



# **CITY OF CUDAHY HOUSING ELEMENT UPDATE**

**CITY OF CUDAHY PLANNING DEPARTMENT  
5220 SANTA ANA STREET  
CUDAHY, CA 90201**



## City of Cudahy

### **HOUSING ELEMENT**

Adopted January 7, 2014

Cudahy City Council Resolution No. 14-01

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Through a combined effort of collaboration and determination, the following staff members made the adoption of the 2013 Housing Element possible. Thank you for your commitment and dedication towards establishing and maintaining the goals and policies within the City in order to ensure a better quality of life within.

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**City of Cudahy  
5220 Santa Ana Street  
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## Executive Summary

The Housing Element for the City of Cudahy is a required element of the City's General plan. It covers the time period from October 15, 2013 to October 15, 2021 and includes extensive background information on current housing, as well as updated policies, programs, and 'quantified objectives' to guide the City's development through 2021.

The Housing Element is organized in seven chapters, which are summarized below:

### 1. Introduction and Overview

This chapter provides a brief overview of the State's requirements regarding Housing Elements, as well as a description of the public outreach process conducted in Cudahy to ensure widespread participation in the update effort. The Chapter also provides an overview/introduction to the Cudahy's Housing Element.

### 2. Housing Needs Analysis

This chapter gives an overview of the City's population and employment growth, household characteristics, and housing characteristics. It also provides an analysis of the housing affordability and a discussion of housing receiving federal, State or local aid 'at-risk' of conversion due to the impending expiration of assistance. Key findings of this chapter include:

- Cudahy experienced its greatest population growth in the 1990s; however from the years of 2007 through 2010 there was a slight reduction in population that may be attributed to the declining economy from 2000 to 2010.
- Cudahy is a predominately Hispanic/Latino community representing 96% of the city's residents.
- Cudahy has a low educational attainment with the majority of its residents (39.8%) having less than a 9<sup>th</sup> grade education, followed by 24% who are High School graduates; with very few of the City's residents having some college or higher.
- The average household size has increased over the years largely due to a number of trends including larger family size, cost reduction by shared living spaces, and overcrowding due to housing availability and cost. The current average household size is 32% higher than the State average persons per household.
- According to the 2010 California Department of Finance the housing make up is as follows; single detached units (37%), single attached units (22.8%), 2-4 units (5.6%), 5 or more units (27.3%), and (7.3%) are mobile home units.



- The City's housing stock is getting older, well over half (57.4%) of the City's housing stock was built prior to 1960.
- A household was considered to be overpaying for housing if more than 30% of their net "take-home" income was used for paying rent or mortgages. According to census figures for the year 2010, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid in excess of 30% of their monthly income towards the mortgage.
- Over the next 10 years of the Housing Element, a total of 142 assisted units are 'at-risk' of conversion due to expiration of aid.

### 3. Regional Housing Needs Assessment and Special Needs

The first part of this chapter outlines the Regional Housing Needs Allocation (RHNA) process which is maintained by the State. Through this process, each jurisdiction is given a set of numbers presenting housing units for each income level that the jurisdiction must help construct, rehabilitate or conserve during the housing period from 2014 to 2021. The chapter then describes Cudahy's share of the regional housing needs, and what has already been achieved in meeting those needs.

This second part of the chapter takes a look at the housing conditions of the 'Special Needs' group. Key findings include:

- Very few homeless persons have been observed within the City; however, homeless persons (single males and females) have been found in the Cudahy area along the banks of the Los Angeles River in the City of Bell Gardens and the trash bins at local supermarkets. Homeless persons are encouraged to seek assistance from the Department of Public Social Services on Atlantic Avenue and local community services (Chicana Service Action Center, Human Services Association) in neighboring cities.
- Persons with disabilities under the age of 17 make up 7.9% of the population; and persons between the ages of 18-64 make up 7.8% of the population with disabilities.
- Census figures for 2010 indicate that 45.1% of the female-headed households with dependent children had incomes that were below the poverty level.
- Overcrowded households are prevalent in Cudahy. A total of 24.3% of City of Cudahy residents live below the poverty line, almost twice the State average of 13.7%. Large families facing those conditions, frequently turn to overcrowding of smaller dwelling units as a means to mitigate housing cost.



#### 4. Land Inventory

This chapter assesses the housing development potential in Cudahy. The purpose is to determine the quantity of land available on suitable sites to accommodate the City's RHNA. The analysis indicates there are approximately 16.18 acres of vacant or underutilized land that can support 314 -housing units at various income levels.

#### 5. Resources and Constraints

This chapter identifies the resources that are available to the City to meet its quantified objectives for housing, especially new construction for affordable housing; as well as government and market constraints that might hinder housing development, also a detailed analysis of the current permitting and regulatory process. In those cases where potential governmental constraints are identified, the City has identified programs to remove and/or mitigate those constraints. Also included is an analysis for low- and moderate income housing assistance from state and federal sources.

#### 6. Evaluation of the Previous Housing Element

This chapter reviews the city's accomplishments under the 1992 Housing Element, particularly the city's progress towards meeting its Regional Housing Needs Assessment goals. The analysis found that since 1992, 68 affordable units have been constructed. 142 are considered at-risk. A comprehensive General Plan update was adopted in 2010; however it did not include any update to the housing element.

#### 7. Housing Goals, Policies, Programs, and Quantified Objectives

The final chapter of the Housing Element lists updated housing goals, policies, and implementing programs for the City of Cudahy, responding to the assessment of the 1992 Housing Element as well as key issues, trends, opportunities and constraints outlined in the Housing Needs Analysis and the assessment of Resources and Constraints.

There are five goal areas defined in the Housing Element:

##### Goals

- **Housing Element Goal 1:** The City of Cudahy will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.
- **Housing Element Goal 2:** The City of Cudahy will promote affordable housing and shelter for all economic segments of the community.



- **Housing Element Goal 3:** The City of Cudahy will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.
- **Housing Element Goal 4:** The City of Cudahy will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.
- **Housing Element Goal 5:** The City of Cudahy will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

For each goal, a series of policies are defined, with implementing programs for each policy, as appropriate.

Lastly, the appendices provide important supporting information, including a detailed inventory of potential sites suitable for housing based on the density levels of the appropriate zone (Appendix A), and corresponding maps of housing sites (Appendix B).



# 1 Introduction

## 1.1 WHAT IS A HOUSING ELEMENT?

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The housing element is one the seven required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. It requires that the Element be consistent with all parts of the general plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that, in order for the private market to adequately address housing needs and demands, local governments must adopt plans and regulatory systems, which support housing developments. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

The Housing Element has a short planning period of 8 years. It is programmatic in focus and is required to meet specific requirements set by the California Department of Housing and Community Development (HCD).

The Housing Element of the Cudahy General Plan addresses the housing needs of the City. The primary focus of the Housing Element is to encourage the provision of suitable housing for City residents and to protect the vitality of existing residential neighborhoods. The goals and policies of the Cudahy Housing Element address two main issues: the promotion of new housing development, and the maintenance and improvement of existing housing units. Through its housing program, the City will improve the quality of existing housing and encourage the production of new housing types to meet residents' needs.

Cudahy is primarily a residential City, with the majority of the City zoned for high density residential. Also, there are a large number of mobile home parks in the City which the City is committed to improve and maintain. Cudahy is 10<sup>th</sup> in the Nation, and 2<sup>nd</sup> in California as the most densely populated city. The Housing Element looks into the housing problems of the City and seeks to provide solutions to improve future housing conditions.

The Housing Element has been designed to address key housing issues in the City. These issues include the need to rehabilitate the existing housing stock, development of new housing to relieve overcrowding, and the maintenance of affordable housing for low income households, special needs households and overpaying households.

This Element is being updated as part of the State mandated Housing Element update. It has been developed in accordance with the proposed Land Use Plan. All goals and policies in the General Plan were also reviewed concurrently to ensure consistency between the Elements.

In order to identify the housing needs of the City, a Housing Element Profile Report has been

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developed. The Profile Report discusses the housing needs of Cudahy through the characteristics of the population, households, and housing in the City, population and employment growth trends, and an analysis of groups which may have special housing needs. The Profile Report also discusses the City's housing stock, land available for residential development, and facilities that support existing residential communities. By matching its resources with housing needs, the City will be able to identify households or groups which do not have adequate housing. The affordability of the housing stock in relation to household income, the capacity of the City to accommodate future residents, and other housing concerns are also recognized. The discussion of governmental, economic and physical constraints to the development of housing and opportunities for energy conservation further expand on the factors that affect housing costs and production.

The goals and policies of the Housing Element have been continued and developed to address the needs identified in the Profile Report. The City recognizes that it is responsible for the accommodation of future household growth in the region and the development of affordable housing. It also knows that there are many problems in Cudahy that have to be addressed. As such, substandard housing units need to be rehabilitated and improved along with the development of new housing. The City is continuously seeking to meet the housing needs of its residents and to accommodate its share of regional housing. This will accomplish both state and local housing goals.

The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Section 65580-65589.5 of the California Government Code. State law is very specific on the content of the Housing Element and makes it clear that the provision of affordable housing is the responsibility of all local governments. It expects the City to have its fair share in the development of regional housing needs and to contribute to the attainment of State housing goals.

## **1.2 FREQUENCY OF REVIEW AND UPDATE**

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The process of updating Housing Elements is triggered by HCD through the "regional housing needs" process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is given "fair share" of local housing needs according to income distribution. Prior to the current update the last time the State initiated the regional housing needs process was in 1999.

The current Housing Element will serve the projection period of January 1, 2013 through October 31, 2021 and the planning period beginning October 15, 2013 to October 15, 2021. This is an eight-year period to coincide with the RHNA process.



### **1.3 HOUSING ELEMENT CONTENTS**

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The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA;
- An analysis constraints on housing in the jurisdiction
- Housing programs that identify adequate sites to accommodate the City’s share of the regional housing need; assisting in the development of housing for very low- and low-income households; removing or mitigating governmental constraints to affordable housing; conserving and improving the existing affordable housing stock; promoting equal housing opportunity; and preserving the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated and conserved over the planning period of the element.

### **1.4 RELATIONSHIP TO GENERAL PLAN ELEMENTS**

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The current Cudahy General Plan was adopted in October 2010 and established a long-range plan. The plan includes seven elements required by State law, including Land Use, Transportation, Open Space/Recreation, Conservation, Public Safety, Noise, and Air Quality Elements.

This Housing Element is intended to serve as the seventh required element of the General Plan. It takes into consideration new land use designations and other policies in the Plan to ensure consistency between in the other Plan elements. The Housing Element update will serve as the foundation for a comprehensive update of the goals/policies of the remaining 6 elements during the next General Plan update in the coming years.

#### **Consistency with General Plan and Policies**

The Housing Element of the General Plan is one component of the City's overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

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Cudahy is primarily a residential City. Furthermore, the majority of the City is zoned for higher density residential. Also, there are a large number of mobile home parks in the City which the City is committed to maintain. Cudahy is one of the most densely populated cities in the region. The Housing Element looks into the housing problems of the City and seeks to provide solutions to improve future housing conditions.

The Housing Element has been designed to address key housing issues in the City. These issues include the need to rehabilitate the existing housing stock, the development of new housing to relieve overcrowding and the maintenance of affordable housing for low income households, special needs households and overpaying households. This Element is being updated as part of the beginning stages of a comprehensive revision of the Cudahy General Plan. It has been developed in accordance with the current Land Use Plan. All goals and policies in the General Plan were also reviewed concurrently to ensure consistency between the Elements.

## **1.5 INFORMATION SOURCES**

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The information presented here is gathered from a variety of sources. The primary source of information used in the compilation of demographic, housing, and socio-economic information for Cudahy includes data collected by the U.S. Bureau of the Census. A number of other sources were also consulted during the preparation of this analysis, with the key sources being the State Department of Finance (DOF), and the Southern California Association of Governments (SCAG). SCAG is mandated under State law to prepare population, housing, and employment projections that are to be used in the development of the region's Growth Management Plan. These projections were used in the determination of the city's *regional housing needs assessment* (RHNA).

Various other sources (both private and public) were also used. Wherever possible, data from the City and County were used to facilitate an understanding of local needs and conditions.

## **1.6 PUBLIC OUTREACH**

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In preparing the Housing Element, the City of Cudahy conducted a number of public outreach efforts to ensure the sharing of information and ideas between elected and appointed officials, City staff, and the residents. These included:

### **Community Outreach**

The housing element was prepared with public outreach and participation. To ensure the broadest community involvement, particularly among low-income and special needs groups, the City used several strategies, including:

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- Three Town Hall meetings, to report on the draft of the housing element with a presentation in both English and Spanish; allowing the community to state any comments or concerns regarding the process. The meetings covered: topics related to the importance of updating the housing element, housing element contents, background and needs, and the various phases contained within the update.
- Presentations to the Planning Commission and City Council, which were open to the public to provide comments, suggestions, and ask questions.
- The Housing Element update is available at all City facilities, City Hall, Senior Center, Parks and Recreation, as well as online.
- The draft was translated and provided in Spanish for anyone who requests it.

The City distributed fliers to all City facilities;

- Senior Center
- City Hall
- Parks & Recreation

Meetings held at Town Hall are published monthly. For the Housing Element Update Meetings the City notified interest groups who expressed interest:

- Public Counsel Law Center
- Economic Development Corp.
- Los Angeles Sherriff's Department
- United for Cudahy, non-profit

To ensure a wide range of notification, the City mailed notices to the larger General Plan mailing list, posted public information on the City's website as well as had the information available at the physical location of the meetings; the City also advertised the meetings and public hearings in community newsletters. Lastly, all distributed information was provided in both English, & Spanish.

The City maintains a distribution list of stakeholder organizations, interested private citizens and public agencies (see list above), posts public information on the City's website and at the physical location of the meetings, and issues press release. The venues for the public meetings were ADA accessible and served by public transportation. The City also advertised meetings, public hearings, and availability of the Housing Element in the monthly community newsletter.



## Town Hall Meeting Turnout

- January 16, 2013 – **104** residents in attendance
- February 27, 2013 – **112** residents in attendance
- March 20, 2013 – **82** residents in attendance

## Community Input

Through a series of three (3) Town Hall meetings held on January 1, 2013; February 27, 2013; March 20, 2013; a Planning Commission meeting on April 15, 2013; and a City Council meeting on May 7, 2013 comments were provided regarding the Draft Housing Element. Comments and suggestions included:

- Expanding services for seniors.
- Advocate for greater availability of, and access to, convenient, high quality, and affordable early care and education for children typically between the ages of 0-5.
- Expanding services, seeking rental assistance Programs.
- Early care and education should be affirmatively included in the Draft to ensure its availability in appropriate locations.
- Increasing long-range allowable residential density.

Ongoing efforts to encourage public participation in the housing element update include the availability of the draft for review physically at City facilities as well the City's website. The draft was made available following the town hall meeting in March and will continue to be available for public review in English and Spanish until adoption of the element in September 2013.

## 1.7 REVIEWS BY STATE HCD

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State law requires every updated Housing Element be submitted to California's HCD to ensure compliance with the State's minimum requirements. This 'certification' process is unique among the General Plan elements.

Housing Elements are submitted twice to HCD for review and comment: once during development of the Housing element (in draft form), and again after adoption of the housing Element by the local jurisdiction. The first period requires 60 days and must take place prior to adoption deadline. The second review requires 90 days and takes place after the adoption

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deadline. It is after the second review that written findings regarding compliance are submitted to the local government.



## 2 Housing Needs Analysis

### 2.1 POPULATION AND DEMOGRAPHICS

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. Population Characteristics include population growth trends in the city, age characteristics, and ethnicity.

#### POPULATION TRENDS

According to the most recent 2010 U.S. Census, the city's population was 23,805 persons. In 1970, the city had a population of 16,998 persons. In 1980, the census estimated the population at 17,984 persons, the 1990 census estimates the population at 22,817 persons, and 24,208 in 2000. Table 9-1 and Exhibit 9-1 summarizes population growth in the city since 1970.

<b>Year</b>	<b>Population</b>	<b>Change (#)</b>	<b>Change (%)</b>
1970	16,998	n/a	n/a
1980	17,984	986	5.8%
1990	22,817	4,833	26.9%
2000	24,208	1,391	6.1%
2007	25,870	1,662	6.9%
2010	23,805	-2,065	-8%

Sources: U.S. Census & Department of Finance

Population growth in Cudahy was the greatest in the 1990's when California and Los Angeles were both the popular migration destinations. The population growth of Cudahy in recent years may be attributed to the migration of younger families into the area as well as natural increases in population. The previous Housing Element adopted in 1992 assumed that growth in the coming decade would be similar to that observed from 1970 to 1980 (5.8%) and the resulting population projection included in the earlier housing element projected a population of 24,140 in the year-2000, which was quite close to the actual 2000 population figure of 24,208 persons identified in the U.S. Census for that year. A slight reduction in population in recent years may be due to the declining economy from 2000 to 2010. This can include declining real estate prices, declining job opportunities, reverse migration, and relocation to regions and states that have more affordable housing and job availability.

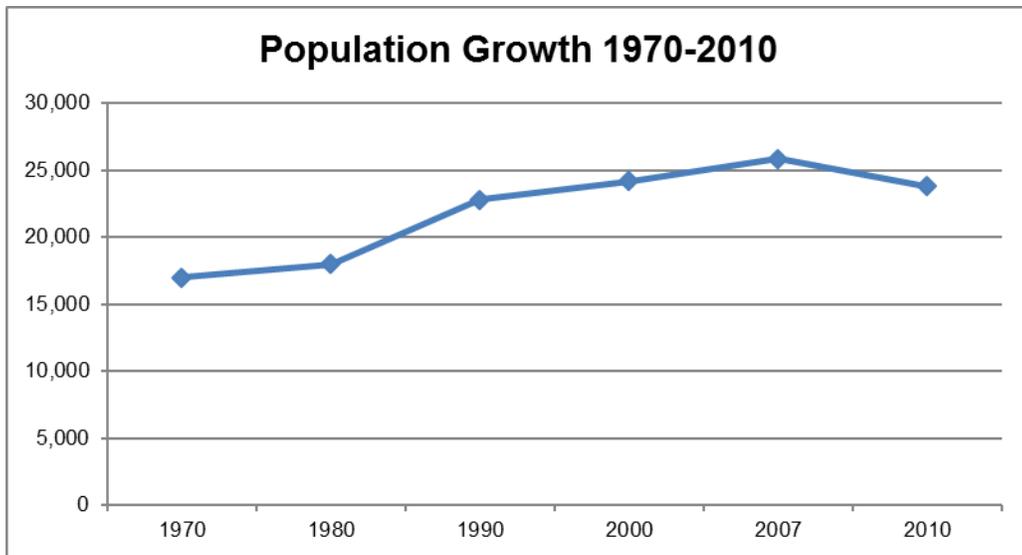


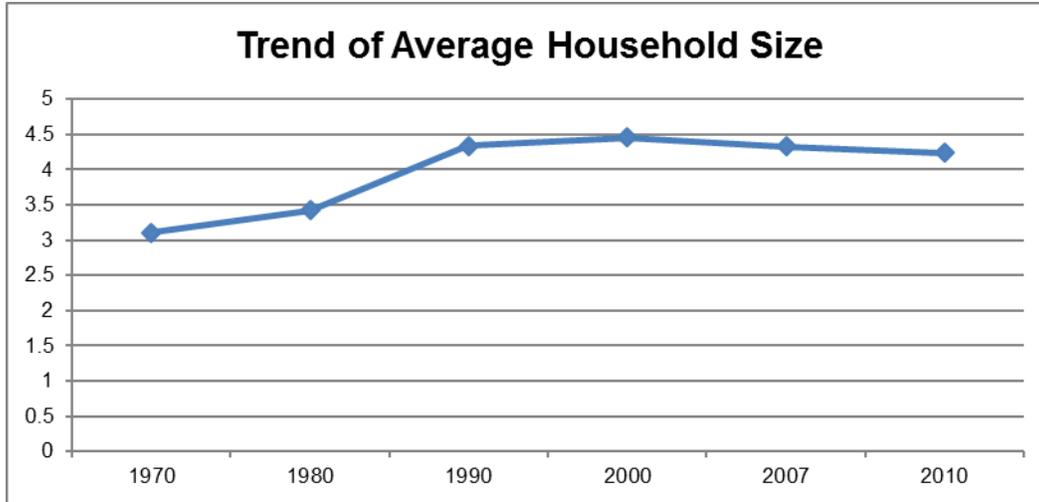
<b>Year</b>	<b>Persons/Unit</b>	<b>Change (#)</b>	<b>Change (%)</b>
1970	3.11	n/a	n/a
1980	3.42	0.31	9.9%
1990	4.34	0.92	26.9%
2000	4.46	0.12	2.8%
2007	4.33	-0.13	-2.9%
2010	4.24	-0.09	-2.1%

Sources: U.S. Census & Department of Finance

Prior to 2010, much of the city’s population growth in recent years is shown in increases to the average household size (the number of persons that live in a single unit). The city’s increasing average household size is largely due to a number of trends including larger family sizes, cost reduction by shared living spaces, and overcrowding due to housing availability and cost. Prior to the adoption of the last Housing Element, in 1980, the U.S. Census reported the City’s average household size to be 3.42 persons.

According to the 2010 Department of Finance data, the city’s average household size has decreased to 4.24 persons per unit since 2000 when the average was 4.46. In comparison, the average household size in Cudahy is 32% higher than the State average persons per household.





## RACE AND ETHNICITY CHARACTERISTICS

Table 2-3 summarizes the race and ethnicity for the city's population as it was identified in the 2010 census. Persons of Hispanic or Latino origin make up 96% of the community, with 2.1% White (non-Hispanic), 1.4% Black, and less than 1% Asian or Native Hawaiian or other Pacific Islander. Of 23,805 residents, 48.8% are foreign born, and 90.8% speak a language other than English at home.

Race/Ethnicity	Number of People	Percentage of Population
White	11,708	49.2%
Black	333	1.4%
Asian	137	0.6%
Pacific Islander	24	0.1%
American Indian	246	1.0%
Hispanic*	22,850	96.0%
Two or More Races	1,018	4.3%
<b>Total</b>	<b>23,805</b>	<b>100.0%</b>

\*Hispanics are considered an ethnicity rather than a race. The rest of the data is considered races. Source: U.S. Census Bureau (2010)

## AGE CHARACTERISTICS

According to the 1970 and 1980 census data, the largest age group of Cudahy residents were school age persons less than 20 years old. The median age for the City was 21.9 years of age in 1980, compared to the county's median age of 29.8 years of age. In 1990, the median age was estimated at 22.5 years old. According to the 2000 Census, the median age of City residents was 23.8 years of age compared to 33.7 years of age for the County. Currently the median age



is 27, showing a shifting trend from a predominantly younger age group of 23.8 in 2000 to the current age group of 27.

The elderly population (persons 65 years of age or older) consisted of 7.6% of the total population in 1970. In 1980, the proportion of persons aged 65 and over declined to 4.8% of the total population. In 1990, the proportion of the same elderly group declined even further to 4.0% of the total population. The 2000 Census indicated that elderly residents accounted for 3.7% of the City's total population, and more recently at 5.1% in the 2010 Census. After many declining years, the population of those over 65 years old has begun to rise, likely due to longer expected life spans, improved health care and services, and current residents staying in the community.

According to the 2010 Census, 9.2% living in the city were under 5 years of age. A total of 35% were between 5 years and 19 years of age. Working aged adults between the ages of 20 and 64 totaled 12,779 persons which represented 52.8%. Households with children, especially those with working parents or single heads of households, create a need for quality, affordable early care and education services. The age grouping of the city's population according to the 2010 Census are indicated below in Table 9-3. The age groupings are further illustrated in Exhibit 9-3.

**Table 2-4  
Age Characteristics of the Population**

Age Group	Number of People	Percentage of Population
Under 5 years	2,182	9.2%
5 to 9 years	2,241	9.4%
10 to 14 years	2,408	10.1%
15 to 19 years	2,399	10.1%
20 to 24 years	1,953	8.2%
25 to 29 years	1,886	7.9%
30 to 34 years	1,832	7.7%
35 to 39 years	1,791	7.5%
40 to 44 years	1,770	7.4%
45 to 49 years	1,414	5.9%
50 to 54 years	1,178	4.9%
55 to 59 years	841	3.5%
60 to 64 years	688	2.9%
65 to 69 years	465	2.0%
70 to 74 years	296	1.2%
75 to 79 years	206	0.9%
80 to 84 years	155	0.7%
85 years and over	100	0.4%
<b>Total Population</b>	<b>23,805</b>	<b>100.0%</b>

Source: U.S. Census Bureau (2010)

The median age for the City of Cudahy is 27 years of age which is significantly less than the national average of 37.2 years of age. Table 2-5 compared major age groupings tabulated from the 1980, 1990, 2000, and the 2010 census. As indicated in the table, the overall age distribution of the City's population illustrated a decrease in the younger population and a slight increase of people 45 years old and higher. The trends in the City's age characteristics are summarized in Table 2-4.

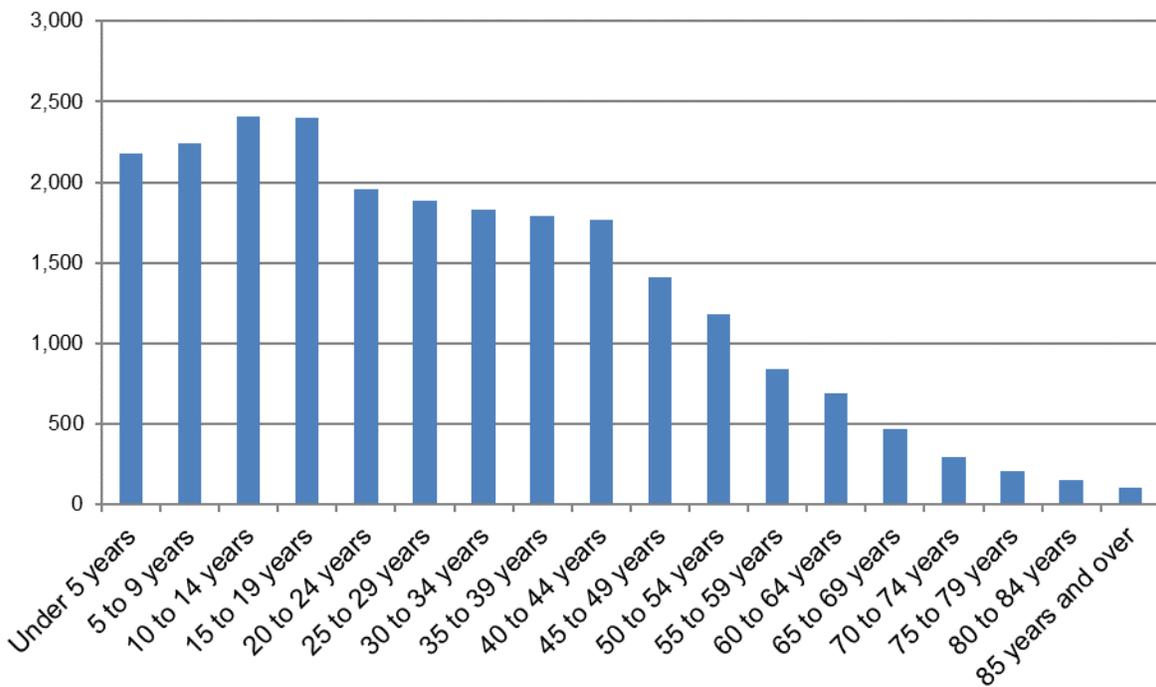


**Table 2-5  
Age Group Change 1980-2010**

Age Group	1980	1990	2000	2010
< 20 years	8,344 (46%)	9,626 (42%)	10,545 (44%)	9,230 (39%)
20-44 years	6,830 (38%)	9,955 (44%)	9,947 (41%)	9,232 (39%)
45-64 Years	1,952 (11%)	2,319 (10%)	2,832 (12%)	4,121 (17%)
>65 years	868 (5%)	917 (4%)	884 (4%)	1,222 (5%)
Total	17,984 (100%)	22,817 (100%)	24,208 (100%)	23,805 (100%)

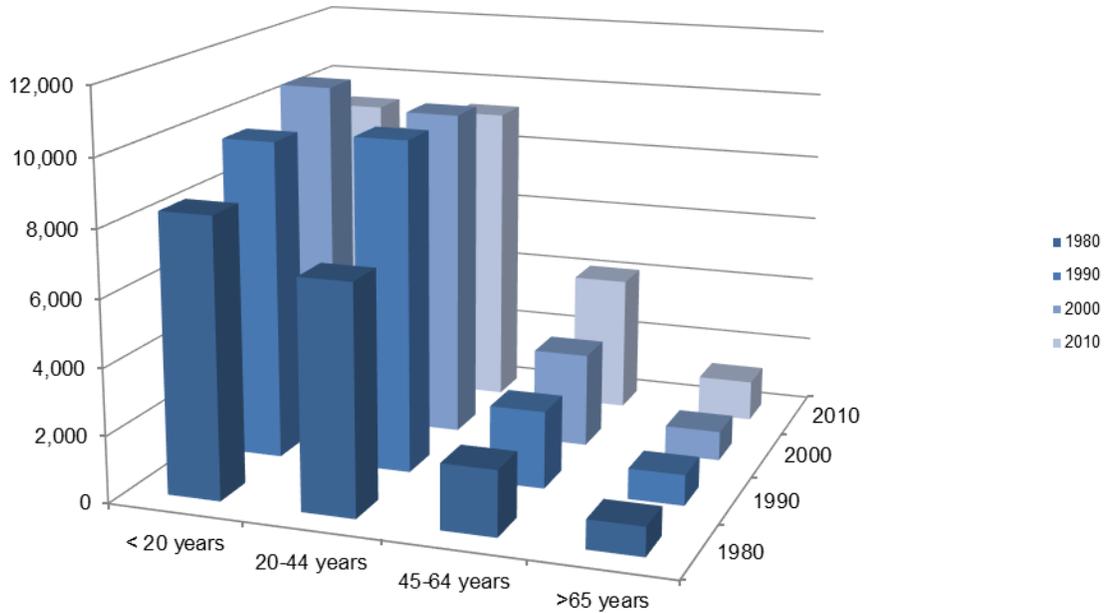
Sources: U.S. Census Bureau (1980-2010)

### Age Groups

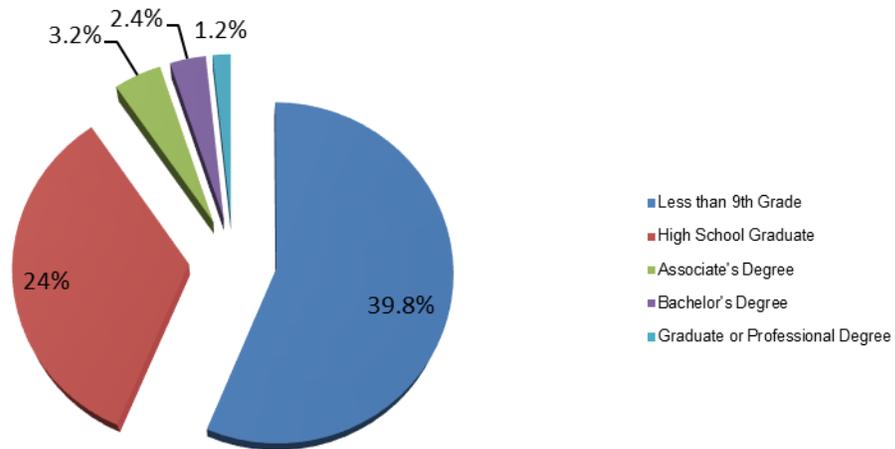




### Change in Age Groups 1980-2010



### EDUCATIONAL ATTAINMENT



Source: U.S. Census Bureau, 2007-2011 American Community Survey

According to the U.S. Census Bureau, 2007-2011 American Community Survey the population in the City of Cudahy shows that the majority of its residents (39.8%) have less than a 9<sup>th</sup> grade



education, followed by 24% who are High School graduates. Very few of the City's residents have a higher education level; 3.2% with an Associate Degree, 2.4% with a Bachelor Degree, and 1.2% with a Graduate or Professional Degree.

To help increase the levels of educational attainment the City is looking to increase its support in policies that favor education; especially starting with education at early stages in life for those individuals in ages 0-5. Quality early care and education provides a foundation for success in grades K-12 for Cudahy's youngest residents. Early care and education translates to success in life because children who attend these programs are more likely to graduate from high school and attend college.

## **2.2 EMPLOYMENT CHARACTERISTICS**

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Employment types, income levels, and other factors determine the type of housing residents can afford, while the unemployment rate is an indicator of the level of housing assistance needed. Employment and income levels are generally the function of regional growth or decline, which depends on factors beyond city control. Employment characteristics describe those economic and market factors relevant to the maintenance of existing housing and the need for the production of new housing in the city.

### **EMPLOYMENT AND UNEMPLOYMENT**

According to the State of California Employment Development Department (EDD), there are approximately 8,400 jobs in the city. According to SCAG projections developed for the Regional Transportation Plan, the number of jobs in Cudahy is projected to increase by 198 jobs over the next five years. The same projections indicate over the next two decades that the city will add another 2,170 jobs by the year 2020. According to employment data from the Economic Development Department (EDD), the unemployment rate in the city as of February 2013 was 14.2%, compared to 10.2% for the county.

## **2.3 HOUSEHOLD CHARACTERISTICS**

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Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs. Household characteristics provide an overview of the key socioeconomic characteristics that affect housing needs.

### **HOUSEHOLD SIZES**

The U.S. Census defines a household as any group of people who occupy a housing unit, including families\*, single people, or unrelated persons sharing living quarters. Persons living in

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licensed facilities, retirement homes, or dormitories are not considered households. Household characteristics are important indicators of the type of size of housing needed in a community.

\*According to the most current U.S. Census definition, family is defined as "A group of two or more people who reside together and who are related by birth, marriage, or adoption."

## 2.4 HOUSING STOCK

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Housing types, age, vacancy rates, conditions and other factors affecting housing stock determine if the current supply of housing is in good conditions or in adequate supply for residents. This section examines various stock characteristics that affect the living environment of Cudahy residents. Housing characteristics focuses on trends related to residential development, housing type, and housing tenure.

### HOUSING TYPES

According to the 2010 California Department of Finance data, there were 5,770 housing units in Cudahy. Of this total, 2,137 units (37.0%) were single detached units, 1,313 units (22.8%) were single attached units, 326 units (5.6%) were 2-4 units, and 1,574 units (27.3%) were 5 or more units. In addition, a significant number of households live in mobile home parks. A total of 420 units (7.3%) are mobile home units. The breakdown of housing unit types is illustrated in Table 2-6.

<b>Unit Type</b>	<b>Number of Units</b>	<b>Percentage of Units</b>
Single Detached	2,137	37.0%
Single Attached	1,313	22.8%
Mobile Homes	420	7.3%
2-4 Units	326	5.6%
5 or more units	1,574	27.3%
<b>Total</b>	<b>5,770</b>	<b>100.0%</b>

Sources: California Department of Finance (2010) Estimates for 2012

Table 2-7 compares the changes in housing types that have occurred during the past 30 years (since 1980). During this period, the number of single-family units (both attached and detached housing including those units located in planned units developments) have increased by 941 units. Most of this new housing was infill development that required the demolition of older units. In addition, a substantial number of units were constructed as replacement housing for units that were displaced as part of the Century Freeway's construction.

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<b>Unit Type</b>	<b>1980</b>	<b>2010</b>	<b>Change (# Units)</b>	<b>Change (% Units)</b>
Single Family	2,509	3,450	941	37.5%
2-4 Units	379	326	-53	-14%
5 or more Units	2,049	1,574	-475	-23.2%
Mobile Homes	322	420	98	30.4%
<b>Total</b>	<b>5,259</b>	<b>5,770</b>	<b>511</b>	<b>9.7%</b>

Sources: California Department of Finance (2010) & U.S. Census Bureau (1980-2007)

## HOUSING AGE, CONDITION & OVERCROWDING

Housing age is an important indicator of the conditions of Cudahy's housing stock. Homes and structures weather with use and deteriorate with time. If they are not properly maintained, housing can deteriorate quickly and become eyesores or potential sources of danger. This directly affects property prices and the quality of life of city residents. A city with an older housing stock will have to budget more for preservation assistance, home repair costs, and energy requirements.

A parcel specific housing condition survey was undertaken in February, 2013. During the survey, housing condition was evaluated according to the following criteria:

**Category I: Good Condition.** Housing units included in this category were considered to be in a good state of repair and no repairs were warranted.

**Category II: Minor Fix-Up; Paint-Up.** General housing improvement needed including paint and minor repairs. Typically, improvements can be and are usually made by the property owner.

**Category III: Major Repairs.** This category includes major repairs such as replacement of the roof. Typically, such repairs would be performed by a contractor.

**Category IV: Beyond Repair.** This housing condition category applies to those structures where the cost of repair is estimated to exceed the value of the structure.

The results of the survey are summarized below in Table 2-8. As indicated in the survey, the great majority of the units in the city were in sound condition. The survey did identify 118 units that required major repair (such as roof replacement) and an additional 3 units would most likely require demolition.



**Table 2-8  
Housing Condition Survey 2013**

Category of Housing Condition	Number of Houses
Category I	5,403
Category II	246
Category III	118
Category IV	3
Total	5,770

*City Staff Survey*

In addition to the field investigations, the U.S. Census data is another source that may be referred to in interpolating housing conditions in the city. The most widely referred to variable is “age of housing unit.” The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the city.

Table 2-9 depicts the 2010 U.S. Census statistics indicating the age of the housing units within the city. The table shows that 57.4% of the housing units identified in the 2010 Census were constructed prior to 1960. Housing units that were constructed prior to 1960 are generally considered to be potential candidates for rehabilitation since the structures are fifty years in age or older. As indicated in Table 9-9, a total of 3,375 units were constructed prior to 1960 according to the most recent census figures. According to the 2011 Housing Profile: American Housing Survey Factsheet of the 5,403 houses in Category I, 50.1% reported having unsafe drinking water, signs of rodents, mold, missing roof materials, and leakage from outside structure. Although there is an increase in housing stock in the City of Cudahy, the U.S. Census Bureau fails to identify housing units that have been demolished. For example, the U.S. Census Bureau identifies a total of 5,879 units built in Cudahy, but the current total housing units stands at 5,770. That means that 109 units have been demolished.

**Table 2-9  
Age of Housing Stock 2010**

Year Unit Built	Number of Units	Percentage of Units
Built 2005 or later	222	3.8%
Built 2000 to 2004	222	3.8%
Built 1990 to 1999	407	6.9%
Built 1980 to 1989	1,018	17.3%
Built 1970 to 1979	635	10.8%
Built 1960 to 1969	1,175	20.0%
Built 1950 to 1959	1,245	21.2%
Built 1940 to 1949	590	10.0%
Built 1939 or earlier	365	6.2%

*Source: U.S. Census Bureau (2011)*



There are a number of other census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units. According to the most recent census, 2,166 units (38.3% of the city's total) did not use any form of heating fuel. The data also indicated that 64 units (1.1%) lacked any plumbing facilities. Finally, 104 units (1.8%) were identified as lacking any kitchen facilities. Overcrowding may also be a contributor to the deterioration of housing units. A household is considered to be overcrowded if the number of persons residing in the unit exceed 1.01 persons per room. A household is severely overcrowded if the number of persons residing in the unit exceed 1.51 persons per room. Table 2-10 provides a breakdown in the number of overcrowded units that were identified in the most recent census.

Category	Number of Units	Percentage of Units
<1.00	3,687	65.3%
1.01-1.50	1,428	25.3%
>1.51	534	9.5%

Source: U.S. Census Bureau (2011)

Of the occupied housing units identified in the 2010 Census, 1,428 units were identified as being overcrowded (25.3% of the city's total number of occupied units) and 534 units (9.5% of the total occupied units in the city) were identified as being severely overcrowded.

**HOUSING TENURE, OCCUPANCY AND VACANCY**

According to the most recent DOF estimates, a total of 5,607 units were occupied while the remaining 163 units were vacant. This translated into a vacancy rate of 2.82% compared to a vacancy rate of 5.9% for Los Angeles County. In 2000, the vacancy rate for owner-occupied units was 2.9% and the vacancy rate for rental units was 1.5%. Compared to other cities in the county, Cudahy's housing vacancy rate is among the lowest. This results in an increased demand for a limited supply of housing units, which in turn, could affect the cost of both rental and owner-occupied units.

**2.5 HOUSING COSTS AND AFFORDABILITY**

The department of Housing and Urban Development defines affordable housing as housing for which the owner or tenants pays less than 30 percent of the household income. The cost of housing vis-à-vis income directly impacts the degree of affordability. If housing costs are high relative to income, there will be a correspondingly higher prevalence of borrowing in the case of home owners, and overpayment in the case of renters. Overcrowding also increases as



people turn to sharing homes and apartments to reduce housing costs. This section summarizes the cost and affordability of Cudahy's housing stock.

## HOUSING COSTS AND AFFORDABILITY

Census data indicated that for owner-occupied housing units, the majority of the monthly mortgage payments in the city ranged in 2010 was \$2,000 or more with the median being \$1,812 per month. A household was considered to be overpaying for housing if more than 30% of their net "take-home" income was used for paying rent or mortgages. According to census figures for the year 2010, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid in excess of 30% of their monthly income towards the mortgage. According to the same census figures, 2,624 renter households (56.3% of the total renter households) paid in excess of 30% of their monthly income towards the rent. For renters, the median gross rent per month significantly increased from \$623 in 2010 to \$1,103 in 2011. On a percentage basis, this increase in cost represents a 77% increase. This dollar amount refers to the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities and fuels if paid for by the renter. This definition was used by the census in an attempt to eliminate differentials due to varying practices in rent structuring. Though the census rental rates are substantial, another rent value rate to consider is HUD's fair market rent (FMR). Table 2-11 (HUD's FMR), shows that rents for two, three, and four-bedroom units significantly increased and then declined in the mid-1990s.



<b>Year</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
1980	\$291	\$343	\$380	\$420
1983	\$463	\$538	\$710	\$816
1988	\$588	\$684	\$876	\$990
1990	\$615	\$715	\$916	\$1,035
1995	\$695	\$855	\$1,154	\$1,416
1996	\$675	\$854	\$1,153	\$1,375
1997	\$583	\$737	\$995	\$1,187
1998	\$592	\$749	\$1,011	\$1,206
1999	\$605	\$766	\$1,033	\$1,233
2000	\$605	\$766	\$1,033	\$1,233
2001	\$618	\$782	\$1,055	\$1,260
2002	\$650	\$823	\$1,110	\$1,325
2003	\$764	\$967	\$1,305	\$1,558
2004	\$807	\$1,021	\$1,378	\$1,646
2005	\$900	\$1,124	\$1,510	\$1,816
2006	\$852	\$1,189	\$1,597	\$1,921
2007	\$1,016	\$1,269	\$1,704	\$2,051
2008	\$1,041	\$1,300	\$1,746	\$2,101
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140
<b>Percentage Change</b>				
1980-1988	102%	99%	130%	135%
1988-1998	101%	110%	115%	122%
1998-2000	102%	102%	102%	102%
2000-2013	82%	85.50%	86%	73.60%
Sources: U.S. Department of Housing and Development (2013)				

The HUD-formulated FMR schedule is a guideline to maximum rents allowable for units receiving Section 8 assistance. HUD uses the *Consumer Price Index* and the census data to calculate the FMRs for each Standard Metropolitan Statistical Area (SMSA). Because HUD includes different criteria in its definition of rent, census data and FMRs are not directly comparable. While some vacant property is available for new residential development, the majority of the new residential construction will occur on land that is presently occupied by existing development. The demolition, removal, and clean-up of these existing properties contribute to the higher cost of development. During the latter part of the 1990s, interest rates were generally low. In 2000, interest rates were raised by the Federal Reserve though they were once again lowered in the years following 2000 in response to fears of recession, and have continually dropped in response to avoiding a further recession. In general, the cost (market-rate) for new land in the city ranges from \$10/square foot up to \$15/square foot. The actual construction cost for residential development ranges from \$100/square foot up to \$130/square foot. Real estate data was collected for the city to determine the “asking price” of for-sale units and the asking monthly rents for rental units. The survey identified a total of 22 for-sale units and less than 10 rental units. Of the total number of for-sale units, less than 50% of the homes identified in the survey had asking prices of less than \$379,000. This figure underscores the relative affordability of housing in the city compared to the surrounding region.



## 2.6 RENT VS. OWN

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### RENTER

According to the most recent census in 2010, the great majority of the housing units in the city were rentals. Of the 5,770 housing units that were counted during the 2010 California Department of Finance, a total of 4,702 units or 81.5% were rental units. According to the 2007-2011 American Community Survey the median for occupied housing units paying rent in the City of Cudahy was \$1,103. According to census figures for the year 2010, 2,624 renter households (56.3% of the total renter households) paid in excess of 30% of their monthly income towards the rent.

### OWNER

The owner-occupied units totaled 1,011 units or 17.5%. The number of rental units as a proportion of housing in the City has shown an increase since 1990. The 1990 census indicated that 80.8% of the occupied housing units in the City were rentals during that year. According to the 2007-2011 American Community Survey the median for housing units with mortgage in the City of Cudahy was \$1,812. According to census figures for the year 2010, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid in excess of 30% of their monthly income towards the mortgage.

## 2.7 HOUSING NEEDS ASSESSMENT

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### EXTREMELY LOW INCOME HOUSEHOLDS

Extremely low-income is defined as households with income less than 30 percent of area median income. The area median household income in Cudahy is \$39,338. For extremely low-income households, this results in an income of \$11,801.4 or less. Households with extremely low-income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance is considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household with an annual income of approximately \$17,000 or less.

### Existing Needs

According to the 2010 Census data prepared by SCAG, of the City's 5,770 households in 2010, 2,879 households were considered low-income. Most extremely low-income households are renters and experience a high incidence of housing problems. For example, extremely low-

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income households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities). Even further, extremely low-income households paid more than 50% of their income towards housing costs.

	Renters	Owners	Total
Total Number of ELI Households	2,624	255	2,879
Percentage with Any Housing Problems	12.6%	12.6%	25.3%
Percent with Cost Burden (30% of income)	56.3%	45.2%	50.3%
Percent with Severe Cost Burden (50% of income)	10.2%	71%	12%
Total Number of Households	4,702	1,011	5,713

Source: *Census.gov; Southern California Association of Governments*

**Projected Needs**

To calculate the projected housing needs, the City assumed 50% of its very low-income regional housing needs are extremely low-income households. As a result, from the very low-income need of 174 units, the City has a projected need of 87 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could be with mental or other disabilities and special needs. To address the range of needs, the City will employ a detailed housing strategy including promoting a variety of housing types, such as single-room occupancy (SRO) units without requiring a CUP.

With respect to single-room occupancy units, the City will seek to modify the zoning code to allow transitional housing in the future, as a permitted use to further accommodate these residents.

To address the housing needs of extremely low-income households, the City will identify and meet with nonprofit builders who specialize in building housing for extremely low-income households and supportive housing. This effort is design to:

- Build a long-term partnership in development,
- Gain access to specialized funding sources, including applying for funding sources that support deeper targeting,
- Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and
- Promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.



As part of this effort, the City will develop an action plan with its nonprofit partners to develop housing for extremely low-income households. Activities include assisting with site identification and acquisition, local financial resources, assisting and streamlining entitlements and providing concessions and incentives.

**2.8 OVERCROWDING AND OVERPAYMENT**

**Overcrowding**

Overcrowding is typically defined as more than one person per room, based on the Census Bureau’s definition of “room,” which excludes bathrooms, porches, balconies, foyers, halls, or half-rooms. Severe overcrowding occurs when there are more than 1.5 persons per room; Overcrowding can result when there are not enough adequately sized units within a community, or when high housing cost relative to income forces too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Of the occupied housing units identified in the 2010 Census, 1,428 units were identified as being overcrowded (25.3% of the city’s total number of occupied units) and 534 units (9.5% of the total occupied units in the city) were identified as being severely overcrowded.

Of the 1,428 overcrowded units in 2010 approximately 35.8% were renters. Even more so, renters make up 84.4% of the 534 severely overcrowded units in Cudahy. This disproportionate impact on renter households emphasizes the need to establish priority in policies and programs to increase a variety of housing types and proactively assists in the development of affordable housing.

To address overcrowding, the element includes programs to increase density to increase the supply of residential units in Cudahy.

	Owner	Renter	Total
Occupied Units	916	4733	5649
Overcrowded Units	180	1248	1428
Severely Overcrowded	83	451	534

*Source: Census.gov; American Fact Finder*

**Overpayment**

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household



pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size.

**Table 2-14 Total Households Overpaying**

Households	Renter	Owners	TOTAL
All Households	4733	916	5649
Number of Households Overpaying	2,624	255	2,879
Percent of All Households Overpaying	56.3%	45.2%	50.9%

*Source: Census.gov; American Fact Finder*

Of the 2,879 households overpaying in Cudahy, 448 household were severely overpaying.

**Table 2-15 Total Households Severely Overpaying**

Households	Renter	Owners	TOTAL
Number of Households Overpaying	2,624	255	2,879
Number of Households Severely Overpaying	267	181	448
Percent of Households Overpaying	10.2%	71%	15.5%

*Source: Census.gov; American Fact Finder*

In general, overpayment disproportionately affects lower income households; further, emphasizing the affordability gap between market rents and affordable housing costs for lower income households.

**Table 2-16 Lower Income Households Overpaying**

Households	Renters	Owners	TOTAL
Total Households Overpaying	2,624	255	2,879
<b>LOWER INCOME HOUSEHOLDS</b>			
Lower Income Households Overpaying (30% of Income)	1,477	115	1,592
Lower Income Households Overpaying (50% of Income)	267	181	448

*Source: Census.gov; American Fact Finder*

To address overpayment, Cudahy will pursue a variety of programs to expand affordability. With a strong prevalence of overpayment/overcrowding with large family renter households, the City will focus its new construction on multi-family units.



## 2.9 “AT-RISK” HOUSING

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“Assisted housing units” are defined as units with rents subsidized by federal, State or local governmental programs. California Government Code Section 65583 requires that housing elements include an inventory of all assisted rental housing units within the local jurisdiction that are at-risk of losing subsidies, mortgage prepayment, or being converted to other uses if the expiration date of their financing program is between 2013 and 2023 (i.e. 10 years from the beginning of the housing element planning period—2013). In all, there are a total of 142 units at-risk of conversion in Cudahy.

### CONVERSION RISK

State law requires housing elements provide an inventory of all assisted housing units if the expiry date of their financing program is within the next ten years of the housing element planning period. These housing units are deemed to be “at-risk” of being converted to market rare units. Additionally, HCD recommends jurisdiction assess to overall potential conversion risk of all assisted housing units. However, there is no “official” or prescribed methodology to conduct the analysis. Jurisdictions, therefore, are free to decide how to conduct the analysis by choosing a method most appropriate to their jurisdiction.

There are three general cases that can result in the conversion of public assisted units:

1. **Prepayment of HUD Mortgages:** Section 221(d’(3), Section 202 and Section 236 — Section 221 (d)(3) is a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
2. **Opt-outs and Expirations of Project-Based Section 8 Contracts** — Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.
  - Clara Park Commons Senior



3. **Other** — Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds. Generally, bond-financing properties expire according to a qualified project period or when the bonds mature.
  - Clara Park Village
  - Elizabeth Court
  - Clara Court
  - Live Oaks Garden

**FEDERALLY-ASSISTED “AT RISK” UNITS**

At-Risk Units includes a study of all low-income housing units, which may at some future time be lost to affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the housing elements.

**Table 2-17 SUMMARY OF AT-RISK UNITS**

Project Name	Address	Target Group	Number of Units	Type of Assistance	Expiration Date	Current Owner	At-Risk
Clara Park Village	4805 Clara St Cudahy, CA 90201	Elderly	49	Section 8	2037	National Church Residents	Lower Risk
Elizabeth Court	5225 Elizabeth St Cudahy CA 90201	Low Income	25	Low Income Housing Tax Credits	2013	Corp for Better Housing	Higher Risk
Clara Court	5159 Clara St Cudahy, CA 90201	Low Income	36	Low Income Housing Tax Credits	2013	Corp for Better Housing	Higher Risk
Live Oaks Garden	5203 Live Oak St Cudahy, CA 90201	Low Income	32	Low Income Housing Tax Credits	2015	Corp for Better Housing	Higher Risk
Clara Park Commons	4805 Clara St Cudahy, CA 90201	Low Income	49	Low Income Housing Tax Credits	2020	National Church Residents of Clara Commons	High Risk
Cudahy Gardens	4343 Elizabeth St Cudahy, CA 90201	Low Income	99	Low Income Housing Tax Credits	2029	Housing Corp of America	Lower Risk

Source: City of Cudahy Community Development Department

Based on our inventory of all assisted housing units within the City; three projects were identified with having a “Higher Risk” of being converted to market rate units. The projects identified as “higher risk” are Elizabeth Court, Clara Court, and Live Oaks Gardens; all owned by *Corp for Better Housing*. After identification of the at-risk units the City contacted the owner of the projects to inquire about the potential risk of losing these units to market rate units. The



owner then indicated that they had no desire to sell their units and will be renewing their contracts to continue to provide them as affordable housing units; the City will make contact with the owner of the project at the end of 2013 to confirm their desire not to sell their units. Furthermore, the City will maintain contact with owners/management of at-risk projects and on an annual basis, confirm the status of contract renewals. As well as, maintain and annually update a list of all assisted housing developments. The City will notify tenants of any possible modification to contract renewals affecting the status of their affordable housing units.

**COST OF REPLACEMENT VS PRESERVATION**

The best ways to ensure that no assisted units convert to market rate within the planning period are either to acquire and preserve all at-risk units or to construct new housing to replace those units. Either of these methods will ensure affordable controls and price restriction are extended to at-risk households under current federal, State, and local programs. In Cudahy, the cost of preserving assisted units is estimated to be less than that required to replace the units through new construction. Land prices, land availability and construction costs are generally the limiting factors to development of new affordable housing.

In order to provide a cost analysis of preserving at-risk units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

1. **Rehabilitation**– The primary factors used to analyze the cost of preserving low- income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City

Table 2-18 Rehabilitation Costs	
Fee/Cost Type	Cost Per Unit
Acquisition	\$266,359
<b>Total Estimated Cost Per Unit</b>	<b>\$266,359</b>

Source: City of Cudahy Community Development Department

2. **New Construction/Replacement** – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using local information and data. The construction of new housing can vary greatly depend on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. The following table describes new construction costs in Cudahy.



Table 2-19 New Construction /Replacement Costs

Fee/Cost Type	Cost Per Unit
Acquisition	\$266,359
Construction	\$155,058.75
Financing/Other	\$55,000
<b>Total Estimated Cost Per Unit</b>	<b>\$476,417.75</b>

Source: *City of Cudahy Community Development Department*

*\*Construction cost = \$150/SF \* 41,349SF (SF that can potentially be lost) = \$6,202,350/40 units = \$155,058.75 construction cost per unit.*

The rehabilitation of existing units instead of new construction is the most cost effective approach towards the preservation of at-risk units.

**QUALIFIED ENTITIES**

The California Department of Housing and Community Development (HCD) keep a current list of all of the qualified entities across the State. A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an ongoing association are the logical entities for future participation. The qualified entities that HCD list for (Los Angeles County) are listed below:



**Table 2-20 Organizations:**

1. A Community of Friends	28. Jamboree Housing Corporation
2. Abbey Road Inc.	29. Keller & Company
3. Access Community Housing, Inc.	30. Korean Youth & Community Center, Inc. (KYCC)
4. Affordable Homes	31. Latin American Civic Assoc.
5. Affordable Housing People	32. Long Beach Affordable Housing Coalition, Inc
6. Century Housing Corporation	33. Los Angeles Center for Affordable Tenant Housing
7. Century Pacific Equity Corporation	34. Los Angeles Community Design Center
8. City Housing Real Estate Services	35. Los Angeles Housing Department/ Policy Planning Unit
9. City of Pomona Housing Authority	36. Los Angeles Housing Partnership, Inc.
10. Coalition for Economic Survival	37. Los Angeles Low Income Housing Corp. (LALIH)
11. Community Partnership Dev. Corp	38. LTSC Community Development Corporation
12. Community Rehabilitation Services, Inc	39. Many Mansions, Inc.
13. CSI Support & Development Services	40. Menorah Housing Foundation
14. DML & Associates Foundation	41. Nehemiah Progressive Housing Dev. Corp.
15. Doty-Burton Associates	42. Nexus for Affordable Housing
16. Eden Housing, Inc.	43. Orange Housing Development Corporation
17. FAME Housing Corporation	44. PICO UNION HOUSING CORPORATION
18. Foundation for Quality Housing	45. Poker Flats LLC
19. Opportunities, Inc.	46. ROEM Development Corporation
20. Francis R. Hardy, Jr.	47. Shelter For The Homeless
21. Hart Community Homes	48. Skid Row Housing Trust
22. Hollywood Community Housing Corp.	49. Southern California Housing Development Corp
23. Home and Community	50. Southern California Presbyterian Homes
24. Hope - Net	51. The East Los Angeles Community Union (TELACU)
25. Housing Authority of the City of Los Angeles	52. The Long Beach Housing Development Co.
26. Housing Corporation of America	53. West Hollywood Community Housing Corp.
27. Irvine Housing Opportunities	54. Winnetka King, LLC

Source: <http://hcd.ca.gov/hpd/hrc/tech/presrv/>

**2.10 OPPORTUNITY FOR ENERGY CONSERVATION**

Under State law, the housing element must include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Planning for energy conservation is important for a number of reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss City programs and strategies to reduce energy use.

**GREENHOUSE GAS EMISSIONS**

Gases that trap heat in the atmosphere are known as Greenhouse Gases (GHG). GHG are emitted by both natural processes and human activities. GHG emissions that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion by humans have elevated the concentration of GHG in the atmosphere to above natural levels. Scientific evidence indicates a correlation between



increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe.

The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the harm associated with climate change are serious and well recognized, that the EPA must regulate GHG as pollutants, and unless the agency determines that GHG do not contribute to climate change, it must promulgate regulations for GHG emissions from new motor vehicles. To date, 12 states, including California, have set State GHG emission targets. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. The environmental impact report (EIR) includes an evaluation of the existing greenhouse gas emissions within the planning area, those anticipated local greenhouse gas emissions anticipated at build-out under the implementation of the General Plan's land use policy, and those estimated greenhouse gas emissions for 1990.

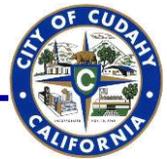
## **UTILITY COSTS**

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy saving features, energy saving materials and efficient systems in new as well as remodeled homes is an important consideration.

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, energy costs to consumers have increased over 100 percent above the price of inflation. More recently, crude oil prices have increased to over 40 dollars a barrel. It is therefore prudent for city government like Cudahy to find ways and means to reduce energy consumption to reduce energy costs.

## **ENERGY CONSERVATION**

The City shall consider the energy efficiency of new equipment when it purchases replacement equipment and shall purchase low energy replacements whenever feasible. Through the City's development review process, new construction shall be required to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible. To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas



Company to identify new low cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners. The City shall make information and utility company contacts available to all applicants for building permits. The City will utilize its Development Review Process to encourage the use of low-polluting building materials in new construction. It will also utilize the Development Review Process to assure that the exposure of sensitive receptors to toxic and hazardous pollutants, as well as dust and odors is minimized or, where feasible, eliminated. The City will revise its California Environmental Quality Act (CEQA) Guidelines to insure uniform assessment of air quality impacts of projects and will incorporate the SCAQMD significance thresholds in these Guidelines or into EIR's and negative declarations prepared pursuant to these Guidelines.

### **CITYWIDE STRATEGIES**

The City works to promote energy conservation in a number of ways. The Cudahy General Plan provide policy direction under which city regulations, programs, and projects work in unison to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. Especially for housing development, the issue of energy conservation is addressed at two levels: for new construction and rehabilitation of existing structures.



## 3 Regional Housing Needs Assessment and Special Needs

### 3.1 REGIONAL HOUSING NEEDS ALLOCATION, 2014-2021

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Every city and county in the State of California has a legal obligation to respond to its 'fair share' of the projected future housing need in the region in which it is located. For Cudahy and other Southern California jurisdictions, the regional housing need is determined by the Southern California Association of Governments (SCAG), based upon an overall regional housing need number established by the State. In accordance with State law, SCAG has determined the fair share of the regional housing need that must be planned for by each jurisdiction during the 2013 to 2021 planning period. That need is divided into four income categories of housing affordability (in accordance with State law).

#### METHODOLOGY

The RHNA methodology assigns each jurisdiction a share of the region's total housing need. The methodology includes an allocation tool that is a mathematical equation that consists of weighted factors. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit. The methodology can give household growth a higher weight than transit in the formula. The methodology may also equally weight the factors, therefore ensuring that all the factors are of equal priority.

- The factors and weights (expressed in parenthesis) are:
- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)

Employment growth near existing transit, Household growth, existing employment, and employment growth are estimated in SCAG's regional household and employment forecasts. A jurisdiction's share of the Regional Housing need is assigned accordingly to its percentage share of regional household growth, employment growth, existing employment, and household and employment growth near transit:

$$(Household\ Growth \times 0.45) + (Employment\ Growth \times 0.225) + (Existing\ Employment \times 0.225) + (Household\ Growth\ near\ Transit \times 0.05) + (Employment\ Growth\ near\ Transit \times 0.05)$$



After determining the housing need, a number of “rules” are established by SCAG to determine the allocation of units by income. The broad concept is that local jurisdictions must plan for income-based housing relative to the regional average. The income allocations scenarios give each jurisdiction 175 percent of the difference between their 2000 household income distribution and the 2000 regional household income distribution. An “adjustment factor” is then applied to determine housing unit allocation in each income category.

For a complete discussion of the methodology, see SCAGS website at: <http://www.scag.ca.gov/>

## CUDAHY’S ‘FAIR SHARE’ OF THE REGIONAL HOUSING NEED

Regional Housing Needs Assessment provides a discussion of the Regional Housing Needs Assessment and how the City intends to accommodate its identified housing need.

The authority to determine housing needs for the various income groups for cities within the Southern California region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs are categorized according to the following income groups:

The **Extremely Low Income** households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area;

The **Very Low Income** households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;

The **Low Income** households earn from 51% to 80% of the median;

The **Moderate Income** groups earn from 81% to 120% of the median; and,

The **Above Moderate** households earn over 120% of the median income.

The various housing categories and the income thresholds for each are discussed above. SCAG’s Regional Housing Needs Assessment (RHNA) estimated the seven-year future housing construction need for Cudahy at 318 units.



Table 3-1 RHNA 4 <sup>th</sup> Cycle January 2006 – June 2014			Table 3-2 RHNA 5 <sup>th</sup> Cycle January 2014 – October 2021		
Number of Units	Number	Percentages	Number of Units	Number	Percentages
Very Low Income Households	94	23%	Very Low Income Households	80	25%
Low Income Households	60	15%	Low Income Households	46	15%
Moderate Income Households	67	17%	Moderate Income Households	51	16%
Above Moderate Income Households	180	45%	Above Moderate Income Households	141	44%
Total Needed-Future Housing	401	100%	Total Needed-Future Housing	318	100%

Source: Southern California Association of Governments

As indicated previously, those households that have incomes of 30% of the County median would fall into the extremely low income category. Based on the 2010 income limits, an extremely low income household would have the following household incomes: a one person household with an annual income of \$17,400 or less; a two person household with an annual income of \$19,900 or less; a three person household with an annual income of \$22,400 or less; and a four person household with an annual income of \$24,850 or less.

The planning period governed by the RHNA extends from 2014 to 2021. As a result, the City will only receive credit towards the RHNA for the new housing that is entitled, under construction, or built beginning in 2014.

As indicated in Table 3-2, the City's remaining unmet need for the planning period is 318 units. There is a remaining unmet need for above moderate income units (141 units are still needed), moderate income units (51 units are still needed), low income units (46 units are still needed), and very low income units (80 units are still needed).

**WHAT THE NUMBERS MEAN**

The primary goal of the RHNA numbers is to act as targets for jurisdictions to achieve during the planning period. Because local jurisdictions are rarely if ever involved in the actual construction of housing units, sometimes it is not possible for these targets to be met. HCD does not penalize jurisdictions for not meeting RHNA targets, as long as they have allocated enough land for the construction of units and have made a good effort through the implementation of housing policies and programs to help meet the RHNA targets.

**3.2 SPECIAL HOUSING NEEDS**

In addition to the general housing needs of the population, cities and counties must plan for the special housing needs of certain groups. For the Housing Element, Government Code



(65583(a)(6)) requires that several populations with special needs be addressed: people who are homeless; persons with disabilities; female-headed households; large households; seniors; overcrowded households; farmworker households. To meet the needs of these groups; Cudahy must be creative and look to new ways of increasing the supply, diversity, and affordability of this specialized housing stock.

## **EMERGENCY SHELTER & TRANSITIONAL HOUSING**

The primary agency that deals with the issue of homelessness in the city is the Los Angeles County Sheriff's Department, which serves Cudahy. Very few homeless persons have been observed in the city. Homeless persons (single males and females) have been found in the Cudahy area along the banks of the Los Angeles River in the City of Bell Gardens and the trash bins at local supermarkets. Homeless persons are encouraged to seek assistance from the Department of Public Social Services on Atlantic Avenue and local community services (Chicana Service Action Center, Human Services Association) in neighboring cities. The Salvation Army operates a shelter located at 1370 Alamitos Avenue in the City of Long Beach. This Salvation Army shelter provides services to an average of 73 people per day. Of this number, approximately 10% are homeless. The Bell Shelter, located in the City of Bell adjacent to Cudahy, 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. The Los Angeles Homeless Service Authority is also a good resource; their mission is "to support, create and sustain solutions to homelessness in Los Angeles County by providing leadership, advocacy, planning, and management of program funding" (<http://www.lahsa.org>).

### **Emergency Shelters**

At the present time, emergency shelters are conditionally permitted uses in the residential zone districts. There is considerable variety in the types of shelter that could be operated in the city. As a result, the CUP process is to provide information to the staff and decision-makers. The CUP process is a discretionary action that begins with a formal; application to the city's Community Development Department. The CUP application undergoes preliminary review to ascertain its completeness. Once the application has been deemed complete, the materials are reviewed by the various city departments. Emergency Shelters are to be permitted in the High Density Residential Zone and implemented within 120 days of the adoption of the Housing Element Update, no later than March 2014. The High Density Residential Zone was chosen as the permitted zone due to its proximity to the core services and transportation corridor within the City. Services in the immediate area include a large dialysis facility, Kaiser Permanente (non-emergency) medical treatment facility, six clinics or medical facilities, and the County of Los Angeles Department of Public Social Services. Additionally, within the immediate area are seven main Metropolitan Transportation Authority bus lines including routes 111, 260, 315, 361, 611, 612, 711, as well as the Cudahy Area Rapid Transit (City fixed route).

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*\*Emergency Shelter:* Emergency shelter means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

**Transitional and Supportive Housing**

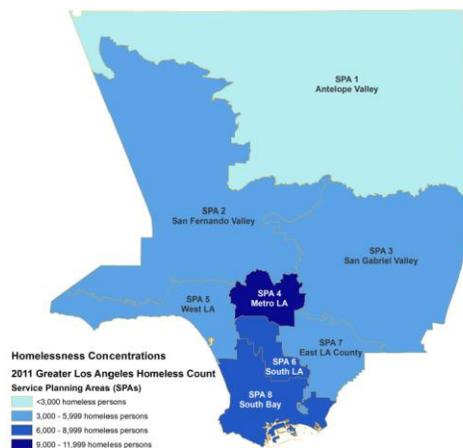
At the present time transitional and supportive housing are conditionally permitted uses in the residential zone districts. There is considerable variety in the types of transitional and supportive housing that could be operated in the city. As a result, the CUP process is to provide information to the staff and decision-makers. The CUP process is a discretionary action that begins with a formal; application to the city’s Community Development Department. The CUP application undergoes preliminary review to ascertain its completeness. Once the application has been deemed complete, the materials are reviewed by the various city departments.

Transitional and Supportive Housing are to be permitted and implemented within 120 days of the adoption of the Housing Element Update, no later than March 2014.

As described above, transitional and supportive housing are currently a conditionally permitted use; however, the City will seek to modify the zoning code to allow, transitional and supportive housing in the future, as a use permitted in the Residential Zones to further accommodate these residents. Furthermore, the city will seek to modify the zoning code to allow emergency shelters, as a use permitted in the High Density Residential Zone.

**HOMELESSNESS**

Based on the most recent homeless count conducted by The Los Angeles Homeless Service Authority in 2013, the City of Cudahy was part of the Service Planning Area (SPA 7) East Los Angeles County, which was identified as having between 3,000 - 5,999 homeless persons. See Figure below:



Source: lahsa.org; 2011 Greater Los Angeles Homeless Count Report.



A more detailed breakdown of the number of single adults, family members, and unaccompanied youth (< 18 years old) is provided in the table below:

	All SPAs	Single Adults	Family Member	Unaccompanied Youth (< 18 years old)
SPA 7	4,759	3,868	81%	888
			19%	3
				< 1%

Source: lahsa.org; 2011 Greater Los Angeles Homeless Count Report.

## PERSONS WITH DISABILITIES

Disabled persons have special needs when it comes to housing and many of the households in the category are occupied by elderly persons. Door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may be thousands of dollars and be beyond the reach of those households with lower incomes. The lack of such housing is even more pronounced when it comes to market-rate rental units.

Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) generally has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults. The results of this analysis are summarized below according to three general categories of potential constraints: 1. zoning and land use, 2. permits and processing procedures, and 3. building codes.

**Zoning and Land Use:** The zoning ordinance does not preclude or restrict the construction of exterior ramps or other improvements (exterior or interior) for disabled persons. The city treats residential care facilities with six or fewer persons as a single-family use. These facilities are allowed in any zone where single-family homes are permitted under state law. The zoning ordinance does identify these facilities as a permitted use. The city's zoning ordinance also permits reduced off-street parking space requirements for seniors though no such allowance is specifically identified for persons with disabilities.

**Permits and Processing Procedures:** There are no permit requirements for residential care facilities serving six or fewer persons. Furthermore, there are no special designs or permitting standards that have been established for residential care facilities. The city has no occupancy standards that specifically apply to unrelated adults. Requests to retrofit homes for disabled accessibility or for reasonable accommodation are handled as any other building permit or variance application.

**Building Code:** Cudahy has adopted the most recent Los Angeles County Code which includes provisions of the Americans with Disabilities Act. One provision is that a number of the



residential units in new multi-family construction of three or more apartments, or four or more condominiums, must be accessible or adaptable.

### Households in Need of Reasonable Accommodation

The most recent 2010 Census identified those residents that have one or more disabilities as well as the type of disability. Table 3-4 indicates the number of disabilities by three major age groupings (under 17 years of age, 18 to 64 years of age, and 65 years of age or older). In addition, the table summarizes the types of disabilities for each major age grouping. It should be pointed out that a single individual within each age grouping may be counted numerous times depending on the types of disability.

<b>Category and Type of Disability</b>	<b>Number of People</b>	<b>Percentage of People</b>
<b><i>Persons Under the Age of 17</i></b>	<b>535</b>	<b>7.9%</b>
Hearing Difficulty	79	1.2%
Vision Difficulty	101	1.5%
Cognitive Difficulty	496	7.3%
Ambulatory Difficulty	311	4.6%
Self-Care Difficulty	333	4.9%
<b><i>Persons Between Ages 18-64</i></b>	<b>1,064</b>	<b>7.8%</b>
Hearing Difficulty	179	1.3%
Vision Difficulty	274	2.0%
Cognitive Difficulty	309	2.3%
Ambulatory Difficulty	562	4.1%
Self-Care Difficulty	337	2.5%
Independent Living Difficulty	382	2.8%
<b><i>Persons 65 years and older</i></b>	<b>618</b>	<b>58.7%</b>
Hearing Difficulty	198	18.8%
Vision Difficulty	181	17.2%
Cognitive Difficulty	236	22.4%
Ambulatory Difficulty	413	39.3%
Self-Care Difficulty	257	24.4%
Independent Living Difficulty	315	29.9%

*Sources: U.S. Census Bureau (2011)*

### DEVELOPMENTAL DISABILITIES

Persons with disabilities in Cudahy face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities need affordable, conveniently-located housing which, where necessary, has been specially adapted for wheelchair accessibility, along with other physical needs. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical



conditions. Accessible housing can also be provided via senior housing developments. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population. Many disabled individuals live on a small fixed income which severely limits their ability to pay for housing.

The Task Force on Family Diversity estimates that at least one-third of all persons with disabilities in the United States lives in poverty. Persons with disabilities have the highest rate of unemployment relative to other groups. For most, their only source of income is a small fixed pension afforded by Social Security Disability Insurance (SDI), Social Security Insurance (SSI), or Social Security Old Age and Survivor's Insurance (SSA), which will not adequately cover the cost of rent and living expenses even when shared with a roommate. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages.

The term developmental disability refers to a severe and chronic disability attributable to a mental or physical impairment, such as *cerebral palsy* (a disability resulting from damage to the brain before, during, or shortly after birth and outwardly manifested by muscular incoordination and speech disturbances); *epilepsy* (any of various disorders marked by abnormal electrical discharges in the brain and typically manifested by sudden brief episodes of altered or diminished consciousness, involuntary movements, or convulsions); or *autism* (a developmental disorder that appears by age three and that is variable in expression but is recognized and diagnosed by impairment of the ability to form normal social relationships, by impairment of the ability to communicate with others, and by stereotyped behavior patterns especially as exhibited by a preoccupation with repetitive activities of restricted focus rather than with flexible and imaginative ones that begins before individuals reach adulthood (<http://www.nlm.nih.gov/medlineplus/mplusdictionary.html>))

**Table 3-5 Active Consumers by age group**

Zip Code	Age Group 00-17 yrs	Age Group 18-21 yrs	Age Group 22-64 yrs	Age Group 65+	Grand Total
90201	449	75	226	3	753

Job 9001 - Active Consumers In LA, Ventura, San Diego, Orange, Riverside & San Bernardino Counties by Age Group. (based upon CMF created 9/4/13)

**Mental Disabilities:** Based on the most current Census information the City has a total of 964 residents with mental disabilities; 33% are male and 67% are females.

**Table 3-6 Mental Disability by Gender**

Gender	Male	Female	TOTAL
	317	647	964
Percentage	33%	67%	100%

Source: U.S. Census Bureau; 2007-2011 American Community Survey

**Physical Disabilities:** Based on the most current Census information the City has a total of 1,118 residents with physical disabilities; 43% are male and 57% are females.



Table 3-7 Physical Disability by Gender

Gender	Male	Female	TOTAL
	478	640	1,118
Percentage	43%	57%	100%

Source: U.S. Census Bureau; 2007-2011 American Community Survey

**STRATEGIES AND PROGRAMMATIC RESPONSES TO MEET NEED**

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential construction projects containing in excess of 5 units under construction after September 15, 1985, would conform to specific disabled adaptability/accessibility regulations. In 1988, the Federal government enacted the U.S. Fair Housing Amendment Act; also with the intent of increasing the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued “California Multifamily Access Requirements” based upon the Act. Unfortunately, the actual increase in the number of handicapped-accessible units available on the current rental market has been small.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

The City also makes rehabilitation funds available to income qualified households for accessibility improvements through its CDBG Program; CDBG funds can be used for a variety of housing efforts including activities aimed at reducing costs, housing acquisition and rehabilitation through short and long term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services and fair housing activities.

The housing needs of several other categories of disabled persons, including developmentally disabled persons and the mentally ill are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living state, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available.



Based on a review of the city's development procedures and policies, no specific constraints were identified other than consideration of reduce parking requirements for group care housing and streamlined review for applications that involve the retrofit of existing units to accommodate reasonable access. In summary, the city's zoning ordinance does not contain any provisions that would preclude the development of housing for handicapped persons. There are no zoning restrictions that would limit the use of ramps, wider doorways, or other features that would be desirable in such units. No additional review or development standards are required for handicapped units beyond that required for all units.

### **FEMALE-HEADED HOUSEHOLDS**

Female headed households generally refers to those households with a female that is a single-parent. Female-headed households tend to have low incomes, thus limiting housing availability for this group. Female-headed households accounted for 24.3% (1,362 households) of the city's total number of households in 2010. An estimated 14.8% of the households in the city (831 households) were female headed with dependent children less than 18 years of age. More significantly, the same census figures for 2010 indicated that 45.1% of the female headed households with dependent children had incomes that were below the poverty level. Thus, providing housing opportunities for this group relates both to affordability and services related to the care of children. This number bares importance in relation to social service needs, such as childcare, recreation programs, and health care, which are of special concern to these households.

### **LARGE FAMILY HOUSEHOLDS**

According to the HCD's definition, the term "large family" refers to a family containing five or more persons. Large family households, containing five or more persons, frequently experience a greater incidence of overcrowding, especially in older units and rental housing. Most rental units in the city contain one or two bedrooms. In addition, landlords may be reluctant to rent smaller units to larger families. Finally, many owner occupied units are overcrowded (refer to the previous section) due to extended families sharing housing as a means to reduce mortgage or rental costs.

Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. With a median household income of \$41,805 (35% lower than the State average), a total of 24.3% of City of Cudahy residents live below the poverty line, almost twice the State average of 13.7%. Taking into consideration the previous statistics, large families often face these conditions, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration.

The majority of the market rate owner-occupied housing constructed during the past ten years had three or more bedrooms. In recent years, few rental units have been constructed in the city



with even fewer new rental units containing three or more bedrooms. According to the most recent census, 1,259 units (21.4% of the total housing units in the City) contained five rooms, 397 units (6.8%) contained six rooms, and 181 units (3.1%) have seven or more rooms.

Large Families (those containing five or more persons) are overwhelmingly residing in renter units at 83%.

**Table 3-8 Tenure by Large Families**

Tenure	Owner	Renter	TOTAL
Family with >5 persons	364	1,723	2,087
Percentage	17%	83%	100%

*Source: U.S. Census Bureau; 2007-2011 American Community Survey*

**OVERCROWDING**

Overcrowded housing is defined by the U.S. Census as units with more than one inhabitant per room, excluding kitchen and bathrooms. Overcrowding usually occurs as a result of high housing costs, such that families double-up or reside in smaller units to devote income to other basic necessities such as food and medical fees.

Of the occupied housing units in the City identified in the 2010 Census, 1,428 units were identified as being overcrowded (25.3% of the city’s total number of occupied units) and 534 units (9.5% of the total occupied units in the city) were identified as being severely overcrowded.

**ELDERLY HOUSEHOLDS**

Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly who usually have fixed incomes. The housing needs of the elderly can be addressed through the provision of smaller units, congregate housing, and rental and rehabilitation assistance programs. The special needs of many elderly households often are a result of lower (and fixed) incomes, physical disabilities, and dependence needs. As indicated in a previous section, approximately 5.1% of the city’s population was 65 years of age or older. In 2010, there were 909 households (16.8%) with individuals 65 years of age or older.

Within those 909 elderly households, 217 of those households contained a single individual while 692 households contained two or more persons.

Elderly householders are predominately residing in renter units at 65%



Table 3-9 Tenure by Elderly Households

Tenure	Owner	Renter	TOTAL
	208	388	596
Percentage	35%	65%	100%

Source: U.S. Census Bureau; 2007-2011 American Community Survey

## FARMWORKERS

The special housing needs of many farm workers stem from their low wages and the seasonal nature of their employment. The majority of the Cudahy residents work in the Los Angeles-Long Beach Metropolitan area in non-agricultural occupations. The census identified 37 persons employed in the agricultural, forestry, and fishing sector. These persons are likely to be employed in nurseries, stables, and not in traditional agricultural production. The demand for housing generated by farm workers in the city is thus estimated to be extremely low.



## 4 Land Inventory

This section assesses the housing development potential in Cudahy during the 2013-2021 Housing Element planning period. The purpose is to determine the quantity of land available to accommodate the City's RHNA. The RHNA is broken down by income group into four categories: Very Low (less than 50% of the Area Median income (AMI)), Low (50-80% of AMI), Moderate (80-120% of AMI), and High (over 120% of AMI). While a jurisdiction must show that it has adequate sites in total to meet its RHNA, it must also show that it can meet the allocation at each of these income categories.

### 4.1 HOUSING INVENTORY

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The State requires that a Housing Element identify how much housing can be constructed to accommodate the community's RHNA. Section 65583(a)(3) of the California Government Code states that this inventory must be site specific to help localities determine the appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed. The Code also requires that all land identified must be available for residential use in the planning period. Sites that require rezoning may be included in the inventory provided that actions are taken to address the rezoning early in the planning period.

The types of sites that are appropriate for residential development include:

- Vacant residentially zoned sites;
- Vacant non-residentially zoned sites that allow residential development
- Underutilized residentially zoned sites capable of being developed at a higher density or with greater intensity; and
- Non-residentially zoned sites that can be redeveloped for, and/or rezoned for, residential use (via program actions, such as rezoning).

### SITES INVENTORY AND ANALYSIS

Sites Inventory and Analysis lists properties by parcel number or other unique reference, showing for each parcel: size, zone, existing use, allowable density, General Plan designation, street name, and number of units that can be accommodated in each site under current zoning regulations, along with any pertinent comments.



**Table 4-1 AVAILABLE VACANT LAND INVENTORY (ADDRESSING 4<sup>TH</sup> CYCLE RHNA)**

APN#	Sq. Ft.	Zone	Existing Use	Current Allowable Density	General Plan Designation	Street Name	Assumed Units	Comment
<b>SITE #1</b> 6224-034-039 6224-034-037 6224-034-040 6224-034-032 6224-034-041 6224-034-014 6224-034-036 6224-034-010	256,512	Community Commercial	Vacant	14.52	CC	Atlantic Ave / Patata St	85	
<b>SITE #2</b> 6224-022-004 6224-022-003 6224-022-002 6224-022-012	72,520	Community Commercial	Vacant	14.52	CC	Cecelia St	24	
<b>SITE #3</b> 6224-019-014	37,714	Community Commercial	Vacant	14.52	CC	Santa Ana St	12	
<b>SITE #4</b> 6224-018-068 6224-018-069 6224-018-071	34,845	Community Commercial	25% Occupied	14.52	CC	Atlantic Ave	11	
<b>SITE #5</b> 6226-022-022 6226-022-008	19,164	Community Commercial	50% Occupied	14.52	CC	Atlantic Ave	5	
<b>SITE #6</b> 6226-014-900	19,688	High Density Residential – Garden Overlay	Vacant	14.52	HDR-G	Live Oak St	6	
<b>SITE #7</b> 6226-026-003	8,775	High Density Residential – Garden Overlay	Vacant	14.52	HDR-G	Wilcox Ave	2	
<b>SITE #8</b> 6224-001-003	20,475	High Density Residential – Garden Overlay	Vacant*	14.52	HDR-G	Elizabeth St	6	*Currently growing crops on approx. ½ of the lot (total lot = 40,950 sq. ft.)
<b>SITE #9</b> 6226-028-004	20,475	High Density Residential – Garden Overlay	Vacant*	14.52	HDR-G	Elizabeth St	6	Approx. ½ of the lot is empty (total lot = 40,950 sq. ft)
<b>SITE #10</b> 6224-015-002	20,475	High Density Residential – Garden Overlay	Vacant	14.52	HDR-G	Santa Ana St	6	

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



As shown in the table above the assumed total units = 163 on approximately 695,538 square feet / 16.18. Calculating the maximum density, per acre of available vacant land or infill development, derives this assumption.

Building and Safety records indicate that, 71 new units were built between the 2006-2014 planning period. According to the U.S. Census Bureau, 2005-2009; 2006-2010; & 2011 American Fact Finder Survey of the 71 units, 2 units were built at a market rate of \$1,045; 67 units were built at a market rate of \$995 and the remaining 2 units were built at a market rate of \$1,132.

According to Southern California Association of Governments (SCAG) the *Extremely Low Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area; the *Very Low Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area; the *Low Income* households earn from 51% to 80% of the median; the *Moderate Income* groups earn from 81% to 120% of the median; and, the *Above Moderate* households earn over 120% of the median income. Based on these numbers above and taking into account the fact that all 71 built units utilize anywhere between 30% to over 50% of their income towards rent they are categorized under Extremely Low and Very Low Income households.

Year	Median Gross Rent	Yearly Rent	Median Household Income	Units Built
2011-Present	\$1,100	\$13,200	\$39,338	2
2006-2010	\$1,045	\$12,540	\$42,112	2
2005-2009	\$995	\$11,940	\$41,877	67

*Source: U.S. Census Bureau, 2005-2009; 2006-2010; & 2011 American Fact Finder Survey*



**Table 4-3 AVAILABLE VACANT LAND INVENTORY (ADDRESSING 5<sup>TH</sup> CYCLE RHNA)**

APN#	Sq. Ft.	Zone	Existing Use	Increased Allowable Density	General Plan Designation	Street Name	Assumed Units	Comment
<b>SITE #1</b> 6224-034-039 6224-034-037 6224-034-040 6224-034-032 6224-034-041 6224-034-014 6224-034-036 6224-034-010	256,512	Community Commercial	Vacant	20	CC	Atlantic Ave / Patata St	117	
<b>SITE #2</b> 6224-022-004 6224-022-003 6224-022-002 6224-022-012	72,520	Community Commercial	Vacant	20	CC	Cecelia St	33	
<b>SITE #3</b> 6224-019-014	37,714	Community Commercial	Vacant	20	CC	Santa Ana St	17	
<b>SITE #4</b> 6224-018-068 6224-018-069 6224-018-071	34,845	Community Commercial	25% Occupied	20	CC	Atlantic Ave	15	
<b>SITE #5</b> 6226-022-022 6226-022-008	19,164	Community Commercial	50% Occupied	20	CC	Atlantic Ave	8	
<b>SITE #6</b> 6226-014-900	19,688	High Density Residential – Garden Overlay	Vacant	20	HDR-G	Live Oak St	9	
<b>SITE #7</b> 6226-026-003	8,775	High Density Residential – Garden Overlay	Vacant	20	HDR-G	Wilcox Ave	4	
<b>SITE #8</b> 6224-001-003	20,475	High Density Residential – Garden Overlay	Vacant*	20	HDR-G	Elizabeth St	9	*Currently growing crops on approx. ½ of the lot (total lot = 40,950 sq. ft.)
<b>SITE #9</b> 6226-028-004	20,475	High Density Residential – Garden Overlay	Vacant*	20	HDR-G	Elizabeth St	9	Approx. ½ of the lot is empty (total lot = 40,950 sq. ft)
<b>SITE #10</b> 6224-015-002	20,475	High Density Residential – Garden Overlay	Vacant	20	HDR-G	Santa Ana St	9	
<b>SITE #11</b> 6224-036-002 6224-036-004 6224-036-005 6224-036-006	184,895	Community Commercial & Community Manufacturing	Vacant	20	CC & CM	Atlantic Ave	84	

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.

As shown in the table above the assumed total units = 314 units on approximately 695,538 square feet / 15.96 acres. Calculating the maximum density, per acre of available vacant land or infill development, derives this assumption (for each site).

The table above also indicates that the City will increase the existing allowable density to 20 dwelling units per acre in the HDR and CC Zones. The City will also increase densities through



the remainder of the City to further facilitate meeting the demand for affordable housing for the 5<sup>th</sup> Cycle RHNA accommodations (280 Low Income units).

## REALISTIC CAPACITY

The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available vacant land, and increasing allowable zoning densities throughout the entire City (e.g., HDR Zone will be increased from 14.52 to 20 dwelling units per acre; same will occur in the CC Zone. Increasing the existing allowable density to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing). As shown in table 4-3 above the assumed total units = 314 units on approximately 695,538 square feet / 16.18. Calculating the maximum density, per acre of available vacant land or infill development, derives this assumption.

The City's land inventory was developed by a combination of methods, among them, utilizing data available from the City and the LA County Assessor's Parcel Maps, a review of aerial maps, and most importantly, through field work. Field surveys of housing sites were conducted on April 18-19, 2013 to document existing available vacant land. The sites were identified as vacant by reviewing aerial maps, checking the status with the aid of the LA County Assessor's Parcel Maps; and later confirmed the physical condition via driving field surveys.

## Key Sites for Housing

1. **Vacant Sites** - There is a potential 314 units (20 dwelling units per acre) on the 11 sites identified on table 4-3 which are zoned for High Density Residential and Community Commercial (which can also allow for multi-family development).
  2. **Non-Vacant Sites** - On the 11 sites identified on table 4-3;
    - a. **Site #1** is owned by the Economic Development Corporation and 15% of the site is occupied with an unoccupied building.
    - b. **Site #2** is owned by the Economic Development Corporation and the site is fully occupied with unoccupied buildings.
    - c. **Site #4** is owned by the Economic Development Corporation and 25% of the site is occupied with a month-to-month lease and the remaining 75% is unoccupied.
    - d. **Site #5** is owned by the Economic Development Corporation and 50% of the site is occupied with a month-to-month lease.
    - e. **Site #11** is privately owned and is 100% occupied
-



3. **Increased Density in Cudahy** – The city will be increasing allowable zoning densities throughout the entire City (e.g., HDR Zone will be increased from 14.52 to 20 dwelling units per acre; same will occur in the CC Zone. Increasing the existing allowable density to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing).

### **Zoning Appropriate to Accommodate Housing for Lower-Income Households**

The City recognizes that the higher density residential and community commercial zones (HDR and CC) provide the potential for lower construction cost because of economies of scale created and are therefore most suitable for development of housing affordable to very low-income and low-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower income households allow densities of at least 20 dwelling units per acre.

### **REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

#### **Quantified Objectives**

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the seven-year planning period. In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

The quantified objectives of the City by income category are provided in table below. The City's objective is to allow the construction of at least 318 new units; from very-low to above moderate income levels. And to rehabilitate 8 very-low and 8 low-income level properties, totaling in 56 rehab units over the seven year implementation phase.



Table 4-4 Quantified Objectives:

Income Category	New Construction	Rehabilitation	Conservation/ Preservation	Total Quantified Objectives	Cumulative Need (Unaccommodated need from 1992 to 2000 and new from 2013-2021)
Extremely-Low	51	10	10	0	71
Very-low	52	9	9	0	70
Low	106	9	9	0	124
Moderate	10	0	0	0	10
Above Moderate	11	0	0	0	11
<b>TOTALS</b>	<b>209</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>265</b>

Source: City of Cudahy Community Development Department

## 4.2 ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

Environmental factors, such as topography, soils, landslides and seismic hazards, and noise, as well as the lack of infrastructure, such as roads, water, and sewer lines, are constraints to housing development in the City. However, most of the potential housing sites identified by the City are not constrained by environmental factors or by lack of adequate infrastructure, with the exceptions of earthquake, ground shaking which affects the entire region and poor water infrastructure provided by Tract 180 Water Company. The General Plan has taken these environmental factors into account. Where development is planned, any site that remains can be mitigated through appropriate design and environmental planning.

### ENVIRONMENTAL SETTING

The City of Cudahy is a relatively new city having only incorporated in the 1960s. At the time of incorporation, more than 80% of the city’s total land area was developed. In terms of land area, Cudahy is one of the smallest cities in Los Angeles County with only 1.07 square miles. In spite of its relatively small land area, Cudahy is home to 23,805 residents according to the most recent DOF estimates. The city’s relatively large population given its small geographic area makes it one of the most densely populated communities in California.

A great majority of the city is development in residential land uses with residential neighborhoods accounting for approximately 394-acres of land or 51.5% of the total land area of Cudahy. An industrial area is located in the southernmost portion of the city on both the west and east sides of Atlantic Avenue. Industrial land uses account for approximately 79-acres of land or 12.3% of the city’s total land area. Commercial land uses are located along the major roadways such as Atlantic Avenue and at key intersections and account for approximately 43-acres of land or 6.7% of the total city’s total land area.



## NOISE

The city is located in an area where the ambient noise levels are relatively high. A citywide noise inventory performed in May 2013, found that virtually all of the neighborhoods in Cudahy are located in areas where noise levels exceed 65 dBA. The city's noise environment is not expected to significantly change over time since the primary factors contributing to noise, namely the arterial roadway and freeway traffic and nearby industrial, will have a continued presence in the city. State noise guidelines recommend that residential development be located in areas exposed to ambient outdoor noise levels no greater than 65 A-weighted decibels (dBA).

## GEOLOGIC AND SEISMIC HAZARDS

No known earthquake faults traverse Cudahy and the city is not exposed to natural environmental hazards such as flooding, slope erosion and landslides. However, the city is located within an area that is subject to liquefaction hazards. The city is located within the dam inundation area of the Garvey Reservoir in Monterey Park.

The nearest major river is the Los Angeles River. This River does have a potential impact on the City of Cudahy. Normally this river channel is dry and only carries a significant water flow during a major rainstorm. The river channel is part of the County Flood Control District and the City is protected by a levee wall.

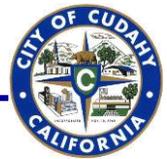
City of Cudahy, like most of the Los Angeles Basin, lie over the area of one or more known earthquake faults, and potentially many more unknown faults, particularly so-called lateral or blind thrust faults.

The major faults that have the potential to affect the greater Los Angeles Basin, and therefore the City of Cudahy are the:

- Norwalk
- Raymond Hill
- Malibu Coast-Santa Monica-Hollywood
- San Andreas
- Newport-Inglewood
- San Fernando
- Sierra Madre
- Whittier

The Los Angeles Basin has a history of powerful and relatively frequent earthquakes, dating back to the powerful 8.0+ 1857 San Andreas Earthquake which did substantial damage to the relatively few buildings that existed at the time. Paleoseismological research indicates that large (8.0+) earthquakes occur on the San Andreas fault at intervals between 45 and 332 years with an average interval of 140 years. Other lesser faults have also caused very damaging

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earthquakes since 1857. Notable earthquakes include the 1933 Long Beach Earthquake, the 1971 San Fernando Earthquake, the 1987 Whittier Earthquake and the 1994 Northridge Earthquake. In addition, many areas in the Los Angeles Basin have sandy soils that are subject to liquefaction, including in the City of Cudahy.

## **ROADS**

The transportation system in Cudahy consists of a roadway network dominated by Atlantic Avenue, collector streets, and local streets. The Long Beach Freeway (State Route-710) is located just east of Cudahy. Also, the City's central location in Los Angeles County provides Cudahy with easy access to most parts of the Southern California region. Local circulation within the City generally follows a grid pattern; except for Atlantic Avenue which extends in a north-south orientation at a slight angle and Salt Lake Avenue which follows the curve of the railroad tracks. Atlantic Avenue is a regional highway that extends north to Alhambra and south to Long Beach. Traffic volumes on most City streets are currently approaching or are at capacity.

Regional access to the City is provided by the Long Beach Freeway (I-710) that extends along the City's eastern border. Access to this freeway is provided by Florence Avenue (north of Cudahy) and Firestone Boulevard (south of Cudahy), both being major arterials located just outside the City. Florence Avenue is a major roadway that provides a connection to the Long Beach Freeway for the neighboring communities of Downey, Bell and Bell Gardens. With local freeway access largely dependent on Florence Avenue, the traffic on this roadway during peak hours is congested. Local access to Florence Avenue is provided by Wilcox Avenue and Atlantic Avenue and access to Firestone Boulevard is provided by Atlantic Avenue. The transportation system framework within Cudahy is largely defined by Atlantic Avenue which is a major north/south arterial that extends through the City. Other north/south roadways include Salt Lake Avenue, Wilcox Avenue, and Otis Avenue which also provide access to neighboring cities. Clara Street and Santa Ana Street are two primary east/west roadways. Aside from Atlantic Avenue and Santa Ana Street (west of Atlantic Avenue), all of the streets in the City consist of two travel lanes.

All the potential housing sites identified are infill sites located in existing built-out areas of the City. All of which have adequate road access (ingress and egress).

## **ASSESSMENT OF SEWER AND WATER**

Given future development and potential demands on water and sewer utilities, the following findings were made; see table 4-5 summary below:



Table 4-5 Sewer and Water; summary of findings

Service Provider	Findings
<p>Los Angeles County Sewer</p>	<ul style="list-style-type: none"> <li>• City owns sewer system.</li> <li>• LA County maintains it.</li> </ul> <p>Maintenance Report: Department of Public Works, May 2013:</p> <ul style="list-style-type: none"> <li>• Approximately 95.2% of the system was free of blockages or restrictions.</li> <li>• The remaining 4.8% needed repair and was incorporated into an enhanced maintenance schedule with corrective action taken.</li> <li>• 99% of the system has adequate water capacity.</li> <li>• 88.4% of the inspected pipe segments are free of structural defects.</li> <li>• The remaining 11.6% has been placed on a quick priority list for needed action.</li> </ul>
<p>Tract 349 Mutual Water Company</p>	<ul style="list-style-type: none"> <li>• Currently operating at capacity.</li> </ul> <p>2 water wells on location:</p> <ul style="list-style-type: none"> <li>• Both water wells can deliver about 1,600 gallons per minute.</li> <li>• An average of 2.2 million gallons per day.</li> <li>• The two water wells pump an average of &gt; 850 acre feet per year.</li> <li>• A family of four use approximately 0.5 acre feet of water per year (threshold)</li> </ul> <p>If density were to increase Tract 349 will be required to:</p> <ul style="list-style-type: none"> <li>• Drill a new water Well, totaling an approximate cost of \$1.5 million or,</li> <li>• Purchase water from surrounding utilities.</li> </ul>
<p>Tract 180 Mutual Water Company</p>	<ul style="list-style-type: none"> <li>• Currently operating at capacity.</li> </ul> <p>2 water wells on location:</p> <ul style="list-style-type: none"> <li>• Both water wells can deliver about 2,000 gallons per minute.</li> <li>• An average of 1.5 million gallons per day.</li> <li>• The two water wells pump an average of &gt; 1,500 acre feet per year.</li> <li>• A family of four use approximately 0.5 acre feet of water per year (threshold)</li> </ul> <p>About 75% of the distribution system needs to be upgraded; however, no improvements are planned at this moment.</p>

Source: Los Angeles County Sewer "Maintenance Report: Department of Public Works, May 2013; Tract 349 Manager Dante Arcia; & Tract 180 Manager Jessie Barreras.



If the City builds the potential 314 new units on the vacant parcels indentified (Appendix A: Cudahy Potential Housing Sites) along with the increased density in the MDR Zone to 15 dwelling units per acre & HDR Zone to 20 dwelling units per acre:

- **Cudahy** currently supports 5,770 housing units; the increases in density on both the MDR and HDR Zones will provide an increase of 860 new housing units to a total of 6,630 housing units in Cudahy.
- **Los Angeles County Sewer** will continue to operate adequately due to having a system that is > 90% free of blockages/restrictions, > 90% in adequate water capacity, > 80% free of structural defects, along with their newly implemented improvements.
- **Tract 349 Water Mutual Company** will have 2 new sites to accommodate a total of 50 new units. This will require an increase of 25 acre feet of water per year, *an increase of 3% to the existing infrastructure*. However since they are currently operating at capacity; the increases in density to both the MDR and HDR Zones will signify the need to drill new water wells or purchase water from surrounding cities.
- **Tract 180 Water Mutual Company** will have 8 new sites to accommodate a total of 180 new units. This will require an increase of 90 acre feet of water per year, *an increase of 6% to the existing infrastructure*. However since they are currently operating at capacity; the increases in density to both the MDR and HDR Zones will signify the need to drill new water wells or purchase water from surrounding cities.

### Water Sewer Priority

As a policy, upon adoption of the 2013 Housing Element Update the city will immediately distribute a copy of the element to the local water and sewer providers (Tract 180; Tract 349 Water Mutual Company and Los Angeles County Sewer). In addition, the city will establish specific procedures and require that priority is given to developments with units affordable to lower-income households.



## 5 Resources and Constraints

The availability of financing resources from federal, State, and local sources, as well as private lenders and non-profit organizations; is essential to the construction and rehabilitation of housing. The success of housing projects is also affected by governmental constraints (such as land use controls and development fees) and non-governmental constraints (such as housing market situation and environmental constraints). These factors will be discussed in this chapter.

Housing Constraints indicates those environmental factors, governmental factors, and market factors that could impede the development of new housing.

### 5.1 FINANCING AND SUBSIDY SOURCES

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Federal, State and local agencies provide a wide of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Cudahy. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there is a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financial feasible.

#### FEDERAL RESOURCES

The federal government offers a wide variety of resource related housing assistance. The mortgage interest deduction and the real estate tax deduction are just two of the most common choices for homeowners provided through the income tax code. The deductions promote homeownership and reduce tax liabilities for home-owning taxpayers. Moreover, the deductions are used widely and expansively across the nation. Among the states, California has the highest amount of mortgage interest and real estate tax deducted every year.

Aside from tax of mortgage deductions, the federal government provided housing assistance to California jurisdictions through a number of programs.

Like State programs, federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. For detailed descriptions, current subsidy levels, and up-to-date application procedures, refer to program literature available online from HUD at <http://www.hud.gov>

Some of the largest programs, based on current funding levels include:



## **Community Development Block Grant Program (CDBG)**

The Community Development Block Grant (CDBG), a longstanding program of HUD funds local community development activities such as affordable housing, anti-poverty programs, and infrastructure development. Cities with populations over 50,000 receive CDBG funds directly from HUD while smaller cities apply directly to the County or State for a portion of the funding that is allocated and administered by those entities. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds can be used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvements, and other soft cost); housing acquisition and rehabilitation through short and long term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; activities relating to energy conservation and renewable energy resources; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide predevelopment funding to initiate housing development.

The City shall continue housing programs on housing development, infrastructure, rehabilitation and job development, as allowed by the CDBG program. The City currently uses its CDBG moneys for the Home Improvement program, Business assistance program fair housing foundation services, code enforcement, senior nutrition program, food distribution program and the development of public facilities. It shall coordinate with the County Housing Authority in implementing programs outlined in the Comprehensive Housing Affordability Strategy (CHAS) for Los Angeles County. The City shall prepare a brochure outlining available housing assistance and rehabilitation programs in the City. The City is not applying for other federal programs, although it has evaluated potential participation in the HOME, HOPE and other housing loan programs of HUD. It shall distribute these to property owners and make them available at City Hall. The brochure shall encourage residents to participate in the Section 8 housing assistance payments program and the housing voucher program through the Los Angeles County Housing Authority. The program is ongoing under the Community Development Department and is financed by the General Fund.

## **5.2 GOVERNMENT CONSTRAINTS ON HOUSING PRODUCTION**

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It is in the public interest for the government to regulate land use and building standards to protect the general welfare of the community. On the other hand, stringent regulations, processing fees and lengthy procedures can potentially deter private enterprises from developing housing. The City of Cudahy regulates the use of land within the City limits through General Plan, the Zoning Ordinance, and building codes and standards.

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## GOVERNMENTAL CONSTRAINTS

Public constraints, such as land use and development controls, site improvement fees, and development permits, affect the supply, distribution, and cost of housing. Although often unpopular, these controls are necessary to protect the community's health, safety, and welfare. Building codes and other development requirements can influence the cost of housing. Key development standards that could add to the cost of housing development and the City's response include the following:

The city has adopted the Los Angeles County Building Code by reference that establishes minimum construction standards. The city's existing development requirements included in the Zoning Ordinance and Building Code do not include any architectural standards that would add to the cost of new housing development. In addition, there are no unique open space, parking, Mello-Roos fee requirements that are applicable to new developments outside of what is standard throughout the region.

Code Enforcement site visits are typically complaint driven. The City of Cudahy also maintains a number of programs that property owners may take advantage of if their unit is found to be substandard. Code Enforcement officers have been very proactive in referring residential property owners to these programs.

All of the residential areas where the residential zoning is applicable are well served by streets and other infrastructure. No street dedications or new infrastructure is required for the typical infill development. However, as properties are intensified, the existing water lines are becoming over taxed, which will eventually require updating and improving water supply throughout the City which will add to the cost of future construction.

The California Energy Resources Conservation and Development Conservation have developed guidelines used by building code enforcement officials to implement energy conservation regulations established by the California Energy Commission. While serving as a mitigation tool to help reduce electricity and natural gas consumption, they do add to the cost of housing. State law also authorizes school districts to collect impact fees for all new residential, commercial, and industrial construction.

The school fees that are charged towards new residential development are State mandated and are beyond the city's ability to control. The Los Angeles Unified School District (LAUSD) levies a school development fee for residential construction. Building inspection services such as plan checks and permit issuance are contracted and the fees charged to the developer for these services are typically less than the actual cost for review time though any increased administrative costs beyond the base fees for discretionary review are waived. The planning fees that are charged in the city do not make any distinction between rental housing and owner-occupied housing or the types of housing (single-family or multiple-family).

The City of Cudahy has fully implemented the provisions of AB884. The plan check review for



new construction averages two to four weeks, which is considerably less than most surrounding cities. During the course of a development's design and planning, the city staff is available to conduct pertinent reviews and issue permits related to engineering, drainage, grading, public works, electrical, and other aspects of new developments. Even with those infill projects that require some form of discretionary review, the city has taken advantage of recent legislation that calls for smaller infill projects to be categorically exempt through the referral of a Class 32 Categorical Exemption.

Residential infill projects are handled through the city's streamlined review and entitlement process. The entire development process from land clearance through construction typically takes between six months to one year to complete, depending on the number of units. This includes the time required for plan check and construction.

### **CUDAHY GENERAL PLAN LAND USE POLICY**

The Land Use Plan of the Cudahy General Plan has been developed to promote new residential development in the City. The Plan has several features which were developed to increase the availability of housing and maintain the existing housing stock. The Land Use Plan, illustrated in Exhibit 2-1 of the Land Use Element, preserves existing neighborhoods developed largely as single-family neighborhoods. Areas in the City with small lots but designated as multi-family residential will be preserved under the Medium Density Residential (MDR) designation. Allowable density will remain at approximately 10 dwelling units per acre in the MDR zone.

Other areas of the City have been designated as High Density Residential. The allowable density under this designation has been increased from the base density of approximately 14 dwelling units per acre. Through these increases in density, the City expects to provide more incentive to recycle underutilized and deteriorating property.

Approximately 62 acres in the City is designated as Single Family Residential. The designated 62 acres includes 83 individual parcels, which can be developed with one single-family residence and one-second unit. The Single Family Residential zone can support 83 single-family homes and 83 second units. (Using the average household size, these results in a total population of 352 individuals in the single-family homes, 166 individuals in the second units (a maximum of two individuals are permitted in each second unit). Additionally, approximately 126 acres in the city are designated as Medium Density Residential (MDR) and 209 acres as High Density Residential (HDR). Taking the density allowed in each (MDR at 1 unit/4,000 square feet, HDR at 1 unit/3,000 square feet), the remaining residentially zoned land can accommodate a maximum of 4,406 units in the City (theoretical build-out capacity). Theoretical build-out refers to the development possible if every parcel were developed to the maximum intensity permitted under the General Plan. Thus, there is an immediate need for high-density residential development within the Community Commercial Zone, as well as increased allowable density to help meet the City's housing goals.



The existing density requirements translate to a potential population capacity of 23,125 residents (assuming the 2010 average household size of 4.24 persons per household remains constant). However, the current population totals 23,805 residents (680 more than theoretical resident capacity) and 5,770 housing units (1364 more housing units than theoretical capacity). This is likely due to a number of properties that include unpermitted housing units, or that have been built out and built to exceed the maximum density. In rare occasions properties may have also been built using density bonuses to provide affordable housing.

This shows a severe deficiency between the number of residents and number of available housing units in the city. As a result, the allowable density needs to increase in order to promote additional housing stock and availability.

Past residential development projects in the City have consisted primarily of land recycling, as lots with older single-family detached units are replaced with multi-family housing. This was the reason for the building moratorium in 1990. It is primarily due to the limited amount of vacant land in the City at that time (13.2 acres or 1.9 percent) and the economic advantages of multi-family projects on High Density Residential lots. Thus, it is expected that future development will continue this trend.

The City of Cudahy is a very low-income neighborhood. According to the 2010 Census data prepared by SCAG, of the City's 5,770 households in 2010, 2,921 households or 52.9% were considered low income. Of these, 1,029 households were overpaying for housing. Thus, the other 1,892 low-income households (52.9% of low income households) were not overpaying for housing. The units occupied by these households may be considered affordable because low-income households occupy them and their rents are less than 30 percent of the occupying household's income. Census data indicated that for owner-occupied housing units, the majority of the monthly mortgage payments in the city ranged in 2010 was \$2,000 or more with the median being \$1,812 per month. A household was considered to be overpaying for housing if more than 30% of their net "take-home" income was used for paying rent or mortgages. According to census figures for the year 2010, 255 households (45.2% of the total owner-occupied units) living in owner-occupied units paid in excess of 30% of their monthly income towards the mortgage. According to the same census figures, 2,624 renter households (56.3% of the total renter households) paid in excess of 30% of their monthly income towards the rent.

While it cannot be identified where these affordable housing units are located, the City may conclude that they include developments with 10 units per acre, as well as those with 14 units per acre (as allowed under the current zoning code). The current housing market and availability will continue to drive housing prices up within the City. However, new housing development is expected to meet some of the demand for affordable housing created by low-income households in the area, as a function of economic and market forces. These projects can be developed with densities of 10 to 14 dwelling units per acre, as found in the City; however, increasing the existing allowable density in the MDR Zone to 15 and HDR Zone to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing. These increases will provide an additional 860 new housing units; going from the current 5,770 to a



potential 6,630 housing units. Additionally, increasing allowable density with a maximum of 20% density bonus; will encourage the redevelopment of existing properties at a higher density, resulting in additional housing stock.

Also, the application of a density bonus for low-income and senior citizen housing projects and projects that provide or include early care and education or services for the needy or elderly, will increase the maximum allowable density to 20 dwelling units per acre in the HDR Zone, this can be done without taxing existing infrastructure.

Further increases in density will lead to demands on infrastructure and services which cannot be met by existing facilities (sewer, roads, water, storm drain, police, fire, etc.). This will be especially significant on traffic and local circulation, schools of the LAUSD, and police services. Future policies and goals should consider updating facilities including sewer, roads, water, storm drains, etc.

## **ZONING ORDINANCE REQUIREMENTS**

The City of Cudahy Zoning Ordinance includes development standards and requirements for existing and potential development within the Low Density Residential, Medium Density Residential and High Density Residential zone districts. The development standards do not appear to represent a constraint to development given the amount of rehabilitation that has occurred in recent years. The minimum lot size and setback requirements are very liberal. For example, most communities in the area require between 5 to 10 feet for the side yard setbacks.



<b>Table 5-1 Development Standards</b>						
<b>Zone Dev. Standard</b>	<b>Community Commercial</b>	<b>Neighborhood Commercial</b>	<b>Commercial Manufacturing</b>	<b>High Density Residential</b>	<b>Medium Density Residential</b>	<b>Low Density Residential</b>
Density				3,000 sq. ft./unit	4,000 sq. ft./unit	2,500 sq. ft./unit
Yards	Front: variable Side: 10' when adjoining Res. Rear: 5' when adjoining Res.	Front: variable Side: 10' when adjoining Res. Rear: 20' when adjoining Res.	Front: 10' Side: none. 10' on corner lots Rear: 30' when adjoining Res.	Front: variable Side: 5' (+2' for each additional story) Rear: 10'	Front: variable Side: 5' Rear: 5' (+2' for each additional story)	Front: variable Side: 5' Rear: 10'
Lot Coverage/ Open Space	50%	50%	60%	Private: 150 sq. ft. /unit  Common: 280 sq. ft. /unit	Private: 150 sq. ft. /unit  Common: 280 sq. ft. /unit	250 sq. ft./unit or 25% of the lot area/unit (exclusive of the front yard setback)
Building Height	Two stories or 35' (whichever is less)	35'	Two stories or 30' (whichever is less)	Two stories or 35' (whichever is less)	Two stories or 35' (whichever is less)	Two stories or 35' (whichever is less)
Distance Between Buildings	10' (main buildings) 5' (accessory buildings)					
Parking	2-car garage/unit, 1 guest parking space per unit					
Fences, Hedges, & Walls	Front: 42" solid materials; 48" wrought iron Side/Rear: 96"					
Minimum Living Area				1 bedroom: 700 sq. ft. 2 bedrooms: 900 sq. ft. 3 bedrooms: 1,100 sq. ft. 4+ bedroom: 1,100 sq. ft. plus 150 sq. ft. for each additional		1,100 sq. ft.

Source: Cudahy's Development Standards per Municipal Code

Table 5-1 above indicates basic residential development standards for Cudahy; the table shows density, yard requirements (front, side and rear), lot coverage, open space, building heights, distances between buildings (main and accessory buildings), parking, fences, hedges, walls, and minimum living area. Cudahy has three residential base zone districts; Low-Density Residential, Medium-Density Residential; and High-Density Residential. Also, Multi-family housing is conditionally permitted in the Community Commercial zone.



**PROCESSING AND PERMIT PROCEDURES**

The zoning Code stipulates the residential types permitted, conditionally permitted, development review permit, or prohibited in each zone allowing residential uses. Permitted Uses are those uses allowed without discretionary review, in designated areas, as long as the project complies with all development standards. Conditional Use Permits (CUP) are approved by the Planning Commission unless appealed. Findings to approve a CUP include: 1) The site for a proposed conditional use should be adequate in size and shape to accommodate the yards, walls and fences, parking and loading, landscaping and other development features prescribed in the chapter, or required by the commission, city council or other authorized agent in order to integrate the conditional use with the land and uses in the neighborhood. 2) The commission shall consider the nature, condition and development of adjacent uses, buildings and structures and the effect the proposed conditional use may have on such adjacent uses, buildings and structures. And 3) the site for a proposed conditional use should relate to streets and highways adequate in width and pavement to carry the kind of quantity of traffic such use would generate.

Roughly 50% of the city is zoned for the highest density residential designation, with under 10% low density residential. The remaining commercial is focused on Atlantic Avenue (roughly 6%), with approximately 12% industrial, and the remaining is public/institutions/parks/streets. Because of such high concentration of higher density zoning, new development under the permitted zoning densities are not found to be inconsistent with the nature, condition and development of adjacent uses, buildings or structures.

Table 5-2 describes the housing types by permitted uses, (\*Indicates a proposed Program).

Residential Use	ZONE					
	LDR	MDR	HDR	NC	CC	C-M
1 DU	DRP	DRP	DRP	CUP	CUP	
2-4 DU		DRP	DRP			
5+ DU			DRP/CUP		DRP/CUP	
Residential Care < 6P	P	P	P			
Residential Care > 6P	CUP	CUP	CUP			
Emergency Shelter			*P			
Single-Room Occupancy			*P			
Manufactured Homes			P			
Mobile-Homes			CUP		CUP	CUP
Transitional Housing	*P	*P	*P	*P	*P	
Supportive Housing	*P	*P	*P	*P	*P	
2 <sup>nd</sup> Unit	P	P	P			

P= Permitted; CUP= Conditional Use Permit; DRP= Development Review Permit  
 \*Proposed Program  
 Source: City of Cudahy Building & Planning Departments



**Permit Processing**

The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 5-3 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require Environmental Impact Reports (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a ministerial review for a single-family home would be processed concurrently with the design review, typically taking 3-6 months. Similarly, entitlements for multiple family residential projects can be run concurrently, and typically takes 3-6 months to process. The City also encourages the joint processing of related applications for a single project. As an example, a rezone petition may be reviewed in conjunction with the required site plan, tentative tract map, and any necessary variances. Such procedures save time, money, and effort for both the public and private sector.

**Table 5-3 Timeliness for Permit Procedures**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 weeks
Conditional Use Permit	3 months
Zone Change	3 – 6 months
General Plan Amendment	3-6 months
Site Plan Review	2 weeks
Architectural/Design Review	3 months
Tract Maps	3 months
Parcel Maps	3 months
Initial Environmental Study	1 month
Environmental Impact Report	3-6 months
Other	

*Source: City of Cudahy Building & Planning Departments*

Table 5-4 lists the typical approval requirements by project type. After a project has been approved, the Building & Safety department then issues building permits. Throughout construction, the Building & Safety department will perform building inspections to monitor the progress of the project and ensure compliance with the plans and code.

**Table 5-4 Processing Procedures by Project Type**

List Typical Approval Requirements	Single Family Unit	Subdivision	Multi-Family
	DRB	DRB	DRB
		CUP	CUP
		PARCEL	TRACT
			QUIMBY

*Source: City of Cudahy Building & Planning Departments*



Table 5-5 further identifies the various land uses by Conditional Use Permit

<b>Table 5-5 Land Use by CUP</b>						
<b>Land use</b>	<b>LDR</b>	<b>MDR</b>	<b>HDR-G</b>	<b>NC</b>	<b>CC</b>	<b>C-M</b>
Acupressure, massage					CUP	
Alcohol Sales				CUP	CUP	CUP
Amusement Arcade				CUP	CUP	CUP
Antique Shops					x	x
Appliance stores				x	x	x
Archery					CUP	
Art Supply					x	x
Auction house					CUP	CUP
Auditorium					CUP	CUP
Automobile - repair, drive-thru service, gas station, car rental				CUP	CUP	CUP
Automobile - Sales				CUP	CUP	CUP
Automobile - supply					x	x
Bakery				x	x	x
Banks					CUP	CUP
Barber/Beauty shops				x	x	x
Bible study meeting halls				CUP	CUP	
Bicycle Sales/Rentals					x	x
Billboards					CUP	CUP
Billiards					CUP	
Blueprint shop					x	
Boat sales					CUP	CUP
Book Store					x	x
Bowling alley					CUP	CUP
Building Materials						x
Candy Stores				x	x	x
Card club						CUP
Carnivals/Circuses						CUP
Catering services						CUP
Churches, temples, etc.			CUP		CUP	
Cleaning and dying agencies				x		x
Clothing					x	x
Commercial equipment				CUP		
Community Center					CUP	CUP
Country Clubs			CUP			
Dance Hall					CUP	CUP
Day care center				CUP	CUP	



Deli				x	x	x
Dental Clinics					CUP	x
Department Stores					x	x
Design Studios					x	x
Drug store				x	x	x
Dry Goods store					x	x
Dwelling (Second Units)	x	x	x			
Dwelling Units (1)	DRP	DRP	DRP	CUP	CUP	
Dwelling Units (2)		DRP	DRP			
Dwelling Units (3)		DRP	DRP			
Dwelling Units (Multi in one Bld.)			DRP/CUP		DRP/CUP	
Educational Institutions					CUP	CUP
Employment Agency					CUP	CUP
Equipment rental					x	x
Feed and grain sales					x	x
Fire Stations			CUP		x	CUP
Fishing pool					CUP	
Florist				x	x	x
Food market				CUP	x	CUP
Fraternity/Sorority houses					CUP	
Furniture Store/Repair					x	x
General Office				x	x	x
General Retail (variable)				x	x	x
Gift shops				x	x	x
Glass edging						x
Golf Courses			CUP		CUP	CUP
Gymnasiums					CUP	CUP
Hardware stores				x	x	x
Hobby Supply					x	x
Home occupation	x	x	x			
Hospitals			CUP		CUP	CUP
Hotel/Motel					CUP	CUP
Ice cream shops				x	x	x
Jewelry store				x	x	x
Labor temple					CUP	
Laboratories						CUP
Large Family Day Care	CUP	CUP	CUP	CUP	CUP	
Laundry (self serve)				CUP	CUP	CUP
Laundry agency				CUP	CUP	CUP
Libraries			CUP		x	x
Locksmith					x	x



Lodge Hall					CUP	
Mail order house					CUP	CUP
Manufacturing/Assembly (variable)						CUP
Medical Clinics					x	x
Menageries						CUP
Millinery shops						x
Mobile home park			CUP		CUP	CUP
Mortuaries					x	x
Motion Picture						CUP
Museums			CUP		x	x
Music Store					x	x
Nail Salon				x	x	x
Newspaper store					x	x
Nurseries	x	x	x		CUP	CUP
Oil Well						CUP
Orphanage					CUP	
Paint store					x	x
Parking lots	x	x	x	CUP	CUP	CUP
Parks					x	x
Pet shops					x	CUP
Petroleum storage/sales						CUP
Photography					x	x
Plumbing shop					x	CUP
Police Stations			CUP		x	CUP
Post Office					x	x
Printing					x	x
Radio Broadcasting					CUP	CUP
Recording Studio						CUP
Reducing Salon					CUP	CUP
Restaurant					CUP	CUP
Schools			CUP			
Second Hand Stores					CUP	CUP
Senior Homes			CUP			
Shoe store					x	x
Shooting galleries						CUP
Shore Repair				x	x	x
Skating rink						CUP
Sports Arena					CUP	
Stadiums					CUP	
Stationary Stores				x	x	x
Swimming Pools					CUP	



Tailor shops					x	x
Theaters					CUP	CUP
Tile Sales					x	x
Tobacco Shops					x	x
Trailer Sales					CUP	CUP
Trampoline Center					CUP	
Transportation Station					CUP	CUP
Truck rentals						CUP
Wholesale						x
Wireless Antenna's	CUP	CUP	CUP	CUP	CUP	CUP
Zoo						CUP

**ENTITLEMENT FEES**

Table 5-6: Planning and Development Fee Schedule as of December 14, 1987, Per City Ordinance No. 376

Minor Variance (S-3)	\$250.00
CUP/Variance Consideration (S-4)	\$700.00
Zone Change Consideration (S-5) Initial Deposit	\$1,500.00
Actual hours charged against deposit	per hour \$30.00
*Sign Review (S-6) Temporary 30 Days Maximum	\$50.00
Permanent	\$50.00
Environmental Review (S-7) Negative Declaration & Exemption Applicable for Zones R-1, R-2, C-1	\$75.00
C-M, M-2, C-3	\$150.00
County Registrar Document Handling Charge	\$25.00
Preliminary Project Review	\$700.00
Minor Project Review	\$250.00
Billable ¼ hr. incrm. ½ hr. min.	per hour \$30.00
Subdivision Map Review (S-9) Initial Deposit	\$1,500.00
Actual hours charged against deposit	per hour
Tentative Map Consideration (S-10) Initial Deposit	\$700.00
Actual hours charged against deposit	per hour \$30.00
Development & Appeal Processing (S-11) Administrative Appeal	\$30.00
Planning Commission Appeal	\$400.00
City Council Appeal	\$400.00

Source: City of Cudahy Building & Planning Departments



## **ON-/OFF-SITE IMPROVEMENTS**

If subdivision level improvements modify right of way street conditions then the project must follow city standard guidelines such as: standard plans for public works construction, Cudahy's Green Street Manual, Low Impact Guidelines, etc., All cost vary depending on the scope of work. However, following the above mentioned city standard guidelines is more cost effective than traditional Best Management Practices (BMP).

### **Constraints on Housing for Persons with Disabilities**

As noted in the Special Needs section of the Housing Needs Assessment Report, persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation; employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

The City ensures that new housing developments comply with California building standards (Title 24 of the California Code of Regulations) and federal requirements for accessibility.

### **Procedures for Ensuring Reasonable Accommodations**

Based on a review of the city's development procedures and policies, no specific constraints were identified other than consideration of reduce parking requirements for group care housing and streamlined review for applications that involve the retrofit of existing units to accommodate reasonable access. In summary, the city's zoning ordinance does not contain any provisions that would preclude the development of housing for handicapped persons. There are no zoning restrictions that would limit the use of ramps, wider doorways, or other features that would be desirable in such units. No additional review or development standards are required for handicapped units beyond that required for all units.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

## **DEVELOPMENT REVIEW PROCESS**

### **Development Fee Review**

The City is scheduled to regularly review its permit processing fees annually to ensure that they reflect the costs associated with the review process. The fee review will provide a basis for

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reducing fees which may be posing a constraint to housing production, and at the same time allow the City to recoup costs associated with individual developments.

### **Permitted Uses and Discretionary Approvals**

Permitted uses are allowed by right in most Zoning Districts, with no action or approval required from the Planning Division. In some districts, a discretionary approval is required for certain permitted uses or occupancies. Discretionary actions are an approval letter with standard conditions, issued by the Planning Department. Conditions typically include applicable provisions of City codes or standards, such as Zoning requirements, Building permit or code requirements, business license requirements, or permit requirements of other agencies, such as the Fire district or Water district.

### **Conditional Use Permits**

Conditional Use Permits (CUP) are discretionary approvals subject to a public hearing. The planning department then reviews the application to deem it complete or incomplete; in either case the applicant will receive a letter with the status of their application stating whether more information is needed (incomplete application) or with a date to appear before Planning Commission (complete application). The CUP process (when complete) usually takes anywhere between 2-3 months. All CUP's are subject to specific findings contained within the City's Municipal Code which make it easy to understand what the applicant must be able to comply with; this part of the process is not discretionary (findings).

### **Environmental Review**

The City conducts environmental reviews for all development projects, consistent with the requirements of the California Environmental Quality Act (CEQA). CEQA requires an environmental analysis for all projects that are not exempt. Projects with potentially significant impacts typically require preparation of either a Mitigated Negative Declaration with special studies, or an Environmental Impact Report (EIR). Preparation of these reports adds time and costs to the development review process and may require additional expenses if additional measures are required to mitigate potential environmental impacts.

Some projects are "categorically exempt" from CEQA because they comply with certain thresholds such as limited size or scope or because there is no reasonable possibility that they have the potential to significantly affect the environment. Article 19 of the CEQA Guidelines lists the types of projects that are normally exempt; including replacement or rehabilitation of existing facilities, construction, or conversion of small structures, and minor alterations to existing land. Certain residential projects providing affordable urban, agriculture, or urban infill housing that meets specified acreage, affordability, and unit criteria are also exempt from CEQA



by statutory law. The requirements for environmental review apply statewide and are not particular to Cudahy alone, so they represent little or no constraints to housing development in the City.

Applicable projects funded with CDBG or other sources of federal funding (depending on the administration of the funding source), are also subject to the requirements of the National Environmental Policy Act (NEPA).

## **INCLUSIONARY HOUSING ORDINANCE**

### **Inclusionary Housing Program**

The City shall explore the feasibility of requiring affordable housing units within new housing developments. This may be promoted by density bonuses and other incentives, coupled with a use restriction on the affordable units. The City may also require developers to provide a minimum percentage of affordable housing or pay fees, dedicate land or establish agreements with other agencies for the construction of affordable units off site. To address Cudahy's overcrowding problems, the City shall include in this study, the available options to requiring or encouraging large dwelling units (2 bedrooms or more) within new development. This may likewise be promoted by incentives to the allowable density and less stringent development standards.

### **Required Number of Inclusionary Units**

The required number of Inclusionary Units to be provided for a residential development project varies, depending upon the total number of dwelling units in the project and the income category for the Inclusionary Units being provided. Consistent with SB 1818, Density bonuses will be awarded as follows for inclusionary units:

The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b). For each 1 percent increase above 10 percent in the percentage of units affordable to lower income households, the density bonus shall be increased by 1.5 percent up to a maximum of 35 percent. For each 1 percent increase above 5 percent in the percentage of units affordable to very low income households, the density bonus shall be increased by 2.5 percent up to a maximum of 35 percent. All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. The density bonus shall not be included when



determining the number of housing units that is equal to 5 or 10 percent of the total. The density bonus shall apply.

### **5.3 MARKET CONSTRAINTS ON HOUSING DEVELOPMENT**

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#### **Market Constraints**

Production cost factors such as land acquisition and improvement, construction material and labor, financing, overhead costs, and fees, are market constraints which impact the affordability of housing.

#### **LAND COST / CONSTRUCTION COST**

The cost of housing in Cudahy has increased in the last few years as land values, construction costs, and finance charges continue to increase. The diminishing supply of land available for residential construction has driven land and housing costs upward. The city typically has little control over the market fluctuations that affect housing costs. *“Land values across the U.S. rose on average 13% in 2012, the first annual gain since 2005”*, according to estimates in a March report by Zelman & Associates, a housing consultancy. Buck Horne, a housing analysts with Raymond James & Associates, predicts *“that new-home prices will rise 10% to 15% in 2013, chiefly because of rising demand and because of scarcity of land.”*

Land, construction, and financing costs represent the most significant nongovernmental constraints in the production of housing for most income groups in Cudahy. Land costs in this City are generally high due to high demand and the limited supply found in a built-out City. Land cost are seldom less than \$27,000 per unit (multifamily), and construction cost in the general Los Angeles area may range from \$150 to \$300 per square foot. A typical multi-family residential building lot in Cudahy sells for over \$375,000.

Construction costs include both “hard” and “soft” costs such as labor and materials (hard), and soft costs such as architectural and engineering services, development fees, construction financing, and insurance.

Over the past 10 years, the City of Cudahy has not experienced any vacant land sales.



## AVAILABILITY OF FINANCING

An inventory of local lending institutions revealed that loans are available in the area to qualified clients.

## HOUSING CRISIS

Residential vacancy rates and the location of the city within the Los Angeles basin are two market constraints that affect the affordability of housing. As Los Angeles development areas continue to expand, Cudahy and the surrounding cities are becoming an increasingly convenient area in which to live. Housing prices will continue to rise due to this demand. As previously mentioned, just over 1.9% of the housing stock within the Cudahy is vacant. This translates into a demand for housing in the region exceeding the available supply, which inflates both the rental and ownership housing prices. If land values, construction costs, and interest rates continue to increase in the long-term, the cost of all new housing will rise accordingly.

As indicated above, the city has no control over the market fluctuations that may affect housing costs because market conditions result from a complex interplay of national economic policies and general economic conditions. Inflation in the cost of goods and especially housing means that many families find themselves unable to afford suitable housing. The lack of sufficient income causes more working people to share the cost of a home. As a result, overcrowding is common and the housing choice of many households is severely restricted. This situation is further aggravated in periods of high unemployment.

Redlining practices have not been observed, as the city's housing market is not characterized by wide disparities in prices. The Long Beach Fair Housing Foundation monitors redlining practices in the Southern California region, including the city and has found that redlining practices do not appear to be a problem.



## 6 Evaluation of the Previous Housing Element

The City of Cudahy's prior Housing Element was adopted and certified by HCD in 1992. In keeping with State law requirements, the Housing Element must include an evaluation of previous program achievements, so there is an understanding of what worked well as well as what was not accomplished and the reasons why.

The policies and implementing programs of the 1992 Housing Element are organized under the following goals:

### Goals of the 1992 Housing Element

<b>Goal 1.</b>	<b>Housing Availability.</b> Improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.
<b>Goal 2.</b>	<b>Housing Affordability.</b> Promote affordable housing and shelter for all economic segments of the community.
<b>Goal 3.</b>	<b>Housing Maintenance and Conservation.</b> Support and provide incentives for the maintenance and rehabilitation of the existing housing stock.
<b>Goal 4.</b>	<b>Neighborhood Preservation.</b> Encourage development of a viable community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.
<b>Goal 5.</b>	<b>Equal Access to Housing.</b> Promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The goals, policies and programs of the 1992 Housing Element were established for the 1992-2000 planning period.

### SUMMARY OF ACCOMPLISHMENTS

During the previous Housing Element planning period, the City built, approved or rehabilitated 862 housing units

Table 6-1 Summary of Accomplishments 1992 Information:

Income Groups	New Construction	Rehabilitation	Conservation	Preservation of Low Income Units	TOTAL
Very Low & Low	97	136	350	126	709
Moderate	59	18	0	0	77
High	76	0	0	0	76
<b>TOTAL</b>	<b>232</b>	<b>154</b>	<b>350</b>	<b>126</b>	<b>862</b>

Source: City of Cudahy Community Development Department



ASSESSMENT OF GOALS, POLICIES, PROGRAMS AND QUANTIFIED OBJECTIVES

Table 6-2 Review and Revise

PROGRESS TOWARDS MEETING (1992) HOUSING ELEMENT GOALS AND OBJECTIVES				
Policy/Program	Objective (quantified/qualified)	Result	Evaluation	Continue/Modify/Delete
<p><b>Action:</b> The Land Use Plan of the Cudahy General Plan has been developed to promote new residential development. Allowing a range of 12 to 16 dwellings per acre (depending on the size of the parcel).  <b>Timing:</b> Next 3 years (1992-1995)  <b>Responsibility:</b></p>	<p>Allow for a range of 12 to 16 dwellings per acre (depending on the size of the parcel).</p>	<p>The allowable range of dwelling per acre is now 10-12 dwellings in the Medium Density Zone and 14-16 dwellings in the High Density Zone (depending on the size of the parcel).</p>	<p>Mostly successful, however the City is currently built out according to the current housing stock and the City's capacity.</p>	<p>The City shall pursue a modification to the allowable density to increase density to up to 20 units per acre in order to accommodate the needed housing stock by 2015.</p>
<p><b>Action:</b> The City shall develop standards which provide incentives and lower requirements for the assembly of residential lots, as provided in the Land Use Plan.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>As provide in the Land Use Element, the maximum of 12 dwelling units per acre on R-3 lots will remain the same and the rest of the R-3 zone will be providing a sliding density scale. Ranging from 10-16 dwellings.</p>	<p>The maximum of 12 dwelling units per acre on R-3 is now 16 and the rest of the R-3 zone provides a sliding density scale. Ranging from 9-16 dwellings.</p>	<p>Mostly successful, however the City is currently built out according to the current housing stock and the City's capacity.</p>	<p>The City shall pursue a modification to the allowable density to increase density to up to 20 units per acre in order to accommodate the needed housing stock by 2015.</p>
<p><b>Action:</b> The City shall regularly review its permit processing fees to check if they reflect the costs associated with the review process.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>This fee review will provide a basis for reducing fees which may be posing a constraint to housing production, and at the same time allow the City to recoup costs associated with individual developments.</p>	<p>The fees have not been changed since September 16, 2002. There will be a fee increase July 1, 2013 when the City adopts the Los Angeles County fee schedule.</p>	<p>Successful, with the adoption of the Los Angeles County Building Code, fees are reflective of current review processes.</p>	<p>The City will continue the program. The adoption of the Los Angeles County Building Code ensures that each year the fees are updated by reference to the existing County fees.</p>
<p><b>Action:</b> To encourage the development of high quality housing on vacant and underutilized lots, the City shall establish a promotional campaign to area developers.  <b>Timing:</b> 1993  <b>Responsibility:</b> Community Development Department</p>	<p>The City shall work with local business groups (such as Chamber of Commerce and Building Industry Association) on promoting available incentives to new development. This may be accomplished through networking, formal presentations,</p>	<p>The City has not had very much to offer in the ways of incentives for new development. Usually what has been offered is a fast tracking of reviews, concurrent plan check and waiving of certain fees. In the recent past the City has</p>	<p>Unsuccessful. Although this program was used in 1992, the program materials and resources no longer exist.</p>	<p>The City has modified this action to provide expedited plan checks and reviews. The City is committed to regenerating this program to provide presentations, brochures, ads, and other promotional materials and activities through the Economic Development Corporation to entice</p>



	brochures, ads, and other promotional materials and activities.	discussed a waiver of sales tax for a period of up to two years as well as creating a sign program i.e. cost sharing of new signage for tenants and developers.		development in the City.
<p><b>Action:</b> The City shall develop standards which provide incentives, such as streamlined permit processing, density bonuses and lower requirements, for high quality housing projects.  <b>Timing:</b> 1993  <b>Responsibility:</b> Community Development Department</p>	These shall include design guidelines for new structures, as well as a standardization of the application requirements to reduce the time and costs associated with development approval.	The previously adopted General Plan includes density bonuses for low-income housing, and streamline	Mostly successful. However, in the last ten years, these incentives have not been taken advantage of.	The City will continue this program and will pursue requiring inclusionary housing in future developments in order to accommodate the low income housing needs of the city.
<p><b>Action:</b> The city of Cudahy allows second units on single-family lots, as required by State law.  <b>Timing:</b> On-going  <b>Responsibility:</b> Community Development Department</p>	This has led to second units on most lots in the R-1 zone and has added to the current housing stock.	Second units are permitted on single-family residential (SFR) zoned properties	Successful. The adoption of the 2003 zoning code update included permitting second units. Ordinance 587 October 7, 2003	Although the Single Family Residential Zone is a very small percentage, the City will continue the program.
<p><b>Action:</b> The City has a building moratorium on housing development in the R-3 zone that was established in 1990.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	The City will eliminate the moratorium on July 1992, to promote market-driven housing construction and provide for the City's housing needs through new construction.	The moratorium was lifted in 2003. As a result, there were a substantial number of dwelling units constructed in the years following 2003.	Successful. The moratorium allowed the City to properly assess its development standards and ensure responsible development.	The need for a moratorium is over and requires no action, and will not be enacted again.
<p><b>Action:</b> The City shall develop a system for assessing the potential impacts from new development.  <b>Timing:</b> 1993  <b>Responsibility:</b> Community Development Department</p>	The City will require all new development undergo an assessment to ensure that adequate infrastructure is available to serve the development.	New developments undergo an Environmental assessment conducted according to CEQA	Successful. All developments require CEQA compliance as well as review from the LA County Fire Department to ensure current infrastructure can support the proposed development.	The City will continue the system for assessing the potential impacts from new development.



<p><b>Action:</b> The City shall explore ways to provide the housing that meets the affordability levels of its primarily low-income households.  <b>Timing:</b> 1989-1994  <b>Responsibility:</b></p>	<p>The Streamlined Permit Processing and Second Unit Ordinance programs will serve to increase housing affordability. These implementation measures are expected to assist approximately 54 households.</p>	<p>Since 1992 a total of 302 affordable units have been constructed</p>	<p>Successful, modifications to the development code including density and second units accommodate the required housing needs.</p>	<p>The City will pursue the modification of density standards in order to accommodate the new required affordable units within the fourth cycle of the housing element.</p>
<p><b>Action:</b> The City shall revise the Zoning Ordinance to include density bonuses and other incentives for senior citizen and low-income housing projects. The City allows manufactured homes and modular units on single-family lots subject to certain conditions, as required by State law.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>This permits the use of manufactured homes as affordable housing alternatives.</p>	<p>The current Zoning Ordinance allows density bonuses for senior citizen and low income housing projects. Manufactured homes are permitted as affordable housing alternatives.</p>	<p>Successfully implemented and continues to be an incentive for senior housing and affordable housing.</p>	<p>The City will continue this program including pursuing the modification of the Zoning Ordinance to require inclusionary housing.</p>
<p><b>Action:</b> The City shall provide developers with incentives and shorten the permit process for low-income and senior citizen housing projects.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>By expediting the review process, developers also save money and housing cost can be reduced. By removing constraints to housing production, the City will encourage development and help reduce housing rents and prices.</p>	<p>The City provides developers with Streamline permitting for low-income and senior housing</p>	<p>Successfully implemented and continues to be an incentive with an expedited permitting process for all development.</p>	<p>The City will continue this program as a means to encourage more development, responsibly.</p>
<p><b>Action:</b> The City shall continue housing programs on housing development, infrastructure, rehabilitation, and job development, as allowed by the CDBG program.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>The City shall prepare a brochure outlining available housing assistance and rehabilitation programs in the City. It shall distribute these to property owners and make them available at City Hall.</p>	<p>The City provides a description of the CDBG funded rehabilitation Programs for both homeowners and tenants. The form also includes a list of eligible and ineligible rehabilitation.</p>	<p>Successfully implemented. The City has provided funding to over 154 homes that benefit from the CDBG program.</p>	<p>The City will continue this program, as we receive \$117,950 of funding each year, the City projects to assist 56 home owners in the City during the life of this Housing Element.</p>
<p><b>Action:</b> The City shall take the lead in coordinating efforts for the preservation of subsidized housing projects in Cudahy.</p>	<p>To help conserve the low income units at risk of conversion, the City may provide technical assistance to non-profit groups</p>	<p>The City takes the lead in coordinating efforts to preserve subsidized housing projects</p>	<p>Mostly successful, however in recent years there has been no</p>	<p>The City will continue this program. As identified 142 units are at risk within the next ten years. The City will continue to lead the effort in</p>



<p><b>Timing:</b> 1992  <b>Responsibility:</b>                  Community Development Department</p>	<p>interested in buying the projects. It may also decide to provide funds for the City to buy it themselves; or, some other form of incentive to keep these units low income.</p>		<p>threat of units at risk of conversion.</p>	<p>coordinating to preserve subsidized housing projects.</p>
<p><b>Action:</b> The City shall explore the feasibility of requiring affordable housing units within new housing developments.  <b>Timing:</b> 1993  <b>Responsibility:</b>                  Community Development department</p>	<p>This may be promoted by density bonuses and other incentives, coupled with a use restriction on the affordable units. The city may also require developers to provide a minimum percentage of affordable housing units.</p>	<p>The City does not require developers to provide a minimum percentage of affordable housing units per development</p>	<p>Not successful. Since 1992 the City did not develop any requirement to provide affordable housing within new housing developments</p>	<p>The City will modify to adopt a resolution that would require developers to provide a minimum percentage of affordable housing units per development in order to meet current housing stock needs.</p>
<p><b>Action:</b> The City has an on-going program for the maintenance and conservation of the existing housing stock  <b>Timing:</b> Next five years 1992-1997  <b>Responsibility:</b></p>	<p>Approximately 100 housing units are anticipated to benefit from the City's rehabilitation program; also approximately 350 mobile homes will be conserved.</p>	<p>Due to annual decrease in CDBG funding over the years, both Single-Unit and Rental Rehabilitation Programs have been drastically downsized in funding. The City has continued to make the preservation of the housing stock and has continued to provide grants and loans to preserve housing stock. From FY 1997-present a total of 245 housing units have received assistance through the CDBG grant/Loan Program and Cal Home.</p>	<p>Successful implementation of this program led to nearly 300 housing units receiving assistance despite reduced funding.</p>	<p>The City will continue this program, and as projected will assist nearly 56 units in this planning phase.</p>
<p><b>Action:</b> The City shall work towards the eventual transfer of mobile homes into residential neighborhoods  <b>Timing:</b> 1992  <b>Responsibility:</b>                  Community Development Department</p>	<p>The City will process conditional use permits for mobile home parks to allow them as permanent uses.</p>	<p>No mobile homes have been transferred into residential neighborhoods. However, it is still allowed</p>	<p>Unsuccessful. There have been no proposals to transfer mobile homes to residential neighborhoods.</p>	<p>The City will continue this program in order to encourage the transfer of mobile homes into residential neighborhoods.</p>
<p><b>Action:</b> The City has a 20 percent set-aside</p>	<p>The City shall use these funds for the</p>	<p>The 20% set aside was used as part of</p>	<p>Successful implementation</p>	<p>The City will discontinue the 20% set aside funds,</p>



<p>fund from redevelopment projects in the area.  <b>Timing:</b> On-going  <b>Responsibility:</b> Redevelopment Agency</p>	<p>rehabilitation of residential areas, the development of new housing, or the conservation of low-income housing.</p>	<p>a larger package of monies to acquire parcels on the Southeast corner of Atlantic and Santa Ana for future development of either a mixed use or separate housing and commercial development. Eventually, with revocation of CRA authority, the parcels were transferred to the Cudahy Economic Development Corp.</p>	<p>n of this program led to the purchase of property for the development of housing stock. However these properties have been transferred to the successor agency which can develop the properties as the market demands.</p>	<p>as the Redevelopment agency no longer exists.</p>
<p><b>Action:</b> The City shall continue to apply for Community Development Block Grants for housing rehabilitation programs in the City.  <b>Timing:</b> On-going  <b>Responsibility:</b> Community Development Department</p>	<p>These funds shall be used to offer technical assistance and loans under the Tenant minor Home Repair programs, as well as to implement housing rehabilitation programs which provide low interest loans, grants, and technical assistance to property owners.</p>	<p>The City received \$334,579 in FY 2012-13 from the LA County Community Development Commission CDBG. Funded with CDBG:          -Code Enforcement Program;          -Single Unit Housing Rehabilitation Program;          -Rental Housing Rehabilitation Program;          -Clara Street Park Food Distribution Program;          -Business Assistance Program          -Parenting Classes/JADE Program; and          -Bedwell Hall re-Roofing Project.</p>	<p>Moderately successful. A total of 154 households have been assisted through this program.</p>	<p>The City will continue this program and reapply for funding in 2014. Program will be strengthened by marketing through local newspapers and notices sent to households in both Spanish and English.</p>
<p><b>Action:</b> The City shall continue to provide relocation assistance for displaced persons for all public and private development projects, including rehabilitation and code enforcement projects which lead to the displacement of households.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>Promote housing rehabilitation programs to area residents through advertisements in the local paper. This will include practices that promote energy conservation, waste reduction and recycling, and water conservation, and prevent littering, vandalism, and other forms of property destruction.</p>	<p>The City has continued to provide relocation assistance for displaced persons; as well as, promoting through advertisements. This has also included coordinating with local hotels to provide free 1-2 night stays to families or persons who have been displaced by open code enforcement</p>	<p>Moderately successful. The program has provided ongoing support and assistance to any families or persons who are displaced, and collaborated with local hotels to establish a long term</p>	<p>The City will continue this program, as well as look into establishing an adopted policy and funding allocation towards providing temporary housing for those that are displaced by open code enforcement cases.</p>



		cases.	relationship to assist in the effort to provide temporary shelter to those in extreme need.	
<p><b>Action:</b> The City shall preserve single-room occupancy (SRO) hotels and strictly enforce ordinances regarding property maintenance and fire and safety standards to safeguard the public health, safety and welfare of tenants.</p> <p><b>Timing:</b> On-going</p> <p><b>Responsibility:</b> Community Development Department</p>	<p>The City shall work with hotel managers on making rooms available for emergency/transitional housing and shall make community service agencies in the areas aware of the facilities. It shall also refer persons in need to these facilities.</p>	<p>The City no longer has an official policy.</p>	<p>Unsuccessful. The policy was not upheld in the past.</p>	<p>The City shall pursue incorporating such a policy in order to provide much needed temporary shelter to those in immediate need due to open code enforcement cases.</p>
<p><b>Action:</b> The City shall continue code enforcement of nuisances such as inoperable vehicles, property maintenance substandard units, and illegal garage conversions.</p> <p><b>Timing:</b> On-going</p> <p><b>Responsibility:</b></p>	<p>Identify substandard dwelling units and encourage rehabilitation through the provisions of technical support and incentives such as streamlined permit processing, variances to development standards on a case by case basis, waiver of fees or fines if rehabilitation is undertaken within the next 3 months, etc.</p>	<p>The City still continues code enforcement of nuisances such as inoperable vehicles, property maintenance, substandard units, and illegal garage conversions.</p>	<p>Very successful. The Code Enforcement Department currently has 144 open cases and has actively closed two cases a month on average.</p>	<p>The City will continue this program as it provides much needed regulation of the Cudahy Municipal Code in order to maintain and promote the general health, safety, and welfare of the community.</p>
<p><b>Action:</b> The City shall work with Los Angeles County on the provisions of adequate infrastructure and public services in Cudahy.</p> <p><b>Timing:</b> 1993</p> <p><b>Responsibility:</b> Community Development Department</p>	<p>Coordinate with County and City capital improvement projects. This includes setting priorities for infrastructure and public service projects through the City's capital improvement programs.</p>	<p>The City partially works with Los Angeles County. The City plans and develops its own Capital Improvement Program based on the City needs and required infrastructure. The City will work with LA County (or any other public agency) when a project involves public utilities such as sewer or storm drain lines, traffic light synchronization for Metro buses, catch basin maintenance</p>	<p>Successful program implementation. The Los Angeles County Fire Department reviews all developments and ensures sufficient availability of services. Additionally the City is regularly updating and maintaining its CIP to address current and</p>	<p>The City will continue this program, as it provides needed changes to address current issues infrastructure is facing as well as planning for future development within the City and what changes need to occur to accommodate future needs and demands of the infrastructure system.</p>



		and/or street lighting.	future demands of infrastructure.	
<p><b>Action:</b> The City intends to minimize difficulties of special needs households in finding adequate housing by providing programs to prevent discrimination or to encourage the production of housing specifically designed for these households.  <b>Timing:</b> On-going  <b>Responsibility:</b></p>	<p>Implement a number of measures to provide adequate housing to residents with special housing needs. It anticipates an average of 200 households per year will receive some form of assistance with promotes equal access and opportunity.</p>	<p>As of FY 2007/08-present the CDBG funded Single-Unit rehab Program has assisted five (5) residents with ADA improvements with a combination of interior and exterior rehabilitation to their homes. Residents are also informed of <i>Housing Rights for People with Disabilities</i> and given a brochure with their information.</p>	<p>Somewhat successful. As funding has become limited, the number of households able to be assisted has reduced as well. Although, the intent of the program has maintained a steady course, assisting as many homes as funding allows.</p>	<p>The City will continue this program as funding permits.</p>
<p><b>Action:</b> The City encourages community participation in all city programs.  <b>Timing:</b> On-going  <b>Responsibility:</b></p>	<p>Noticing practices include posting information on scheduled public hearing at City Hall, the Cudahy library, and the Council Chambers at least two weeks prior to hearing dates. Advertisements in the local newspaper (Industrial Post) and City newsletter.</p>	<p>The City has continued to publish in the local paper, flyers, posted in community buildings as well as provide the information on the City website</p>	<p>Successful. The continued effort of publishing in the local paper, flyers, community buildings, website, as well as the quarterly distributed newsletter has provided consistent and active participation of members of the community in all city programs.</p>	<p>With such success and active participation of community residents, the City will continue this program and practice of publishing in the newsletter, local paper, community buildings, and website.</p>
<p><b>Action:</b> The City shall promote the use of the Fair Housing Council of Long Beach through the City newsletter and local papers, and by informing city employees of the available services for referral.  <b>Timing:</b> 1992  <b>Responsibility:</b> Community Development Department</p>	<p>The City shall prepare a list of referral agencies to serve low-income households, handicapped, elderly, homeless, and other special needs groups.</p>	<p>The City provides information to residents via brochures both a City Hall and Senior Center. There are three (3) separate brochures:  <i>-Housing Right for People with Disabilities</i>  <i>-Evictions</i>  <i>-What is Fair Housing?</i></p>	<p>Successful. The City has continuously provided the information through publishing in the local paper, flyers, community buildings, website, as well as the quarterly</p>	<p>With such success and active participation of community residents, the City will continue this program and practice of publishing in the newsletter, local paper, community buildings, and website.</p>



			distributed newsletter.	
<p><b>Action:</b> The City shall continue the hot meals and food distribution programs.  <b>Timing:</b> On-going  <b>Responsibility:</b></p>	<p>Assist public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, and single-parent households, etc).</p>	<p>The City has continued to operate the hot meals and food distribution program.</p>	<p>Successful. The City has been able to operate this program for over a decade, providing hot meals and food distribution to over 2,600 residents each year.</p>	<p>The City will continue this program, as this is one of the most successful programs within the City.</p>
<p><b>Action:</b> The City shall continue to provide funds for the Human Services Association to serve the homeless and other special needs groups in the community.  <b>Timing:</b> On-going  <b>Responsibility:</b></p>	<p>Maintain a list of local social services to use as referral sources for residents in need.</p>	<p>As of 2001, this contract was not renewed.</p>	<p>Unsuccessful. As the City has developed other ways to provide referral sources to the homeless and special needs in the community, this contract was not renewed.</p>	<p>Discontinue due to other resources and referrals given to those in need including homeless and special needs.</p>
<p><b>Action:</b> Continue to avoid communication barriers.  <b>Timing:</b> On-going  <b>Responsibility:</b></p>	<p>Provide information in both Spanish and English in the City newsletter.</p>	<p>The City provides all information in the newsletter and other publishing in both English and Spanish. A translator is also provide at City Council meetings</p>	<p>This program has been implemented successfully, as the majority of publications including the draft Housing Element are provided in both English and Spanish.</p>	<p>The City will continue this program, as the majority of the community is of Hispanic origin, and speak another language other than English at home as indicated in the 2010 census.</p>
<p><b>Action:</b> The City currently requires new development to comply with State standards for handicapped access.  <b>Timing:</b> On-going  <b>Responsibility:</b> Department of Building and public Services</p>	<p>Enforce the recently adopted American with Disabilities Act.</p>	<p>The City is still in compliance with the American with Disabilities Act (ADA)</p>	<p>Successful. As required by law, the City successfully requires all new developments to contribute 20% of the cost of development towards ADA compliance.</p>	<p>The City will continue this program for all tenant improvements, redevelopments, and new developments.</p>



<p><b>Action:</b> The City shall establish a program to match senior citizens who are interested in shared housing arrangements.  <b>Timing:</b> 1993  <b>Responsibility:</b> Community Services Department</p>	<p>The senior's Center on Clara Park could serve as an information center for this program, with a coordinator assigned to promote and facilitate the matching process and monitor the operation success of participants.</p>	<p>The senior center still provides assistance to seniors interested in shared housing arrangements</p>	<p>Successful distribution of information and flyers for seniors continues to provide much needed assistance to our senior community.</p>	<p>The City will continue this program for seniors to take advantage of and receive much needed information.</p>
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Source: *City of Cudahy Community Development Department*



## 7 Housing Goals, Policies, Programs and Quantified Objectives

This section of the City of Cudahy Housing Element addresses the State's housing element requirements for a "statement of the community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing"

The goals, policies, and programs delineated in this Housing Element serve to support the State of California's overarching goal of providing, "decent housing and a suitable living environment for every California" (Government Code Section 65580). This Housing Element proposes to add two programs that were not included in the previous Housing Element, and three programs will be deleted because they are no longer needed or may not be the best use of City resources.

The housing goals, policies, and programs that follow were created for the purpose of meeting the housing needs of the City throughout the 2013-2021 planning period given the limitations imposed by current political, economic, and social conditions, budget constraints and available local, State, and federal funding.

### 7.1 HOUSING GOALS, POLICIES, AND PROGRAMS

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The City's housing goals have been developed to respond to the key housing related issues facing the City. As summarized in the Profile Report, Cudahy is experiencing a very high demand for housing. This is manifested by the low vacancy rate, the creation of unpermitted housing units, and the doubling-up of households in individual units resulting in overcrowding. The lack of housing has led to increases in rents and prices, which go beyond the affordability of its low-income residents.

***Housing Element Policies*** indicates those policies that will be applicable over the course of the planning period governed by this Element;

***Housing Element Programs*** indicates those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints.

### Goals

***Housing Element Goal 1:*** The City of Cudahy will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.

***Housing Element Goal 2:*** The City of Cudahy will promote affordable housing and shelter for all economic segments of the community.

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**Housing Element Goal 3:** The City of Cudahy will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.

**Housing Element Goal 4:** The City of Cudahy will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.

**Housing Element Goal 5:** The City of Cudahy will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.

### **Issue: Housing Availability**

Although there has been an overall population decline, due to over-crowding and housing cost, there is an increasing need for housing in Cudahy. Low vacancy rates and second units on single-family lots reflect this high demand. New housing development will help meet this need and provide residents with greater opportunities to find appropriate and adequate housing.

### **HOUSING ELEMENT GOAL 1:**

*The City of Cudahy will improve the housing supply and the choice of housing opportunities through private investment and, where necessary, through public action and financing.*

**Housing Element Policy 1.1:** The City of Cudahy will encourage future investment in the City's housing stock.

**Housing Element Policy 1.2:** The City of Cudahy will evaluate the factors affecting housing costs and examine ways to reduce housing costs where governmental action is appropriate.

**Housing Element Policy 1.3:** The City of Cudahy will support the development and use of new techniques in housing design, construction and development.

**Housing Element Policy 1.4:** The City of Cudahy will promote the development of attractive and safe housing to meet the community's needs.

**Housing Element Policy 1.5:** The City of Cudahy will provide prompt processing of housing construction applications through standardized development requirements and centralized processing.

**Housing Element Policy 1.6:** The City of Cudahy will encourage the assemblage and consolidation of existing small parcels in areas which permit higher density development.



Larger parcels can better accommodate increased density housing, through a more efficient use of space resulting in more on-site amenities and greater use of open space.

**Housing Element Policy 1.7:** The City of Cudahy will recognize the changing trends and patterns in the community and encourage a broad range of housing types to meet these needs.

**Housing Element Policy 1.8:** The City of Cudahy will work with the appropriate service providers to develop and coordinate programs to assist in the conservation of affordable housing and to serve the homeless population.

### **Issue: Housing Affordability**

A major segment of the City's population are low-income households. Coupled with high demand and market rate housing, it has led to overpaying, overcrowding, and unpermitted housing units. Affordability is a major concern in Cudahy.

### **HOUSING ELEMENT GOAL 2:**

*The City of Cudahy will promote affordable housing and shelter for all economic segments of the community.*

**Housing Element Policy 2.1:** The City of Cudahy will promote all State, regional and local practices and plans that support housing availability for all economic segments of the population.

**Housing Element Policy 2.2:** The City of Cudahy will promote local housing services to ensure federal, state and local housing programs are available to assist the private sector in obtaining funds for housing development.

**Housing Element Policy 2.3:** The City of Cudahy will utilize Community Development Block Grant funds to develop housing, expand economic opportunities through commercial development, improve community facilities and services, prevent deterioration of the housing stock, and redevelop residential areas.

**Housing Element Policy 2.4:** The City of Cudahy will inform residents of the availability of housing assistance programs and community services available in the area (such as Section 8 certificates and vouchers).

**Housing Element Policy 2.5:** The City of Cudahy will encourage variety in the supply of housing at costs affordable to the various income levels of the population.



**Housing Element Policy 2.6:** The City of Cudahy will solicit State and Federal funds for new housing development.

**Housing Element Policy 2.7:** The City of Cudahy will work towards the conservation of existing subsidized housing for low and moderate income families.

**Housing Element Policy 2.8:** The City of Cudahy will seek funding opportunities and promote rental assistance for low and moderate income families.

### **Issue: Housing Maintenance and Conservation**

The City of Cudahy is primarily a residential community and has provided housing to the County's very low, low, and moderate income households. Without maintenance and conservation, the City's housing stock can go into disrepair or be replaced with more expensive housing. To prevent displacement and the deterioration of housing and neighborhood quality, the City needs to promote the rehabilitation of existing housing units.

### **HOUSING ELEMENT GOAL 3:**

*The City of Cudahy will support and provide incentives for the maintenance and rehabilitation of the existing housing stock.*

**Housing Element Policy 3.1:** The City of Cudahy will encourage, support, and provide incentives for the maintenance, conservation and revitalization of existing residential units.

**Housing Element Policy 3.2:** The City of Cudahy will explore strategies and programs that will be effective in reducing the costs incurred by the homeowner for rehabilitation.

**Housing Element Policy 3.3:** The City of Cudahy will encourage relocation assistance for displaced persons living in rentals undergoing rehabilitation and/or reconstruction.

**Housing Element Policy 3.4:** The City of Cudahy will continue residential rehabilitation programs and provide technical assistance to property owners as needed.

**Housing Element Policy 3.5:** The City of Cudahy will encourage prompt rehabilitation or demolition and replacement of vacant and abandoned properties.

**Housing Element Policy 3.6:** The City of Cudahy will actively engage in identifying substandard and deteriorating housing in Cudahy and take appropriate actions to correct these deficiencies, such as initiating rehabilitation, maintenance, or replacement programs.



**Housing Element Policy 3.7:** The City of Cudahy will promote housing rehabilitation and conservation through public education and awareness programs.

**Housing Element Policy 3.8:** The City of Cudahy will encourage property maintenance to promote quality design, public safety, and to promote energy conservation.

**Housing Element Policy 3.9:** The City of Cudahy will work with the County or non-profit agencies in conserving existing low-income housing units and subsidized housing projects.

**Housing Element Policy 3.10:** The City of Cudahy will preserve existing single-family, lower density residential neighborhoods.

### **Issue: Neighborhood Preservation**

Neighborhood quality is dependent on street and property maintenance, the availability of services and infrastructure and the residents' sense of community. By improving neighborhood quality, the City of Cudahy can create stability in the resident population and pride in its people.

### **HOUSING ELEMENT GOAL 4:**

*The City of Cudahy will encourage development of a viable urban community consistent with orderly growth and environmental conservation to provide suitable living environments, with access to employment, community facilities, and services.*

**Housing Element Policy 4.1:** The City of Cudahy will reserve the existing residential neighborhoods and provide areas to accommodate new residential development.

**Housing Element Policy 4.2:** The City of Cudahy will coordinate regional and local public works and capital improvement programs in declining neighborhoods and in neighborhoods experiencing increased population due to redevelopment or land conversion activities.

**Housing Element Policy 4.3:** The City of Cudahy will provide the necessary public services and infrastructure, including encouraging early care and education facilities, to residential areas and locate new housing developments where availability of public facilities and services is assured.

**Housing Element Policy 4.4:** The City of Cudahy will encourage the application of high quality urban design standards to create safe, attractive, functional housing units and neighborhoods.

**Housing Element Policy 4.5:** The City of Cudahy will conserve existing residential areas and prevent the intrusion of incompatible uses into the neighborhoods.



***Housing Element Policy 4.6:*** The City of Cudahy will encourage continued and new investment in the established residential neighborhoods in Cudahy.

***Housing Element Policy 4.7:*** The City of Cudahy will increase property maintenance efforts by code enforcement to improve the overall appearance of the residential neighborhoods, thus maintaining property values in the City.

***Housing Element Policy 4.8:*** The City of Cudahy will identify the best possible locations and development standards for residential development and encourage a high quality environment for family life.

### **Issue: Equal Access to Housing**

Discrimination can prevent households with special needs or certain characteristics from obtaining appropriate housing. The City of Cudahy seeks to eliminate all forms of housing discrimination in order to allow residents to find adequate housing.

### **HOUSING ELEMENT GOAL 5:**

*The City of Cudahy will promote equal access and opportunity to housing regardless of race, religion, sex, marital status, ancestry, national origin, or color.*

***Housing Element Policy 5.1:*** The City of Cudahy will promote equal access and opportunities to housing through the provision of consumer information, assistance and protection and through citizen involvement in the design and implementation of housing programs.

***Housing Element Policy 5.2:*** The City of Cudahy will explore procedures for fair and equitable treatment of the parties in housing contracts, such as buyer-seller and landlord-tenant agreements.

***Housing Element Policy 5.3:*** The City of Cudahy will encourage citizen participation and community involvement in the development and implementation of housing assistance and housing programs in the City. Actively pursue participation on housing issues by the City's elderly and minority populations.

***Housing Element Policy 5.4:*** The City of Cudahy will establish referral agencies to serve low-income households, the homeless, handicapped, elderly households and residents with special housing needs.



**Housing Element Policy 5.5:** The City of Cudahy will enforce fair housing laws and encourage the use of fair housing council services.

**Housing Element Policy 5.6:** The City of Cudahy will encourage and promote accessible housing for the handicapped. This includes the retrofitting of existing units and the enforcement of the State accessibility standards for new residential construction.

**Housing Element Policy 5.7:** The City of Cudahy will provide continued cooperation between the City and adjacent cities in the development of regional housing programs and homeless services.

**Housing Element Policy 5.8:** The City of Cudahy will provide density bonuses for low-income housing projects and senior citizen housing projects.

## HOUSING PROGRAMS

The quality of housing in the City of Cudahy is a major concern. The Housing Program has been designed to address these needs and to help provide adequate housing to all residents. The housing program revolves around the key issues and housing goals of the City which have been discussed previously.

**Housing Availability** - the policies address the existing and future housing needs.

**Housing Affordability** - the policies provide housing for the City's lower income households and reduce overpayment.

**Housing Maintenance and Conservation** - the policies preserve the existing housing stock and conserve affordable housing units.

**Neighborhood Preservation** - the policies are designed to bring stability to the residential neighborhoods and promote community pride.

**Equal Access** - the policies are designed to assist special group's find appropriate housing.

**Early care and Education Program Availability** – the policies support the availability of quality, affordable early care and education services for families.

Through the policies and programs in this Element, the City of Cudahy will be able to improve the quality of the environment for all residents. By addressing these interdependent issues at the same time, the City hopes to eliminate or slowly reduce its housing problems. The identification of funding sources for individual programs does not exclude the use of other funding sources which may be available.

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## SUMMARY OF PROGRAMS

Table 7-1 Summary of Programs

Name	Responsible Department	Completion Date
Housing Information Program	Community Development	December 2014
Second Unit Ordinance	Planning	Ongoing (monitored annually)
Development Monitoring Program	Public Works	June 2014
Manufactured Housing	Planning	Ongoing (monitored annually)
Affordable Housing Incentives	Community Development	December 2015
CDBG Information Program	Community Development	December 2015
Housing Conversion Program	Community Development	Ongoing (monitored annually)
Inclusionary Housing Program	Community Development	December 2015
Housing Maintenance and Conservation	Community Development	2018
Tenant Minor Home Repair Program	Community Development	Ongoing (monitored annually)
SRO Hotels	Community Development	December 2015
Development Standards to Allow Uses	Planning	December 2015
Emergency Shelters	Community Development	March 2014
Transitional and Supportive Housing	Community Development	March 2014
Code Enforcement	Code Enforcement	Ongoing (monitored annually)
Housing Cooperating Program	Community Development	December 2015
Equal Access	Community Development	Ongoing (monitored annually)
Reasonable Accommodation Program	Administration	October 15, 2014
Public Participation Program	City Clerk	Ongoing (monitored annually)
Fair Housing Program	Code Enforcement / Housing	December 2015
Food Distribution Program	Community Development	Ongoing (monitored annually)
Homeless Assistance Program	Community Development	Ongoing (monitored annually)
Bilingual Programs	Community Services	Ongoing (monitored annually)
Handicapped Access	Building & Safety	Ongoing (monitored annually)
Senior Shared Housing Program	Community Services	Ongoing (monitored annually)
Housing for Extremely-Low Income Households Program	Planning	December 2015
Persons with Disabilities, including Developmental Disabilities Program	Community Development	December 2014
Preservation of At-Risk Units Program	Community Development	Ongoing (monitored annually)
Consistency with General Plan Program	Community Development / Planning	Ongoing (monitored annually)
Zoning Update Program	Community Development	October 2014

Source: City of Cudahy; Community Development Department



## **Housing Availability**

Housing availability refers to the development and provision of housing units to meet existing and future needs of area residents. Housing development can be initiated by the City, private developers or other agencies. The majority of new residential development will be initiated by the private sector because of limited financial resources on the part of the City, State, and Federal governments. Developers will generally provide market rate housing because they see housing development as a financially profitable activity. Housing projects funded by local state and federal agencies are likely to be reserved for low and moderate income households. Specific programs designed to promote new residential development in the City are described in the following section.

### **Housing Information Program**

To encourage the development of high quality housing on vacant and underutilized lots, the City shall establish a promotional campaign to area developers. The campaign shall promote the City of Cudahy and existing investment opportunities. The City shall work with local business groups (such as the Chamber of Commerce and Building Industry Association) on promoting available incentives to new development. This may be accomplished through networking, formal presentations, brochures, ads, and other promotional materials and activities. Staff will also keep informed of state and federal housing programs and provide information to interested residents and groups. The City will work with local early care and education advocates to create an information handout to inform developers, business groups, and households about the available early care and education services. The program will be managed by the Community Development Director and begin in 2013, promotional materials will be developed by December 2014 for distribution, and will be updated on an ongoing basis. The program will be funded through the General Fund.

### **Second Unit Ordinance**

The City of Cudahy allows second units on single-family lots, as required by State law. This has led to second units on most lots in the Low Density Residential (LDR) Zone and has added to the current housing stock. This is an ongoing program by the Planning Department. Its implementation is funded by the General Fund. October 7, 2003 Ordinance No. 587. The Planning Department will monitor the construction of second units annually (coinciding with the fiscal year).

### **Development Monitoring Program**

The City shall develop a system for assessing the potential impacts from new development. The City will require all new development to undergo an assessment to ensure that adequate

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infrastructure is available to serve the development. The feasibility of a Mello Roos fee for the upgrade of existing infrastructure (including roads, water lines, etc.) will be explored for future implementation. The program is ongoing and will be monitored annually (coinciding with the fiscal year) by the Public Works Department, and is financed through the General Fund. The study will be completed by June 2014, and will be included in the housing information program materials.

### **Manufactured Housing**

The City allows manufactured homes and modular units on single-family lots. This permits the use of manufactured homes as affordable housing alternatives. This is an ongoing program, managed and monitored annually (coinciding with the fiscal year) by the Planning Department.

### **Affordable Housing Incentives**

In order to encourage the development of affordable housing units, the City shall provide developers with incentives and shorten the permit process for low-income and senior citizen housing projects. These incentives may be similar to those awarded for high quality housing projects or developments on larger lots. Or they may involve a different set of parking, open space and density standards which lower the cost of development. By expediting the review process, developers also save money and housing costs can be reduced.

By removing constraints to housing production, the City will encourage development and help reduce housing rents and prices. Aside from these, the City shall compile information on available financing mechanisms and federal, state and local programs and agencies that provide funding assistance for housing projects shall be made available to developers. Cooperative ventures with developers on housing projects may also be initiated by the City. The program will begin in 2013 under the Community Development Department and will be financed through the General Fund. An affordable housing ordinance to encourage development of affordable units and remove constraints will be completed by December 2015, along with materials available for developers.

### **CDBG Information Programs**

The City shall continue housing programs on housing development, infrastructure, rehabilitation and job development, as allowed by the CDBG program. The City currently uses its CDBG moneys for the Home Improvement program, fair housing foundation services, code enforcement, senior nutrition program, food distribution program and the development of public facilities. It shall coordinate with the County Housing Authority in implementing programs outlined in the Comprehensive Housing Affordability Strategy (CHAS) for Los Angeles County. The City shall prepare a brochure outlining available housing assistance and



rehabilitation programs in the City. It shall distribute these to property owners and make them available at City Hall. The brochure shall encourage residents to participate in the Section 8 housing assistance payments program and the housing voucher program through the Los Angeles County Housing Authority. (The City is not applying for other federal programs, although it has evaluated potential participation in the HOME, HOPE and other housing loan programs of HUD). The program is ongoing and monitored annually (coinciding with the fiscal year) under the Community Development Department and is financed by the General Fund. Coordination with CHAS, marketing materials will be completed by December 2015.

### **Housing Conversion Program**

The City shall take the lead in coordinating efforts for the preservation of subsidized housing projects in Cudahy. Detailed discussion of these projects is provided in the Housing Element Profile Report. To help conserve the low income units at risk of conversion, the City may provide technical assistance to non-profit groups interested in buying the projects. It may aggressively look for an agency to buy the property or help the residents establish an association to buy the project. The City shall initiate talks with the Los Angeles County Housing Authority, the Department of Housing and Urban Development, the California Housing Partnership Corporation, local non-profit agencies, and tenants of subsidized housing projects on discouraging future conversion of low-income housing projects to market rate housing. HUD has stated that they generally evaluate projects that apply for conversion and offer incentives to property owners, in order to preserve these units. The California Housing Partnership Corporation (CHPC) has indicated that it will assist Cudahy in looking for a suitable organization who would take over the subsidized projects in the City, subject to a nominal fee. Recently proposed legislation will allow CHPC to act as a buyer of at-risk projects, as a last resort. Homeaid has expressed interest in buying projects in Cudahy and negotiations with this agency will be continued. Keystone Housing Enterprises has likewise expressed interest in looking at the properties. Ralph Carrico and Associates said they would be interested in Cudahy Garden Apartments when it comes up for sale. Other organizations contacted said they were not interested in either Cudahy Garden Apartments or Elizabeth Street Apartments. The current owner (Corp. for Better Housing) of the identified "at-risk" units, has expressed a desire to continue the affordable housing program and will be renewing their contracts. However, in the event the property owner chooses to sell, the City will notify all organizations listed on Table 2-15 (page 41) of the availability of property to ensure continued low-income housing. The program is ongoing, managed and monitored annually (coinciding with the fiscal year) through the Community Development Department. The Community Development Director shall monitor the status of all subsidized housing projects and shall work with the City Manager in developing strategies to preserve these projects. Specific projects shall be reviewed for consistency with the goals of the General Plan and other City policies, prior to implementation. Public participation shall be encouraged throughout the process to reflect the needs and interests of Cudahy residents. Financing will come from CDBG funds, and the General Fund, to the extent funds are available. Other funding sources that may be available shall be explored, as well.

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### **Inclusionary Housing Program**

The City shall explore the feasibility of requiring affordable housing units within new housing developments. This may be promoted by density bonuses and other incentives, coupled with a use restriction on the affordable units. The City may also require developers to provide a minimum percentage of affordable housing or pay fees, dedicate land or establish agreements with other agencies for the construction of affordable units off site. To address Cudahy's overcrowding problems, the City shall include in this study, the available options to requiring or encouraging large dwelling units (2 bedrooms or more) within new development. This may likewise be promoted by incentives to the allowable density and less stringent development standards. The inclusionary housing study shall be initiated by the Department of Community Development, with funding from the General Fund to the extent of available resources. The study and associated ordinance or program will be completed by December 2015.

### **Housing Maintenance and Conservation**

The City of Cudahy has an ongoing program for the maintenance and conservation of the existing housing stock. There are programs aimed at the conservation of older housing units which are in good condition to maintain the units as affordable housing options. Rehabilitation and property maintenance programs ensure that living conditions are safe and decent for all households. By maintaining the existing housing stock and preventing the creation of substandard housing, the City improves the living environment for present residents. Implementation measures for housing maintenance and conservation are discussed below. Approximately 25 housing units are anticipated to benefit from the City's rehabilitation programs by 2018. Also, approximately 400 mobilehomes will be conserved. This program is managed by the Community Development Director.

### **Tenant Minor Home Repair Program**

The City shall continue to apply for Community Development Block Grants for housing rehabilitation programs in the City. These funds shall be used to offer technical assistance and loans under the Tenant Minor Home Repair program, as well as to implement housing rehabilitation programs which provide low interest loans, grants, and technical assistance to property owners. The program is ongoing and will continue to be managed and monitored annually (coinciding with the fiscal year) by the Community Development Department and financed through CDBG funds. The Tenant Minor Home Repair Program is complaint driven; complaints are filed with the City's Code Enforcement department which then schedules follow up inspections and provides tenants with information to resources. Furthermore the tenants may be referenced to the City's Housing Department to seek possible financial assistance.



### **SRO Hotels**

The City shall preserve single-room occupancy (SRO) hotels and strictly enforce ordinances regarding property maintenance and fire and safety standards to safeguard the public health, safety and welfare of tenants. Code enforcement efforts on hotels and motels in the City have led to the upgrading and renovation of two local motels. The City does not allow SRO hotels to be used as permanent housing but will encourage their use as emergency and transitional shelter for the homeless. The regulation on the maximum stay of 30 days by motel guests has abated the use of SRO hotels as permanent housing. The City regularly checks hotel records to ensure that this regulation is followed. To encourage the use of hotels by "homeless" individuals, the City continuously works with hotel managers on making rooms available for emergency/transitional housing and makes community service agencies in the area aware of the facilities. The City also refers persons in need to these facilities. Vouchers shall be solicited from the hotel, local businesses, charitable agencies and other organizations/individuals to provide short-term stays at the hotels. The 160 rooms available in local hotels are adequate to serve the temporary housing needs of homeless individuals in the area. This program is ongoing, implemented, and monitored annually (coinciding with the fiscal year) by the Community Development Department. It is funded by the General Fund, to the extent of available resources. Vouchers and/or an allocated budget shall be developed by December 2015.

### **Development Standards to Allow Uses**

The City shall modify its Municipal Code to allow the development, maintenance, and improvement of Emergency Shelters, SRO's, Transitional Housing, and Supportive Housing to address constraints and facilitate the development of low income housing throughout the City. The City shall refer person in need to these facilities. This program is managed by the Planning Department, funded by the General Fund, to be completed by December 2015.

### **Emergency Shelters**

The city will amend the Zoning Ordinance so emergency shelters shall be a permitted use without a conditional use permit or other discretionary action in the High Density Residential zone. Emergency shelters shall be subject to the same development and management standards as other permitted uses in the High Density Residential Zone, except for any written, objective standards for emergency shelters the City may develop as prescribed in SB 2. This program is managed by the Community Development Department, funded by the General Fund. Emergency Shelters are to be permitted and implemented within 120 days of the adoption of the Housing Element Update, no later than March 2014.



### **Transitional and Supportive Housing**

The City will continue to monitor the inventory of sites appropriate to accommodate transitional housing and supportive housing and will work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. The City is committed to prioritizing funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible. In compliance with Senate Bill 2, the City will amend the Zoning Code to allow transitional and supportive housing in all residential zones, subject only to those regulations that apply to other residential uses of the same type in the same zone. This program is funded by the General Fund and managed by the Community Development Department. Transitional and Supportive Housing are to be permitted and implemented within 120 days of the adoption of the Housing Element Update, no later than March 2014.

### **Neighborhood Preservation**

Neighborhood preservation is seen as a mechanism to increase home-ownership in the City, to promote property maintenance, and to maintain a more stable resident population. By improving public services and infrastructure in existing neighborhoods, including available early care and education, the City hopes to provide a more attractive residential environment. Implementation measures that will help achieve this goal are provided below. The City expects to improve neighborhood quality and preserve approximately 50 dwelling units through these programs.

### **Code Enforcement**

The City shall continue code enforcement of nuisances such as inoperable vehicles, property maintenance, substandard units, and illegal garage conversions. It shall identify substandard dwelling units and encourage rehabilitation through the provision of technical support and incentives such as streamlined permit processing, variances to development standards on a case by case basis, waiver of fees or fines if rehabilitation is undertaken within the next three months, etc. Also, it shall actively work towards the rehabilitation of structures which do not meet seismic safety standards and current electrical code requirements. The City shall coordinate with homeowner's associations in the enforcement of CC&R's regarding property maintenance. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and will continue to be financed through CDBG funds. The Code Enforcement Program is complaint driven; complaints are filed with the City's Code Enforcement department which then schedules follow up inspections and provides tenants with information to resources.



### **Housing Cooperating Program**

The City shall work with Los Angeles County to identify and coordinate water and sewer infrastructure on the provision of adequate infrastructure and public services in Cudahy, including monitoring for grant funding sources, to meet the City's RHNA. It shall coordinate County and City capital improvement projects (CIP). This includes setting priorities for infrastructure and public service projects through the City's capital improvement program. The City shall coordinate with state and regional agencies on addressing planning and environmental issues that affect Cudahy. It shall initiate talks with adjacent cities on potential area-wide strategies to promote jobs/housing balance. The program will be financed through the General Fund. The CIP program will be completed by December 2015 by the Public Works Department.

### **Equal Access**

There are many special needs households in Cudahy that will benefit from programs designed to promote equal access and opportunity to housing. The City intends to minimize difficulties of special needs households in finding adequate housing by providing programs to prevent discrimination or to encourage the production of housing specifically designed for these households. The City will amend its definition of family by December 2014. The definition will not distinguish between related and unrelated persons or impose limitations on the number of persons that may constitute a family. The following is a sample definition for consideration: One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. The City of Cudahy will implement a number of measures to provide adequate housing to residents with special housing needs. It anticipates that an average of 200 households per year will receive some form of assistance which promotes equal access and opportunity to housing in the City through these programs.

The City shall refer discrimination complaints to the Fair Housing Network and ensure complaints are resolved. The City will participate and distribute fair housing materials at a variety of community activities such as food distribution, easter egg hunt, national night out, and local carnivals/fairs to reach out to all segments of the community. The City will annually conduct fair housing press releases, directly contact interested groups for distributing fair housing materials, mail fair housing materials through utility billing and post fair housing information in a variety of community locations such as the library, bus stops, public counters and post office. The program will be managed by the Community Development Director and begin in 2013, promotional materials will be developed by December 2014 for distribution, and will be updated on an ongoing basis. The program will be funded through the General Fund and staff time.



### **Reasonable Accommodation Program**

The City shall develop a policy pursuant to the Fair Housing Amendments Act of 1988, to provide people with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of these provisions is to provide a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the citing, funding, development and use of housing for people with disabilities. In these regulations, "use of housing" includes, but is not limited to, housing related services and the use and enjoyment of the property. This policy will be developed by City Administration, completed by October 15, 2014.

### **Public Participation Program**

The City encourages community participation in all city programs. Noticing practices in the City include posting information on scheduled public hearings at City Hall, the Cudahy Library, and the Council Chambers at least two weeks prior to the hearing dates. The City also advertises these hearings, as well as other city programs, in the local newspaper (The Wave) and in the City newsletter. Both papers use English and Spanish in their articles to reach the primarily Hispanic Community of the area. An interpreter is also available during public hearings to facilitate communication between individuals who only speak Spanish. Brochures at City Hall are available in both English and Spanish versions. Spanish-speaking employees also facilitate the dissemination of information regarding city programs. It shall encourage residents to attend City Council and Planning Commission meetings by increased publicity practices. This will allow the City to get more input into its programs and tailor them to meet the needs expressed by residents. Public workshops have been conducted in the General Plan's revised goals and policies and Draft Land Use Plan to solicit resident concerns. Public hearings will continue to be held prior to adoption of the General Plan, including this Element. This will allow the City to better respond to the concerns and interests of Cudahy residents. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and funded by the General Fund as services are contracted and staff time.

\*The Housing Element Update *Draft* was made available online March 1<sup>st</sup> 2013, stakeholders were notified by February 19<sup>th</sup> 2013. Furthermore, stakeholders were also notified `at least 10 days prior to each Town Hall meeting in which the Housing Element Update *Draft* was discussed.

### **Fair Housing Program**

The City promotes the use of the Fair Housing Council of Long Beach through the City newsletter and local papers, and informs all city employees of the available services for referral. The City shall prepare a list of referral agencies to serve low-income households, handicapped, elderly, homeless, and other special needs groups. Information is given through Code Enforcement and City Housing Department. It shall make the list available at City Hall, the



library and City parks for interested persons. Financing will be provided through the General Fund and CDBG funds. Referral information shall be completed by December 2015.

### **Food Distribution Program**

The City shall continue the hot meals and food distribution programs. Also, it shall assist public and non-profit agencies which provide support services to special needs populations (the homeless, the elderly, single-parent households, etc.). The food distribution program is ongoing, to be monitored annually (coinciding with the fiscal year) and financed through the CDBG.

### **Homeless Assistance Program**

The City shall continue to provide funds for the Human Services Association to serve the homeless and other special needs groups in the community. It shall also maintain a list of local social services to use as referral sources for residents in need. These services are discussed in the Housing Element Profile Report. This program is ongoing, to be monitored annually (coinciding with the fiscal year) and will continue to be financed through the CDBG.

### **Bilingual Programs**

The City's will actively produce documents and publications that are in both English and Spanish. This is an ongoing program monitored annually (coinciding with the fiscal year) by the Community Services Department. It is funded by the General Fund, to the extent available, and staff time.

### **Handicapped Access**

The City currently requires new development to comply with State standards for handicapped access. It shall also enforce the recently adopted American with Disabilities Act. This program is implemented by the Department of Building and Public Services with funding from the General Fund. The City adopted the Los Angeles County Building Code in March 2013, which includes standards for ADA compliance.

### **Senior Shared Housing Program**

The senior's Center on Clara Park serves as an information center for senior programs and resources. This is an ongoing program monitored annually (coinciding with the fiscal year) by the Community Services Department with funding from the General Fund.



### **Housing for Extremely-Low Income Households Program**

The City will encourage the development of housing units for households earning 30 percent or less of the median Family income for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units and transitional housing. The City will encourage development of housing for extremely-low income households through a variety of activities such as outreach to housing developers on at least an annual basis, providing financial or in-kind technical assistance or land-write downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice during the planning period and/or offering additional incentives beyond the density bonus provision. This program will be completed by December 2015 by the Planning Department.

### **Persons with Disabilities, including Developmental Disabilities Program**

The city shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities. The City shall provide regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities. The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities. The City shall work with the local Regional Center to implement an outreach program informing families within the City of housing and services available for persons with developmental disabilities. Information will be made available on the City's website and at City Hall counter. Specific regulatory incentives shall be established by 2014 and initiation of cooperative outreach program with the local Regional Center by 2014; with funding from the General Fund and other sources available.

### **Preservation of At-Risk Units Program**

The City will monitor every three months, the status of any HUD receipt/approval Notices of Intent and Plans of Action filled by property owners to convert to market-rate units. The City will annually identify and meet and pursue funding with non-profit organizations as potential purchasers/managers of at-risk housing units. As part of coordination with non-profit partners, the City will annually explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public agencies, purchase existing buildings to replace at-risk units, or construct replacement units. Where feasible the City will provide technical assistance and support to these organizations with respect to financing. The City will update this list annually. The City will provide tenant education within 30 days of notice and assist tenants to obtain special Section 8 vouchers reserved for tenants of converted properties. HUD has set aside special Section 8 vouchers for existing tenants in Section 8



projects that are opting out of low-income use. Upon conversion, the units will stay affordable to the existing tenants as long as they stay. Once a unit is vacated and new tenants move in, the units will convert to market-rate housing. This is an ongoing program monitored (coinciding with the fiscal year) and managed by the Community Development Department with funding from CDBG funds.

### **Consistency with General Plan**

The City shall conduct an integral review as part of its General Plan implementation to achieve consistency with other general plan elements, policies, programs, and community goals to reflect the policy direction contained in other parts of the General Plan. As portions of the General plan are amended in the future, this Housing Element will be reviewed to ensure that internal consistency is maintained. This is an ongoing program monitored annually (coinciding with the fiscal year) and managed by the Community Development Director and Planning Departments.

### **Zoning Update Program**

To address a shortfall and un-accommodated need of 280 units at appropriate densities, the City will increase allowable zoning densities of the HDR and CC Zone's city wide from 14.52 to allowing a minimum of 20 dwelling units per acre. Increasing the density to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing. Pursuant to Government Code Section 65583(c)(1) and 65583.2(h) and (i), sites to accommodate the shortfall and un-accommodated need of 280 units will permit a minimum of 16 dwelling units per site and 50% will be zoned residential only. Candidate sites for rezoning include Site numbers 1, 2, 3, 4, and 11. In addition, the HDR and CC zones will be amended to permit owner-occupied or multifamily residential uses by right (without a conditional use permit, planned unit development permit, or other discretionary). This program will be completed by October 2014 by the Community Development Department.

## **7.2 PROPOSED QUANTIFIED OBJECTIVES FOR 2013-2021**

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Local jurisdictions are required under section 65583 of the California Government Code to propose quantified housing objectives and seek to meet them through Housing Element goals, policies, and programs. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the jurisdiction to achieve based on needs, resources, or constraints.



Table 7-2 Proposed Quantified Objectives for 2013-2021:

Income Category	New Construction	Rehabilitation	Conservation/ Preservation	Total Quantified Objectives	Cumulative Need (Unaccommodated need from 1992 to 2000 and new from 2013-2021)
Extremely-Low	51	10	10	0	71
Very-low	52	9	9	0	70
Low	106	9	9	0	124
Moderate	10	0	0	0	10
Above Moderate	11	0	0	0	11
<b>TOTALS</b>	<b>209</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>265</b>

Source: *City of Cudahy Community Development Department*



## Appendix A: Cudahy Potential Housing Sites

### METHODOLOGY

The data presented in the following Appendix has been collected and put together by a combination of methods, among them, utilizing data available from the City and the LA County Assessor's Parcel Maps, a review of aerial maps, and most importantly, through field work. Field surveys of housing sites were conducted on April 18-19, 2013 to document existing available vacant land.

### PHYSICAL CONDITIONS

The sites were identified as vacant by reviewing aerial maps, checking the status with the aid of the LA County Assessor's Parcel Maps; and later confirmed the physical condition via driving field surveys.

### SITE CONSTRAINTS

All of the sites identified in this appendix have no site constraints for future development; all have adequate road access (ingress/egress).

However substantial additional increases in housing units will require the Cities Water providers to either drill new wells or purchase water from surrounding utilities to satisfy increase demand.

### CALCULATED UNIT CAPACITY

Sites Inventory and Analysis lists properties by parcel number or other unique reference, showing for each parcel: size, zone, existing use, allowable density, General Plan designation, street name, and number of units that can be accommodated in each site with increases to allowable zoning regulations, along with any pertinent comments.

### AVAILABLE VACANT LAND TOTALS

The vacant lots total 27 available parcels, occupying approximately 695,538 square feet / 16.18 acres. This section covers two scenarios; one being the number of assumed units with the current allowable density of 14.52, as well as the number of assumed units that can be accommodated in each site with the increase of allowable density from 14.52 to 20 units in the Community Commercial and High Density Residential Zones.



Table 4-1 AVAILABLE VACANT LAND INVENTORY (ADDRESSING 4<sup>TH</sup> CYCLE RHNA)

APN#	Sq. Ft.	Zone	Existing Use	Current Allowable Density	General Plan Designation	Street Name	Assumed Units	Comment
<b>SITE #1</b> 6224-034-039 6224-034-037 6224-034-040 6224-034-032 6224-034-041 6224-034-014 6224-034-036 6224-034-010	256,512	Community Commercial	Vacant	14.52	CC	Atlantic Ave / Patata St	85	
<b>SITE #2</b> 6224-022-004 6224-022-003 6224-022-002 6224-022-012	72,520	Community Commercial	Vacant	14.52	CC	Cecelia St	24	
<b>SITE #3</b> 6224-019-014	37,714	Community Commercial	Vacant	14.52	CC	Santa Ana St	12	
<b>SITE #4</b> 6224-018-068 6224-018-069 6224-018-071	34,845	Community Commercial	25% Occupied	14.52	CC	Atlantic Ave	11	
<b>SITE #5</b> 6226-022-022 6226-022-008	19,164	Community Commercial	50% Occupied	14.52	CC	Atlantic Ave	5	
<b>SITE #6</b> 6226-014-900	19,688	High Density Residential – Garden Overlay	Vacant	14.52	HDR-G	Live Oak St	6	
<b>SITE #7</b> 6226-026-003	8,775	High Density Residential – Garden Overlay	Vacant	14.52	HDR-G	Wilcox Ave	2	
<b>SITE #8</b> 6224-001-003	20,475	High Density Residential – Garden Overlay	Vacant*	14.52	HDR-G	Elizabeth St	6	*Currently growing crops on approx. 1/2 of the lot (total lot = 40,950 sq. ft.)
<b>SITE #9</b> 6226-028-004	20,475	High Density Residential – Garden Overlay	Vacant*	14.52	HDR-G	Elizabeth St	6	Approx. 1/2 of the lot is empty (total lot = 40,950 sq. ft)
<b>SITE #10</b> 6224-015-002	20,475	High Density Residential – Garden Overlay	Vacant	14.52	HDR-G	Santa Ana St	6	
<b>SITE #11</b> 6224-036-002 6224-036-004 6224-036-005 6224-036-006	184,895	Community Commercial & Community Manufacturing	Vacant	14.25	CC & CM	Atlantic Ave	N/A	

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.

As shown in the table above the assumed total units = 163 on approximately 695,538 square feet / 16.18. Calculating the maximum density, per acre of available vacant land or infill development, derives this assumption.

Building and Safety records indicate that, 71 new units were built between the 2006-2014 planning period. According to the U.S. Census Bureau, 2005-2009; 2006-2010; & 2011 American



Fact Finder Survey of the 71 units, 2 units were built at a market rate of \$1,045; 67 units were built at a market rate of \$995 and the remaining 2 units were built at a market rate of \$1,132.

According to Southern California Association of Governments (SCAG) the *Extremely Low Income* households are those whose income is 30% or less than that of the median household income for the greater Los Angeles area; the *Very Low Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area; the *Low Income* households earn from 51% to 80% of the median; the *Moderate Income* groups earn from 81% to 120% of the median; and, the *Above Moderate* households earn over 120% of the median income. Based on these numbers above and taking into account the fact that all 71 built units utilize anywhere between 30% to over 50% of their income towards rent they are categorized under Extremely Low and Very Low Income households.

Year	Median Gross Rent	Yearly Rent	Median Household Income	Units Built
2011-Present	\$1,100	\$13,200	\$39,338	2
2006-2010	\$1,045	\$12,540	\$42,112	2
2005-2009	\$995	\$11,940	\$41,877	67

Source: U.S. Census Bureau, 2005-5009; 2006-2010; & 2011 American Fact Finder Survey



**Table 4-3 AVAILABLE VACANT LAND INVENTORY (ADDRESSING 5<sup>TH</sup> CYCLE RHNA)**

APN#	Sq. Ft.	Zone	Existing Use	Increased Allowable Density	General Plan Designation	Street Name	Assumed Units	Comment
<b>SITE #1</b> 6224-034-039 6224-034-037 6224-034-040 6224-034-032 6224-034-041 6224-034-014 6224-034-036 6224-034-010	256,512	Community Commercial	Vacant	20	CC	Atlantic Ave / Patata St	117	
<b>SITE #2</b> 6224-022-004 6224-022-003 6224-022-002 6224-022-012	72,520	Community Commercial	Vacant	20	CC	Cecelia St	33	
<b>SITE #3</b> 6224-019-014	37,714	Community Commercial	Vacant	20	CC	Santa Ana St	17	
<b>SITE #4</b> 6224-018-068 6224-018-069 6224-018-071	34,845	Community Commercial	25% Occupied	20	CC	Atlantic Ave	15	
<b>SITE #5</b> 6226-022-022 6226-022-008	19,164	Community Commercial	50% Occupied	20	CC	Atlantic Ave	8	
<b>SITE #6</b> 6226-014-900	19,688	High Density Residential – Garden Overlay	Vacant	20	HDR-G	Live Oak St	9	
<b>SITE #7</b> 6226-026-003	8,775	High Density Residential – Garden Overlay	Vacant	20	HDR-G	Wilcox Ave	4	
<b>SITE #8</b> 6224-001-003	20,475	High Density Residential – Garden Overlay	Vacant*	20	HDR-G	Elizabeth St	9	*Currently growing crops on approx. 1/2 of the lot (total lot = 40,950 sq. ft.)
<b>SITE #9</b> 6226-028-004	20,475	High Density Residential – Garden Overlay	Vacant*	20	HDR-G	Elizabeth St	9	Approx. 1/2 of the lot is empty (total lot = 40,950 sq. ft)
<b>SITE #10</b> 6224-015-002	20,475	High Density Residential – Garden Overlay	Vacant	20	HDR-G	Santa Ana St	9	
<b>SITE #11</b> 6224-036-002 6224-036-004 6224-036-005 6224-036-006	184,895	Community Commercial & Community Manufacturing	Vacant	20	CC & CM	Atlantic Ave	84	

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



As shown in the table 4-3 the assumed total units = 314 units on approximately 695,538 square feet / 15.95. Calculating the maximum density, per acre of available vacant land or infill development, derives this assumption (for each site).

The table above also indicates that the City will increase the existing allowable density to 20 dwelling units per acre in the HDR and CC Zones. The City will also increase densities through the remainder of the City to further facilitate meeting further demand for affordable housing for the 5<sup>th</sup> Cycle RHNA accommodations.

## REALISTIC CAPACITY

The City's share of the regional housing need will be met through the implementation of a variety of strategies (e.g., available vacant land, and increasing allowable zoning densities throughout the entire City (e.g., HDR Zone will be increased from 14.52 to 20 dwelling units per acre; same will occur in the CC Zone. Increasing the existing allowable density to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing). As shown in table 4-3 above the assumed total units = 314 units on approximately 695,538 square feet. Calculating the maximum density on each site, per acre of available vacant land or infill development, derives this assumption.

The City's land inventory was developed by a combination of methods, among them, utilizing data available from the City and the LA County Assessor's Parcel Maps, a review of aerial maps, and most importantly, through field work. Field surveys of housing sites were conducted on April 18-19, 2013 to document existing available vacant land. The sites were identified as vacant by reviewing aerial maps, checking the status with the aid of the LA County Assessor's Parcel Maps; and later confirmed the physical condition via driving field surveys.

## Key Sites for Housing

1. **Vacant Sites** - There is a potential 314 units (20 dwelling units per acre) on the 11 sites identified on table 4-3 which are zoned for High Density Residential and Community Commercial (which can also allow for multi-family development).
  2. **Non-Vacant Sites** - On the 11 sites identified on table 4-3;
    - a. **Site #1** is owned by the Economic Development Corporation and 15% of the site is occupied with an unoccupied building.
    - b. **Site #2** is owned by the Economic Development Corporation and the site is fully occupied with unoccupied buildings.
    - c. **Site #4** is owned by the Economic Development Corporation and 25% of the site is occupied with a month-to-month lease and the remaining 75% is unoccupied.
-



- d. **Site #5** is owned by the Economic Development Corporation and 50% of the site is occupied with a month-to-month lease.
  - e. **Site #11** is privately owned and is 100% occupied. The subject site is located adjacent to the future light rail expansion as well as bound by Atlantic Avenue which serves as our transportation corridor serviced by a number of bus lines.
3. **Increased Density in Cudahy** –The city will be increasing allowable zoning densities throughout the entire City (e.g., HDR Zone will be increased from 14.52 to 20 dwelling units per acre; same will occur in the CC Zone. Increasing the existing allowable density to 20 dwelling units per acre will further facilitate meeting the demand for affordable housing).

### **Zoning Appropriate to Accommodate Housing for Lower-Income Households**

The City recognizes that the higher density residential and community commercial zones (HDR and CC) provide the potential for lower construction cost because of economies of scale created and are therefore most suitable for development of housing affordable to very low-income and low-income households. Those sites identified in the inventory as having the greatest potential to accommodate housing affordable to lower income households allow densities of at least 20 dwelling units per acre.



The development standards are provided in the following table 5-1:

**Table 5-1 Development Standards**

Zone Dev. Standard	Community Commercial	Neighborhood Commercial	Commercial Manufacturing	High Density Residential	Medium Density Residential	Low Density Residential
Density				3,000 sq. ft./unit	4,000 sq. ft./unit	2,500 sq. ft./unit
Yards	Front: variable Side: 10' when adjoining Res. Rear: 5' when adjoining Res.	Front: variable Side: 10' when adjoining Res. Rear: 20' when adjoining Res.	Front: 10' Side: none. 10' on corner lots Rear: 30' when adjoining Res.	Front: variable Side: 5' (+2' for each additional story) Rear: 10'	Front: variable Side: 5' Rear: 5' (+2' for each additional story)	Front: variable Side: 5' Rear: 10'
Lot Coverage/ Open Space	50%	50%	60%	Private: 150 sq. ft. /unit  Common: 280 sq. ft. /unit	Private: 150 sq. ft. /unit  Common: 280 sq. ft. /unit	250 sq. ft./unit or 25% of the lot area/unit (exclusive of the front yard setback)
Building Height	Two stories or 35' (whichever is less)	35'	Two stories or 30' (whichever is less)	Two stories or 35' (whichever is less)	Two stories or 35' (whichever is less)	Two stories or 35' (whichever is less)
Distance Between Buildings	10' (main buildings) 5' (accessory buildings)					
Parking	2-car garage/unit					
Fences, Hedges, & Walls	Front: 42" solid materials; 48" wrought iron Side/Rear: 96"					
Minimum Living Area				1 bedroom: 700 sq. ft. 2 bedrooms: 900 sq. ft. 3 bedrooms: 1,100 sq. ft. 4+ bedroom: 1,100 sq. ft. plus 150 sq. ft. for each additional		1,100 sq. ft.

*Source: Cudahy's Development Standards per Zoning Code*



Table 5-1 above indicates basic residential development standards for Cudahy; the table shows density, yard requirements (front, side and rear), lot coverage, open space, building heights, distances between buildings (main and accessory buildings), parking, fences, hedges, walls, and minimum living area. Cudahy has three residential base zone districts; Low-Density Residential, Medium-Density Residential; and High-Density Residential. Also, Multi-family housing is conditionally permitted in the Community Commercial zone.

Any new development requires Conditional Use Permit, Development Review Permit, Tentative Tract Map, and any pertinent Environmental Documents e.g. (Negative Declaration, Mitigated Negative Declaration, EIR, etc.). Assuming all entitlements are complete, this process can take approximately 3-6 months for Planning Commission and City Council approval.



## Appendix B: Cudahy Housing Element Vacant Land Inventory Maps

This appendix includes an aerial map of the vacant land with potential for future development, arranged by site numbers 1-11. The numbers contained in each site correspond to the APN# in the 'Available Land Inventory' from Appendix A respectively for each site number. This appendix also, provides a brief overview of the City's transit services from MTA and CART.

Aerial Map of Cudahy's Vacant Land Parcels by site number; including public transportation routes:



	The red line in the diagram above represents the Metropolitan Transit Authority (MTA) Lines 260 & 762 running North/Southbound on Atlantic Avenue.
	The yellow lines in the diagram above represent the Cudahy Area Rapid Transit (CART) route(s) which serve Cudahy residents.
	The Orange symbols represent the vacant land parcels by site number.



**SITE #1**

APN#’s (1) 6224-034-039; (2) 6224-034-37; (3) 6224-034-040; (4) 6224-034-032; (5) 6224-034-041; (6) 6224-034-014; (7) 6224-034-036; & (8) 6224-034-010



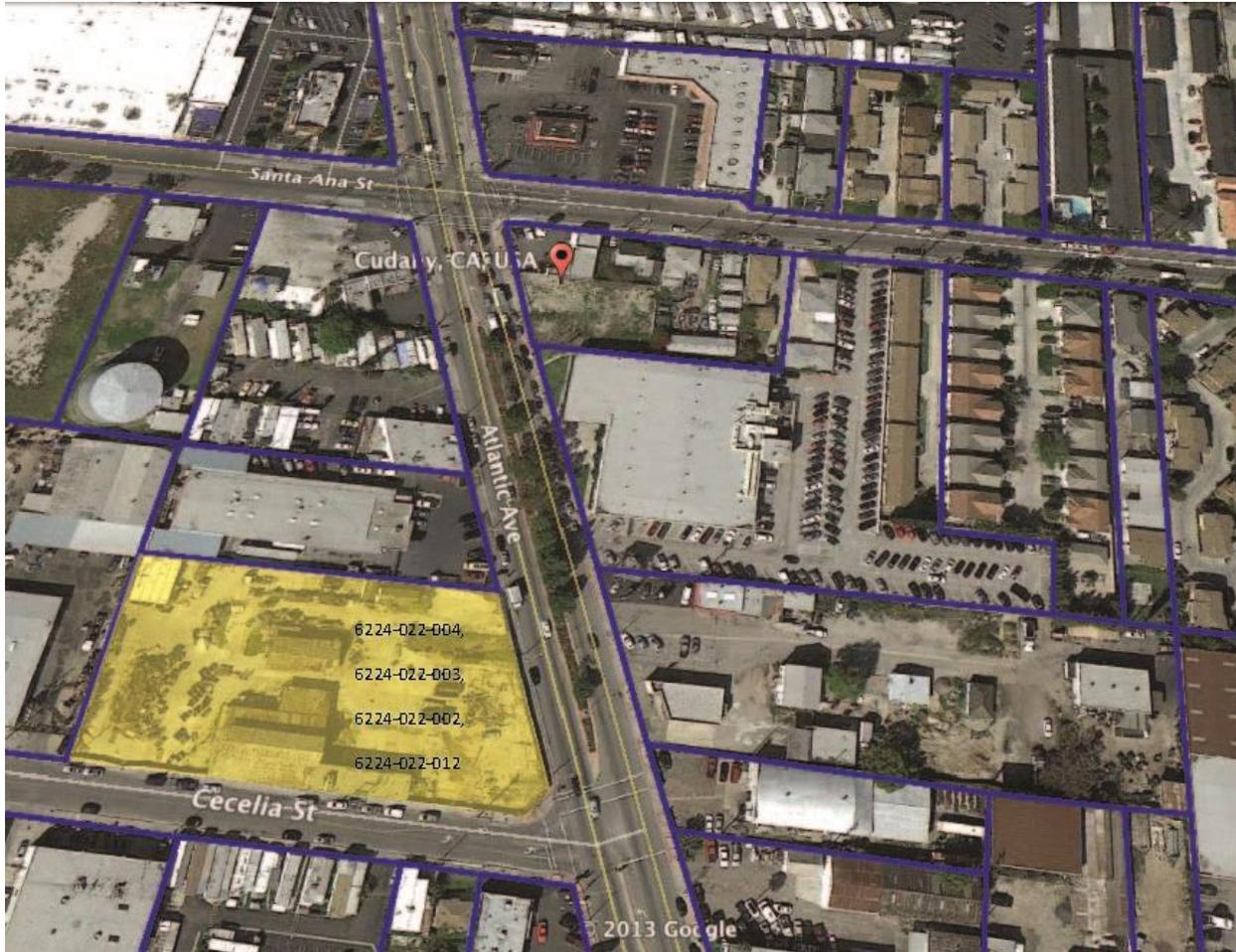
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-034-039 6224-034-37 6224-034-040 6224-032-032 6224-034-041 6224-034-014 6224-034-036 6224-034-010	EDC	Community Commercial	15% Occupied with vacant building	With <b>current</b> density (14.52) = <b>85 units</b>  (4 <sup>th</sup> Cycle accommodation)	Tract 180	LA County
			256,512 Sq. Ft. / 5.88 Acres.	With <b>increased</b> density (20) = <b>117 units</b>  (5 <sup>th</sup> cycle accommodation)		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #2**

APN#’s (9) 6224-022-004; (10) 6224-022-003; (11) 6224-022-002; & (12) 6224-022-012



APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-022-004 6224-022-003 6224-022-002 6224-022-012	EDC	Community Commercial	Occupied by vacant buildings	With <b>current</b> density (14.52) = <b>24 units</b>  <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 349	LA County
			72,520 Sq. Ft. / 1.66 Acres.	With <b>increased</b> density (20) = <b>33</b> <b>units</b>  <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #3**

**APN# (13) 6224-019-014**



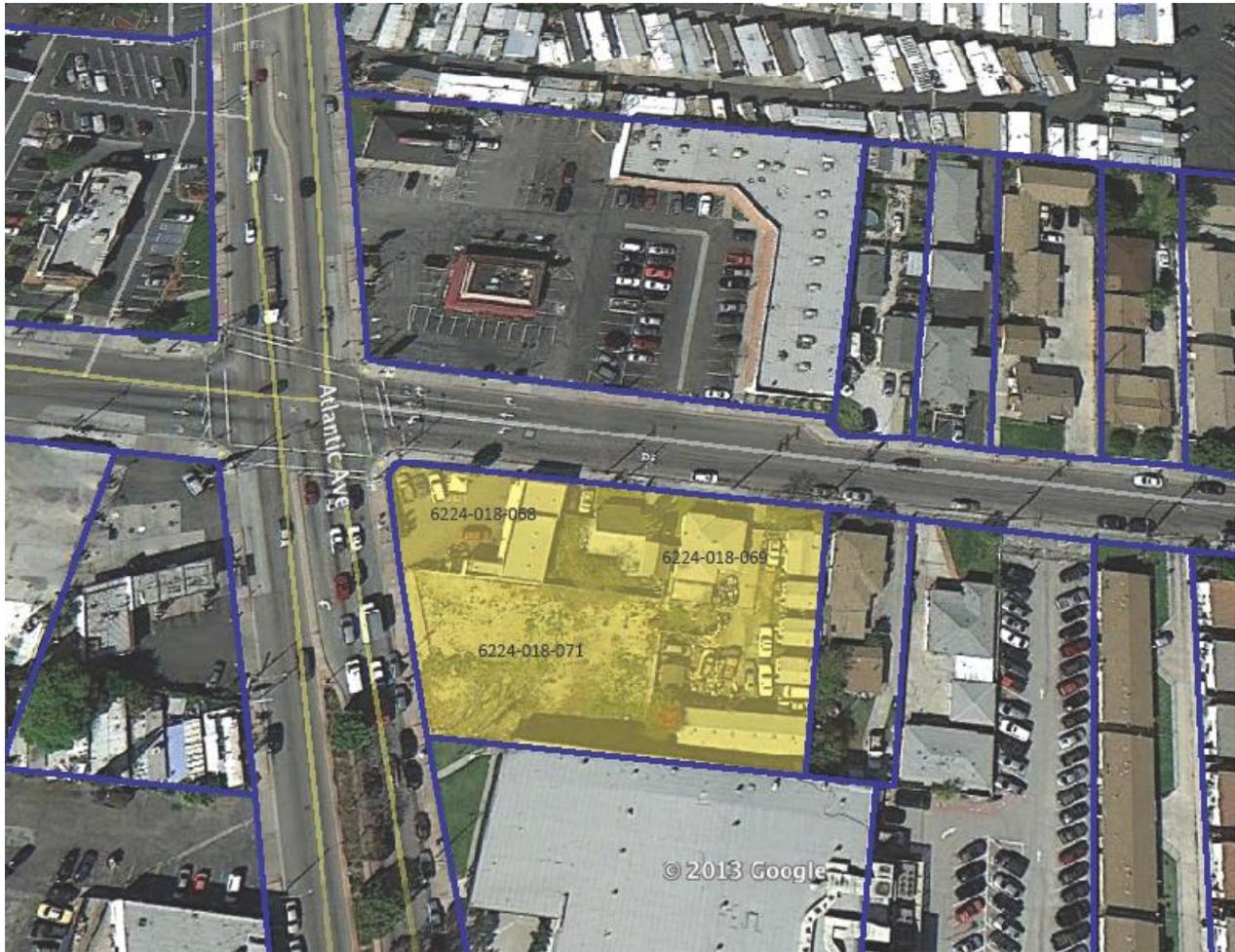
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-019-014	EDC	Community Commercial	100% Vacant	With <b>current</b> density (14.52) = <b>12 units</b>  <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 349	LA County
			37,714 Sq. Ft. / 0.86 Acres.	With <b>increased</b> density (20) = <b>17 units</b>  <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #4**

APN#'s (14) 6224-018-068; (15) 6224-018-069; (16) 6224-018-071



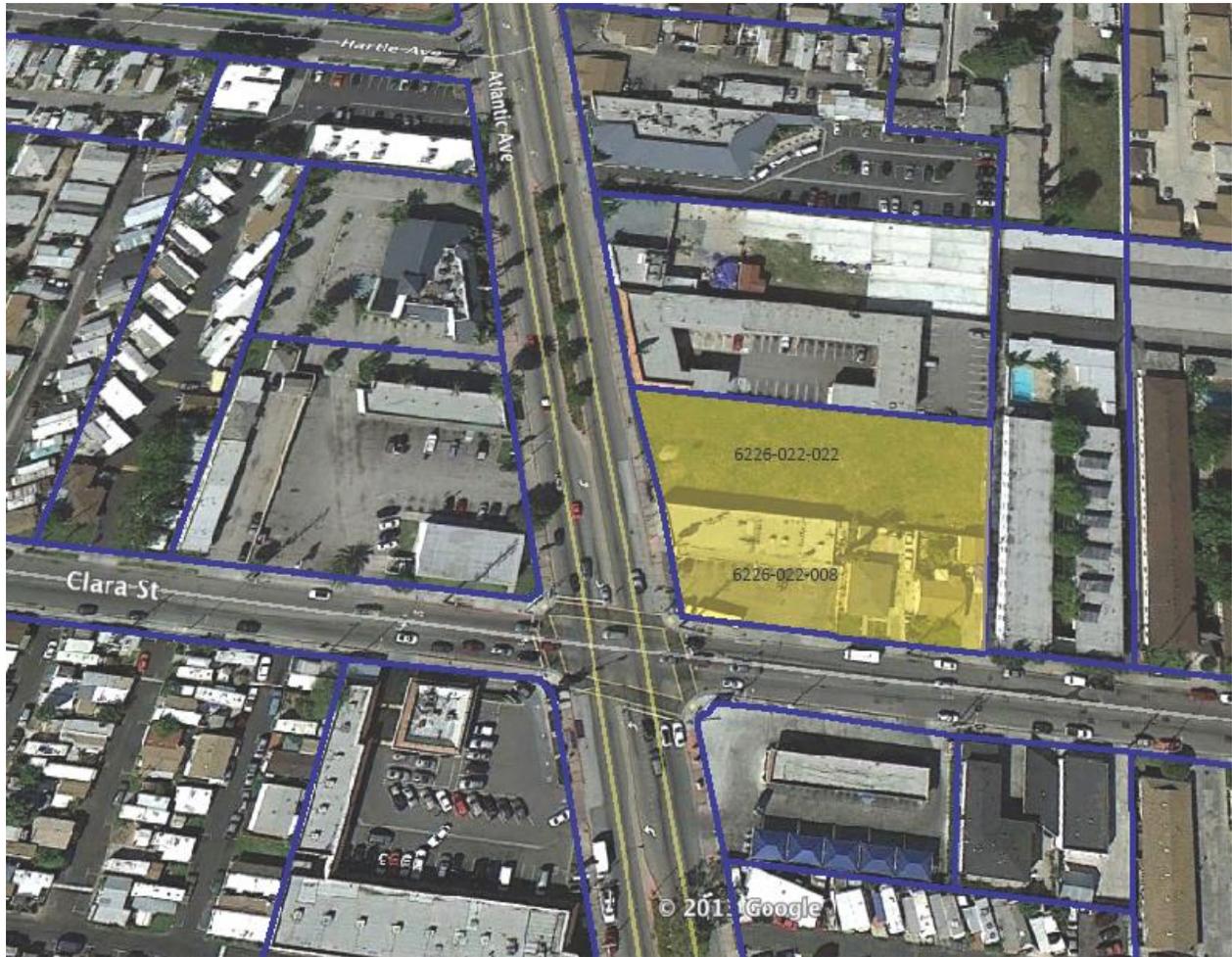
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-018-068 6224-018-069 6224-018-071	EDC	Community Commercial	25% occupied with a month to month lease.  75% occupied with vacant buildings.	With <b>current</b> density (14.52) = <b>11 units</b>  (4 <sup>th</sup> Cycle accommodation)	Tract 180	LA County
			34,845 Sq. Ft. / 0.79 Acres.	With <b>increased</b> density (20) = <b>15 units</b>  (5 <sup>th</sup> Cycle accommodation)		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #5**

APN#'s (17) 6226-022-022; (18) 6226-022-008



APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6226-022-022 6226-022-008	EDC	Community Commercial	50% occupied with a month to month lease.  50% vacant.	With <b>current</b> density (14.52) = <b>5 units</b>  <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 180	LA County
			19,164 Sq. Ft. / 0.43 Acres.	With <b>increased</b> density (20) = <b>8 units</b>  <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE # 6**

**APN# (19) 6226-014-900**



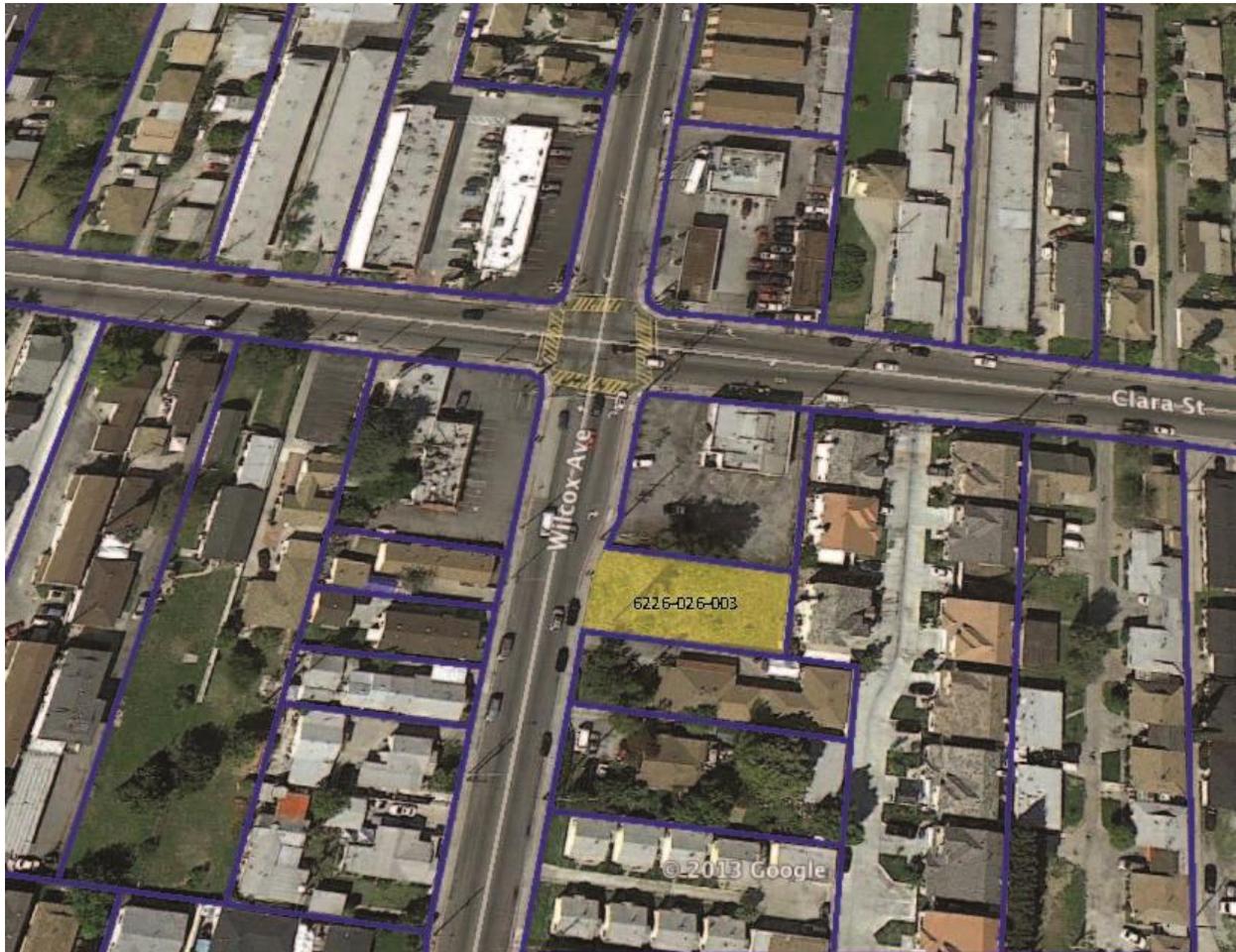
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6226-014-900	Privately owned	High Density Residential	100% vacant	With <b>current</b> density (14.52) = <b>6 units</b>  <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 180	LA County
			19,688 Sq. Ft. / 0.45 Acres.	With <b>increased</b> density (20) = <b>9 units</b>  <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #7**

**APN# (20) 6226-026-003**



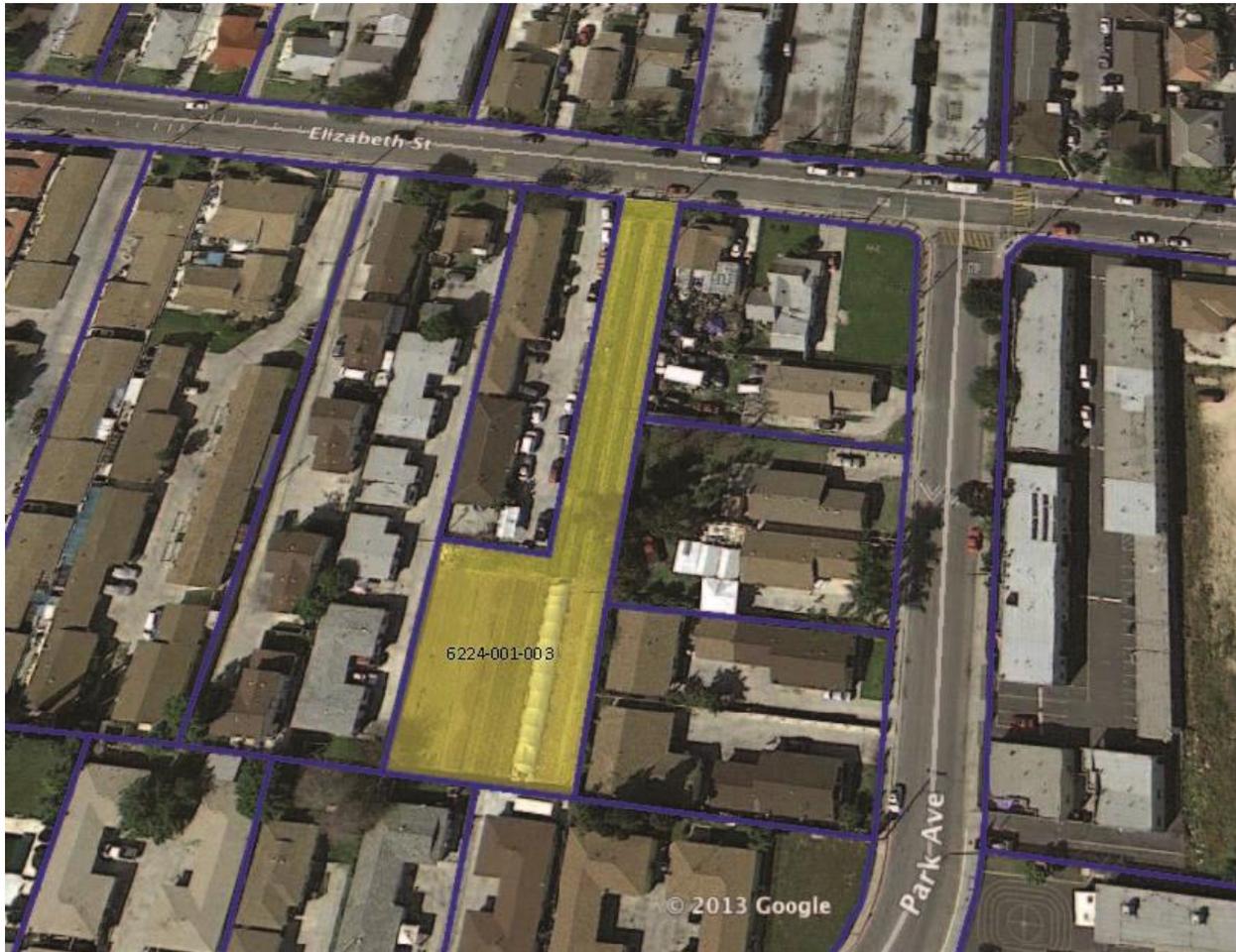
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6226-026-003	Privately owned	High Density Residential	100% vacant	With <b>current</b> density (14.52) = <b>2 units</b> <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 180	LA County
			8,775 Sq. Ft. / 0.20 Acres.	With <b>increased</b> density (20) = <b>4 units</b> <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #8**

APN# (21) 6224-001-003



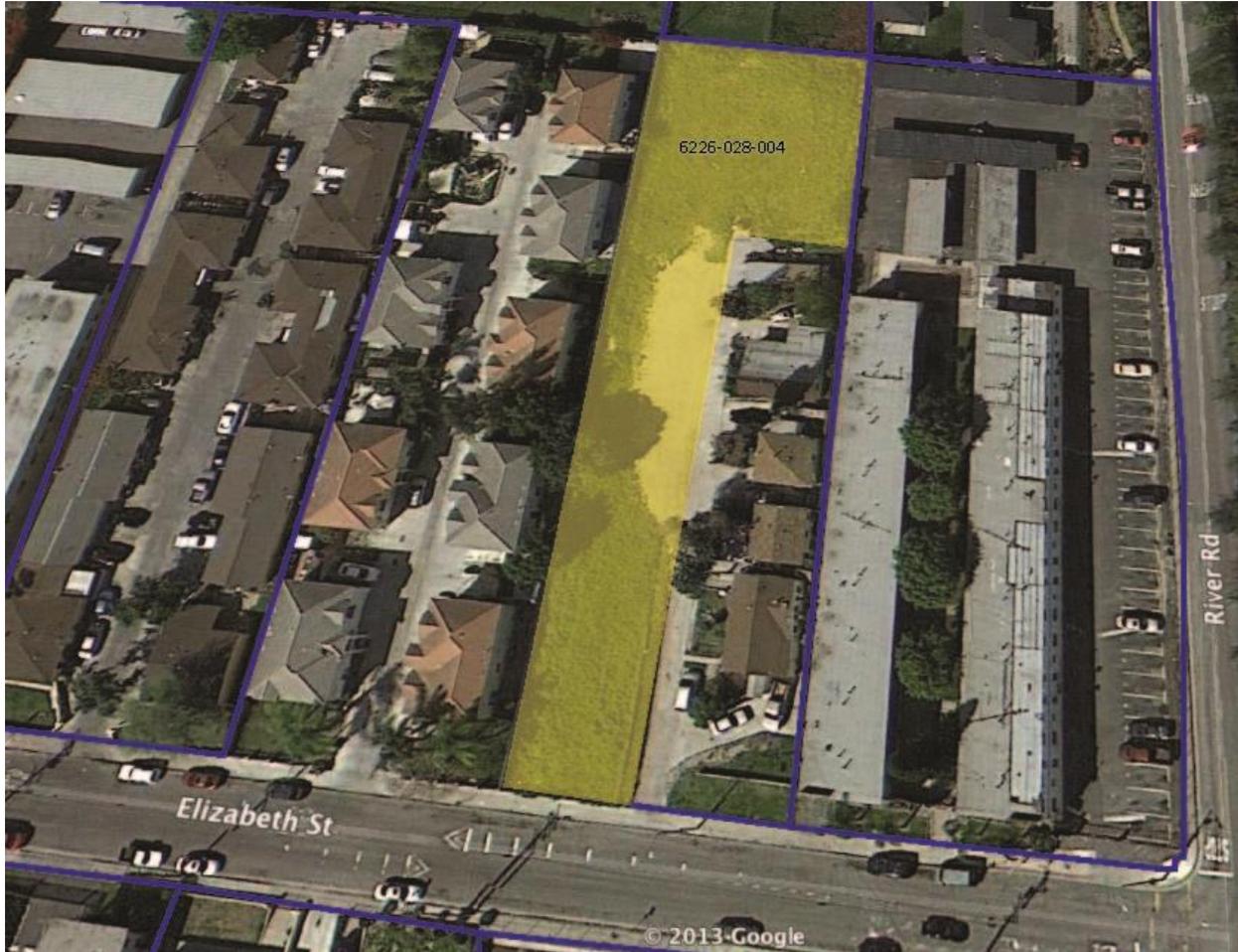
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-001-003	Privately owned	High Density Residential	Vacant raw land	With <b>current</b> density (14.52) = <b>6 units</b> <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 180	LA County
			20,475 Sq. Ft. / 0.47 Acres.	With <b>increased</b> density (20) = <b>9 units</b> <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #9**

APN# (22) 6226-028-004



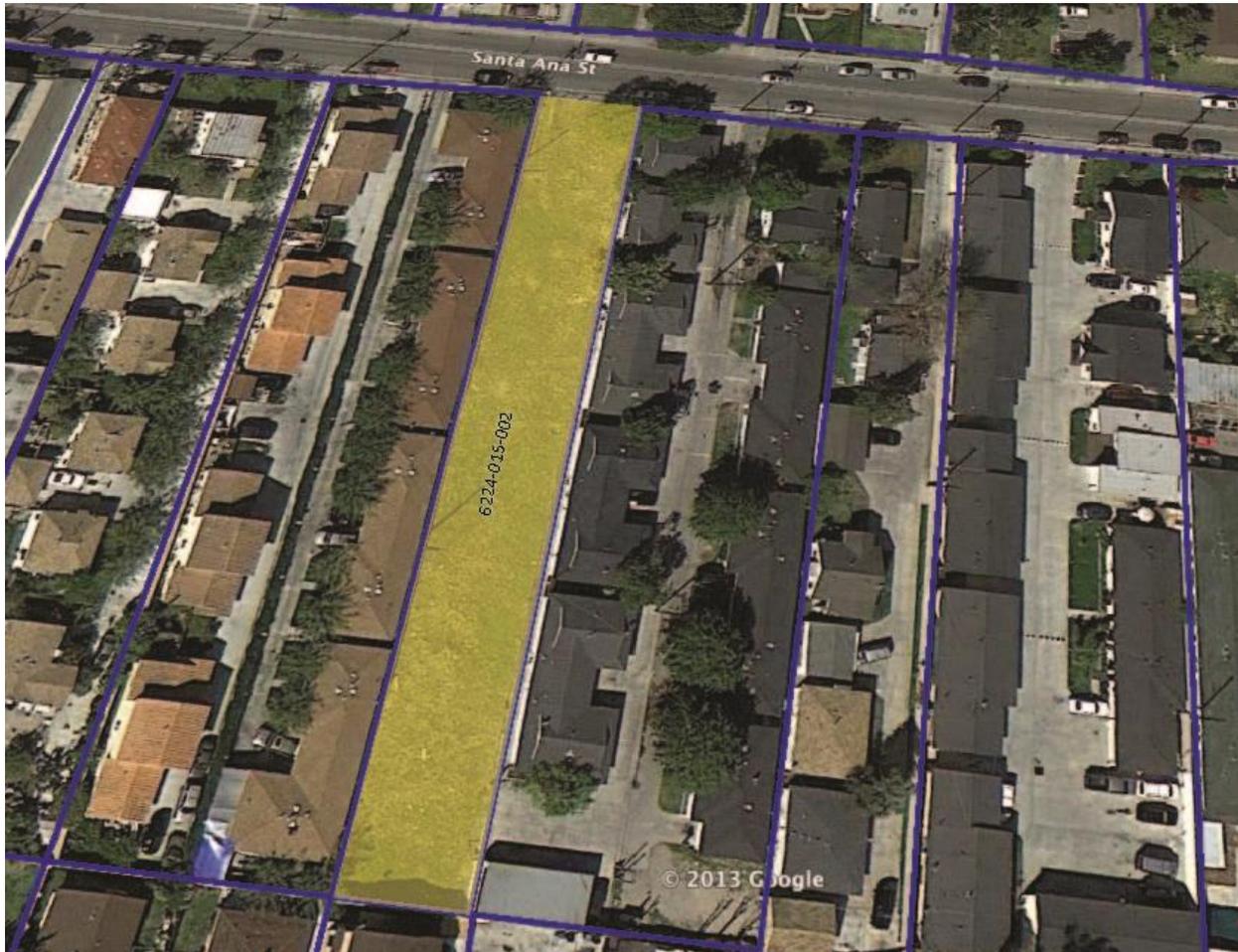
APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6226-028-004	Privately owned	High Density Residential	Vacant raw land	With <b>current</b> density (14.52) = <b>6 units</b> <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 180	LA County
			20,475 Sq. Ft. / 0.47 Acres.	With <b>increased</b> density (20) = <b>9 units</b> <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #10**

**APN# (23) 6224-015-002**



APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-015-002	Privately owned	High Density Residential	100% vacant	With <b>current</b> density (14.52) = <b>6 units</b> <i>(4<sup>th</sup> Cycle accommodation)</i>	Tract 180	LA County
			20,475 Sq. Ft. / 0.47 Acres.	With <b>increased</b> density (20) = <b>9 units</b> <i>(5<sup>th</sup> Cycle accommodation)</i>		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.



**SITE #11**

APN# (24) 6224-036-002; (25) 6224-036-004; (26) 6224-036-005; (27) 6224-036-006



APN #	Owner	Zone	Status	Assumed Units	Water Company	Sewer
6224-036-002 6224-036-004 6224-036-005 6224-036-006	Privately Owned	Community Commercial & Community Manufacturing	100% occupied	With <b>current</b> density (14.52) = <b>N/A units</b>  (4 <sup>th</sup> Cycle accommodation)	Tract 180	LA County
			184,895 Sq. Ft. / 4.24 Acres.	With <b>increased</b> density (20) = <b>84 units</b>  (5 <sup>th</sup> Cycle accommodation)		

Source: <http://maps.assessor.lacounty.gov/mapping/viewer.asp>; City Wide Survey.