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## Housing Conservation and Maintenance

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

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

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## Removal of Governmental Constraints

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

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

## Provision of Adequate Housing Sites

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

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

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## Equal Housing Opportunity

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

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

## Housing Programs

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

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

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

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## Provision of New Housing

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

### Program 1. First-Time Homebuyer Assistance

#### Action 1-1. First-Time Homebuyers Program

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** 2024 and ongoing

**Objective:** Assist 25 homebuyers throughout the planning period

#### Action 1-2. Mortgage Assistance Program

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing, beginning 2022<sup>1st</sup> Quarter, 2024

**Objective:** Assist 25 homebuyers throughout the planning period

#### Action 1-3. Los Angeles County Homebuyer Programs

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

**Responsible Agency:** Community Development Department

**Timeframe:** Make referrals throughout the planning period beginning January 2023<sup>1st</sup> Quarter, 2024

**Objective:** Refer 30 potential homebuyers

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## Program 2. Accessory Dwelling Units and Missing Middle Housing

### Action 2-1. Update Accessory Dwelling Unit Ordinance

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

**Responsible Agency:** Planning Division

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

**Objective:** Amended ADU ordinance consistent with state law

### Action 2-2. Accessory Dwelling Unit Marketing

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

**Responsible Agency:** Planning Division

**Timeframe:** Create and distribute materials when ADU ordinance is updated

**Objective:** Distribute marketing materials and conduct two workshops annually

### Action 2-3. Affordable Accessory Dwelling Units

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

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

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

**Responsible Agency:** Planning Division

**Timeframe:** Identify funding sources and make resources available on the City's website by 2<sup>nd</sup> quarter, 2024~~December 2023~~; annual monitoring and development of additional implementation strategies within six months of identification of constraints or shortfall in expected affordable ADU production; conduct outreach to homeowners/developers by December 2<sup>nd</sup> quarter, 2024~~2023~~.

**Objective:** Ensure affordability of 78 ADUs throughout the planning period

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**Action 2-4. Accessory Dwelling Unit Streamlining**

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

**Responsible Agency:** Planning Division and Building Division

**Timeframe:** Complete feasibility analysis by 2<sup>nd</sup> Quarter, 2025

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

**Action 2-5. Accessory Dwelling Unit Legalization**

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

**Responsible Agency:** Planning Division and Code Enforcement Division

**Timeframe:** Study session completed and work plan developed by 2<sup>nd</sup> quarter, 2024~~January 2024~~

**Objective:** Legalization of 150 ADUs

**Action 2-6. SB 10 (2021) Implementation**

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

**Responsible Agency:** Planning Division

**Timeframe:** 4<sup>th</sup> quarter, 2024~~June 2024~~

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024~~Spring 2024~~

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

**Housing Conservation and Maintenance**

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

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

### Program 3. Safe and Sanitary Homes

#### Action 3-1. Code Enforcement

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

**Responsible Agency:** Planning Division and Code Enforcement Division

**Timeframe:** Ongoing

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

#### Action 3-2. Rental Inspections

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~2024

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

#### Action 3-3. Rent Escrow Account Program

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~June-2023

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

#### Action 3-4. Home Safety Guidebook

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~June-2023

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

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### Action 3-5. Safe-At-Home Grants

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2025~~ End of 2025

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

### Program 4. Home Rehabilitation

#### Action 4-1. Rehabilitation Grants and Loans

The City operates the following rehabilitation programs:

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing

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

### Program 5. Monitoring and Preserving Affordable Housing

#### Action 5-1. Affordable Housing Inventory and Monitoring

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

**Responsible Agency:** Community Development Department

**Timeframe:** Annual monitoring of resources

**Objective:** Monitor all affordable units



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**Action 5-2. Preservation of At-Risk Units**

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

**Responsible Agency:** Community Development Department

**Timeframe:** Before expiration of affordability covenants in 2029

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

**Action 5-3. Noticing for At-Risk Units**

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

**Responsible Agency:** Community Development Department

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

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

**Action 5-4. Rental Housing Rehabilitation**

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

**Responsible Agency:** Community Development Department

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

**Objective:** Secure funding to be used for rental housing rehabilitation

**Action 5-5. Tenant/Community Opportunity to Purchase**

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** 2<sup>nd</sup> quarter, 20262025

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

## Program 6. Energy Conservation Program

### Action 6-1. Zoning Code Updates for Energy

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

**Responsible Agency:** Community Development Department

**Timeframe:** October 2024

**Objective:** Amend Zoning Code

### Action 6-2. Green City Ordinance

The City of Huntington Park will adopt a "Green City" ordinance in conformance with current State requirements. This program will ensure that developers and/or architects incorporate certain State-mandated energy and water-conserving equipment in any new development.

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024October 2024

**Objective:** Adopt new Green City Ordinance

### Action 6-3. Promotional Materials

The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives from other energy and water providers that will be effective in helping to conserve these resources. The programs will include rebates from other energy providers for energy-conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024 ~~October 2024~~

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

## Removal of Constraints

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

### Program 7. Zoning Code Updates

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

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~2<sup>nd</sup> quarter, 2024~~ June 2023

**Objective:** Updated Zoning Code consistent with state law

### Action 7-2. Address Constraints

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024-2023

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

### **Action 7-3. Parking Strategies**

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024-2023

**Objective:** Completed parking study and amended Zoning Code

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Within one year of Housing Element adoption

**Objective:** Updated Zoning Code

### **Action 7-5. Zoning Changes to Maintain RHNA Progress**

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

- Height limits

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

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

**Responsible Agency:** Community Development Department

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

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

## Program 8. Development Procedures

### Action 8-1. Evaluation of Fees

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024~~2023~~

**Objective:** Update Master Fee Schedule by 2023

### Action 8-2. SB 35 and SB 330 Implementation

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024~~2023~~

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

### Action 8-3. Objective Design Standards

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2024~~2023~~

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

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**Action 8-4. Staff Augmentation**

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 20242023

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

**Action 8-5. Inter-Departmental Working Group**

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

**Responsible Agency:** Community Development Department

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

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

**Program 9. Priority Water and Sewer Connections for Affordable Housing**

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

**Responsible Agency:** Public Works Division

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

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

**Provision of Adequate Housing Sites**

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

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

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

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~2023

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

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Annually

**Objective:** Maintain progress toward meeting the City's RHNA

### **Action 10-3. Brownfields Program**

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Submit first funding applications by the end of ~~2023~~2024 and on an ongoing basis as they come available; meet with developers annually

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

### **Action 10-4. Promotion of City-Owned Sites**

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



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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2026-2025

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

### **Action 10-5. Transit-Oriented Development Overlay District**

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

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Concurrent with adoption of the Housing Element

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

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**Action 10-6. Minimum Density**

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~ December-2023

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

**Action 10-7. Reuse of Sites with Existing Uses**

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~ 2024

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

**Program 11. Density Bonus and Other Affordable Housing Incentives****Action 11-1. Promote Density Bonus Programs**

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

**Responsible Agency:** Community Development Department

**Timeframe:** Material complete and available by ~~2<sup>nd</sup> quarter, 2024~~ June-2023; ongoing promotion efforts

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

**Action 11-2. Outreach to Developers**

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

**Responsible Agency:** Community Development Department

**Timeframe:** Annually

**Objective:** Meet with two developers annually

**Action 11-3. Regional Affordable Housing Program Coordination**

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** Ongoing, as completed by Gateway Cities COG

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

## Equal Housing Opportunities

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

### Program 12. Fair Housing

#### Action 12-1. Fair Housing Complaints

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

**Responsible Agency:** Community Development Department

**Timeframe:** Materials available on City's website by ~~2<sup>nd</sup> quarter, 2024~~~~June 2023~~; ongoing outreach

**Objective:** Refer all complaints to the Fair Housing Foundation

#### Action 12-2. Housing Choice Voucher Program Promotion

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

**Responsible Agency:** Community Development Department

**Timeframe:** Materials available by ~~2<sup>nd</sup> quarter, 2024~~~~October 2023~~; ongoing outreach

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

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

### Action 13-1. Protecting Existing Residents from Displacement

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

- Community benefit zoning: Offer incentives (e.g., a density bonus, expedited processing, or fee deferrals) if a project incorporates community benefits such as special needs housing (provide a minimum of 15 percent of units suitable for large families, persons with disabilities, veterans, people transitioning out of homelessness, and/or seniors), public infrastructure improvements, public realm improvements, dedication of open space, relocation assistance beyond minimum requirements to displaced residents, or first-right-of-return to displaced residents.
- Vacant property ordinance that would require landowners to register vacant parcels or properties with vacant buildings and pay an annual monitoring fee.
- Replacement requirements in targeted growth areas such as specific plan areas, near transit stations and along transit corridors, and on sites identified to accommodate the housing needs of lower-income households.
- Tenant protections such as a tenant harassment ordinance, a just cause eviction ordinance, or tenant bill of rights.

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

**Responsible Agency:** Community Development Department

**Timeframe:** Community workshops complete by ~~4<sup>th</sup> quarter, 2024~~~~December 2023~~; conduct feasibility analysis by ~~2<sup>nd</sup> quarter, 2025~~~~June 2024~~; adopt new regulations by ~~4<sup>th</sup> quarter, 2026~~~~December 2025~~

**Objective:** Adopt local regulations to protect existing residents from displacement

### Action 13-2. Homeless Services and Housing

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

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

- Together with SERMET, Los Angeles Homeless Services Authority (LAHSA), and service providers local to Southeast Los Angeles, conduct increased outreach to people experiencing homelessness within the City to ascertain needs and better tailor efforts to decrease homelessness within the City.

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

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

**Timeframe:** Apply for funding annually or as available. Provide SERMET members with training and materials by December 2024. Develop and implement outreach plan by ~~4<sup>th</sup> quarter, 2024~~ June-2024.

**Objective:** Establish and preserve 86 housing units or shelter beds

### Action 13-3. Special Needs Housing

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~ 2023

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

### Action 13-4. Placemaking

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

- Wayfinding

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** 4<sup>th</sup> quarter, 2026

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

### **Action 13-5. Tenants' Rights Information**

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

**Responsible Agency:** Community Development Department

**Timeframe:** 2<sup>nd</sup> quarter, 2024 ~~October 2023~~

**Objective:** Disseminate information to community and fair housing organizations

### **Action 13-6. Relocation Assistance and Replacement Housing**

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

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

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

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

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

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2024~~ ~~October 2023~~

**Objective:** Adopt a relocation and replacement housing plan

### **Action 13-7. Small Business Support**

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

**Responsible Agency:** Community Development Department

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

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

## **Program 14. Comprehensive Planning Updates**

### **Action 14-1. General Plan Update**

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~End of~~ 2026

**Objective:** Updated General Plan

### **Action 14-2. Safety Element Update**

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

**Responsible Agency:** Community Development Department

**Timeframe:** ~~4<sup>th</sup> quarter, 2023~~ June 2023

**Objective:** Adopted Safety Element

**Action 14-3. Open Space Planning**

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

**Responsible Agency:** Community Development Department

**Timeframe:** End of ~~2026~~2025

**Objective:** Adopt Citywide comprehensive open space plan

**Action 14-4. Active Transportation Planning**

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

**Responsible Agency:** Community Development Department

**Timeframe:** 2027

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

**Quantified Objectives for 6th Cycle**

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

**Table VI-1  
Quantified Housing Objectives**

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



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