



AGENDA

ADJOURNED MEETING OF THE MAYWOOD CITY COUNCIL AND THE SUCCESSOR AGENCY TO THE MAYWOOD COMMUNITY REDEVELOPMENT AGENCY

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
Wednesday, January 29, 2020 at 7:00 p.m.

Rules of Decorum

*"Members of the Public are advised that all **ELECTRONIC DEVICES, CELLULAR TELEPHONES and any OTHER COMMUNICATION DEVICES** are to be turned off upon entering the City Council Chambers." If you need to have a discussion with someone in the audience, kindly step out into the lobby.*

Reglas de Comportamiento

*"Al público en general se le avisa que todos los **teléfonos celulares, pagers y demás aparatos de comunicación deben ser apagados** al entrar a la sala de audiencias del Consejo Municipal de la Ciudad." Si usted necesita tener una conversación con alguien que está en la audiencia, amablemente le pedimos que salga del recinto y tenga su conversación en el vestíbulo de la sala de audiencias.*

ROLL CALL:

Eduardo De La Riva, Mayor
Ricardo Lara, Mayor Pro Tem
Ramon Medina, Councilmember
Carlos Alvarez, Councilmember
Heber Marquez, Councilmember
Gloria Viramontes, City Treasurer
Gerardo Mayagoitia, City Clerk
Jennifer Vasquez, City Manager
David Mango, Director of Building and Planning
Finance Director, Hrant Manuelian
Roxanne Diaz, City Attorney

*In order to address the Council, please complete a Public Comment Card.
No Public Comment Cards will be accepted after 7:15 p.m. Time allotted per speaker: 3 minutes.
No agenda item may be taken after 9:00 p.m. without a motion to extend time by the majority of Council present.*

INVOCATION* AND PLEDGE OF ALLEGIANCE

**In permitting a nonsectarian invocation, the City does not intend to proselytize, advance, or disparage any faith or belief. Neither the City nor the City Council endorses any particular belief or form of invocation.*

COUNCIL MEMBERS' COMMENTS (3 MINUTES EACH)

PUBLIC PARTICIPATION (Agenda Items Only)

At this time speakers wishing to address the City Council on items on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

PRESENTATION(S)

PUBLIC HEARING

Consideration of a resolution adopting the revised 5th cycle (2013-2021) General Plan Housing Element and making a finding of exemption under the California Environmental Quality Act (CEQA).

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council request specific items to be removed from the Consent Calendar for separate discussion or action.

DISCUSSION/ACTION ITEMS

CLOSED SESSION

PUBLIC PARTICIPATION (Non-Agenda Items)

At this time speakers wishing to address the City Council on an item not on the agenda will be called upon in the order that the speaker card is received. The maximum time allotted for individuals to speak shall not exceed three (3) minutes.

ADJOURNMENT - The next Regular Meeting of the Maywood City Council is on February 12, 2020.

PUBLIC ACCESS TO CITY COUNCIL MEETING AGENDA AND AGENDA PACKETS

I, Guillermo Padilla, Gerardo Mayagoitia, City Clerk or Guillermo Padilla, Deputy City Clerk, hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5714 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure  accessibility.



Public Hearing

AGENDA

ITEM NO. 1

CITY COUNCIL AGENDA REPORT

DATE: JANUARY 29, 2020

TO: HONORABLE MAYOR, AND MEMBERS OF THE CITY COUNCIL

FROM: JENNIFER E. VASQUEZ, CITY MANAGER

BY: DAVID MANGO, DIRECTOR OF BUILDING AND PLANNING

RE: CONSIDERATION OF A RESOLUTION ADOPTING THE REVISED 5TH CYCLE (2013-2021) GENERAL PLAN HOUSING ELEMENT AND MAKING A FINDING OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

STAFF RECOMMENDATION

Staff recommends that the City Council adopts the attached resolution, which adopts the revised 5th Cycle (2013-2021) General Plan Housing Element, and makes a finding of exemption under CEQA.

FISCAL IMPACT

There is no fiscal impact associated with the adoption of the revised Housing Element. However, failure to adopt will result in the definite loss of \$160,000 in SB-2 grant funds and a likely loss of funding from future grants that require a compliant Housing Element.

BACKGROUND

Government Code Section 65581 requires every city and county to prepare a Housing Element as part of its General Plan to adequately “plan” to meet the housing needs of everyone in each jurisdiction. Each jurisdiction must demonstrate land use capacity to accommodate its share of the region’s housing needs—this “share” is called the Regional Housing Needs Allocation (RHNA), which is determined by the state’s Metropolitan Planning Organizations (MPOs). The MPO that Maywood is part of is the Southern California Association of Governments (SCAG).

This 5th Cycle revision in the City's Housing Element in part addressed a RHNA shortfall of 23 dwelling units. Using a recently adopted methodology to determine the 6th cycle allocation, which will cover the planning period October 2021 through October 2029, the total need for the City of Maywood is 364 dwelling units. More specifically, this overall need can be expressed by income category (AMI = Area Median Income) of which Maywood's need is:

Very-low income (<50% of AMI)	54
Low income (50-80% of AMI)	47
Moderate income (80-120% of AMI)	55
Above moderate income (>120% of AMI)	209
TOTAL DWELLING UNITS	364

The California Department of Housing and Community Development (HCD) reviews each jurisdiction's Housing Element for consistency with state Housing Element law (Article 10.6 of the Government Code). A Housing Element is "certified" if HCD finds it to be consistent with state law; if not, HCD issues written findings that identify changes that must be made for HCD to certify the Housing Element. In certain cases, funding from state/federal programs can be accessed only if the jurisdiction has a compliant Housing Element.

Housing Elements must be completed, submitted, and certified by HCD within timeframes established by the state; these are referred to as Housing Element "cycles." The 5th cycle for Maywood covers the time period from 2013-2021. The City submitted its 5th cycle updated Housing Element to HCD in January of 2014. Although HCD provided a comment letter with findings for revisions, the City adopted the updated Housing Element in February of 2014 without making any revisions.

Early in 2019 the City submitted a revised updated Housing Element to HCD. HCD found that the revised updated Housing Element remained noncompliant and issued another letter in April of 2019 outlining its findings, including the actions needed to bring the Housing Element into compliance. In addition to revising the Housing Element, HCD required the City to bring the zoning ordinance into compliance with certain housing-related state laws prior to the resubmittal of the 5th cycle updated Housing Element.

HCD's three key findings from April 2019 are summarized below.

1. **Unaccommodated housing need for lower income households:** State law requires that Housing Elements include a parcel-specific inventory of sites ("sites inventory") that demonstrates the ability to accommodate each jurisdiction's unaccommodated housing need (pursuant to the RHNA) for lower income households. HCD found the City's sites inventory to be inadequate because the residential density for R-3 (Multi-family Residential) and mixed use zones is a maximum of 20 dwelling units per acre; the City could not demonstrate that the unmet need could be

accommodated; and the rezoning to accommodate the unmet need had not been completed within the required one-year time frame.

2. **Density bonus:** State law requires every jurisdiction to adopt an ordinance that complies with state law regarding density bonuses and associated incentives. The City's density bonus ordinance had not been updated to remain current with state law.
3. **Emergency shelters:** State law requires every jurisdiction to identify at least one zone that allows emergency shelters "by right" to accommodate each jurisdiction's unsheltered homeless population, which was determined by the Los Angeles Homeless Services Authority. The City's emergency shelter ordinance had not been updated to remain current with State law.

DISCUSSION

The City has taken the following actions to bring its 5th Cycle Housing Element into compliance since receiving HCD's April 2019 letter.

- A consultant (Veronica Tam and Associates) was retained to assist Staff in updating the Housing Element and preparing revisions to the City's zoning ordinance.
- A joint City Council/Planning Commission Study Session was held on August 12, 2019 to discuss HCD's findings from April 2019, consider Staff's recommendations, and provide direction to Staff.
- Revisions to the zoning ordinance were prepared to address HCD's three key findings (summarized above). These revisions (Ordinance 19-06) were considered by the Planning Commission on September 17, 2019 and adopted by the City Council on October 23, 2019.
- The Housing Element (Attachment 1) was updated in accordance with HCD's findings.
- The updated Housing Element and Ordinance 19-06 were submitted to HCD, and City Staff, Veronica Tam, and HCD Staff held a conference call to review the revisions.

On November 14, 2019, HCD issued a letter (Attachment 2) finding that the City's updated Housing Element, incorporating the revisions submitted, meets the statutory requirements of state Housing Element law. The Housing Element will comply with state Housing Element law when it is adopted by City Council and submitted to and approved by HCD in accordance with Government Code Section 65585, subdivision (g).

On January 7, 2020, the Maywood Planning Commission held a duly noticed public hearing to take testimony and to consider a Planning Commission resolution recommending that the City Council approves the revised Housing

Element. In their advisory capacity, the Planning Commission voted 4-0 (Commissioner Hernandez resigned) to recommend City Council approval of the revised Housing Element as submitted to HCD by planning staff.

Staff notes that the 6th Housing Element planning period is October 2021 through October 2029. The Cycle 6 element will require a far more extensive revision than what was required to achieve compliance in the 5th Cycle. Housing elements for the 6th cycle are due for submission to HCD in October 2021.

NOTICE

The notice of public hearing was published in the Wave newspaper and posted in two locations as well as on the City website on January 18, 2020.

ENVIRONMENTAL ASSESSMENT

The actions contemplated by the draft updated Housing Element are exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because the Housing Element does not have the potential for causing a significant effect on the environment.

ATTACHMENT(S)

1. Revised 5th Cycle Housing Element
2. HCD Letter of November 14, 2019
3. Resolution 6090
4. Proof of Publication

ATTACHMENT NO. 1



**CITY OF MAYWOOD
HOUSING ELEMENT UPDATE
5TH CYCLE 2014-2021**

**CITY OF MAYWOOD
4319 E. SLAUSON AVENUE
MAYWOOD, CALIFORNIA 90270**

**PROPOSED AMENDMENT
SEPTEMBER 2019**

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SECTION 1 - INTRODUCTION

1.1 STATUTORY AUTHORITY

This Housing Element considers the existing and projected housing need for the City of Maywood. While the City's development patterns were well-established in the decades preceding the Second World War (the City was incorporated in 1924), the availability of housing remains one of the dominant planning issues in the community. The challenges the City will face in the coming years include the following:

- The availability of land for new housing development is limited. The City in its entirety is developed and any new housing construction will consist of infill development.
- The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods, and the commercial and industrial areas.
- The character of the City's housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely rural or lower density have undergone infill development to much higher densities. Apartments and townhouse developments are interspersed among single-family homes in the majority of the neighborhoods.
- During the past two years, the value of housing has undergone a significant increase providing homeowners and property owners with the financial resources to improve their properties, in contrast to the decline in housing values and the sub-prime mortgage meltdown that began in 2008.
- Maywood is home to approximately 28,044 persons within its 1.14 square mile land area. The City's population density of more than 24,600 persons per square mile is among the highest in the State. The new housing development that will be required to accommodate the housing needs outlined within the Regional Housing Needs Assessment (RHNA) will slightly increase this density.

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



1.2 SCOPE AND CONTENT OF THE ELEMENT

The provision of new housing in Maywood will continue to be a collaborative effort between the City, other governmental entities, and the private sector. A focus of this Housing Element is to ensure that the City of Maywood General Plan and Zoning Ordinance will more readily accommodate opportunities for new residential development.

The State housing element requirements are designed to address the following concerns:

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

This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) and indicates how the City intends to accommodate the future housing demand identified by the RHNA for Maywood. The RHNA calls for a total of 53 units to [be accommodated](#) for the current 5th Cycle (2014-2021) planning period. In addition, this Housing Element serves as an update of the background information used in the evaluation and formulation of housing policy in coming years. This element consists of the following three sections:

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

1.3 RELATIONSHIP TO THE MAYWOOD GENERAL PLAN

State law requires that local General Plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other General Plan Elements. The Land Use Element of the Maywood General Plan is particularly important in the implementation of housing policy as the Land Use Element designates land for residential development and establishes permitted densities and intensities of development. The policies contained in other elements of the General Plan will have a direct bearing on the community's quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster.



1.4 OVERVIEW OF THE CITY

The City of Maywood is centrally located in the urbanized portion of Los Angeles County. Maywood is located approximately eight miles southeast of downtown Los Angeles. The City is located south of an industrial district that includes the Boyle Heights neighborhood of Los Angeles and the industrial areas located in Vernon and Commerce. Maywood and the adjacent communities located to the east, west, and south of the City historically served as the residence for those working in the nearby industrial areas. Maywood is bounded by Vernon on the north, Huntington Park on the west, Bell on the south, and Commerce on the east.

Maywood is largely residential in nature which contributes to the relatively high population densities. Commercial land uses extend along the City's two major arterial roadways: Atlantic Boulevard and Slauson Avenue. Finally, several smaller industrial areas are located in the eastern-most portion of the City and in the northwest corner. A regional map of the City is provided in Exhibit 1 on the following page. A map indicating Maywood's location in relation to the surrounding cities is provided in Exhibit 2 (provided on page 5). Finally, a map of the City is provided in Exhibit 3 (page 6).

While the City has experienced significant increases in population over the past several decades, the number of housing units has actually remained relatively stable. According to the 1980 U.S. Census, there were 6,836 housing units in the City. In 1990, there were an estimated 6,680 units, representing a decrease of 156 units compared to the 1980 figures. According to the most recent 2010 U.S. Census, there were 6,766 housing units in the City, a net increase of 65 housing units over the 2000 figures. Finally, the most recent DOF population and housing estimates indicated there were 6,761 housing units in the City as of January 1, 2018. The recent decrease in the number of housing units (5 units over the 2010 U.S. Census figures) is due to a combination of housing acquisitions by the Los Angeles Unified School District and to larger developments that were constructed in recent years.

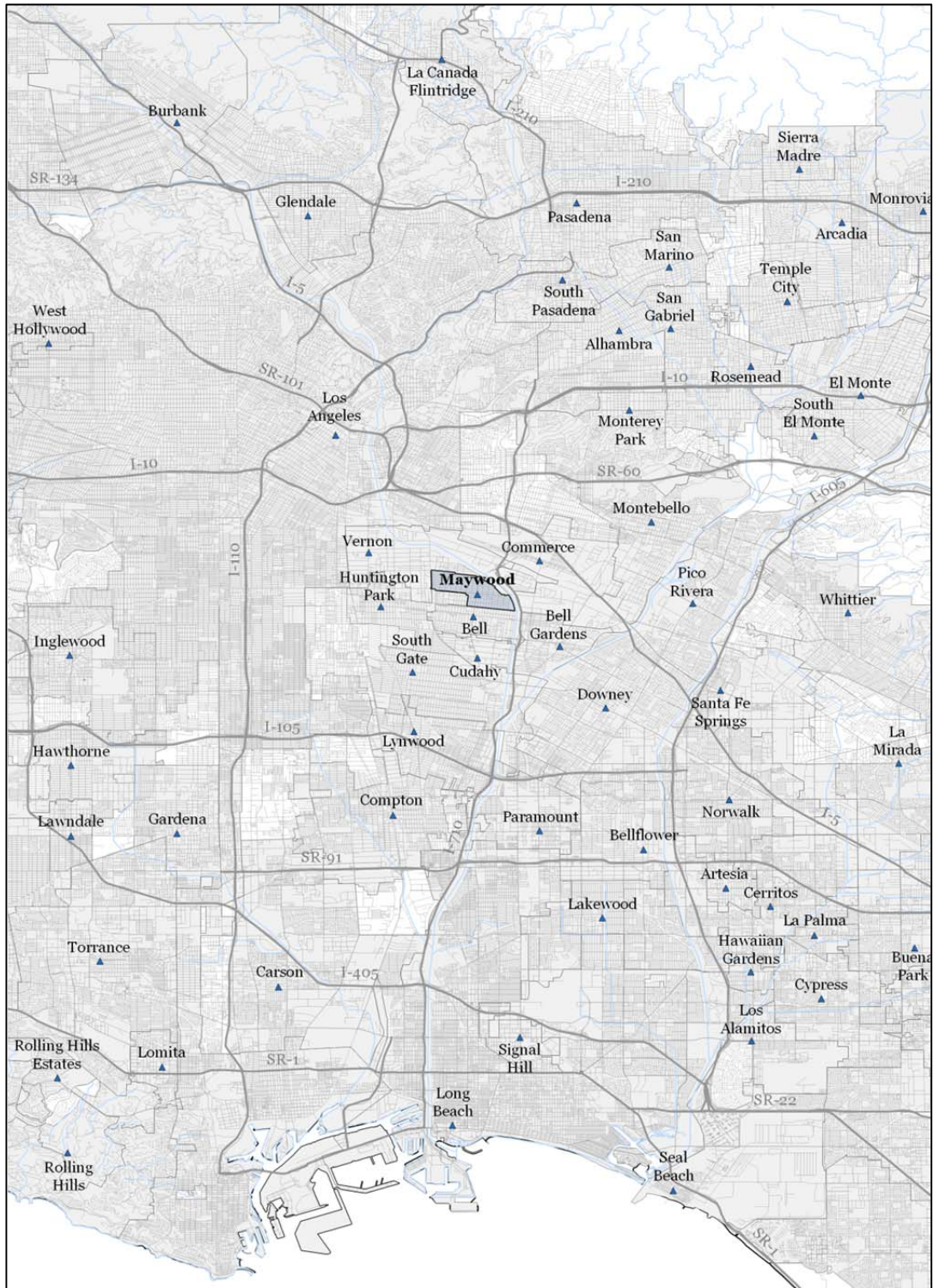


Exhibit 1

REGIONAL LOCATION OF MAYWOOD

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2019

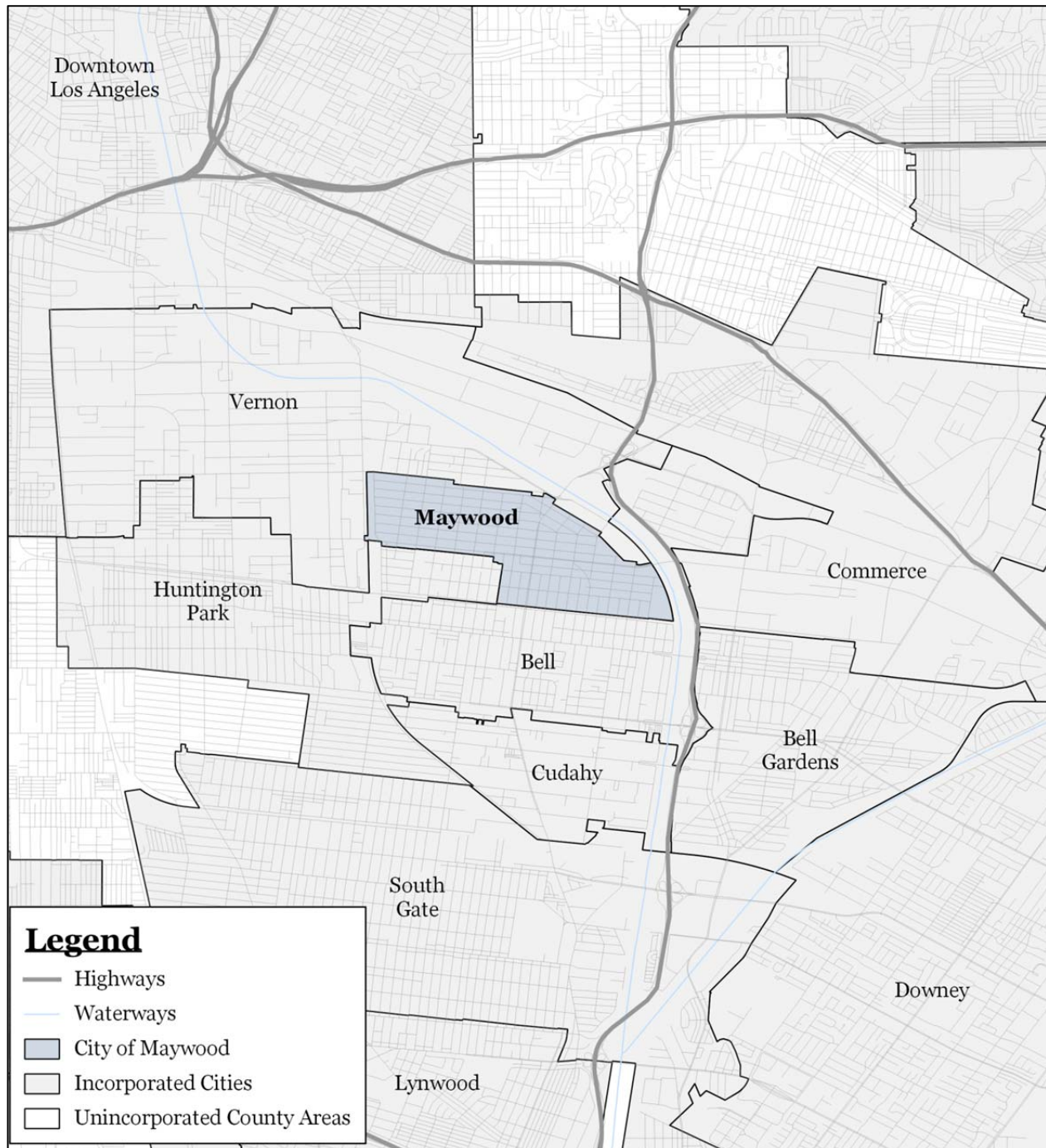


Exhibit 2

MAYWOOD AND THE SURROUNDING CITIES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2019

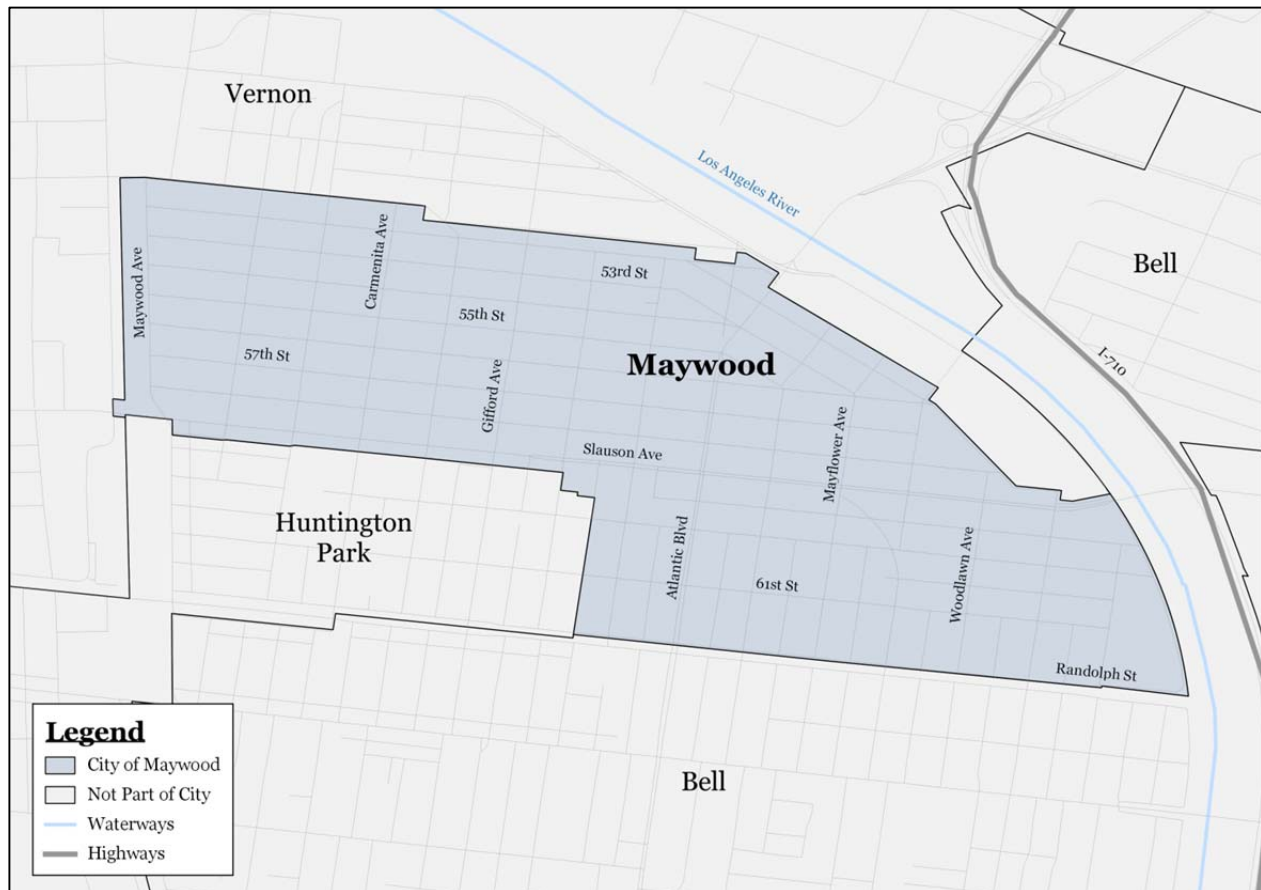


Exhibit 3

MAP OF CITY

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2019



1.5 PUBLIC PARTICIPATION

The 2013-2021 Maywood Housing Element was adopted in February 2014. The programs and policies identified in this 5th Cycle Housing Element were carried over from the input received as part of the community-wide housing survey conducted in 2008 for the 4th cycle update. This current Housing Element also builds upon the previous Housing Element by updating Maywood's housing strategy that will enable the City to meet its current housing requirement. The public participation process completed as part of this Housing Element Update is summarized below.

- *Study Sessions.* The City conducted a series of study sessions before the Planning Commission (September 20, 2011 and February 21, 2012) that were publicly noticed. The meetings involved a discussion of the project team's findings and the manner in which the housing needs outlined within the RHNA may be accommodated along with the overall housing strategy that would be included in the draft Housing Element. No public comments were received at these meetings.
- *Public Review of the Preliminary Draft Housing Element.* The City placed a number of versions of the preliminary Draft Housing Element on the City's website so the public would have an opportunity to review the Housing Element in the course of its preparation. The City also prepared an Initial Study pursuant to the requirements of CEQA which determined that the project would not have any significant impact in the environment.
- *Planning Commission/City Council Public Hearings.* Once the HCD completed the review of the Housing Element, the City held public hearings as part of its adoption – January 28, 2014 before the Planning Commission and February 10, 2014 before the City Council. These hearings, along with the environmental review, provided additional opportunities for public input. No public comments were received at these meetings.
- *Adoption of the Housing Element.* At the February 10, 2014 City Council Meeting, the Council adopted the Housing Element.

The key points raised at the various Planning Commission meetings included the following:

- Concerns regarding how the Housing Element would affect the zoning designation for individual properties.
- Concerns regarding the units that were lost as part of the construction of a new High School by the Los Angeles Unified School District.
- Potential impacts of future residential development on local neighborhoods and traffic and parking impacts.
- Concerns regarding the City's future RHNA allocation.



The Adopted Housing Element was sent to HCD for review. On May 22, 2014, HCD issued a comment letter stating that the Housing Element remains out of compliance due to a number of issues, including identifying adequate sites for the City's Regional Housing Needs Allocation (RHNA).

In February 2019, the City initiated a process to amend the Adopted Housing Element, with the goal of bringing it up to compliance with State law. The public participation process for the 2019 amendment is summarized below:

- Study Session with City Council and Planning Commission: On August 12, 2019, the City conducted a joint study session to provide an overview of key issues to be addressed in the proposed amendment to the Housing Element. The City Council, Planning Commission, and community members discussed options for the proposed Senior and Affordable Housing Overlay and Emergency Shelter Overlay.

This targeted amendment addresses HCD's comments on the City's 2014 Adopted Element, as outlined in HCD's letter dated May 22, 2014.

1.6 RELATIONSHIP OF THE MAYWOOD HOUSING ELEMENT TO THE OTHER GENERAL PLAN ELEMENTS

The elements that comprise the Maywood General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be inter-related and inter-dependent. This Housing Element is most directly related to the Land Use element, since it designates the location and extent of residential development throughout the City. Key General Plan issues relevant to this Housing Element include the following:

- Approximately 57 percent of the City's total land area is designated as residential in the General Plan. The dominant residential land use designation is *Residential*, which corresponds to the R-3 (*Residential*) zone district.
- 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. These zone 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 *Specialty Residential Overlay* (R-S) designation provides for the development of senior citizen housing and multiple-family affordable housing. This overlay designation permits up to 72 units per acre for senior housing and a maximum up to 50% density bonus increase over the R-3



standards for low-very low income housing developments. The Zoning Ordinance was further amended to permit residential units on the upper floors of commercial buildings within the R-S (Specialty Residential Overlay) zone. This Housing Element proposes to amend the R-S Overlay to become the Residential Senior/Affordable Housing Overlay (R-SA) (see discussions later).



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SECTION 2 - PROFILE REPORT

2.1 INTRODUCTION TO THE PROFILE REPORT

This section of the Housing Element provides an overview of the demographic, housing, household, and socioeconomic characteristics of the City. This section considers the following:

- *Population Characteristics* describes population growth trends in the City, the age characteristics of the Maywood's residents, and their ethnicity.
- *Housing Characteristics* focuses on trends in residential development, housing unit types, and housing tenure. This section also indicates those units that are presently subsidized that may be converted to market rate units during the current planning period.
- *Household Characteristics* outlines income and other household characteristics.
- *Socioeconomic Characteristics* provides an overview of the key socioeconomic indicators that may affect housing policy.
- *Special Needs Groups* describes the need for "special needs" housing for those households with special needs (i.e., handicapped, elderly, etc.).
- *Housing Constraints* analyzes those governmental and market constraints that could impede the development of new housing in the City. In the event a constraint is identified, a remedy is provided in the housing plan section of this Housing Element.

The information used in this analysis was obtained from a variety of sources, including the United States Bureau of the Census, the State of California Department of Finance (DOF), and the State Employment Development Department (EDD). The U.S. Bureau of the Census undertakes a census every ten years (the most recent U.S. Census was completed in 2010, though more recent estimates are provided through the American Community Survey (ACS). The most recent ACS was completed in 2017. The DOF provides population and housing estimates for individual cities and counties throughout California on an annual basis. The DOF figures are different from those derived from the Census in that the former are estimates. The DOF data provides useful and generally accurate population and housing estimates for those intervening years between the census surveys. The most recent DOF estimates were completed in 2018. Finally, the EDD provided the employment information used in this analysis.



2.2 POPULATION CHARACTERISTICS

2.2.1 POPULATION GROWTH TRENDS

In 1970, the City was completely developed with a corresponding population of 16,996 residents. In the two decades that followed, Maywood's population increased by 10,897 persons to a 1990 population of 27,893 persons, an increase of 64.1 percent. The City's population growth since 1990 slowed considerably with an increase of only 1,603 residents or 5.7 percent.

According to the 2010 Census, the City's population was 27,395 persons. According to the 2010 Census, there were 6,559 households in the City. According to the most recent DOF population estimates, the City's population as of January 1, 2018, was 28,044 persons. Since 2010, Maywood's population has increased by 649 persons or 2.4 percent. Table 1 illustrates the City's population growth that has occurred in Maywood between 1970 and 2018. The figures for 1970, 1980, 1990, 2000 and 2010 were derived from the U.S. Census for that particular year. The data for 2018 was obtained from DOF estimates. The population growth trends are also illustrated in Exhibit 4 on the following page.

Table 1
Population Trends in the City, 1970-2013

Year	Population	Change (#)	Change (%)
1970 ¹	16,996	--	--
1980 ¹	21,810	4,814	28.3
1990 ¹	27,893	6,083	27.9
2000 ¹	28,083	190	0.7
2010 ¹	27,395	-688	-2.5
2018 ²	28,044	649	2.4

Source: ¹U.S. Census Bureau 1970-2010

²Department of Finance 2018

Two key variables influenced the growth of the City's population: *immigration* and *natural increase*. Local population growth resulting from immigration was the direct result of new housing construction (new residents moved in to the City to occupy the recently constructed owner-occupied and rental units). Population growth due to natural increases is a function of a community's birth, death, and fertility rates. This latter population growth factor affects the average household size. Both variables contributed to the City's population growth.

According to the 1980 U.S. Census, there were 6,836 housing units in the City. In 1990, the U.S. Census counted 6,680 housing units, a decline of 156 units in the ten-year period between 1980 and 1990. During this same period, the City's population grew by 6,083 persons. In 2000, there were 6,701 housing



units, an increase of 21 units in the ten-year period between 1990 and 2000. During the same period, the City's population grew by 190 persons. During the ten-year period between 2000 and 2010, an additional 65 units were added to the City's housing inventory. As is evident from the examination of the historical data, the greatest component of population growth in the City during the past decades was related to natural population increase and the resulting increase in the average household size (this issue is discussed in greater detail in Section 2.3.3).

2.2.2 POPULATION AND AGE CHARACTERISTICS

As indicated in Table 2, the majority (approximately 51.9 percent) of the City's population is under 30 years of age. Unlike many of the communities in the surrounding regions, the residents of Maywood represent a younger demographic makeup. According to the U.S. Census for 2017, the median age of the City's residents is 29 years of age. In contrast, the median age for those persons living in Los Angeles County was 36 years of age.

Table 2
Age Characteristics of the Population, 2017

Age	# Persons	% Persons
under 5 years of age	2,544	9.2
5-9 years of age	2,849	10.3
10-14 years of age	1,908	6.9
15-19 years of age	2,108	7.6
20-24 years of age	2,156	7.8
25-34 years of age	5,042	18.2
35-44 years of age	3,715	13.4
45-54 years of age	3,207	11.6
55-64 years of age	2,237	8.1
65-74 years of age	1,010	3.7
75 & over years of age	924	3.3
Total (2017)	27,700	100

Source: U.S. Bureau of the Census, 2017

Census data has been reformatted in Table 3 to depict the age statistics provided in Table 2 according to specific age categories (pre-school aged, school aged, young adults, etc.). Again, the majority of the City's residents are under 35 years of age.



Table 3
Population Age Characteristics, 2017

Age Category	# Persons	% Persons
Preschool (under 5)	2,544	9.2
School-age (5-19)	6,865	24.8
Young Adult (20-34)	7,198	26
Middle-age (35-54)	6,922	25
Seniors (55-64)	2,237	8.1
Retired (65+)	1,934	7
Total (2017)	27,700	100

Source: U.S. Bureau of the Census, 2017

2.2.3 RACE AND ETHNICITY CHARACTERISTICS

Table 4 indicates the ethnic and racial characteristics of the City's population over the past five decades. The U.S. Census Bureau statistics for white persons include Hispanics (the 1970 and 1980 Census classified Hispanics as individuals with Spanish surnames). As indicated in Table 4, Maywood is a predominantly Hispanic community with other minorities accounting for less than 4.0 percent of the City's total population. According to the 2017 Census data, Hispanic persons accounted for over 97 percent of the City's total population. According to the 2017 U.S. Census data, 93 percent of the City's residents indicated that Spanish was the primary language spoken at home.

Table 4
Race and Ethnicity in Maywood, 2017

Race/Ethnicity	# Persons	% Persons
White	21,728	78.4
Asian	50	0.2
African-American	150	0.5
American Indian	46	0.2
Pacific Islander	0	0
Other Races	5,562	20.1
Two or more Races	164	0.6
Hispanic	27,066	97.7
White alone, not Hispanic	410	1.5

Source: U.S. Bureau of the Census, 2017



2.3 HOUSING CHARACTERISTICS

2.3.1 HOUSING TYPES

According to the 2010 Census, there were 6,766 housing units in the City. Of this total, 3,665 units (54.1 percent) were single-family detached units; 8,621 housing units (12.7 percent) were single-family attached units; 254 units (3.7 percent) were duplex units (two units per structure); 1,263 units (18.6 percent) were included in smaller multi-family developments containing between 3 and 9 units per structure; and 686 units (10.1 percent) were included in larger multi-family developments containing 10 or more units per structure. Finally, the Census identified 33 mobile homes in the City. According to the most recent DOF estimates, there were 6,761 housing units in the City in 2018. Of this total, 4,555 units (67.4 percent) were classified as single-family units. Multiple-family developments containing two or more units totaled 2,161 units, (31.9 percent). Table 5 itemizes the 2018 DOF estimates for the City.

Table 5
Type of Housing Stock, 2018

Unit Type	City (#)	City (%)
Single-Family Detached	3,685	54.5
Single-Family Attached	870	12.9
2-4 Units	909	13.4
5+ Units	1,252	18.5
Mobile Homes	45	0.7
Total	6,761	100

Source: State of California Dept. of Finance, 2018

2.3.2 HOUSING TENURE AND VACANCY

The 2010 U.S. Census includes data that indicates housing tenure. Of the 6,559 occupied housing units in 2010, a total of 1,980 units (30.2 percent) were owner-occupied while 4,579 units (69.8 percent) were renter-occupied. According to the most recent 2017 Census data, there were a total of 194 units in the City that were vacant. This figure accounted for approximately 2.8 percent of the total number of units in the City. Of this total figure, 55 units (0.8 percent) were vacant rental units and 41 units (0.6 percent) were classified as non-rental units that were for sale. In addition, 3 units were identified as seasonal housing and 17 units were units recently sold or rented that were unoccupied. According to the most recent 2018 DOF estimates, there were 166 vacant units in the City as of January 2018, with a vacancy rate of 2.5 percent. The vacancy rate for Los Angeles County as a whole is 5.9 percent.



2.3.3 HOUSING CONDITION, AGE OF UNIT, AND OVERCROWDING

A citywide field survey was conducted to ascertain the condition of housing in the local neighborhoods. Housing condition was evaluated according to the following criteria:

- *Good condition.* Units that did not appear to require rehabilitation were included in this category. Typically, improvements are usually done by the property owner.
- *Moderate Repairs.* This category included those units that required some maintenance including paint and minor repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.
- *Major Repairs.* Housing units placed in this category of housing condition required extensive repairs and/or renovation. This housing condition category applied to those structures where the cost of repair was estimated to exceed the value of the structure.

The results of the survey completed in 2013 are summarized in Table 6. As indicated in the table, very few units overall were identified as requiring major rehabilitation. In fact, the only concentrations of substandard units were located in the westernmost portion of the City along the west side of Maywood Avenue. An estimated 110 units were found to require moderate repair while 45 units were identified as requiring major repair.

Table 6
Results of Housing Condition Survey

Condition	No.	%
Good Condition	6,671	97%
Moderate Repair	110	2%
Major Repair	145	1%
Total Units in City	6,826	100%

Source: Blodgett Baylosis Environmental Planning, 2013

The relatively sound quality of this City's housing stock as indicated in Table 6 may be attributed to the significant increase in housing values in recent years. It was apparent during the surveys that many property owners had reinvested substantial sums of money into their properties. The increase in home values did have a beneficial impact in housing quality. The challenge in coming years will be to maintain the quality of the housing stock in light of the falling home values, loss of equity, and a general decline in economic conditions.

The U.S. Census data is another source that may be referred to in characterizing the housing condition in the City. The most widely referred to variable is the "age of the housing unit." The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation



and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. Table 7 summarizes the 2017 U.S. Census statistics indicating the age of the housing units within the City. As indicated in Table 7, more than 55 percent of the housing units in the City were constructed prior to the 1960s.

Table 7
Age of the Housing Stock in 2017

Year	City (#)	City (%)
2014 or later	0	0
2010-13	37	0.5
2000-09	206	3
1990-99	227	3.3
1980-89	302	4.4
1970-79	574	8.4
1960-69	910	13.3
1950-59	1,506	22.1
1940-49	1,565	22.9
1939 or earlier	1,496	21.9
Total	6,823	100.0

Source: U.S. Bureau of the Census, 2017

There are a number of other Census indicators that are useful in identifying substandard units. These indicators include units without heating, units lacking complete plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of either units constructed illegally or legal second units. According to the most recent 2017 Census data, 2,397 units (35.1 percent of the City's total) did not use any form of heating fuel. The data also indicated that 0 units lacked complete plumbing facilities. Finally, 64 units (0.9 percent) were identified as lacking complete kitchen facilities.

According to the most recent 2017 Census data, the average household size for the owner-occupied units was 4.73 persons per unit and 3.98 persons per rental unit. Comparable figures for Los Angeles County were 3.19 persons per owner-occupied unit and 2.86 persons per renter-occupied unit.

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the numbers of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. Of the 6,629 occupied housing units identified in the 2017 Census data, 2,349 units were identified as being overcrowded (35.4 percent of the City's total number of occupied units) and 945 units (14.3 percent of the total occupied units in the City) were identified as being severely overcrowded. Table 8 provides a breakdown of overcrowding according to housing tenure.



Table 8
Overcrowded Units in Maywood 2017

Category	Rental Units	Owner Units
Number of Overcrowded Units	1130	407
Percent of Overcrowded Units ¹	18	6
Number of Severely Overcrowded Units	558	382
Percentage of Severely Overcrowded Units ¹	9	6

Note: Percentage figures refer to the percentage of units in this category compared to the total units in the City. Source: U.S. Bureau of the Census, 2017

In general, the overall condition of the City's housing stock is fair though there are areas where substandard and dilapidated housing units are concentrated (such as the area on the west side of Maywood Avenue). The substantial increase in residential property values in recent years has enabled individual property owners to draw on their equity lines of credit to improve their properties. However, the significant economic downturn that began in 2008 caused a drop in housing values and the large number of housing foreclosures may result in the deterioration of some units in the coming years due to a lack of adequate property maintenance.

2.4 HOUSEHOLD CHARACTERISTICS

2.4.1 HOUSEHOLD INCOME

According to the 2017 Census data, the median household income for the City was \$37,508. According to the same Census figures, 1,408 families (25.4 percent) had annual incomes that were below the Federal poverty level. The majority of these families (1,797 or 32.4 percent) included dependent children less than 18 years of age. For Los Angeles County as a whole, the median household income was \$61,015. Of this total figure, 13.1 percent of the County households had incomes below the Federal poverty level.

The California Department of Housing and Community Development (HCD) now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes that are 30% of the County median (the Los Angeles County Median according to the most recent 2017 U.S. Census data was \$61,015). Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$11.00 per hour (as of January 1, 2018). The annual wage figure cited previously assumes full-time employment. Table 9 summarizes the annual household income statistics for the City based on the 2017 Census statistics. The County Median household income for Los Angeles County was \$61,015 in 2017 according to the most recent ACS. Assuming the 30% figure for the median County income, an extremely low income



household would have an annual income of \$18,305. According to the 2017 Census data, there were approximately 2,020 households that had incomes that fell into the extremely low income category.

Table 9
Household Income in Maywood 2017

Income Category	No. of Households	% of Total In the City
Less than \$10,000	454	6.8
\$10,000 to \$14,999	478	7.2
\$15,000 to \$24,999	1,088	16.4
\$25,000 to \$34,999	1,123	16.9
\$35,000 to \$49,999	879	13.3
\$50,000 to \$74,999	1,175	17.7
\$75,000 to \$99,999	643	9.7
\$100,000 to \$149,999	620	9.4
\$150,000 to \$199,999	135	2
\$200,000 or more	34	0.5

Source: U.S. Census 2017

2.5 SPECIAL NEEDS GROUPS

This section of the Maywood Housing Element includes an analysis of special housing needs. Special needs refer to those households that contain the elderly, handicapped, developmentally disabled, large families, and overcrowded households.

2.5.1 ELDERLY AND HANDICAPPED

Elderly households include those *family* householders containing persons 65 years of age or older as well as *non-family* householders (persons living alone) where the individual is 65 years of age or older. According to the 2017 U.S. Census data, there were 1,934 residents that were 65 years of age or older. This population group accounts for 7 percent of the City's total population compared to 15.4 percent for the County.

The 2010 U.S. Census also indicated that there were 1,217 households in the City (approximately 18.6 percent of the total number of households in the City) that had a household member 65 years of age or older. The same Census figures also identified 231 non-family households (3.5 percent) in the City with a resident 65 years of age or older. In terms of housing tenure, a total of 367 owner-occupied units included a senior citizen 65 years of age or older and 849 rental units contained a householder 65 years of age or older.



Typically, retired elderly persons have fixed incomes and, as a result, experience greater difficulty in maintaining adequate living arrangements due to increasing housing costs. Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses. Moreover, many elderly residents may elect to remain in their own homes that are not designed to accommodate their special needs.

Disabled persons have special needs when it comes to housing. Often, households in this category are also occupied by elderly persons discussed in the previous section. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door openings must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also needed to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be 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. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit.

2.5.2 DEVELOPMENTALLY DISABLED

According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.



According to the 2017 ACS, there were 1,999 residents in the City that had a disability (this figure represents approximately 7.3% of the City's total population). Of this total, 266 persons with a disability were under 18 years of age. Working-aged persons (18 years to 64 years in age) with a disability totaled 1,051 persons. Finally, seniors (65 years or older) with a disability totaled 680 persons.

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than 2 million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for interns, residents, and fellows. The department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms and a state-of-the art burn center. The City of Maywood is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- *Adult Day Program.* The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These services assist in the development of skills related to interaction so that the disabled individual may make their needs known, and to enable them to respond to instructions. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment and self-care.
- *Sheltered Workshops.* Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- *Behavior Management Day Programs.* These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- *Residential Placement.* Residential Direct Support Professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also Intermediate Care Facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.



- *Supported Living.* Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.
- *Independent Living Training.* Independent living services is a 6-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- *Supported Employment.* Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation

2.5.3 LARGE FAMILIES

As is evident from the previous discussion of overcrowding and average household size statistics, the demographic characteristics and the high cost for housing have led to a large number of persons sharing housing. According to the 2017 U.S. Census data, 51.4 percent of the households in the City (3,404 households) contained four or more persons. More significantly, 13.5 percent of the households in the City contained seven or more persons. The comparable figures for Los Angeles County as a whole is 29.8 percent of the households containing four or more persons and 5.0 percent of the Los Angeles County households containing seven or more persons. According to the 2017 U.S. Census data, a total of 954 owner-occupied units and 2,450 rental units were “large family households” that contained four or more persons.

2.5.4 FEMALE HEADS OF HOUSEHOLD

Of the 6,629 households in the City, 1,494 households (22.5 percent) are headed by a female (a household with no husband present). In addition, 923 households (14 percent) that are female-headed include children under 18 years of age. The Census also indicated that nearly half (41.3 percent) of the female-headed households had incomes below the poverty level. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. In terms of tenure, 1,254 female-headed households lived in rental units and 240 female-headed households lived in owner-occupied units.

2.5.5 PERSONS IN NEED OF EMERGENCY SHELTER

The issue of homelessness emerged as a major issue in the 1990s during the severe economic recession that Southern California was undergoing at that time. The homelessness has been exacerbated by the



significant economic downturn that began in 2008. While the region has experienced a dramatic economic rebound, those conditions that typically contribute to homelessness have not significantly changed. As a result, homelessness within the larger Southern California region continues to be a problem. Various circumstances that may lead to homelessness include the following:

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

The primary agency that deals with the issue of homelessness in Maywood is the Los Angeles County Sheriff's Department that serves the City. The Sheriff's Department reported that truly homeless persons appear to be concentrated along the Los Angeles River Channel. In addition, a number of homeless persons have been observed to congregate in the commercial center of the City. 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.

A Citywide housing condition survey was conducted during the summer months (June and July) of 2013. This survey involved a windshield survey of every street in the City. During this survey, the location and extent of homeless persons were noted. Several individuals were identified near an abandoned railroad



easement and other individuals were identified either traveling along one of the City's arterials or resting commercial areas. The surveys identified between ten and fifteen homeless individuals on each day the survey was conducted. The most recent and comprehensive homeless survey was completed in [2019](#) as part of the Los Angeles Homeless Service Authority (LAHSA) homeless census. [The Draft 2019 Homeless Count estimates that 24 unsheltered homeless persons in Maywood.](#)

The following shelters provide emergency housing services to the City.

- *Women's & Children's Crisis Shelter*, Whittier (homeless victims of domestic violence) - 32 beds.
- *Salvation Army*, 1370 Alamitos Avenue, Long Beach (overnight shelter for homeless men) - 15 beds.
- *Rio Hondo Temporary Home*, Norwalk (overnight shelter and transportation for families) - 110 beds.
- *Catholic Rainbow Outreach*, 11419 Carmenita Road, Whittier (drug recovery program for men) - 13 beds.
- *Los Angeles Women's Mission*, Los Angeles (full service shelter for women) - 4 beds.
- *County of Los Angeles, Winter Shelter Program* (provides emergency shelter from the cold from December through March) - 2,000 additional emergency shelter beds.
- *People Helping People*, 5701 S. San Pedro Street, Los Angeles (emergency shelter, meals, access to showers and toilets, referrals to more comprehensive programs) - Year-round shelter with 110 beds and 150 beds during the winter.
- *Henderson Community Center*, 911 E. 25th Street, Los Angeles (transitional shelter for women, providing full service including clothing, case management and housing assistance).
- *Acacia House of Peace & Joy*, Lynwood (emergency shelter for domestic violence victims, provides housing, meals and support) - 28 beds.
- *Centers for Women and Children*, Los Angeles (transitional housing for homeless domestic violence victims, 30 day stay) - 120 beds.
- *Faithful Services Outreach*, 1412/1414 W. 37th Drive, Los Angeles, (emergency housing and services for women, children and pregnant women) - no more than 4 children and mothers must be 18 - 10 beds for 30 days, limit of 2 children between the ages of 6 months and 9 years.
- *First to Serve, Inc.*, 1017 W. 50th Street, Los Angeles (transitional housing and services for homeless men dually diagnosed with HIV/AIDS, substance abuse and/or mental health) - 14 men for 2-year periods.
- *The Shields for Families, Inc.*, 1415 E. Alondra Boulevard, Compton (transitional apartment-style housing and support for homeless families suffering from substance abuse) - Keith Village Apartments – 86 units, Naomi Village Apartments – 20 units.



- *Palms Residential Care Facility*, 8480 S. Figueroa Street, Los Angeles (transitional housing for homeless persons with multiple diagnoses of HIV/AIDS, mental illness and/or substance abuse) - 37 beds.
- *Casa de Rosas, Inc.*, 2600 S. Hoover Street, Los Angeles (emergency housing, meals and support services, target population is single women) - 30 beds.
- *Testimonial Community Love Center*, 5721 S. Western Avenue, Los Angeles (emergency housing for women and children, meals, support services and life skills training) - 40 beds.
- *A Community of Friends*, 9130 S. Figueroa Street, Los Angeles (permanent housing for homeless persons suffering from chronic mental illness) - 39 units.
- *Department of Children and Family Services*, 1525 W. 105th Street, Los Angeles (transitional housing program for homeless young people, services for 18-21 year-olds emancipated from the foster care system) - 250 beds.

2.5.6 FARM WORKER HOUSING

The City of Maywood is an urbanized community with no active agricultural activities. According to the most recent 2017 Census data, there were no farm worker households found in the City.

2.6 UNITS AT RISK

2.6.1 UNITS CURRENTLY AT RISK FOR CONVERSION

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. The preservation of assisted units is an issue because the terms for rent restrictions of federally subsidized projects constructed 20-30 years ago are beginning to come up for renewal or termination. The law suggests that a ten-year analysis period be established with two 5-year subsets. There are two affordable housing projects in Maywood. Maywood Villas (5601 Atlantic Boulevard) – This Low Income Housing Tax Credit (LIHTC) project has 54 units. A total of 39 very low income units, 14 low income units, and one manager’s unit. The project was completed in 2007 by AMCAL. Maywood Manor Co-op (4650 Slauson Avenue) – This Section 202 affordable housing of 55 units was constructed in 1990. According to U.S. Department of Housing and Urban Development (HUD), there are no subsidized housing units currently at risk for conversion to market rate rents in Maywood during this Housing Element planning period.



2.7 HOUSING COSTS

2.7.1 HOUSING AFFORDABILITY

Housing costs in the City, while lower when compared to many other Southern California communities, are still relatively high when considering the median household income in Maywood. Table 10 summarizes the value of housing identified in the 2017 U.S. Census data.

Table 10
Housing Values in Maywood - 2017

Sales Range	No. of Units
\$0 - \$99,999	23 units
\$100,000- \$149,000	19 units
\$150,000- \$199,999	20 units
\$200,000- \$299,999	415 units
\$300,000- \$499,999	916 units
\$500,000 - \$999,999	162 units
\$1,000,000 or more	8 units

Source: U.S. Census, 2017

Surveys of rents in the City were conducted for 2017 Census data. Table 11 indicates the average monthly rents for those units identified in the survey. The median rent in the City according to the 2017 Census data was \$1,000 per month.

Table 11
Rents in the City - 2017

Rents/month	No. of Units
\$500 or less	121 units
\$500 - \$999	2,387 units
\$1,000 - \$1,499	1,908 units
\$1,500 - \$1,999	476 units
\$2,000 - 2,499	55 units
\$2,500 - 2,999	55 units
\$3,000 and above	5 units

Source: U.S. Census, 2017

According to Zillow.com (January, 2019), there were 23 homes listed for sale in January in the City of Maywood. The average asking price for the conventional homes was \$528,729. Zillow.com was also consulted to identify the asking rents for the same period. The average asking monthly rentals for apartment units was \$1,398. Table 12 indicates the Fair Market Rent (FMR) data for Los Angeles County between 2000 and 2013. The data shown in Table 12 indicates that rents for two, three and four bedroom units steadily increased through the mid-2000s. However, from 2012 to 2014 there was a gradual decline



in FMRs due most likely to the economic recession. From 2014 to the present there has been a gradual increase in FMRs. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each SMSA.

Table 12
HUD Fair Market Rents Los Angeles-Long Beach SMSA

Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	1,041	1,300	1,746	2,101
2009	1,090	1,361	1,828	2,199
2010	1,137	1,420	1,907	2,295
2011	1,173	1,465	1,967	2,367
2012	1,159	1,447	1,943	2,338
2013	1,101	1,421	1,921	2,140
2014	1,083	1,398	1,890	2,106
2015	1,103	1,424	1,926	2,145
2016	1,154	1,490	2,009	2,227
2017	1,195	1,545	2,079	2,303
2018	1,284	1,663	2,231	2,467
2019	1,384	1,791	2,401	2,641

Source: U.S. Department of Housing and Urban
Development, 2019

2.7.2 OVERPAYMENT FOR HOUSING

The California Department of Housing and Community Development (HCD) now requires local governments to identify those households that have incomes that are classified as *extremely low-income*. Extremely low-income households are those households that have annual incomes that are 30% of the County median family income (MFI) (the households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$11 per hour as of January 1, 2018). The annual wage figure cited previously assumes full-time employment. Table 13 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 13 indicate the income limits for various household sizes (between one-person households up to eight-person households).



Table 13
Household Lower Income Limits (in dollars)

Household Size	2018 (HUD MFI) in dollars		
	30% of Median (Extremely Low Income)	Very Low	Low
1	20,350	33,950	54,250
2	23,250	38,800	62,000
3	26,150	43,650	69,750
4	29,050	48,450	77,500
5	31,400	52,350	83,700
6	33,740	56,250	89,900
7	38,060	60,100	96,100
8	42,380	64,000	102,300

According to the HUD, households that pay in excess of 30% of their monthly income for housing costs (either a mortgage or a rent/lease) may be overpaying. Table 14 indicates the monthly housing costs as a percentage of household income. The table indicates the number of owner-occupied and renter-occupied households that are overpaying for housing (above 30%).

Table 14
**Housing Costs as a Percentage of
Household Income - 2017**

Percent of Income	Owner- Occupied	Rental Units	Total
Less than 20%	674	663	1,337
20%-24.9%	147	583	730
25%-29.9%	211	390	601
30%-34.9%	84	481	565
35% or more	433	2,846	3,279

Data showing housing problems and the availability of affordable housing are available through the Comprehensive Housing Affordability Strategy (CHAS) website for all counties, places, and Community Development Block Grant (CDBG)/Home Investment Partnerships (HOME) jurisdictions. Note, the 2010 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2010 Census. The CHAS data concerning overpayment for housing in Maywood is summarized below in Table 15. The table indicates the overpayment for extremely low-income households (<30% of the County median), very low-income households (30% to 50% of the county median), low-income households (50% to 80% of the county median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter-occupied



households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

Table15
Overpayment For Housing in Maywood

Income Distribution Overview	Owner	Renter	Total	
Household Income <= 30% HAMFI	175	1,540	1,715	
Household Income >30% to <=50% HAMFI	425	1,360	1,785	
Household Income >50% to <=80% HAMFI	455	1,075	1,530	
Household Income >80% to <=100% HAMFI	295	465	760	
Household Income >100% HAMFI	445	375	820	
Total	1,800	4,810	6,610	
Housing Problems Overview ¹	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	1,235	3,520	4,755	
Household has none of 4 Housing Problems	565	1,260	1,825	
Cost Burden not available	0	35	35	
Total	1,800	4,810	6,610	
Severe Housing Problems Overview ²	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	890	2,810	3,700	
Household has none of 4 Severe Housing Problems	910	1,965	2,875	
Cost Burden not available	0	35	35	
Total	1,800	4,810	6,610	
Housing Cost Burden Overview ³	Owner	Renter	Total	
Cost Burden <=30%	780	2,260	3,040	
Cost Burden >30% to <=50%	435	1,095	1,530	
Cost Burden >50%	585	1,420	2,005	
Cost Burden not available	0	35	35	
Total	1,800	4,810	6,610	



Table15
Overpayment For Housing in Maywood (continued)

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	1,570	110	35	1,715
Household Income >30% to <=50% HAMFI	1,520	265	0	1,785
Household Income >50% to <=80% HAMFI	970	560	0	1,530
Household Income >80% to <=100% HAMFI	405	355	0	760
Household Income >100% HAMFI	280	540	0	820
Total	4,755	1,825	35	6,610
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	1,460	45	35	1,540
Household Income >30% to <=50% HAMFI	1,165	195	0	1,360
Household Income >50% to <=80% HAMFI	560	515	0	1,075
Household Income >80% to <=100% HAMFI	215	250	0	465
Household Income >100% HAMFI	120	255	0	375
Total	3,520	1,260	35	4,810
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	110	65	0	175
Household Income >30% to <=50% HAMFI	355	70	0	425
Household Income >50% to <=80% HAMFI	410	45	0	455
Household Income >80% to <=100% HAMFI	190	105	0	295
Household Income >100% HAMFI	160	285	0	445
Total	1,235	565	0	1,800



Table15
Overpayment For Housing in Maywood (continued)

Income by Cost Burden (Owners and Renters)	Cost burden > 30 %	Cost burden > 50 %	Total	
Household Income <= 30% HAMFI	1,520	1,265	1,715	
Household Income >30% to <=50% HAMFI	1,275	500	1,785	
Household Income >50% to <=80% HAMFI	485	175	1,530	
Household Income >80% to <=100% HAMFI	175	65	760	
Household Income >100% HAMFI	75	0	820	
Total	3,530	2,005	6,610	
Income by Cost Burden (Renters only)	Cost burden > 30 %	Cost burden > 50 %	Total	
Household Income <= 30% HAMFI	1,410	1,180	1,540	
Household Income >30% to <=50% HAMFI	920	240	1,360	
Household Income >50% to <=80% HAMFI	170	0	1,075	
Household Income >80% to <=100% HAMFI	0	0	465	
Household Income >100% HAMFI	15	0	375	
Total	2,515	1,420	4,810	
Income by Cost Burden (Owners only)	Cost burden > 30 %	Cost burden > 50 %	Total	
Household Income <= 30% HAMFI	110	85	175	
Household Income >30% to <=50% HAMFI	355	260	425	
Household Income >50% to <=80% HAMFI	315	175	455	
Household Income >80% to <=100% HAMFI	175	65	295	
Household Income >100% HAMFI	65	0	445	
Total	1,020	585	1,800	

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

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

3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.



2.8 EMPLOYMENT CHARACTERISTICS

The 2017 U.S. Census data includes key indicators of the employment characteristics of Maywood residents. In 2017, a total of 12,039 residents were included in the labor force according to the U.S. Census. According to the State of California Employment Development Department (EDD), the City's unemployment rate as of January 2019 was 4.6 percent, compared to the County's 9.5 percent. According to the EDD's labor statistics, the City's labor force during this period numbered 12,700 persons with 12,100 persons employed and 600 persons actively seeking employment. Table 16 itemizes employment in the City according to the 2017 U.S. Census data.

Table 16
Employment in Maywood 2017

Industry	Number	Percent
Agriculture, forestry, etc.	116	1.0
Construction	1,018	8.5
Manufacturing	2,235	18.6
Wholesale trade	866	7.2
Retail trade	1,627	13.5
Transportation and warehousing, and utilities	1,354	11.2
Information	288	2.4
Finance and insurance, and real estate	201	1.7
Professional, scientific, and management, and administrative and waste management services	820	6.8
Educational services, and health care and social assistance	1,815	15.1
Arts, entertainment, and recreation, and accommodation and food services	1,051	8.7
Public administration	524	4.4
Other services	124	1
Total Employed	12,039	--

Source: U.S. Census 2017



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

2.9.1 LAND USE CONTROLS – GENERAL PLAN

Approximately 57 percent of the City's total land area is designated as residential in the General Plan. The dominant residential land use designation is "Residential," which corresponds to the R-3 Zone district. This category of land use is characterized by a mix of single-family detached and attached or detached multiple-unit developments with densities of up to 20 units per acre.

2.9.2 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 zone 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-yard 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 (1/2) guest space per unit. The standards and regulations for the R-3 zone district are summarized in Table 17.

2.9.3 ZONING ORDINANCE – SPECIALTY RESIDENTIAL OVERLAY (R-S)

The *Specialty Residential Overlay* (R-S) designation provides for the development of senior citizen housing and multiple-family affordable housing. The development standards for senior units in the R-S zone include a 10,000 square-foot minimum lot size, a four-story height limit, and the same setback requirements as the R-3 zone. This overlay designation permits up to 48 units per acre for senior housing. Non-senior housing for very low and low income households is also permitted in the R-S zone at 20 units per acre, subject to Planned Unit Development (PUD) review and approval. No setbacks are required under the Planned Unit Development (PUD) process. The parking standard for senior complexes is one covered space per two units. Parking standards may be reduced by up to 20 percent and reduced an additional 5 percent if the project includes amenities for alternate transportation. The standards and regulations for the R-S zone district are summarized in Table 17. Concurrent with this Housing Element amendment, the City is amending the Zoning Ordinance to replace the R-S zone with R-SA (Residential – Senior and Affordable Housing) Overlay (described below).



2.9.4 ZONING ORDINANCE – RESIDENTIAL – SENIOR AND AFFORDABLE HOUSING OVERLAY (R-SA)

The City is amending the Zoning Ordinance to create a new R-SA overlay with the following provisions:

- Allow senior housing and affordable housing (where 100 percent of the dwelling units are reserved for lower income households) by right, subject only to site plan review by the Planning Director.
- Base Density:
 - o Senior Housing - 72 units per acre
 - o Affordable Housing for Lower Income Households – 48 units per acre
- Maximum Density Bonus - Senior Housing:
 - o 100 Percent Senior Housing – 20 percent density bonus
 - o Senior Affordable Housing – up to an additional 35 percent density bonus
 - o Maximum Achievable Density - 112 units per acre
- Maximum Density Bonus – Affordable Housing for Lower Income Households:
 - o Up to 35 percent density bonus
 - o Maximum Achievable Density – 65 units per acre

The new R-SA will be applied to the three Housing Successor Agency-owned properties. In addition, the R-SA Overlay designation would be initiated by the City or by a developer of affordable housing on properties currently zoned C-M.

2.9.5 ZONING ORDINANCE – EMERGENCY SHELTER OVERLAY (ES)

Pursuant to State law, local jurisdictions must amend the Zoning Ordinance to identify at least one zone where emergency shelter for the homeless would be permitted by right without discretionary review. The zone must contain adequate capacity for at least one year-round shelter to accommodate the City's unsheltered homeless population. This State law is not a requirement to build a shelter but to add shelter use as a permitted use in at least one zone.



Concurrent with this Housing Element amendment, the City is revising the Zoning Ordinance to establish an Emergency Shelter (ES) Overlay zone on specific properties zoned General Commercial/Manufacturing (CM). There are a total of 25 parcels, totaling 4.44 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. Slauson Avenue is a major thoroughfare with easy access to public transportation.

The proposed 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 of shelter beds.

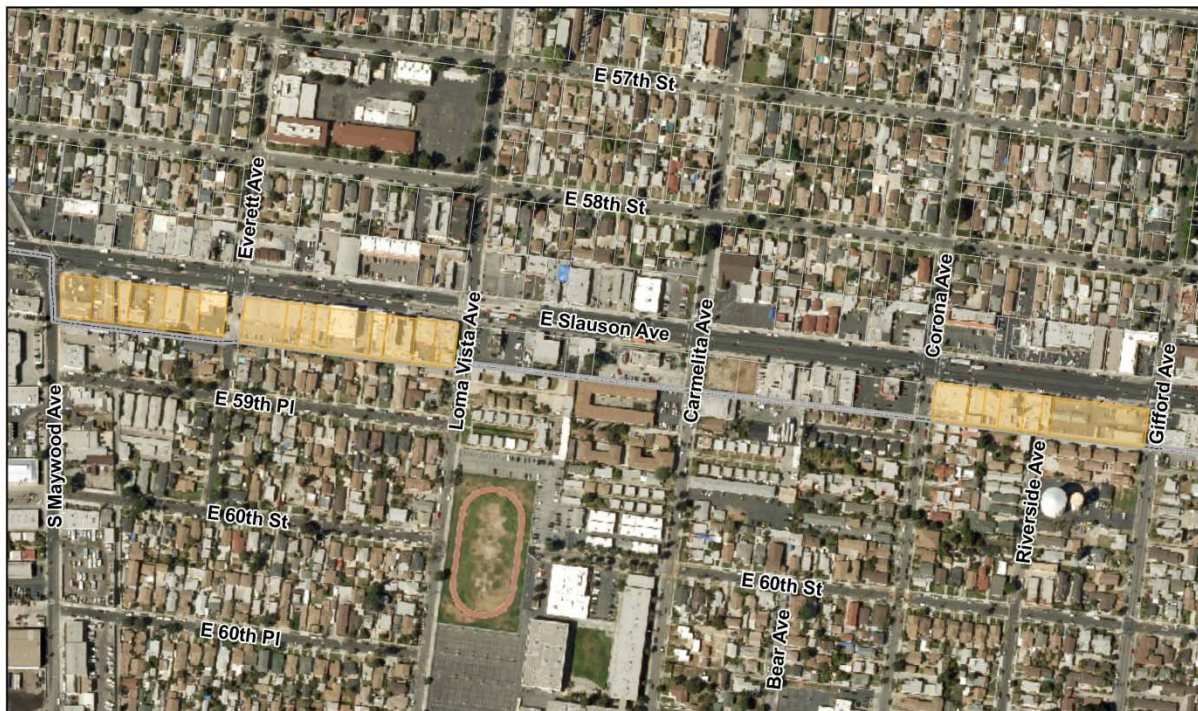


Exhibit 4

Emergency Shelter Overlay



2.9.6 ZONING ORDINANCE – RESIDENTIAL INFILL (CM)

As a means of providing additional sites for multiple-family housing, the City has identified target commercial areas in the CM zones that extend along Slauson Avenue and Atlantic Avenue where mixed use commercial and multiple-family residential developments will be permitted. Multi-family housing is permitted in the CM zone at 20 units per acre subject to the approval of a PUD. The standards and regulations for the CM zone district are summarized in Table 17.

Table 17
Summary of Residential Zone Districts

Regulation	R-3	R-S	CM	<u>R-SA (New)</u>
Minimum Lot Size	5,000 square feet	10,000 square feet	5,000 square feet	<u>10,000 square feet</u>
Dwelling Unit Density	20 units/acre	48 units/acre (senior housing) 20 units/acre (<u>affordable housing</u>)	20 units/acre (multi-family)	<u>72 units/acre (senior housing)</u> <u>48 units/acre (affordable housing)</u>
Front Setback Side Setback, Rear Setback	25 feet 5 feet 15 feet	25 feet 5 feet 15 feet	Determined by PUD	<u>25 feet</u> <u>5 feet</u> <u>15 feet</u>
Parking Requirements	2 covered spaces/unit plus half a space per unit for guest parking for multi-family	1 space/2 units (senior housing) Multi-family same as R-3 <u>Up to a 25% reduction may be allowed for affordable housing via a PUD</u>	Determined by PUD	<u>Per State Density Bonus Requirements</u>
Maximum Building Height	Two story	Four story	Determined by PUD	<u>Four story</u>

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 18 describes the housing types by permitted uses. The City of Maywood Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Permitted uses include those uses that are allowed without discretionary review as the project complies with all development standards.

Table 18
Housing Types Permitted Under the Existing Adopted Zone District

Use	Zone District				Comments
	R-3	R-S	C	CM	
Single-Family	P	U	C	X	
2-4 dwelling units (DU)	P	U	C	X	
5+ DU	P	U	C	C	Affordable multi-family projects shall be located within the R-S overlay district and shall comply with Section 5125 of the Maywood Zoning Ordinance (Planned Unit Development). PUDs require discretionary review. There is an initial 30-day review period after which the application is deemed complete or incomplete. Once the application is deemed complete, it is distributed to various agencies for review and comment. It is then scheduled for the Planning Commission within 60 days.
Residential Care Facility	P	U	X	X	
Transitional Housing	X	X	X	C	To comply with State law, a program is included in this Housing Element amendment to identify transitional housing as a regular residential use to be permitted as similar uses in the same zone.
Supportive Housing	X	X	X	X	To comply with State law, a program is included in this Housing Element amendment to identify supportive housing as a permitted use where multi-family housing is permitted.
Emergency Shelter	X	X	X	C	Concurrent with this Housing Element amendment, the City is revising the Zoning Ordinance to address the provision of Emergency Shelters.
Single-Room Occupancy (SRO)	N/A	N/A	N/A	N/A	SRO not called out in Maywood Zoning Ordinance. City will develop a program to make necessary zoning amendments to be permitted by right in <i>Specialty Residential Overlay</i> .
Manufactured Homes	P	P	P	P	
Mobile Homes in Maywood Zoning Ordinance	P	U	X	X	
Second Unit	P	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

The Community Development Director has the authority to approve administrative projects, which allows some flexibility on the part of the City to ensure basic health and safety, and 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.

2.9.7 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 6,000 - 7,500 square-foot parcel size, with two or three additional 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.

2.10 HOUSING DEVELOPMENT CONSTRAINTS

This section of the Housing Element is concerned with the identification of constraints that may affect the development of housing, especially affordable housing. This analysis of housing constraints considers those regulations, ordinances, and/or controls that may impede the development of new housing or otherwise increase the cost of housing (*governmental constraints*). Local governments may unintentionally affect the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on- and off-site improvements and taxes. In addition to governmental constraints, economic and market factors (referred to as *market constraints*) may also affect the cost of new housing development.

2.10.1 ON- AND OFF-SITE IMPROVEMENT REQUIREMENTS

For a 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 supporting infrastructure has been installed as part of the area's historic development. The City of Maywood maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards regulate construction and such items as width and grade. There are no established standards for private streets other than that they must be wide enough to meet 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 related to multiple-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 other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks, not only to result in lower costs, but also in a more pleasing appearance for the subdivision. Developments must also 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.

2.10.2 DEVELOPMENT PROCESSING

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 19 identifies the typical processing time most common in the entitlement process. Also, certain review and approval procedures may run concurrently.

Table 19
Permit Review Timelines in the City of Maywood

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review (Project less than 5,000 sq. ft.)	2 weeks	Community Development Director
Site Plan Review (Project larger than 5,000 sq. ft.)	6 - 8 weeks	Planning Commission
Conditional Use Permit	6 - 8 weeks	Planning Commission
Variance	6 - 8 weeks	Planning Commission
Zone Change	10 - 14 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Final Subdivision Map	6 weeks	Community Development Director
Tentative Maps	10 - 12 weeks	City Council

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Building and Planning Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Concurrently, the elevations are sent to the Planning staff for pre-approval.



The plan is then approved at the staff level. Depending on the complexity of the project, a single-family project is approved in two weeks from date of plan submission if no variances, exceptions, or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body

Depending upon the complexity of a project, building plan check for new construction averages approximately 3 to 4 weeks. Planned Unit Developments (PUDs) are required for multi-family developments greater than 5 units. PUDs are subject to discretionary approval by the Planning Department and 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 various agencies for comment within a 30 day period. The project is then scheduled for the next available Planning Commission hearing. The City has followed a policy of retaining temporary staff or consultants to assist in processing permits during those periods when staff shortages or increases in permit requests may occur. This compares very favorably to other jurisdictions in the area.

The evaluation and review process required by City 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 a variety of departments, though processing time for residential projects in the City is not excessive. The actual review time is dependent on the size and location of the project, and whether it is designed to meet City standards or involves requests for variances from development standards. In general, the processing time for most residential projects in Maywood ranges from one to three months and compares favorably with other jurisdictions in the region.

Planned Unit Development

A PUD is required for affordable lower income housing in the R-S and CM zones. The Planned Unit Development (PUD) is established to allow flexible design standards that will encourage multi-family affordable housing development in Maywood. A PUD is intended to promote integrated, compatible design of housing for very low and lower income households. The Zoning Ordinance sets forth specific guidelines for reviewing PUD applications. These guidelines are performance based, relating to building height in relation to abutting zoning districts; parking and loading facilities and consideration for a parking reduction of up to 25 percent; setbacks, open space, and landscaping requirements; shadow effects; and vehicular access.

The Planning Commission is the hearing body for PUD applications. A completed application must first go through Design Review. Recommendation of Design Review is then forwarded to the Planning Commission for review within 30 days of 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 could impose conditions for approval. As outlined in the Zoning Ordinance, the conditions must be related to factors pertinent to the establishment, operation, and maintenance of the proposed project. Decision at the Planning Commission is final and only goes to the City Council as a notice of decision. In general, a project would take between 90 days and 180 days to go through the PUD process. To facilitate affordable housing development, the new R-SA permits senior and affordable housing by right, subject to a site plan review by the Planning Director.

2.10.3 DEVELOPMENT FEES

Processing fees for land use permits in Maywood are 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 over the years. Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. Presently, Public Works Department plan review fees are low. Local governments may unintentionally influence the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on- and off-site improvements, and taxes and insurance. The aforementioned fees are summarized below in Table 22.

Table 22
Current Discretionary Fees

Description	Fee
Conditional Use Permit	\$411*
Extension of Non-conforming Use Permit	\$411*
Variance	\$411*
Zone Change (without environmental review)	\$598*
General Plan Amendment	\$1,644*
Initial Study/Negative Declaration/Mitigated Negative Declaration	\$688
Preliminary Environmental Review	\$224
Environmental Impact Report	\$688
Tentative Tract/Parcel Map	\$2012*
Certificate of Compliance	\$75

Source: City of Maywood, 2019.

*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 to do any new work including mostly repair work.

Table 23 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 23 are applicable to both single-family and multiple-family development. The processing fees are well under 1 percent of the 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 of floor area. The permit fees account for less than 3 percent of a residential unit costing \$225,000 [in building valuation](#).

Table 23
Typical Building and Processing Fees

Fee	Description
Building Permit	\$1.12/square-foot
Plan Check Fee	\$0.96/square-foot
Electrical Permit	\$4.00/outlet or fixture + \$45.00 issuance fee
Plumbing Permit	\$20.00/fixture + \$45.00 issuance fee
Mechanical Permit	\$45.00 issuance fee
Grading Permit	Based on cubic yards
Sewer/Septic Permit	\$60.00/connection + \$45.00 issuance fee
School District	\$3.79 /square-foot

Source: City of Maywood, 2019.

2.10.4 BUILDING CODE REQUIREMENTS

A major problem in the past has been illegally converted units that have been constructed in violation of building and safety codes. These illegal conversions continue to be an issue in Maywood. Past code enforcement efforts have focused on multiple-family apartments that have not been adequately maintained by their owners.

While code enforcement and improved development standards are likely to have an effect on the cost and availability of housing, both the Pre-sale Housing Inspection Program and improved development



standards are important in ensuring that the City's housing stock is adequately maintained. These efforts are also important in making sure that the housing is safe for the occupants. The City will continue to coordinate its code enforcement efforts with available housing rehabilitation assistance to minimize any hardship on lower income property owners.

2.10.5 SCHOOL FEES

The State adopted legislation authorizing local school districts to levy fees on new residential construction and on additions to existing residential development which increase the habitable space of a structure and exceed a value of \$20,000. In 2018, the Los Angeles Unified School District (LAUSD) adjusted its fees for residential construction to \$3.79 per square foot. Such fees are collected to finance the construction and reconstruction of school facilities. Because the fee is consistent throughout the LAUSD service area, it would not unduly constrain housing development in Maywood compared to other jurisdictions within LAUSD.

2.10.6 MARKET CONSTRAINTS

There is little land in the City available for new construction. As noted elsewhere in this Housing Element, there is a limited amount of undeveloped or underdeveloped land identified by the City as appropriate for residential development. The former Maywood Redevelopment Agency, now known as the Maywood Successor Agency, owns four parcels that have a total land area of 47,176 square feet. The first parcel is located at 5517 Maywood Avenue and has a lot area of 14,452 square feet. The second, third and fourth parcels are located on District Boulevard, with a total land area of 32,724 square feet. The parcel on Maywood Avenue has been developed as a park. The other three parcels on District Boulevard would be available for future development. The estimated value for the three parcels on District Boulevard is about \$1.3 million, or approximately \$1.7 million per acre. The City is in the processing of issuing an RFP for an affordable housing project.

As in other areas of the Los Angeles Basin, housing costs are quite high, though relative to nearby communities (Whittier, Montebello, and Downey), the overall cost for housing in Maywood is lower. Recent statistics indicate that the Southern California area is now the most expensive housing market in the country.

2.10.7 AVAILABILITY OF FINANCING

Local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. Based on lending data from the Home Mortgage Disclosure Act (HMDA), real estate activities in the City have been limited, and generally homebuyers have access to mortgage financing with high approval rates. However, access to home improvement financing is more limited. Less than half of the applications for home improvement were approved.



Table 24
Mortgage Lending Activities

<u>Loan Type</u>	<u>Total Applications</u>	<u>Percent Approved</u>	<u>Percent Denied</u>	<u>Percent Other</u>
<u>Conventional Purchase</u>	53	88.7%	1.9%	9.4%
<u>Government-Backed Purchase</u>	58	74.1%	10.3%	15.5%
<u>Home Improvement</u>	40	42.5%	37.5%	20.0%
<u>Refinance</u>	305	59.0%	15.4%	25.6%
<u>Total</u>	456	62.9%	15.1%	21.9%

Source: LendingPattern.com; HMDA data for 2017
 “Other” includes incomplete and withdrawn applications

2.10.8 LOW VACANCY RATES

According to the most recent DOF estimates, the vacancy rate in the City was 2.5%, compared to a 5.8% vacancy rate for the County. The low vacancy rates are due in part to the urban character of the City that translates into a limited amount of vacant land to accommodate new development. In other areas of the County, new housing that is yet to be sold (and thus, occupied) contributes to a higher vacancy rate.

2.10.9 CONSTRAINTS FOR REASONABLE ACCOMMODATION

As indicated previously in Section 2.5.2, 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 wheel chairs, ramps instead of stairs are needed, hand rails 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 cost thousands of dollars and be 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 for persons with disabilities (six or fewer residents). The City 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 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. [The City is in the process of revising its Density Bonus ordinance. Projects meeting the Density Bonus requirements are eligible to use the parking requirements established under State Density Bonus Law.](#)

2.10.10 ENVIRONMENTAL CONSTRAINTS

This section describes those environmental factors that must typically be considered in the planning and development of new housing in Maywood.

- *Hazardous Substances.* The 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 have been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970's, building products and insulation materials commonly contained asbestos. In 1989, the U.S. Environmental Protection Agency (EPA) banned all new uses of asbestos. As a result, any demolition associated with any future redevelopment must adhere to all 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 known as *Pemaco*, a former chemical corporation located in property formerly 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.
- *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. 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 that 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 Zone 4 (wildfire risk) designation according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk.
- *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 candidate development sites. The majority of the City was previously located within a designated flood hazard area as identified by the Federal Emergency Management Agency (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 U.S. Army Corp 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 Corp of Engineers has completed the upstream flood control improvements and the AR flood zone designation has been removed.

The aforementioned 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. In addition, these hazards are shown in the City's adopted Hazard Mitigation Plan.

2.10.11 INFRASTRUCTURE CONSTRAINTS

As indicated in the previous section, the majority of the City was previously developed. As a result, any potential housing redevelopment site is currently served by basic infrastructure. As previously mentioned, the City intends to accommodate the future housing demand identified by the RHNA for Maywood. The RHNA calls for a total of 22 units to be provided during the previous 4th Cycle (2006-2014) planning period. An additional 53 units are required to accommodate the RHNA for the current 5th Cycle (2014-2021) planning period.

The Los Angeles County Sanitation Districts (LACSD) No. 1 and 2 provide sewer service to the City. The City is located within the service area 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 400 million gallons per day (mgd) and currently treats 260 mgd. Thus, a remaining capacity of 140 mgd is available for future development in the region.

The potential new residential units are projected to generate 3,520 gallons of effluent on a daily basis (assuming 160 gallons of effluent per unit, per day) and [are](#) projected to consume 4,400 gallons of water on a daily basis (assuming 200 gallons per day for each unit).¹ In addition, the more modern and up-to-date plumbing fixtures in the new building will likely result in a further reduction in effluent generation.

The potential to develop the additional units contemplated under the Housing Element will result in increased water consumption and wastewater effluent generation. The City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. These 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 that contemplated under the City of Maywood General Plan. As part of this development review process, the City may require infrastructure improvements to accommodate demand.

¹ Derived from Orange County Sanitation District rates.



The regional storm drains in the City are owned and maintained by the Los Angeles County Flood Control District and connect directly to the Los Angeles River to the east. 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 candidate development sites are underutilized, the projected runoff may be accommodated by existing storm drain infrastructure. The projected storm water runoff is not anticipated to significantly increase with future residential development.



SECTION 3 - HOUSING PLAN

3.1 INTRODUCTION TO THE HOUSING PLAN

This section of the City of Maywood Housing Element addresses the State's housing element requirements for a "statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." This Housing Plan consists of the following components:

- *Housing Element Policies* indicates those policies that will be applicable over the course of the planning period governed by this Element;
- *Housing Element Programs* indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints; and,
- *Regional Housing Needs Assessment* provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need.

3.2 HOUSING ELEMENT POLICIES

3.2.1 NEW RESIDENTIAL DEVELOPMENT

The following policies encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs:

- *Goal 1.* The City will provide a wide range of housing types to meet the existing and future needs of Maywood area residents.
- *Policy 1.1.* 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.
- *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 Community Development Commission 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.
- *Policy 1.7.* The City will locate higher density residential development in close proximity to public transportation, services and recreation.

3.2.2 HOUSING CONSERVATION POLICIES

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.

- *Goal 2.* The City will enhance the quality of existing residential neighborhoods in Maywood through ongoing home maintenance and improvement programs.
- *Policy 2.1.* The City will continue to promote rehabilitation programs as a means to provide financial and technical assistance to lower income property owners.
- *Policy 2.2.* The City will continue to utilize 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 the displacement impacts occurring as a result of residential demolition.
- *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 room additions by continuing to provide parking variances and rehabilitation assistance as a means of increasing the holding capacity of the existing housing stock.



3.2.3 LAND USE COMPATIBILITY POLICIES

As a highly urbanized environment, varying land uses in Maywood are developed in close proximity to one another. It is an on-going concern in the City to ensure that residential growth is sensitive to the existing environmental setting. The City will continue to encourage development that is designed to minimize impacts on the surrounding neighborhood.

- *Goal 3.* The City will ensure that new housing is sensitive to the existing environmental setting.
- *Policy 3.1.* 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.
- *Policy 3.2.* 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.
- *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.

3.2.4 FAIR HOUSING POLICIES

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.

- *Goal 4* The City will promote equal opportunity for all residents to reside in the housing of their choice.
- *Policy 4.1.* 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.
- *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.



3.3 HOUSING PROGRAMS

This section describes the various housing initiatives the City intends to implement over the planning period. The housing programs are arranged according to the following categories:

- Affordable Housing Program;
- Housing Conservation Program;
- New Housing Program;
- Fair Housing Program;
- Emergency Housing Program; and,
- Reasonable Accommodation Program.

3.3.1 DENSITY BONUS PROGRAM *Affordable Housing Program*

Concurrent with this Housing Element amendment, the City is updating the Density Bonus Ordinance to be consistent with State law.

- *Responsible Agency.* Planning Division
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* Pursue one affordable housing project on Successor Agency-owned property.

3.3.2 ACCESSORY DWELLING UNIT PROGRAM *Affordable Housing Program*

In recent years, State law on Accessory Dwelling Units (ADUs) has gone through many changes, with the objective of relaxing the development standards for ADUs. While the City has not adopted its own ADU ordinance, the City has been adhering to State law for the permitting of such housing. The City permitted four ADUs in the last four years and anticipates a similar trend in the future.

- *Responsible Agency.* Building and Planning.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Eight units during the planning period (one ADU per year).



3.3.3 SINGLE-ROOM OCCUPANCY HOUSING PROGRAM *New and Affordable Housing Program*

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. As a means to 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 SRO housing. 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. The implementation elements are outlined below:

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Four units during the planning period.

3.3.4 REHABILITATION PROGRAMS *Housing Conservation Program*

The City may consider other sources or funds including CDBG through the LA County Community Development Commission (CDC). Maywood is a participating City in the LACDC through which it currently receives CDBG funds. The Federal HOME program represents a major new source of funds available to jurisdictions to assist either affordable rental or home ownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The County CDC funds its Affordable Housing Program with HOME monies 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. Currently, the City lacks the funding 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. The City of Maywood will continue to work with the Hired Consulting Staff in the implementation of the existing rehabilitation programs.

- *Responsible Agency.* City of Maywood.
- *Funding Sources.* CDBG, (LA County CDC)
- *Timing for Implementation.* This program is ongoing and will continue to be implemented throughout the planning period. The City will continue to work with the CDC in maintaining the existing program funding and will explore ways to enhance funding.
- *Objectives.* Expect to rehabilitate 5-10 units during the planning period.



3.3.5 RESIDENTIAL – SENIOR AND AFFORDABLE HOUSING OVERLAY *Affordable Housing Program*

Concurrent with this Housing Element amendment, the City is amending the Zoning Ordinance 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 base 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 (see Program 3.3.7).

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* Facilitate the development of one affordable housing project using R-SA Overlay zoning.

3.3.6 CM ZONE RESIDENTIAL INFILL PROGRAM *New Housing Program*

As a means of providing additional sites for multiple-family housing, the City has identified target commercial areas in the CM zones that extend along Slauson Avenue and Atlantic Avenue where multiple-family residential infill is permitted at 20 units per acre via a Planned Unit Development. As part of this Housing Element amendment, the Zoning Ordinance is being 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 substantially higher density.

- *Responsible Agency* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* The Zoning will be changed to accommodate the increased densities that are required.

3.3.7 EMERGENCY SHELTER PROGRAM *Emergency Housing Program*

While transients can be observed in the City's parks during the day, many of these individuals have permanent housing to return to in the evenings. No churches or other organizations in Maywood are known to operate soup kitchens or to provide other services catering to the homeless population. The City amended its Zoning Ordinance in 1995 to include provisions to permit shelters and transitional housing in the CM zone, subject to a Conditional Use Permit. To date, the City has not received any applications to build emergency shelters or transitional housing.



Concurrent with this Housing Element amendment, the City is revising the Zoning Ordinance to establish an Emergency Shelter (ES) Overlay zone on specific properties zoned General Commercial/Manufacturing (CM). A total of 25 parcels (4.44 acres) are included in the three-block overlay. The proposed 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.

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* The Zoning Ordinance will be changed to accommodate the emergency shelter use within the overlay zone.

3.3.8 TRANSITIONAL HOUSING PROGRAM *Emergency Housing Program*

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 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:

- 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.
- 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:

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Rezoning within 12 months.

3.3.9 SUPPORTIVE HOUSING PROGRAM *Emergency Housing Program*

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.

Pursuant to new 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:

- 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.
- After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
- The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.

The implementation strategy is summarized below:

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Rezoning within 12 months.

3.3.10 EQUAL HOUSING PROGRAM *Fair Housing Program*

Maywood works with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owners regarding laws relating to equal housing opportunities. The City will continue to use the Long Beach Fair Housing Council for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Long Beach Fair Housing Council at a kiosk in the City Hall lobby, the library, and at the Maywood YMCA Center. In addition, the City will continue to maintain fair housing referral information on its public website.

- *Responsible Agency.* Planning Division.
- *Funding Sources.* CDBG, General Fund.
- *Timing for Implementation.* The City will continue to work with the Long Beach Fair Housing Foundation to administer the existing program.
- *Objectives.* 100 percent referrals.



3.3.11 ENERGY CONSERVATION PROGRAM *Energy Conservation Program*

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 that will further reduce the vehicle miles traveled by prospective residents. 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. The City of Maywood will continue to implement various conservation initiatives that include the following elements:

- 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 new multiple-family development must incorporate sprinklers and timers into the design of the irrigation system.
- 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.
- 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.
- The City will continue to implement the landscape design program that encourages the use of plant materials that consist of drought tolerant plants thus further reducing water consumption in landscaping. This landscape design program is being implemented as part of the plan check process.
- 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 photo-voltaic 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.
- 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](#).

The implementation strategy is summarized below:

- *Responsible Agency.* Planning Division.
- *Funding.* General Fund.
- *Implementation Schedule.* This program is ongoing and will continue to be implemented throughout the planning period. The City's website will be updated [annually](#).
- *Quantified Objectives.* 100 referrals.



3.3.12 REASONABLE ACCOMMODATION PROGRAM *Reasonable Accommodation Program*

This program is a new program that will be implemented during the current planning period. As indicated in Section 2, there are a large number of households in the City 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. However, many residents will benefit from specific improvements that would better accommodate a disabled person.

Under this program, 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 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. The implementation strategy is summarized below:

- *Responsible Agency.* Planning Division.
- *Funding.* General Fund.
- *Implementation Schedule.* Zoning amendment to be completed by end of 2020.
- *Quantified Objectives.* One application per year.

3.4 QUANTIFIED PROGRAM OBJECTIVES

The goals, objectives, and programs of this Housing Element focus on the following:

- Housing rehabilitation programs;
- Housing conservation programs;
- Affordable housing programs;
- Housing sites programs;
- Fair housing program;
- Removal of governmental constraints; and,
- Equal housing and energy conservation programs.

Table 25 provides a quantification of the program objectives that are envisioned as part of this Housing Element's implementation.



Table 25
Quantified Objectives of Maywood Housing Programs

Program	<u>Extremely Low Income</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>
<u>Remaining RHNA</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>--</u>	<u>21</u>
<u>New Construction</u>	<u>7</u>	<u>7</u>	<u>14</u>	<u>--</u>	<u>--</u>
<u>Accessory Dwelling Units</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>8</u>	<u>--</u>
Rehabilitation	<u>2</u>	<u>3</u>	<u>5</u>	<u>--</u>	<u>--</u>

3.5 REGIONAL HOUSING NEEDS

The authority to determine housing needs for the various income groups for cities within the Southern California 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 the following income groups:

- The *Very Low Income* households are those whose income does not exceed 50% of the Area Median Income (AMI) for the greater Los Angeles area;
- The *Low Income* households earn from 51 % to 80% AMI ;
- The *Moderate Income* groups earn from 81% to 120% AMI; and,
- The *Above Moderate* households earn over 120% AMI.

The various housing categories and the income thresholds for each are discussed above. SCAG's Regional Housing Needs Assessment (RHNA) for the 4th Cycle is 22 units and the 5th Cycle RHNA is 53 units (refer to Tables 26 and 27). The housing needs for the selected income groups are also shown on both tables. The planning period for the 4th Cycle RHNA is 2006 to 2013. The planning period governed by the 5th Cycle RHNA extends from 2014-2021. Table 26 summarizes the City's RHNA for the 5th Cycle and Table 27 also indicates the City's previous 4th Cycle RHNA.

**Table 26****City of Maywood's 4th and 5th Cycle RHNA – 2014 – 2021**

Income Category	4th Cycle (2006-2013)	5th Cycle (2014-2021)
Very Low Income Households	5 units	13 units
Low Income Households	3 units	8 units
Moderate Income Households	4 units	9 units
Above Moderate Income Households	10 units	23 units
Total Need - Future Housing	22 units	53 units

Source: Southern California Association of Governments

AB 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.

The City's 4th cycle Housing Element identified an unaccommodated need of eight housing units and committed to rezoning additional land to accommodate these eight units. While ultimately the City did not pursue the rezoning as outlined in the Housing Element, the City was able to meet its 4th cycle with actual production. The 54-unit Maywood Villas was completed and occupied in 2007 by AMCAL, using Low Income Housing Tax Credit (LIHTC). The project sets aside six units for extremely low income (30% AMI), six units for very low income (40% AMI), 27 units for very low income (50% AMI), 14 units for low income (60% AMI), and one manager's unit. This project was constructed in the R-S Overlay and reached a density of close to 100 units per acre. This project was not accounted for in the 4th cycle Housing Element or the 5th cycle Housing Element adopted in February 2014.

**CREDITS TOWARD 5TH CYCLE RHNA**

Since 2014, the City has issued building permits for 11 housing units, including two single-family homes, four accessory dwelling units (ADUs), a triplex, and a duplex. According to the building records, with the exception of the single-family homes, which were homes between 1,400 and 1,500 square feet, the ADUs and multi-family units averaged to approximately 1,000 square feet per unit. Given the housing market in Maywood, the ADUs and multi-family units should be affordable to moderate income households. The



City must identify adequate sites for the remaining 42 units (21 lower income units and 21 above moderate income units).

Table 27
Unmet RHNA 2014-2021 Planning Period

Household Income Level	RHNA 2013-2021	Units Provided	Remaining Need
Extremely Low	6 units	<u>0 units</u>	<u>6 units</u>
Very Low	7 units	<u>0 units</u>	<u>7 units</u>
Low	8 units	<u>0 units</u>	<u>8 units</u>
<u>Moderate</u>	<u>9 units</u>	<u>9 units</u>	<u>0 units</u>
<u>Above Moderate</u>	<u>23 units</u>	<u>2 units</u>	<u>21 units</u>
Total	<u>53 units</u>	<u>11 units</u>	<u>42 units</u>

3.6 AVAILABLE HOUSING SITES FOR NEW RESIDENTIAL DEVELOPMENT

The City's ability to accommodate the RHNA is based on a number of factors including the availability of developable land and market forces that affect housing construction. The City will retain the current General Plan and Zoning Land Use designations that are applicable to the residential neighborhoods. According to the General Plan, approximately 57 percent of the City's total land area is designated for residential development. The City will implement the following land use measures as a means to accommodate assigned housing need.

- Senior and Affordable Housing Overlay (R-SA). Concurrent with this Housing Element, the City is amending the Zoning Code to modify the Specialty Housing Overlay (R-S) to become the Senior and Affordable Housing Overlay (R-SA) with increased density. Specifically, three Housing Successor Agency-owned parcels (6313-001-900, 6313-001-901, and 6313-001-902) are being designated as R-SA, with a base density of 48 units per acre. A vacated building is on site. The City plans to demolish the vacated building and make these parcels available for affordable housing development. Combined these three parcels total 0.56 acre and can achieve between 28 units (at base density of 48 units per acre) and 37 units (with a maximum density bonus of 35 percent) for an affordable housing project. If a senior affordable housing project is pursued, the site can accommodate 40 to 63 units. This site alone would be adequate to accommodate the City's remaining lower income RHNA of 21 units. The City is in the process of preparing a Request for Proposal (RFP) for this site to solicit proposals from affordable housing developers.
- Mixed Use Development. Selected commercial corridors along Atlantic Boulevard and Slauson Avenue have been identified as candidates for mixed-use development. The mixed-use development



could take several forms including stand-alone infill residential development or combination of commercial and residential uses within the same parcel and/or structure. These candidate areas are noted in Exhibit 8. A total of 64 parcels (11.43 acres) zoned CM have been identified as potential candidates for mixed use development. These parcels are characterized by aging structures, with a median year of construction being 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 future residential development. However, many parcels are contiguous and some with common ownership, making lot consolidation possible. If developed as mixed use residential or as stand-alone residential uses, the maximum density is 20 units per acre. These parcels can accommodate 176 units (assuming development at 80 percent of the allowable density, and excluding parcels that would not yield a net increase in units). Development potential on these properties is more than adequate to accommodate the remaining RHNA of 21 above moderate income units.

Furthermore, these CM properties are eligible to apply for zone change to the R-SA Overlay (proposed Zoning Amendment concurrent with this Housing Element Update). Under the new R-SA Overlay, affordable housing development at a base density of 48 units per acre would be permitted, potentially accommodating 552 units. With the significantly increased base density using the R-SA zoning, even parcels with existing multi-family units would be feasible for redevelopment, especially considering the potential for lot consolidation.

- Accessory Dwelling Units (ADUs). Between January 2014 and June 2019, the City permitted four ADUs. The potential for new ADUs is considerable given the recent changes in State law. A quantified planning objective for an additional three ADUs has been identified for the remaining planning period.



Exhibit 5

Sites Inventory



Table 28
Residential Sites Inventory

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Year Built</u>	<u>Bldg SF</u>	<u>Current ILR</u>	<u>Common Ownership</u>
<u>1</u>	<u>6313001902</u>	<u>5102 DISTRICT BLVD</u>	<u>0.28</u>	<u>Office</u>	<u>R-SA</u>	<u>14</u>	<u>R-SA</u>	<u>14</u>	<u>1968</u>	<u>6844</u>	<u>=</u>	<u>City</u>
<u>2</u>	<u>6313001901</u>	<u>5110 DISTRICT BLVD</u>	<u>0.27</u>	<u>Office</u>	<u>R-SA</u>	<u>13</u>	<u>R-SA</u>	<u>13</u>	<u>1971</u>	<u>7200</u>	<u>=</u>	<u>City</u>
<u>77</u>	<u>6313001900</u>		<u>0.01</u>	<u>Vacant</u>	<u>R-SA</u>	<u>1</u>	<u>R-SA</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>=</u>	<u>City</u>
	<u>Subtotal</u>		<u>0.56</u>			<u>28</u>		<u>28</u>				
<u>6</u>	<u>6313019031</u>	<u>5351 1/2 ATLANTIC BLVD</u>	<u>0.47</u>	<u>Warehouse</u>	<u>CM</u>	<u>8</u>	<u>R-SA</u>	<u>23</u>	<u>1964</u>	<u>5537</u>	<u>0.48</u>	
<u>8</u>	<u>6313004017</u>	<u>5268 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Service, Repairs</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1946</u>	<u>2948</u>	<u>0.11</u>	
<u>9</u>	<u>6313004018</u>	<u>5276 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Warehouse</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1953</u>	<u>5252</u>	<u>2.13</u>	
<u>10</u>	<u>6313006014</u>	<u>5306 ATLANTIC BLVD</u>	<u>0.24</u>	<u>Stores</u>	<u>CM</u>	<u>4</u>	<u>R-SA</u>	<u>12</u>	<u>1939</u>	<u>3773</u>	<u>0.59</u>	
<u>11</u>	<u>6313006015</u>	<u>5312 ATLANTIC BLVD</u>	<u>0.26</u>	<u>Store and Residential</u>	<u>CM</u>	<u>4</u>	<u>R-SA</u>	<u>13</u>	<u>1945</u>	<u>2634</u>	<u>1.02</u>	
<u>12</u>	<u>6313006031</u>	<u>5320 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Light Manufacturing</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1953</u>	<u>1224</u>	<u>1.19</u>	<u>A</u>
<u>13</u>	<u>6313006032</u>	<u>5326 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Light Manufacturing</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1964</u>	<u>2500</u>	<u>1.13</u>	<u>A</u>
<u>15</u>	<u>6313018002</u>	<u>5501 ATLANTIC BLVD</u>	<u>0.23</u>	<u>Stores</u>	<u>CM</u>	<u>4</u>	<u>R-SA</u>	<u>11</u>	<u>1973</u>	<u>2080</u>	<u>1.13</u>	
<u>16</u>	<u>6313018001</u>	<u>5515 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Office</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>1950</u>	<u>400</u>	<u>0.11</u>	
<u>17</u>	<u>6313018027</u>	<u>5559 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Stores</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1938</u>	<u>2545</u>	<u>1.05</u>	
<u>18</u>	<u>6313007008</u>	<u>5502 ATLANTIC BLVD</u>	<u>0.07</u>	<u>Auto Service, Body Shop</u>	<u>CM</u>	<u>1</u>	<u>R-SA</u>	<u>3</u>	<u>1945</u>	<u>1988</u>	<u>2.30</u>	<u>B</u>
<u>19</u>	<u>6313007009</u>		<u>0.10</u>	<u>Vacant</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>=</u>	<u>B</u>
<u>20</u>	<u>6313007010</u>	<u>5510 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Vacant</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>=</u>	<u>B</u>
<u>21</u>	<u>6313007011</u>	<u>5516 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Restaurant</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>1950</u>	<u>2000</u>	<u>0.17</u>	<u>B</u>
<u>22</u>	<u>6313007012</u>		<u>0.10</u>	<u>Parking Lot</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>2001</u>	<u>4400</u>	<u>0.15</u>	<u>B</u>
<u>24</u>	<u>6313007014</u>	<u>5556 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Service, Repairs</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>1959</u>	<u>2400</u>	<u>0.56</u>	<u>C</u>
<u>26</u>	<u>6313008016</u>	<u>5630 ATLANTIC BLVD</u>	<u>0.14</u>	<u>Stores</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>7</u>	<u>1947</u>	<u>1620</u>	<u>0.60</u>	<u>C</u>
<u>27</u>	<u>6313016028</u>	<u>5701 ATLANTIC BLVD</u>	<u>0.35</u>	<u>Store and Office</u>	<u>CM</u>	<u>6</u>	<u>R-SA</u>	<u>17</u>	<u>1930</u>	<u>7356</u>	<u>1.72</u>	
<u>28</u>	<u>6313016024</u>		<u>0.12</u>	<u>Parking Lot</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1984</u>	<u>4400</u>	<u>0.06</u>	<u>D</u>



Table 28
Residential Sites Inventory

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Year Built</u>	<u>Bldg SF</u>	<u>Current ILR</u>	<u>Common Ownership</u>
29	6313016023	5729 ATLANTIC BLVD	0.24	Restaurant	CM	4	R-SA	11	1941	6923	1.77	D
30	6313009024	5700 ATLANTIC BLVD	0.25	Service Station	CM	4	R-SA	12	1964	600	0.15	
31	6313009025	5714 ATLANTIC BLVD	0.13	Medical, Dental	CM	2	R-SA	6	1948	1432	0.85	
33	6314010012	4600 SLAUSON AVE	0.28	Office	CM	5	R-SA	14	1953	688	0.25	E
34	6314010028	4610 SLAUSON AVE	0.12	Stores	CM	2	R-SA	6	1941	2038	0.97	E
35	6314010029	4618 SLAUSON AVE	0.17	Office	CM	3	R-SA	8	1959	2024	0.96	E
36	6314010010	4622 SLAUSON AVE	0.07	Auto Service, Body Shop	CM	1	R-SA	3	1958	940	0.83	
37	6314010009	4626 SLAUSON AVE	0.07	Office	CM	1	R-SA	3	1953	600	1.42	
39	6314014015	4701 SLAUSON AVE	0.18	Office	CM	3	R-SA	9	1980	546	1.24	
40	6314014016	4707 SLAUSON AVE	0.18	SF Residence	CM	3	R-SA	8	1921	792	0.58	E
41	6314014017	4715 SLAUSON AVE	0.18	SF Residence	CM	3	R-SA	9	1921	628	0.05	E
42	6314014018	4717 SLAUSON AVE	0.18	Auto Service, Body Shop	CM	3	R-SA	9	1989	1281	1.50	
43	6314014019	4727 SLAUSON AVE	0.18	Service, Repairs	CM	3	R-SA	9	1957	1456	1.50	
44	6314014020	4735 SLAUSON AVE	0.18	Club, Lodge	CM	3	R-SA	9	1958	6851	0.16	
45	6314014021	4741 SLAUSON AVE	0.18	Vacant	CM	3	R-SA	9	0	0	-	
47	6314014023	4751 SLAUSON AVE	0.18	Light Manufacturing	CM	3	R-SA	9	1967	3936	1.22	
48	6314014024	4755 SLAUSON AVE	0.05	Light Manufacturing	CM	1	R-SA	2	1955	1220	1.03	F
49	6314014025	4755 SLAUSON AVE	0.13	Office	CM	2	R-SA	6	1955	3180	1.39	F
50	6314013017	4700 SLAUSON AVE	0.33	Service Station	CM	5	R-SA	16	1986	2540	0.29	
51	6314013016	4722 SLAUSON AVE	0.28	Restaurant	CM	4	R-SA	13	1969	1097	1.38	G
52	6314013004	4728 SLAUSON AVE	0.35	Light Manufacturing	CM	6	R-SA	17	1952	7080	0.68	G
53	6314013018	4756 SLAUSON AVE	0.52	Church	CM	8	R-SA	25	1937	3708	1.89	
54	6314024011	4818 E.58TH ST	0.18	SF Residence	CM	3	R-SA	8	1930	1008	0.49	



Table 28
Residential Sites Inventory

Map ID	APN	Address	Acres	Existing Use	Zoning	Est. Units	Zoning	Est. Units	Year Built	Bldg SF	Current ILR	Common Ownership
55	6314024010	4820 E 58TH ST	0.17	SF Residence	CM	3	R-SA	8	1930	1416	0.26	
56	6314024009	4824 E 58TH ST	0.17	Duplex	CM	3	R-SA	8	1951	650	0.78	
57	6314024008	4826 E 58TH ST	0.17	5+ Units	CM	--	R-SA	8	1960	4868	1.69	
58	6314024007	4834 E 58TH ST	0.17	SF Residence	CM	3	R-SA	8	1923	1540	2.09	
59	6314024006	4840 E 58TH ST	0.17	Duplex	CM	3	R-SA	8	1923	992	1.93	
60	6314024005	4846 E 58TH ST	0.13	SF Residence	CM	2	R-SA	6	1965	1260	2.33	
61	6314024004	4848 E 58TH ST	0.13	SF Residence	CM	2	R-SA	6	1937	1126	0.73	
62	6314024003	4852 E 58TH ST	0.14	Duplex	CM	2	R-SA	7	1925	2078	1.48	
63	6314024002	4584 E 58TH ST	0.33	Parking Lot	CM	5	R-SA	16	1977	14750	0.49	H
64	6314024026	5807 WOODLAWN AVE	0.09	Parking Lot	CM	2	R-SA	5	0	0	0.54	H
65	6314024027	5807 WOODLAWN AVE	0.07	Parking Lot	CM	1	R-SA	3	1977	3024	0.60	H
66	6314024900	4801 SLAUSON AVE	0.36	Light Manufacturing	CM	6	R-SA	17	1956	8188	-	City
67	6314024012	4815 SLAUSON AVE	0.14	SF Residence	CM	2	R-SA	7	1922	900	0.26	I
68	6314024013	4819 SLAUSON AVE	0.15	Warehouse	CM	2	R-SA	7	1923	872	1.17	I
69	6314024014	4825 SLAUSON AVE	0.12	Duplex	CM	--	R-SA	6	1942	937	1.43	
70	6314024030	4829 SLAUSON AVE	0.11	Duplex	CM	--	R-SA	5	1923	576	1.04	
71	6314024028	4833 SLAUSON AVE	0.12	Store and Residential	CM	2	R-SA	6	1967	480	0.74	
72	6314024017	4837 SLAUSON AVE	0.14	Triplex	CM	--	R-SA	7	1926	831	2.34	J
73	6314024018	4843 SLAUSON AVE	0.15	SF Residence	CM	2	R-SA	7	1945	1152	1.17	J
74	6314024019	4847 SLAUSON AVE	0.13	Fourplex	CM	--	R-SA	6	1955	946	0.70	
75	6314024020	4851 SLAUSON AVE	0.10	Store and Residential	CM	2	R-SA	5	1961	450	0.89	
76	6314024021	4869 SLAUSON AVE	0.48	Stores	CM	8	R-SA	23	1960	1800	1.35	
	Subtotal		11.43			176		552				



3.7 EVALUATION OF PREVIOUS ELEMENT'S IMPLEMENTATION

3.7.1 APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

The Government Code, in Section 65588 (a)(2) indicates that the information documenting the results of the previous Housing Element's policies should be quantified wherever possible. The majority of the goals and policies included in the 2001 Housing Element have been included in this element. Table 29 indicates those policies that were reworded and indicated the corresponding policies that have been included in this element.

Table 29
Evaluation of Past Housing Element Policies

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
<i>Goal 1.</i> Provide a wide range of housing types to meet the existing and future needs of Maywood area residents.	Goal was retained. Refer to Section 3.2.1.
<i>Policy 1.1.</i> 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, in accordance with the RHNA.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.2.</i> Encourage both the private and public sectors to produce or assist in the production of high quality housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, and female-headed households.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.3.</i> Promote the development of low- and moderate-income housing by continuing to allow developers density bonuses and other financial or regulatory incentives for providing units for low- and moderate-income residents. Facilitate consolidation of land holdings for affordable housing development.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.4.</i> Assist residential developers in identifying and preparing land suitable for new housing development.	Policy was retained. Refer to Section 3.2.1.
<i>Policy 1.5.</i> Coordinate with the Los Angeles Community Development Commission to take advantage of Federal funds, as well as Industry Redevelopment Set-Aside funds available for affordable housing in Maywood.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.6.</i> Continue to coordinate with local social service providers to address the needs of the homeless population. Continue to permit the development of emergency shelters in the CM zone, and transitional housing in residential zones in locations close to services, subject to a Conditional Use Permit.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.7.</i> Locate higher density residential development in close proximity to public transportation, services and recreation.	Policy was retained. Refer to Section 3.2.1.
<i>Goal 2.</i> Enhance the quality of existing residential neighborhoods in Maywood through ongoing maintenance and improvement programs.	Goal was retained. Refer to Section 3.2.2.
<i>Policy 2.1.</i> Continue existing rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies.	Policy was modified. Refer to Section 3.2.2.
<i>Policy 2.2.</i> Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in	Policy was retained. Refer to Section 3.2.2.



Table 29
Evaluation of Past Housing Element Policies

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
Maywood.	
<i>Policy 2.3.</i> Minimize the displacement impacts occurring as a result of residential demolition.	Policy was retained. Refer to Section 3.2.2.
<i>Policy 2.4.</i> Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	Policy was retained. Refer to Section 3.2.2.
<i>Policy 2.5.</i> 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.	Policy was retained. Refer to Section 3.2.2.
<i>Policy 2.6.</i> Establish a first-time homebuyer program to assist low- and moderate-income Maywood residents. Establish a new policy for lead abatement.	Policy was eliminated.
<i>Goal 3.</i> Ensure that new housing is sensitive to the existing natural and built environment.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.1.</i> Ensure that multiple-family infill development is compatible in design with single-family residential areas, and is consistent with the existing neighborhood character.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.2.</i> Ensure new residential development which fronts on major arterial highways (such as in the R-S zone and in mixed use areas) incorporates adequate setbacks and buffering.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.3.</i> Accommodate new residential development which is coordinated with the provision of infrastructure and public services.	Policy was modified. Refer to Section 3.2.3.
<i>Policy 3.4.</i> Provide standards which will allow for adequate off-street parking space for automobiles and other types of vehicles, with safe access to streets and highways.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.5.</i> Create more recreational open space and tot lots in neighborhoods where there is a need.	Policy was retained. Refer to Section 3.2.3.
<i>Goal 4.</i> Promote equal opportunity for all residents to reside in the housing of their choice.	Goal was retained. Refer to Section 3.2.4.
<i>Policy 4.1.</i> Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing laws.	Policy was retained. Refer to Section 3.2.4.
<i>Policy 4.2.</i> Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.	Policy was retained. Refer to Section 3.2.4.

3.7.2 EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT PROGRAMS

The aforementioned Policies and Programs Report, prepared as part of the 2001 Housing Element update, also reviewed the City's housing programs to ascertain their effectiveness. This review resulted in the elimination and/or revision of a number of housing-related programs.



Those programs that were eliminated are indicated in Table 30. The rationale for a program's elimination is also noted in Table 30.

Table 30
Evaluation of Past Housing Element Programs

Previous Housing Element Program	Description of Change
Rental and Owner-Occupied Housing Rehabilitation Program. Maywood used CDBG funds to finance a program that provided emergency funds to rental and owner-occupied residential properties. Qualifying property owners may obtain emergency grants to address items such as plumbing, electrical, and roof repair. The City's goal was to rehab under CDBG 8 units @ \$20,000 each. Thus, between 35 and 50 units were rehabilitated using CDBG funds. The City promoted program availability through advertisements in the quarterly City newsletter, flyers delivered to qualifying residents, and hand-outs at City Hall, the Community Center, and library.	The City also informed residents and homeowners of the program through its code enforcement activities. With the elimination of RDA Funds, the City now uses CDBG funds to assist in the Rehabilitation of owner-occupied SF homes. The City plans on assisting approximately 10 units @ \$15,000.
Code Enforcement. Maywood maintained a code enforcement program geared toward responding to poor living conditions complaints. In 1991, the City also initiated a Residential Presale Inspection Program. Through this program, City Building Department staff inspected every home in Maywood that is sold, providing the City a way to track illegal conversions and other non-permitted building work. The City intended to make funds available to hire a full-time Code Enforcement Officer to raise the current level of code enforcement from reactionary to proactive. The City also worked with property owners to bring illegal units up to code if possible.	In the course of code enforcement efforts, the City continued to inform property owners of CDBG program funds that were available for unit rehabilitation. The City continued the Code Enforcement program throughout the 4th planning cycle.
Conservation of Affordable Units. Only one assisted rental housing project existed in Maywood, the 55-unit Section 202/8 Maywood Manor located on Slauson Avenue. Maywood Manor provided housing for senior citizens. The facility is operated by a non-profit organization, Cooperative Services. The apartments were constructed in 1990 with a combination of funding sources: a HUD Section 202 loan, CDBG funds and monies from the City's redevelopment housing set-aside fund.	The HUD Section 202 loan is a 40-year loan with no pre-payment clauses (due to non-profit status of Cooperative Services). Thus, the 55 units are not 'at risk' of converting to market rate units until the year 2030.
Section 8 Housing Assistance. Through the Section 8 rental assistance program, low-income families, the elderly and the disabled received rent subsidies. The subsidies allowed families to bridge the gap between actual housing costs and the amount a family can afford to pay. On an average, 70 to 75 families per year participated in the Section 8 program.	The City directed eligible very low-income households to the CDC for rental assistance. Displaced households and those spending more than 50% of their income on rent were eligible for priority status.
Housing for Large Families. Approximately one-half of the housing units in Maywood are considered overcrowded. Thus, overcrowding problems can be addressed only through additions to existing structures or construction of additional units on lots with single-family homes. All residential property in Maywood is zoned for multiple-family use. Maywood will actively continue to encourage construction of room additions and accessory dwelling units on lots large enough to accommodate such construction, and will provide flexible development standards (such as reduced parking) to facilitate additions.	The City encouraged the development of affordable units with three or more bedrooms in the R-3 zone.

**Table 30****Evaluation of Past Housing Element Programs**

Previous Housing Element Program	Description of Change
Pursue Federal and State Affordable Housing Funding Sources. Maywood is a participating City in the Los Angeles Urban County Program through which it currently receives CDBG funds via the County Community Development Commission (CDC). CDBG funds were used to fund the City's residential rehabilitation programs. The Federal HOME program represented a second source of funds available to Maywood to assist either affordable rental or homeownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The program that provided that property owners and prospective affordable housing developers be informed of available funding sources.	With the elimination of RDA Funds, the City now uses CDBG funds to assist in the Rehabilitation of owner-occupied SF homes. The City plans on assisting approximately 10 units @ \$15,000 each.
General Plan Policy. In 1990, Maywood completed a comprehensive revision of its General Plan. In recognition of the need to meet the housing demands of a growing population, the City opted to retain a multiple-family land use designation (corresponding R-3 zoning) on all residential parcels in Maywood, even in those neighborhoods with a preponderance of single-family housing. The City will encourage the consolidation of individual lots to maximize the residential development potential on residential properties. In addition, the new R-3 Specialty Residential Overlay zone and mixed use target areas allowed for development at increased densities in areas currently developed with industrial and commercial businesses and low-density residential uses. Land use policy provides adequate land for Maywood to meet its RHNA.	Maywood maintained existing land use policy to allow property owners to increase the number of dwelling units on individual R-3 lots and will encourage lot consolidation by providing flexibility in development standards (i.e., parking requirements). Proposals to rezone R-3 properties to (R-3) Specialty Residential Overlay were considered favorably as appropriate.
Multiple-family Housing Construction in the (R-3) Zone and in Mixed Use Target Areas. General Plan policy and Zoning regulations allow for up to 48 units per acre to be constructed for senior citizens on properties zoned (R-3)(Residential Overlay) . Modified development regulations, including reduced parking standards, were provided for to further reduce development costs. Land use is R-S, Specialty Residential Overlay.	To encourage affordable housing projects in the (R-3)zone and in Mixed Use areas, the City will notify the property owners of the development opportunities in this zone as well as available funding sources. The City will contact known affordable housing builders and sponsors, and will advertise the development opportunities in local BIA chapter and other relevant publications.
Shelters for Homeless and Transitional Housing. The City contained no emergency shelters or transitional housing. No churches or other organizations in Maywood were known to operate soup kitchens or to provide other services catering to the homeless population.	The City will rezone and prepare a General Plan amendment to allow for Emergency Shelters and transitional housing. The zoning Ordinance will be amended to permit these uses by right.
Lease-to-Own Program. The City of Maywood entered into an agreement with the California Cities Home Ownership Authority (CCHOA), a joint powers authority, to initiate participation in the Lease-to-Own Program. This program promoted affordable home ownership opportunities for low- and moderate-income households earning up to 140 percent of the Median Family Income (MFI).	We do not have a Housing Staff nor Funds for this program.

**Table 30****Evaluation of Past Housing Element Programs**

Previous Housing Element Program	Description of Change
Mortgage Credit Certificate (MCC) Program. The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. For a one-time \$2,000 fee and hosting of an annual lender training session, Maywood can become a participating City with the County in implementation of the MCC program.	Establish the City's participation in the County's program by 2001. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center. (According to the CDC website, Maywood is not listed as a participating city).
County Home Ownership Program. The City was eligible to participate in the County's Home Ownership Program (HOP), which provides assistance to low-income, first-time homebuyers. HOP provides loans of up to 25 percent of the initial purchase price. The loans are shared equity loans with no monthly payments and payable upon sale, transfer, or refinance of the home. Under the program, eligible properties include single-family homes and attached or detached condominium units or town homes.	Establish the City's participation in the County's program by during the 5th cycle (or planning period). Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.
Promote Equal Housing Opportunity. Maywood worked with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owners regarding laws relating to equal housing opportunities. Maywood will continue to use the Long Beach Fair Housing Council for referral assistance and education programs. On average, the City refers 100 to 150 cases per year to the Fair Housing Council.	The City will continue its current efforts and cooperative programs. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.

ATTACHMENT NO. 2

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 14, 2019

David Mango, Assistant City Manager
City of Maywood
4319 East Slauson Avenue
Maywood, CA 90270

Dear David Mango:

RE: Review of the City of Maywood's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Maywood's revised draft Housing Element update received for review on October 4, 2019 along with revisions received on November 5 and 6, 2019. In addition, the city submitted Ordinance No. 19-06 which was adopted on October 23, 2019. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on October 29, 2019 with you, Jennifer Vasquez, City Manager, and Veronica Tam, the city's consultant.

The draft element, incorporating the revisions submitted, meets the statutory requirements of state Housing Element law. This finding was based on, among other reasons, Program 3.3.5 which commits the city to issuing a Request for Proposal to develop affordable housing on the city-owned site recently zoned to include the R-SA Overlay. The Housing Element will comply with state Housing Element law (Article 10.6 of the Government Code) when it is adopted, submitted to and approved by HCD, in accordance with Gov. Code section 65585, subdivision (g).

Public participation in the development, adoption and implementation of the Housing Element is essential to effective housing planning. Throughout the Housing Element process, the city must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

For your information, some general plan element updates are triggered by Housing Element adoption. HCD reminds the Maywood to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the technical advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider Housing Element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With a compliant Housing Element, Maywood meets Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication you and Veronica Tam provided in preparing the Housing Element and looks forward to receiving Maywood's adopted Housing Element. If you have any questions or need additional technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" written in a larger, more prominent script than the last name "West".

Shannan West
Land Use & Planning Manager

ATTACHMENT NO. 3

RESOLUTION NO. 6090

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MAYWOOD,
CALIFORNIA, ADOPTING THE CITY'S UPDATED 2013-2021 5TH
CYCLE HOUSING ELEMENT, AND MAKING A FINDING OF
EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY
ACT**

WHEREAS, Government Code Section 65581 requires every city and county to prepare a Housing Element as part of its General Plan to adequately plan to meet the housing needs of everyone in each jurisdiction; and

WHEREAS, Housing Elements must be submitted to the California Department of Housing and Community Development (HCD), which reviews each jurisdiction's Housing Element for consistency with state Housing Element law (Article 10.6 of the Government Code); and

WHEREAS, HCD either certifies the Housing Element as consistent with state Housing Element law or issues written findings that identify changes that must be made for HCD to certify the Housing Element; and

WHEREAS, the City initiated an update to the Housing Element (hereinafter "Housing Element update") of the City of Maywood General Plan for the 2013-2021 planning period (the 5th cycle); and

WHEREAS, the City submitted the Housing Element update to HCD in April of 2019; and

WHEREAS, HCD issued a letter dated April 26, 2019 outlining its findings, including actions needed to bring the Housing Element into compliance, which included a requirement that the City amend its zoning ordinance to bring it into compliance with housing-related state laws prior to the resubmittal of the Housing Element update; and

WHEREAS, revisions to the zoning ordinance (Ordinance 19-06) were prepared to address HCD's findings, and these revisions were considered by the Planning Commission on September 17, 2019 and adopted by the City Council on October 23, 2019; and

WHEREAS, the draft Housing Element was updated in accordance with HCD's findings; and

WHEREAS, the Housing Element update and Ordinance 19-06 were submitted to HCD; and

WHEREAS, on November 14, 2019, HCD issued a letter finding that the City's Housing Element update, incorporating the revisions submitted, meets the statutory requirements of state Housing Element law; and

WHEREAS, the City's Housing Element will comply with state Housing Element law when it is adopted by the City Council and submitted to and approved by HCD in accordance with Government Code Section 65585, subdivision (g); and

WHEREAS, the actions contemplated by the draft updated Housing Element are exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) because the Housing Element does not have the potential for causing a significant effect on the environment.; and

WHEREAS, the notice of public hearing was published in the Wave newspaper and posted in two locations as well as on the City website on January , 2019; and

WHEREAS, on January 7, 2020, the Planning Commission held a duly noticed public hearing and voted unanimously to recommend that the City Council adopts the updated Housing Element. Evidence, both written and oral, was presented at said hearing.

WHEREAS, on January 29, 2020, the Maywood City Council held a duly noticed public hearing and adopted the revised 5th Cycle Housing Element.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MAYWOOD HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

Section 1. The recitals set forth in this Resolution are true and correct and incorporated herein as if set forth in full.

Section 2. The City Council of the City of Maywood hereby adopts the 2013-2021 5th Cycle Housing Element update as reflected in Exhibit A.

Section 3. This Resolution shall be effective immediately upon its passage and approval.

PASSED, APPROVED AND ADOPTED this 29th day of January, 2020.

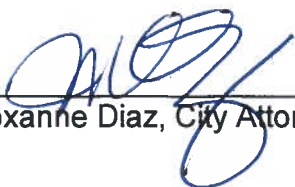


Eduardo De La Riva, Mayor

ATTEST:


Gerardo Mayagoitia, City Clerk

APPROVED AS TO FORM:


Roxanne Diaz, City Attorney

I, Gerardo Mayagoitia, City Clerk of the City of Maywood, do hereby certify that the foregoing Resolution 6090 was adopted at a regular meeting of the City Council of the City of Maywood held on the 29th day of January, 2020 by the following vote:

AYES: DE LA RIVA, LARA, MARQUEZ

NOES:

ABSTAINED:

ABSENT: MEDINA, ALVAREZ


Gerardo Mayagoitia, City Clerk

EXHIBIT A

Draft Revised 2013-2021 (5th Cycle) Housing Element



**CITY OF MAYWOOD
HOUSING ELEMENT UPDATE
5TH CYCLE 2014-2021**

**CITY OF MAYWOOD
4319 E. SLAUSON AVENUE
MAYWOOD, CALIFORNIA 90270**

**PROPOSED AMENDMENT
SEPTEMBER 2019**

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SECTION 1 - INTRODUCTION

1.1 STATUTORY AUTHORITY

This Housing Element considers the existing and projected housing need for the City of Maywood. While the City's development patterns were well-established in the decades preceding the Second World War (the City was incorporated in 1924), the availability of housing remains one of the dominant planning issues in the community. The challenges the City will face in the coming years include the following:

- The availability of land for new housing development is limited. The City in its entirety is developed and any new housing construction will consist of infill development.
- The majority of the City's land area is already developed as residential. The challenge in the future will be to retain the balance between the residential neighborhoods, and the commercial and industrial areas.
- The character of the City's housing stock has undergone significant changes in the past five decades. Neighborhoods that were once largely rural or lower density have undergone infill development to much higher densities. Apartments and townhouse developments are interspersed among single-family homes in the majority of the neighborhoods.
- During the past two years, the value of housing has undergone a significant increase providing homeowners and property owners with the financial resources to improve their properties, in contrast to the decline in housing values and the sub-prime mortgage meltdown that began in 2008.
- Maywood is home to approximately 28,044 persons within its 1.14 square mile land area. The City's population density of more than 24,600 persons per square mile is among the highest in the State. The new housing development that will be required to accommodate the housing needs outlined within the Regional Housing Needs Assessment (RHNA) will slightly increase this density.

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



1.2 SCOPE AND CONTENT OF THE ELEMENT

The provision of new housing in Maywood will continue to be a collaborative effort between the City, other governmental entities, and the private sector. A focus of this Housing Element is to ensure that the City of Maywood General Plan and Zoning Ordinance will more readily accommodate opportunities for new residential development.

The State housing element requirements are designed to address the following concerns:

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

This Housing Element also evaluates the current Regional Housing Needs Assessment (RHNA) developed by the Southern California Association of Governments (SCAG) and indicates how the City intends to accommodate the future housing demand identified by the RHNA for Maywood. The RHNA calls for a total of 53 units to [be accommodated](#) for the current 5th Cycle (2014-2021) planning period. In addition, this Housing Element serves as an update of the background information used in the evaluation and formulation of housing policy in coming years. This element consists of the following three sections:

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

1.3 RELATIONSHIP TO THE MAYWOOD GENERAL PLAN

State law requires that local General Plans be internally consistent. In other words, policies and programs contained in this Housing Element must be reflected in the other General Plan Elements. The Land Use Element of the Maywood General Plan is particularly important in the implementation of housing policy as the Land Use Element designates land for residential development and establishes permitted densities and intensities of development. The policies contained in other elements of the General Plan will have a direct bearing on the community's quality of life, the amount and variety of open space, the protection of natural and cultural resources, the maintenance of acceptable noise levels in residential areas, and the development of programs to ensure the safety of residents in the event of a disaster.



1.4 OVERVIEW OF THE CITY

The City of Maywood is centrally located in the urbanized portion of Los Angeles County. Maywood is located approximately eight miles southeast of downtown Los Angeles. The City is located south of an industrial district that includes the Boyle Heights neighborhood of Los Angeles and the industrial areas located in Vernon and Commerce. Maywood and the adjacent communities located to the east, west, and south of the City historically served as the residence for those working in the nearby industrial areas. Maywood is bounded by Vernon on the north, Huntington Park on the west, Bell on the south, and Commerce on the east.

Maywood is largely residential in nature which contributes to the relatively high population densities. Commercial land uses extend along the City's two major arterial roadways: Atlantic Boulevard and Slauson Avenue. Finally, several smaller industrial areas are located in the eastern-most portion of the City and in the northwest corner. A regional map of the City is provided in Exhibit 1 on the following page. A map indicating Maywood's location in relation to the surrounding cities is provided in Exhibit 2 (provided on page 5). Finally, a map of the City is provided in Exhibit 3 (page 6).

While the City has experienced significant increases in population over the past several decades, the number of housing units has actually remained relatively stable. According to the 1980 U.S. Census, there were 6,836 housing units in the City. In 1990, there were an estimated 6,680 units, representing a decrease of 156 units compared to the 1980 figures. According to the most recent 2010 U.S. Census, there were 6,766 housing units in the City, a net increase of 65 housing units over the 2000 figures. Finally, the most recent DOF population and housing estimates indicated there were 6,761 housing units in the City as of January 1, 2018. The recent decrease in the number of housing units (5 units over the 2010 U.S. Census figures) is due to a combination of housing acquisitions by the Los Angeles Unified School District and to larger developments that were constructed in recent years.

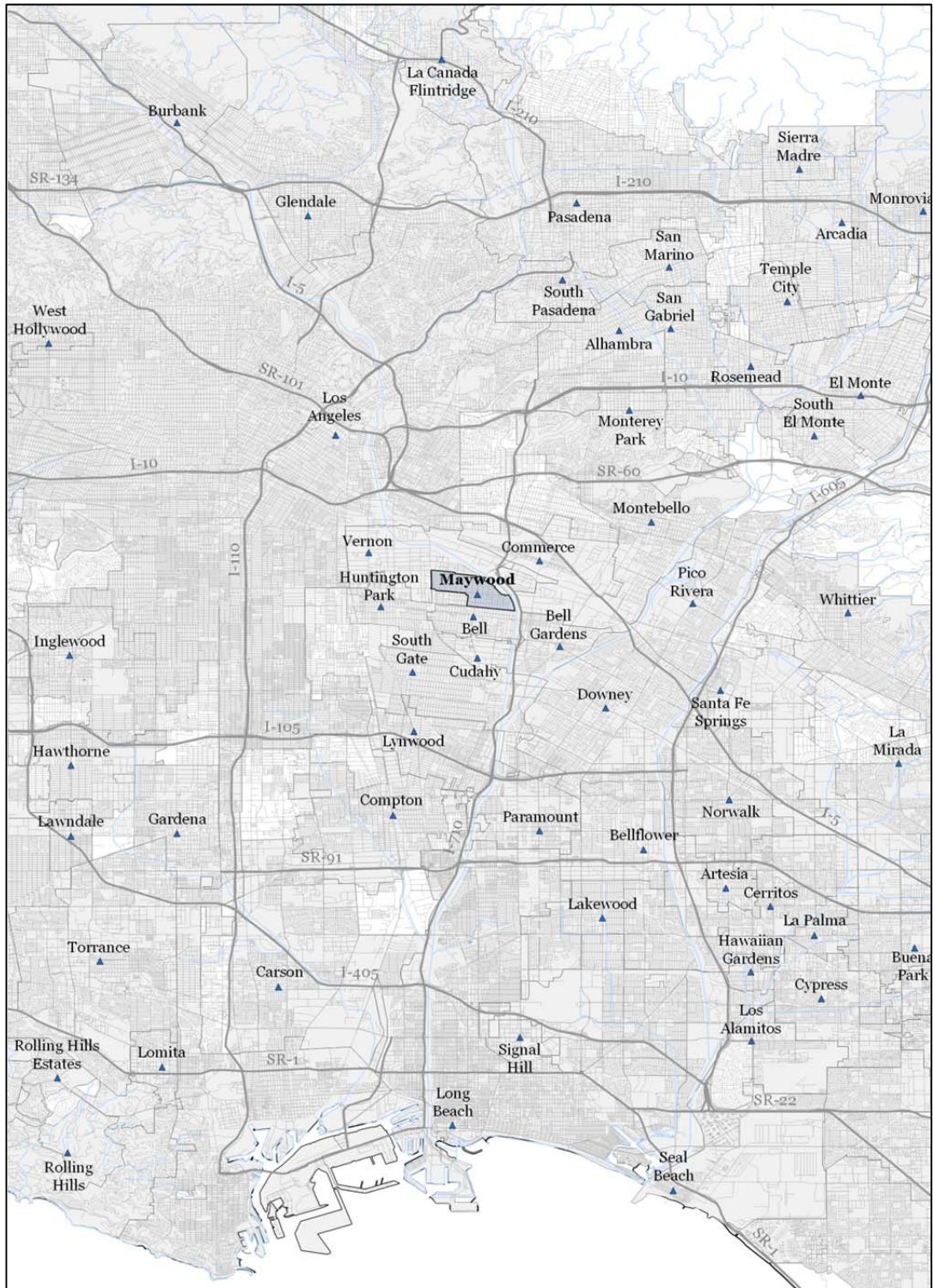


Exhibit 1

REGIONAL LOCATION OF MAYWOOD

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2019

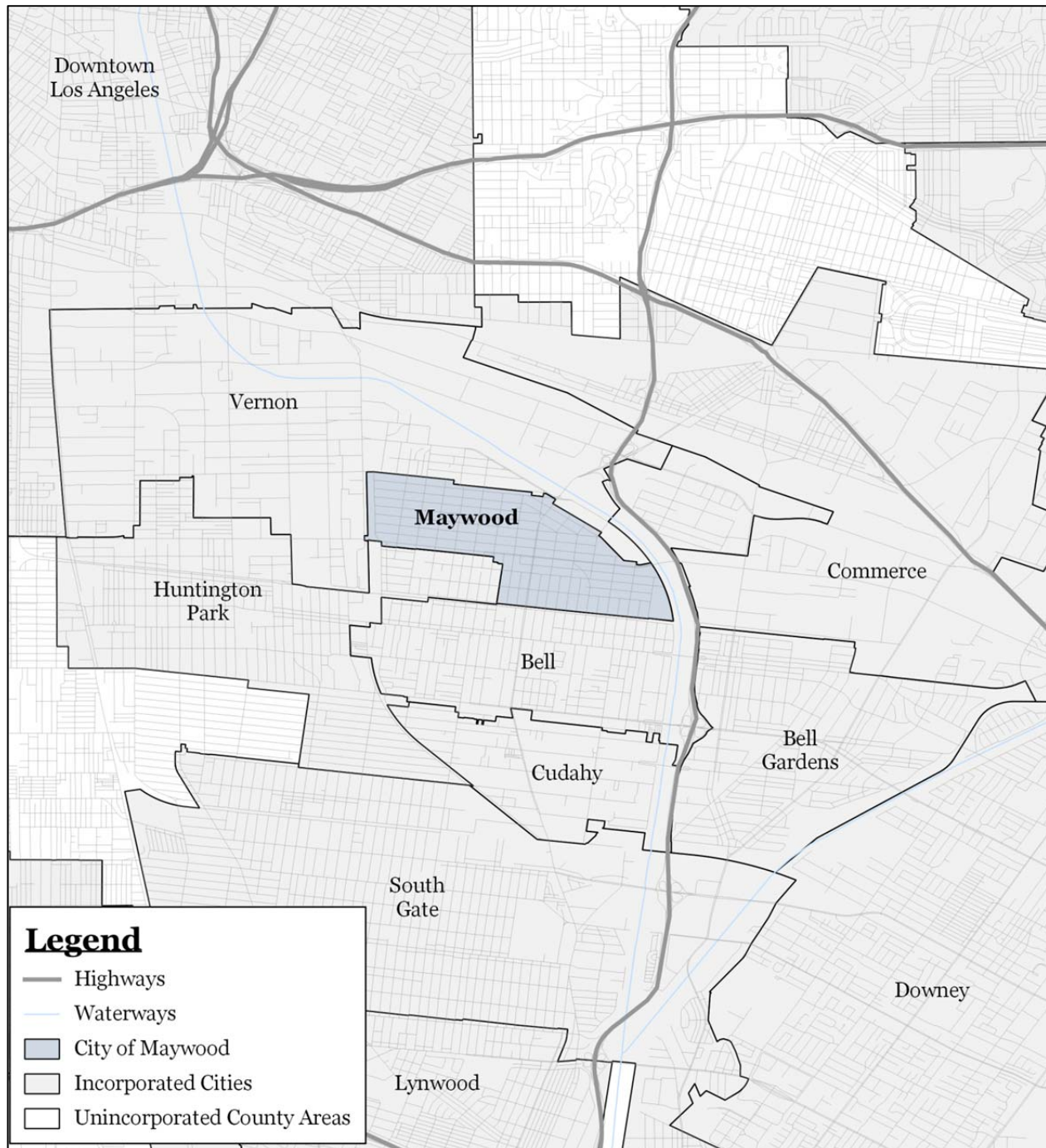


Exhibit 2

MAYWOOD AND THE SURROUNDING CITIES

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2019

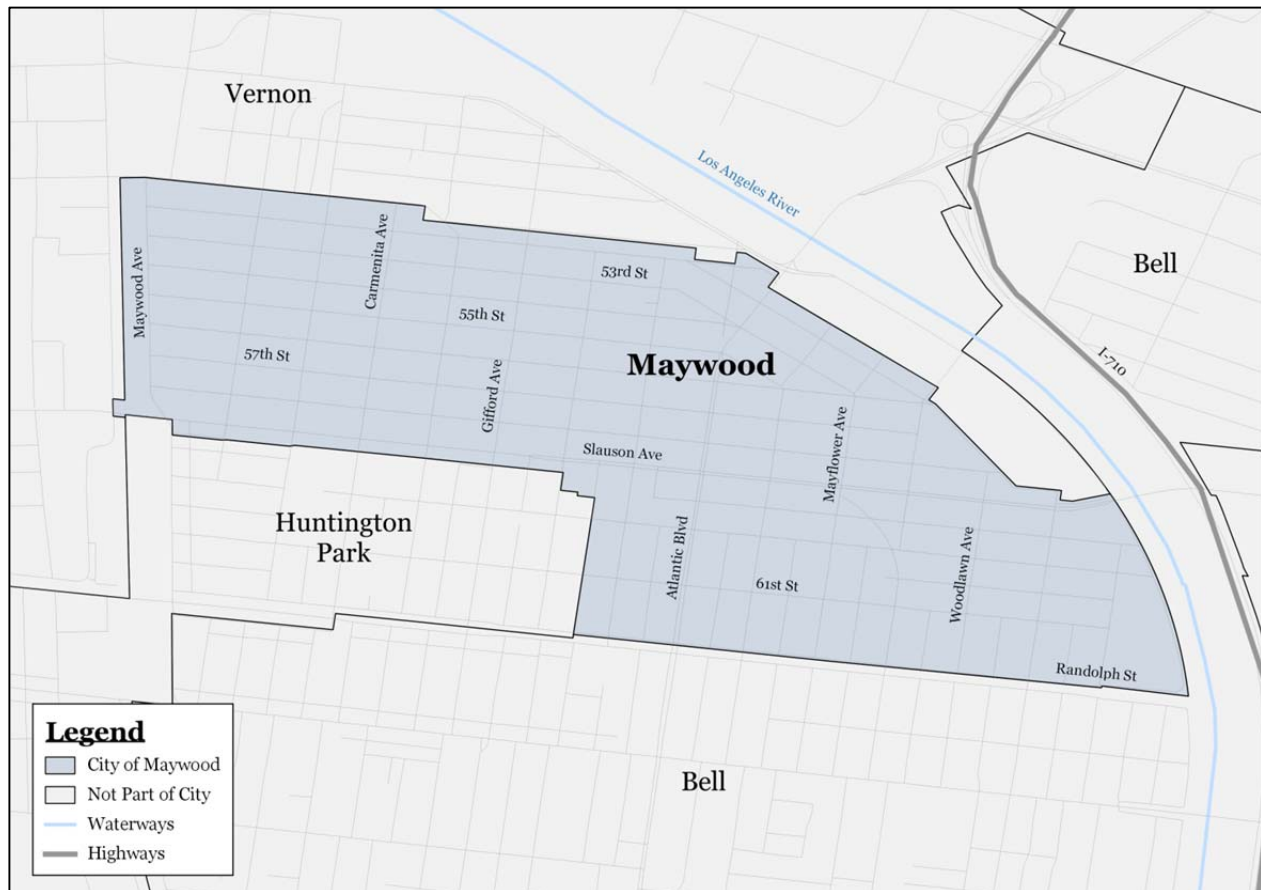


Exhibit 3

MAP OF CITY

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING, 2019



1.5 PUBLIC PARTICIPATION

The 2013-2021 Maywood Housing Element was adopted in February 2014. The programs and policies identified in this 5th Cycle Housing Element were carried over from the input received as part of the community-wide housing survey conducted in 2008 for the 4th cycle update. This current Housing Element also builds upon the previous Housing Element by updating Maywood's housing strategy that will enable the City to meet its current housing requirement. The public participation process completed as part of this Housing Element Update is summarized below.

- *Study Sessions.* The City conducted a series of study sessions before the Planning Commission (September 20, 2011 and February 21, 2012) that were publicly noticed. The meetings involved a discussion of the project team's findings and the manner in which the housing needs outlined within the RHNA may be accommodated along with the overall housing strategy that would be included in the draft Housing Element. No public comments were received at these meetings.
- *Public Review of the Preliminary Draft Housing Element.* The City placed a number of versions of the preliminary Draft Housing Element on the City's website so the public would have an opportunity to review the Housing Element in the course of its preparation. The City also prepared an Initial Study pursuant to the requirements of CEQA which determined that the project would not have any significant impact in the environment.
- *Planning Commission/City Council Public Hearings.* Once the HCD completed the review of the Housing Element, the City held public hearings as part of its adoption – January 28, 2014 before the Planning Commission and February 10, 2014 before the City Council. These hearings, along with the environmental review, provided additional opportunities for public input. No public comments were received at these meetings.
- *Adoption of the Housing Element.* At the February 10, 2014 City Council Meeting, the Council adopted the Housing Element.

The key points raised at the various Planning Commission meetings included the following:

- Concerns regarding how the Housing Element would affect the zoning designation for individual properties.
- Concerns regarding the units that were lost as part of the construction of a new High School by the Los Angeles Unified School District.
- Potential impacts of future residential development on local neighborhoods and traffic and parking impacts.
- Concerns regarding the City's future RHNA allocation.



The Adopted Housing Element was sent to HCD for review. On May 22, 2014, HCD issued a comment letter stating that the Housing Element remains out of compliance due to a number of issues, including identifying adequate sites for the City's Regional Housing Needs Allocation (RHNA).

In February 2019, the City initiated a process to amend the Adopted Housing Element, with the goal of bringing it up to compliance with State law. The public participation process for the 2019 amendment is summarized below:

- Study Session with City Council and Planning Commission: On August 12, 2019, the City conducted a joint study session to provide an overview of key issues to be addressed in the proposed amendment to the Housing Element. The City Council, Planning Commission, and community members discussed options for the proposed Senior and Affordable Housing Overlay and Emergency Shelter Overlay.

This targeted amendment addresses HCD's comments on the City's 2014 Adopted Element, as outlined in HCD's letter dated May 22, 2014.

1.6 RELATIONSHIP OF THE MAYWOOD HOUSING ELEMENT TO THE OTHER GENERAL PLAN ELEMENTS

The elements that comprise the Maywood General Plan are required by State law to be internally consistent. Together these elements provide the framework for the development of facilities, services, and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be inter-related and inter-dependent. This Housing Element is most directly related to the Land Use element, since it designates the location and extent of residential development throughout the City. Key General Plan issues relevant to this Housing Element include the following:

- Approximately 57 percent of the City's total land area is designated as residential in the General Plan. The dominant residential land use designation is *Residential*, which corresponds to the R-3 (*Residential*) zone district.
- 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. These zone 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 *Specialty Residential Overlay* (R-S) designation provides for the development of senior citizen housing and multiple-family affordable housing. This overlay designation permits up to 72 units per acre for senior housing and a maximum up to 50% density bonus increase over the R-3



standards for low-very low income housing developments. The Zoning Ordinance was further amended to permit residential units on the upper floors of commercial buildings within the R-S (Specialty Residential Overlay) zone. This Housing Element proposes to amend the R-S Overlay to become the Residential Senior/Affordable Housing Overlay (R-SA) (see discussions later).



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SECTION 2 - PROFILE REPORT

2.1 INTRODUCTION TO THE PROFILE REPORT

This section of the Housing Element provides an overview of the demographic, housing, household, and socioeconomic characteristics of the City. This section considers the following:

- *Population Characteristics* describes population growth trends in the City, the age characteristics of the Maywood's residents, and their ethnicity.
- *Housing Characteristics* focuses on trends in residential development, housing unit types, and housing tenure. This section also indicates those units that are presently subsidized that may be converted to market rate units during the current planning period.
- *Household Characteristics* outlines income and other household characteristics.
- *Socioeconomic Characteristics* provides an overview of the key socioeconomic indicators that may affect housing policy.
- *Special Needs Groups* describes the need for "special needs" housing for those households with special needs (i.e., handicapped, elderly, etc.).
- *Housing Constraints* analyzes those governmental and market constraints that could impede the development of new housing in the City. In the event a constraint is identified, a remedy is provided in the housing plan section of this Housing Element.

The information used in this analysis was obtained from a variety of sources, including the United States Bureau of the Census, the State of California Department of Finance (DOF), and the State Employment Development Department (EDD). The U.S. Bureau of the Census undertakes a census every ten years (the most recent U.S. Census was completed in 2010, though more recent estimates are provided through the American Community Survey (ACS). The most recent ACS was completed in 2017. The DOF provides population and housing estimates for individual cities and counties throughout California on an annual basis. The DOF figures are different from those derived from the Census in that the former are estimates. The DOF data provides useful and generally accurate population and housing estimates for those intervening years between the census surveys. The most recent DOF estimates were completed in 2018. Finally, the EDD provided the employment information used in this analysis.



2.2 POPULATION CHARACTERISTICS

2.2.1 POPULATION GROWTH TRENDS

In 1970, the City was completely developed with a corresponding population of 16,996 residents. In the two decades that followed, Maywood's population increased by 10,897 persons to a 1990 population of 27,893 persons, an increase of 64.1 percent. The City's population growth since 1990 slowed considerably with an increase of only 1,603 residents or 5.7 percent.

According to the 2010 Census, the City's population was 27,395 persons. According to the 2010 Census, there were 6,559 households in the City. According to the most recent DOF population estimates, the City's population as of January 1, 2018, was 28,044 persons. Since 2010, Maywood's population has increased by 649 persons or 2.4 percent. Table 1 illustrates the City's population growth that has occurred in Maywood between 1970 and 2018. The figures for 1970, 1980, 1990, 2000 and 2010 were derived from the U.S. Census for that particular year. The data for 2018 was obtained from DOF estimates. The population growth trends are also illustrated in Exhibit 4 on the following page.

Table 1
Population Trends in the City, 1970-2013

Year	Population	Change (#)	Change (%)
1970 ¹	16,996	--	--
1980 ¹	21,810	4,814	28.3
1990 ¹	27,893	6,083	27.9
2000 ¹	28,083	190	0.7
2010 ¹	27,395	-688	-2.5
2018 ²	28,044	649	2.4

Source: ¹U.S. Census Bureau 1970-2010

²Department of Finance 2018

Two key variables influenced the growth of the City's population: *immigration* and *natural increase*. Local population growth resulting from immigration was the direct result of new housing construction (new residents moved in to the City to occupy the recently constructed owner-occupied and rental units). Population growth due to natural increases is a function of a community's birth, death, and fertility rates. This latter population growth factor affects the average household size. Both variables contributed to the City's population growth.

According to the 1980 U.S. Census, there were 6,836 housing units in the City. In 1990, the U.S. Census counted 6,680 housing units, a decline of 156 units in the ten-year period between 1980 and 1990. During this same period, the City's population grew by 6,083 persons. In 2000, there were 6,701 housing



units, an increase of 21 units in the ten-year period between 1990 and 2000. During the same period, the City's population grew by 190 persons. During the ten-year period between 2000 and 2010, an additional 65 units were added to the City's housing inventory. As is evident from the examination of the historical data, the greatest component of population growth in the City during the past decades was related to natural population increase and the resulting increase in the average household size (this issue is discussed in greater detail in Section 2.3.3).

2.2.2 POPULATION AND AGE CHARACTERISTICS

As indicated in Table 2, the majority (approximately 51.9 percent) of the City's population is under 30 years of age. Unlike many of the communities in the surrounding regions, the residents of Maywood represent a younger demographic makeup. According to the U.S. Census for 2017, the median age of the City's residents is 29 years of age. In contrast, the median age for those persons living in Los Angeles County was 36 years of age.

Table 2
Age Characteristics of the Population, 2017

Age	# Persons	% Persons
under 5 years of age	2,544	9.2
5-9 years of age	2,849	10.3
10-14 years of age	1,908	6.9
15-19 years of age	2,108	7.6
20-24 years of age	2,156	7.8
25-34 years of age	5,042	18.2
35-44 years of age	3,715	13.4
45-54 years of age	3,207	11.6
55-64 years of age	2,237	8.1
65-74 years of age	1,010	3.7
75 & over years of age	924	3.3
Total (2017)	27,700	100

Source: U.S. Bureau of the Census, 2017

Census data has been reformatted in Table 3 to depict the age statistics provided in Table 2 according to specific age categories (pre-school aged, school aged, young adults, etc.). Again, the majority of the City's residents are under 35 years of age.



Table 3
Population Age Characteristics, 2017

Age Category	# Persons	% Persons
Preschool (under 5)	2,544	9.2
School-age (5-19)	6,865	24.8
Young Adult (20-34)	7,198	26
Middle-age (35-54)	6,922	25
Seniors (55-64)	2,237	8.1
Retired (65+)	1,934	7
Total (2017)	27,700	100

Source: U.S. Bureau of the Census, 2017

2.2.3 RACE AND ETHNICITY CHARACTERISTICS

Table 4 indicates the ethnic and racial characteristics of the City's population over the past five decades. The U.S. Census Bureau statistics for white persons include Hispanics (the 1970 and 1980 Census classified Hispanics as individuals with Spanish surnames). As indicated in Table 4, Maywood is a predominantly Hispanic community with other minorities accounting for less than 4.0 percent of the City's total population. According to the 2017 Census data, Hispanic persons accounted for over 97 percent of the City's total population. According to the 2017 U.S. Census data, 93 percent of the City's residents indicated that Spanish was the primary language spoken at home.

Table 4
Race and Ethnicity in Maywood, 2017

Race/Ethnicity	# Persons	% Persons
White	21,728	78.4
Asian	50	0.2
African-American	150	0.5
American Indian	46	0.2
Pacific Islander	0	0
Other Races	5,562	20.1
Two or more Races	164	0.6
Hispanic	27,066	97.7
White alone, not Hispanic	410	1.5

Source: U.S. Bureau of the Census, 2017



2.3 HOUSING CHARACTERISTICS

2.3.1 HOUSING TYPES

According to the 2010 Census, there were 6,766 housing units in the City. Of this total, 3,665 units (54.1 percent) were single-family detached units; 8,621 housing units (12.7 percent) were single-family attached units; 254 units (3.7 percent) were duplex units (two units per structure); 1,263 units (18.6 percent) were included in smaller multi-family developments containing between 3 and 9 units per structure; and 686 units (10.1 percent) were included in larger multi-family developments containing 10 or more units per structure. Finally, the Census identified 33 mobile homes in the City. According to the most recent DOF estimates, there were 6,761 housing units in the City in 2018. Of this total, 4,555 units (67.4 percent) were classified as single-family units. Multiple-family developments containing two or more units totaled 2,161 units, (31.9 percent). Table 5 itemizes the 2018 DOF estimates for the City.

Table 5
Type of Housing Stock, 2018

Unit Type	City (#)	City (%)
Single-Family Detached	3,685	54.5
Single-Family Attached	870	12.9
2-4 Units	909	13.4
5+ Units	1,252	18.5
Mobile Homes	45	0.7
Total	6,761	100

Source: State of California Dept. of Finance, 2018

2.3.2 HOUSING TENURE AND VACANCY

The 2010 U.S. Census includes data that indicates housing tenure. Of the 6,559 occupied housing units in 2010, a total of 1,980 units (30.2 percent) were owner-occupied while 4,579 units (69.8 percent) were renter-occupied. According to the most recent 2017 Census data, there were a total of 194 units in the City that were vacant. This figure accounted for approximately 2.8 percent of the total number of units in the City. Of this total figure, 55 units (0.8 percent) were vacant rental units and 41 units (0.6 percent) were classified as non-rental units that were for sale. In addition, 3 units were identified as seasonal housing and 17 units were units recently sold or rented that were unoccupied. According to the most recent 2018 DOF estimates, there were 166 vacant units in the City as of January 2018, with a vacancy rate of 2.5 percent. The vacancy rate for Los Angeles County as a whole is 5.9 percent.



2.3.3 HOUSING CONDITION, AGE OF UNIT, AND OVERCROWDING

A citywide field survey was conducted to ascertain the condition of housing in the local neighborhoods. Housing condition was evaluated according to the following criteria:

- *Good condition.* Units that did not appear to require rehabilitation were included in this category. Typically, improvements are usually done by the property owner.
- *Moderate Repairs.* This category included those units that required some maintenance including paint and minor repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.
- *Major Repairs.* Housing units placed in this category of housing condition required extensive repairs and/or renovation. This housing condition category applied to those structures where the cost of repair was estimated to exceed the value of the structure.

The results of the survey completed in 2013 are summarized in Table 6. As indicated in the table, very few units overall were identified as requiring major rehabilitation. In fact, the only concentrations of substandard units were located in the westernmost portion of the City along the west side of Maywood Avenue. An estimated 110 units were found to require moderate repair while 45 units were identified as requiring major repair.

Table 6
Results of Housing Condition Survey

Condition	No.	%
Good Condition	6,671	97%
Moderate Repair	110	2%
Major Repair	145	1%
Total Units in City	6,826	100%

Source: Blodgett Baylosis Environmental Planning, 2013

The relatively sound quality of this City's housing stock as indicated in Table 6 may be attributed to the significant increase in housing values in recent years. It was apparent during the surveys that many property owners had reinvested substantial sums of money into their properties. The increase in home values did have a beneficial impact in housing quality. The challenge in coming years will be to maintain the quality of the housing stock in light of the falling home values, loss of equity, and a general decline in economic conditions.

The U.S. Census data is another source that may be referred to in characterizing the housing condition in the City. The most widely referred to variable is the "age of the housing unit." The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation



and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. Table 7 summarizes the 2017 U.S. Census statistics indicating the age of the housing units within the City. As indicated in Table 7, more than 55 percent of the housing units in the City were constructed prior to the 1960s.

Table 7
Age of the Housing Stock in 2017

Year	City (#)	City (%)
2014 or later	0	0
2010-13	37	0.5
2000-09	206	3
1990-99	227	3.3
1980-89	302	4.4
1970-79	574	8.4
1960-69	910	13.3
1950-59	1,506	22.1
1940-49	1,565	22.9
1939 or earlier	1,496	21.9
Total	6,823	100.0

Source: U.S. Bureau of the Census, 2017

There are a number of other Census indicators that are useful in identifying substandard units. These indicators include units without heating, units lacking complete plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of either units constructed illegally or legal second units. According to the most recent 2017 Census data, 2,397 units (35.1 percent of the City's total) did not use any form of heating fuel. The data also indicated that 0 units lacked complete plumbing facilities. Finally, 64 units (0.9 percent) were identified as lacking complete kitchen facilities.

According to the most recent 2017 Census data, the average household size for the owner-occupied units was 4.73 persons per unit and 3.98 persons per rental unit. Comparable figures for Los Angeles County were 3.19 persons per owner-occupied unit and 2.86 persons per renter-occupied unit.

Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the numbers of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. Of the 6,629 occupied housing units identified in the 2017 Census data, 2,349 units were identified as being overcrowded (35.4 percent of the City's total number of occupied units) and 945 units (14.3 percent of the total occupied units in the City) were identified as being severely overcrowded. Table 8 provides a breakdown of overcrowding according to housing tenure.



Table 8
Overcrowded Units in Maywood 2017

Category	Rental Units	Owner Units
Number of Overcrowded Units	1130	407
Percent of Overcrowded Units ¹	18	6
Number of Severely Overcrowded Units	558	382
Percentage of Severely Overcrowded Units ¹	9	6

Note: Percentage figures refer to the percentage of units in this category compared to the total units in the City. Source: U.S. Bureau of the Census, 2017

In general, the overall condition of the City's housing stock is fair though there are areas where substandard and dilapidated housing units are concentrated (such as the area on the west side of Maywood Avenue). The substantial increase in residential property values in recent years has enabled individual property owners to draw on their equity lines of credit to improve their properties. However, the significant economic downturn that began in 2008 caused a drop in housing values and the large number of housing foreclosures may result in the deterioration of some units in the coming years due to a lack of adequate property maintenance.

2.4 HOUSEHOLD CHARACTERISTICS

2.4.1 HOUSEHOLD INCOME

According to the 2017 Census data, the median household income for the City was \$37,508. According to the same Census figures, 1,408 families (25.4 percent) had annual incomes that were below the Federal poverty level. The majority of these families (1,797 or 32.4 percent) included dependent children less than 18 years of age. For Los Angeles County as a whole, the median household income was \$61,015. Of this total figure, 13.1 percent of the County households had incomes below the Federal poverty level.

The California Department of Housing and Community Development (HCD) now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households are those households that have annual incomes that are 30% of the County median (the Los Angeles County Median according to the most recent 2017 U.S. Census data was \$61,015). Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$11.00 per hour (as of January 1, 2018). The annual wage figure cited previously assumes full-time employment. Table 9 summarizes the annual household income statistics for the City based on the 2017 Census statistics. The County Median household income for Los Angeles County was \$61,015 in 2017 according to the most recent ACS. Assuming the 30% figure for the median County income, an extremely low income



household would have an annual income of \$18,305. According to the 2017 Census data, there were approximately 2,020 households that had incomes that fell into the extremely low income category.

Table 9
Household Income in Maywood 2017

Income Category	No. of Households	% of Total In the City
Less than \$10,000	454	6.8
\$10,000 to \$14,999	478	7.2
\$15,000 to \$24,999	1,088	16.4
\$25,000 to \$34,999	1,123	16.9
\$35,000 to \$49,999	879	13.3
\$50,000 to \$74,999	1,175	17.7
\$75,000 to \$99,999	643	9.7
\$100,000 to \$149,999	620	9.4
\$150,000 to \$199,999	135	2
\$200,000 or more	34	0.5

Source: U.S. Census 2017

2.5 SPECIAL NEEDS GROUPS

This section of the Maywood Housing Element includes an analysis of special housing needs. Special needs refer to those households that contain the elderly, handicapped, developmentally disabled, large families, and overcrowded households.

2.5.1 ELDERLY AND HANDICAPPED

Elderly households include those *family* householders containing persons 65 years of age or older as well as *non-family* householders (persons living alone) where the individual is 65 years of age or older. According to the 2017 U.S. Census data, there were 1,934 residents that were 65 years of age or older. This population group accounts for 7 percent of the City's total population compared to 15.4 percent for the County.

The 2010 U.S. Census also indicated that there were 1,217 households in the City (approximately 18.6 percent of the total number of households in the City) that had a household member 65 years of age or older. The same Census figures also identified 231 non-family households (3.5 percent) in the City with a resident 65 years of age or older. In terms of housing tenure, a total of 367 owner-occupied units included a senior citizen 65 years of age or older and 849 rental units contained a householder 65 years of age or older.



Typically, retired elderly persons have fixed incomes and, as a result, experience greater difficulty in maintaining adequate living arrangements due to increasing housing costs. Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses. Moreover, many elderly residents may elect to remain in their own homes that are not designed to accommodate their special needs.

Disabled persons have special needs when it comes to housing. Often, households in this category are also occupied by elderly persons discussed in the previous section. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door openings must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also needed to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be 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. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit.

2.5.2 DEVELOPMENTALLY DISABLED

According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The South Central Los Angeles Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.



According to the 2017 ACS, there were 1,999 residents in the City that had a disability (this figure represents approximately 7.3% of the City's total population). Of this total, 266 persons with a disability were under 18 years of age. Working-aged persons (18 years to 64 years in age) with a disability totaled 1,051 persons. Finally, seniors (65 years or older) with a disability totaled 680 persons.

The Los Angeles County Department of Health Services (LACDHS) is the major provider of health care for more than 2 million residents in the County without health insurance. The LACDHS provides hospital and outpatient care, programs and clinics, emergency medical services and rehabilitative services. Through its university affiliates (UCLA and USC), the County hospitals conduct postgraduate medical education for interns, residents, and fellows. The department operates four acute care hospitals, a rehabilitation hospital, a multi-specialty ambulatory care center, six comprehensive health centers, and nine health centers. Additionally, the LACDHS operates two trauma centers, two pediatric trauma centers, four emergency rooms and a state-of-the art burn center. The City of Maywood is located within the service area of the South Central Los Angeles Regional Center for Persons with Developmental Disabilities, Inc. (SCLARC), which is a private, non-profit, community based organization. The SCLARC contracts with the State Department of Developmental Services (DDS) to coordinate services for individuals with developmental disabilities and their families. According to the SCLARC, there are currently 310 consumers being served by the regional center. Key services offered by the SCLARC include the following:

- *Adult Day Program.* The Adult Development Center (ADC) includes various community programs for adults that are in the process of acquiring self-help skills. These services assist in the development of skills related to interaction so that the disabled individual may make their needs known, and to enable them to respond to instructions. These programs focus on the development and maintenance of functional skills required for self-advocacy, community integration, employment and self-care.
- *Sheltered Workshops.* Participants may also participate in a sheltered, five-day per week workshop and perform as if they are working at a regular job for which they receive monetary compensation.
- *Behavior Management Day Programs.* These programs serve adults with severe behavior disorder and/or dual diagnosis who, because of their behavior problems, are not appropriate for any other community-based day program.
- *Residential Placement.* Residential Direct Support Professionals provide services to children and adults who are unable to reside in the family home. Temporary placements are utilized in unusual circumstances that may occur in emergencies or whenever appropriate placements are not available. There are also Intermediate Care Facilities for the developmentally disabled and skilled nursing care on an extended basis. Most SCLARC consumers placed in residential facilities are eligible for SSI/SSA benefits, as well as Medi-Cal.



- *Supported Living.* Adults with developmental disabilities, regardless of the degree of the disability, have the right to live in homes of their choice as long as they are provided with services that will ensure and enhance their success with integration into mainstream society. Supported living services consist of services to adults with developmental disabilities that choose to live in homes they themselves own or lease in the community.
- *Independent Living Training.* Independent living services is a 6-month service available to persons 18 years of age and older who are not enrolled in school and have demonstrated potential for living on their own with a minimal amount of supervision. Training is provided in all areas of home management (budgeting, housekeeping, cooking, etc.) and should not be confused with the activities of daily living (bathing, grooming, toileting, etc.).
- *Supported Employment.* Supported employment programs provide support to adults who are interested in competitive employment. Supported employment programs are funded by the Department of Rehabilitation

2.5.3 LARGE FAMILIES

As is evident from the previous discussion of overcrowding and average household size statistics, the demographic characteristics and the high cost for housing have led to a large number of persons sharing housing. According to the 2017 U.S. Census data, 51.4 percent of the households in the City (3,404 households) contained four or more persons. More significantly, 13.5 percent of the households in the City contained seven or more persons. The comparable figures for Los Angeles County as a whole is 29.8 percent of the households containing four or more persons and 5.0 percent of the Los Angeles County households containing seven or more persons. According to the 2017 U.S. Census data, a total of 954 owner-occupied units and 2,450 rental units were “large family households” that contained four or more persons.

2.5.4 FEMALE HEADS OF HOUSEHOLD

Of the 6,629 households in the City, 1,494 households (22.5 percent) are headed by a female (a household with no husband present). In addition, 923 households (14 percent) that are female-headed include children under 18 years of age. The Census also indicated that nearly half (41.3 percent) of the female-headed households had incomes below the poverty level. This number bears importance in relation to social service needs, such as child care, recreation programs, and health care, which are of special concern to these households. In terms of tenure, 1,254 female-headed households lived in rental units and 240 female-headed households lived in owner-occupied units.

2.5.5 PERSONS IN NEED OF EMERGENCY SHELTER

The issue of homelessness emerged as a major issue in the 1990s during the severe economic recession that Southern California was undergoing at that time. The homelessness has been exacerbated by the



significant economic downturn that began in 2008. While the region has experienced a dramatic economic rebound, those conditions that typically contribute to homelessness have not significantly changed. As a result, homelessness within the larger Southern California region continues to be a problem. Various circumstances that may lead to homelessness include the following:

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

The primary agency that deals with the issue of homelessness in Maywood is the Los Angeles County Sheriff's Department that serves the City. The Sheriff's Department reported that truly homeless persons appear to be concentrated along the Los Angeles River Channel. In addition, a number of homeless persons have been observed to congregate in the commercial center of the City. 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.

A Citywide housing condition survey was conducted during the summer months (June and July) of 2013. This survey involved a windshield survey of every street in the City. During this survey, the location and extent of homeless persons were noted. Several individuals were identified near an abandoned railroad



easement and other individuals were identified either traveling along one of the City's arterials or resting commercial areas. The surveys identified between ten and fifteen homeless individuals on each day the survey was conducted. The most recent and comprehensive homeless survey was completed in [2019](#) as part of the Los Angeles Homeless Service Authority (LAHSA) homeless census. [The Draft 2019 Homeless Count estimates that 24 unsheltered homeless persons in Maywood.](#)

The following shelters provide emergency housing services to the City.

- *Women's & Children's Crisis Shelter*, Whittier (homeless victims of domestic violence) - 32 beds.
- *Salvation Army*, 1370 Alamitos Avenue, Long Beach (overnight shelter for homeless men) - 15 beds.
- *Rio Hondo Temporary Home*, Norwalk (overnight shelter and transportation for families) - 110 beds.
- *Catholic Rainbow Outreach*, 11419 Carmenita Road, Whittier (drug recovery program for men) - 13 beds.
- *Los Angeles Women's Mission*, Los Angeles (full service shelter for women) - 4 beds.
- *County of Los Angeles, Winter Shelter Program* (provides emergency shelter from the cold from December through March) - 2,000 additional emergency shelter beds.
- *People Helping People*, 5701 S. San Pedro Street, Los Angeles (emergency shelter, meals, access to showers and toilets, referrals to more comprehensive programs) - Year-round shelter with 110 beds and 150 beds during the winter.
- *Henderson Community Center*, 911 E. 25th Street, Los Angeles (transitional shelter for women, providing full service including clothing, case management and housing assistance).
- *Acacia House of Peace & Joy*, Lynwood (emergency shelter for domestic violence victims, provides housing, meals and support) - 28 beds.
- *Centers for Women and Children*, Los Angeles (transitional housing for homeless domestic violence victims, 30 day stay) - 120 beds.
- *Faithful Services Outreach*, 1412/1414 W. 37th Drive, Los Angeles, (emergency housing and services for women, children and pregnant women) - no more than 4 children and mothers must be 18 - 10 beds for 30 days, limit of 2 children between the ages of 6 months and 9 years.
- *First to Serve, Inc.*, 1017 W. 50th Street, Los Angeles (transitional housing and services for homeless men dually diagnosed with HIV/AIDS, substance abuse and/or mental health) - 14 men for 2-year periods.
- *The Shields for Families, Inc.*, 1415 E. Alondra Boulevard, Compton (transitional apartment-style housing and support for homeless families suffering from substance abuse) - Keith Village Apartments – 86 units, Naomi Village Apartments – 20 units.



- *Palms Residential Care Facility*, 8480 S. Figueroa Street, Los Angeles (transitional housing for homeless persons with multiple diagnoses of HIV/AIDS, mental illness and/or substance abuse) - 37 beds.
- *Casa de Rosas, Inc.*, 2600 S. Hoover Street, Los Angeles (emergency housing, meals and support services, target population is single women) - 30 beds.
- *Testimonial Community Love Center*, 5721 S. Western Avenue, Los Angeles (emergency housing for women and children, meals, support services and life skills training) - 40 beds.
- *A Community of Friends*, 9130 S. Figueroa Street, Los Angeles (permanent housing for homeless persons suffering from chronic mental illness) - 39 units.
- *Department of Children and Family Services*, 1525 W. 105th Street, Los Angeles (transitional housing program for homeless young people, services for 18-21 year-olds emancipated from the foster care system) - 250 beds.

2.5.6 FARM WORKER HOUSING

The City of Maywood is an urbanized community with no active agricultural activities. According to the most recent 2017 Census data, there were no farm worker households found in the City.

2.6 UNITS AT RISK

2.6.1 UNITS CURRENTLY AT RISK FOR CONVERSION

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. The preservation of assisted units is an issue because the terms for rent restrictions of federally subsidized projects constructed 20-30 years ago are beginning to come up for renewal or termination. The law suggests that a ten-year analysis period be established with two 5-year subsets. There are two affordable housing projects in Maywood. Maywood Villas (5601 Atlantic Boulevard) – This Low Income Housing Tax Credit (LIHTC) project has 54 units. A total of 39 very low income units, 14 low income units, and one manager’s unit. The project was completed in 2007 by AMCAL. Maywood Manor Co-op (4650 Slauson Avenue) – This Section 202 affordable housing of 55 units was constructed in 1990. According to U.S. Department of Housing and Urban Development (HUD), there are no subsidized housing units currently at risk for conversion to market rate rents in Maywood during this Housing Element planning period.



2.7 HOUSING COSTS

2.7.1 HOUSING AFFORDABILITY

Housing costs in the City, while lower when compared to many other Southern California communities, are still relatively high when considering the median household income in Maywood. Table 10 summarizes the value of housing identified in the 2017 U.S. Census data.

Table 10
Housing Values in Maywood - 2017

Sales Range	No. of Units
\$0 - \$99,999	23 units
\$100,000- \$149,000	19 units
\$150,000- \$199,999	20 units
\$200,000- \$299,999	415 units
\$300,000- \$499,999	916 units
\$500,000 - \$999,999	162 units
\$1,000,000 or more	8 units

Source: U.S. Census, 2017

Surveys of rents in the City were conducted for 2017 Census data. Table 11 indicates the average monthly rents for those units identified in the survey. The median rent in the City according to the 2017 Census data was \$1,000 per month.

Table 11
Rents in the City - 2017

Rents/month	No. of Units
\$500 or less	121 units
\$500 - \$999	2,387 units
\$1,000 - \$1,499	1,908 units
\$1,500 - \$1,999	476 units
\$2,000 - 2,499	55 units
\$2,500 - 2,999	55 units
\$3,000 and above	5 units

Source: U.S. Census, 2017

According to Zillow.com (January, 2019), there were 23 homes listed for sale in January in the City of Maywood. The average asking price for the conventional homes was \$528,729. Zillow.com was also consulted to identify the asking rents for the same period. The average asking monthly rentals for apartment units was \$1,398. Table 12 indicates the Fair Market Rent (FMR) data for Los Angeles County between 2000 and 2013. The data shown in Table 12 indicates that rents for two, three and four bedroom units steadily increased through the mid-2000s. However, from 2012 to 2014 there was a gradual decline



in FMRs due most likely to the economic recession. From 2014 to the present there has been a gradual increase in FMRs. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each SMSA.

Table 12
HUD Fair Market Rents Los Angeles-Long Beach SMSA

Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	1,041	1,300	1,746	2,101
2009	1,090	1,361	1,828	2,199
2010	1,137	1,420	1,907	2,295
2011	1,173	1,465	1,967	2,367
2012	1,159	1,447	1,943	2,338
2013	1,101	1,421	1,921	2,140
2014	1,083	1,398	1,890	2,106
2015	1,103	1,424	1,926	2,145
2016	1,154	1,490	2,009	2,227
2017	1,195	1,545	2,079	2,303
2018	1,284	1,663	2,231	2,467
2019	1,384	1,791	2,401	2,641

Source: U.S. Department of Housing and Urban
Development, 2019

2.7.2 OVERPAYMENT FOR HOUSING

The California Department of Housing and Community Development (HCD) now requires local governments to identify those households that have incomes that are classified as *extremely low-income*. Extremely low-income households are those households that have annual incomes that are 30% of the County median family income (MFI) (the households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$11 per hour as of January 1, 2018). The annual wage figure cited previously assumes full-time employment. Table 13 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 13 indicate the income limits for various household sizes (between one-person households up to eight-person households).



Table 13
Household Lower Income Limits (in dollars)

Household Size	2018 (HUD MFI) in dollars		
	30% of Median (Extremely Low Income)	Very Low	Low
1	20,350	33,950	54,250
2	23,250	38,800	62,000
3	26,150	43,650	69,750
4	29,050	48,450	77,500
5	31,400	52,350	83,700
6	33,740	56,250	89,900
7	38,060	60,100	96,100
8	42,380	64,000	102,300

According to the HUD, households that pay in excess of 30% of their monthly income for housing costs (either a mortgage or a rent/lease) may be overpaying. Table 14 indicates the monthly housing costs as a percentage of household income. The table indicates the number of owner-occupied and renter-occupied households that are overpaying for housing (above 30%).

Table 14
**Housing Costs as a Percentage of
Household Income - 2017**

Percent of Income	Owner- Occupied	Rental Units	Total
Less than 20%	674	663	1,337
20%-24.9%	147	583	730
25%-29.9%	211	390	601
30%-34.9%	84	481	565
35% or more	433	2,846	3,279

Data showing housing problems and the availability of affordable housing are available through the Comprehensive Housing Affordability Strategy (CHAS) website for all counties, places, and Community Development Block Grant (CDBG)/Home Investment Partnerships (HOME) jurisdictions. Note, the 2010 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2010 Census. The CHAS data concerning overpayment for housing in Maywood is summarized below in Table 15. The table indicates the overpayment for extremely low-income households (<30% of the County median), very low-income households (30% to 50% of the county median), low-income households (50% to 80% of the county median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter-occupied



households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

Table15
Overpayment For Housing in Maywood

Income Distribution Overview	Owner	Renter	Total	
Household Income <= 30% HAMFI	175	1,540	1,715	
Household Income >30% to <=50% HAMFI	425	1,360	1,785	
Household Income >50% to <=80% HAMFI	455	1,075	1,530	
Household Income >80% to <=100% HAMFI	295	465	760	
Household Income >100% HAMFI	445	375	820	
Total	1,800	4,810	6,610	
Housing Problems Overview ¹	Owner	Renter	Total	
Household has 1 of 4 Housing Problems	1,235	3,520	4,755	
Household has none of 4 Housing Problems	565	1,260	1,825	
Cost Burden not available	0	35	35	
Total	1,800	4,810	6,610	
Severe Housing Problems Overview ²	Owner	Renter	Total	
Household has 1 of 4 Severe Housing Problems	890	2,810	3,700	
Household has none of 4 Severe Housing Problems	910	1,965	2,875	
Cost Burden not available	0	35	35	
Total	1,800	4,810	6,610	
Housing Cost Burden Overview ³	Owner	Renter	Total	
Cost Burden <=30%	780	2,260	3,040	
Cost Burden >30% to <=50%	435	1,095	1,530	
Cost Burden >50%	585	1,420	2,005	
Cost Burden not available	0	35	35	
Total	1,800	4,810	6,610	



Table15
Overpayment For Housing in Maywood (continued)

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	1,570	110	35	1,715
Household Income >30% to <=50% HAMFI	1,520	265	0	1,785
Household Income >50% to <=80% HAMFI	970	560	0	1,530
Household Income >80% to <=100% HAMFI	405	355	0	760
Household Income >100% HAMFI	280	540	0	820
Total	4,755	1,825	35	6,610
Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	1,460	45	35	1,540
Household Income >30% to <=50% HAMFI	1,165	195	0	1,360
Household Income >50% to <=80% HAMFI	560	515	0	1,075
Household Income >80% to <=100% HAMFI	215	250	0	465
Household Income >100% HAMFI	120	255	0	375
Total	3,520	1,260	35	4,810
Income by Housing Problems (Owners only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	110	65	0	175
Household Income >30% to <=50% HAMFI	355	70	0	425
Household Income >50% to <=80% HAMFI	410	45	0	455
Household Income >80% to <=100% HAMFI	190	105	0	295
Household Income >100% HAMFI	160	285	0	445
Total	1,235	565	0	1,800



Table15
Overpayment For Housing in Maywood (continued)

Income by Cost Burden (Owners and Renters)	Cost burden > 30 %	Cost burden > 50 %	Total	
Household Income <= 30% HAMFI	1,520	1,265	1,715	
Household Income >30% to <=50% HAMFI	1,275	500	1,785	
Household Income >50% to <=80% HAMFI	485	175	1,530	
Household Income >80% to <=100% HAMFI	175	65	760	
Household Income >100% HAMFI	75	0	820	
Total	3,530	2,005	6,610	
Income by Cost Burden (Renters only)	Cost burden > 30 %	Cost burden > 50 %	Total	
Household Income <= 30% HAMFI	1,410	1,180	1,540	
Household Income >30% to <=50% HAMFI	920	240	1,360	
Household Income >50% to <=80% HAMFI	170	0	1,075	
Household Income >80% to <=100% HAMFI	0	0	465	
Household Income >100% HAMFI	15	0	375	
Total	2,515	1,420	4,810	
Income by Cost Burden (Owners only)	Cost burden > 30 %	Cost burden > 50 %	Total	
Household Income <= 30% HAMFI	110	85	175	
Household Income >30% to <=50% HAMFI	355	260	425	
Household Income >50% to <=80% HAMFI	315	175	455	
Household Income >80% to <=100% HAMFI	175	65	295	
Household Income >100% HAMFI	65	0	445	
Total	1,020	585	1,800	

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

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

3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.



2.8 EMPLOYMENT CHARACTERISTICS

The 2017 U.S. Census data includes key indicators of the employment characteristics of Maywood residents. In 2017, a total of 12,039 residents were included in the labor force according to the U.S. Census. According to the State of California Employment Development Department (EDD), the City's unemployment rate as of January 2019 was 4.6 percent, compared to the County's 9.5 percent. According to the EDD's labor statistics, the City's labor force during this period numbered 12,700 persons with 12,100 persons employed and 600 persons actively seeking employment. Table 16 itemizes employment in the City according to the 2017 U.S. Census data.

Table 16
Employment in Maywood 2017

Industry	Number	Percent
Agriculture, forestry, etc.	116	1.0
Construction	1,018	8.5
Manufacturing	2,235	18.6
Wholesale trade	866	7.2
Retail trade	1,627	13.5
Transportation and warehousing, and utilities	1,354	11.2
Information	288	2.4
Finance and insurance, and real estate	201	1.7
Professional, scientific, and management, and administrative and waste management services	820	6.8
Educational services, and health care and social assistance	1,815	15.1
Arts, entertainment, and recreation, and accommodation and food services	1,051	8.7
Public administration	524	4.4
Other services	124	1
Total Employed	12,039	--

Source: U.S. Census 2017



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

2.9.1 LAND USE CONTROLS – GENERAL PLAN

Approximately 57 percent of the City's total land area is designated as residential in the General Plan. The dominant residential land use designation is "Residential," which corresponds to the R-3 Zone district. This category of land use is characterized by a mix of single-family detached and attached or detached multiple-unit developments with densities of up to 20 units per acre.

2.9.2 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 zone 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-yard 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 (1/2) guest space per unit. The standards and regulations for the R-3 zone district are summarized in Table 17.

2.9.3 ZONING ORDINANCE – SPECIALTY RESIDENTIAL OVERLAY (R-S)

The *Specialty Residential Overlay* (R-S) designation provides for the development of senior citizen housing and multiple-family affordable housing. The development standards for senior units in the R-S zone include a 10,000 square-foot minimum lot size, a four-story height limit, and the same setback requirements as the R-3 zone. This overlay designation permits up to 48 units per acre for senior housing. Non-senior housing for very low and low income households is also permitted in the R-S zone at 20 units per acre, subject to Planned Unit Development (PUD) review and approval. No setbacks are required under the Planned Unit Development (PUD) process. The parking standard for senior complexes is one covered space per two units. Parking standards may be reduced by up to 20 percent and reduced an additional 5 percent if the project includes amenities for alternate transportation. The standards and regulations for the R-S zone district are summarized in Table 17. Concurrent with this Housing Element amendment, the City is amending the Zoning Ordinance to replace the R-S zone with R-SA (Residential – Senior and Affordable Housing) Overlay (described below).



2.9.4 ZONING ORDINANCE – RESIDENTIAL – SENIOR AND AFFORDABLE HOUSING OVERLAY (R-SA)

The City is amending the Zoning Ordinance to create a new R-SA overlay with the following provisions:

- Allow senior housing and affordable housing (where 100 percent of the dwelling units are reserved for lower income households) by right, subject only to site plan review by the Planning Director.
- Base Density:
 - o Senior Housing - 72 units per acre
 - o Affordable Housing for Lower Income Households – 48 units per acre
- Maximum Density Bonus - Senior Housing:
 - o 100 Percent Senior Housing – 20 percent density bonus
 - o Senior Affordable Housing – up to an additional 35 percent density bonus
 - o Maximum Achievable Density - 112 units per acre
- Maximum Density Bonus – Affordable Housing for Lower Income Households:
 - o Up to 35 percent density bonus
 - o Maximum Achievable Density – 65 units per acre

The new R-SA will be applied to the three Housing Successor Agency-owned properties. In addition, the R-SA Overlay designation would be initiated by the City or by a developer of affordable housing on properties currently zoned C-M.

2.9.5 ZONING ORDINANCE – EMERGENCY SHELTER OVERLAY (ES)

Pursuant to State law, local jurisdictions must amend the Zoning Ordinance to identify at least one zone where emergency shelter for the homeless would be permitted by right without discretionary review. The zone must contain adequate capacity for at least one year-round shelter to accommodate the City's unsheltered homeless population. This State law is not a requirement to build a shelter but to add shelter use as a permitted use in at least one zone.



Concurrent with this Housing Element amendment, the City is revising the Zoning Ordinance to establish an Emergency Shelter (ES) Overlay zone on specific properties zoned General Commercial/Manufacturing (CM). There are a total of 25 parcels, totaling 4.44 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. Slauson Avenue is a major thoroughfare with easy access to public transportation.

The proposed 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 of shelter beds.

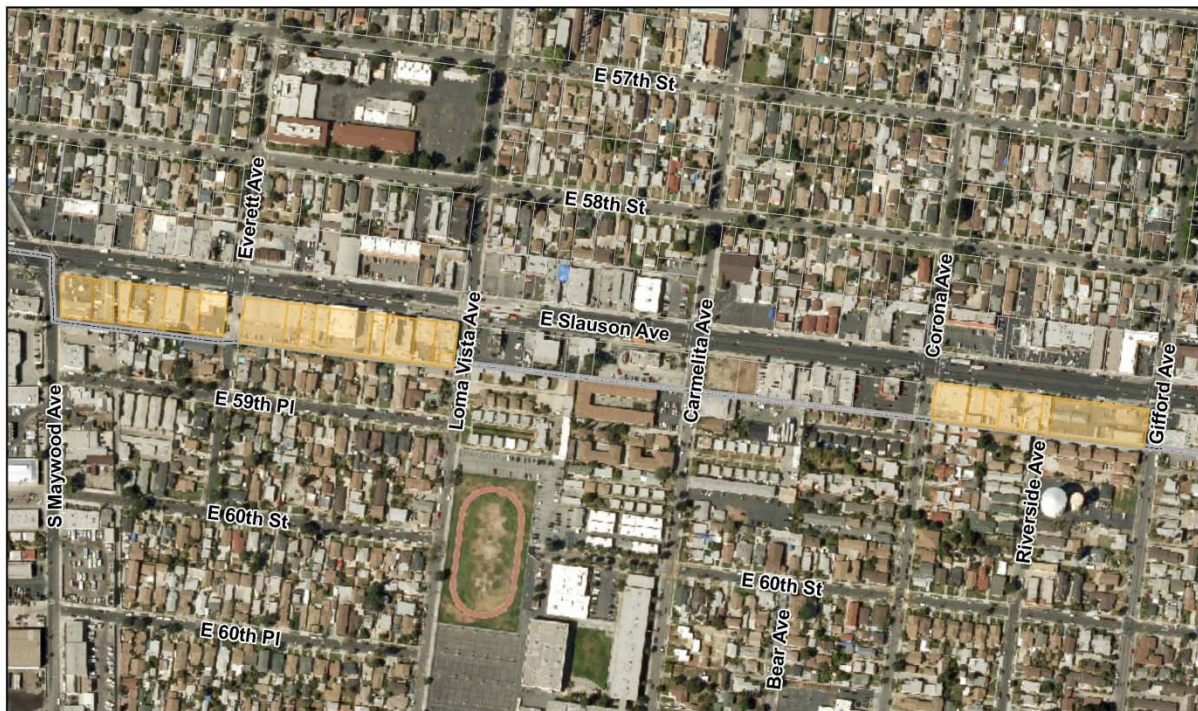


Exhibit 4

Emergency Shelter Overlay



2.9.6 ZONING ORDINANCE – RESIDENTIAL INFILL (CM)

As a means of providing additional sites for multiple-family housing, the City has identified target commercial areas in the CM zones that extend along Slauson Avenue and Atlantic Avenue where mixed use commercial and multiple-family residential developments will be permitted. Multi-family housing is permitted in the CM zone at 20 units per acre subject to the approval of a PUD. The standards and regulations for the CM zone district are summarized in Table 17.

Table 17
Summary of Residential Zone Districts

Regulation	R-3	R-S	CM	<u>R-SA (New)</u>
Minimum Lot Size	5,000 square feet	10,000 square feet	5,000 square feet	<u>10,000 square feet</u>
Dwelling Unit Density	20 units/acre	48 units/acre (senior housing) 20 units/acre (<u>affordable housing</u>)	20 units/acre (multi-family)	<u>72 units/acre (senior housing)</u> <u>48 units/acre (affordable housing)</u>
Front Setback Side Setback, Rear Setback	25 feet 5 feet 15 feet	25 feet 5 feet 15 feet	Determined by PUD	<u>25 feet</u> <u>5 feet</u> <u>15 feet</u>
Parking Requirements	2 covered spaces/unit plus half a space per unit for guest parking for multi-family	1 space/2 units (senior housing) Multi-family same as R-3 <u>Up to a 25% reduction may be allowed for affordable housing via a PUD</u>	Determined by PUD	<u>Per State Density Bonus Requirements</u>
Maximum Building Height	Two story	Four story	Determined by PUD	<u>Four story</u>

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 18 describes the housing types by permitted uses. The City of Maywood Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. Permitted uses include those uses that are allowed without discretionary review as the project complies with all development standards.

Table 18
Housing Types Permitted Under the Existing Adopted Zone District

Use	Zone District				Comments
	R-3	R-S	C	CM	
Single-Family	P	U	C	X	
2-4 dwelling units (DU)	P	U	C	X	
5+ DU	P	U	C	C	Affordable multi-family projects shall be located within the R-S overlay district and shall comply with Section 5125 of the Maywood Zoning Ordinance (Planned Unit Development). PUDs require discretionary review. There is an initial 30-day review period after which the application is deemed complete or incomplete. Once the application is deemed complete, it is distributed to various agencies for review and comment. It is then scheduled for the Planning Commission within 60 days.
Residential Care Facility	P	U	X	X	
Transitional Housing	X	X	X	C	To comply with State law, a program is included in this Housing Element amendment to identify transitional housing as a regular residential use to be permitted as similar uses in the same zone.
Supportive Housing	X	X	X	X	To comply with State law, a program is included in this Housing Element amendment to identify supportive housing as a permitted use where multi-family housing is permitted.
Emergency Shelter	X	X	X	C	Concurrent with this Housing Element amendment, the City is revising the Zoning Ordinance to address the provision of Emergency Shelters.
Single-Room Occupancy (SRO)	N/A	N/A	N/A	N/A	SRO not called out in Maywood Zoning Ordinance. City will develop a program to make necessary zoning amendments to be permitted by right in <i>Specialty Residential Overlay</i> .
Manufactured Homes	P	P	P	P	
Mobile Homes in Maywood Zoning Ordinance	P	U	X	X	
Second Unit	P	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

The Community Development Director has the authority to approve administrative projects, which allows some flexibility on the part of the City to ensure basic health and safety, and 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.

2.9.7 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 6,000 - 7,500 square-foot parcel size, with two or three additional 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.

2.10 HOUSING DEVELOPMENT CONSTRAINTS

This section of the Housing Element is concerned with the identification of constraints that may affect the development of housing, especially affordable housing. This analysis of housing constraints considers those regulations, ordinances, and/or controls that may impede the development of new housing or otherwise increase the cost of housing (*governmental constraints*). Local governments may unintentionally affect the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on- and off-site improvements and taxes. In addition to governmental constraints, economic and market factors (referred to as *market constraints*) may also affect the cost of new housing development.

2.10.1 ON- AND OFF-SITE IMPROVEMENT REQUIREMENTS

For a 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 supporting infrastructure has been installed as part of the area's historic development. The City of Maywood maintains a high engineering standard for curbs, gutters, sidewalks, and streets, and these standards regulate construction and such items as width and grade. There are no established standards for private streets other than that they must be wide enough to meet 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 related to multiple-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 other surrounding communities and will not inhibit the development of a range of housing types within the City. The City has not imposed any moratoria, open-space requirements, or prohibitions against multi-family housing that would potentially inhibit the development of new housing. The City will continue to review the general development standards such as street width, parking lanes, and sidewalks, not only to result in lower costs, but also in a more pleasing appearance for the subdivision. Developments must also 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.

2.10.2 DEVELOPMENT PROCESSING

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 19 identifies the typical processing time most common in the entitlement process. Also, certain review and approval procedures may run concurrently.

Table 19
Permit Review Timelines in the City of Maywood

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review (Project less than 5,000 sq. ft.)	2 weeks	Community Development Director
Site Plan Review (Project larger than 5,000 sq. ft.)	6 - 8 weeks	Planning Commission
Conditional Use Permit	6 - 8 weeks	Planning Commission
Variance	6 - 8 weeks	Planning Commission
Zone Change	10 - 14 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Final Subdivision Map	6 weeks	Community Development Director
Tentative Maps	10 - 12 weeks	City Council

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Building and Planning Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Concurrently, the elevations are sent to the Planning staff for pre-approval.



The plan is then approved at the staff level. Depending on the complexity of the project, a single-family project is approved in two weeks from date of plan submission if no variances, exceptions, or zone changes are needed. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body

Depending upon the complexity of a project, building plan check for new construction averages approximately 3 to 4 weeks. Planned Unit Developments (PUDs) are required for multi-family developments greater than 5 units. PUDs are subject to discretionary approval by the Planning Department and 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 various agencies for comment within a 30 day period. The project is then scheduled for the next available Planning Commission hearing. The City has followed a policy of retaining temporary staff or consultants to assist in processing permits during those periods when staff shortages or increases in permit requests may occur. This compares very favorably to other jurisdictions in the area.

The evaluation and review process required by City 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 a variety of departments, though processing time for residential projects in the City is not excessive. The actual review time is dependent on the size and location of the project, and whether it is designed to meet City standards or involves requests for variances from development standards. In general, the processing time for most residential projects in Maywood ranges from one to three months and compares favorably with other jurisdictions in the region.

Planned Unit Development

A PUD is required for affordable lower income housing in the R-S and CM zones. The Planned Unit Development (PUD) is established to allow flexible design standards that will encourage multi-family affordable housing development in Maywood. A PUD is intended to promote integrated, compatible design of housing for very low and lower income households. The Zoning Ordinance sets forth specific guidelines for reviewing PUD applications. These guidelines are performance based, relating to building height in relation to abutting zoning districts; parking and loading facilities and consideration for a parking reduction of up to 25 percent; setbacks, open space, and landscaping requirements; shadow effects; and vehicular access.

The Planning Commission is the hearing body for PUD applications. A completed application must first go through Design Review. Recommendation of Design Review is then forwarded to the Planning Commission for review within 30 days of 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 could impose conditions for approval. As outlined in the Zoning Ordinance, the conditions must be related to factors pertinent to the establishment, operation, and maintenance of the proposed project. Decision at the Planning Commission is final and only goes to the City Council as a notice of decision. In general, a project would take between 90 days and 180 days to go through the PUD process. To facilitate affordable housing development, the new R-SA permits senior and affordable housing by right, subject to a site plan review by the Planning Director.

2.10.3 DEVELOPMENT FEES

Processing fees for land use permits in Maywood are 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 over the years. Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. Presently, Public Works Department plan review fees are low. Local governments may unintentionally influence the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on- and off-site improvements, and taxes and insurance. The aforementioned fees are summarized below in Table 22.

Table 22
Current Discretionary Fees

Description	Fee
Conditional Use Permit	\$411*
Extension of Non-conforming Use Permit	\$411*
Variance	\$411*
Zone Change (without environmental review)	\$598*
General Plan Amendment	\$1,644*
Initial Study/Negative Declaration/Mitigated Negative Declaration	\$688
Preliminary Environmental Review	\$224
Environmental Impact Report	\$688
Tentative Tract/Parcel Map	\$2012*
Certificate of Compliance	\$75

Source: City of Maywood, 2019.

*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 to do any new work including mostly repair work.

Table 23 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 23 are applicable to both single-family and multiple-family development. The processing fees are well under 1 percent of the 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 of floor area. The permit fees account for less than 3 percent of a residential unit costing \$225,000 [in building valuation](#).

Table 23
Typical Building and Processing Fees

Fee	Description
Building Permit	\$1.12/square-foot
Plan Check Fee	\$0.96/square-foot
Electrical Permit	\$4.00/outlet or fixture + \$45.00 issuance fee
Plumbing Permit	\$20.00/fixture + \$45.00 issuance fee
Mechanical Permit	\$45.00 issuance fee
Grading Permit	Based on cubic yards
Sewer/Septic Permit	\$60.00/connection + \$45.00 issuance fee
School District	\$3.79 /square-foot

Source: City of Maywood, 2019.

2.10.4 BUILDING CODE REQUIREMENTS

A major problem in the past has been illegally converted units that have been constructed in violation of building and safety codes. These illegal conversions continue to be an issue in Maywood. Past code enforcement efforts have focused on multiple-family apartments that have not been adequately maintained by their owners.

While code enforcement and improved development standards are likely to have an effect on the cost and availability of housing, both the Pre-sale Housing Inspection Program and improved development



standards are important in ensuring that the City's housing stock is adequately maintained. These efforts are also important in making sure that the housing is safe for the occupants. The City will continue to coordinate its code enforcement efforts with available housing rehabilitation assistance to minimize any hardship on lower income property owners.

2.10.5 SCHOOL FEES

The State adopted legislation authorizing local school districts to levy fees on new residential construction and on additions to existing residential development which increase the habitable space of a structure and exceed a value of \$20,000. In 2018, the Los Angeles Unified School District (LAUSD) adjusted its fees for residential construction to \$3.79 per square foot. Such fees are collected to finance the construction and reconstruction of school facilities. Because the fee is consistent throughout the LAUSD service area, it would not unduly constrain housing development in Maywood compared to other jurisdictions within LAUSD.

2.10.6 MARKET CONSTRAINTS

There is little land in the City available for new construction. As noted elsewhere in this Housing Element, there is a limited amount of undeveloped or underdeveloped land identified by the City as appropriate for residential development. The former Maywood Redevelopment Agency, now known as the Maywood Successor Agency, owns four parcels that have a total land area of 47,176 square feet. The first parcel is located at 5517 Maywood Avenue and has a lot area of 14,452 square feet. The second, third and fourth parcels are located on District Boulevard, with a total land area of 32,724 square feet. The parcel on Maywood Avenue has been developed as a park. The other three parcels on District Boulevard would be available for future development. The estimated value for the three parcels on District Boulevard is about \$1.3 million, or approximately \$1.7 million per acre. The City is in the processing of issuing an RFP for an affordable housing project.

As in other areas of the Los Angeles Basin, housing costs are quite high, though relative to nearby communities (Whittier, Montebello, and Downey), the overall cost for housing in Maywood is lower. Recent statistics indicate that the Southern California area is now the most expensive housing market in the country.

2.10.7 AVAILABILITY OF FINANCING

Local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. Based on lending data from the Home Mortgage Disclosure Act (HMDA), real estate activities in the City have been limited, and generally homebuyers have access to mortgage financing with high approval rates. However, access to home improvement financing is more limited. Less than half of the applications for home improvement were approved.



Table 24
Mortgage Lending Activities

<u>Loan Type</u>	<u>Total Applications</u>	<u>Percent Approved</u>	<u>Percent Denied</u>	<u>Percent Other</u>
<u>Conventional Purchase</u>	53	88.7%	1.9%	9.4%
<u>Government-Backed Purchase</u>	58	74.1%	10.3%	15.5%
<u>Home Improvement</u>	40	42.5%	37.5%	20.0%
<u>Refinance</u>	305	59.0%	15.4%	25.6%
<u>Total</u>	456	62.9%	15.1%	21.9%

Source: LendingPattern.com; HMDA data for 2017
 “Other” includes incomplete and withdrawn applications

2.10.8 LOW VACANCY RATES

According to the most recent DOF estimates, the vacancy rate in the City was 2.5%, compared to a 5.8% vacancy rate for the County. The low vacancy rates are due in part to the urban character of the City that translates into a limited amount of vacant land to accommodate new development. In other areas of the County, new housing that is yet to be sold (and thus, occupied) contributes to a higher vacancy rate.

2.10.9 CONSTRAINTS FOR REASONABLE ACCOMMODATION

As indicated previously in Section 2.5.2, 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 wheel chairs, ramps instead of stairs are needed, hand rails 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 cost thousands of dollars and be 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 for persons with disabilities (six or fewer residents). The City 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 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. [The City is in the process of revising its Density Bonus ordinance. Projects meeting the Density Bonus requirements are eligible to use the parking requirements established under State Density Bonus Law.](#)

2.10.10 ENVIRONMENTAL CONSTRAINTS

This section describes those environmental factors that must typically be considered in the planning and development of new housing in Maywood.

- *Hazardous Substances.* The 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 have been used commonly in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970's, building products and insulation materials commonly contained asbestos. In 1989, the U.S. Environmental Protection Agency (EPA) banned all new uses of asbestos. As a result, any demolition associated with any future redevelopment must adhere to all 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 known as *Pemaco*, a former chemical corporation located in property formerly 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.
- *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. 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 that 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 Zone 4 (wildfire risk) designation according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk.
- *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 candidate development sites. The majority of the City was previously located within a designated flood hazard area as identified by the Federal Emergency Management Agency (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 U.S. Army Corp 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 Corp of Engineers has completed the upstream flood control improvements and the AR flood zone designation has been removed.

The aforementioned 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. In addition, these hazards are shown in the City's adopted Hazard Mitigation Plan.

2.10.11 INFRASTRUCTURE CONSTRAINTS

As indicated in the previous section, the majority of the City was previously developed. As a result, any potential housing redevelopment site is currently served by basic infrastructure. As previously mentioned, the City intends to accommodate the future housing demand identified by the RHNA for Maywood. The RHNA calls for a total of 22 units to be provided during the previous 4th Cycle (2006-2014) planning period. An additional 53 units are required to accommodate the RHNA for the current 5th Cycle (2014-2021) planning period.

The Los Angeles County Sanitation Districts (LACSD) No. 1 and 2 provide sewer service to the City. The City is located within the service area 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 400 million gallons per day (mgd) and currently treats 260 mgd. Thus, a remaining capacity of 140 mgd is available for future development in the region.

The potential new residential units are projected to generate 3,520 gallons of effluent on a daily basis (assuming 160 gallons of effluent per unit, per day) and [are](#) projected to consume 4,400 gallons of water on a daily basis (assuming 200 gallons per day for each unit).¹ In addition, the more modern and up-to-date plumbing fixtures in the new building will likely result in a further reduction in effluent generation.

The potential to develop the additional units contemplated under the Housing Element will result in increased water consumption and wastewater effluent generation. The City is obligated under State law to fulfill the RHNA requirements that have been assigned to the City. These 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 that contemplated under the City of Maywood General Plan. As part of this development review process, the City may require infrastructure improvements to accommodate demand.

¹ Derived from Orange County Sanitation District rates.



The regional storm drains in the City are owned and maintained by the Los Angeles County Flood Control District and connect directly to the Los Angeles River to the east. 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 candidate development sites are underutilized, the projected runoff may be accommodated by existing storm drain infrastructure. The projected storm water runoff is not anticipated to significantly increase with future residential development.



SECTION 3 - HOUSING PLAN

3.1 INTRODUCTION TO THE HOUSING PLAN

This section of the City of Maywood Housing Element addresses the State's housing element requirements for a "statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing." This Housing Plan consists of the following components:

- *Housing Element Policies* indicates those policies that will be applicable over the course of the planning period governed by this Element;
- *Housing Element Programs* indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints; and,
- *Regional Housing Needs Assessment* provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need.

3.2 HOUSING ELEMENT POLICIES

3.2.1 NEW RESIDENTIAL DEVELOPMENT

The following policies encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs:

- *Goal 1.* The City will provide a wide range of housing types to meet the existing and future needs of Maywood area residents.
- *Policy 1.1.* 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.
- *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 Community Development Commission 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.
- *Policy 1.7.* The City will locate higher density residential development in close proximity to public transportation, services and recreation.

3.2.2 HOUSING CONSERVATION POLICIES

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.

- *Goal 2.* The City will enhance the quality of existing residential neighborhoods in Maywood through ongoing home maintenance and improvement programs.
- *Policy 2.1.* The City will continue to promote rehabilitation programs as a means to provide financial and technical assistance to lower income property owners.
- *Policy 2.2.* The City will continue to utilize 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 the displacement impacts occurring as a result of residential demolition.
- *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 room additions by continuing to provide parking variances and rehabilitation assistance as a means of increasing the holding capacity of the existing housing stock.



3.2.3 LAND USE COMPATIBILITY POLICIES

As a highly urbanized environment, varying land uses in Maywood are developed in close proximity to one another. It is an on-going concern in the City to ensure that residential growth is sensitive to the existing environmental setting. The City will continue to encourage development that is designed to minimize impacts on the surrounding neighborhood.

- *Goal 3.* The City will ensure that new housing is sensitive to the existing environmental setting.
- *Policy 3.1.* 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.
- *Policy 3.2.* 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.
- *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.

3.2.4 FAIR HOUSING POLICIES

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.

- *Goal 4* The City will promote equal opportunity for all residents to reside in the housing of their choice.
- *Policy 4.1.* 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.
- *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.



3.3 HOUSING PROGRAMS

This section describes the various housing initiatives the City intends to implement over the planning period. The housing programs are arranged according to the following categories:

- Affordable Housing Program;
- Housing Conservation Program;
- New Housing Program;
- Fair Housing Program;
- Emergency Housing Program; and,
- Reasonable Accommodation Program.

3.3.1 DENSITY BONUS PROGRAM *Affordable Housing Program*

Concurrent with this Housing Element amendment, the City is updating the Density Bonus Ordinance to be consistent with State law.

- *Responsible Agency.* Planning Division
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* Pursue one affordable housing project on Successor Agency-owned property.

3.3.2 ACCESSORY DWELLING UNIT PROGRAM *Affordable Housing Program*

In recent years, State law on Accessory Dwelling Units (ADUs) has gone through many changes, with the objective of relaxing the development standards for ADUs. While the City has not adopted its own ADU ordinance, the City has been adhering to State law for the permitting of such housing. The City permitted four ADUs in the last four years and anticipates a similar trend in the future.

- *Responsible Agency.* Building and Planning.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Eight units during the planning period (one ADU per year).



3.3.3 SINGLE-ROOM OCCUPANCY HOUSING PROGRAM *New and Affordable Housing Program*

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. As a means to 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 SRO housing. 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. The implementation elements are outlined below:

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Four units during the planning period.

3.3.4 REHABILITATION PROGRAMS *Housing Conservation Program*

The City may consider other sources or funds including CDBG through the LA County Community Development Commission (CDC). Maywood is a participating City in the LACDC through which it currently receives CDBG funds. The Federal HOME program represents a major new source of funds available to jurisdictions to assist either affordable rental or home ownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The County CDC funds its Affordable Housing Program with HOME monies 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. Currently, the City lacks the funding 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. The City of Maywood will continue to work with the Hired Consulting Staff in the implementation of the existing rehabilitation programs.

- *Responsible Agency.* City of Maywood.
- *Funding Sources.* CDBG, (LA County CDC)
- *Timing for Implementation.* This program is ongoing and will continue to be implemented throughout the planning period. The City will continue to work with the CDC in maintaining the existing program funding and will explore ways to enhance funding.
- *Objectives.* Expect to rehabilitate 5-10 units during the planning period.



3.3.5 RESIDENTIAL – SENIOR AND AFFORDABLE HOUSING OVERLAY *Affordable Housing Program*

Concurrent with this Housing Element amendment, the City is amending the Zoning Ordinance 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 base 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 (see Program 3.3.7).

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* Facilitate the development of one affordable housing project using R-SA Overlay zoning.

3.3.6 CM ZONE RESIDENTIAL INFILL PROGRAM *New Housing Program*

As a means of providing additional sites for multiple-family housing, the City has identified target commercial areas in the CM zones that extend along Slauson Avenue and Atlantic Avenue where multiple-family residential infill is permitted at 20 units per acre via a Planned Unit Development. As part of this Housing Element amendment, the Zoning Ordinance is being 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 substantially higher density.

- *Responsible Agency* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* The Zoning will be changed to accommodate the increased densities that are required.

3.3.7 EMERGENCY SHELTER PROGRAM *Emergency Housing Program*

While transients can be observed in the City's parks during the day, many of these individuals have permanent housing to return to in the evenings. No churches or other organizations in Maywood are known to operate soup kitchens or to provide other services catering to the homeless population. The City amended its Zoning Ordinance in 1995 to include provisions to permit shelters and transitional housing in the CM zone, subject to a Conditional Use Permit. To date, the City has not received any applications to build emergency shelters or transitional housing.



Concurrent with this Housing Element amendment, the City is revising the Zoning Ordinance to establish an Emergency Shelter (ES) Overlay zone on specific properties zoned General Commercial/Manufacturing (CM). A total of 25 parcels (4.44 acres) are included in the three-block overlay. The proposed 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.

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2019, concurrent with Housing Element amendment.
- *Objectives.* The Zoning Ordinance will be changed to accommodate the emergency shelter use within the overlay zone.

3.3.8 TRANSITIONAL HOUSING PROGRAM *Emergency Housing Program*

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 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:

- 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.
- 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:

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Rezoning within 12 months.

3.3.9 SUPPORTIVE HOUSING PROGRAM *Emergency Housing Program*

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.

Pursuant to new 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:

- 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.
- After the application is complete, the City shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
- The City shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop.

The implementation strategy is summarized below:

- *Responsible Agency.* Planning Division.
- *Funding Sources.* General Fund.
- *Timing for Implementation.* Zoning amendment to be completed by end of 2020.
- *Objectives.* Rezoning within 12 months.

3.3.10 EQUAL HOUSING PROGRAM *Fair Housing Program*

Maywood works with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owners regarding laws relating to equal housing opportunities. The City will continue to use the Long Beach Fair Housing Council for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Long Beach Fair Housing Council at a kiosk in the City Hall lobby, the library, and at the Maywood YMCA Center. In addition, the City will continue to maintain fair housing referral information on its public website.

- *Responsible Agency.* Planning Division.
- *Funding Sources.* CDBG, General Fund.
- *Timing for Implementation.* The City will continue to work with the Long Beach Fair Housing Foundation to administer the existing program.
- *Objectives.* 100 percent referrals.



3.3.11 ENERGY CONSERVATION PROGRAM *Energy Conservation Program*

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 that will further reduce the vehicle miles traveled by prospective residents. 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. The City of Maywood will continue to implement various conservation initiatives that include the following elements:

- 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 new multiple-family development must incorporate sprinklers and timers into the design of the irrigation system.
- 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.
- 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.
- The City will continue to implement the landscape design program that encourages the use of plant materials that consist of drought tolerant plants thus further reducing water consumption in landscaping. This landscape design program is being implemented as part of the plan check process.
- 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 photo-voltaic 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.
- 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](#).

The implementation strategy is summarized below:

- *Responsible Agency.* Planning Division.
- *Funding.* General Fund.
- *Implementation Schedule.* This program is ongoing and will continue to be implemented throughout the planning period. The City's website will be updated [annually](#).
- *Quantified Objectives.* 100 referrals.



3.3.12 REASONABLE ACCOMMODATION PROGRAM *Reasonable Accommodation Program*

This program is a new program that will be implemented during the current planning period. As indicated in Section 2, there are a large number of households in the City 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. However, many residents will benefit from specific improvements that would better accommodate a disabled person.

Under this program, 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 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. The implementation strategy is summarized below:

- *Responsible Agency.* Planning Division.
- *Funding.* General Fund.
- *Implementation Schedule.* Zoning amendment to be completed by end of 2020.
- *Quantified Objectives.* One application per year.

3.4 QUANTIFIED PROGRAM OBJECTIVES

The goals, objectives, and programs of this Housing Element focus on the following:

- Housing rehabilitation programs;
- Housing conservation programs;
- Affordable housing programs;
- Housing sites programs;
- Fair housing program;
- Removal of governmental constraints; and,
- Equal housing and energy conservation programs.

Table 25 provides a quantification of the program objectives that are envisioned as part of this Housing Element's implementation.



Table 25
Quantified Objectives of Maywood Housing Programs

Program	<u>Extremely Low Income</u>	<u>Very Low Income</u>	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate Income</u>
<u>Remaining RHNA</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>--</u>	<u>21</u>
<u>New Construction</u>	<u>7</u>	<u>7</u>	<u>14</u>	<u>--</u>	<u>--</u>
<u>Accessory Dwelling Units</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>8</u>	<u>--</u>
Rehabilitation	<u>2</u>	<u>3</u>	<u>5</u>	<u>--</u>	<u>--</u>

3.5 REGIONAL HOUSING NEEDS

The authority to determine housing needs for the various income groups for cities within the Southern California 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 the following income groups:

- The *Very Low Income* households are those whose income does not exceed 50% of the Area Median Income (AMI) for the greater Los Angeles area;
- The *Low Income* households earn from 51 % to 80% AMI ;
- The *Moderate Income* groups earn from 81% to 120% AMI; and,
- The *Above Moderate* households earn over 120% AMI.

The various housing categories and the income thresholds for each are discussed above. SCAG's Regional Housing Needs Assessment (RHNA) for the 4th Cycle is 22 units and the 5th Cycle RHNA is 53 units (refer to Tables 26 and 27). The housing needs for the selected income groups are also shown on both tables. The planning period for the 4th Cycle RHNA is 2006 to 2013. The planning period governed by the 5th Cycle RHNA extends from 2014-2021. Table 26 summarizes the City's RHNA for the 5th Cycle and Table 27 also indicates the City's previous 4th Cycle RHNA.

**Table 26****City of Maywood's 4th and 5th Cycle RHNA – 2014 – 2021**

Income Category	4th Cycle (2006-2013)	5th Cycle (2014-2021)
Very Low Income Households	5 units	13 units
Low Income Households	3 units	8 units
Moderate Income Households	4 units	9 units
Above Moderate Income Households	10 units	23 units
Total Need - Future Housing	22 units	53 units

Source: Southern California Association of Governments

AB 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.

The City's 4th cycle Housing Element identified an unaccommodated need of eight housing units and committed to rezoning additional land to accommodate these eight units. While ultimately the City did not pursue the rezoning as outlined in the Housing Element, the City was able to meet its 4th cycle with actual production. The 54-unit Maywood Villas was completed and occupied in 2007 by AMCAL, using Low Income Housing Tax Credit (LIHTC). The project sets aside six units for extremely low income (30% AMI), six units for very low income (40% AMI), 27 units for very low income (50% AMI), 14 units for low income (60% AMI), and one manager's unit. This project was constructed in the R-S Overlay and reached a density of close to 100 units per acre. This project was not accounted for in the 4th cycle Housing Element or the 5th cycle Housing Element adopted in February 2014.

**CREDITS TOWARD 5TH CYCLE RHNA**

Since 2014, the City has issued building permits for 11 housing units, including two single-family homes, four accessory dwelling units (ADUs), a triplex, and a duplex. According to the building records, with the exception of the single-family homes, which were homes between 1,400 and 1,500 square feet, the ADUs and multi-family units averaged to approximately 1,000 square feet per unit. Given the housing market in Maywood, the ADUs and multi-family units should be affordable to moderate income households. The



City must identify adequate sites for the remaining 42 units (21 lower income units and 21 above moderate income units).

Table 27
Unmet RHNA 2014-2021 Planning Period

Household Income Level	RHNA 2013-2021	Units Provided	Remaining Need
Extremely Low	6 units	<u>0 units</u>	<u>6 units</u>
Very Low	7 units	<u>0 units</u>	<u>7 units</u>
Low	8 units	<u>0 units</u>	<u>8 units</u>
<u>Moderate</u>	<u>9 units</u>	<u>9 units</u>	<u>0 units</u>
<u>Above Moderate</u>	<u>23 units</u>	<u>2 units</u>	<u>21 units</u>
Total	<u>53 units</u>	<u>11 units</u>	<u>42 units</u>

3.6 AVAILABLE HOUSING SITES FOR NEW RESIDENTIAL DEVELOPMENT

The City's ability to accommodate the RHNA is based on a number of factors including the availability of developable land and market forces that affect housing construction. The City will retain the current General Plan and Zoning Land Use designations that are applicable to the residential neighborhoods. According to the General Plan, approximately 57 percent of the City's total land area is designated for residential development. The City will implement the following land use measures as a means to accommodate assigned housing need.

- Senior and Affordable Housing Overlay (R-SA). Concurrent with this Housing Element, the City is amending the Zoning Code to modify the Specialty Housing Overlay (R-S) to become the Senior and Affordable Housing Overlay (R-SA) with increased density. Specifically, three Housing Successor Agency-owned parcels (6313-001-900, 6313-001-901, and 6313-001-902) are being designated as R-SA, with a base density of 48 units per acre. A vacated building is on site. The City plans to demolish the vacated building and make these parcels available for affordable housing development. Combined these three parcels total 0.56 acre and can achieve between 28 units (at base density of 48 units per acre) and 37 units (with a maximum density bonus of 35 percent) for an affordable housing project. If a senior affordable housing project is pursued, the site can accommodate 40 to 63 units. This site alone would be adequate to accommodate the City's remaining lower income RHNA of 21 units. The City is in the process of preparing a Request for Proposal (RFP) for this site to solicit proposals from affordable housing developers.
- Mixed Use Development. Selected commercial corridors along Atlantic Boulevard and Slauson Avenue have been identified as candidates for mixed-use development. The mixed-use development



could take several forms including stand-alone infill residential development or combination of commercial and residential uses within the same parcel and/or structure. These candidate areas are noted in Exhibit 8. A total of 64 parcels (11.43 acres) zoned CM have been identified as potential candidates for mixed use development. These parcels are characterized by aging structures, with a median year of construction being 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 future residential development. However, many parcels are contiguous and some with common ownership, making lot consolidation possible. If developed as mixed use residential or as stand-alone residential uses, the maximum density is 20 units per acre. These parcels can accommodate 176 units (assuming development at 80 percent of the allowable density, and excluding parcels that would not yield a net increase in units). Development potential on these properties is more than adequate to accommodate the remaining RHNA of 21 above moderate income units.

Furthermore, these CM properties are eligible to apply for zone change to the R-SA Overlay (proposed Zoning Amendment concurrent with this Housing Element Update). Under the new R-SA Overlay, affordable housing development at a base density of 48 units per acre would be permitted, potentially accommodating 552 units. With the significantly increased base density using the R-SA zoning, even parcels with existing multi-family units would be feasible for redevelopment, especially considering the potential for lot consolidation.

- Accessory Dwelling Units (ADUs). Between January 2014 and June 2019, the City permitted four ADUs. The potential for new ADUs is considerable given the recent changes in State law. A quantified planning objective for an additional three ADUs has been identified for the remaining planning period.



Exhibit 5

Sites Inventory



Table 28
Residential Sites Inventory

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Year Built</u>	<u>Bldg SF</u>	<u>Current ILR</u>	<u>Common Ownership</u>
<u>1</u>	<u>6313001902</u>	<u>5102 DISTRICT BLVD</u>	<u>0.28</u>	<u>Office</u>	<u>R-SA</u>	<u>14</u>	<u>R-SA</u>	<u>14</u>	<u>1968</u>	<u>6844</u>	<u>=</u>	<u>City</u>
<u>2</u>	<u>6313001901</u>	<u>5110 DISTRICT BLVD</u>	<u>0.27</u>	<u>Office</u>	<u>R-SA</u>	<u>13</u>	<u>R-SA</u>	<u>13</u>	<u>1971</u>	<u>7200</u>	<u>=</u>	<u>City</u>
<u>77</u>	<u>6313001900</u>		<u>0.01</u>	<u>Vacant</u>	<u>R-SA</u>	<u>1</u>	<u>R-SA</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>=</u>	<u>City</u>
	<u>Subtotal</u>		<u>0.56</u>			<u>28</u>		<u>28</u>				
<u>6</u>	<u>6313019031</u>	<u>5351 1/2 ATLANTIC BLVD</u>	<u>0.47</u>	<u>Warehouse</u>	<u>CM</u>	<u>8</u>	<u>R-SA</u>	<u>23</u>	<u>1964</u>	<u>5537</u>	<u>0.48</u>	
<u>8</u>	<u>6313004017</u>	<u>5268 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Service, Repairs</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1946</u>	<u>2948</u>	<u>0.11</u>	
<u>9</u>	<u>6313004018</u>	<u>5276 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Warehouse</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1953</u>	<u>5252</u>	<u>2.13</u>	
<u>10</u>	<u>6313006014</u>	<u>5306 ATLANTIC BLVD</u>	<u>0.24</u>	<u>Stores</u>	<u>CM</u>	<u>4</u>	<u>R-SA</u>	<u>12</u>	<u>1939</u>	<u>3773</u>	<u>0.59</u>	
<u>11</u>	<u>6313006015</u>	<u>5312 ATLANTIC BLVD</u>	<u>0.26</u>	<u>Store and Residential</u>	<u>CM</u>	<u>4</u>	<u>R-SA</u>	<u>13</u>	<u>1945</u>	<u>2634</u>	<u>1.02</u>	
<u>12</u>	<u>6313006031</u>	<u>5320 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Light Manufacturing</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1953</u>	<u>1224</u>	<u>1.19</u>	<u>A</u>
<u>13</u>	<u>6313006032</u>	<u>5326 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Light Manufacturing</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1964</u>	<u>2500</u>	<u>1.13</u>	<u>A</u>
<u>15</u>	<u>6313018002</u>	<u>5501 ATLANTIC BLVD</u>	<u>0.23</u>	<u>Stores</u>	<u>CM</u>	<u>4</u>	<u>R-SA</u>	<u>11</u>	<u>1973</u>	<u>2080</u>	<u>1.13</u>	
<u>16</u>	<u>6313018001</u>	<u>5515 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Office</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>1950</u>	<u>400</u>	<u>0.11</u>	
<u>17</u>	<u>6313018027</u>	<u>5559 ATLANTIC BLVD</u>	<u>0.12</u>	<u>Stores</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1938</u>	<u>2545</u>	<u>1.05</u>	
<u>18</u>	<u>6313007008</u>	<u>5502 ATLANTIC BLVD</u>	<u>0.07</u>	<u>Auto Service, Body Shop</u>	<u>CM</u>	<u>1</u>	<u>R-SA</u>	<u>3</u>	<u>1945</u>	<u>1988</u>	<u>2.30</u>	<u>B</u>
<u>19</u>	<u>6313007009</u>		<u>0.10</u>	<u>Vacant</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>=</u>	<u>B</u>
<u>20</u>	<u>6313007010</u>	<u>5510 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Vacant</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>0</u>	<u>0</u>	<u>=</u>	<u>B</u>
<u>21</u>	<u>6313007011</u>	<u>5516 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Restaurant</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>1950</u>	<u>2000</u>	<u>0.17</u>	<u>B</u>
<u>22</u>	<u>6313007012</u>		<u>0.10</u>	<u>Parking Lot</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>2001</u>	<u>4400</u>	<u>0.15</u>	<u>B</u>
<u>24</u>	<u>6313007014</u>	<u>5556 ATLANTIC BLVD</u>	<u>0.10</u>	<u>Service, Repairs</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>5</u>	<u>1959</u>	<u>2400</u>	<u>0.56</u>	<u>C</u>
<u>26</u>	<u>6313008016</u>	<u>5630 ATLANTIC BLVD</u>	<u>0.14</u>	<u>Stores</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>7</u>	<u>1947</u>	<u>1620</u>	<u>0.60</u>	<u>C</u>
<u>27</u>	<u>6313016028</u>	<u>5701 ATLANTIC BLVD</u>	<u>0.35</u>	<u>Store and Office</u>	<u>CM</u>	<u>6</u>	<u>R-SA</u>	<u>17</u>	<u>1930</u>	<u>7356</u>	<u>1.72</u>	
<u>28</u>	<u>6313016024</u>		<u>0.12</u>	<u>Parking Lot</u>	<u>CM</u>	<u>2</u>	<u>R-SA</u>	<u>6</u>	<u>1984</u>	<u>4400</u>	<u>0.06</u>	<u>D</u>



Table 28
Residential Sites Inventory

<u>Map ID</u>	<u>APN</u>	<u>Address</u>	<u>Acres</u>	<u>Existing Use</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Zoning</u>	<u>Est. Units</u>	<u>Year Built</u>	<u>Bldg SF</u>	<u>Current ILR</u>	<u>Common Ownership</u>
29	6313016023	5729 ATLANTIC BLVD	0.24	Restaurant	CM	4	R-SA	11	1941	6923	1.77	D
30	6313009024	5700 ATLANTIC BLVD	0.25	Service Station	CM	4	R-SA	12	1964	600	0.15	
31	6313009025	5714 ATLANTIC BLVD	0.13	Medical, Dental	CM	2	R-SA	6	1948	1432	0.85	
33	6314010012	4600 SLAUSON AVE	0.28	Office	CM	5	R-SA	14	1953	688	0.25	E
34	6314010028	4610 SLAUSON AVE	0.12	Stores	CM	2	R-SA	6	1941	2038	0.97	E
35	6314010029	4618 SLAUSON AVE	0.17	Office	CM	3	R-SA	8	1959	2024	0.96	E
36	6314010010	4622 SLAUSON AVE	0.07	Auto Service, Body Shop	CM	1	R-SA	3	1958	940	0.83	
37	6314010009	4626 SLAUSON AVE	0.07	Office	CM	1	R-SA	3	1953	600	1.42	
39	6314014015	4701 SLAUSON AVE	0.18	Office	CM	3	R-SA	9	1980	546	1.24	
40	6314014016	4707 SLAUSON AVE	0.18	SF Residence	CM	3	R-SA	8	1921	792	0.58	E
41	6314014017	4715 SLAUSON AVE	0.18	SF Residence	CM	3	R-SA	9	1921	628	0.05	E
42	6314014018	4717 SLAUSON AVE	0.18	Auto Service, Body Shop	CM	3	R-SA	9	1989	1281	1.50	
43	6314014019	4727 SLAUSON AVE	0.18	Service, Repairs	CM	3	R-SA	9	1957	1456	1.50	
44	6314014020	4735 SLAUSON AVE	0.18	Club, Lodge	CM	3	R-SA	9	1958	6851	0.16	
45	6314014021	4741 SLAUSON AVE	0.18	Vacant	CM	3	R-SA	9	0	0	-	
47	6314014023	4751 SLAUSON AVE	0.18	Light Manufacturing	CM	3	R-SA	9	1967	3936	1.22	
48	6314014024	4755 SLAUSON AVE	0.05	Light Manufacturing	CM	1	R-SA	2	1955	1220	1.03	F
49	6314014025	4755 SLAUSON AVE	0.13	Office	CM	2	R-SA	6	1955	3180	1.39	F
50	6314013017	4700 SLAUSON AVE	0.33	Service Station	CM	5	R-SA	16	1986	2540	0.29	
51	6314013016	4722 SLAUSON AVE	0.28	Restaurant	CM	4	R-SA	13	1969	1097	1.38	G
52	6314013004	4728 SLAUSON AVE	0.35	Light Manufacturing	CM	6	R-SA	17	1952	7080	0.68	G
53	6314013018	4756 SLAUSON AVE	0.52	Church	CM	8	R-SA	25	1937	3708	1.89	
54	6314024011	4818 E.58TH ST	0.18	SF Residence	CM	3	R-SA	8	1930	1008	0.49	



Table 28
Residential Sites Inventory

Map ID	APN	Address	Acres	Existing Use	Zoning	Est. Units	Zoning	Est. Units	Year Built	Bldg SF	Current ILR	Common Ownership
55	6314024010	4820 E 58TH ST	0.17	SF Residence	CM	3	R-SA	8	1930	1416	0.26	
56	6314024009	4824 E 58TH ST	0.17	Duplex	CM	3	R-SA	8	1951	650	0.78	
57	6314024008	4826 E 58TH ST	0.17	5+ Units	CM	--	R-SA	8	1960	4868	1.69	
58	6314024007	4834 E 58TH ST	0.17	SF Residence	CM	3	R-SA	8	1923	1540	2.09	
59	6314024006	4840 E 58TH ST	0.17	Duplex	CM	3	R-SA	8	1923	992	1.93	
60	6314024005	4846 E 58TH ST	0.13	SF Residence	CM	2	R-SA	6	1965	1260	2.33	
61	6314024004	4848 E 58TH ST	0.13	SF Residence	CM	2	R-SA	6	1937	1126	0.73	
62	6314024003	4852 E 58TH ST	0.14	Duplex	CM	2	R-SA	7	1925	2078	1.48	
63	6314024002	4584 E 58TH ST	0.33	Parking Lot	CM	5	R-SA	16	1977	14750	0.49	H
64	6314024026	5807 WOODLAWN AVE	0.09	Parking Lot	CM	2	R-SA	5	0	0	0.54	H
65	6314024027	5807 WOODLAWN AVE	0.07	Parking Lot	CM	1	R-SA	3	1977	3024	0.60	H
66	6314024900	4801 SLAUSON AVE	0.36	Light Manufacturing	CM	6	R-SA	17	1956	8188	-	City
67	6314024012	4815 SLAUSON AVE	0.14	SF Residence	CM	2	R-SA	7	1922	900	0.26	I
68	6314024013	4819 SLAUSON AVE	0.15	Warehouse	CM	2	R-SA	7	1923	872	1.17	I
69	6314024014	4825 SLAUSON AVE	0.12	Duplex	CM	--	R-SA	6	1942	937	1.43	
70	6314024030	4829 SLAUSON AVE	0.11	Duplex	CM	--	R-SA	5	1923	576	1.04	
71	6314024028	4833 SLAUSON AVE	0.12	Store and Residential	CM	2	R-SA	6	1967	480	0.74	
72	6314024017	4837 SLAUSON AVE	0.14	Triplex	CM	--	R-SA	7	1926	831	2.34	J
73	6314024018	4843 SLAUSON AVE	0.15	SF Residence	CM	2	R-SA	7	1945	1152	1.17	J
74	6314024019	4847 SLAUSON AVE	0.13	Fourplex	CM	--	R-SA	6	1955	946	0.70	
75	6314024020	4851 SLAUSON AVE	0.10	Store and Residential	CM	2	R-SA	5	1961	450	0.89	
76	6314024021	4869 SLAUSON AVE	0.48	Stores	CM	8	R-SA	23	1960	1800	1.35	
	Subtotal		11.43			176		552				



3.7 EVALUATION OF PREVIOUS ELEMENT'S IMPLEMENTATION

3.7.1 APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

The Government Code, in Section 65588 (a)(2) indicates that the information documenting the results of the previous Housing Element's policies should be quantified wherever possible. The majority of the goals and policies included in the 2001 Housing Element have been included in this element. Table 29 indicates those policies that were reworded and indicated the corresponding policies that have been included in this element.

Table 29
Evaluation of Past Housing Element Policies

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
<i>Goal 1.</i> Provide a wide range of housing types to meet the existing and future needs of Maywood area residents.	Goal was retained. Refer to Section 3.2.1.
<i>Policy 1.1.</i> 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, in accordance with the RHNA.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.2.</i> Encourage both the private and public sectors to produce or assist in the production of high quality housing, with particular emphasis on housing affordable to lower income households, as well as the needs of the handicapped, the elderly, large families, and female-headed households.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.3.</i> Promote the development of low- and moderate-income housing by continuing to allow developers density bonuses and other financial or regulatory incentives for providing units for low- and moderate-income residents. Facilitate consolidation of land holdings for affordable housing development.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.4.</i> Assist residential developers in identifying and preparing land suitable for new housing development.	Policy was retained. Refer to Section 3.2.1.
<i>Policy 1.5.</i> Coordinate with the Los Angeles Community Development Commission to take advantage of Federal funds, as well as Industry Redevelopment Set-Aside funds available for affordable housing in Maywood.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.6.</i> Continue to coordinate with local social service providers to address the needs of the homeless population. Continue to permit the development of emergency shelters in the CM zone, and transitional housing in residential zones in locations close to services, subject to a Conditional Use Permit.	Policy was modified. Refer to Section 3.2.1.
<i>Policy 1.7.</i> Locate higher density residential development in close proximity to public transportation, services and recreation.	Policy was retained. Refer to Section 3.2.1.
<i>Goal 2.</i> Enhance the quality of existing residential neighborhoods in Maywood through ongoing maintenance and improvement programs.	Goal was retained. Refer to Section 3.2.2.
<i>Policy 2.1.</i> Continue existing rehabilitation programs which provide financial and technical assistance to lower income property owners to enable correction of housing deficiencies.	Policy was modified. Refer to Section 3.2.2.
<i>Policy 2.2.</i> Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in	Policy was retained. Refer to Section 3.2.2.



Table 29
Evaluation of Past Housing Element Policies

2001 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
Maywood.	
<i>Policy 2.3.</i> Minimize the displacement impacts occurring as a result of residential demolition.	Policy was retained. Refer to Section 3.2.2.
<i>Policy 2.4.</i> Promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	Policy was retained. Refer to Section 3.2.2.
<i>Policy 2.5.</i> 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.	Policy was retained. Refer to Section 3.2.2.
<i>Policy 2.6.</i> Establish a first-time homebuyer program to assist low- and moderate-income Maywood residents. Establish a new policy for lead abatement.	Policy was eliminated.
<i>Goal 3.</i> Ensure that new housing is sensitive to the existing natural and built environment.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.1.</i> Ensure that multiple-family infill development is compatible in design with single-family residential areas, and is consistent with the existing neighborhood character.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.2.</i> Ensure new residential development which fronts on major arterial highways (such as in the R-S zone and in mixed use areas) incorporates adequate setbacks and buffering.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.3.</i> Accommodate new residential development which is coordinated with the provision of infrastructure and public services.	Policy was modified. Refer to Section 3.2.3.
<i>Policy 3.4.</i> Provide standards which will allow for adequate off-street parking space for automobiles and other types of vehicles, with safe access to streets and highways.	Policy was retained. Refer to Section 3.2.3.
<i>Policy 3.5.</i> Create more recreational open space and tot lots in neighborhoods where there is a need.	Policy was retained. Refer to Section 3.2.3.
<i>Goal 4.</i> Promote equal opportunity for all residents to reside in the housing of their choice.	Goal was retained. Refer to Section 3.2.4.
<i>Policy 4.1.</i> Continue to cooperate with the Fair Housing Congress of Southern California through the Long Beach Fair Housing Council to enforce fair housing laws.	Policy was retained. Refer to Section 3.2.4.
<i>Policy 4.2.</i> Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.	Policy was retained. Refer to Section 3.2.4.

3.7.2 EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT PROGRAMS

The aforementioned Policies and Programs Report, prepared as part of the 2001 Housing Element update, also reviewed the City's housing programs to ascertain their effectiveness. This review resulted in the elimination and/or revision of a number of housing-related programs.



Those programs that were eliminated are indicated in Table 30. The rationale for a program's elimination is also noted in Table 30.

Table 30
Evaluation of Past Housing Element Programs

Previous Housing Element Program	Description of Change
Rental and Owner-Occupied Housing Rehabilitation Program. Maywood used CDBG funds to finance a program that provided emergency funds to rental and owner-occupied residential properties. Qualifying property owners may obtain emergency grants to address items such as plumbing, electrical, and roof repair. The City's goal was to rehab under CDBG 8 units @ \$20,000 each. Thus, between 35 and 50 units were rehabilitated using CDBG funds. The City promoted program availability through advertisements in the quarterly City newsletter, flyers delivered to qualifying residents, and hand-outs at City Hall, the Community Center, and library.	The City also informed residents and homeowners of the program through its code enforcement activities. With the elimination of RDA Funds, the City now uses CDBG funds to assist in the Rehabilitation of owner-occupied SF homes. The City plans on assisting approximately 10 units @ \$15,000.
Code Enforcement. Maywood maintained a code enforcement program geared toward responding to poor living conditions complaints. In 1991, the City also initiated a Residential Presale Inspection Program. Through this program, City Building Department staff inspected every home in Maywood that is sold, providing the City a way to track illegal conversions and other non-permitted building work. The City intended to make funds available to hire a full-time Code Enforcement Officer to raise the current level of code enforcement from reactionary to proactive. The City also worked with property owners to bring illegal units up to code if possible.	In the course of code enforcement efforts, the City continued to inform property owners of CDBG program funds that were available for unit rehabilitation. The City continued the Code Enforcement program throughout the 4th planning cycle.
Conservation of Affordable Units. Only one assisted rental housing project existed in Maywood, the 55-unit Section 202/8 Maywood Manor located on Slauson Avenue. Maywood Manor provided housing for senior citizens. The facility is operated by a non-profit organization, Cooperative Services. The apartments were constructed in 1990 with a combination of funding sources: a HUD Section 202 loan, CDBG funds and monies from the City's redevelopment housing set-aside fund.	The HUD Section 202 loan is a 40-year loan with no pre-payment clauses (due to non-profit status of Cooperative Services). Thus, the 55 units are not 'at risk' of converting to market rate units until the year 2030.
Section 8 Housing Assistance. Through the Section 8 rental assistance program, low-income families, the elderly and the disabled received rent subsidies. The subsidies allowed families to bridge the gap between actual housing costs and the amount a family can afford to pay. On an average, 70 to 75 families per year participated in the Section 8 program.	The City directed eligible very low-income households to the CDC for rental assistance. Displaced households and those spending more than 50% of their income on rent were eligible for priority status.
Housing for Large Families. Approximately one-half of the housing units in Maywood are considered overcrowded. Thus, overcrowding problems can be addressed only through additions to existing structures or construction of additional units on lots with single-family homes. All residential property in Maywood is zoned for multiple-family use. Maywood will actively continue to encourage construction of room additions and accessory dwelling units on lots large enough to accommodate such construction, and will provide flexible development standards (such as reduced parking) to facilitate additions.	The City encouraged the development of affordable units with three or more bedrooms in the R-3 zone.

**Table 30****Evaluation of Past Housing Element Programs**

Previous Housing Element Program	Description of Change
Pursue Federal and State Affordable Housing Funding Sources. Maywood is a participating City in the Los Angeles Urban County Program through which it currently receives CDBG funds via the County Community Development Commission (CDC). CDBG funds were used to fund the City's residential rehabilitation programs. The Federal HOME program represented a second source of funds available to Maywood to assist either affordable rental or homeownership housing through acquisition, construction, reconstruction, and/or rehabilitation. The program that provided that property owners and prospective affordable housing developers be informed of available funding sources.	With the elimination of RDA Funds, the City now uses CDBG funds to assist in the Rehabilitation of owner-occupied SF homes. The City plans on assisting approximately 10 units @ \$15,000 each.
General Plan Policy. In 1990, Maywood completed a comprehensive revision of its General Plan. In recognition of the need to meet the housing demands of a growing population, the City opted to retain a multiple-family land use designation (corresponding R-3 zoning) on all residential parcels in Maywood, even in those neighborhoods with a preponderance of single-family housing. The City will encourage the consolidation of individual lots to maximize the residential development potential on residential properties. In addition, the new R-3 Specialty Residential Overlay zone and mixed use target areas allowed for development at increased densities in areas currently developed with industrial and commercial businesses and low-density residential uses. Land use policy provides adequate land for Maywood to meet its RHNA.	Maywood maintained existing land use policy to allow property owners to increase the number of dwelling units on individual R-3 lots and will encourage lot consolidation by providing flexibility in development standards (i.e., parking requirements). Proposals to rezone R-3 properties to (R-3) Specialty Residential Overlay were considered favorably as appropriate.
Multiple-family Housing Construction in the (R-3) Zone and in Mixed Use Target Areas. General Plan policy and Zoning regulations allow for up to 48 units per acre to be constructed for senior citizens on properties zoned (R-3)(Residential Overlay) . Modified development regulations, including reduced parking standards, were provided for to further reduce development costs. Land use is R-S, Specialty Residential Overlay.	To encourage affordable housing projects in the (R-3)zone and in Mixed Use areas, the City will notify the property owners of the development opportunities in this zone as well as available funding sources. The City will contact known affordable housing builders and sponsors, and will advertise the development opportunities in local BIA chapter and other relevant publications.
Shelters for Homeless and Transitional Housing. The City contained no emergency shelters or transitional housing. No churches or other organizations in Maywood were known to operate soup kitchens or to provide other services catering to the homeless population.	The City will rezone and prepare a General Plan amendment to allow for Emergency Shelters and transitional housing. The zoning Ordinance will be amended to permit these uses by right.
Lease-to-Own Program. The City of Maywood entered into an agreement with the California Cities Home Ownership Authority (CCHOA), a joint powers authority, to initiate participation in the Lease-to-Own Program. This program promoted affordable home ownership opportunities for low- and moderate-income households earning up to 140 percent of the Median Family Income (MFI).	We do not have a Housing Staff nor Funds for this program.

**Table 30****Evaluation of Past Housing Element Programs**

Previous Housing Element Program	Description of Change
Mortgage Credit Certificate (MCC) Program. The Mortgage Credit Certificate (MCC) is a way for the City to further leverage homeownership assistance. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. For a one-time \$2,000 fee and hosting of an annual lender training session, Maywood can become a participating City with the County in implementation of the MCC program.	Establish the City's participation in the County's program by 2001. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center. (According to the CDC website, Maywood is not listed as a participating city).
County Home Ownership Program. The City was eligible to participate in the County's Home Ownership Program (HOP), which provides assistance to low-income, first-time homebuyers. HOP provides loans of up to 25 percent of the initial purchase price. The loans are shared equity loans with no monthly payments and payable upon sale, transfer, or refinance of the home. Under the program, eligible properties include single-family homes and attached or detached condominium units or town homes.	Establish the City's participation in the County's program by during the 5th cycle (or planning period). Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.
Promote Equal Housing Opportunity. Maywood worked with the Long Beach Fair Housing Council to resolve disputes concerning housing discrimination and to educate residents and property owners regarding laws relating to equal housing opportunities. Maywood will continue to use the Long Beach Fair Housing Council for referral assistance and education programs. On average, the City refers 100 to 150 cases per year to the Fair Housing Council.	The City will continue its current efforts and cooperative programs. Advertise the availability of this program in the quarterly City newsletter and through distribution of brochures at City Hall, the library, and Community Center.

ATTACHMENT NO. 4

CALIFORNIA NEWSPAPER SERVICE BUREAU

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GUILLERMO PADILLA
CITY OF MAYWOOD/ CITY CLERK
4319 E SLAUSON AVE
MAYWOOD, CA 90270

CNS 3333636

COPY OF NOTICE

Notice Type: HRG NOTICE OF HEARING
Ad Description: A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF MAYWOOD, CALIFORNIA, ADOPTING
THE CITY'S UPDATED 5TH CYCLE (2013-2021)

To the right is a copy of the notice you sent to us for publication in the LA
OPINION. Please read this notice carefully and call us with any corrections.
The Proof of Publication will be filed with the County Clerk, if required, and
mailed to you after the last date below. Publication date(s) for this notice is
(are):

01/18/2020

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CITY OF MAYWOOD NOTICE OF PUBLIC HEARING DEPARTMENT OF BUILDING AND PLANNING

**NOTICE IS HEREBY
GIVEN** that a Public
Hearing will be held at an
before the Maywood City
Council, at an adjourned
meeting on Wednesday,
January 29, 2020 at
7:00PM in the Council
Chambers, 4319 E.
Slauson Avenue,
Maywood, 90270, to take
testimony and consider:

**A RESOLUTION OF
THE PLANNING
COMMISSION OF THE
CITY OF MAYWOOD,
CALIFORNIA,
ADOPTING THE CITY'S
UPDATED 5TH CYCLE
(2013-2021) GENERAL
PLAN HOUSING
ELEMENT, AND
MAKING A FINDING OF
EXEMPTION UNDER
THE CALIFORNIA
ENVIRONMENTAL
QUALITY ACT**

**ENVIRONMENTAL
ASSESSMENT:**
Maywood Department
Building and Planning
staff has determined that
the proposed project is
categorically exempt from
the provisions of the
California Environmental
Quality Act (CEQA)
pursuant to State CEQA
Guidelines Section
15061(b)(3) because the
Housing Element does
not have the potential for
causing a significant
effect on the
environment.

Interested residents may
address the Council at
this meeting. Written
comments may be sent
to the Maywood Building
and Planning Department
or the Maywood City
Clerk, 4319 E. Slauson
Avenue - Maywood, CA
90270. Additional
information may be
obtained by contacting
the Director of Building
and Planning, David
Mango at (323) 562-
5721.

If you challenge this
action in court, you may

be limited to raising only
those issues you or
someone else raised at
the Public Hearing
described in this Notice,
or written
correspondence
delivered to the City, at or
prior to, the Public
Hearing.

Dated: This 18th day of
January, 2020.

David Mango, Director
Building and Planning
Department
1/18/20
**CNS-3333636#
LA OPINION**

