

6.3 PLANNING VISION

LAND USE
USOS DEL TERRENO

The land use element designates the type, intensity, and general distribution of uses of land for housing, business, industry, open space, education, public buildings, waste disposal facilities, and other categories of public and private uses.

El elemento de uso de la tierra designa el tipo, la intensidad y la distribución general de los usos de suelo para vivienda, negocio, industria, espacio abierto, la educación, los edificios públicos, instalaciones de eliminación de residuos, y otras categorías de usos públicos y privados.

CIRCULATION
CIRCULACIÓN

The circulation element is correlated with the land use element, and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities.

El elemento de circulación se correlaciona con el elemento de uso de la tierra, e identifica la ubicación general y el alcance de las vías existentes y propuestas principales, rutas de transporte, terminales y otros servicios públicos locales e instalaciones.

Which services are missing in your neighborhood?
¿Qué servicios se necesitan en su barrio?

Would you like a public park/ open space near your house?
¿Gustaría un parque público / espacio abierto cerca de su casa?

Which commercial center do you prefer?
¿Cual centro de comercio prefieren?

What form of transportation do you use most?
¿Qué tipo de transporte es lo que más utiliza?

What is your daily average travel time?
¿Cuál es su tiempo de viaje promedio diario?

On a scale from 1- 5, with the existing public services, how satisfied are you?
En una escala del 1 al 5, ¿cómo está usted con el sistema público que existe?

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

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

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

HOUSING ELEMENT POLICIES

ISSUE AREA: HOUSING CONSERVATION

- **Housing Element Policy 1.** The City of Huntington Park shall promote the maintenance of the existing housing units and shall require property owners to maintain their housing so the units are safe, healthful, and aesthetically pleasing.
- **Housing Element Policy 2.** The City of Huntington Park shall minimize housing displacement and require expeditious and equitable relocation in the event units are demolished.
- **Housing Element Policy 3.** The City of Huntington Park shall vigorously oppose any public agency initiative that would result in the removal of existing housing units without the provision of replacement housing.
- **Housing Element Policy 4.** The City of Huntington Park, where possible, shall work with property owners to bring any illegal additions or building construction up to the current Building Code and other health and safety code requirements.

ISSUE AREA: DEVELOPMENT OF NEW HOUSING

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

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

ISSUE AREA: IDENTIFICATION OF ADEQUATE SITES

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

ISSUE AREA: REMOVAL OF GOVERNMENTAL CONSTRAINTS

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

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

ISSUE AREA: EQUAL HOUSING

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

HOUSING PROGRAMS

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

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

PROGRAM #1 - HUNTINGTON PARK CODE ENFORCEMENT

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

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

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



PROGRAM #2 - EMERGENCY SHELTER

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

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

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

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

PROGRAM #3 - EQUAL HOUSING

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

This program is currently in existence. Therefore, additional funding and/or staffing will not be required or are anticipated with this program's continued implementation. This program will be continued over the entire planning period applicable to this element. The City will continue to provide these services to Huntington Park residents and will advertise the availability of this program through brochures. Brochures describing the services of Fair Housing are available in the Community Development Department. Further marketing of the services available from Fair Housing will occur through informational pieces in the City-wide newsletter and through information provided on the City's official website. This program's implementation strategy is summarized below:

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

PROGRAM #4 - HOUSING REHABILITATION

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



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

PROGRAM #5 - LAND USE AND ZONING CONFORMITY

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

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

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

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

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

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

This program's implementation strategy is summarized below:

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

PROGRAM #7 - TRANSITIONAL HOUSING

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

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

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

The implementation strategy is summarized below:

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

PROGRAM #8 - ACCESSORY (SECOND) UNIT ORDINANCE

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

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

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

PROGRAM #9 - DENSITY BONUS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROGRAM #10 - REASONABLE ACCOMMODATION HOUSING

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

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



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

PROGRAM #11 - ENERGY CONSERVATION

Under this program, the City will review the City's Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This program will supplement existing City efforts in the enforcement of the State's construction codes requiring energy efficiency in new construction. The City of Huntington Park will adopt a "Green City" ordinance in conformance to current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water conserving equipment in any new development. The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.
- The City will establish an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City's website will be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.

- City of Huntington Park will update the Zoning Ordinance and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.
- The City shall support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- Title 24 of the California Building Code requires phasing out older, less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.
- The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development.

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

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



PROGRAM #12 - SINGLE ROOM OCCUPANCY HOUSING

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

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

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

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

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

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

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

PROGRAM #13 - SUPPORTIVE HOUSING

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

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

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

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

REGIONAL HOUSING NEEDS ASSESSMENT

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

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

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

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

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

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

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

LAND AVAILABLE TO ACCOMMODATE RHNA HOUSING NEED

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

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

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

QUANTIFIED OBJECTIVES

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

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

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

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

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

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