



AGENDA

SPECIAL MEETING OF THE MAYWOOD PLANNING COMMISSION

WEDNESDAY, OCTOBER 5, 2022 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. COVID - 19 MEETING PROCEDURE

PUBLIC ADVISORY: This meeting will be conducted pursuant to the provisions of Government Code Section 54953(e) (as amended by AB 361), which authorizes teleconferenced meetings under the Brown Act in compliance with Government Code Section 54953(e) during a proclaimed State of Emergency. For this regular meeting, members of the Planning Commission and City Staff are permitted to attend the meeting by teleconference and such teleconference locations are not accessible to the public and are not subject to special posting requirements. Some members of the Planning Commission and staff may attend the meeting at City Hall in the City Council Chambers located at 4319 E. Slauson Avenue. The City Council Chambers, however, will not be open to the Public. The meeting will be broadcast using the Zoom platform as well as broadcasted live on the City's Facebook page. To maximize public health and safety while still maintaining transparency and public access, members of the public can observe and participate in the meeting virtually via Zoom or follow the meeting live via the City's Facebook page. Public participation is highly encouraged using the virtual platform. Below is information on how the public may observe and participate in the meeting.

If you would like to speak on an agenda item, you can access the meeting remotely via zoom
Join by phone 1-669-900-6833 Enter Meeting ID: 896 2218 9393 Passcode: 560728
OR

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89622189393?pwd=b3lWRTJncHluWWNDUnNwQjdZd09rUT09>
Passcode: 560728

To participate in the meeting by providing public comment via teleconference/video conference:

Live real-time verbal public comments may be made by members of the public joining the meeting via Zoom. Zoom access information is provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number.

Before the meeting: You can also submit your public comments for the record in advance by 4:30 pm the day of the meeting by email to shirley.quinones@cityofmaywood.org; or if you

are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council meeting, please contact the City Clerk's Office, (323) 562-5714 within 48 hours of the meeting.

II. CALL TO ORDER/ROLL CALL

COMMISSIONERS

Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF

Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, use the instructions provided in section **I. COVID - 19 MEETING PROCEDURES** on page 1 of this agenda.

V. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

VI. PUBLIC HEARING

1. CONSIDERATION OF A RESOLUTION OF THE MAYWOOD PLANNING COMMISSION RECOMMENDING THAT THE MAYWOOD CITY COUNCIL ADOPT THE 2021-2029 GENERAL PLAN HOUSING ELEMENT

VII. DIRECTOR'S REPORT

SELECTION OF A DELEGATE TO THE ECO-RAPID TRANSIT BOARD

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT - The next Regular Meeting of the Maywood Planning Commission is Tuesday, October 18, 2022 at 7:00 p.m.

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, Andrea Aguilar, City Clerk or Shirley Quinones, 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) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.



AGENDA REPORT

CITY OF MAYWOOD



AGENDA ITEM NO. 1.

DATE: October 5, 2022

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE MAYWOOD PLANNING COMMISSION

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

SUBJECT: CONSIDERATION OF A RESOLUTION OF THE MAYWOOD PLANNING COMMISSION RECOMMENDING THAT THE MAYWOOD CITY COUNCIL ADOPT THE 2021-2029 GENERAL PLAN HOUSING ELEMENT

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 22-466 recommending that the City Council adopt the 2021-2029 General Plan Housing Element and find that adoption of the Housing Element is exempt under CEQA pursuant to CEQA Guideline 15061(b)(3).

BACKGROUND:

State law requires each city in the Southern California Association of Governments (SCAG) region to prepare an updated Housing Element for the 6th planning cycle (2021-2029). The State requires that all local governments 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 RHNA is based on the regional forecast of population growth and new household formation during the planning period, and the number of new housing units needed to accommodate additional household growth at each income level. The MPO that Maywood is part of is the Southern California Association of Governments (SCAG).

Every city is required to have a General Plan which consists of seven State-mandated elements. The Housing Element is one of the seven State-mandated elements and is required to be updated every 8 years, unless state law states otherwise. The California Department of Housing and Community Development (HCD) reviews each jurisdiction’s Housing Element for consistency with State housing element law. The purpose of the Housing Element is to develop a comprehensive strategy for providing safe, decent, and affordable housing within the community, across all income levels.

State law delegates the authority to HCD for review of the City’s Housing Element. An element is “certified” if HCD finds it to be consistent with state law. If not, HCD issues written findings that identifies changes the City must make in order for HCD to “certify” the Housing Element. A finding of substantial compliance with the housing element law from HCD is referred to as “certification” of the Housing Element. Timely certification is important to maximize the City’s eligibility for grant funds, ensure the legal adequacy of the General Plan and maintain local land use control. In some cases, funding from state/federal housing programs can *only* be accessed if the jurisdiction has a compliant Housing Element. The due date for adoption of the 6th Housing Element update is October 15, 2021.

The City has been working with its housing element consultant in the preparation of the draft Housing Element that meets City objectives and satisfies the requirements of State law. In addition, Staff has budgeted funds in

order to compile an inventory of potential housing sites, which may include new field surveys and investigations. Based upon SCAG's Regional Housing Needs Allocation (RHNA) allocation for the City of 365 units, in order to obtain HCD certification of the Housing Element, it is required that General Plan updates to the Housing Element, Land Use Element, Circulation Element, Safety Element, and development of an Environmental Justice Element will need to be completed.

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 January of 2020, the City of Maywood adopted a Certified Housing Element for the 5th Cycle.

The City submitted its updated 6th Cycle Housing Element to HCD in October of 2021 and a second round in July of 2022. HCD provided comment letters with findings for revisions. The City and the consultant have revised the document based on the comments from HCD and the revised housing element is before this Commission for its review.

DISCUSSION:

As we move forward with the updated housing element, the City is required to satisfy certain requirements, including public participation. Accordingly, this meeting will provide an opportunity for participation by the public in the review of the Housing Element and its recommendations.

As stated above, the RHNA is based on the regional forecast of population growth and new household formation during the planning period, and the number of new housing units needed to accommodate additional household growth at each income level. The City's required RHNA allocation is distributed among the following five income categories, which are based on a household's annual income compared to the "areawide median income" (AMI):

- Extremely Low (<30% AMI)
- Very Low (31-50% AMI)
- Low (51-80% AMI)
- Moderate (81-120% AMI)
- Above Moderate (120%+ AMI)

SCAG determined that the City's regional share of future housing need is 365 dwelling units. This allocation is distributed into five income categories, as shown below:

- Extremely Low (30% or less of AMI)0 units
- Very Low (31-50% of AMI).....55 units
- Low (51-80% of AMI).....47 units
- Moderate (81-120% of AMI).....55 units
- Above Moderate (120%+ of AMI).....208 units

It is important to note that the RHNA establishes a planning goal, and not a mandate or quota, to build or issue permits for the 365 dwelling units. Rather, the City is required to demonstrate that there are adequate sites, with appropriate zoning classifications available, for development commensurate with the RHNA. If property owners and developers choose to pursue such development opportunities, these projects are evaluated in accordance with the City's General Plan land use and policies, the underlying zoning classification, and applicable housing law provisions.

As part of meeting our RHNA allocation, the City will be reviewing the number of Accessory Dwelling Units (ADU). ADU's count towards the allocated number of units we need to provide or show we can provide. As part of the overall General Plan update, we will be establishing an ADU ordinance in the near future, but for now we

utilize the standards of the State of California.

The draft Housing Element is currently open for comment from the public. The public can review this document and provide any feedback that they feel will benefit the process.

ENVIRONMENTAL ASSESSMENT

Pursuant to the California Environmental Quality Act (CEQA) and the City's local CEQA Guidelines, City Staff has determined that there is no possible significant effect directly related to the review of this draft Housing Element pursuant to CEQA Guideline Section 16061(b)(3) and therefore no further action is required under CEQA. Section 15061(b)(3) consists of activities covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The 2021-2029 Housing Element Update would not result in any direct or indirect physical changes to the environment. The Housing Element Update is strictly a policy document and does not provide entitlements to any specific land use projects. Because the 2021-2029 Housing Element Update would not approve any development project or change any land use or development regulations, it can be seen with certainty that there is no possibility that its adoption would have a significant effect on the environment.

LEGAL REVIEW:

The City Attorney has reviewed this report.

FISCAL IMPACT:

No Impact

ATTACHMENT(S)

1. Comment Letter Maywood- HCD
2. Maywood-Sixth Cycle Housing Element - Sept 2022

RESOLUTION NO. PC22-466

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
MAYWOOD RECOMMENDING THAT THE CITY COUNCIL ADOPT THE 2021-2029
HOUSING ELEMENT AND FIND THAT ADOPTION OF THE HOUSING ELEMENT IS
EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINE
SECTION 15061(B)(1)**

WHEREAS, the City initiated a proposal to update the Housing Element of the City of Maywood's General Plan for the 6th cycle; and

WHEREAS, the update is required to bring the City's Housing Element of the General Plan into compliance with current State Housing Element law according to findings submitted to the City by the California Department of Housing and Community Development; and

WHEREAS, the actions contemplated by the Housing Element are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations because it can be seen with certainty that there is no possibility that its adoption would have a significant effect on the environment. Section 15061(b)(3) consists of activities covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The Housing Element is strictly a policy document and its adoption would not result in any direct or indirect physical changes to the environment. Because of this, it can be seen with certainty that there is no possibility that its adoption would have a significant effect on the environment.

WHEREAS, the Notice of Public Hearing for this item was published in the La Opinion on September 24, 2022; and

WHEREAS, on October 5, 2022, the Planning Commission held a noticed public hearing to consider the proposed housing element and this resolution. Evidence, both written and oral, was presented at said hearing.

**NOW, THEREFORE, THE PLANNING COMMISSION 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 Planning Commission of the City of Maywood recommends that the City Council adopt the 2021-2029 Housing Element as set forth in Exhibit A.

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

PASSED, APPROVED AND ADOPTED this 5th day of October 2022.

Raul Rodriguez
Chair of the Planning Commission

ATTEST:

Steve Fowler
Planning Commission Secretary

**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



September 7, 2022

Steve Fowler, Director
Department of Planning and Building
City of Maywood
4319 E. Slauson Avenue
Maywood, CA 90270

Dear Steve Fowler:

RE: City of Maywood's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Maywood's (City) revised draft housing element received for review on July 19, 2022. 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 September 6, 2022 with you and consultants Steve Kearney and Alison LeFlore of Stantec.

The revised draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

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 should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

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 HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City 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: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD is committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Colin Cross, of our staff, at colin.cross@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF MAYWOOD

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <https://www.hcd.ca.gov/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements* (*Building Blocks*), available at <https://www.hcd.ca.gov/building-blocks> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

In addition to reviewing policies from the previous element, the 6th Cycle draft must also address program actions undertaken as part of the previous element. The element still describes high-level policies rather than specific programs and is not revised to address this requirement. Please refer to HCD's prior review.

Special Housing Needs: The revised element does not address this requirement. Please refer to HCD's prior review.

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

The revised element includes several paragraphs noting general features of the community, but otherwise does not address the requirement to affirmatively further fair housing (AFFH). Please refer to HCD's prior review. For more information, please visit HCD's Affirmatively Furthering Fair Housing in California website at <https://www.hcd.ca.gov/affirmatively-furthering-fair-housing>. HCD will send sample analyses under separate cover.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Parcel Listing: The parcel listing (p. 3.76) is not revised to identify the affordability level of the identified sites. Please refer to HCD's prior review.

Realistic Capacity: The element is not revised to address this requirement. While the element provides assumptions for the calculation of residential capacity on identified sites, including an assumption of 80 percent of the maximum allowed density for mixed-use developments, it must also provide support or analysis for these assumptions. The analysis should account for land use controls and site improvements and typical densities of existing or approved residential developments at a similar affordability level. Please refer to HCD's prior review.

In addition, the element must still account for the likelihood of nonresidential uses in the CM zone, including an analysis based on indicators such as development trends, performance standards or other relevant factors. Depending on the results of a complete analysis, the element may need to adjust residential capacity calculations, policies, and programs accordingly. Please refer to HCD's prior review.

Suitability of Nonvacant Sites: The element is not revised to address this requirement. Please refer to HCD's prior review.

In addition, the element relies on nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households. For your information, the element must demonstrate existing uses are not an impediment to additional residential development and will likely discontinue during the planning period. (Government Code Section 65583.2, subdivision (g)(2)). Absent findings (i.e., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Replacement Requirements: The element is not revised to address this requirement. The site inventory identifies sites with existing residential uses. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The element does not identify the affordability levels of identified sites and therefore a program may or may not be required. Please refer to HCD's prior review.

Small Sites: The element is not revised to address this requirement. Please refer to HCD's prior review.

Sites Identified in Prior Planning Periods: The element is not revised to address this requirement. Please refer to HCD's prior review.

Environmental Constraints: The element is revised to discuss a Superfund site and mentions pollution from the 710 freeway. However, it must also describe how these, and any other conditions relate to identified sites, including any impacts on development in the planning period.

Accessory Dwelling Units (ADUs): The element is revised to state that the City has received "many" ADU applications (p. 3.74) and maintains its assumption of 115 ADUs

during the planning period, or approximately 14 ADUs per year. For your information, this analysis should be based on permitted ADUs, rather than applications. HCD records indicate that the City has permitted 13 ADUs since 2018, or approximately 4 ADUs per year. The element's analysis and programs do not support a more than threefold increase in the number of ADUs. To include a realistic estimate for the potential for ADUs, the element must reduce the number of ADUs assumed per year and include analysis and programs as appropriate.

Electronic Site Inventory: Pursuant to Government Code Section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the site inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/housing-elements-hcd> for a copy of the form and instructions. Please note, upon adoption of the housing element, the City must submit an electronic version of the site inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element is revised to note the number of parcels and acreage within the CM zone, indicating that emergency shelters are subject to the same development standards that apply in the CM zone. However, the element does not identify and analyze these standards for compliance with Government Code 65583(a)(4). Additionally, the element still does not analyze the suitability of this zone. A full analysis should describe the accessibility of resources, services, and amenities, including transportation access. The element must be revised to address these requirements.
 - *Low-Barrier Navigation Centers:* The element is not revised to address this requirement. Please refer to HCD's prior review.
 - *Employee Housing Act:* The element is not revised to address this requirement. Please refer to HCD's prior review.
3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

Land Use Controls: The element is not revised to address this requirement. Please refer to HCD's prior review.

Constraints on Housing for Persons with Disabilities: The element is not revised to address HCD's findings related to group homes. Please refer to HCD's prior review.

4. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing*

at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)

The element is not revised to address this requirement. Please refer to HCD's prior review.

5. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

The element is not revised to address this requirement. Please refer to HCD's prior review.

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

The element now states the City has two federally funded affordable developments and none of the units are at-risk of converting to market rate uses in the next year. However, HCD records indicate Maywood Manor Co-op is at risk during the next ten years. The element should either clarify this development is not at-risk in the next ten years or include analysis as described in HCD's prior review and add or modify programs if necessary. Please see HCD's prior review for additional information regarding the required analysis.

C. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning was not established. Based on the results

of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Sites Identified in Prior Planning Periods: The element must include a program for vacant sites identified in two or more consecutive planning periods' housing elements, or nonvacant sites identified in one prior housing element, that are currently identified to accommodate housing for lower-income households. The program must be implemented within the first three years of the planning period and commit to zoning that will meet the density requirements for housing for lower-income households and allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households, pursuant to Government Code 65583.2, subdivision (c).

Replacement Requirements: As noted in Finding B2, the element may need to include a program to provide replacement housing. The replacement housing program must adhere to the same requirements as set forth in Government Code Section 65915, subdivision (c)(3).

City-Owned Sites: The revised element includes new information regarding a City-Owned parcel at 4801 Slauson Avenue and others. The element should include a program to ensure compliance with all applicable Surplus Lands Act provisions.

2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B3 and B4, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element does not contain actions that satisfy the AFFH requirements for specific and meaningful actions to overcome fair housing issues. Based on a complete analysis, the element must add or revise programs.

4. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in*

paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)

As noted in Finding B6, the element does not include a complete analysis of at-risk units. Based on a complete analysis, the element may need to add a program to preserve any identified at-risk units.

5. *Develop a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent... (Gov. Code, § 65583, subd. (c)(7).)*

The element is not revised to address this finding. Please refer to HCD's prior review.

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

DRAFT

Sixth Cycle (2021 - 2029)
HOUSING ELEMENT



Table of Contents

1.0	INTRODUCTION	2.1
1.1	CHALLENGES	2.2
1.2	STATUTORY AUTHORITY	2.3
1.3	SCOPE AND CONTENT	2.4
1.4	RELATIONSHIP TO THE MAYWOOD GENERAL PLAN	2.5
1.5	CITY OVERVIEW	2.5
1.6	PUBLIC PARTICIPATION	2.8
2.0	PROFILE REPORT	2.9
2.1	POPULATION CHARACTERISTICS	2.10
2.1.1	Population Growth Trends	2.10
2.1.2	Age and Sex	2.12
2.1.3	Race, Ethnicity, Citizenship, and Language Spoken at Home	2.13
2.2	HOUSING CHARACTERISTICS	2.14
2.2.1	Housing Types	2.14
2.2.2	Housing Tenure and Vacancies	2.15
2.2.3	Age of Unit and Housing Condition	2.16
2.2.4	Overcrowding	2.17
2.3	HOUSEHOLD CHARACTERISTICS	2.18
2.3.1	Household Type and Size	2.18
2.3.2	Households by Poverty Status	2.19
2.4	SPECIAL NEEDS GROUPS	2.20
2.4.1	Farm Worker Housing	2.20
2.4.2	Large Families	2.21
2.4.3	Female-Headed Households	2.22
2.4.4	Persons Experiencing Homelessness and Persons in Need of Emergency Shelter	2.22
2.4.5	Elderly and Handicapped	2.24
2.5	HOUSING UNITS AT RISK	2.26
2.6	HOUSING COSTS	2.26
2.6.1	Housing Affordability	2.26
2.6.2	Extremely Low-Income Housing Needs	2.31
2.7	EMPLOYMENT CHARACTERISTICS	2.32
2.7.1	Employment by Industry	2.32
2.7.2	Employment by Occupation	2.32
2.8	ZONING AND GENERAL PLAN LAND USE REGULATIONS TO ACCOMMODATE A VARIETY OF HOUSING TYPES	2.33



2.8.1	Land Use Controls – General Plan.....	2.33
2.8.2	Zoning Ordinance – Residential (R-3).....	2.34
2.8.3	Zoning Ordinance – Residential – Senior and Affordable Housing Overlay (R-SA).....	2.34
2.8.5	Zoning Ordinance – Residential Infill (CM).....	2.36
2.8.4	Land Use Controls – Non-Conforming Residential Uses	2.39
2.9	HOUSING DEVELOPMENT CONSTRAINTS.....	2.39
2.9.1	Local Government Forces	2.40
2.9.2	Market Forces.....	2.47
2.9.3	Other Constraints	2.49
2.10	ASSESSMENT OF FAIR HOUSING.....	2.52
3.0	HOUSING PLAN	3.53
3.1.1	Appropriateness of Goals, Objectives, and Policies	3.54
3.1.2	Homelessness Plan	3.58
3.1.3	Effectiveness of Programs.....	3.59
3.2	HOUSING GOALS AND POLICIES	3.62
3.3	HOUSING PROGRAMS.....	3.65
3.3.1	New and Affordable Housing Programs.....	3.66
3.3.2	Housing Conservation Programs.....	3.69
3.3.3	Emergency Housing Programs	3.71
3.3.4	Affirmatively Furthering Fair Housing Program	3.73
3.3.5	Reasonable Accommodation Program	3.74
3.4	QUANTIFIED PROGRAM OBJECTIVES.....	3.75
3.5	REGIONAL HOUSING NEEDS	3.75
3.5.1	1233 RHNA Carryover	3.76
3.5.2	Credits Toward the Sixth Cycle RHNA	3.77
3.6	AVAILABLE HOUSING SITES FOR NEW RESIDENTIAL DEVELOPMENT	3.77

1.0 INTRODUCTION

Housing is the foundation of our communities. Without a safe, affordable, and inclusive housing base, communities cannot thrive. Maywood was incorporated in 1924 and its development patterns were well-established before World War II. It is predominantly residential, located south of the industrial city of Vernon. Though the City is densely developed, with approximately 28,000 residents in approximately one square mile, providing decent and affordable housing opportunities remains an important priority. Maywood's recorded population and number of housing units has remained relatively stable since 1990, except for a small dip shown in the 2010 census after the Great Recession.

Maywood is an overwhelmingly Hispanic/Latino city, with 98% of residents estimated to be Hispanic or Latino, and is home to many immigrants (about 50% of residents were born abroad). The median household income is estimated to be about one-third lower than the median for the Los Angeles metropolitan area and one in five Maywood residents lives below the poverty line. Homeownership rates are low; nearly three-quarters of Maywood householders are renters. Though housing costs are moderate compared to the region as a whole, housing costs are high compared to Maywood incomes. Maywood also experiences significant overcrowding and many single-family homes have accessory units. There are concerns about parking and overcrowding. Maywood has predominantly low-rise building patterns, but there are a few four- and five-story buildings. The City is working to provide adequate housing to meet demand while balancing residents' concerns and quality of life.

As Maywood is an overwhelmingly Hispanic/Latino and low-income community in a small geographic area, it does not demonstrate patterns of housing segregation by race, ethnicity, income, or other protected characteristics that may be found in higher-income locations.

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

Maywood's small size and dense development character make it very pedestrian friendly. The City has an overall "Walk Score" of 80 (out of 100). It is served by three bus lines, Metro 108, 260, and 611. As California implements new housing laws seeking to increase density, provide more affordable housing opportunities, and increase overall housing supply, Maywood's urban character, existing housing density, and land use patterns are generally consistent with this future vision for California. A windshield analysis conducted in August 2021 found that more than 40% of parcels in Maywood's residential neighborhoods had visible accessory dwelling units. The City has proactively increased allowable density and provided for affordable housing development in a new zoning overlay district adopted in 2019. Because there are virtually no

vacant land parcels, production of additional housing will occur by redevelopment of existing properties. In recent years, Maywood has permitted few units overall and far fewer units per capita than in the SCAG region, with fewer than five units permitted in each year between 2000 and 2018.

1.1 CHALLENGES

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

- **Land Availability:** There is a very limited amount of land available for new housing development. Maywood is nearly built-out under current zoning, so any new housing construction will be redevelopment or infill development.
- **Housing Costs:** Since 2014, housing values have increased significantly (approximately 30%). The largest increase occurred between 2017 and 2018. In typical economic conditions, increasing housing values provide home and property owners with financial resources they can use to improve their properties. Atypical conditions can have both short- and long-term impacts on regional housing values and the long-term impacts of the COVID-19 pandemic have yet to be seen. Moreover, most Maywood residents are renters, so they do not directly benefit from higher property values. The majority of Maywood households are cost-burdened.
- **High Proportion of Renters:** Nearly three-quarters of Maywood's housing is renter-occupied. Landlords, particularly absentee landlords, may have less incentive than owner-occupants to make improvements to the property and housing.
- **Overcrowding:** The average household size in Maywood is 4.17 persons according to California Department of Finance (DOF) 2021 data. Nearly half of Maywood's households are estimated to be overcrowded (more than one person per room) or severely overcrowded (1.5 or more persons per room) (2014-2018 American Community Survey (ACS) 5-Year Estimates). Maywood reportedly has a significant undocumented population, which is a regional problem. Overcrowding is also a regional challenge. *The Central 710 FWY Corridor: An Asset Based Analysis Study* (prepared for The California Community Foundation and the Pat Brown Institute for Public Affairs at California State University, Los Angeles) found that the area, including Maywood, has some of the highest rates of overcrowding in the nation.
- **Population Density:** With more than 477 residents per square mile, Maywood is among the densest communities in California. Its estimated 27,904 residents as of January 2021 lived in 1.14 square miles (data from CA DOF E-5 Population and Housing Unit Estimates, January 2021). The Census 2020 enumeration and 2022 estimates show a

small decline in population, but knowledgeable observers also believe that the city has a significant undocumented and likely unenumerated population. New housing development required to meet Maywood's share of regional housing needs outlined in the Regional Housing Needs Assessment (RHNA) will likely increase this density.

- **Unpermitted Units:** Maywood's density is characterized in some neighborhoods by unpermitted garage conversions and accessory dwelling units (ADUs). As the City implements a planned local ADU Ordinance, it will need to continue tracking down and bringing these unpermitted units into code compliance.
- **Parking:** Many of Maywood's residents are tradespeople who drive pickup trucks and other large vehicles. This has led to complaints of insufficient parking on some residential streets. This parking issue has been exacerbated by increased residential overcrowding and garage conversions eliminating off-street parking and limiting driveway parking due to accessibility needs. The City has begun requiring resident permits for overnight street parking, which has been helpful on streets close to the city boundary.
- **Administrative Difficulties:** The 2010s were tumultuous years for the City of Maywood. During this time, many city functions were outsourced to contract employees and public corruption cases resulted in significant turnover in elected officials and city staff. Poor record-keeping during that time resulted in unreliable data resources. Despite those difficulties, Maywood is excited for the future and has a new slate of elected officials working to update and implement the City's General Plan. New staff has been hired over the last 4 years and is actively streamlining administrative practices, organizing data and information, and improving transparency and community engagement.

1.2 STATUTORY AUTHORITY

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

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

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

1.3 SCOPE AND CONTENT

The California State housing element must address the following:

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

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

The Sixth Cycle (2021-2029) housing element also incorporates the revised Regional Housing Needs Assessment (RHNA) formulated by the Southern California Association of Governments (SCAG) and outlines how the City plans to accommodate future housing demand identified for Maywood’s RHNA. The RHNA developed in 2021 directs an additional 365 units of housing to be accommodated in the Sixth Cycle plan. In addition to identifying the ways that Maywood will accommodate the RHNA, it updates the data and housing needs used to evaluate and create Maywood’s housing policies for the coming years. The Sixth Cycle Housing Element includes the following sections:

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

1.4 RELATIONSHIP TO THE MAYWOOD GENERAL PLAN

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

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

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

1.5 CITY OVERVIEW

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

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

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

Figure 1: Regional Location

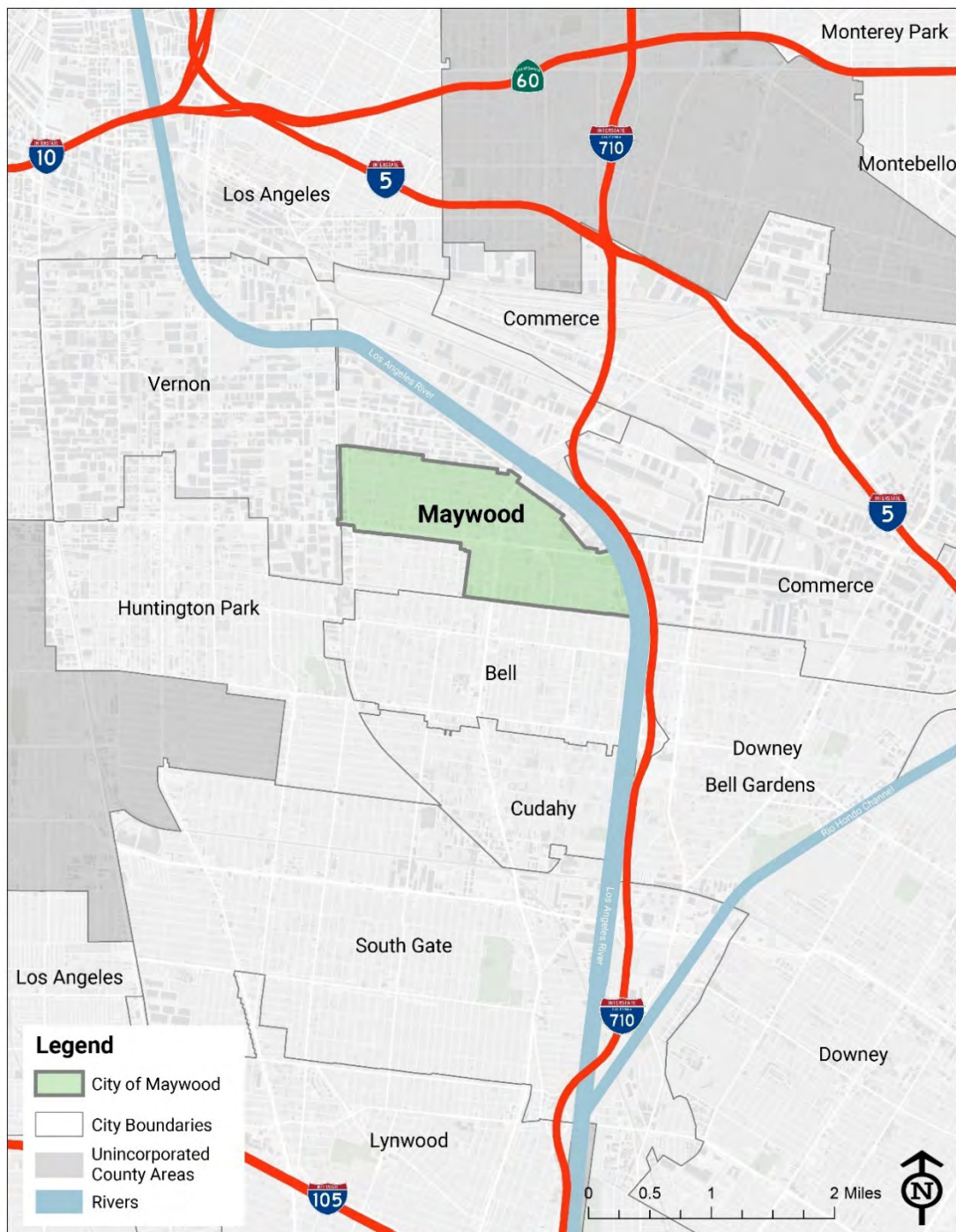
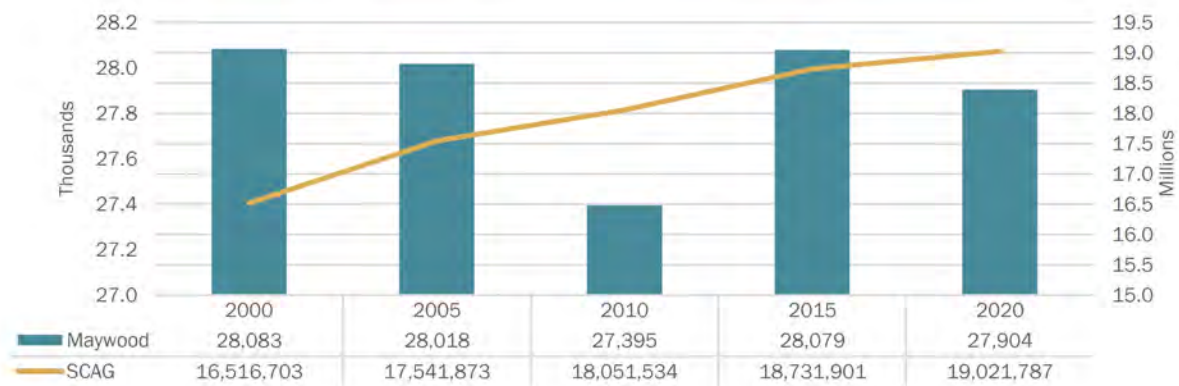
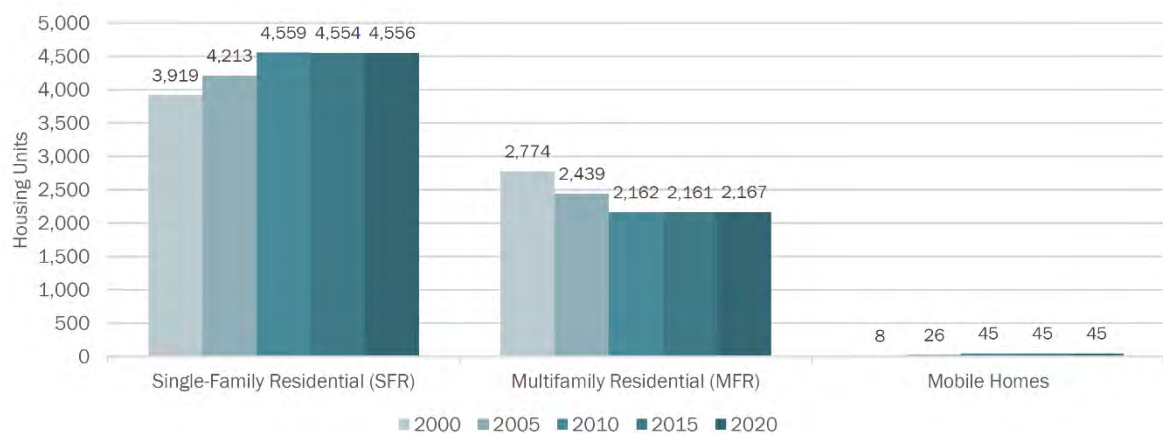


Figure 2: City of Maywood



Figure 3: Maywood Population 2000 – 2020 (SCAG Pre-Certified Local Housing Data)**Figure 4: Maywood Housing Types 2000 – 2020 (SCAG Pre-Certified Local Housing Data)**

1.6 PUBLIC PARTICIPATION

The Sixth Cycle Housing Element will be adopted in Summer 2022. The goals, programs, and policies identified during public outreach for the Fifth Cycle Housing Element and Amendment have been carried forward based on input received during outreach for the Sixth Cycle Housing Element update. The public participation process around housing completed as part of this General Plan update included an interactive website, presentations to City Council, outreach at local events, two public workshops, handouts and public engagement materials available in the lobby of City Hall, and opportunities for public comment on the draft housing element.

Public outreach was designed to reach all segments of the community. Outreach was conducted at public events that are very well attended and attract community members from all

income levels, for example, a Halloween event and a Health Fair. Other events the planning team participated in were events that are likely to attract lower-income populations, such as a Resources Fair that informs residents about opportunities for assistance. All outreach was conducted in both English and Spanish.

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

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

Moreover, following Department of Housing and Community Development (HCD) review, a public approval process will be initiated with more outreach to the community. This process will include an additional public review of the Draft Housing Element, public hearings at the Planning Commission and City Council, and final adoption.

A draft of the Housing Element was sent to HCD for review on November 11, 2021. On January 10, 2022 HCD issued a comment letter summarizing their review of Maywood's draft housing element and identifying necessary revisions. The City revised the Housing Element per HCD's letter and resubmitted it to HCD for review on July 1, 2022.

When a community updates its Housing element, it must also update the Land Use and Circulation Elements. Since Maywood adopted its last General Plan in 2007, the State of California has updated its requirements for the Safety Element and introduced a new Environmental Justice Element. These changes are triggered when a community updates three of its General Plan Elements. Since Maywood is updating the Housing, Land Use, and Circulation Elements, it is required to also create an Environmental Justice Element and incorporate the new requirements into its Safety Element. Those updates are expected in 2022-23 and will be accompanied by a robust public participation process.

2.0 PROFILE REPORT

This section provides an overview of Maywood's demographic, housing, and socioeconomic characteristics, and related housing needs. Data and information presented in this analysis is drawn primarily from the Southern California Association of Governments (SCAG) pre-certified local housing data publication (updated April 2021). The SCAG pre-certified data were compiled using a variety of sources including the State of California Department of Finance (DOF), State Employment Development Department (EDD), and the U.S. Census Bureau's American Community Survey (ACS) that predated the release of 2020 census results. To supplement the SCAG pre-certified data, additional information was drawn from the most recent ACS data release. The Census Bureau surveys the population annually and provides estimates for demographic, social, and economic data. The most recent five-year ACS data covers the period

between 2015 and 2019. The DOF provides population and housing estimates for California cities and counties annually. The DOF and Census Bureau data sometimes differ because of how the data are derived for each dataset. The DOF data provides useful and generally accurate population and housing estimates as of January 1 each year. The EDD and SCAG provided other data used throughout this analysis. SCAG data are based on governmental sources. Limited data from the U.S. decennial census of 2020 has been released. In addition to traditional issues around the reliability of enumeration in lower-income and high immigration communities, the pandemic in 2020 also may have affected this data.

This section is divided into the following segments:

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

2.1 POPULATION CHARACTERISTICS

2.1.1 Population Growth Trends

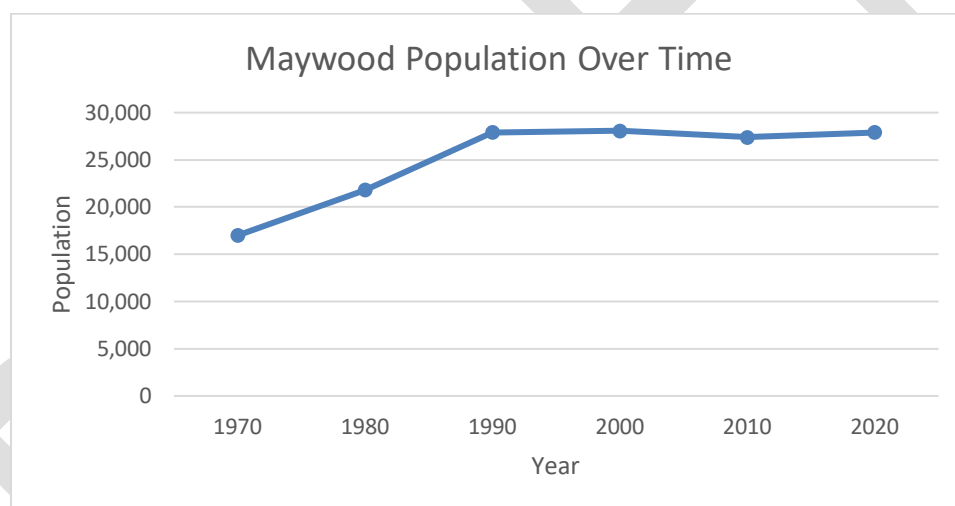
Maywood's population has fluctuated between 25,000 and 28,000 since 1990. By 1970, the City was considered built-out with a population of approximately 17,000 residents, but the population grew significantly in the 1970s and 1980s. Maywood recorded its highest population, 28,090, in 2000. Officially, growth has slowed and even reversed slightly since then. The 2020 Census shows a population of 25,138. As noted earlier, it is likely that there is additional unenumerated population.

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

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

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

Source: ¹US Census Bureau, ²SCAG Pre-Certified Local Housing Data

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

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

Using the 2020 Census total population number (25,138) released for Maywood by the time of revision of this document shows an 8% population decline since the 2010 census total. It is possible that this decline was a result of regional economic conditions, the impact of the COVID-19 pandemic, or undercounting, which can be common in lower-income and high-immigrant communities. Informed observers have reported that the actual population of Maywood includes an unknown number of unenumerated and undocumented residents. Some

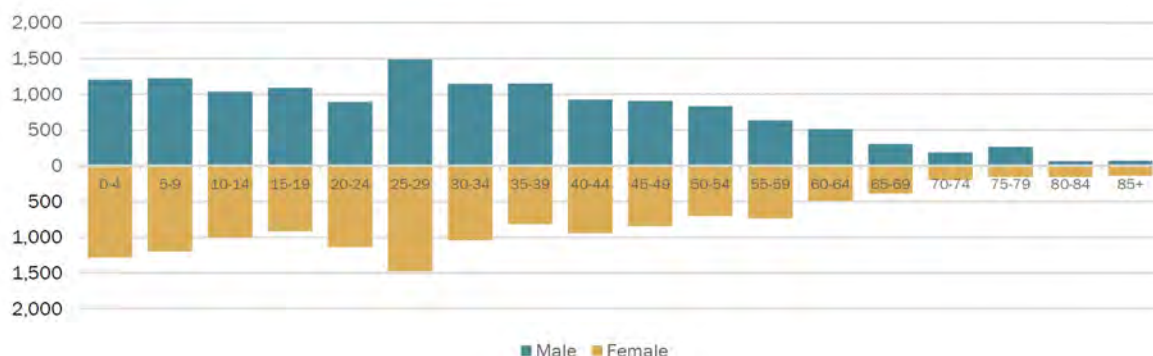
estimates of total population including these unenumerated persons place Maywood's population at around 35,000 people.

2.1.2 Age and Sex

Maywood's population is almost evenly split between men and women; the community is 50.5% male and 49.5% female. It is a young population of working age people and their children. The population skews younger than the SCAG region; nearly 30% of the population is under 18, compared to 23% in the SCAG region as a whole, and the largest age cohort in Maywood is 25-29 years old. Residents aged 65 and older comprise only 7% of the City's population, which is nearly 50% lower than in the SCAG region, where 13% of the population is 65 and older.

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

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

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

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

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

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

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

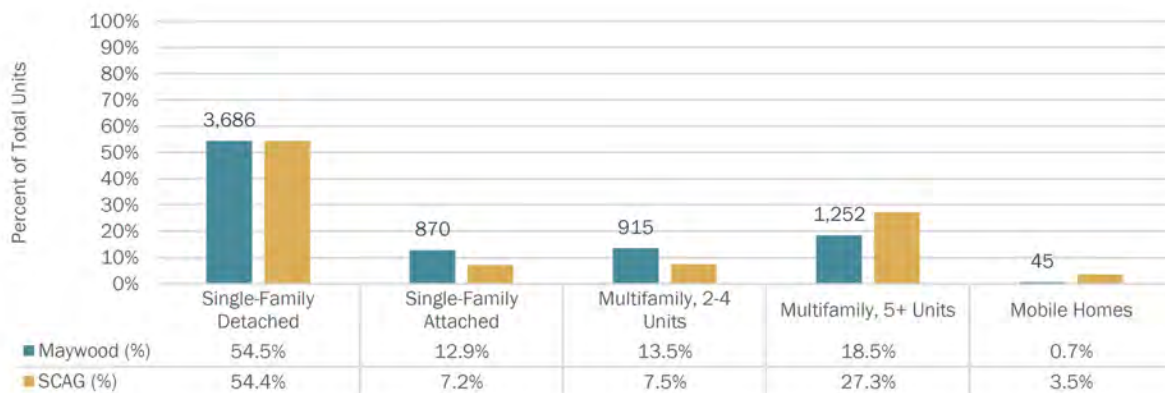
Table 4: Maywood Hispanic and Latino Population (2019 ACS 5-Year Estimates)

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

2.2 HOUSING CHARACTERISTICS

2.2.1 Housing Types

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

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

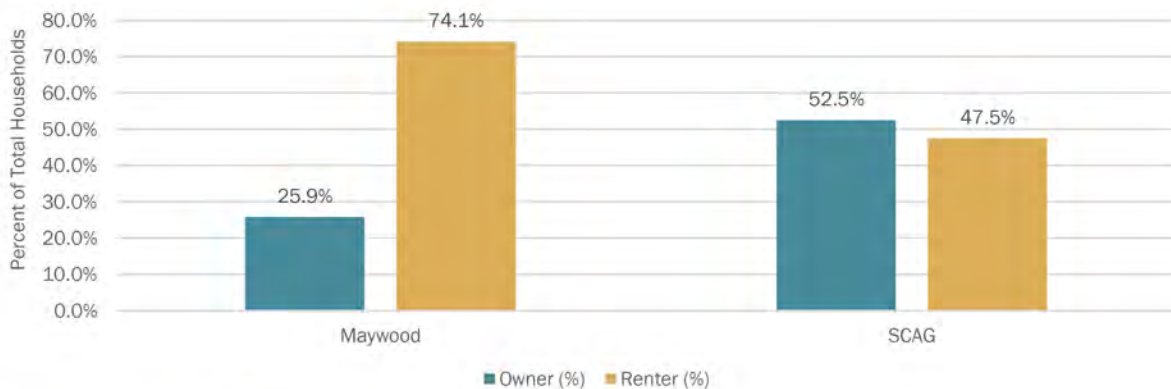
CA DOF E-5 Population and Housing Unit Estimates

Over the past twenty years, more single-family units have been constructed in Maywood than multi-family units. Single-family units increased by 637 and multi-family units decreased by 607. An additional 37 mobile home units were added over the same two decades. Construction of South Region High School by the LAUSD in 2010 resulted in the elimination of 119 housing units.

2.2.2 Housing Tenure and Vacancies

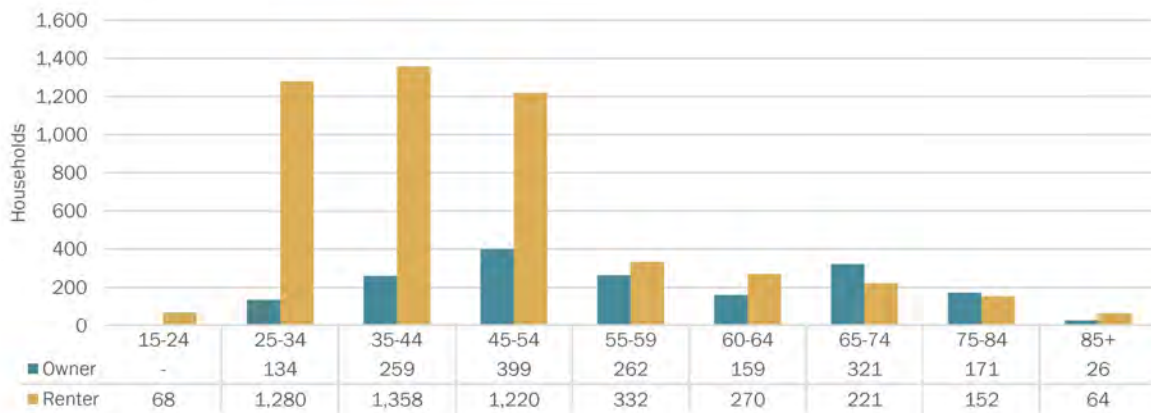
Housing stability and security can depend heavily on housing tenure. Nearly three-quarters of Maywood residents are renters, which reduces housing security. Of the City's approximately 6,700 housing units, only 1,731 or 26% are owner-occupied. In the SCAG region, housing tenure is more evenly divided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

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



American Community Survey 2014-2018 5-year estimates.

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

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

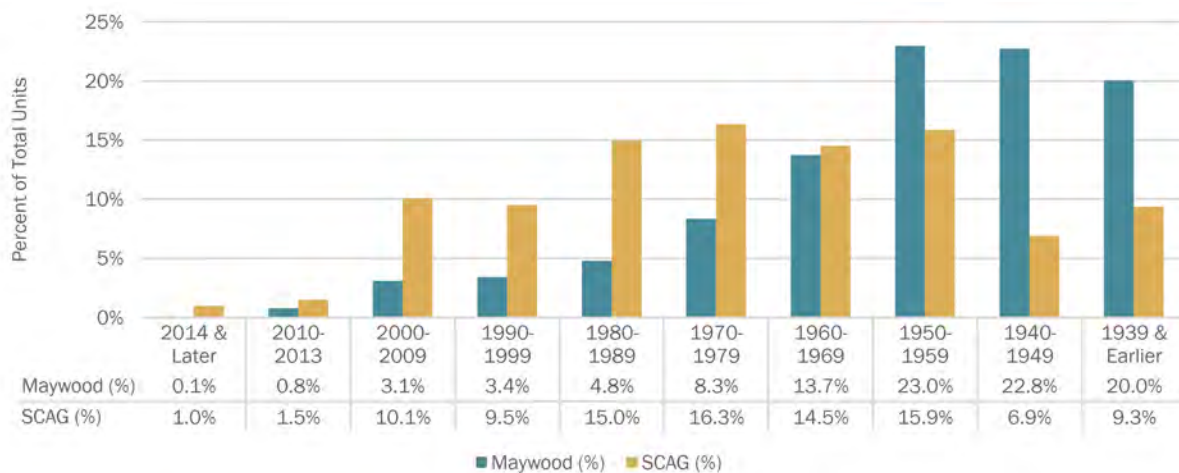
American Community Survey 2014-2018 5-year estimates.

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

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

2.2.3 Age of Unit and Housing Condition

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

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

American Community Survey 2014-2018 5-year estimates.

The ACS also provides information about substandard housing. In Maywood, the vast majority of housing is not considered substandard, but 112 units lack telephone services and 74 units lack complete kitchen facilities. No units are lacking plumbing facilities. In general, housing has been maintained and improved over the last decade, though unpermitted accessory units may need improvements to bring them up to code. Housing located at the western end of the city along the west side of Maywood Avenue, is in an area rezoned for industrial development in 1967. Although all residential uses were supposed to be vacated by 1987, some multi-family housing in poor condition persists in the area.

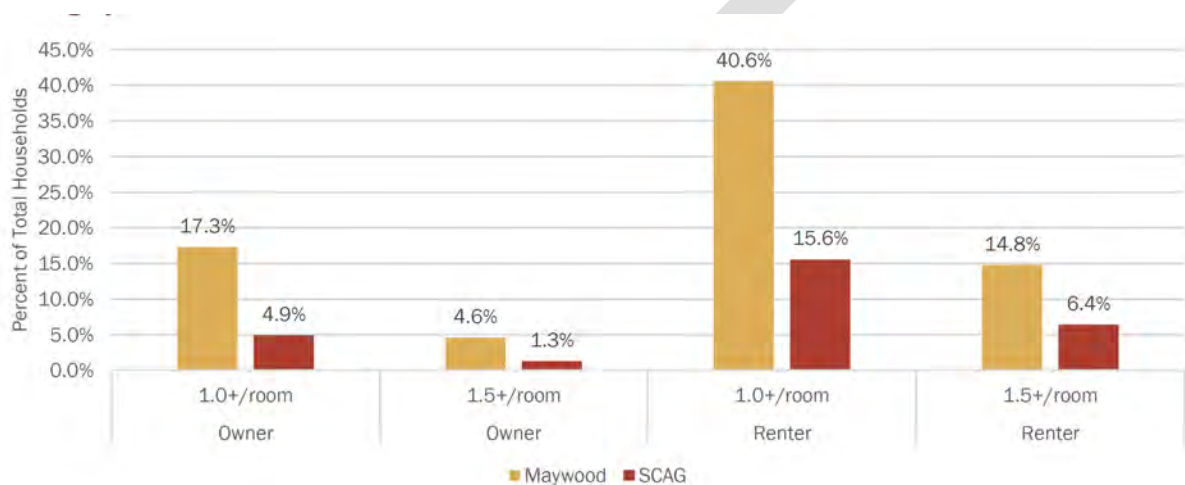
Given the age of much of Maywood's housing, an estimated 10% of the city's housing units (approximately 670 units) are in need of rehabilitation or replacement. In addition, one-story commercial buildings with deferred maintenance occupy many of the sites currently in the Emergency Shelter Overlay on Slauson Avenue and on sites identified as potential sites for affordable and additional housing in Section 3.6 of this plan. To provide more housing on these sites, these properties may need site consolidation, renovation or demolition and rebuilding into mid-rise buildings.

2.2.4 Overcrowding

The ACS defines overcrowding as more than one occupant per room and severe overcrowding as more than 1.5 occupants per room. By this definition, almost three-fourths of Maywood households are overcrowded or severely overcrowded. 40.6% of Maywood's renter-occupied households and 17.3% of owner-occupied households are overcrowded and an additional 14.8% of renter-occupied households and 4.6% owner-occupied households are severely overcrowded.

This means that over 55% of Maywood renter households live in overcrowded or severely overcrowded housing, significantly more than in the SCAG region. Regionally, only 22% of renter-occupied housing is overcrowded or severely overcrowded and 6.2% of owner-occupied housing is overcrowded or severely overcrowded. Maywood's overcrowding is likely related to the large average household size and the number of young, low-income and immigrant families that call Maywood home.

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



American Community Survey 2014-2018 5-year estimates.

2.3 HOUSEHOLD CHARACTERISTICS

2.3.1 Household Type and Size

Most Maywood residents (99.5%) live in households (defined by the Census as all the people, related or not, who occupy the same housing unit), and 84.3% of households are family households, defined as people who are related by birth, marriage, or adoption. Of the 5,645 family households in Maywood more than half (63.3%) are married-couple families and 27.6% of married-couple households have their own children under 18 living with them. Nearly a quarter of Maywood households (23.2%) are female headed households without a spouse or partner present. More than half (54.6%) of all households include at least one person under the age of 18 and 23.7% have at least one person age 65 and older. Approximately 10% of Maywood's households are single-person households. The average household size is 4.06 individuals and the average family size is 4.37 individuals.

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

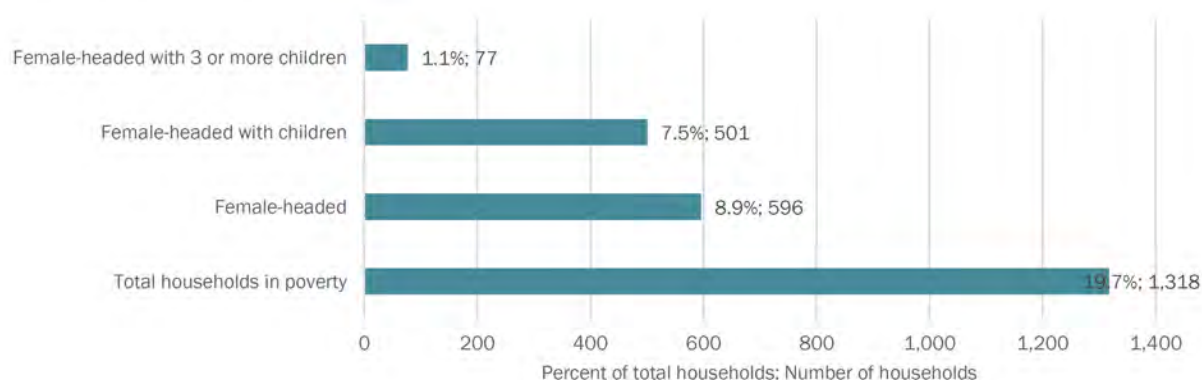
	Number of Households	Percent of All Households
Family Households	5,645	84.3%
Nonfamily Households	1,050	15.7%
Married-Couple Families	3,576	53.4%
Cohabiting Couple Household	782	11.7%
Male Householder, no spouse/partner present	786	11.7%
Female Householder, no spouse/partner present	1,551	23.2%
Households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

Recent data reported in the Maywood Plan to Prevent and Address Homelessness indicates that Maywood Schools have identified 4,379 families as “at risk.” This includes families of students eligible for free/reduced lunch, English learners, and foster youth.

2.3.2 Households by Poverty Status

Approximately twenty percent (19.7%) of Maywood’s households are experiencing poverty. This is more than double the household poverty rate in the SCAG region; regionally, only 7.9% of households experience poverty. Nearly half of Maywood households living under the poverty level are female-headed households and female-headed households with children account for 38% of Maywood households living in poverty. The poverty rate for children under 18 is estimated at 32%.

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

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

American Community Survey 2014-2018 5-year estimates.

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

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

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

2.4 SPECIAL NEEDS GROUPS

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

2.4.1 Farm Worker Housing

Farmworkers are essential to the region’s economy and food supply. Maywood is home to a very small share of the region’s workers classified as farmworkers. In Maywood, 84 workers (0.68% of all employed persons) are employed in farming, fishing, and forestry occupations. Of

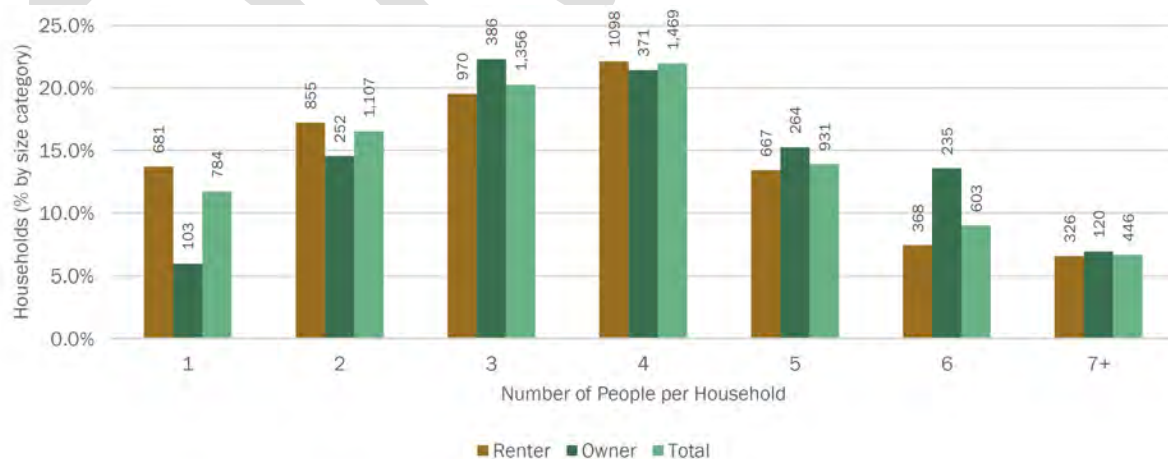
these, only 55 workers (0.61% of Maywood employees) are employed in year-round, full-time work. There are no agricultural enterprises with worker housing in urbanized Maywood. These workers seek housing in the general Maywood market and are subject to the same housing market issues as other residents.

2.4.2 Large Families

Large families also require specialized housing types because they need more space to accommodate their family members without overcrowding. According to the HCD, a large family is considered to be any household with five or more people. Since the median family size in Maywood is 4.37, this means that half the families have larger families. Nearly thirty percent of Maywood households are large; 1,980 of the 6,696 households (29.6%) have at least five members. The most common household size is four people and 21.9% of households have four members. Another 20.3% of households are three-person households. However, the City has a much larger share of 7+ person households than the SCAG region. Regionally, only 3.1% of households have more than seven people. In Maywood, 6.7% of households have seven or more people.

Most housing units in Maywood have 1-3 bedrooms, but precise data is not available on the number of units that accommodate larger families without overcrowding. In general, it can be stated that there are very few housing units with four or more bedrooms. Single family properties that have accessory dwelling units may accommodate larger family groups but data is not available.

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



American Community Survey 2014-2018 5-year estimates.

2.4.3 Female-Headed Households

To ensure adequate childcare and job training services, HCD requires local housing elements to analyze the number of female-headed households. A higher percentage of Maywood households are female-headed than in the SCAG region as a whole. In Maywood, 20.9% of households are female-headed. In the SCAG region, only 14.3% of householders are female. Maywood has double the share of female headed households with children. In Maywood, 13.3% of total households are female led with children while, regionally, only 6.6% of total households are female-led with children. As noted earlier, female-headed households, with or without children, are more likely to live in poverty.

2.4.4 Persons Experiencing Homelessness and Persons in Need of Emergency Shelter

Homelessness emerged as a major issue in Southern California in the 1990s, but with multiple recessions since then, as well as impacts from the COVID-19 pandemic, it continues to be a significant and ongoing challenge. The federal Department of Housing and Urban Development (HUD) mandates an annual Point-in-Time (PIT) count of people and families without housing for all HUD designated Continuums of Care. Maywood is part of the Los Angeles Continuum of Care (LA CoC) for which the Los Angeles Homeless Services Authority (LAHSA) is the lead agency. According to the PIT Count data, in January 2020, 47 unsheltered people resided in Maywood. This reflects an increased trend since 2017, consistent with increases across the County, State, and nation. The January 2021 PIT count was suspended because of the pandemic.

Various circumstances that may lead to homelessness include the following:

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

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

The LA CoC administers and coordinates a system of housing, providers, and entry-points for those who are homeless to access supportive services and housing through a program called the Coordinated Entry System (CES).

There are currently no emergency shelters or transitional housing for homeless persons in Maywood. However, on October 23, 2019, the City adopted a zoning amendment that established an Emergency Shelter (ES) Overlay District on specific properties zoned General Commercial / Manufacturing (CM). A total of 25 parcels (totaling 4.44 acres) are included in the three-block overlay. The ES Overlay specifies that emergency shelters are subject to those development standards that apply to development within the CM Zone. In May 2020, the Gateway Cities Council of Governments awarded funding to Maywood for the creation of a Plan to Address and Prevent Homelessness which is described in Section 3.3.3.

Maywood has a dedicated staff person who fields homeless assistance inquiries and makes referrals to the CES lead, with whom she has a close working relationship. The CES agencies providing services for those who are homeless within Maywood are People Assisting the Homeless (PATH), The Whole Child, and Helpline Youth Counseling. PATH works with adults experiencing homelessness and the Whole Child works with families and children. The Whole Child partners with Helpline Youth Counseling to provide services for youth ages 16 – 24. The City of Maywood's new web site includes a web page that provides a wide range of information on how and where to seek assistance for homeless persons. In addition to the City's Homeless Plan, in conjunction with the City of Bell Homeless Liaison, the City designed a *Homeless Resource Guide* that provides referral services from diverse organizations for Food Programs, Mental Health Programs, Homeless Shelters & Services, and Crisis Lines.

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.

The Los Angeles County Sheriff's Department also 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.

2.4.5 Elderly and Handicapped

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

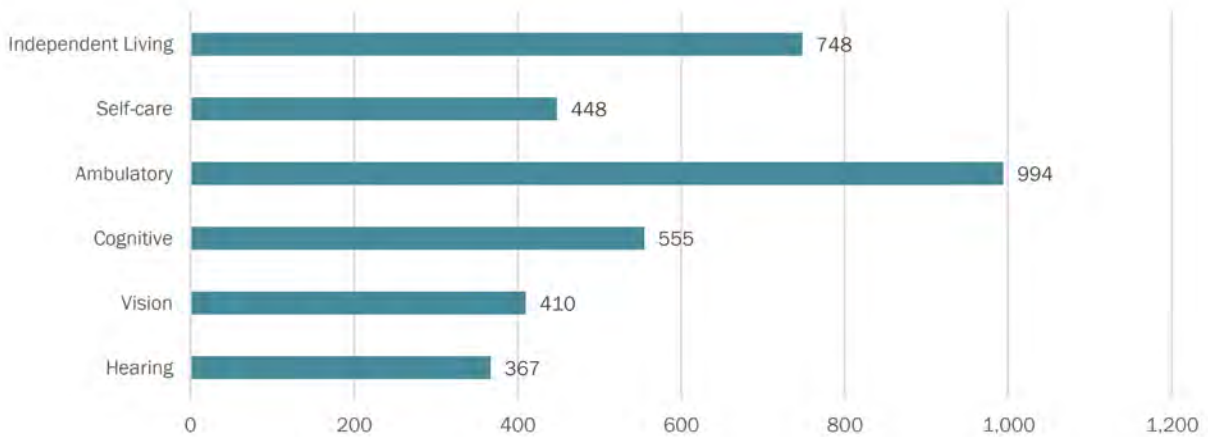
As noted earlier, more than half of Maywood seniors live in poverty. Often elderly residents are on a fixed income and, as a result, have greater difficulty in maintaining adequate living arrangements as housing costs increase. Senior citizens who own their own homes are generally at an advantage over renters as their housing costs are typically fixed. However, not all mortgages are fixed-rate and these homeowners are still subject to increasing real estate taxes, utility rates, and increases in other living expenses. Many older residents choose to remain in their own homes, despite the fact that these homes may not be designed to accommodate the special needs of aging residents. About 24% of Maywood households include people over 65, so many seniors share housing with others.

The Census Bureau estimates that 3.6% of Maywood residents under age 65 are disabled. Disabled residents often have special needs when it comes to housing and many live on fixed incomes. Households may have both elderly and disabled residents. Special interior alterations may be needed to accommodate a disabled resident. Retrofitting an existing structure may cost thousands of dollars and be beyond the means of households with lower incomes. Handicap-accessible housing is often in short supply, and this shortage is even more pronounced for renter households. Unless handicap provisions are made when a unit is first constructed, these improvements are not likely to be found in a typical rental unit.

Many developmentally delayed individuals can live and work independently in a conventional housing arrangement. However, some individuals require group living environments where supervision is provided. The most severely affected individuals may require institutional environments that provide medical and other services in-house. Because developmental disabilities occur before adulthood, the first issue in supportive housing is to transition the person from their family home to an appropriate level of independence as an adult. Many agencies work together to provide housing, education, and services for disabled Maywood residents. In Maywood, 244 people with developmental disabilities are under age 17. The

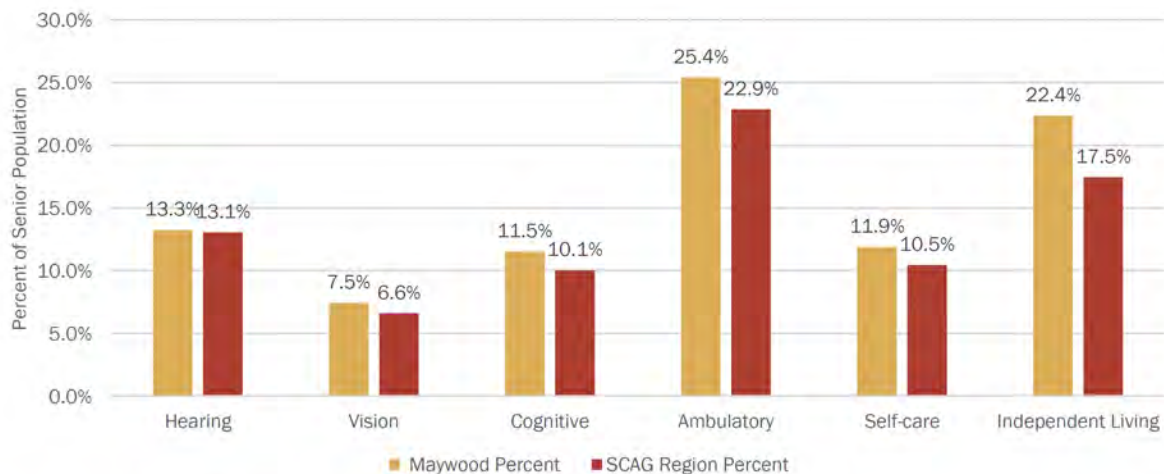
majority of individuals with developmental disabilities (234) live in the home of their parent, family, or guardian. Five live in a foster or family home and another five live in other housing types. None live in independent/supported living, community care facilities, or intermediate care facilities(Source: SCAG Pre-Certified Local Housing Data).

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



American Community Survey 2014-2018 5-year estimates.

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



American Community Survey 2014-2018 5-year estimates.

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

The SCLARC contracts with DDS to coordinate services for individuals with developmental disabilities and their families. Key services offered by the SCLARC include an adult day program (Adult Development Center or ADC), sheltered workshops, behavior management day programs, residential placement, supported living, independent living training, and supported employment. SCLARC serves more than 8,000 individuals and families. Of this total, 38% have an intellectual disability, 37% have autism, 11% have epilepsy, 9% have cerebral palsy, and 5% have other developmental disabilities.

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

2.5 HOUSING UNITS AT RISK

Maywood has two federally-funded affordable housing apartment developments for the elderly with a total of 107 units. One is funded by Low-Income Housing Tax Credits and the other is funded by HUD Section 202 Housing for the Elderly and project-based housing vouchers (Section 8). These units are not at risk of converting to market rate housing in the next 10 years during the Planning Period. The City will continue to monitor them and support the continued affordability of these units.

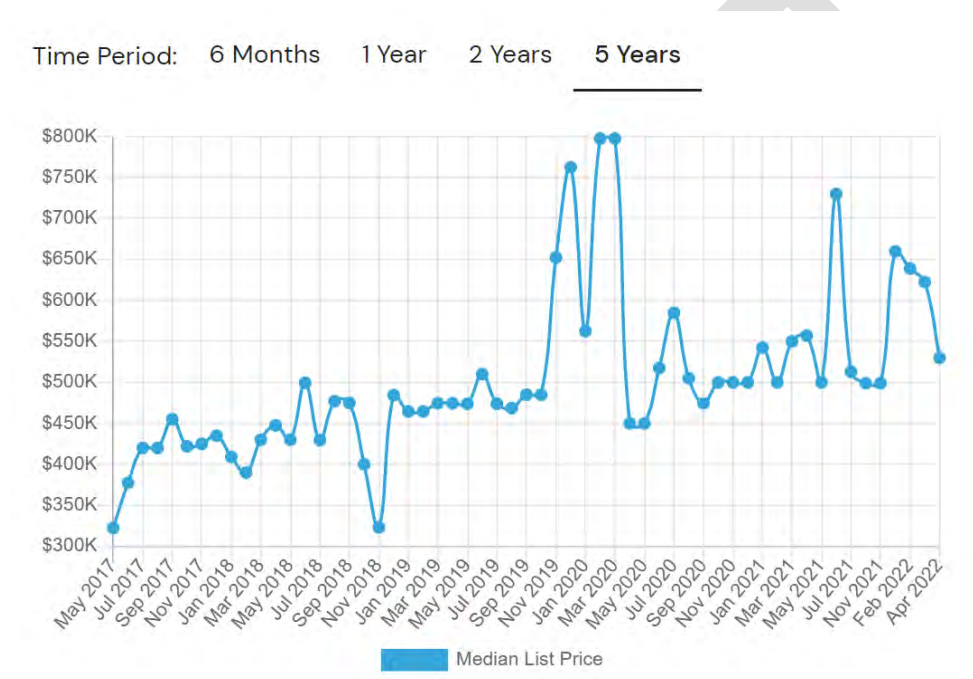
2.6 HOUSING COSTS

2.6.1 Housing Affordability

While housing costs in Maywood are generally somewhat lower than many other Southern California communities, housing costs are relatively high compared to Maywood's median household income. Like the rest of southern California, purchase prices for housing in Maywood

have increased substantially. Because many nominally single-family properties include more than one housing unit, the prices are often out of reach for households making the median income. Housing prices in Maywood increased 178% between 2000 and 2018; this is slightly more than in the SCAG region where housing prices increased 151%.

As of March 2022, the median list price of a single family house in Maywood was reportedly \$622,444 or \$527 per square foot (Movato Real Estate, www.movoto.com/maywood-ca/market-trends/) and houses typically sell after a month on the market. Because of the small number of housing units for sale at any one time, the median list price fluctuates but the general trend shows increasing prices.



Source: movoto.com/Maywood-ca/market-trends/

Figure 16: Median List Price for Homes in Maywood

As reported by householders through the Census Bureau's ACS, the median value of all owner-occupied units in Maywood (1,747 or about 26% of total units), was \$387,000 in 2019. The most common mortgage payment in Maywood was \$2,000 - \$3,000 per month. This was also the most common mortgage payment in the SCAG region, another indication that housing prices in Maywood are more aligned with the region than residents' median incomes.

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

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

Source: 2019 ACS Table DP-04

As reported through the ACS, the most common rent category in Maywood in 2019 was \$500 - \$1,000 per month with 43.7% of renters paying rent in this range.

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

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

Source: 2019 ACS Table DP-04

Cost burden

Housing affordability is also measured by the percentage of gross income spent on housing. A household is considered to be cost burdened if more than 30% of income is spent on housing; severely cost burdened households spend more than 50% of their income on housing costs.

In Maywood, nearly 56 percent of all households are cost burdened or severely cost burdened. Nearly thirty percent (26.4%) of all Maywood households are cost burdened (they pay between 30% and 50% of their gross income on housing costs) and another 19.5% of all households are severely cost burdened (they pay more than 50% of their gross income on housing costs).

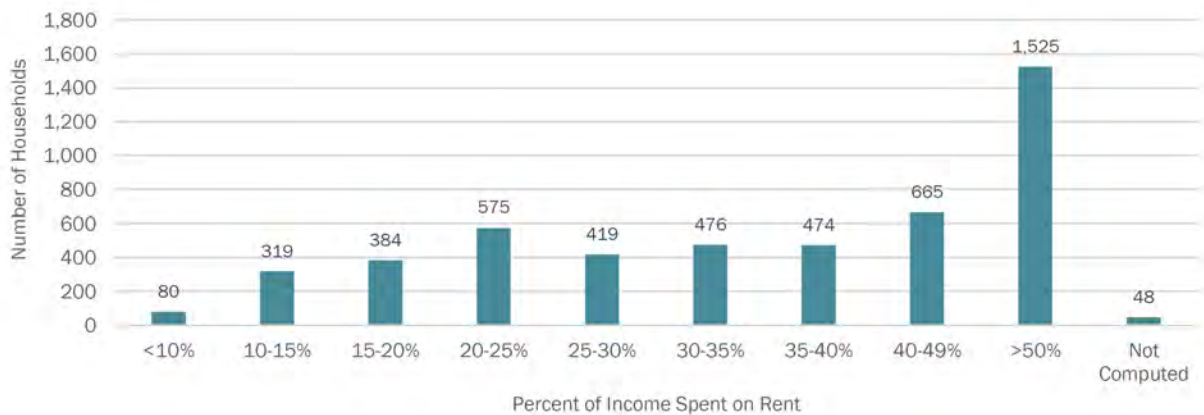
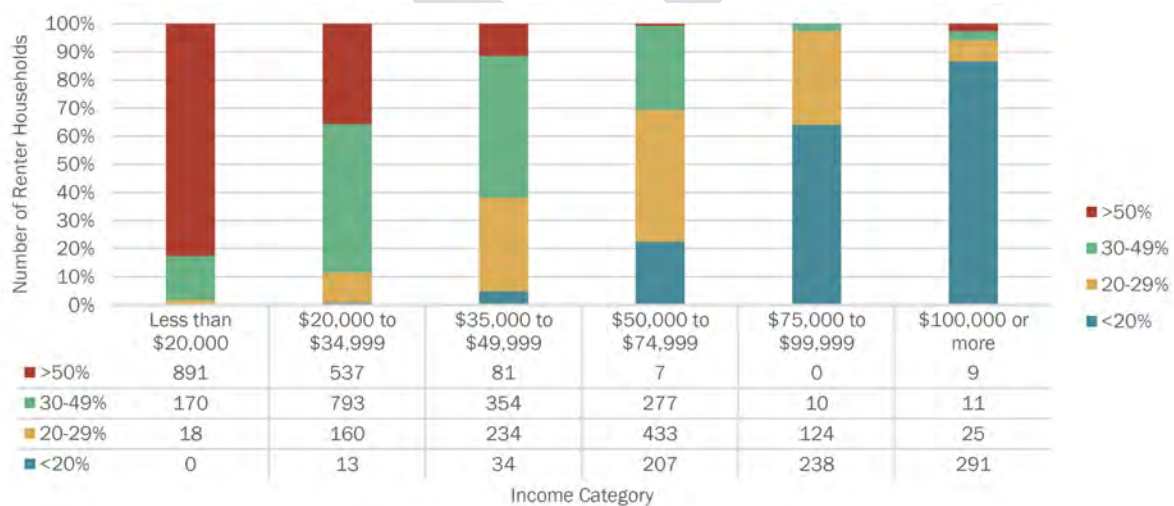
Maywood’s renter-occupied households are even more likely to be cost-burdened with: 63.2% of Maywood’s renter households spend 30% or more of their gross income on rent. An additional 30.7% spend 50% or more. This is higher than in the SCAG region, where 55.3% of renters spend more than 30% of their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

While percentage of income paid for housing is a good way to measure general affordability, it is important to note that lower-income households spending the same percentage of their income on housing as a higher-income household are more constrained and cost burdened by housing costs than their higher-income counterparts who retain more disposable income.

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

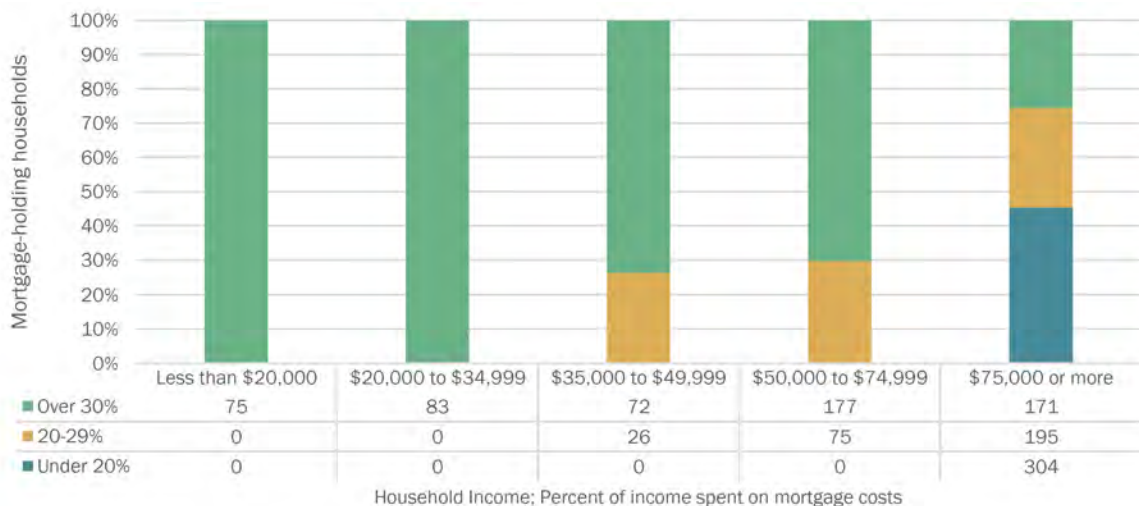
Households by Share of Income Spent on Housing Cost:			
Income	< 30%	30-50%	> 50%
< 30% HAMFI	79	363	1,559
30-50% HAMFI	564	918	255
50-80% HAMFI	1,029	289	75
80-100% HAMFI	525	70	0
> 100% HAMFI	690	59	0
<i>Total Households</i>	<i>2,887</i>	<i>1,699</i>	<i>1,889</i>

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

Figure 17: Spending on Rent (SCAG Pre-Certified Local Housing Data)**Figure 18: Spending on Rent by Income (SCAG Pre-Certified Local Housing Data)**

American Community Survey 2014-2018 5-year estimates.

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

Figure 19: Costs for Mortgage Holders by Income (SCAG Pre-Certified Local Housing Data)

2.6.2 Extremely Low-Income Housing Needs

The extremely low-income population are those whose annual income is less than 30% of the area median income (AMI). It can be especially challenging to find suitable and affordable housing for this population. Nearly a third (31.5%) of Maywood's households are extremely low income. Ninety percent of Black, non-Hispanic households in Maywood are extremely low income and 31.5% of Hispanic households are extremely low income. Of the 2,055 extremely low income households in Maywood, 1,835 (89.3%) are renters. As noted earlier, over half of senior households are extremely low income, and female-headed households are more likely to be low-income and extremely low income. More than a third of renters in Maywood are extremely low income. During the 6th Cycle Planning Period, it is expected that extremely low-income households will continue to comprise about a third of total households. Now and in the Planning Period, they will remain disproportionately households that are elderly and that are female-headed, particularly with children. This housing need means that housing appropriate for extremely poor seniors living alone and for female-headed households with children are expected to make up about a third of households.

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

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

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

2.7 EMPLOYMENT CHARACTERISTICS

2.7.1 Employment by Industry

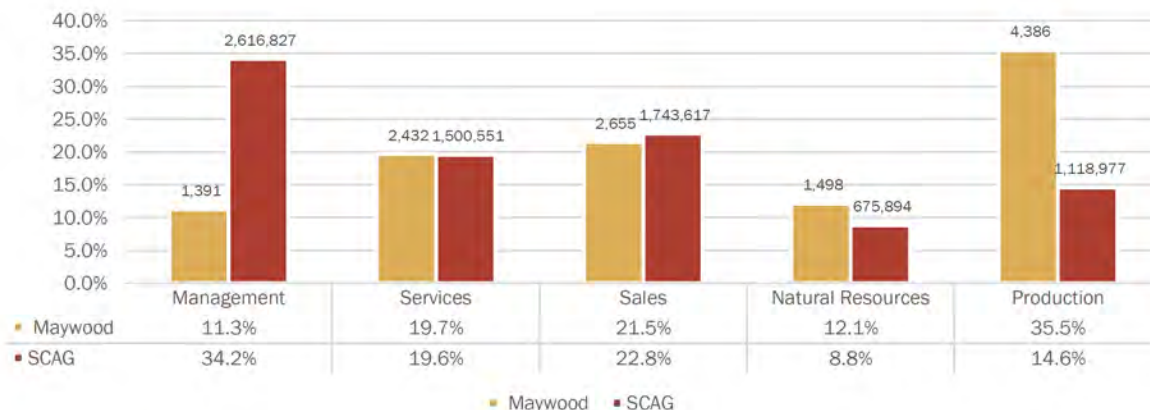
According to the 2014-2018 ACS estimates as reported in the SCAG Pre-Certified Local Housing Data, Maywood has 12,362 workers working in 13 major industrial sectors. More Maywood residents work in Manufacturing (2,285 employees or 18.5% of workers) than any other sector. The second-largest sector is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

2.7.2 Employment by Occupation

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

Maywood residents (11%) work in Management than in the region as a whole. More than a third of employees in the SCAG region are in Management.

Figure 20: Employment by Occupation (SCAG Pre-Certified Local Housing Data)



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

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

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

2.8.1 Land Use Controls – General Plan

Approximately 57% of the City's total land area is designated as Residential in the General Plan which was adopted in 2007. The dominant residential land use designation is "Residential," which corresponds to the R-3 district. This category of land use is characterized by a mix of single-family detached and attached or detached multi-unit developments with densities of up to 20 units per acre. While the Zoning Ordinance has been updated to create new zoning districts with higher densities, updates to the General Plan's Land Use Element will be made after adoption of this Housing Element. A comprehensive zoning review and update is also proposed as part of the City's updated Land Use Element.

2.8.2 Zoning Ordinance – Residential (R-3)

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

The development standards for the R-3 zone include a 5,000 square-foot minimum lot size, a two-story height limit, a 25-foot front yard setback, not less than 3-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, an additional one-half (½) guest space per unit is required. The standards and regulations for the R-3 zone district are summarized in Table 11.

Since Maywood is effectively built out under current residential zoning and the majority of housing was built decades ago, there is a substantial number of nonconforming residential lots and buildings.

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

On October 23, 2019, concurrent with the 5th Cycle Housing Element, the City amended the Zoning Ordinance to create a new R-SA Overlay District where the primary by-right permitted uses are affordable housing developments and senior citizen housing complexes. The underlying base zoning determines other uses. Affordable housing and senior housing are required to be income-restricted or age-restricted, as relevant, for a minimum of 55 years or any longer period specified by subsidy or financing agreements, through a deed restriction running with the land. Provisions include:

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

The R-SA Overlay district replaced the existing R-S and also applies to Housing Successor Agency-owned properties. About 15 parcels along 58th Street between Heliotrope and Woodlawn, originally designated for R-S zoning, were converted to R-SA with the 2019 Zoning Amendment. In addition, the R-SA designation can be initiated by the City or a developer of affordable housing on properties currently zoned C-M via a Zone Change application.

2.8.4 Zoning Ordinance – Emergency Shelter Overlay (ES)

Also on October 23, 2019, the City revised the Zoning Ordinance to establish an Emergency Shelter (ES) Overlay District on specific properties zoned General Commercial/Manufacturing (CM). The ES Overlay was adopted by the City Council on October 23, 2019. There are a total of 25 parcels totaling 4.4 acres in this three-block overlay. Existing uses include auto services, hardware stores, and a variety of small operations that focus on personal services (such as salon, tattoo, etc.), as well as a small motel. The buildings are old and many appear to have deferred maintenance. Specifically, four parcels are used as parking lots and one parcel is developed as a warehouse. Adaptive reuse of these properties may be feasible. Slauson Avenue is a major thoroughfare with easy access to public transportation. **This area is appropriate for Emergency Shelter development because it is located in the heart of Maywood with ample access to transportation (both for private vehicles and public transportation) and services necessary for residents transitioning from being unhoused. The area is central to the City's services and job base as well as to municipal services.**

The ES Overlay adheres to State law (**Government Code 65583 (a)(4)**) and specifies that emergency shelters are subject to those development standards that apply to development within the CM zone. There is a minimum separation of 300 feet between shelters.

Figure 21: Emergency Shelter Overlay District



2.8.5 Zoning Ordinance – Residential Infill (CM)

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

Table 11: Summary of Residential Zoning Districts

Regulation	R-3 District	CM District	R-SA District
Required Area	5,000 sf	5,000 sf	10,000 sf
Maximum Density	20 dwelling units/acre	20 units/acre (multi-family)	Senior Housing: 72 units/acre; up to 112 with density bonus Affordable housing: 48 units/acre; up to 65 with density bonus
Minimum Setbacks Front Yard Side Yard Rear Yard	25 feet 5 feet 15 feet	Determined by PUD	25 feet 5 feet 15 feet
Number of Parking Spaces Required	2 covered spaces (single-family); 2 covered spaces/unit plus half a space per unit for guest parking (apartment, <3 bedrooms)	Determined by PUD	Affordable Housing: 1 space/unit for bachelor and 1 BR units 2 spaces/unit for 2/3 BR units 2.5 spaces/unit for 4 BR units 0.5 space/additional bedroom 0.25 guest space/unit Per State Density Bonus Requirements
Height Limit	Two stories or 35 feet	Determined by PUD	Four story

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

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

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

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

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

Use	Zone District			Comments
	R-3	C	CM	
Single-Family	P	C	X	
2-4 Dwelling Units (DU)	P	C	X	
5+ DU	P	C	C	Affordable multi-family projects may be located within the R-SA overlay district.
Residential Care Facility	P	X	X	
Transitional Housing	n/a	n/a	C	The City complies with State Law (Gov. Code, § 65583, subd. (a)(5).), requiring that transitional housing is a permitted use where multi-family housing is permitted.
Supportive Housing	n/a	n/a	C	The City complies with State Law (Gov. Code, § 65583, subd. (a)(5).), requiring that supportive housing is a permitted use where multi-family housing is permitted.
Emergency Shelter	X	X	C	On October 9, 2019, the City revised its Zoning Ordinance to allow Emergency Shelters by right in the Emergency Shelter Overlay District.
Single-Room Occupancy (SRO)	n/a	n/a	n/a	
Manufactured Homes	P	P	P	
Mobile Homes in Maywood Zoning Ordinance	P	X	X	
Second Unit	P	X	X	Second Unit Ordinance conforms to State Law

P = Permitted

U = Underlying Zone Determines if Use is Permitted

C = Conditionally Permitted

X = Prohibited

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

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

2.8.4 Land Use Controls – Non-Conforming Residential Uses

A significant number of multi-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 were destroyed. The majority of housing in the R-3 zone is, however, single-family as dictated by the typical 6,000 - 7,500 square-foot parcel size, with two or three additional accessory units located behind the primary structure, frequently with one of the units above a garage. The City encourages lot consolidation of individual R-3 parcels to provide for multi-family development and maximize the potential number of units on a site. The greatest concentration of non-conforming residential development is found within an area located on the west side of Maywood Avenue. The existing housing units in this industrial area are in a poor state of maintenance. In 1967, the City's Zoning Ordinance was amended to designate this as an industrial area, and residential property owners were given 20 years (until 1987) to conform to the manufacturing zone requirements and vacate all residential uses. These conditions were recorded against all residential properties in the industrial zone and disclosed to potential purchasers as part of the title report. However, some multi-family housing persists in this area.

2.9 HOUSING DEVELOPMENT CONSTRAINTS

This section of the Sixth Cycle Housing Element focuses on the constraints that may limit the development of housing, especially affordable housing, in Maywood. Local government

regulations and market forces can constrain and increase the cost of new housing development.

Local governments may unintentionally affect the cost of housing through their land use controls, building codes and the enforcement of building codes, fee processing requirements, required on- and off-site improvements, and local taxes. In addition to governmental constraints, economic and market factors can also affect the costs of new housing development.

The City's built-out nature provides the largest constraint on development. There are no opportunities for new development, so all projects in the City are redevelopment projects which are more complex and challenging to compete than greenfield development. The City continues to review and update its Zoning Code to provide opportunities for development, but other forces including over-extended funding programs, the ongoing COVID-19 Pandemic, and the high cost of property also limit redevelopment potential. As everyone is aware, the COVID-19 Pandemic as well as other forces have severely impacted the global supply chain and caused astronomical increases in construction materials. Ongoing labor shortages are also a constraint on development even when a developer is able to get materials onsite, there can be labor delays.

Permitting timelines are not a constraint in Maywood. Large projects, such as Maywood Villas (50+ units of affordable senior housing above commercial space with associated parking and site improvements) received a certificate of occupancy approximately four years after the proposal was first submitted. The City proactively works with proponents to assist with meeting plan check requirements and meeting other permitting standards to ensure speedy permitting. The most common development type in the City is the creation of ADUs; it generally takes about two months to receive a permit for an ADU. However, much of this timeframe is generally spent assisting the property owner to ensure that their plans and other documentation meet permitting requirements.

Maywood has consistently worked to ensure that its land use controls do not hinder development while protecting the character of its residential neighborhoods. As the City has adopted a variety of zoning districts and overlay districts, developers have a number of opportunities to build to the maximum density while remaining consistent with the City's densely-developed character. Height restrictions, setback requirements, and lot coverage requirements are relatively flexible to allow for high-density development. The City maintains parking requirements due to the community's overcrowded nature and high number of vehicles belonging to the typical Maywood household. This could be considered a constraint on development, but project proponents have been able to provide the required parking onsite.

2.9.1 Local Government Forces

Zoning Requirements

The City's R-3 zoning requires two covered spaces for units with 1-3 bedrooms and 1 additional uncovered space for each additional bedroom above 3 plus half a space per unit for guest parking for multi-family development, regardless of unit size. This parking standard is identified by the State HCD as a potential constraint to multi-family development. In 2019, parking requirements were somewhat reduced for affordable housing developments.

Furthermore, the Zoning Ordinance includes a Planned Unit Development process and a design review process, although the City has reportedly never been asked to use design review and any PUD processes, if any, were many years ago. Measures to modify or eliminate these requirements to help streamline regulations to encourage development and still protect the public interest will be reviewed as part of the complete zoning update planned for the 6th Cycle Planning Period.

On- and Off-Site Improvement Requirement

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

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

Development Processing

The time required to process a project varies in relation to the size and complexity of the proposed project and the number of actions or approvals required to complete the process.

Table 13 identifies the typical processing requirements and time most common in the entitlement process. It is important to note that certain review and approval procedures may run concurrently.

Table 13: Permit Review Timelines in the City of Maywood

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review (Project <5,000 sf)	2 weeks	Planning Director
Site Plan Review (project >5,000 sf)	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	Planning Director
Tentative Maps	10 – 12 weeks	City Council

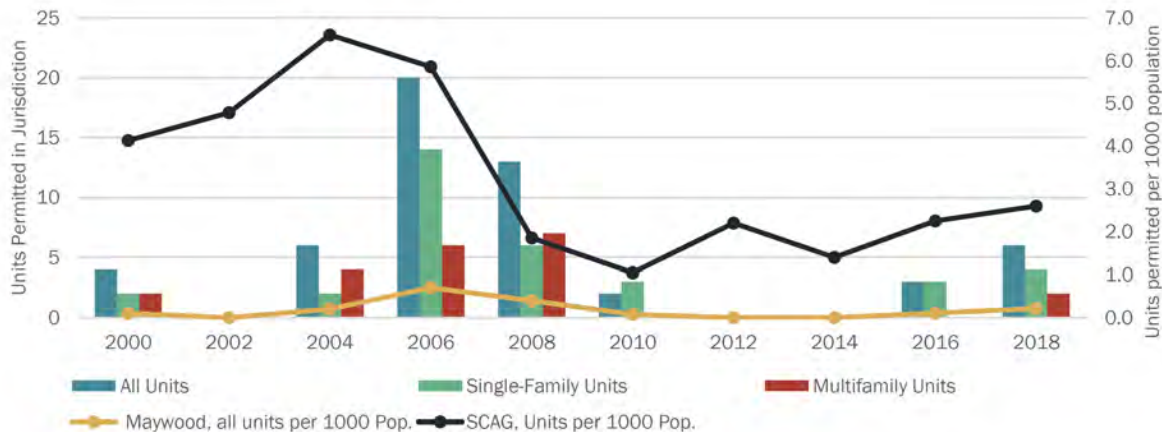
The City works closely with developers to expedite the approval procedures so as to not impose unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Building and Planning Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Concurrently, elevations and drawings are sent to the Planning staff for pre-approval. The plan is then approved at the staff level. A “single-family” project (actually 1-4 units) is approved in two weeks from the date of plan submission if no variances, exceptions, or zone changes are required. After the project is approved by staff, the Building Department performs plan checks and issues the building permits. Throughout construction, the Building Department performs building checks to monitor the project’s progress. This process does not place undue constraints on most developments because of the close working relationship between City staff, developers, and the decision-making body. Depending upon the project’s complexity, building plan check for new construction averages 3 to 4 weeks. In times when there are staff shortages or there is an increase in permit requests, Maywood has followed a policy of retaining temporary staff and/or consultants to handle the increased workload. This compares very favorably to other jurisdictions in the area.

The evaluation and review processes required by City of Maywood procedures can contribute to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit’s selling price. For residential development, permits may be necessary from several departments. However, processing time for residential projects in Maywood is not excessive. The actual review time is dependent on the size and location of the project, whether it is designed to meet City standards, or requires requests for variances from development

standards. In general, the processing time for most residential projects in Maywood ranges from one to three months, which compares favorably with other jurisdictions in the region.

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

Figure 22: Housing Units Permitted (SCAG Pre-Certified Local Housing Data)



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

Site Plan Review and Planned Unit Development

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

Planned Unit Developments (PUDs) are required for multi-family developments (5 or more units) outside the R-SA Overlay District. However, there have not been any PUD applications in a very long time, likely due to the lack of large lots to accommodate large multi-family developments proposed in Maywood. The Design Review process for PUDs reportedly has never been used.

The purpose of the PUD process is to allow flexible design standards that will encourage multi-family affordable housing development in Maywood through integrated, compatible housing design for low- and lower-income households. PUDs are subject to discretionary approval by the Planning Department and require compliance with Section 5125 of the Maywood Zoning Ordinance. PUD projects are reviewed within an initial 30-day period. Once the application is deemed complete, it is routed to the various agencies for comment within a 30-day period and is scheduled for the next available Planning Commission hearing.

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

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

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

Site Plan Review

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

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

As part of the City’s planned update of the Zoning Code, the City will be revising the Site Plan Review process and criteria to streamline development.

Development Fees

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

Table 14: Current Discretionary Fees

Description	Fee
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	\$2,012*
Certificate of Compliance	\$75

Source: City of Maywood, 2021

*Plus \$804 Noticing Fee

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

Table 15 estimates the building fees for a typical single-family home and multi-family development. Processing fees are well under 1% of total development cost. Assuming a 1,000

square foot unit, the total development fees (including school district fees) would be approximately \$5,470 per unit for both single-family and multi-family housing. This assumes 20 electrical fixtures, 5 plumbing fixtures, one sewer connection, and 1,000 square feet for floor area. The permit fees account for less than 3% of a residential unit costing \$225,000 in building valuation.

Table 15: Typical Building and Processing Fees

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

Source: City of Maywood, 2021

Building Code Requirements

Maywood uses the 2019 California Building Code. Illegally converted units constructed in violation of building and safety codes remain a major problem in Maywood. Past code enforcement efforts focused on multi-family apartment buildings that have not been adequately maintained by their owners.

While code enforcement and improved development standards are likely to impact the cost and availability of housing, both the Pre-Sale Housing Inspection Program and improved development standards are important to ensuring that the City's housing stock is adequately maintained.

Maywood's Municipal Code requires a Pre-Sale Housing Inspection Report be issued prior to the sale of any residential property within the City. These reports include the following information: delinquent rubbish fees due; charges owed to the City which would constitute a lien against the property; the property's street address or other appropriate description of the subject property; a parcel drawing of the subject property that includes an approximate footprint of the buildings located thereon; a statement of the zoning classification applicable to the subject property; a

statement of the variances and use permits, if any, granted to the subject property, together with the conditions and restrictions of such permits; substandard property conditions found by the inspector on the property; a statement as to whether any construction, electrical, plumbing or comfort heating permits have been issued for work not yet completed on the subject property; a statement as to whether there appears to be any nonconformity or illegality in the structures on the subject property or the uses being made thereof; and a statement as to whether or not the parcel is recognized as a separate lot by the City, and whether or not it is a legal building site under City regulations. These efforts are also essential to making sure that housing is safe for its occupants. The City of Maywood will continue to coordinate its code enforcement efforts with available housing rehabilitation assistance to minimize hardship on lower income property owners.

School Fees

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

2.9.2 Market Forces

Market Constraints

Housing in Southern California is among the most expensive in the country. Though housing costs in Maywood are somewhat lower than in other SCAG communities, housing costs are still quite high compared to the incomes of Maywood residents, as indicated by the high housing cost burden of many households. Given the high percentage of Maywood residents who rent their homes, a significant portion of the Maywood community is vulnerable to future housing market changes, including increased housing costs. As of March 2022, real estate observers characterized Maywood as a “sellers’ market,” with more demand than supply. (www.movoto.com/maywood-ca/market-trends/) When COVID-19 eviction moratoriums end, low-income residents who lost income during the pandemic may be displaced.

Land for New Construction

Because of Maywood’s built out character and lack of greenfield building sites, all new construction for housing must be through redevelopment of existing buildings, parking lots, or otherwise previously developed sites.



City-Owned Sites on District Avenue

The Maywood Successor Agency owns three parcels of land located on District Boulevard between Cudahy Ave and E 52nd Street with a total land area of 0.56 acres. These parcels were envisioned for affordable housing development. A fourth Successor Agency property with 0.36 acres and a one-story commercial building is located on Slauson Avenue in the Mixed Use CM target area.

By 2019 the City had returned to an affordable housing vision for these properties and issued a Notice of Surplus Property Availability in July 2021 which received four letters of interest for the District Avenue properties, including for affordable housing. As of April 2022, the City was ready to begin negotiations with an affordable housing developer. The City continues to market the Slauson Avenue property.

Availability of Financing

Interest rates have been at historic lows for mortgage seekers but have increased somewhat in 2022. The strict lending criteria implemented after the 2008 housing crisis remain in effect and leave many Maywood residents unable to qualify for a mortgage. The low incomes, renter status, and significant housing cost burdens most residents experience make it especially difficult for moderate-income renters who want to become homeowners to save for a 20% down payment.

Local banks and other lending institutions provide a source of financing for constructing new housing and rehabilitating/conserving existing housing units. Past analysis indicated that qualified Maywood residents generally had access to mortgage financing with high approval rates, but access to home improvement financing is more limited. Private financing is generally available at market rates, but low- and moderate-income households often need below market rate financing to repair existing homes or purchase housing. All potential developers of housing projects are given information on the variety of Los Angeles County financing programs available for low-income rental construction or rehabilitation projects.

Low Vacancy Rates

Based on the most recent SCAG Pre-Certified Local Housing Data, the City of Maywood has a 1.6% vacancy rate. This is much lower than the vacancy rate in Los Angeles County (6.4%, 2019

ACS 5-Year Estimates). The low vacancy rates are due, in part, to the City's high density, location near employment centers and public transportation, and its relative affordability in relation to regional housing costs (though not local incomes). Low vacancy rates represent high demand and contribute to higher housing costs.

2.9.3 Other Constraints

Constraints for Reasonable Accommodation

As indicated previously, disabled persons often have unique and special needs when it comes to housing. Households in this category include elderly persons that may have one or more disabilities. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheelchairs, ramps instead of stairs are needed, handrails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and beyond the reach of those households with lower incomes. Maywood's two affordable housing developments for seniors include handicap-accessible apartments. Senior housing in the R-SA Overlay District is required to have a minimum of 10% of units for disabled persons, as well as accessible design for all facilities.

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

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

The City has not identified any zoning or other land use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals, but it plans to adopt a local reasonable accommodations ordinance during the

Planning Period. In 2019, the City revised its Density Bonus ordinance to adopt Chapter 4.3 of the California Planning and Zoning Law, California Government Code Division 1, Title 7.

Environmental Constraints and Opportunities

Many environmental factors must be considered in the planning and development of new housing. The environmental constraints related to seismic risk, flooding risk, and other natural hazards are identified in the Safety Element included in the City of Maywood General Plan Update. In addition, these hazards are shown in the City's adopted Hazard Mitigation Plan. The CalEnviroScreen 4.0 map (2021 update) shows all Maywood census tracts as among the most pollution-burdened of any in California.

- **Hazardous Substances:** Sites that were developed prior to the 1950s and 1970s may include trace amounts of lead and/or asbestos in the soils and any remaining structures. Lead-based paint was commonly used prior to 1950 and is the predominant source of lead contamination in the soils. In 1978, lead-based paint was banned by the federal government. Asbestos containing materials were commonly used in a variety of building construction materials for insulation and as a fire-retardant. Prior to the late 1970s, building products and insulation materials commonly contained asbestos. In 1989, the United States Environmental Protection Agency (US EPA) banned all new uses of asbestos. As a result, any demolition associated with future redevelopment must adhere to requirements governing the investigation and remediation of asbestos-containing materials and lead-based paint.

According to the Cortese List (Hazardous Waste and Substances Sites List from the California Department of Toxic Substances Control), there is one site identified within the City of Maywood known as *Pemaco*, a former chemical corporation located in property zoned Industrial (M) and adjacent to a residential neighborhood. The site is part of the Federal Superfund cleanup program and is currently incorporated into the Maywood Riverfront Park with a Park General Plan land use designation. Groundwater and soil vapor extraction and treatment systems continue to operate at the site. Vapors are treated to meet all air quality standards before they are discharged to the ambient air. Groundwater and vapor condensate is treated and discharged to the Los Angeles County Sanitary District sewer system. Groundwater is sampled twice a year. Lead agency oversight for the Pemaco site was transferred from the US EPA to California's Department of Toxic Substances Control (DTSC) in 2018. DTSC now manages site monitoring and cleanup activities including operation of the treatment plant. **These conditions will not affect development in the Planning Period.**

- **Seismic Risk:** Major faults in the region include the Whittier Elsinore, Norwalk, Newport Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas Faults. According to the Los Angeles County Safety Element, no known or suspected active fault

traces pass through or are located near the City of Maywood. There are no designated Alquist-Priolo Special Studies Zones found within Maywood. The City is located within an area that may be subject to liquefaction hazards. However, the level of risk within the City is no greater than the risk anticipated for the region.

- **Wildfire Risk:** No areas of native or natural vegetation are found within Maywood. The entire City is located outside of any Fire Hazard Severity Zones according to the County of Los Angeles Wildfire Hazard Map, as prepared by California's Department of Forestry and Fire Protection. At risk zones identified in other areas of the county are designated based on factors such as fuels, terrain, weather, and other factors.
- **Flood Risk:** With the exception of the concrete-lined Los Angeles River channel, there are no lakes or streams within the City. No natural stream channels remain within any of the proposed development sites. The City is not located within a Flood Determination Zone, according to the Federal Emergency Management Agency (FEMA) maps shared by the Los Angeles County Department of Public Works. Historically, the majority of the City was previously located within a FEMA-designated flood hazard area (the "AR zone," that was assigned to areas where potential flooding may occur until upstream flood control improvements are completed). The AR zone was proposed and adopted after the United States Army Corps of Engineers determined that flood control systems serving the Los Angeles area are no longer sufficient in terms of protecting nearby areas from inundation by the base flood scenario. The Army Corps of Engineers completed the upstream flood control improvements and the AR flood zone designation was removed.
- **Air pollution.** Although it is not an environmental risk on land that directly affects construction except for lead pollution of the land, air pollution is a significant issue in Maywood. The proximity of industry in the adjacent City of Vernon, the I-710 freeway, and intermodal rail yards results in high levels of air pollution in Maywood and other low-income communities in the I-710 corridor. These conditions were among the reasons for recent abandonment of a plan to widen I-710 in this area.

Maywood's housing programs facilitate environmentally beneficial outcomes by identifying sites for affordable housing along public transportation corridors. Solar energy installations are promoted under the City's Low Impact Development guidelines. In addition, through the plan check process, the City encourages water conservation through regulations on irrigation, incremental change to low-flow toilets, and similar programs.

Infrastructure Constraints

As discussed earlier, land in Maywood has been previously developed. As a result, any potential housing redevelopment site is already served by basic infrastructure. The City can accommodate infrastructure demand resulting from housing units identified by the RHNA, which called for 53 units during the previous Fifth Cycle (2013 – 2021) planning period and an

additional 365 units to accommodate the RHNA for the current Sixth Cycle (2021 – 2029) planning period, making a total of 418 units.

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

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

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

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

2.10 ASSESSMENT OF FAIR HOUSING

An assessment of fair housing is required in the 6th Cycle Housing Element. California's Department of Housing and Community Development (HCD) defines affirmatively furthering fair housing as "meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." This requires an assessment of patterns of

¹ Derived from Orange County Sanitation District rates.

segregation, significant disparities in housing needs and opportunity, and racial and ethnic concentrations of poverty.

The City of Maywood is a very small jurisdiction located in the midst of a group of Los Angeles County communities located southeast of the City of Los Angeles. All of these communities exhibit similar characteristics: working class, low-income, predominantly Hispanic/Latino, high housing cost burden, and with a high proportion of immigrants. As such, Maywood does not exhibit significant patterns of segregation by race or ethnicity, income, or other characteristics of protected groups. All parts of the city have similar access to opportunities. Housing sizes, types, and density do not exhibit significant disparities in different parts of the city. The city includes single family homes, often with one or more accessory units, and small multi-family properties throughout. There are no concentrated areas of affluence and in some respects, the entire city could be considered closer to a concentrated area of poverty. Maywood's statistical profile includes indicators of a disadvantaged community: ethnic concentration (98% Latino); high poverty rate (approximately 20%); high housing cost burden (over 50% of households); very high proportion of renters (over 70%); and low educational achievement (30% without a high school diploma). Educational, economic, and transportation opportunities are similarly available throughout the small city, and the entire city lies within an area with disproportionate pollution impacts according to CalEnviroScreen 4.0. **The high housing cost burden and high poverty rate do put some Maywood residents at risk of displacement.**

In fact, it is a greater challenge for Maywood to attract investment in market-rate housing for more diverse income groups. City government strives to bring more affordable housing and other opportunities to the city population, but because of the City's small size, location, limited funds, and its role within the regional economy as a residential community for workers in nearby industrial areas, Maywood has little flexibility in creating a more balanced socio-economic community.

The City of Maywood's website describes the City's Fair Housing Program. It provides services including investigation of complaints alleging housing discrimination, unsolicited audits, landlord/tenant counseling and dispute resolution. **Recognizing enforcement capacity issues,** the City contracts with the Los Angeles Housing Rights Center to resolve tenant and landlord conflicts and to investigate and document housing discrimination complaints. The City's program to affirmatively further fair housing is included in the programs for the 6th Cycle Plan.

3.0 HOUSING PLAN

This section provides an evaluation of implementation of the 5th Cycle Housing Element Plan as well as the 6th Cycle housing goals, objectives, and policies. The 6th Cycle plan includes:

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

3.1 Evaluation of Previous Element’s Implementation

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

As noted earlier, the 5th Cycle Housing Element covered the period 2014-2021. It was adopted by the City in February 2014 and sent to HCD for review. In a comment letter issued May 22, 2014, the State Department of Housing and Community Development (HCD) stated that the Housing Element was not in compliance due to several issues, including identification of adequate sites to fulfill the Regional Housing Needs Allocation (RHNA). The City did not begin a process to amend the adopted Housing Element to bring it into compliance until February 2019. An amended Housing Element was approved by HCD and adopted on January 30, 2020.

During the period that the 5th Cycle Housing Element was out of compliance, city leadership was not focused on housing policy and implementation. As a result, revision and amendment of the 5th Cycle Housing Element did not occur until a change in leadership, starting in late 2018. Therefore, implementation of the 5th Cycle Housing Element did not begin until 2019. Moreover, the COVID-19 pandemic has had significant impacts on the ability of the City, private, and non-profit partners to implement housing policies and programs.

3.1.1 Appropriateness of Goals, Objectives, and Policies

Generally, the policies and programs identified in the previous Housing Element remain applicable and appropriate with minor modifications. As the City amended the 5th Cycle Housing Element for re-submission to HCD, it made progress implementing the identified policies and programs, including amendments to the Zoning Ordinance in October 2019.

Table 20: Status and Evaluation of Amended Fifth Cycle Housing Element Policies

Housing Element Policy	Implementation and Evaluation during 5 th Cycle Compliance Period	Continue/Modify/Delete
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.	The City continued to encourage and support residential development and redevelopment, accepting residential development, though there was little development activity in this period. The City hired a new planner in September of 2021 to bring renewed professional standards to community development activities in Maywood.	Continue
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.	The City adopted a zoning amendment to allow and encourage affordable and special needs housing on October 23, 2019: R-SA Overlay District for Senior and Affordable Housing.	Continue
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.	The City passed a density bonus zoning amendment on October 23, 2019.	Continue
Policy 1.4: The City will assist residential developers in identifying and preparing land for new housing development.	The City identified properties suitable for mixed-use and residential redevelopment and infill development. In addition, the City re-focused attention on Successor Agency property as an affordable housing opportunity and issued a Notice of Surplus Property Availability in July 2021.	Continue
Policy 1.5: The City will coordinate with the Los Angeles Community Development Commission to take advantage of federal funds.	The City re-focused efforts to work closely with its partners to leverage federal funds.	Continue
Policy 1.6: The City will continue to coordinate with local service providers to address the needs of the homeless population.	On October 23, 2019 the City adopted an Emergency Shelter Overlay District. On January 27, 2021, the City adopted a Homelessness Plan and has begun implementing the plan. The City continues to support the local community with a mobile	Modify

Housing Element Policy	Implementation and Evaluation during 5 th Cycle Compliance Period	Continue/Modify/Delete
	food bank and other services provided in partnership with other organizations.	
Policy 1.7: The City will locate higher density residential development in close proximity to public transportation, services, and recreation.	The City has identified sites and rezoning parcels to support higher density development along commercial corridors with public transportation and near recreational resources.	Continue
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.	The City promotes local programs and shares information with residents about rehabilitation programs.	Continue
Policy 2.2: The City will continue to utilize the code enforcement program to bring substandard units into compliance with applicable codes to improve overall housing conditions in Maywood.	The City hired an additional part-time code enforcement officer in 2021 to focus on code enforcement for compliance.	Continue
Policy 2.3: The City will minimize the displacement impacts occurring as a result of residential demolition.	During the 5 th Cycle period, there was no significant residential demolition. The City worked with other levels of government to minimize displacement resulting from COVID-19 impacts.	Modify
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.	The City provides information to educate residents and property owners about property maintenance.	Continue
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.	The City began to focus on a new ADU ordinance that will help regulate overcrowding while providing safe and affordable housing options.	Modify
Policy 3.1: The City will ensure that multiple-family infill development is	Existing PUD and Design Review regulations are intended to implement this policy, They were not used during the 5 th Cycle period.	Modify

Housing Element Policy	Implementation and Evaluation during 5 th Cycle Compliance Period	Continue/Modify/Delete
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.	Existing dimensional requirements were in force. There was little to no residential development on major corridors during the 5 th Cycle compliance period.	Modify
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.	The City coordinates the provision of infrastructure and public services between utilities and developers.	Continue
Policy 3.4: The City will provide standards that will allow for adequate off-street parking with safe access to adjacent streets.	The City began a review and revision of its parking standards as a way to balance the parking needs and concerns of residents with opportunities for affordable housing.	Continue
Policy 3.5: The City will create more recreational open space and tot lots in neighborhoods where there is a need.	Maywood's dense development makes the provision of new open space a challenge and the most recent park, Riverfront Park, was opened in 2008. The City always seeks grants to improve open space and to incorporate recreational open space in development projects.	Continue
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.	The City dedicated staff time to fair housing issues, working with regional agencies.	Modify
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.	The City prohibits housing discrimination.	Continue

3.1.2 Homelessness Plan

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

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

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

As a City with an approved Homelessness Plan submitted to the County and Gateway Cities Council of Governments (GCCOG), Maywood will receive monthly communications from the GCCOG to advise them of services available to implement its plan. Adopted by City Council on January 27, 2021, the Maywood Homelessness Plan identifies the five goals listed above and a variety of actions to support those goals.

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

Maywood's Homelessness Plan calls for the City to partner with the Los Angeles County Coordinated Entry System (CES) providers, the school district, and local service providers including the YMCA and faith leaders. Homeless persons are referred to LAHOP, the county's homelessness service portal, for assistance accessing services. The City has regular collaborative meetings with Maywood businesses through Business Watch meetings and the school district's principals through the Principals' Roundtable. Maywood anticipates facilitating a strong working relationship between the schools and the CES family provider.

3.1.3 Effectiveness of Programs

As described previously, the time out of compliance and the impacts of the COVID-19 pandemic significantly affected Maywood’s ability to achieve goals and implement housing programs during the 5th Cycle Planning Period. In addition to limited capacity to implement programs while focusing on the public health crisis, many public and non-profit programs were put on hold during the pandemic. Many goals and programs remain valid and appropriate and have been carried forward into this Sixth Cycle Housing Element. The City has worked hard during the pandemic to advance the implementation of the recommended programs and participate with local non-profits and other governmental bodies to ensure Maywood residents are aware and making use of programs and services.

A number of actions were taken to support the housing needs of special needs populations. Some of the activities identified in the Fifth Cycle Planning Period to address the housing needs of special populations are ongoing and/or were delayed by emergency activities the City needed to undertake to address the COVID-19 Pandemic. While many of the goals, policies, and related actions identified in the Fifth Cycle Housing Element generally support the needs of special needs populations, there were specific goals, policies, and actions directly targeted to support the needs of special needs populations. For example, the City created the R-SA zoning overlay (Residential – Senior and Affordable Housing Overlay) to make it easier for new projects to provide housing for senior residents. The City continues to promote renovations that provide reasonable accommodations for residents with disabilities. While no programs identified in the Fifth Cycle Housing Element provide direct support of housing needs for large households, the Sixth Cycle Housing Element identifies a number of programs that will support the development of housing for large households. Expanding access to Accessory Dwelling Units (ADUs), providing density bonuses to allow more housing units, rezoning (R-SA), and the Equal Housing Program all support female-headed households and farmworkers. Additionally, the Single-Room Occupancy Program supports the particular needs of farmworkers who are often living separate from their families. The Emergency Shelter Overlay, Transitional Housing, and Supportive Housing programs all provide services and meet the needs of the City’s population experiencing homelessness. The effectiveness of each of the programs identified in the Fifth Cycle Housing Element is shown in the table below, these impacts extend to each of the populations with special housing needs.

Fifth Cycle Program	Evaluation
Density Bonus Program	The City is pursuing two affordable housing projects on Successor Agency-owned properties. This exceeds the objective of pursuing one affordable housing project on a

	Successor Agency-owned property.
Accessory Dwelling Unit (ADU) Program	The City permitted 13 ADUs in 2020 and 2021. This exceeds the objective of permitting one ADU per year. Additionally, the City is working to bring unpermitted ADUs into compliance.
Single-Room Occupancy (SRO) Housing Program	The City did not permit any SRO units during the planning period. This was primarily due to the COVID-19 Pandemic taking City resources and attention. This program is being carried forward into the Sixth Cycle Housing Element.
Rehabilitation Programs	The City has continued to implement the rehabilitation programs, but this effort was delayed by the COVID-19 Pandemic. The City continues to seek grants and partner organizations to continue this program. It has been carried forward with minimal changes as the pandemic was a key factor in stalling the effectiveness of this program.
Residential – Senior and Affordable Housing Overlay	The City amended the Zoning Ordinance to create a R-SA (Residential – Senior and Affordable Housing Overlay) on October 23, 2019 and is encouraging the use of the R-SA Overlay for redevelopment projects.
CM Zone Residential Infill Program	The City amended the Zoning Ordinance to create a R-SA (Residential – Senior and

	Affordable Housing Overlay) on October 23, 2019 and is encouraging the use of the R-SA Overlay for redevelopment projects.
Emergency Shelter Program	The City amended the Zoning Ordinance to provide an Emergency Shelter (ES) Overlay District on October 23, 2019.
Transitional Housing Program	The City complies with State Law (Gov. Code § 65583, subd. (a)(5).), requiring that transitional housing is a permitted use where multi-family housing is permitted.
Supportive Housing Program	The City complies with State Law (Gov. Code § 65583, subd. (a)(5).), requiring that supportive housing is a permitted use where multi-family housing is permitted.
Equal Housing Program	The City has continued working with the Long Beach Fair Housing Administration to administer the existing program and has met its objective of making referrals to the Long Beach Fair Housing Administration.
Energy Conservation Program	The City has continued their energy conservation programs and maintains updated information on its website.
Reasonable Accommodation Program	The City had to turn its attention to combating the COVID-19 Pandemic and plans to adopt a reasonable accommodation ordinance during the Sixth Cycle planning period. City staff continue to

	support applicants to retrofit their homes.
--	---

3.2 HOUSING GOALS AND POLICIES

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

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

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

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

Policy 1.2: The City will encourage both the private and public sectors to produce or assist in the production of quality housing with a particular emphasis on housing that is affordable to extremely low-income, low-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 locations for new housing development.

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

Policy 1.6: The City will continue to coordinate with local social service providers to address the needs of the homeless population. These efforts will build on the Homelessness Plan adopted in January 2021.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 3.4: The City will provide standards that will allow for adequate off-street parking with safe access to adjacent streets, while adjusting parking requirements to the needs of residents of multi-family housing with access to public transportation.

Policy 3.5: The City will seek to create more recreational open space and tot lots in neighborhoods where there is a need to serve existing and new residents.

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

As noted in earlier sections on community and housing characteristics, Maywood is overwhelmingly a Hispanic/Latino and low-income community, so it does not demonstrate patterns of housing segregation by race, ethnicity, income, or other protected characteristics that may be found in higher-income locations. The City is committed to making adequate provision for the housing needs of all economic segments of the community, and will ensure equal and fair housing opportunities are available to all residents.

Policy 4.1: The City will continue to contract with the Los Angeles Housing Rights Center and other organizations to resolve tenant and landlord conflicts and to investigate and document housing discrimination complaints and enforce Federal and State laws that prohibit discrimination in the sale, rental, leasing, negotiation, advertising, and financing of housing based on the following characteristics:

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

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

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

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

Policy 4.4: The City will work with partner organizations and/or develop materials to improve landlord education and outreach on source of income discrimination and voucher programs.

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

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

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

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

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

3.3 HOUSING PROGRAMS

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

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

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. While funding sources have been identified for each of the programs in the tables

below, Maywood may be able to use Federal Recovery Act funding to support some of these programs.

3.3.1 New and Affordable Housing Programs

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
Accessory Dwelling Units <i>Adopt an ADU ordinance consistent with state law and monitor ADU trends annually to ensure production is consistent with the estimate provided in the 6th Cycle Housing Element.</i>	Building and Planning Department	General Fund	Zoning amendment to be completed in Winter 2022/2023	Permit at least 6 new ADU per year during the Planning Period for a total of at least 60 new ADUs. See Section 3.6. If ADU construction is not meeting the projected goals, the City will amend the Housing Element to adjust development assumptions in compliance with California's "no net loss" provision.
Accessory Dwelling Units <i>Develop a brochure to assist property owners in permitting their ADUs</i>	Building and Planning Department	General Fund	Brochure to be developed in 2023	Distribute fliers to each property owner who inquires about constructing an ADU.
Single-Room Occupancy Housing <i>Amend zoning to permit creation of Single Room Only (SRO) units in the City's (R-SA) Residential – Senior and Affordable Housing Overlay zone as well as in Mixed Use target areas of CM zones.</i>	Planning Division	General Fund and other funding. Seek a nonprofit partner, identify sites and apply for HOME funds to create an SRO at least twice during the Planning Period.	Zoning amendment to be completed in 2022. The City will seek a nonprofit developer to redevelop city-owned property on Slauson Ave into an SRO for extremely low-income renters.	Seek to permit 2 SRO buildings of 5 or more units during the Planning Period for a total of at least 10 units.
Residential Zoning – Senior and Affordable Housing Overlay	Planning Division	General Fund for city staff time	By 2024, review the R-SA Overlay District.	Produce the maximum permitted units (including density bonus) for

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<i>Expand R-SA Overlay District to additional properties along Atlantic Boulevard and Slauson Avenue.</i> <i>Amend the text of R-SA to establish a minimum density of 20 units/acres. (Current text includes maximum densities plus density bonus opportunity.)</i> <i>Promote density bonus opportunities in discussions with residential developers in order to increase the inventory of affordable housing.</i>		Layered subsidies such as: - Layered subsidies for projects such as LIHTC - County HOME and Vouchers - State Prop 41 - Deferred Developer Fee - City Land Note Loan or Long Term Lease - Conventional Loan	for expansion and amend zoning text for 20 d.u./acre minimum density. City staff to monitor properties in the R-SA zone and CM zone target area monthly for sales, leases, etc. City staff to pursue partnerships with affordable housing providers.	groups including very low income, low-income, and special needs groups on Successor Agency-owned property at 5102-5110 District Boulevard. By 2029, facilitate at least one additional project using density bonuses for very low income and low-income seniors or families. Work with property owners in R-SA zone and CM zone targets to identify and pursue opportunities.
CM Zone Residential Infill Program <i>Work with property owners of identified target areas in the CM zone along Slauson Ave and Atlantic Ave to develop or to market properties by applying for a zone change to R-SA Overlay. This will make those properties eligible for affordable projects at a substantially higher density than 20 units per acre via PUD.</i>	Planning Division	General Fund	Update and expand the target areas for the R-SA Overlay. By 2023, market the opportunity to apply for the zoning change to owners of the identified properties.	Zoning updated to accommodate the increased densities required.
Comprehensive Zoning Update <i>Prepare a comprehensive zoning review and update to modify or remove any requirements that constrain housing development, such as current parking</i>	Planning Division	General Fund Seek grant for zoning update.	By 2025, review and revise the multi-family parking requirements, design review,	Streamline requirements for affordable housing to facilitate development while protecting the public interest.

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
requirements, PUD, design review and site plan review requirements. Replace parking and design requirements as needed to provide parking for new residents (depending on likely car ownership of new residents), and design standards appropriate to the location of the new housing development (e.g. major corridor/mixed use design to be different from an interior residential street). Include best-practice design standards for affordable housing in the zoning update. <i>This will include a review of requirements for group homes and community care facilities. Maywood will ensure that State-licensed residential group care homes serving no more than six residents are permitted by-right in all residential zoning districts and State-licensed community care facilities serving seven or more persons (including 24-hour Foster Family Homes) are also permitted by-right in all residential zoning districts.</i>			and site plan review as part of a comprehensive zoning update to be completed by the end of 2026.	
Replacement Housing Requirement <i>Development on nonvacant sites with existing residential units is subject to the replacement requirement (pursuant to AB 1397). The City will amend its Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with</i>	Planning Division	General Fund	Likely to be completed as part of the comprehensive zoning update.	Zoning updated to require replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site.

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
<i>those requirements as set forth in the State Density Bonus Law</i>				
By-Right Approval of Projects with 20% Affordable Units on "Reuse" Housing Element Sites <i>Pursuant to AB 1397, the City will amend the Zoning Code to require by-right approval of housing developments that include at least 20% of the units as housing affordable to lower-income households on sites being used to meet the 6th Cycle RHNA that represent "reuse sites" identified in the previous Housing Element.</i>	Planning Division	General Fund	First three years of the Planning Cycle	Zoning updated to provide for by-right approval of projects meeting the 20% affordable requirements on Housing Element "reuse sites."
Employee Housing Act <i>Amend the Zoning Code to allow housing for up to six employees, including farmworkers, to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zoning district.</i>	Planning Division	General Fund	Concurrent with the comprehensive zoning update.	Update the Zoning Code to treat employee housing for up to six employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zoning district.
City Owned Sites <i>Ensure compliance with all applicable Surplus Lands Act provisions</i>	Planning Division	General Fund	Prior to development of the Housing Successor Agency-Owned Parcels	Disposition of the Housing Successor Agency-Owned Parcels is consistent with all applicable Surplus Land Act provisions.

3.3.2 Housing Conservation Programs

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
---------	--------------------	-------------------	-----------------------	---------

Rehabilitation <i>Continue to seek funding for a rehabilitation program. The City lacks the resources in its General Fund to finance new development.</i>	City of Maywood	Seek a partnership with a bank to provide low- or no-interest rehab loans to income-eligible homeowners as part of CRA bank activities – possibly with a neighboring city.	2021-2025 seek a CRA bank partnership.	Rehabilitate 5 -10 units during the Planning Period.
Energy and Water Conservation <i>Water Conservation: Continue regulating the time and duration of irrigation. Continue requirements for sprinklers, timers, and rain and moisture sensors in existing and future multi-family developments. Continue transition to low-flow toilets through the plan check process. Encourage use of drought tolerant landscaping through the plan check process.</i> <i>Renewable Energy. As part of the zoning code update process, ensure that there are no restrictions on solar powered equipment in zoning or other development standards. Provide incentives for the installation of photovoltaic/solar and solar water heating systems on residential projects that are new or constitute 50% or more of the structure.</i> <i>Update the City's website to include a discussion of water and energy conservation measures and devices that, in addition to saving energy, will also save the homeowner or renter money.</i>	Planning Division	General Fund Seek State and other funding annually to provide incentives for programs to support reductions in greenhouse gas emissions from buildings and cars through renewable energy.	By 2023, create an Energy and Water Conservation page on the City website with programs to save money while conserving. Make this information available to property owners at the Building Department. Update the City website annually at a minimum.	100 referrals
Preserve At-Risk Units	City of Maywood	General Fund	Ongoing	Preservation of affordable

<i>The City and its partners will continue to monitor and facilitate the preservation of at-risk affordable housing units.</i>				<i>housing units at-risk of conversion to market rate.</i>
--	--	--	--	--

Rehabilitation

A variety of funds may be available to support housing rehabilitation programs. Maywood is a participating city in the LA County Community Development Commission (LA County CDC) and receives Community Development Block Grant (CDBG) funds through this participation. The Federal HOME Program represents a major source of funds available to jurisdictions to assist affordable rental or homeownership housing through rehabilitation, reconstruction, construction and/or acquisition. The LA County CDC funds its Affordable Housing Programs with HOME funds to “provide financial and technical assistance to acquire sites and develop affordable housing or mixed-use projects through the provision of gap financing and other relevant subsidies.” In addition, the County offers the Affordable Homeownership Program and Rental Rehabilitation Loan Program. The City can negotiate with local banks to provide low- or no-interest rehabilitation loans to income-eligible homeowners as part of the banks’ Community Reinvestment Act (CRA) activities.

Energy and Water Conservation

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

3.3.3 Emergency Housing Programs

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

reporting, reassessment and revision, making it responsive to changing conditions and honing the City's efforts. See Section 3.1.2 for more information.

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
Homelessness Plan Implementation <i>Implement the Plan to Address and Prevent Homelessness (Homeless Plan) which includes actions to prevent homelessness; subsidize housing; increase income; provide case management and services; create a coordinated system; increase affordable and homeless housing.</i>	Planning Division	General Fund Apply annually for CDBG and/or other funding sources as identified in the Homeless Plan. Local fundraising.	Implement the Plan between 2021 and 2026.	Prepare annual Reports on implementation progress.
Transitional Housing <i>Amend zoning text to comply with State law regarding the provision of transitional housing so that transitional housing is considered a residential use in all zones that allow residential uses and subject only to those restrictions that are applicable to the other residential uses of the same type in the same zone.</i>	Planning Division	General Fund	Zoning text amendment to be completed and adopted in 2024	Text Amendment to Zoning Ordinance.
Supportive Housing <i>Amend zoning text to comply with State law regarding the provision of supportive housing (as defined in Section 65650) so that supportive housing is considered a residential use in all zones that allow residential uses and subject only to those restrictions that are applicable to the other residential uses of the same type in the same zone.</i>	Planning Division	General Fund	Zoning text amendment to be completed and adopted in 2024	Text amendment to zoning.

Low Barrier Navigation Centers <i>Amend zoning text to allow for Low Barrier Navigation Centers as by right uses in mixed use and nonresidential zones permitting multifamily units, consistent with AB 101.</i>	Planning Division	General Fund	Zoning text amendment to be completed as part of comprehensive zoning update.	Update Zoning Code to allow for Low Barrier Navigation Centers as by right uses in mixed use and nonresidential zones permitting multifamily units.
--	-------------------	--------------	---	---

3.3.4 Affirmatively Furthering Fair Housing Program

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

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

- A monthly listing identifying available opportunities for affordable housing, senior housing, and veteran housing throughout Los Angeles County
- Online workshops offered weekly in English or Spanish on fair housing rights, fair housing law certification for landlords, and weekly updates on laws pertaining to COVID-19 tenant protection.
- Appointments available with Housing Counselors to confidentially discuss solutions relating to tenant-landlord rights and obligations, including topics like security deposits, evictions, repairs, rent increases, and harassment.

- Case Analysts to investigate allegations of housing discrimination and help victims of discrimination enforce their Fair Housing rights, including for tenants with disabilities asserting their right to request home accommodations.
- Annual Housing Summit (conducted online in 2021)

The City will continue to use the Housing Rights Center for referral assistance and education programs. The City's AFFH Program includes:

- *Outreach and enforcement:* The City posts information on its Fair Housing Program on the City website. The City will place brochures and flyers prepared by the Housing Rights Center in the City Hall lobby, the library, and at the Maywood YMCA Center. The City may also post this information in other locations. Enforcement actions will occur through the City's contract with the Housing Rights Center. **The City will expand outreach and education to landlords on source of income discrimination and voucher programs as well as other fair housing concerns.**
- *Segregation and Integration:* The City will continue to ensure that no local regulations or other conditions promote segregation and that City actions continue to support integration.
- *Racially/Ethnically Concentrated Areas of Poverty and Access to Opportunity:* The City will continue to endeavor to make opportunities equitably available to residents in all parts of the city.
- *Disproportionate Housing Needs:* City housing programs will continue to focus on expanding the inventory of affordable housing for extremely low-income and low-income residents, and for special needs groups.

3.3.5 Reasonable Accommodation Program

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

An amendment to the zoning ordinance will be adopted for reasonable accommodations for disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Building and Planning Director as long as a number of criteria are met: 1) the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws; 2) the requested accommodation is necessary to make housing available to an individual

with a disability protected under fair housing laws; 3) the requested accommodation would not impose an undue financial or administrative burden on the City; and 4) the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

Program	Responsible Agency	Funding Source(s)	Implementation Timing	Metrics
Reasonable Accommodation <i>Adopt a reasonable accommodation ordinance to provide exception in zoning and land use regulations for housing for persons with disabilities.</i>	Planning Division	General Fund	Ordinance to be completed in 2023.	Availability of reasonable accommodation on request for those who meet criteria.

3.4 QUANTIFIED PROGRAM OBJECTIVES

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

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

Table 16: Quantified Objectives of Maywood Housing Programs

Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
6th Cycle RHNA	27	27	47	55	209
New Construction	--	--	28	--	149
Accessory Dwelling Units	--	--	--	55	60
Conservation / Preservation	47	47	14	--	--
Rehabilitation	--	--	5	--	--

3.5 REGIONAL HOUSING NEEDS

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

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

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

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

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

Source: Southern California Association of Governments

3.5.1 1233 RHNA Carryover

Section 65504.09 of the Government Code (implementing AB 1233) states that cities that failed to implement the adequate sites programs to make sites available in the planning period and failed to identify and make available adequate sites to accommodate a portion of the regional housing need must zone or rezone adequate sites to address the unaccommodated housing need, by income level, within the first year of the new planning period.

Table 18: Unmet RHNA 2014-2021 Planning Period

Income Category	RHNA 2014-2021	Units Provided	Remaining Need
-----------------	----------------	----------------	----------------

Extremely Low	6 units	0 units	6 units
Very Low Income Households	7 units	0 units	7 units
Low Income Households	8 units	0 units	8 units
Moderate Income Households	9 units	9 units	0 units
Above Moderate Income Households	23 units	2 units	21 units
Total Need – Future Housing	53 units	11 units	42 units

As explained below, during the brief period at the end of the 5th Cycle when Maywood was working to get in compliance, the City amended zoning in October 2019 to make a large number of sites available for housing to meet the 5th Cycle RHNA.

3.5.2 Credits Toward the Sixth Cycle RHNA

Maywood adopted zoning overlays in October 2019 to provide significant opportunities for additional housing development. The 76 identified sites could potentially provide an estimated 461 units, a number that far exceeds the number of units required to meet the Fifth and Sixth Cycle RHNA. One reason that so many sites with multiple owners were rezoned was in recognition of the fact that the City is essentially built out on relatively small lots, making redevelopment the only option for creation of new housing, but the City cannot predict exactly which privately-owned sites will ultimately be redeveloped. Except for several City-owned parcels which the City has been marketing for affordable housing development, redevelopment for new housing will depend to some degree on motivating private owners to consolidate sites and redevelop their properties. The City has now created a regulatory framework that permits the desired redevelopment and the City can encourage and incentivize this redevelopment. See Section 3.6 Available Housing Sites for New Residential Development and Table 19: Residential Sites Inventory for more information.

3.6 AVAILABLE HOUSING SITES FOR NEW RESIDENTIAL DEVELOPMENT

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

It is important to recognize that Maywood does not have vacant land nor options for redevelopment that are more favorable than the parcels in these overlay districts. These properties are located on or very near the city's major corridors and bus lines, as well as walking distance to the city's core commercial district, which includes a supermarket. **These sites have been selected for rezoning and identification as future redevelopment opportunities because they are currently underutilized or vacant buildings. Maywood is built-out, so any and all additional housing units will be provided on currently nonvacant sites. The City works closely with project proponents to encourage mixed-use development that incorporates commercial spaces since most interest comes from proponents considering all-residential development. The existing uses are not an impediment to additional residential development because many have already been discontinued or are expected to be discontinued during the planning cycle. Interest is high in developing additional residential units in Maywood and the market supports residential development. As stated previously, there are no vacant sites within the City so all additional housing units (at all income levels) will be provided on currently nonvacant sites.** Redevelopment of privately-owned properties in the R-SA overlay zone parcels and target CM-zone for mixed use or affordable housing residential uses will require extra effort on the part of the City to communicate with property owners and monitor these parcels for opportunities. It is possible that proposed improvements linked to the Lower Los Angeles River Plan, such as Complete Streets redesign of Atlantic Avenue and improvements to Riverfront Park and Maywood Park, which are located in the eastern part of Maywood, could result in some new investment in this area accompanied by higher prices. Affordable housing projects put in place during the 6th Cycle Planning Period could dampen potential displacement by securing affordability in some locations.

The City of Maywood is comprised of small parcels. The most recent development has all occurred on small parcels. Maywood Villas is a mixed-use senior affordable housing development that was constructed in 2007 on a 0.48 acre lot and the City is currently working with developers to provide affordable housing on the Housing Successor Agency-Owned lots which are each less than 0.3 acres. Since very few parcels larger than a half-acre exist in the City, it is routine for redevelopment projects to occur and provide affordable housing units on parcels less than a half acre.

Senior and Affordable Housing Overlay (R-SA): The City amended the Zoning Code in 2019 to modify the then Specialty Housing Overlay (R-S) to become the Senior and Affordable Housing Overlay District (R-SA) with increased density. Three Housing Successor Agency-owned parcels (6313-001-900, 6313-001-901, and 6313-001-902) at 5102 – 5110 District Boulevard were designated as R-SA with higher densities, including potential density bonuses, as noted earlier. Combined, these three parcels total 0.56 acres. In addition, 12 parcels along 58th Street between Heliotrope and Woodlawn are also designated as Senior and Affordable Housing Overlay (R-SA). These parcels total 1.93 acres and could potentially accommodate 91 units.

- **City-Owned Properties:** The City has made the District Boulevard parcels and a city-owned parcel at 4801 Slauson Avenue available for affordable housing development. The City issued a Notice of Availability to solicit proposals with a declared preference for affordable housing development on July 2, 2021 for these sites. Four developers inquired about the properties. In Spring 2022, the City began negotiations with one of the respondents for development of an affordable housing project on the District Boulevard properties.

The City-owned 4801 Slauson Avenue at the corner of Heliotrope has a light manufacturing use in a building that could be renovated or replaced. The property is listed for sale or lease but has not yet attracted developer interest. The City is interested in the potential for a SRO project there and plans to solicit interest from groups that develop SROs for veterans.

- **Mixed-Use Development:** Selected properties along the Atlantic Boulevard and Slauson Avenue commercial corridors have been identified for mixed-use development. The mixed-use development could take several forms: stand-alone infill residential development or a combination of commercial and residential uses within the same parcel and/or structure. These areas are noted in Figure 22. A total of 52 parcels totaling 9.5 acres zoned CM have been identified as candidates for mixed-use development. These parcels are characterized by aging structures (the median year of construction is 1953). Most parcels also have a low Improvement to Land Value Ratio (ILR). Individually, some parcels are small and contain existing residential units and therefore may not appear to be viable properties for residential development. However, many parcels are contiguous and some have common ownership, making lot consolidation possible. If developed as mixed-use residential or stand-alone residential units, the maximum density is 20 units per acre. These parcels can accommodate 149 units (assuming development at 80% of the allowable density and excluding parcels that would not yield a net increase in units). **Given Maywood's existing density (many residential neighborhoods have between 14 and 19 units per acre in single-family neighborhoods), redevelopment at 80% of allowable density is reasonable given redevelopment patterns in the community. The most recent large-scale, mixed-use development at 5601 and 5609 Atlantic Boulevard provides 100% of the maximum achievable density. Maywood Villas is all-affordable senior housing constructed above commercial space. This building provides 54 units of senior housing on just shy of 0.5 acres). Given preliminary conversations with potential developers and nonprofit partners, redevelopment projects are likely to propose at least 80% of maximum allowable density to make the projects feasible. Development trends in Maywood indicate that commercial parcels are likely to convert to residential uses. The City actively works with project proponents to encourage mixed-use development that provides first-floor commercial space with residential units above. This is consistent with large-scale projects that have occurred in the City to date.**

During the Sixth Cycle Planning Period, the City will review the potential for expanding the R-SA Overlay District to include more properties for potential mixed-use renovation or redevelopment.

- **Accessory Dwelling Units (ADUs):** The potential for new ADUs is considerable given changes in State law, which require approval of most ADUs. As noted earlier, Accessory Dwelling Unit is a very common housing unit type in Maywood. **In 2020 and 2021 (during the height of the Pandemic), the City permitted 13 ADUs.** As of Spring 2022, the City has received and approved many new applications for ADUs **and continues to receive 1-2 applications per week and work to bring existing, illegally-built ADUs into compliance.** Based on this experience **and the number of ADUs permitted in 2020 and 2021**, the City's planner expects that a quantified planning objective for an additional **60** ADUs during the Sixth Cycle Planning Period can be achieved.

Figure 24: Residential Sites Inventory



Table 19: Residential Sites Inventory

Map ID	APN	Address	Acres	Existing Use	General Plan	Zoning (2019)	Estimated Units (Current)	Zoning (Current)	Estimated Units (Future)	Year Built	Building SF	Current ILR	Common Ownership	Affordability Level
Housing Successor Agency-Owned														
1	6313001902	5102 DISTRICT BLVD	0.28	Office	Industrial	R-SA	14	R-SA	14	1968	6844	-	City	Extremely, Very, and Low Income
2	6313001901	5110 DISTRICT BLVD	0.27	Office	Industrial	R-SA	13	R-SA	13	1971	7200	-	City	Extremely, Very, and Low Income
77	6313001900		0.01	Vacant	Industrial	R-SA	1	R-SA	1	0	0	-	City	Extremely, Very, and Low Income
	Subtotal		0.56				28		28					
Senior and Affordable Housing Overlay														
54	6314024011	4818 E 58TH ST	0.18	SF Residence	Residential	R-SA	8	R-SA	8	1930	1008	0.49		Extremely, Very, and Low Income
55	6314024010	4820 E 58TH ST	0.17	SF Residence	Residential	R-SA	8	R-SA	8	1930	1416	0.26		Extremely, Very, and Low Income
56	6314024009	4824 E 58TH ST	0.17	Duplex	Residential	R-SA	8	R-SA	8	1951	650	0.78		Extremely, Very, and Low Income
57	6314024008	4826 E 58TH ST	0.17	5+ Units	Residential	R-SA	8	R-SA	8	1960	4868	1.69		Extremely, Very, and Low Income
58	6314024007	4834 E 58TH ST	0.17	SF Residence	Residential	R-SA	8	R-SA	8	1923	1540	2.09		Extremely, Very, and Low Income
59	6314024006	4840 E 58TH ST	0.17	Duplex	Residential	R-SA	8	R-SA	8	1923	992	1.93		Extremely, Very, and Low Income
60	6314024005	4846 E 58TH ST	0.13	SF Residence	Residential	R-SA	6	R-SA	6	1965	1260	2.33		Extremely, Very, and Low Income
61	6314024004	4848 E 58TH ST	0.13	SF Residence	Residential	R-SA	6	R-SA	6	1937	1126	0.73		Extremely, Very, and Low Income
62	6314024003	4852 E 58TH ST	0.14	Duplex	Residential	R-SA	7	R-SA	7	1925	2078	1.48		Extremely, Very, and Low Income

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

63	6314024002	4584 E 58TH ST	0.33	Parking Lot	Residential	R-SA	16	R-SA	16	1977	14750	0.49	H	Extremely, Very, and Low Income
64	6314024026	5807 WOODLAWN AVE	0.09	Parking Lot	Residential	R-SA	5	R-SA	5	0	0	0.54	H	Extremely, Very, and Low Income
65	6314024027	5807 WOODLAWN AVE	0.07	Parking Lot	Residential	R-SA	3	R-SA	3	1977	3024	0.60	H	Extremely, Very, and Low Income
	Subtotal		1.93				91		91					
Mixed-Use Development														
6	6313019031	5351 1/2 ATLANTIC BLVD	0.47	Warehouse	Mixed Use	CM	8	R-SA`	23	1964	5537	0.48		Mixed/All Income Levels
8	6313004017	5268 ATLANTIC BLVD	0.12	Service, Repairs	Mixed Use	CM	2	R-SA	6	1946	2948	0.11		Mixed/All Income Levels
9	6313004018	5276 ATLANTIC BLVD	0.12	Warehouse	Mixed Use	CM	2	R-SA	6	1953	5252	2.13		Mixed/All Income Levels
10	6313006014	5306 ATLANTIC BLVD	0.24	Stores	Mixed Use	CM	4	R-SA	12	1939	3773	0.59		Mixed/All Income Levels
11	6313006015	5312 ATLANTIC BLVD	0.26	Store and Residential	Mixed Use	CM	4	R-SA	13	1945	2634	1.02		Mixed/All Income Levels
12	6313006031	5320 ATLANTIC BLVD	0.12	Light Manufacturin g	Mixed Use	CM	2	R-SA	6	1953	1224	1.19	A	Mixed/All Income Levels
13	6313006032	5326 ATLANTIC BLVD	0.12	Light Manufacturin g	Mixed Use	CM	2	R-SA	6	1964	2500	1.13	A	Mixed/All Income Levels
15	6313018002	5501 ATLANTIC BLVD	0.23	Stores	Mixed Use	CM	4	R-SA	11	1973	2080	1.13		Mixed/All Income Levels
16	6313018001	5515 ATLANTIC BLVD	0.10	Office	Mixed Use	CM	2	R-SA	5	1950	400	0.11		Mixed/All Income Levels
17	6313018027	5559 ATLANTIC BLVD	0.12	Stores	Mixed Use	CM	2	R-SA	6	1938	2545	1.05		Mixed/All Income Levels
18	6313007008	5502 ATLANTIC BLVD	0.07	Auto Service, Body Shop	Mixed Use	CM	1	R-SA	3	1945	1988	2.30	B	Mixed/All Income Levels
19	6313007009		0.10	Vacant	Mixed Use	CM	2	R-SA	5	0	0	-	B	Mixed/All Income Levels
20	6313007010	5510 ATLANTIC BLVD	0.10	Vacant	Mixed Use	CM	2	R-SA	5	0	0	-	B	Mixed/All Income Levels
21	6313007011	5516 ATLANTIC BLVD	0.10	Restaurant	Mixed Use	CM	2	R-SA	5	1950	2000	0.17	B	Mixed/All Income Levels
22	6313007012		0.10	Parking Lot	Mixed Use	CM	2	R-SA	5	2001	4400	0.15	B	Mixed/All Income Levels

24	6313007014	5556 ATLANTIC BLVD	0.10	Service, Repairs	Mixed Use	CM	2	R-SA	5	1959	2400	0.56	C	Mixed/All Income Levels
26	6313008016	5630 ATLANTIC BLVD	0.14	Stores	Mixed Use	CM	2	R-SA	7	1947	1620	0.60	C	Mixed/All Income Levels
27	6313016028	5701 ATLANTIC BLVD	0.35	Store and Office	Mixed Use	CM	6	R-SA	17	1930	7356	1.72		Mixed/All Income Levels
28	6313016024		0.12	Parking Lot	Mixed Use	CM	2	R-SA	6	1984	4400	0.06	D	Mixed/All Income Levels
29	6313016023	5729 ATLANTIC BLVD	0.24	Restaurant	Mixed Use	CM	4	R-SA	11	1941	6923	1.77	D	Mixed/All Income Levels
30	6313009024	5700 ATLANTIC BLVD	0.25	Service Station	Mixed Use	CM	4	R-SA	12	1964	600	0.15		Mixed/All Income Levels
31	6313009025	5714 ATLANTIC BLVD	0.13	Medical, Dental	Mixed Use	CM	2	R-SA	6	1948	1432	0.85		Mixed/All Income Levels
33	6314010012	4600 SLAUSON AVE	0.28	Office	Mixed Use	CM	5	R-SA	14	1953	688	0.25	E	Mixed/All Income Levels
34	6314010028	4610 SLAUSON AVE	0.12	Stores	Mixed Use	CM	2	R-SA	6	1941	2038	0.97	E	Mixed/All Income Levels
35	6314010029	4618 SLAUSON AVE	0.17	Office	Mixed Use	CM	3	R-SA	8	1959	2024	0.96	E	Mixed/All Income Levels
36	6314010010	4622 SLAUSON AVE	0.07	Auto Service, Body Shop	Mixed Use	CM	1	R-SA	3	1958	940	0.83		Mixed/All Income Levels
37	6314010009	4626 SLAUSON AVE	0.07	Office	Mixed Use	CM	1	R-SA	3	1953	600	1.42		Mixed/All Income Levels
39	6314014015	4701 SLAUSON AVE	0.18	Office	Mixed Use	CM	3	R-SA	9	1980	546	1.24		Mixed/All Income Levels
40	6314014016	4707 SLAUSON AVE	0.18	SF Residence	Mixed Use	CM	3	R-SA	8	1921	792	0.58	E	Mixed/All Income Levels
41	6314014017	4715 SLAUSON AVE	0.18	SF Residence	Mixed Use	CM	3	R-SA	9	1921	628	0.05	E	Mixed/All Income Levels
42	6314014018	4717 SLAUSON AVE	0.18	Auto Service, Body Shop	Mixed Use	CM	3	R-SA	9	1989	1281	1.50		Mixed/All Income Levels
43	6314014019	4727 SLAUSON AVE	0.18	Service, Repairs	Mixed Use	CM	3	R-SA	9	1957	1456	1.50		Mixed/All Income Levels
44	6314014020	4735 SLAUSON AVE	0.18	Club, Lodge	Mixed Use	CM	3	R-SA	9	1958	6851	0.16		Mixed/All Income Levels
45	6314014021	4741 SLAUSON AVE	0.18	Vacant	Mixed Use	CM	3	R-SA	9	0	0	-		Mixed/All Income Levels
47	6314014023	4751 SLAUSON AVE	0.18	Light Manufacturin g	Mixed Use	CM	3	R-SA	9	1967	3936	1.22		Mixed/All Income Levels
48	6314014024	4755 SLAUSON AVE	0.05	Light Manufacturin g	Mixed Use	CM	1	R-SA	2	1955	1220	1.03	F	Mixed/All Income Levels

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

49	6314014025	4755 SLAUSON AVE	0.13	Office	Mixed Use	CM	2	R-SA	6	1955	3180	1.39	F	Mixed/All Income Levels
50	6314013017	4700 SLAUSON AVE	0.33	Service Station	Mixed Use	CM	5	R-SA	16	1986	2540	0.29		Mixed/All Income Levels
51	6314013016	4722 SLAUSON AVE	0.28	Restaurant	Mixed Use	CM	4	R-SA	13	1969	1097	1.38	G	Mixed/All Income Levels
52	6314013004	4728 SLAUSON AVE	0.35	Light Manufacturin g	Mixed Use	CM	6	R-SA	17	1952	7080	0.68	G	Mixed/All Income Levels
53	6314013018	4756 SLAUSON AVE	0.52	Church	Mixed Use	CM	8	R-SA	25	1937	3708	1.89		Mixed/All Income Levels
66	6314024900	4801 SLAUSON AVE	0.36	Light Manufacturin g	Mixed Use	CM	6	R-SA	17	1956	8188	-	City	Mixed/All Income Levels
67	6314024012	4815 SLAUSON AVE	0.14	SF Residence	Mixed Use	CM	2	R-SA	7	1922	900	0.26	I	Mixed/All Income Levels
68	6314024013	4819 SLAUSON AVE	0.15	Warehouse	Mixed Use	CM	2	R-SA	7	1923	872	1.17	I	Mixed/All Income Levels
69	6314024014	4825 SLAUSON AVE	0.12	Duplex	Mixed Use	CM	--	R-SA	6	1942	937	1.43		Mixed/All Income Levels
70	6314024030	4829 SLAUSON AVE	0.11	Duplex	Mixed Use	CM	--	R-SA	5	1923	576	1.04		Mixed/All Income Levels
71	6314024028	4833 SLAUSON AVE	0.12	Store and Residential	Mixed Use	CM	2	R-SA	6	1967	480	0.74		Mixed/All Income Levels
72	6314024017	4837 SLAUSON AVE	0.14	Triplex	Mixed Use	CM	--	R-SA	7	1926	831	2.34	J	Mixed/All Income Levels
73	6314024018	4843 SLAUSON AVE	0.15	SF Residence	Mixed Use	CM	2	R-SA	7	1945	1152	1.17	J	Mixed/All Income Levels
74	6314024019	4847 SLAUSON AVE	0.13	Fourplex	Mixed Use	CM	--	R-SA	6	1955	946	0.70		Mixed/All Income Levels
75	6314024020	4851 SLAUSON AVE	0.10	Store and Residential	Mixed Use	CM	2	R-SA	5	1961	450	0.89		Mixed/All Income Levels
76	6314024021	4869 SLAUSON AVE	0.48	Stores	Mixed Use	CM	8	R-SA	23	1960	1800	1.35		Mixed/All Income Levels
	Subtotal		9.50				149		461					

APPENDIX A

Proof of Publication

