed in existing multiple-family developments. The irrigation systems must also include rain sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil.</i></li> <li>• <i>State law requires that older bathroom toilet fixtures that consume more water be phased out and replaced with toilets that use only 1.6 gallons per flush. As part of the plan check process, City staff will review development plans to ensure compliance with these requirements.</i></li> <li>• <i>The City will continue to implement the landscape design program that encourages the use of plant materials that consist of drought tolerant plants thus</i></li> </ul>				
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<p><i>further reducing water consumption in landscaping. This landscape design program is being implemented as part of the plan check process.</i></p> <ul style="list-style-type: none"> <li>• <i>The City shall support the installation of photovoltaic/solar and solar water heating systems on new residential construction as a means to promote a reduction in energy consumption. The installation of photovoltaic equipment is being promoted under the City’s Low Impact Development guidelines. The City will not use zoning or other development standards to restrict the use of solar powered equipment.</i></li> <li>• <i>The City’s website will be expanded to include a discussion of energy conservation measures and devices that, in addition to saving energy, will also save the homeowner or renter money. The City’s website will be updated annually.</i></li> </ul>				
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## Rehabilitation

A variety of funds may be available to support housing rehabilitation programs. Maywood is a participating city in the LA County Community Development Commission (LA County CDC) and receives Community Development Block Grant (CDBG) funds through this participation. The federal HOME Program represents a major source of funds available to jurisdictions to assist affordable rental or homeownership housing through rehabilitation, reconstruction, construction and/or acquisition. The LA County CDC funds its Affordable housing Programs with HOME funds to “provide financial and technical assistance to acquire sites and develop affordable housing or mixed-use projects through the provision of gap financing and other relevant subsidies.” In addition, the County offers the Affordable Homeownership Program and Rental Rehabilitation Loan Program. The loss of redevelopment set-aside funds was a significant blow to the City’s ability to directly intervene (through lot assembly and financial assistance) in facilitating new housing development.

## Energy Conservation

An important element of any energy conservation measure will be to identify strategies for retrofitting energy conserving devices in both new residential development and in the rehabilitation of existing development. There are a number of programs that, in addition to providing for new opportunities for housing, also have the added benefit of promoting resource conservation. For example, the areas that have been identified for new infill residential development are located near arterial roadways that are currently serviced by public infrastructure. In addition, these sites are well-served by public transit, which could further reduce the use of single-occupant vehicles and potentially the overall annual vehicle miles traveled in the City.

### **3.2.3 Emergency Housing Programs**

In May 2020, the Gateway Cities Council of Governments (GCCOG) entered into a Professional Services Agreement with a consultant to assist the City in creating a homeless plan. This included a comprehensive assessment of homelessness in the City, an assessment of current resources available to address the challenge, and identification of opportunities. The Plan is designed to cover a five-year period from February 2021 to January 2026, with annual reporting, reassessment and revision, making it responsive to changing conditions and honing the City’s efforts. See Section 3.6.2 for more information.

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Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<p><b>Emergency Shelter</b></p> <p><i>Concurrent with the Fifth Cycle Housing Element Amendment, the City revised the Zoning Ordinance on October 23, 2019 to establish an Emergency Shelter (ES) Overlay zone on specific properties zoned General Commercial / Manufacturing (CM). A total of 25 parcels (totaling 4.44 acres) are included in the three-block overlay. The ES Overlay specifies that emergency shelters are subject to those development standards that apply to development within the CM Zone.</i></p>	<p>Planning Division</p>	<p>General Fund</p>	<p>Zoning amendment completed on October 23, 2019</p>	<p>Zoning updated to accommodate emergency shelter use within the overlay zone</p>
<p><b>Transitional Housing</b></p> <p><i>The City intends to comply with State law regarding the provision of transitional housing. The definition of transitional housing will be changed in order to consider transitional housing as a residential use in all zones that allow residential uses subject to those restrictions that are applicable to the other residential uses of the same type in the same zone.. The following will be applicable to transitional housing:</i></p> <ul style="list-style-type: none"> <li><i>• Transitional housing will be subject to the same permitting procedures as required for other permitted uses for the zone without</i></li> </ul>	<p>Planning Division</p>	<p>General Fund</p>	<p>Zoning amendment to be completed in 2022</p>	<p>Rezoning within 12 months</p>

<p><i>undue special regulatory requirements</i></p> <ul style="list-style-type: none"> <li>• <i>Parking requirements, fire regulations, and design standards for transitional housing will be the same as required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing</i></li> </ul>				
<p><b>Supportive Housing</b></p> <p><i>Pursuant to State law (AB 2162), the Zoning Ordinance will be amended to permit supportive housing by right where multi-family housing (including the Mobile Home Park zoning) is permitted. Other specific provisions include:</i></p> <ul style="list-style-type: none"> <li>• <i>The City is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing</i></li> <li>• <i>After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (up to 50 units) and 120 days for larger projects (more than 50 units)</i></li> <li>• <i>The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located</i></li> </ul>	<p>Planning Division</p>	<p>General Fund</p>	<p>Zoning amendment to be completed in 2022</p>	<p>Rezoning within 12 months</p>

<i>within a half-mile of a public transit stop</i>				
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### 3.2.4 Affirmatively Furthering Fair Housing Program

California’s Department of Housing and Community Development (HCD) defines affirmatively furthering fair housing as “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development.”

The City of Maywood has a Fair Housing Program to provide services that include investigating complaints alleging housing discrimination, completing unsolicited audits, and providing landlord/tenant counseling and dispute resolution. The City utilizes the Los Angeles Housing Rights Center to resolve tenant and landlord conflicts and to investigate and document housing discrimination complaints. The Housing Rights Center provides several opportunities to educate individual residents and groups through a range of housing services, including:

- A monthly listing identifying available opportunities for affordable housing, senior housing, and veteran housing throughout Los Angeles County
- Online workshops offered weekly in English or Spanish on fair housing rights, fair housing law certification for landlords, and weekly updates on laws pertaining to COVID-19 tenant protection.
- Appointments available with housing counselors to Our Housing Counselors to confidentially discuss solutions relating to tenant-landlord rights and obligations, including topics like security deposits, evictions, repairs, rent increases, and harassment
- Case Analysts to investigate allegations of housing discrimination and help victims of discrimination enforce their Fair Housing rights, including for tenants with disabilities asserting their right to request home accommodations.
- Annual Housing Summit (conducted online in 2021)

The City will continue to use the Housing Rights Center for referral assistance and education programs. As part of this program the City will place brochures and flyers prepared by the Housing Rights Center at a kiosk in the City Hall lobby, the library, and at the Maywood YMCA Center. The City may also post this information in other locations. In addition, the City will provide fair housing referral information on its public website.

### 3.2.5 Reasonable Accommodation Program

This program was a new program introduced during the Fifth Cycle. As mentioned previously, there are a large number of households in Maywood that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident(s). However, many residents will benefit from specific improvements to their homes that would better accommodate a disabled person.

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<p><b>Reasonable Accommodation</b></p> <p><i>The City will adopt a reasonable accommodation ordinance to provide exception in zoning and land use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Building and Planning Director as long as a number of criteria are met: 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</i></p>	<p>Planning Division</p>	<p>General Fund</p>	<p>Zoning amendment to be completed in 2022.</p>	<p>1 application per year</p>

<i>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.</i>				
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### 3.3 QUANTIFIED PROGRAM OBJECTIVES

The goals, objectives, and programs of this Housing Element focus on housing rehabilitation programs, housing conservation programs, affordable housing programs, housing sites programs, affirmatively furthering fair housing, removing governmental constraints, and equal housing and energy conservation programs.

Table 16 provides a quantification of the program objectives that are envisioned as part of this Housing Element’s implementation.

**Table 16: Quantified Objectives of Maywood Housing Programs**

Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
<b>6<sup>th</sup> Cycle RHNA</b>	27	27	47	55	209
<b>New Construction</b>	--	--	28	--	149
<b>Accessory Dwelling Units</b>	--	--	--	55	60
<b>Conservation / Preservation (Maywood Villas and Maywood Manor)</b>	47	47	14	--	--
<b>Rehabilitation</b>	--	--	5	--	--

### 3.4 REGIONAL HOUSING NEEDS

The Southern California Association of Governments (SCAG) has the responsibility and authority to determine housing needs for the various income groups for cities within Southern California pursuant to Section 65584 of the Government Codes. Housing needs are categorized as follows:

- **Very Low Income** households are those whose income does not exceed 50% of the Area Median Income (AMI) for the greater Los Angeles area
- **Low Income** households are those whose income is greater than 50% of AMI but less than 80% of AMI for the greater Los Angeles area
- **Moderate Income** households are those whose income is greater than 80% of AMI but less than 120% of AMI for the greater Los Angeles area
- **Above Moderate-Income** households are those whose income is greater than 120% of AMI for the greater Los Angeles area

The SCAG Regional Housing Needs Assessment (RHNA) for the Fourth Cycle was 22 units and the Fifth Cycle was 53 units. The Sixth (current) Cycle reflects a significant increase to 365 units (refer to Table 17). The housing needs for the selected income groups are shown on both tables. The planning periods for the three most recent RHNA cycles are as follows: Fourth Cycle (2006 - 2013), Fifth Cycle (2014 – 2021), and the current Sixth Cycle (2021 – 2029). Table 17 summarizes the City’s RHNA by income threshold for each of the three most recent cycles.

**Table 17: City of Maywood’s RHNA Housing Allocation by Income Threshold**

Income Category	Fourth Cycle (2006-2013)	Fifth Cycle (2014-2021)	Sixth Cycle (2021-2029)
<b>Extremely Low-Income Households</b>	n/a	n/a	27 units
<b>Very Low-Income Households</b>	5 units	13 units	27 units
<b>Low Income Households</b>	3 units	8 units	47 units
<b>Moderate Income Households</b>	4 units	9 units	55 units
<b>Above Moderate-Income Households</b>	10 units	23 units	209 units
<b>Total Need – Future Housing</b>	22 units	53 units	365 units

*Source: Southern California Association of Governments*

#### 3.4.1 1233 RHNA Carryover

Section 65504.09 of the Government Code (implementing AB 1233) states that cities that failed to implement the adequate sites programs to make sites available in the planning period and

failed to identify and make available adequate sites to accommodate a portion of the regional housing need must zone or rezone adequate sites to address the unaccommodated housing need, by income level, within the first year of the new planning period.

**Table 18: Unmet RHNA 2014-2021 Planning Period**

Income Category	RHNA 2014-2021	Units Provided	Remaining Need
<b>Extremely Low</b>	6 units	0 units	6 units
<b>Very Low Income Households</b>	7 units	0 units	7 units
<b>Low Income Households</b>	8 units	0 units	8 units
<b>Moderate Income Households</b>	9 units	9 units	0 units
<b>Above Moderate Income Households</b>	23 units	2 units	21 units
<b>Total Need – Future Housing</b>	53 units	11 units	42 units

### 3.4.2 Credits Toward the Sixth Cycle RHNA

Maywood adopted zoning overlays in October 2019, providing significant opportunity for additional housing development. The number of possible units far exceeds the number of units required to meet the Fifth and Sixth Cycle RHNA. See Section 3.5 Available Housing Sites for New Residential Development and Table 19: Residential Sites Inventory for more information.

## 3.5 AVAILABLE HOUSING SITES FOR NEW RESIDENTIAL DEVELOPMENT

The availability of developable land and market forces that affect housing construction both impact the City's ability to accommodate RHNA. The City will revise the current General Plan and Zoning Land Use Designations (as amended in 2019) that are applicable to the residential neighborhoods. According to the General Plan, approximately fifty-seven (57) percent of the City's land area is designated for residential development. Concurrent with the 2019 Amendment to the Fifth Cycle Housing Element, the City adopted zoning measures to accommodate housing need:

- Senior and Affordable Housing Overlay (R-SA):** The City amended the Zoning Code to modify the Specialty Housing Overlay (R-S) to become the Senior and Affordable Housing Overlay (R-SA) with increased density. Three Housing Successor Agency-owned parcels (6313-001-900, 6313-001-901, and 6313-001-902) were designated as R-SA with a density of 48 units per acre. A vacant building is on site. The City plans to demolish the

vacant building and make these parcels available for affordable housing development. Combined, these three parcels total 0.56 acres and support between 28 units (at base density of 48 units per acre) and 37 units (with a maximum density bonus of 35%) for an affordable housing project. If a senior affordable housing project is pursued, the site can accommodate between 40 and 63 units. The City issued a Notice of Availability to solicit proposals from affordable housing developers on July 2, 2021. Four developers have inquired about the properties and, as of September 2021, the City was considering their applications. In addition, 12 parcels along 56<sup>th</sup> Street between Heliotrope and Woodlawn are also designated as Senior and Affordable Housing Overlay (R-SA). These parcels total 1.93 acres and could potentially accommodate 91 units.

- **Mixed-Use Development:** Selected commercial corridors along Atlantic Boulevard and Slauson Avenue have been identified for mixed-use development. The mixed-use development could take several forms: stand-alone infill residential development or a combination of commercial and residential uses within the same parcel and/or structure. These areas are noted in Figure 22. A total of 52 parcels totaling 9.5 acres zoned CM have been identified as candidates for mixed-use development. These parcels are characterized by aging structures (the median year of construction is 1953). Most parcels also have a low Improvement to Land Value Ratio (ILR). Individually, some parcels are small and contain existing residential units and therefore may not appear to be viable properties for residential development. However, many parcels are contiguous and some have common ownership, making lot consolidation possible. If developed as mixed-use residential or stand-alone residential units, the maximum density is 20 units per acre. These parcels can accommodate 149 units (assuming development at 80% of the allowable density and excluding parcels that would not yield a net increase in units).
- **Accessory Dwelling Units (ADUs):** The potential for new ADUs is considerable given changes in State law. A quantified planning objective for additional 115 ADUs has been identified for the Sixth Cycle planning period.

Figure 22: Residential Sites Inventory



**Table 19: Residential Sites Inventory**

Map ID	APN	Address	Acres	Existing Use	General Plan	Zoning (2019)	Estimated Units (Current)	Zoning (Current)	Estimated Units (Future)	Year Built	Building SF	Current ILR	Common Ownership
<b>Housing Successor Agency-Owned</b>													
1	6313001902	5102 DISTRICT BLVD	0.28	Office	Industrial	R-SA	14	R-SA	14	1968	6844	-	City
2	6313001901	5110 DISTRICT BLVD	0.27	Office	Industrial	R-SA	13	R-SA	13	1971	7200	-	City
77	6313001900		0.01	Vacant	Industrial	R-SA	1	R-SA	1	0	0	-	City
	<b>Subtotal</b>		<b>0.56</b>				<b>28</b>		<b>28</b>				
<b>Senior and Affordable Housing Overlay</b>													
54	6314024011	4818 E 58TH ST	0.18	SF Residence	Residential	R-SA	8	R-SA	8	1930	1008	0.49	
55	6314024010	4820 E 58TH ST	0.17	SF Residence	Residential	R-SA	8	R-SA	8	1930	1416	0.26	
56	6314024009	4824 E 58TH ST	0.17	Duplex	Residential	R-SA	8	R-SA	8	1951	650	0.78	
57	6314024008	4826 E 58TH ST	0.17	5+ Units	Residential	R-SA	8	R-SA	8	1960	4868	1.69	
58	6314024007	4834 E 58TH ST	0.17	SF Residence	Residential	R-SA	8	R-SA	8	1923	1540	2.09	
59	6314024006	4840 E 58TH ST	0.17	Duplex	Residential	R-SA	8	R-SA	8	1923	992	1.93	
60	6314024005	4846 E 58TH ST	0.13	SF Residence	Residential	R-SA	6	R-SA	6	1965	1260	2.33	
61	6314024004	4848 E 58TH ST	0.13	SF Residence	Residential	R-SA	6	R-SA	6	1937	1126	0.73	
62	6314024003	4852 E 58TH ST	0.14	Duplex	Residential	R-SA	7	R-SA	7	1925	2078	1.48	
63	6314024002	4584 E 58TH ST	0.33	Parking Lot	Residential	R-SA	16	R-SA	16	1977	14750	0.49	H
64	6314024026	5807 WOODLAWN AVE	0.09	Parking Lot	Residential	R-SA	5	R-SA	5	0	0	0.54	H
65	6314024027	5807 WOODLAWN AVE	0.07	Parking Lot	Residential	R-SA	3	R-SA	3	1977	3024	0.60	H
	<b>Subtotal</b>		<b>1.93</b>				<b>91</b>		<b>91</b>				
<b>Mixed-Use Development</b>													
6	6313019031	5351 1/2 ATLANTIC BLVD	0.47	Warehouse	Mixed Use	CM	8	R-SA`	23	1964	5537	0.48	
8	6313004017	5268 ATLANTIC BLVD	0.12	Service, Repairs	Mixed Use	CM	2	R-SA	6	1946	2948	0.11	
9	6313004018	5276 ATLANTIC BLVD	0.12	Warehouse	Mixed Use	CM	2	R-SA	6	1953	5252	2.13	
10	6313006014	5306 ATLANTIC BLVD	0.24	Stores	Mixed Use	CM	4	R-SA	12	1939	3773	0.59	
11	6313006015	5312 ATLANTIC BLVD	0.26	Store and Residential	Mixed Use	CM	4	R-SA	13	1945	2634	1.02	
12	6313006031	5320 ATLANTIC BLVD	0.12	Light Manufacturing	Mixed Use	CM	2	R-SA	6	1953	1224	1.19	A
13	6313006032	5326 ATLANTIC BLVD	0.12	Light Manufacturing	Mixed Use	CM	2	R-SA	6	1964	2500	1.13	A
15	6313018002	5501 ATLANTIC BLVD	0.23	Stores	Mixed Use	CM	4	R-SA	11	1973	2080	1.13	
16	6313018001	5515 ATLANTIC BLVD	0.10	Office	Mixed Use	CM	2	R-SA	5	1950	400	0.11	
17	6313018027	5559 ATLANTIC BLVD	0.12	Stores	Mixed Use	CM	2	R-SA	6	1938	2545	1.05	
18	6313007008	5502 ATLANTIC BLVD	0.07	Auto Service, Body Shop	Mixed Use	CM	1	R-SA	3	1945	1988	2.30	B
19	6313007009		0.10	Vacant	Mixed Use	CM	2	R-SA	5	0	0	-	B

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20	6313007010	5510 ATLANTIC BLVD	0.10	Vacant	Mixed Use	CM	2	R-SA	5	0	0	-	B
21	6313007011	5516 ATLANTIC BLVD	0.10	Restaurant	Mixed Use	CM	2	R-SA	5	1950	2000	0.17	B
22	6313007012		0.10	Parking Lot	Mixed Use	CM	2	R-SA	5	2001	4400	0.15	B
24	6313007014	5556 ATLANTIC BLVD	0.10	Service, Repairs	Mixed Use	CM	2	R-SA	5	1959	2400	0.56	C
26	6313008016	5630 ATLANTIC BLVD	0.14	Stores	Mixed Use	CM	2	R-SA	7	1947	1620	0.60	C
27	6313016028	5701 ATLANTIC BLVD	0.35	Store and Office	Mixed Use	CM	6	R-SA	17	1930	7356	1.72	
28	6313016024		0.12	Parking Lot	Mixed Use	CM	2	R-SA	6	1984	4400	0.06	D
29	6313016023	5729 ATLANTIC BLVD	0.24	Restaurant	Mixed Use	CM	4	R-SA	11	1941	6923	1.77	D
30	6313009024	5700 ATLANTIC BLVD	0.25	Service Station	Mixed Use	CM	4	R-SA	12	1964	600	0.15	
31	6313009025	5714 ATLANTIC BLVD	0.13	Medical, Dental	Mixed Use	CM	2	R-SA	6	1948	1432	0.85	
33	6314010012	4600 SLAUSON AVE	0.28	Office	Mixed Use	CM	5	R-SA	14	1953	688	0.25	E
34	6314010028	4610 SLAUSON AVE	0.12	Stores	Mixed Use	CM	2	R-SA	6	1941	2038	0.97	E
35	6314010029	4618 SLAUSON AVE	0.17	Office	Mixed Use	CM	3	R-SA	8	1959	2024	0.96	E
36	6314010010	4622 SLAUSON AVE	0.07	Auto Service, Body Shop	Mixed Use	CM	1	R-SA	3	1958	940	0.83	
37	6314010009	4626 SLAUSON AVE	0.07	Office	Mixed Use	CM	1	R-SA	3	1953	600	1.42	
39	6314014015	4701 SLAUSON AVE	0.18	Office	Mixed Use	CM	3	R-SA	9	1980	546	1.24	
40	6314014016	4707 SLAUSON AVE	0.18	SF Residence	Mixed Use	CM	3	R-SA	8	1921	792	0.58	E
41	6314014017	4715 SLAUSON AVE	0.18	SF Residence	Mixed Use	CM	3	R-SA	9	1921	628	0.05	E
42	6314014018	4717 SLAUSON AVE	0.18	Auto Service, Body Shop	Mixed Use	CM	3	R-SA	9	1989	1281	1.50	
43	6314014019	4727 SLAUSON AVE	0.18	Service, Repairs	Mixed Use	CM	3	R-SA	9	1957	1456	1.50	
44	6314014020	4735 SLAUSON AVE	0.18	Club, Lodge	Mixed Use	CM	3	R-SA	9	1958	6851	0.16	
45	6314014021	4741 SLAUSON AVE	0.18	Vacant	Mixed Use	CM	3	R-SA	9	0	0	-	
47	6314014023	4751 SLAUSON AVE	0.18	Light Manufacturing	Mixed Use	CM	3	R-SA	9	1967	3936	1.22	
48	6314014024	4755 SLAUSON AVE	0.05	Light Manufacturing	Mixed Use	CM	1	R-SA	2	1955	1220	1.03	F
49	6314014025	4755 SLAUSON AVE	0.13	Office	Mixed Use	CM	2	R-SA	6	1955	3180	1.39	F
50	6314013017	4700 SLAUSON AVE	0.33	Service Station	Mixed Use	CM	5	R-SA	16	1986	2540	0.29	
51	6314013016	4722 SLAUSON AVE	0.28	Restaurant	Mixed Use	CM	4	R-SA	13	1969	1097	1.38	G
52	6314013004	4728 SLAUSON AVE	0.35	Light Manufacturing	Mixed Use	CM	6	R-SA	17	1952	7080	0.68	G
53	6314013018	4756 SLAUSON AVE	0.52	Church	Mixed Use	CM	8	R-SA	25	1937	3708	1.89	
66	6314024900	4801 SLAUSON AVE	0.36	Light Manufacturing	Mixed Use	CM	6	R-SA	17	1956	8188	-	City
67	6314024012	4815 SLAUSON AVE	0.14	SF Residence	Mixed Use	CM	2	R-SA	7	1922	900	0.26	I
68	6314024013	4819 SLAUSON AVE	0.15	Warehouse	Mixed Use	CM	2	R-SA	7	1923	872	1.17	I
69	6314024014	4825 SLAUSON AVE	0.12	Duplex	Mixed Use	CM	--	R-SA	6	1942	937	1.43	
70	6314024030	4829 SLAUSON AVE	0.11	Duplex	Mixed Use	CM	--	R-SA	5	1923	576	1.04	

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<b>71</b>	6314024028	4833 SLAUSON AVE	0.12	Store and Residential	Mixed Use	CM	2	R-SA	6	1967	480	0.74	
<b>72</b>	6314024017	4837 SLAUSON AVE	0.14	Triplex	Mixed Use	CM	--	R-SA	7	1926	831	2.34	J
<b>73</b>	6314024018	4843 SLAUSON AVE	0.15	SF Residence	Mixed Use	CM	2	R-SA	7	1945	1152	1.17	J
<b>74</b>	6314024019	4847 SLAUSON AVE	0.13	Fourplex	Mixed Use	CM	--	R-SA	6	1955	946	0.70	
<b>75</b>	6314024020	4851 SLAUSON AVE	0.10	Store and Residential	Mixed Use	CM	2	R-SA	5	1961	450	0.89	
<b>76</b>	6314024021	4869 SLAUSON AVE	0.48	Stores	Mixed Use	CM	8	R-SA	23	1960	1800	1.35	
	<b>Subtotal</b>		<b>9.50</b>				<b>149</b>		<b>461</b>				

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### 3.6 EVALUATION OF PREVIOUS ELEMENT’S IMPLEMENTATION

#### 3.6.1 Appropriateness of Goals, Objectives, and Policies

State General Code Section 65588 requires local governments to “... to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives; (3) The progress of the city, county, or city and county in implementation of the housing element”

The development of this Sixth Cycle Housing Element included an evaluation of how the City has implemented policies from past Housing Elements. Generally, the policies and programs identified in the previous Housing Element remain applicable and appropriate with minor modifications. Since adoption of the 2019 Amendment, the City has continued to make progress implementing the identified policies and programs and amended the Zoning Ordinance in October 2019. The COVID-19 Pandemic hit shortly after the Fifth Cycle Element was amended and has had significant impact on the ability of the City, private, and non-profit partners to implement the housing policies.

**Table 20: Status of Revised Fifth Cycle Housing Element Policies**

Housing Element Policy	Result	Evaluation	Continue/Modify/Delete
<p><b>Policy 1.1:</b> The City will provide a variety of residential development opportunities in Maywood, ranging from single- and multiple-family uses in the R-3 zone, and higher density housing in Specialty Residential and Mixed-Use target areas.</p>	<p>The City continues to encourage and support residential development and redevelopment.</p>	<p>This is, and will remain, an ongoing City effort and focus.</p>	<p>Continue</p>
<p><b>Policy 1.2:</b> The City will encourage both the private and public sectors to produce or assist in the production of quality housing with a particular emphasis on housing that is affordable to lower income and special needs households.</p>	<p>The City continues to encourage public and private sector housing development for lower-income and special needs households.</p>	<p>The City’s efforts to encourage private and public housing production are ongoing.</p>	<p>Continue</p>

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Housing Element Policy	Result	Evaluation	Continue/Modify/Delete
<p><b>Policy 1.3:</b> The City will promote the development of low- and moderate-income housing by continuing to provide developers with density bonuses and other incentives for providing units for low- and moderate-income residents.</p>	<p>The City passed a density bonus zoning amendment.</p>	<p>The City continues to offer density bonuses and other incentives to housing developers.</p>	<p>Continue</p>
<p><b>Policy 1.4:</b> The City will assist residential developers in identifying and preparing land for new housing development.</p>	<p>The City has identified a number of properties for residential development.</p>	<p>RFPs are forthcoming to support residential development and redevelopment.</p>	<p>Continue</p>
<p><b>Policy 1.5:</b> The City will coordinate with the Los Angeles Community Development Commission to take advantage of federal funds.</p>	<p>The City continues to work closely with its partners to leverage federal funds.</p>	<p>This is an ongoing effort and will continue.</p>	<p>Continue</p>
<p><b>Policy 1.6:</b> The City will continue to coordinate with local service providers to address the needs of the homeless population.</p>	<p>The City continues to support the local community with a mobile food bank and other services provided in partnership with other organizations.</p> <p>The City adopted a Homelessness Plan on January 27, 2021. See Section 3.6.2 for more information.</p>	<p>This is an ongoing effort and will continue.</p>	<p>Modify</p>
<p><b>Policy 1.7:</b> The City will locate higher density residential development in close proximity to public</p>	<p>The City has made progress identifying sites and rezoning parcels to support higher density development.</p>	<p>RFPs are forthcoming for high density housing on City-owned parcels.</p>	<p>Continue</p>

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Housing Element Policy	Result	Evaluation	Continue/Modify/Delete
transportation, services, and recreation.			
<b>Policy 2.1:</b> The City will continue to promote rehabilitation programs as a means to provide financial and technical assistance to lower income property owners.	The City promotes local programs and shares information with residents about rehabilitation programs.	The City will continue promoting and supporting residential rehabilitation programs.	Continue
<b>Policy 2.2:</b> The City will continue to utilize the code enforcement program to bring substandard units into compliance with applicable codes to improve overall housing conditions in Maywood.	The City has hired new code enforcement staff and are focusing on code enforcement.	This is an ongoing effort and will continue.	Continue
<b>Policy 2.3:</b> The City will minimize the displacement impacts occurring as a result of residential demolition.	The City has made efforts to reduce displacement, particularly during the COVID-19 Pandemic.	This is an ongoing effort and will continue.	Modify
<b>Policy 2.4:</b> The City will promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	The City has worked to educate residents and property owners about property maintenance.	This is an ongoing effort and will continue.	Continue
<b>Policy 2.5:</b> The City will encourage room additions by continuing to provide parking variances and rehabilitation assistance as a means of increasing the holding capacity of the existing housing stock.	There is public concern about overcrowding in several Maywood neighborhoods.	The City is working on an ADU ordinance that will help regulate overcrowding while providing safe and affordable housing options.	Modify
<b>Policy 3.1:</b>	There is public concern about overcrowding in	The City is working to ensure that new	Modify

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Housing Element Policy	Result	Evaluation	Continue/Modify/Delete
The City will ensure that multiple-family infill development is compatible in design with single-family residential areas and is consistent with the existing neighborhood character.	several Maywood neighborhoods.	development is consistent with neighborhood character.	
<b>Policy 3.2:</b> The City will ensure that residential development which fronts on major arterial highways (such as in the (R-3) Specialty Residential Overlay Zone and in Mixed Use areas) incorporate adequate setbacks and buffering.	There is public concern about overcrowding in several Maywood neighborhoods.	The City is focused on the impact of new development on neighbors.	Modify
<b>Policy 3.3:</b> The City will accommodate new residential development which is coordinated with the provision of infrastructure and public services in those areas where Mixed-Use developments are encouraged.	The City has amended the zoning code to support mixed-use development.	This is an ongoing effort and will continue.	Continue
<b>Policy 3.4:</b> The City will provide standards that will allow for adequate off-street parking with safe access to adjacent streets.	There is significant public concern about a lack of parking in some neighborhoods.	The City continues to review and revise its parking standards. This is an ongoing effort and will continue.	Continue
<b>Policy 3.5:</b> The City will create more recreational open space and tot lots in neighborhoods where there is a need.	Maywood’s dense development makes the provision of new open space a challenge, but Maywood has been working to improve existing parks and increase the amount of	This is an ongoing effort and will continue.	Continue

Housing Element Policy	Result	Evaluation	Continue/Modify/Delete
	recreational land available to residents.		
<b>Policy 4.1:</b> The City will continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing Laws.	The City has worked hard to ensure compliance with fair housing laws and to educate the public about their rights.	This is an ongoing effort and will continue.	Modify
<b>Policy 4.2:</b> The City will prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.	The City has worked hard to ensure compliance with fair housing laws and to educate the public about their rights.	This is an ongoing effort and will continue.	Continue

### 3.6.2 Homelessness Plan

In May 2020, the Gateway Cities Council of Governments (GCCOG) entered into a Professional Services Agreement with a consultant to assist the City in creating a homeless plan. This included a comprehensive assessment of homelessness in the City, an assessment of current resources available to address the challenge, and identification of opportunities. The Plan is designed to cover a five-year period from February 2021 to January 2026, with annual reporting, reassessment and revision, making it responsive to changing conditions and honing the City’s efforts.

The City of Maywood’s Homelessness Plan contains 5 goals:

1. Prevent Homelessness
2. Increase Access to Affordable Housing
3. Increase Income Opportunities for Those Who Are Experiencing Homelessness or Who Are At Risk Of Homelessness
4. Increase Access to Care Management and Services
5. Create a Coordinated System

As a City with an approved Homelessness Plan submitted to the County and Gateway Cities Council of Governments (GCCOG), Maywood will receive monthly communications from the GCCOG to advise them of services available to implement its plan. Adopted by City Council on January 27, 2021, the Maywood Homelessness Plan identifies five goals and a variety of actions to support those goals. The five goals identified in Maywood’s Homelessness Plan are: Prevent Homelessness, Increase Access to Affordable Housing, Increase Income Opportunities for Those Who Are Experiencing Homelessness or Who Are At Risk of Homelessness, Increase Access to Case Management and Services, and Create a Coordinated System.

The City is actively engaged with other agencies and resources who can support the goals and recommendations identified in the Plan. Maywood’s Mayor Pro Tem is a member of the GCCOG Homeless Board of Directors and city staff participate in the Gateway Cities’ COG Homelessness Committee. Staff participate at the coalition meetings. As an active member of the GCCOG, the City coordinates with neighboring jurisdictions to address broader concerns.

Maywood’s Homelessness Plan calls for the City to partner with CES providers, the school district, and local service providers including the YMCA and faith leaders. The City has regular collaborative meetings with Maywood businesses through Business Watch meetings and the school district’s principals through the Principals’ Roundtable. Maywood anticipates facilitating a strong working relationship between the schools and the CES family provider.

### **3.6.3 Effectiveness of Programs**

As described previously, the COVID-19 Pandemic which hit months after the City adopted its Amended Fifth Cycle Housing Element has significantly impacted Maywood’s ability to fully implement the identified programs. In addition to limited capacity to implement programs while focusing on the public health crisis, many public and non-profit programs were put on hold during the pandemic. The programs remain valid and appropriate and have been carried forward into this Sixth Cycle Housing Elements. The City has worked hard during the pandemic to advance the implementation of the recommended programs and participate with local non-profits and other governmental bodies to ensure Maywood residents are aware and making use of the various programs and services.

# APPENDIX A

## Proof of Publication

