

# CITY OF HUNTINGTON PARK

## City Council Agenda Monday, May 6, 2013

6:00 p.m.  
City Hall Council Chambers  
6550 Miles Avenue  
Huntington Park, CA 90255

**Mario Gomez**  
Mayor

**Rosa E. Perez**  
Vice Mayor

**Ofelia Hernandez**  
Council Member



**Karina Macias**  
Council Member

**Valentin Palos Amezcuita**  
Council Member

All agenda items and reports are available for review in the City Clerk's Office and [www.huntingtonpark.org](http://www.huntingtonpark.org). Any writings or documents provided to a majority of the City Council regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Office of the City Clerk located at 6550 Miles Avenue, Huntington Park, California 90255 during regular business hours, 7:00 a.m. to 5:30 p.m., Monday – Thursday, and at the City Hall Council Chambers during the meeting.

Any person who requires a disability-related modification or accommodation, including auxiliary aids or services, in order to participate in the public meeting may request such modification, accommodation, aid or service by contacting the City Clerk's Office either in person at 6550 Miles Avenue, Huntington Park, California or by telephone at (323) 584-6230. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **Public Comment**

The Council encourages all residents of the City and interested people to attend and participate in the meetings of the City Council.

Prior to the business portion of the agenda, the City Council and all other agencies meeting on such date will convene to receive public comments regarding any agenda items or matters within the jurisdiction of such governing bodies. This is the only opportunity for public input except for scheduled public hearing items. The Mayor or Chairperson will separately call for testimony at the time of each public hearing. If you wish to address the Council, please complete the speaker card that is provided at the entrance to the Council Chambers and place it in the box at the podium. When called upon by the Mayor or Mayor's designee, each person addressing the Council shall step up to the microphone and state his/her name or organization he/she represents for the record. Each speaker will be limited to three minutes per Huntington Park Municipal Code 2-1.207. Time limits may not be shared with other speakers and may not accumulate from one period of public comment to another or from one meeting to another. All comments or queries shall be addressed to the Council as a body and not to any specific member thereof. Pursuant to Government Code Section 54954.2(a)(2), the Ralph M. Brown Act, no action or discussion by the City Council shall be undertaken on any item not appearing on the posted agenda, except to briefly provide information, ask for clarification, provide direction to staff, or schedule a matter for a future meeting.

### **Additions/Deletions**

Items of business may be added to the agenda upon a motion adopted by a minimum two-thirds vote finding that there is a need to take immediate action and that the need for action came to the attention of the City or Agency subsequent to the agenda being posted. Items may be deleted from the agenda upon the request of staff or Council.

### **Consent Calendar**

All matters listed under the Consent Calendar are considered to be routine and will all be enacted by one motion. The City Council Members have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the Council votes on the motion unless members of the Council, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

### **Important Notice**

The City of Huntington Park shows replays of City Council Meetings on Local Access Channel 3 and over the Internet at [www.huntingtonpark.org](http://www.huntingtonpark.org). Your attendance at this public meeting may result in the recording and broadcast of your image and/or voice as previously described.

PLEASE SILENCE ALL PAGERS, CELL PHONES AND OTHER ELECTRONIC EQUIPMENT WHILE COUNCIL IS IN SESSION.  
Thank you.

**1. INVOCATION**

**2. FLAG SALUTE:**

Alexis Romero, 4<sup>th</sup> grade at Miles Elementary School.

- 3. ROLL CALL:** Mayor Mario Gomez  
Vice Mayor Rosa E. Perez  
Council Member Ofelia Hernandez  
Council Member Valentin Palos Amezquita  
Council Member Karina Macias

**4. PRESENTATIONS**

4.1 Presentation to student who led the flag salute: Alexis Romero.

**5. PUBLIC COMMENTS**

Each speaker will be limited to three minutes per Huntington Park Municipal Code Section 2-1.207.

**6. CONSENT CALENDAR**

**OFFICE OF THE CITY CLERK**

6.1 Approve minutes of the following City Council meetings:

- 6.1-1 Special meeting held Tuesday, March 12, 2013
- 6.1-2 Regular meeting held Monday, March 18, 2013
- 6.1-3 Adjourned regular meeting held March 25, 2013
- 6.1-4 Special meeting held Tuesday, March 26, 2013
- 6.1-5 Regular meeting held Monday, April 1, 2013

6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

**6. CONSENT CALENDAR – (Continued)**

**OFFICE OF THE CITY MANAGER**

**6.3 Approval of Police Chief Contract.**

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve Chief of Police Employment Agreement.
2. Authorize the City Manager to execute the Chief of Police Employment Agreement.

**END OF CONSENT CALENDAR**

**7. HEARING**

**7.1 Public hearing to consider adoption of the City of Huntington Park's Fiscal Year 2013-2014 Annual Action Plan and Substantial Amendment of the five-year Consolidation Plan (Fiscal Year 2010-2011 to Fiscal Year 2014-2015).**

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Open the public hearing to receive any comments.
2. Close the public hearing.
3. Adopt the Fiscal Year 2013-2014 Annual Action Plan and approve a Substantial Amendment to the Fiscal-Year Consolidated Plan, inclusive of any comments received during the 30-day public review period at the close of the public hearing.
4. Authorize City staff to reduce Community Development Block Grant and/or HOME Investment Partnerships Act funding of projects allocated in the Fiscal Year 2013-2014 Annual Action Plan in proportion to the amount of Fiscal Year 2013-2014 formula allocations sequestered by HUD.
5. Authorize the City Manager to execute all required documents for transmittal to the U.S. Department of Housing and Urban Development Department.

**7. HEARING – (Continued)**

**7.2 Ordinance amending Title 4, Chapter 8 of the Huntington Park Municipal Code by repealing the current Chapter 8 and adopting a new Chapter 8.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Open the public hearing to receive any comments.
2. Close the public hearing.
3. Adopt for first reading Ordinance No. 908-NS amending Title 4, Chapter 8 of the Huntington Park Municipal Code by repealing the current Chapter 8 and adopting a new Chapter 8.

**8. REGULAR AGENDA**

**FINANCE DEPARTMENT**

**8.1 Accounts Payable and Payroll Warrants dated May 6, 2013.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve Accounts Payable and Payroll Warrants dated May 6, 2013.

**8.2 Authorization to adjust negative equity fund balance in various funds for Fiscal Year ending June 30, 2012.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Transfer \$4,980,930 from the General Fund to eliminate negative fund balance equity position in the Pension Fund, Landscape and Lighting Fund, Parking System Fund, Waste Management Fund (AB 939) and Employee Fund.
2. Provide a loan from the General Fund to the Water Department to eliminate its negative equity fund balance equal to \$732,576.
3. Authorize the Finance Director to revise the Audited Financial Statements to reflect these changes.

**8.3 Authorization to purchase a 2013 GMC Sierra Hybrid Truck.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Authorize the City to purchase a 2013 GMC Sierra Hybrid truck for bulky item pick-up grant and parking meter collection.

8. **REGULAR AGENDA** - (Continued)

**COMMUNITY DEVELOPMENT DEPARTMENT**

**8.4 Informational Report regarding the National Complete Streets Coalition's recognition of Huntington Park's Complete Streets Policy.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive and file this report following staff's presentation.

**8.5 Summary Report regarding the City of Huntington Park's Scrap Metal Recycling Facilities Moratorium.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Receive and file this summary report regarding the City's scrap metal recycling facilities moratorium to satisfy the requirement of Section 65858(d) of the California Government Code.

**8.6 Selection process to appoint candidates interested in serving in the Planning Commission.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Discussion and/or take action regarding the selection process to appoint candidates interested in serving on the Planning Commission.

**8.7 Resolution of intention to levy annual assessments within the Downtown Huntington Park Business Improvement District for Fiscal Year 2013-2014.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-13 declaring its intention to levy annual assessments within the Downtown Huntington Park Business Improvement District for Fiscal Year 2013-2014.

**8.8 Settlement Agreement and Release between the City of Huntington Park and other municipal government agencies and Rehab Financial Corporation.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the Settlement Agreement and Release between the City and other municipal government agencies and Rehab Financial Corporation.

**8. REGULAR AGENDA - (Continued)**

**COMMUNITY DEVELOPMENT DEPARTMENT**

2. Authorize the City Attorney to execute the agreement.

**PARKS AND RECREATION DEPARTMENT**

**8.9 Request for Proposals for 4<sup>th</sup> of July Fireworks Display.**

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve the Request for Proposals for selecting a vendor for the City of Huntington Park's 2013 4<sup>th</sup> of July fireworks display.
2. Authorize staff to advertise the Request for Proposals and distribute to fireworks pyrotechnic vendors.

**POLICE DEPARTMENT**

**8.10 Authorize Award of Request for Proposals for Two Police Package Motorcycles.**

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Award the Agreement to provide Two Police Package Motorcycles to Victory Police Motorcycles.
2. Authorize the City Manager to sign General Agreement between the City and recommended vendor upon review by the City Attorney.
3. Authorize the Finance Department to issue a Purchase Order to facilitate the purchase of equipment and services.

**8.11 Ordinance adding Chapter 20 of Title 4 of the Huntington Park Municipal Code relating to the regulation of fireworks.**

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Adopt for first reading Ordinance No. 909-NS adding Chapter 20 of Title 4 of the Huntington Park Municipal Code relating to the regulation of fireworks.

## **9. CITY MANAGER'S AGENDA**

(This item was continued from April 15, 2013)

- 9.1 Receive and file a report on Well No. 17 High Nitrate Concentration.**
- 9.2 Receive and file a report by City staff regarding a request from SouthWest Water Company to execute an Assignment and Assumption Agreement granting reassignment of their contract with the City.**

## **10. CITY ATTORNEY'S AGENDA**

## **11. WRITTEN COMMUNICATIONS**

## **12. COUNCIL COMMUNICATIONS**

- 12.1 Mayor Mario Gomez**
- 12.2 Vice Mayor Rosa E. Perez**
- 12.3 Council Member Ofelia Hernandez**
- 12.4 Council Member Valentin Palos Amezcuita**
- 12.5 Council Member Karina Macias**
  - 12.5-1 Adopt Resolution No. 2013-16 of the City of Huntington Park Requesting that LAUSD Reduce Class Sizes and Fully Staff Local School Sites.**

**13. CLOSED SESSION**

- 13.1 Pursuant to California Government Code Section 54957:  
PUBLIC EMPLOYEE APPOINTMENT

Title: Chief of Police

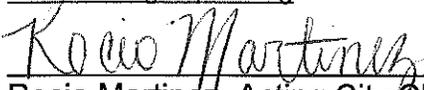
- 13.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION, Significant exposure to litigation pursuant to California Government Code Section 54956.9(b): (2)

**14. ADJOURNMENT**

- 14.1 Adjourned in memory of Juanita Romero, grandmother of Fernanda Palacios, Redevelopment Project Manager for the City of Huntington Park.

NEXT REGULAR MEETING OF THE  
CITY OF HUNTINGTON PARK CITY COUNCIL  
MONDAY, MAY 20, 2013 at 6:00 p.m.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on May 3, 2013 on the bulletin board outside City Hall and available at [www.huntingtonpark.org](http://www.huntingtonpark.org)

  
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Rocio Martinez, Acting City Clerk

Minutes of the special meeting of the City Council of the City of Huntington Park held Tuesday, March 12, 2013.

The meeting was called to order at Raul R. Perez Memorial Park located at 6208 Alameda Street, Huntington Park, California at 6:07 p.m. by Mayor Molina. Present: Council Member Mario Gomez, Vice Mayor Elba Guerrero, Council Member Ofelia Hernandez, Council Member Rosa E. Perez, and Mayor Andy Molina; Absent: None.

Mayor Molina announced that the special meeting was called for the purpose of City Council and City staff to discuss and/or take action regarding ongoing discussion regarding City budget and for closed session, pursuant to California Government Code Section 54957, Public Employee Discipline/Dismissal/Release.

Mayor Molina opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

The following individuals addressed City Council in support of City Clerk Ramirez: 1) Paul Tapia; 2) Valentin Amezquita; 3) Nick Ioannidis; 4) Linda Guevara; 5) Richard V. Loya; 6) Betty Retama; 7) Henry Garcia; 8) Alex Reynoso; 9) Jon; and 10) Carlos Pando.

Mayor Molina called for any other oral communications, and hearing none, declared oral communications closed.

Interim Assistant City Attorney Larson requested the City Council resolve into a **closed session** pursuant to California Government Code Section 54957, Public Employee Discipline/Dismissal/Release. Mayor Molina declared the meeting resolved into closed session to be held immediately at 6:55 p.m.

Following the closed session, the meeting was called to order in the Council Chambers at 7:37 p.m. Present: Council Member Mario Gomez, Vice Mayor Elba Guerrero, Council Member Ofelia Hernandez, Council Member Rosa E. Perez, and Mayor Andy Molina; Absent: None.

Interim Assistant City Attorney Larson reported out that in **closed session** for Public Employee Discipline/Dismissal/Release, no action was taken.

City Budget review presentation conducted by Director of Finance Morales.

Mayor Molina declared the meeting adjourned at 8:04 p.m.

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Andy Molina, Mayor

Rocio Martinez, Acting City Clerk

Minutes of the regular meeting of the City Council of the City of Huntington Park held Monday, March 18, 2013.

Following the Invocation, the Pledge of Allegiance to the Flag was led by Carla Gonzalez, student at Lucille Roybal-Allard Elementary School. The meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Molina. Present: Council Member Mario Gomez, Council Member Rosa E. Perez, and Mayor Andy Molina; Absent: Vice Mayor Elba Guerrero and Council Member Ofelia Hernandez.

Mayor Molina and City Council presented a Certificate of Appreciation to Carla Gonzalez for leading the flag salute at the City Council meeting March 18, 2013.

Mayor Molina presented a Proclamation declaring April 2013 as Fair Housing Month.

Mayor Molina presented a Certificate of Recognition to Daniel Muñoz "El Ausente" for winning the national contest of "La Musica Del Futbol Mexicano" and for his rendition of "Corre No Te Detengas" chosen as the official sports anthem of Univision Network covering the 2013 Liga MX Soccer League.

Council Members Gomez and Perez presented a Key to the City and Plaques to Andy Molina in recognition of outstanding leadership, guidance and service to the community during his successful term as Mayor in 2012-2013; and Council Member in 2009-2013. Mayor Molina thanked his colleagues, the community, City staff, businesses and organizations in the City.

City Clerk Ramirez announced that Section 1 of proposed Resolution No. 2013-8 reciting the fact of the General Municipal Election held March 5, 2013 declaring the result and such other matters as provided by law, contained a typographical error in the whole number of Vote by Mail voter ballots cast in the City and that it should read 913.

Mayor Molina opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Leticia Martinez, representing the American Cancer Society Southeast Cities Relay for Life, presented a plaque to the City of Huntington Park for their ongoing support and dedication in the fight against cancer.

Henry Garcia expressed his support for the current City Council of the City of Huntington Park.

Jose Navarro thanked Mayor Molina and Vice Mayor Guerrero for their work and addressed concerns regarding lack of improvements to the City and the City's finances.

Nick Ioannidis addressed his concerns regarding the need for improvement and change in the City.

Estela Gomez thanked Mayor Molina and Vice Mayor Guerrero for their work on City Council and stated that Mayor Molina has had a difficult job, especially during the City's economic crisis.

Betty Retama addressed City Council in support of change in the City and City Clerk Ramirez.

Rodolfo Cruz addressed concerns regarding the City's Well 17 and asked for a new report.

Yvonne Correa thanked Mayor Molina and Vice Mayor Guerrero for their service to the City and briefed City Council regarding community groups she has helped establish.

Beatriz Copado thanked Mayor Molina and Vice Mayor Guerrero for helping her in the past.

Mayor Molina called for any other oral communications, and hearing none, declared oral communications closed.

Motion by Gomez, seconded by Perez, to approve the Consent Calendar with the exception of Item No. 6.1, minutes of the following City Council meetings: 1)

regular meeting held Tuesday, January 22, 2013; 2) regular meeting held Monday, February 4, 2013; 3) special meeting held Tuesday, February 12, 2013; and regular meeting held Tuesday, February 19, 2013, which was removed from the agenda, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

6. **CONSENT CALENDAR**

**OFFICE OF THE CITY CLERK**

- 6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

**FINANCE DEPARTMENT**

- 6.3 Approve Accounts Payable and Payroll Warrants dated March 18, 2013.
- 6.4 Dance and Entertainment Permit for El Campesino Restaurant as approved by the Police, Community Development, and Fire Departments.

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve a Dance and Entertainment Permit for El Campesino Restaurant as approved by the Police, Community Development, and Fire Departments.

**END OF CONSENT CALENDAR**

7. **HEARING**

- 7.1 Public hearing to consider the City of Huntington Park's Housing and Community Development needs.

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Conduct a public hearing to elicit comment regarding the City's housing and community development needs in preparation of the Fiscal Year 2013-2014 Annual Action Plan.
2. Receive and file the Draft Year 2013-2014 Annual Action Plan and authorize City staff to publish a notice initiating the 30-day public review period.

City Clerk Ramirez reported that no written communications had been received in the Office of the City Clerk. Mayor Molina declared the public hearing open and called for oral communications and hearing none, Mayor Molina declared the public hearing closed.

Motion by Gomez, seconded by Perez, to **receive and file the Draft Year 2013-2014 Annual Action Plan and authorize City staff to publish a notice initiating the 30-day public review period**, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

8. **REGULAR AGENDA**

**OFFICE OF THE CITY CLERK**

**8.1 Resolution reciting the fact of the General Municipal Election held on March 5, 2013 declaring the result and such other matters as provided by law.**

**RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Adopt Resolution No. 2013-8 reciting the fact of the General Municipal Election held on March 5, 2013 declaring the result and such other matters as provided by law.

**WHEREAS**, a General Municipal Election was held and conducted in the City of Huntington Park, California, on Tuesday, March 5, 2013, as required by law; and

**WHEREAS**, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

**WHEREAS**, the City Clerk canvassed the returns of the election and has certified the results to this City Council, the results are received, attached and made a part hereof as "Exhibit A".

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

**SECTION 1.** That the whole number of ballots cast in the precincts except vote by mail voter ballots and provisional ballots were 1,343.

That the whole number of vote by mail voter ballots cast in the City was 913, the whole number of provisional ballots cast in the City was 194, making a total of 2,450 ballots cast in the City.

**SECTION 2.** That the names of persons voted for at the election for Member of the City Council are as follows:

VALENTIN PALOS AMEZQUITA  
KARINA MACIAS  
ANDY MOLINA  
ELBA GUERRERO

**SECTION 3.** That the number of votes given at each precinct and the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates were as listed in Exhibit "A" attached.

**SECTION 4.** The City Council does declare and determine that: Valentin Palos Amezcuita was elected as Member of the City Council for the full term of four years and Karina Macias was elected as Member of the City Council for the full term of four years.



<u>Office / Candidate</u> <u>how resolved</u> <u>City Council</u>	<u>Machine Tally</u>	<u>Manual Tally</u>	<u>Difference</u> <u>If discrepancy,</u>
Valentin P. Amezquita	77	77	0
Karina Macias	86	86	0
Andy Molina	48	48	0
Elba Guerrero	55	55	0

Number of Registered Voters: 16,660  
Number of Ballots Cast: 2,450  
Voter Turnout: 14.70%

Motion by Gomez, seconded by Perez, to adopt Resolution No. 2013-8, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

#### COMMUNITY DEVELOPMENT DEPARTMENT

#### 8.2 Resolution terminating two delegation and conveyance agreements between the City of Huntington Park Community Development Commission and the City of Huntington Park.

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Adopt Resolution No. 2013-9 acting as Successor Agency to the City of Huntington Park Community Development Commission, terminating a delegation and conveyance agreement between the City of Huntington Park Community Development Commission and the City of Huntington Park for property located at 6100-6114 Carmelita Avenue, 6126 Bear Avenue and 3806-3629 East 61<sup>st</sup> Street, and terminating a delegation and conveyance agreement between the City of Huntington Park Community Development Commission and the City of Huntington Park for property located at 5959-6169 South Alameda, and directing the reconveyance of the property conveyed to the City pursuant to those agreements.

Motion by Gomez, seconded by Perez, to adopt Resolution No. 2013-9, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

#### 8.3 Agreement with Neighborhood Housing Services of Los Angeles County to provide housing services to the City of Huntington Park.

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Authorize the City Manager to enter into a no-cost service agreement for housing services with Neighborhood Housing Services of Los Angeles County.
2. Authorize the City Attorney to prepare a professional services contract.
3. Authorize the City Manager to execute the contract and all related documents.

Lori Gay, representing Neighborhood Housing Services of Los Angeles County, displayed a PowerPoint presentation of the services offered by Neighborhood Housing Services.

Motion by Perez, seconded by Gomez, to authorize the following: 1) the City Manager to enter into a no-cost service agreement for housing services with Neighborhood Housing Services of Los Angeles County.

Angeles County; 2) the City Attorney to prepare a professional services contract; and 3) the City Manager to execute the contract and all related documents, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

**8.4 Affordable Housing Agreement between the City of Huntington Park and Huntington Park 607, LP for \$1.9 Million Loan to fund rehabilitation costs to the Rugby Plaza Senior Housing Project.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the affordable Housing Agreement with Huntington Park 607, LP for rehabilitation costs at the Rugby Plaza Senior Housing Project.
2. Authorize the City Manager to execute all related documents for the transaction of the Rugby Plaza Senior Housing Project following City Attorney review and approval.

Motion by Perez, seconded by Gomez, to **approve the affordable Housing Agreement with Huntington Park 607, LP for rehabilitation costs at the Rugby Plaza Senior Housing Project; and authorize the City Manager to execute all related documents for the transaction of the Rugby Plaza Senior Housing Project following City Attorney review and approval**, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

**8.5 Amendment to the Professional Services Contract with Primestor Development Inc. to prepare a Revitalization Strategy for Downtown Huntington Park.**

RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Amend the professional services contract with Primestor Development Inc. to include additional services to the proposed agreement for the preparation of the Revitalization Strategy for the Downtown Huntington Park.
2. Authorize the City Attorney to amend the services in professional services contract.
3. Authorize the City Manager to execute the contract and all related documents.

Motion by Gomez, seconded by Perez, to **amend the professional services contract with Primestor Development Inc. to include additional services to the proposed agreement for the preparation of the Revitalization Strategy for the Downtown Huntington Park; and authorize the City Attorney to amend the services in professional services contract and authorize the City Manager to execute the contract and all related documents**, carried as follows: Ayes: Council Members Gomez, Perez, and Mayor Molina; Noes: None; Absent: Vice Mayor Guerrero and Council Member Hernandez.

**9. CITY MANAGER'S AGENDA**

**10. CITY ATTORNEY'S AGENDA**

**11. WRITTEN COMMUNICATIONS**

**12. COUNCIL COMMUNICATIONS**

**12.1 Mayor Andy Molina**

**12.2 Vice Mayor Elba Guerrero**

**12.3 Council Member Mario Gomez**

**12.4 Council Member Ofelia Hernandez**

**12.5 Council Member Rosa E. Perez**

Interim City Attorney Litfin requested the City Council resolve into a closed session at 7:22 p.m. for the following:

**13. CLOSED SESSION**

1. Pursuant to Government Code Section 54956.9(a),  
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
Name of Case: Central and West Basin Water Replenishment District v. Adams, LASC Case No. 786656.
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED  
LITIGATION, Significant exposure to litigation pursuant to California  
Government Code Section 54956.9(b): (1).

Following the closed session, the meeting was called to order in the Council Chambers at 7:35 p.m. Present: Council Member Mario Gomez, Council Member Rosa E. Perez, and Mayor Andy Molina; Absent: Vice Mayor Elba Guerrero and Council Member Ofelia Hernandez.

Interim City Attorney Litfin reported out no action taken on the following closed session items: 1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION, Name of Case: Central and West Basin Water Replenishment District v. Adams, LASC Case No. 786656; and 2) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION.

Mayor Molina declared the meeting adjourned at 7:36 p.m.

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Andy Molina, Mayor

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Rocio Martinez, Acting City Clerk

Minutes of the adjourned regular meeting of the City Council of the City of Huntington Park held Monday, March 25, 2013.

Following the Invocation and Pledge of Allegiance to the Flag, the meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Molina. Present: Council Member Mario Gomez, Council Member Ofelia Hernandez, Council Member Rosa E. Perez, and Mayor Andy Molina; Absent: Vice Mayor Elba Guerrero.

Mayor Molina thanked his colleagues, Department Heads, City staff, and the community for their support during his tenure on City Council.

Mayor Molina vacated his position as Mayor and excused himself from the meeting.

The Oath of Office was administered to elected members of the City Council Valentin Palos Amezcuita and Karina Macias and they took their seats.

Interim City Attorney Litfin announced that this was the time for anyone in the audience to address the City Council on the reorganization and opened oral communications.

Jhonny Pineda welcomed newly elected Council Members and expressed his support for Council Member Perez to be nominated for Mayor.

Council Member Gomez called for any other oral communications on the reorganization, and hearing none, declared oral communications closed.

Council Member Gomez announced that this was the time for reorganization of the City Council and called for nominations for Mayor.

Motion by Amezcuita, seconded by Perez, to **nominate Council Member Gomez as Mayor**, carried as follows: Ayes: Council Members Macias, Amezcuita, Hernandez, Perez, and Gomez; Noes: None. Absent: None.

Mayor Gomez took his seat and called for nominations for Vice Mayor.

Motion by Macias, seconded by Hernandez, to **nominate Council Member Perez as Vice Mayor**, carried as follows: Ayes: Council Members Macias, Hernandez, Perez, and Mayor Gomez; Noes: None; Abstain: Council Member Amezcuita; Absent: None.

Vice Mayor Perez took her seat.

Mayor Gomez and City Council presented Certificates of Election to newly elected Council Members Amezcuita and Macias.

Mayor Gomez calls for comments by Council Members.

Council Member Macias thanked everyone who voted for her and supported her, including everyone present at this meeting.

Council Member Amezcuita thanked the residents and his family for voting for him and shared ideas and goals for the City.

Vice Mayor Perez welcomed newly elected members of the City Council.

Council Member Hernandez congratulated newly elected members of the City Council.

Mayor Gomez welcomed newly elected members of the City Council.

Mayor Gomez opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Linda Guevara congratulated newly elected Council Members Amezcuita and Macias and asked that the City be respected.

Dr. Laurie Wright Gary, teacher at Mount St. Mary's College, expressed her support for newly elected Council Member Macias.

Carlos Pando asked City Council to work together for the benefit of the community.

Balle Dario Machuca expressed his support for change in the City and thanked everyone who voted.

Jon congratulated newly elected Council Members Amezcua and Macias and asked City Council to move forward.

Paul Tapia congratulated newly elected Council Members and stated that the City must move forward.

Jack Guerrero, Council Member for the City of Cudahy, congratulated newly elected Council Members and stated that he looks forward to partnering with the City on future endeavors.

Rodolfo Cruz expressed his support towards change in the City.

Nick Ioannidis addressed a concern regarding a request from a former Council Member back in 1992.

A woman congratulated newly elected Council Members and stated that she looks forward to change and transparency.

Jhonny Pineda addressed his concerns with certain promises made by newly elected Council Member Amezcua.

A woman congratulated Council Members Amezcua and Macias on being elected to the City Council and asked the City Council to be a leader in the fight for immigration reform.

A gentleman congratulated new Council Members and encouraged residents to attend the City Council meetings and get involved.

Leticia Martinez, Executive Director/CEO of The Greater Huntington Park Area Chamber of Commerce, congratulated Council Members Amezcua and Macias on their new posts and stated that she looks forward to working with the new City Council. Ms. Martinez introduced President Edith Harder and Vice President Art Resendez of the Chamber of Commerce Board of Directors.

Sergio Palos welcomed new Council Members and asked City Council to work together.

Jose Rodolfo informed City Council that Director of Public Works Enriquez responded to his concern immediately and stated that the City needs more employees like him.

Francisco Macias, father of Council Member Macias, thanked everyone for supporting his daughter and asked City Council to make good decisions.

Mayor Gomez called for any other oral communications, and hearing none, declared oral communications closed.

Mayor Gomez declared the meeting adjourned at 7:00 p.m. and invited everyone for refreshments.

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Mario Gomez, Mayor

Rocio Martinez, Acting City Clerk

Minutes of the special meeting of the City Council of the City of Huntington Park held Tuesday, March 26, 2013.

The meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Molina. Present: Council Member Mario Gomez, Vice Mayor Elba Guerrero, Council Member Ofelia Hernandez, Council Member Rosa E. Perez, and Mayor Andy Molina; Absent: None.

Mayor Molina announced that the special meeting was called for the purpose of City Council and City staff to discuss and/or take action regarding a study session on the City's budget.

Mayor Molina opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business, and hearing none, declared oral communications closed.

City Budget review presentation conducted by Director of Finance Morales.

Mayor Molina declared the meeting adjourned at 7:50 p.m.

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Andy Molina, Mayor

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Rocio Martinez, Acting City Clerk

Minutes of the regular meeting of the City Council of the City of Huntington Park held Monday, April 1, 2013.

Following the Invocation, the Pledge of Allegiance to the Flag was led by Luis Garcia, 6th grade student at Nimitz Middle School in Huntington Park. The meeting was called to order in the Council Chambers at 6:00 p.m. by Mayor Gomez. Present: Council Member Valentin Palos Amezquita, Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: None.

Mayor Gomez and City Council presented a Certificate of Appreciation to Luis Garcia for leading the flag salute at the City Council meeting April 1, 2013.

Mayor Gomez opened oral communications, indicating that this was the time for anyone in the audience to address the City Council on any matter of City business.

Enrique Murillo congratulated newly elected Council Members Amezquita and Macias and Mayor Gomez and Vice Mayor Perez on their new posts on the City Council.

Christina Torres, representing The Village Family Services, informed City Council of their new location on Zoe Avenue in Huntington Park and briefed City Council regarding the various health services they offer to the community.

Martin Delgado, Community Librarian at the Huntington Park Library, informed City Council of upcoming events and programs scheduled for the months of April and May 2013 and invited City Council to tour the Huntington Park Library.

Victoria Herrera addressed City Council regarding correspondence residents have been receiving from the Water Replenishment District of Southern California for a replenishment assessment in the southern area of Los Angeles County.

Peter El Massry addressed concerns to City Council regarding trash scavengers in the City and inquired about revenues generated from recyclables.

Robert Cabrales welcomed newly elected Council Members Amezquita and Macias and Mayor Gomez and Vice Mayor Perez on their posts. Mr. Cabrales addressed City Council regarding refuse collection in the City and the importance of continuing membership to the I-710 Committee.

Ivan Carrillo, representative from the Office of Senator Ricardo Lara, congratulated new members of the City Council and informed City Council that he looks forward to working with representatives from the City on the I-710 Committee.

Rodolfo Cruz asked City Council for an updated report on Well 17.

A gentleman asked for the City to improve communication with its residents and addressed concerns with vehicles exceeding the speeding limits and crime throughout the City.

Mayor Gomez called for any other oral communications, and hearing none, declared oral communications closed.

Following a brief discussion on the minutes, motion by Gomez, seconded by Amezquita, to approve the Consent Calendar with Vice Mayor Perez abstaining on the minutes of the regular meeting of the City Council held January 22, 2013, carried as follows: Ayes: Council Member Amezquita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

## 6. CONSENT CALENDAR

### OFFICE OF THE CITY CLERK

#### 6.1 Approve minutes of the following City Council meetings:

- 6.1-1 Regular meeting held Tuesday, January 22, 2013
- 6.1-2 Regular meeting held Monday, February 4, 2013
- 6.1-3 Special meeting held Tuesday, February 12, 2013
- 6.1-4 Regular meeting held Tuesday, February 19, 2013
- 6.1-5 Regular meeting held Monday, March 4, 2013

#### 6.2 Approve the reading by title of all ordinances and resolutions. Said titles which appear on the public agenda shall be determined to have been read by title and further reading waived.

### PARKS AND RECREATION DEPARTMENT

#### 6.3 Request for Proposals for Food Service Provider for Summer Food Service, After School Snack, and Supper Programs.

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Approve the Request for Proposals for selecting a food service provider for the City of Huntington Park's youth nutrition program.
2. Authorize staff to advertise the Request for Proposals and distribute to food service providers.

### END OF CONSENT CALENDAR

## 7. REGULAR AGENDA

### FINANCE DEPARTMENT

#### 7.1 Approve Accounts Payable and Payroll Warrants dated April 1, 2013.

Motion by Macias, seconded by Hernandez, to **approve Accounts Payable and Payroll Warrants dated April 1, 2013**, carried as follows:  
Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

### OFFICE OF THE CITY CLERK

#### 7.2 Appointment of City Council Members to various organizations and commissions.

##### RECOMMENDATION OF ITEM UNDER CONSIDERATION:

1. Appoint City Council Members to the following organizations and commissions:

**There being no objection, Mayor Gomez appointed City Council Members to the following organizations and commissions: 1) California Contract Cities Association-Amezquita as Member and Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez as Alternates; 2) Central Basin Water Association-Amezquita as Member and Hernandez as Alternate; 3) Five Cities Committee on Aging-Hernandez as Member and Gomez as**

Alternate; 4) Gateway Cities Council of Governments–Perez as Member and Macias as Alternate; 5) I-710 Committee - Perez as Member and Macias as Alternate; 6) Independent Cities Association – Perez as Member and Amezcuita as Alternate; 7) League of California Cities- Macias as Member and Macias as Alternate; 8) L.A. County Library District – Hernandez as Member and Amezcuita as Alternate; 9) L.A. County Sanitation District 1 - Gomez as Member and Hernandez as Alternate; 10) L.A. County Children’s Planning Council Service Planning Area 7 - Gomez as Member and Macias as Alternate; 11) L.A. County Vector Control District - Guerrero as Member and Gomez as Alternate; 12) Orange Line Development Authority – Perez as Member and Amezcuita as Alternate; 13) Southern California Association of Governments – Hernandez as Member and Amezcuita as Alternate; 14) Hub Cities Consortium – Gomez as Member and Hernandez as Alternate; 15) Southeast Cities Schools Coalition – Hernandez as Member and Perez as Alternate; 16) Southeast Community Development Corporation – Hernandez as Member and Macias as Alternate; 17) Independent Cities Finance Authority-Gomez as Director and Amezcuita as Alternate; and 18) Independent Cities Risk Management Authority- Macias as Member, Director of Finance Morales as Alternate, and City Clerk Ramirez as Substitute Alternate.

Motion by Gomez, seconded by Amezcuita, to **broaden the scope of Council liaisons to allow any two (2) members of the City Council to attend the following boards and commissions meetings: 1) Business Improvement District; 2) Chamber of Commerce ; 3) Health & Education Commission; 4) Historic Preservation Commission; and 5) Huntington Park Sister Cities Association**, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

2. Adopt **Resolution No. 2013-10 appointing the representative and alternate representative to the Board of Directors of the Independent Cities Finance Authority** was presented. Motion by Perez, seconded by Hernandez, to adopt Resolution No. 2013-10, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.
3. Adopt **Resolution No. 2013-11 appointing the representatives to the Independent Cities Risk Management Authority’s Governing Board and its separate risk management programs** was presented. Motion by Gomez, seconded by Perez, to adopt Resolution No. 2013-11, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

#### **PARKS AND RECREATION DEPARTMENT**

- 7.2 Sixth Amendment to Contract with Unified Nutrimeals for Food Provider Services for City of Huntington Park’s Youth Nutrition Program.

#### **RECOMMENDATION OF ITEM UNDER CONSIDERATION:**

1. Approve the Sixth Amendment to Contract with Unified Nutrimeals for food provider services for City of Huntington Park’s youth nutrition program.

Motion by Perez, seconded by Hernandez, to **approve the Sixth Amendment to Contract with Unified Nutrimeals for food provider services for City of Huntington Park’s youth nutrition program**, carried as follows: Ayes: Council Member Amezcuita, Vice Mayor

Perez, Council Members Hernandez, Macias, and Mayor Gomez; Noes: None; Absent: None.

**8. CITY MANAGER'S AGENDA**

**8.1 The Downtown Business Improvement District Assessments and Annual Renewal Process.**

Interim City Attorney Litfin requested the City Council resolve into a closed session for the following:

**12. CLOSED SESSION**

**12.1 Pursuant to Government Code Subdivision (a) of Section 54956.9  
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Name of Case: Alhambra v. County of Los Angeles, Case No. BS 116375.

**12.2 Pursuant to Government Code Subdivision (a) of Section 54956.9  
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Name of Case: Paul Tapia vs City of Huntington Park et al., Case No. CV09-7624 VBF (SSx).

Mayor Gomez declared the meeting resolved into closed session to be held immediately in the adjoining conference room at 7:52 p.m.

Following the closed session, the meeting was called to order in the Council Chambers at 8:26 p.m. Present: Council Member Valentin Palos Amezcuita, Vice Mayor Rosa E. Perez, Council Member Ofelia Hernandez, Council Member Karina Macias, and Mayor Mario Gomez; Absent: None.

Interim City Attorney Litfin reported out the following on the closed session items: 1) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION, Name of Case: Alhambra v. County of Los Angeles, Case No. BS 116375, no reportable action; and 2) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION, Name of Case: Paul Tapia vs City of Huntington Park et al., Case No. CV09-7624 VBF (SSx), status report given to City Council.

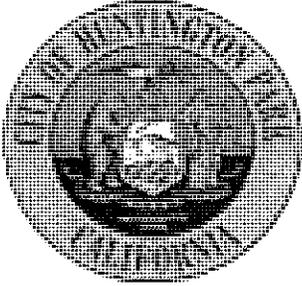
Mayor Gomez declared the meeting adjourned at 8:27 p.m., in memory of Billie Lee Brehm, mother of Gregory D. Korduner, former City Manager of the City of Huntington Park.

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Mario Gomez, Mayor

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Rocio Martinez, Acting City Clerk



# CITY OF HUNTINGTON PARK

City Manager's Office  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **APPROVAL OF POLICE CHIEF CONTRACT**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve Chief of Police Employment Agreement

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The City's current agreement with Chief of Police Jorge Cisneros expires on June 30, 2013. This proposed new agreement would commence on July 1, 2013, and has a term of 36 months (3 years), and after such time continues on a month-to-month basis until such time as the parties agree to a new agreement or terminate the agreement.

### **FISCAL IMPACT/FINANCING**

The annual base compensation in the proposed agreement is \$186,000, same as the current agreement. The other components of compensation and benefits are as outlined in the agreement

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The City of Huntington Park desires to execute this Agreement pursuant to the authority of and subject to the provisions of Government Code section 53260, et seq.

**APPROVAL OF POLICE CHIEF CONTRACT**

May 6, 2013

Page 2 of 2

**CONCLUSION**

Upon Approval, authorize the City Manager to execute the Agreement.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.

**ATTACHMENT**

A – Chief of Police Employment Agreement

# ATTACHMENT "A"

## CHIEF OF POLICE EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT ("Agreement") is entered into this \_\_\_ day of \_\_\_\_\_ 2013, by and between the CITY OF HUNTINGTON PARK, a municipal corporation ("CITY") and Jorge Cisneros ("EMPLOYEE"), an individual. For purposes of this Agreement, the capitalized term "Parties" shall be a collective reference to both CITY and EMPLOYEE. The capitalized term "Party" may refer to either CITY or EMPLOYEE interchangeably and as reasonably appropriate.

### RECITALS

THIS AGREEMENT is made and entered into in consideration of the following:

**WHEREAS**, CITY desires to engage and employ EMPLOYEE to serve as the Chief of Police of CITY ("Chief of Police") and EMPLOYEE desires employment as Chief of Police; and

**WHEREAS**, the City Manager finds that EMPLOYEE possesses the education, training, experience and expertise necessary to perform the duties of Chief of Police; and

**WHEREAS**, the Parties desire to execute this Agreement pursuant to the authority of and subject to the provisions of Government Code section 53260, et seq.; and

**NOW, THEREFORE**, in consideration of the mutual agreements contained herein, CITY and EMPLOYEE agree as follows:

#### 1. POSITION, DUTIES AND TERM.

1.1 **POSITION.** EMPLOYEE accepts employment with CITY as its Chief of Police and shall perform all functions, duties and services set forth in Section 1.4 (Duties) of this Agreement, below.

1.2 **EFFECTIVE DATE OF AGREEMENT/TERM.** The effective date of this Agreement shall be July 1, 2013 (hereinafter, the "Effective Date"). This Agreement shall have a term of THIRTY-SIX (36) MONTHS commencing from the Effective Date (hereinafter referred to by the capitalized word "Term"). Upon the expiration of the Term, this Agreement shall continue on a month-to-month basis, subject to all of the terms and conditions set forth in this Agreement, until such time as CITY either executes a new agreement with EMPLOYEE or CITY terminates EMPLOYEE employment with CITY.

#### 1.3 EMPLOYMENT WITH CITY "AT-WILL."

(a) EMPLOYEE employment status with CITY shall be at-will and EMPLOYEE shall serve at the pleasure of the City Council as provided under Government Code Section 36506. EMPLOYEE acknowledges, understands and agrees that EMPLOYEE may not avail himself of any procedures, provisions or protections set forth under CITY's Employment Policies, as defined herein, in so far as such procedures, provisions or protections limit, restrict, modify, prohibit or regulate EMPLOYEE status as an "at-will" employee of CITY or the ability

of the City Council to terminate EMPLOYEE employment at any time for cause or for convenience. For purposes of this Agreement, the capitalized term "Employment Policies" means and refers to any ordinance, resolution, regulation, rule or other written policy of CITY as the same may be amended, modified or supplemented from time-to-time (including but not limited to Title II, Chapter 3 (Administration – Officers and Employees) of the Huntington Park Municipal Code and any written employment manual of the CITY which governs, regulates or otherwise relates to employment with CITY). CITY's Employment Policies shall not apply to EMPLOYEE in so far as such Employment Policies limit, restrict, modify or regulate (or may be interpreted to limit, restrict, modify or regulate) EMPLOYEE status as an "at-will" employee of CITY. EMPLOYEE is exempt from CITY's Civil Service regulations, as set forth in Title 2, Chapter 3 of the CITY's Municipal Code.

(b) Except as otherwise provided under Section 6 (Termination) of this Agreement, EMPLOYEE shall not be entitled to any pre-termination hearing or other similar proceeding or appeal proceeding as a precondition to any decision or action by the City Council to terminate EMPLOYEE employment whether for cause or for convenience.

(c) Nothing in this Agreement shall confer upon EMPLOYEE any right to any property interest in continued employment with CITY.

1.4 **DUTIES.** EMPLOYEE shall serve as the Chief of Police and shall be vested with the powers, duties and responsibilities of the Chief of Police as set forth in the Huntington Park Municipal Code, as the same may be amended or modified from time-to-time by the City Council, the California Code, and City policies and procedures approved by the City Council, as may be provided from time to time. EMPLOYEE performance of his duties shall be subject to the direction of the City Manager and/or the City Council. It is the intent of the Parties that the Chief of Police shall use all reasonable efforts to keep the City Manager fully informed of all significant operations or major undertakings of the Police Department of the CITY. EMPLOYEE shall provide the City Manager with regular status reports on the operations and activities of CITY. EMPLOYEE shall perform such duties as are customary and appropriate to the position of Chief of Police as well as such special duties as may be assigned to Chief of Police from time to time by the City Manager and/or the City Council. Notwithstanding EMPLOYEE duties as Chief of Police, nothing in this Agreement shall be construed to prohibit direct communications between the City Manager and employees of CITY in a manner consistent with CITY's Employment Policies and the laws of the State of California.

1.5 **WORK HOURS.** The position of Chief of Police is an exempt position under state and federal wage and hour laws. EMPLOYEE compensation (whether salary or benefits or other allowances) is not based on hours worked and EMPLOYEE shall not be entitled to any compensation for overtime. EMPLOYEE is expected to engage in those hours of work that are necessary to fulfill the obligations of the Chief of Police's position. The Chief of Police does not have set hours of work as the Chief of Police is expected to be available at all reasonable and relevant times.

1.6 **REGIONAL AND PROFESSIONAL ACTIVITIES.** CITY desires that EMPLOYEE be reasonably active in professional organizations that will promote the standing of CITY and advance CITY's goals, interests and policy objectives while also providing

EMPLOYEE with opportunities for the type of professional development that will enhance his ability to serve CITY and perform his duties as Chief of Police. Toward this end, EMPLOYEE may, upon reasonable notice and approval by the City Manager, join professional organizations and participate in the activities of such organizations in so far as such participation promotes the interests of CITY and does not unduly interfere with the performance of EMPLOYEE duties as Chief of Police. CITY agrees to budget and, consistent with that budget, pay for the dues, conference and travel fees, and subscriptions of the Chief of Police necessary for his participation in national, statewide, regional or professional organizations.

1.7 **NON-CITY ACTIVITIES.** In accordance with Government Code Section 1126, during the period of his employment, EMPLOYEE shall not accept, without the express prior written consent of the City Manager, any other employment or engage, directly or indirectly, in any other business, commercial, or professional activity (except as permitted under Section 1.6 (Regional and Professional Activity), whether or not to pecuniary advantage, that is or may be competitive with CITY, that might cause a conflict-of-interest with CITY, or that otherwise might interfere with the business or operation of CITY or the satisfactory performance of EMPLOYEE duties as Chief of Police.

1.8 **REIMBURSEMENT.** CITY shall reimburse EMPLOYEE for reasonable and necessary travel, subsistence and other business expenses incurred by EMPLOYEE in the performance of his duties or in connection with EMPLOYEE participation in those authorized activities referenced under Section 1.6, above. All reimbursements shall be subject to and in accordance with any limitations or restrictions set forth under the laws of the State of California or any CITY-adopted reimbursement policies.

1.9 **RESIDENCE.** EMPLOYEE shall not be required to reside within the territorial boundaries of CITY. The foregoing notwithstanding, EMPLOYEE shall maintain a permanent residence within a reasonable distance to CITY so as to permit EMPLOYEE travel to CITY within sixty (60) minutes in the event of CITY emergencies.

## 2. **COMPENSATION.**

2.1 **BASE SALARY.** Commencing July 1, 2013, EMPLOYEE shall receive a base annual salary of One Hundred Eighty Six Thousand Dollars (\$186,000) per year (hereinafter, the "Base Salary"). The Parties understand and agree that the amount of the Base Salary, as preliminarily established for the year 2013, may be enhanced from time to time by the City Council as provided under Section 2.2 (Performance Review) of this Agreement, below. The Base Salary shall be payable in monthly or bi-weekly installments at the same time and in the same manner as other employees of CITY. EMPLOYEE's salary shall be subject to customary withholding for taxes and other required deductions.

2.2 **PERFORMANCE REVIEW.** Prior to July 1, 2014, the City Council will undertake a job performance review of EMPLOYEE. By July 1<sup>st</sup> of each succeeding calendar year, the City Council will undertake an annual job performance review of EMPLOYEE. In connection with such performance review, the City Council may consider any adjustments in EMPLOYEE's compensation. The failure of CITY to undertake a performance evaluation shall not limit CITY's ability to terminate this Agreement pursuant to Section 6 (Termination).

2.3 **BENEFITS.** In addition to Base Salary, City shall also provide EMPLOYEE with the following benefits:

(a) **Medical insurance, Dental Care and Vision Care.**

(i) **Medical Insurance:** CITY shall contribute the prevailing rate provided to its management staff (Non-Represented Employees) towards a medical insurance policy for EMPLOYEE and his eligible dependents. If EMPLOYEE chooses a medical plan that does not utilize the full amount of the prevailing rate provided by CITY for medical benefits, CITY shall be under no obligation to pay EMPLOYEE the difference between the plan chosen and the prevailing rate. If EMPLOYEE can provide to the Human Resources Department proof of insurance elsewhere (e.g., through a spouse), EMPLOYEE may choose to forego medical insurance coverage through CITY and may instead receive, on a monthly basis, an amount equal to Fifty percent (50%) of the prevailing rate referenced above under Section 2.3 A (i).

(ii) **Dental Insurance:** CITY shall contribute the prevailing rate provided to its management staff (Non-Represented Employees) towards a dental insurance policy for EMPLOYEE and his eligible dependents. If EMPLOYEE provides the Human Resources Department with proof of dental insurance from another source (e.g., through a spouse), EMPLOYEE may choose to forego dental insurance coverage through CITY. If EMPLOYEE chooses to forego his allotment of dental benefits, CITY shall be under no obligation to pay EMPLOYEE any cash sum in lieu of such benefits.

(iii) **Vision Care:** CITY, on a monthly basis, shall contribute the prevailing rate for the Vision Services Plan for EMPLOYEE and his eligible dependents. If EMPLOYEE chooses to forego his allotment of vision benefits, CITY shall be under no obligation to pay EMPLOYEE any cash sum in lieu of such benefits.

(b) **Term Life Insurance.** CITY agrees that during the period of employment it will provide EMPLOYEE with, and pay the annual premiums for, a term life insurance policy in an amount equal to One Hundred Thousand Dollars and No Cents (\$100,000.00). If available, additional coverage may be purchased at the cost of the employees. EMPLOYEE shall nominate the beneficiary under such term life insurance policy.

2.4 **USE OF CITY-OWNED AUTOMOBILE.** EMPLOYEE shall be given exclusive use of an emergency equipped CITY-owned or leased automobile subject to the following restrictions on use: (i) the automobile shall be used primarily for the purpose of commuting to and from work and for the performance of CITY business; (ii) EMPLOYEE will not allow the automobile to be driven by any third party, except by CITY personnel in the performance of CITY business or in the course of routine vehicle maintenance or repair; (iii) the automobile may not be used for, or in the furtherance of, any unlawful purpose or act or for private commercial gain; (iv) to the fullest extent permitted by law, EMPLOYEE waives and releases CITY from any workers compensation claim which EMPLOYEE may otherwise assert

to the extent any injuries suffered by EMPLOYEE while driving the automobile were sustained while EMPLOYEE was using the vehicle for a non-CITY-related purpose (including, but not limited to, personal travel or entertainment or travel in connection with household errands or travel to and from work). EMPLOYEE may not use the vehicle for travel to locations outside of the State of California, without the prior approval of the City Manager. CITY shall be responsible for paying: (i) all premiums for legally required automobile insurance; and (ii) all vehicle maintenance and repair. In accordance with CITY reimbursement policies, EMPLOYEE may claim reimbursement for gasoline expenses to the extent such expenses are incurred in the performance of CITY business.

2.5 **JURY DUTY.** EMPLOYEE will also receive Base Salary and benefits while responding to a jury summons or serving on a jury, up to a maximum of fourteen (14) business days. Any compensation for such jury duty (except travel pay) shall be remitted to CITY.

2.6 **BUSINESS RELATED EQUIPMENT.** CITY shall also provide EMPLOYEE a smart phone for the performance of CITY-related business.

2.7 **UNIFORM ALLOWANCE.** CITY shall provide EMPLOYEE uniform allowance and issued uniform equipment similar to all sworn employees.

2.8 **PARTICIPATION IN ADDITIONAL CITY PROGRAMS.** EMPLOYEE shall be eligible to participate in any other CITY programs/employment benefits to the extent they are offered to non-represented CITY employees, including but not limited to, bilingual program, tuition reimbursement program, flex spending account, deferred compensation and credit union.

### 3. **ILLNESS OR INJURY; DISABILITY AND DEATH.**

3.1 **CESSATION OF WORK DUE TO NON-PERMANENT ILLNESS OR INJURY.** In addition to any right of termination set forth under Section 1.3 (Employment With City "At-Will"), above, CITY reserves also the right to terminate EMPLOYEE employment along with this Agreement if EMPLOYEE ceases to work as a result of illness or injury: (i) which does not arise out of the course of employment; (ii) which does not limit a major life activity within the meaning of California's Fair Employment & Housing Act; and (iii) where the cessation of work continues beyond the longer of the following: a period of four successive weeks beyond EMPLOYEE accrued sick leave; or a period of twenty (20) consecutive days beyond a period of thirty (30) consecutive days of incapacity due to the illness or injury.

3.2 **DISABILITY.** In addition to any right of termination set forth under Section 1.3, above, CITY reserves the right to terminate EMPLOYEE employment along with this Agreement in the event EMPLOYEE becomes physically or mentally unable to perform the Chief of Police's functions and duties with reasonable accommodations and it reasonably appears that such incapacity will last for more than four (4) months. The foregoing notwithstanding, CITY may terminate EMPLOYEE if the disability poses a direct threat to CITY, EMPLOYEE or any other employees working for CITY and any reasonable accommodation attempted by CITY would not mitigate or eliminate such a threat. CITY will not provide a severance payment if EMPLOYEE is terminated under this Section of this Agreement.

3.3 **ILLNESS, INJURY OR DISABILITY ARISING OUT OF THE COURSE OF EMPLOYMENT.** In the event EMPLOYEE suffers a physical or mental disability arising out of the course of employment, CITY's ability to terminate EMPLOYEE solely and exclusively on the basis of the illness, injury or disability shall be subject to applicable workers compensation laws for the State of California, the Americans with Disabilities Act (42 U.S.C. Section 12101 et seq.) and the California Fair Employment and Housing Act. Further, EMPLOYEE exclusive remedy or remedies against CITY for such illness, injury or disability shall be those legally required under the workers' compensation laws of the State of California.

3.4 **MEDICAL EXAMINATION.** EMPLOYEE agrees to submit to a medical and/or psychological examination by a qualified physician or psychiatrist selected by CITY, in the event a decision must be made under Sections 3.1 through 3.3. CITY and EMPLOYEE shall receive a copy of all medical reports related to the examination.

3.5 **DEATH OF EMPLOYEE.** This Agreement along with EMPLOYEE employment shall terminate automatically upon EMPLOYEE death.

3.6 **COMPENSATION UPON TERMINATION.** Except as otherwise provided under this Agreement, if EMPLOYEE employment is terminated pursuant to this Section 3 (Illness or Injury; Disability and Death), CITY shall pay EMPLOYEE all Base Salary, benefits, and compensation due and owing him through the last day actually worked. If termination is caused by EMPLOYEE death, CITY shall provide the compensation and benefits otherwise due EMPLOYEE to EMPLOYEE executor, administrator, heirs, personal representatives, successors, and assigns. CITY will not provide for severance pay if EMPLOYEE is terminated under the provisions of Section 3.1 through 3.5, above.

#### 4. **VACATION AND OTHER LEAVE.**

4.1 **VACATION LEAVE.** EMPLOYEE is eligible to accrue vacation leave at a rate of 12.66 hours per month of service. The foregoing notwithstanding, the maximum amount of vacation leave that EMPLOYEE may accrue at any given time shall be capped at Three Hundred and Four (304) hours total. If EMPLOYEE accrued but unused vacation leave reaches 304 hours total, EMPLOYEE will stop accruing additional vacation leave unless and until the accrued vacation leave falls below 304 hours.

4.2 **HOLIDAYS.** EMPLOYEE shall receive paid holidays in accordance with CITY's current practices as such practices may be amended or modified from time to time by CITY by action of the City Council. Paid holidays will be those approved by CITY by action of the City Council. Unused holiday leave time shall be accumulated and paid to EMPLOYEE in the last pay check in June of each fiscal year.

4.3 **ADMINISTRATIVE/PERSONAL LEAVE.** EMPLOYEE shall be allocated a maximum of Fifty (50) hours of administrative/personal leave on July 1st of each CITY fiscal year. The maximum amount of administrative/personal leave that EMPLOYEE may accrue at any given time may not exceed fifty (50) hours total. Accrued but unused administrative/personal leave may not be rolled over to the next CITY fiscal year and may not be sold back to CITY.

4.4 **SICK LEAVE.** EMPLOYEE shall accrue sick leave at a rate of eight (8) hours per month, subject to a maximum total accrual of Ninety-Six (96) hours per CITY fiscal year or prorated portion thereof. Sick leave shall be used by EMPLOYEE only in cases of actual sickness or disability of EMPLOYEE or a member of EMPLOYEE immediate family, including EMPLOYEE dependents. In the last pay period of each fiscal year, one half (50%) of EMPLOYEE's unused, accrued sick leave from that fiscal year (48 hours maximum), shall be cashed out by the CITY at EMPLOYEE's regular rate of pay in effect on June 30<sup>th</sup>. The remaining one-half (50%) of EMPLOYEE's unused sick leave from the fiscal year (not to exceed forty-eight (48) hours) shall be added to EMPLOYEE's sick leave bank. EMPLOYEE shall be paid the cash out in the month of November of each calendar year. At the time of separation, EMPLOYEE shall be paid fifty percent (50%) of unused accumulated sick leave remaining in Employee's sick leave bank, except where separation occurs pursuant to Section 6.2 (Termination by Employee), below.

5. **RETIREMENT.**

5.1 CITY shall provide retirement insurance in accordance with its contract with the California Public Employees' Retirement System similar to other sworn police personnel. The CITY will pay its share and the EMPLOYEE's entire contribution rate (9%) to the retirement fund during his employment.

6. **TERMINATION.**

6.1 **TERMINATION BY CITY FOR CONVENIENCE.**

(a) Except as otherwise provided under Subsection (b) of this Section below, CITY may terminate EMPLOYEE at any time for convenience and without cause, by providing EMPLOYEE thirty (30) days prior written notice thereof together with the applicable "severance payment" provided for below. In lieu of providing thirty (30) days prior written notice of termination, CITY may place EMPLOYEE on paid administrative leave status during the thirty (30) day notice period or any portion thereof. CITY may dismiss EMPLOYEE notwithstanding anything to the contrary contained in or arising from any Employment Policies or past CITY practices relating to the employment, discipline, or termination of its employees. The "severance payment shall be an amount equal to twelve (12) months base salary, less any and all applicable or legally required deductions. EMPLOYEE shall also receive all applicable accrued vacation and/or sick leave and administrative/personal leave as provided herein together with any extension of benefits required under California law. The foregoing notwithstanding, in no event shall the "severance payment" include the payment of any sums prohibited pursuant to Government Code Section 53260 and any such sums shall be deducted from the "severance payment."

(b) Within ninety (90) calendar days of the swearing-in of a newly elected or appointed City Councilmember or Mayor, CITY may not act to terminate EMPLOYEE for convenience as authorized under Subsection (a) of this Section, above. The foregoing notwithstanding, nothing in this Subsection (b), shall preclude CITY from terminating

EMPLOYEE employment for cause at any time as provided elsewhere under Section 6 of this Agreement.

6.2 **TERMINATION BY EMPLOYEE.** EMPLOYEE may terminate his employment for any reason, and at any time, with or without cause, by providing CITY with no less than thirty (30) days prior written notice. In such event, CITY shall have the option, in its complete discretion, to make EMPLOYEE termination effective upon any date preceding the 30-day notice period, provided CITY pays EMPLOYEE all compensation due and owing him through the last day actually worked, plus an amount equal to the Base Salary EMPLOYEE would have earned through the balance of the thirty (30) day notice period. EMPLOYEE shall not receive a "severance payment" in the event he terminates his employment with CITY pursuant to this Section 6.2.

6.3 **TERMINATION FOR CAUSE BY CITY.** CITY may immediately terminate EMPLOYEE employment with CITY and this Agreement at any time by providing EMPLOYEE written notice of his termination for cause. No "severance payment" shall be paid in the event EMPLOYEE employment is terminated for cause, except that CITY shall pay EMPLOYEE for his accrued and unused vacation, sick and administrative leave, as provided for in this Agreement. For purposes of this Agreement, cause for termination shall include, but not be limited to, the following: (i) theft or attempted theft; (ii) material dishonesty; (iii) willful or persistent material breach of duties; (iv) engaging in unlawful discrimination or harassment of employees or any third party while on CITY premises or on CITY time; (v) conviction of either a felony, a criminal offense involving moral turpitude, or a felony or misdemeanor under the Political Reform Act or Government Code section 1090; (vi) engaging in conduct tending to bring embarrassment or disrepute to CITY; and/or (vii) unauthorized absences. EMPLOYEE expressly waives any right to any pre-termination or post-termination disciplinary, review or appeal proceedings set forth under CITY's Employment Policies. EMPLOYEE also expressly waives any right to any pre-termination or post-termination disciplinary, review or appeal proceedings set forth under the laws of the State of California or federal law, except to the extent that the contractual waiver contemplated herein is prohibited by applicable law.

6.4 **TERMINATION OBLIGATION.** EMPLOYEE agrees that all property, including without limitation, all equipment, tangible, Proprietary Information (as defined below), documents, records, notes, contracts, and computer-generated materials furnished to or prepared by him incident to his employment are the property of CITY and shall be returned promptly to CITY upon termination of EMPLOYEE employment. EMPLOYEE obligations under this subsection shall survive the termination of his employment and the expiration or early termination of this Agreement.

6.5 **BENEFITS UPON TERMINATION.** All benefits to which EMPLOYEE is entitled under this Agreement shall cease upon EMPLOYEE termination in accordance with this Section 6 (Termination), unless expressly continued under this Agreement, under any specific written policy or benefit plan applicable to EMPLOYEE, or unless otherwise required by law.

7. **PROPRIETARY INFORMATION.**

7.1 **DEFINITION.** "Proprietary Information" means all information and any idea pertaining in any manner to the business of CITY and its respective officials, officers, employees, clients, consultants, or business associates, which was produced by any employee or agent of CITY in the course of his or her employment or otherwise produced or acquired by or on behalf of CITY. Proprietary Information shall include, without limitation, trade secrets, product ideas, inventions, processes, formulae, data, know-how, software and other computer programs, copyrightable material, marketing plans, strategies, sales, financial reports, forecasts and customer lists. All Proprietary Information not generally known outside of CITY's organization, and all Proprietary Information so known only through improper means, shall be deemed "Confidential Information." During his employment by CITY, EMPLOYEE shall use Proprietary Information, and shall disclose Confidential Information, only for the benefit of CITY and as is or may be necessary to perform his job responsibilities under this Agreement. Following termination, EMPLOYEE shall not use any Proprietary Information and shall not disclose any Confidential Information, except with the express written consent of CITY. EMPLOYEE obligations under this Section shall survive the termination of his employment and the expiration of this Agreement.

8. **CONFLICT OF INTEREST.**

8.1 EMPLOYEE shall not, during the term of this Agreement, individually, as a partner, joint venture, officer or shareholder, invest or participate in any business venture conducting business in the corporate limits of CITY, except for stock ownership in any company whose capital stock is publicly held and regularly traded, without prior approval of the City Manager. EMPLOYEE shall also be subject to the conflict of interest provisions of the Government Code of the State of California, the City's Municipal Code, and any other conflict of interest regulations applicable to EMPLOYEE employment with the City. For and during the Term of this Agreement and any extension term, EMPLOYEE further agrees that except for a personal residence or residential property acquired or held for future use as his personal residence, EMPLOYEE will not invest in any other real estate or property improvements within the corporate limits of CITY without the prior consent of the City Manager.

9. **GENERAL PROVISIONS.**

9.1 **NOTICES.** All notices, requests, demands and other communications under this Agreement shall be in writing and shall be effective upon delivery by hand or three (3) business days after deposit in the United States mail, postage prepaid, certified or registered, and addressed to CITY at the address below, and or at the last known address maintained in EMPLOYEE personnel file. EMPLOYEE agrees to notify CITY in writing of any change in his address during his employment with CITY. Notice of change of address shall be effective only when accomplished in accordance with this Section.

CITY's Notice Address:

City of Huntington Park  
6550 Miles Avenue

Huntington Park, California 90255  
Attn: City Manager

Chief of Police's Address: [Deliver to last updated address in personnel file]

9.2 **INDEMNIFICATION.** Subject to, in accordance with, and to the extent provided by the California Tort Claims Act (Government Code Section 810 et seq.) CITY will indemnify, defend, and hold EMPLOYEE harmless from and against any action, demand, suit, monetary judgment or other legal or administrative proceeding, and any liability, injury, loss or other damages, arising out of any negligent act or omission occurring during the Term of this Agreement or any extension term. The City shall have the discretion to compromise or settle any such claim, demand or action and pay the amount of any settlement or judgment rendered thereon. Notwithstanding the foregoing, the City shall have no duty to indemnify, defend, or hold EMPLOYEE harmless from any criminal proceeding, or with regard to any civil, criminal or administrative proceeding initiated by him.

9.3 **BONDING.** CITY shall bear the full cost of any fidelity or other bonds required of the Chief of Police under any laws or ordinance.

9.4 **ENTIRE AGREEMENT.** This Agreement is intended to be the final, complete, and exclusive statement of the terms of EMPLOYEE employment by CITY. This Agreement supersedes all other prior and contemporaneous agreements and statements, whether written or oral, express or implied, pertaining in any manner to the employment of EMPLOYEE, and it may not be contradicted by evidence of any prior or contemporaneous statements or agreements. To the extent that the practices, policies, or procedures of CITY, now or in the future, apply to EMPLOYEE and are inconsistent with the terms of this Agreement, the provisions of this Agreement shall control. However, as noted in Section 2.8 above, EMPLOYEE shall be eligible to participate in any other CITY programs/employment benefits to the extent they are offered to non-represented CITY employees.

9.5 **AMENDMENTS.** This Agreement may not be amended except in a written document signed by EMPLOYEE, approved by CITY and signed by City Attorney.

9.6 **WAIVER.** Failure to exercise any right under this Agreement shall not constitute a waiver of such right.

9.7 **ASSIGNMENT.** EMPLOYEE shall not assign any rights or obligations under this Agreement. CITY may, upon prior written notice to EMPLOYEE, assign its rights and obligations hereunder.

9.8 **SEVERABILITY.** If any court of competent jurisdiction holds any provision of this Agreement to be invalid, unenforceable, or void, the remainder of this Agreement shall remain in full force and effect.

9.9 **GOVERNING LAW.** This Agreement shall be governed by and construed in accordance with the laws of the State of California and the Parties agree that venue shall be in Los Angeles County, California.

9.10 **INTERPRETATION.** This Agreement shall be construed as a whole, according to its fair meaning, and not in favor of or against any party. By way of example and not in limitation, this Agreement shall not be construed in favor of the party receiving a benefit nor against the party responsible for any particular language in this Agreement. Captions are used for reference purposes only and should be ignored in the interpretation of the Agreement. This Agreement may be altered, amended or modified only by an instrument in writing; executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest, or assert that this Agreement was modified, cancelled superseded or changed by any oral agreement, course of conduct, waiver or estoppel.

9.11 **ACKNOWLEDGMENT.** EMPLOYEE acknowledges that he has had the opportunity to consult legal counsel in regard to this Agreement, that he has read and understands this Agreement, that he is fully aware of its legal effect, and that he has entered into it freely and voluntarily and based on his own judgment and not on any representations or promises other than those contained in this Agreement.

IN WITNESS WHEREOF, CITY has caused this Agreement to be signed and executed on its behalf by its City Manager and duly attested to by its City Clerk, and EMPLOYEE has signed and executed this Agreement, as of the date first indicated above.

CITY OF HUNTINGTON PARK

EMPLOYEE

By: \_\_\_\_\_  
Rene Bobadilla, City Manager

By: \_\_\_\_\_  
Jorge Cisneros

APPROVED AS TO FORM:

ATTEST:

By: \_\_\_\_\_  
City Attorney

By: \_\_\_\_\_  
Rocio Martinez, Acting City Clerk



# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

**PUBLIC HEARING TO CONSIDER ADOPTION OF THE CITY OF HUNTINGTON PARK'S FISCAL YEAR 2013-14 ANNUAL ACTION PLAN AND SUBSTANTIAL AMENDMENT OF THE FIVE-YEAR CONSOLIDATED PLAN (FISCAL YEAR 2010-11 TO FISCAL YEAR 2014-15)**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Adopt the Fiscal Year 2013-14 Annual Action Plan and approve a Substantial Amendment to the Five-Year Consolidated Plan at the close of tonight's public hearing, inclusive of any comments received during the 30-day public review period and during this evening's hearing;
2. Authorize City staff to reduce Community Development Block Grant (CDBG) and/or HOME Investment Partnerships Act (HOME) funding of projects allocated in the Fiscal Year 2013-14 Annual Action Plan in proportion to the amount of Fiscal Year 2013-14 formula allocations sequestered by HUD; and
3. Authorize the City Manager to execute all required documents for transmittal to the U.S. Department of Housing and Urban Development Department (HUD).

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS**

Tonight's public hearing is the second public hearing<sup>1</sup> to discuss the Fiscal Year 2013-14 Annual Action Plan and Substantial Amendment to the Five-Year Consolidated Plan. The first public hearing was held on March 18, 2013 for the following actions:

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<sup>1</sup> Guidelines for Preparing Consolidated Plan and Performance and Evaluation Report Submissions for Local Jurisdictions", U.S. Department of Housing and Urban, Development Office of Community Planning and Development

## FY 2013-14 ANNUAL ACTION PLAN AND CONSOLIDATED PLAN

May 6, 2013

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1. Obtain the City's housing and community development needs;
2. Concurrently received the Fiscal Year 2013-14 draft Annual Action Plan;
3. Initiated the thirty day public review period of the Annual Action Plan; and
4. Began the thirty day public review for the proposed Substantial Amendment to the City's Five Year Consolidated Plan to undertake a HOME assisted Tenant-Based Rental Assistance Program.

The purpose of tonight's public hearing is to further elicit public comment and afterwards act on the staff recommendation to authorize submittal to HUD of the Fiscal Year 2013-14 Annual Action Plan and Substantial Amendment to the Five-Year Consolidated Plan.

The amendment to the Five-Year Consolidated Plan will include a Tenant Based Rental Assistance Program (TBRA) as one of the projects to be included in the Fiscal Year 2013-14 Annual Action Plan. The HOME funded TBRA will reduce the rental housing cost burden of very low- and low-income elderly persons. However, the City must first amend<sup>2</sup> its current Five Year Consolidated Plan to include the TBRA program and certify that:

*The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's [Huntington Park] consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.<sup>3</sup>*

### **FISCAL IMPACT/FINANCING**

The City will have available in Fiscal Year 2013-14 an estimated \$3,121,400 in CDBG and HOME funds comprised accordingly:

The City will have available an estimated \$1,436,078 in CDBG funds that includes:

- a) Fiscal Year 2013-14 allocation of \$1,268,096;
- b) Estimated program income of \$10,000; and

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<sup>2</sup> In compliance with HUD Consolidated Plan regulations at 24 CFR Part 91, the City's Citizen Participation Plan states that the City shall amend its Consolidated Plan or Annual Action Plan whenever it decides to carry out an activity not previously described.

<sup>3</sup> "Specific HOME Certifications" certified by City Manager as part of the required certifications for the Annual Action Plan.

- c) Estimated carryover (the unexpended balance of funds from Fiscal Year 2012-13) of \$157,982.

Additionally, the City will have available an estimated \$1,685,322 in HOME comprising:

- d) FY 2013-14 allocation of \$472,320;
- e) Estimated carryover of \$351,000 from FY 2012-13 projects ; and
- f) Estimated unbudgeted carryover of \$862,002.

It is important to note that the Fiscal Year 2013-14 CDBG and HOME Entitlement amounts are estimates based upon current year allocations for Fiscal Year 2013-14 but it is anticipated that there will be a reduction of at least five percent from current funding levels. HUD has not yet published the formula CDBG and HOME allocations for grantees including Huntington Park. When the City is notified of the CDBG and HOME allocations, the City will proportionally reduce the amount of Fiscal Year 2013-14 CDBG and HOME funds to its projects.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Annual Action Plan is a funding strategy that articulates the City's utilization of HUD grant funds and other available resources to undertake programs and projects that will help the City meet the goals and objectives outlined in the Five-Year Consolidated Plan.

***Proposed CDBG Activities.*** In accordance with priorities established in the City's Five-Year Consolidated Plan, the following activities are proposed to further the purpose of the CDBG program of developing viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income.

#### **Consolidated Plan Priority 1.1: Maintain and Strengthen Neighborhoods**

- a. *Neighborhood Improvement Code Enforcement (NICE) Program.* An allocation of \$340,000 to continue funding of property inspections in concert with other CDBG funded activities conducted exclusively in the low- and moderate-income CDBG eligible service area.
- b. *Rehabilitation Administration.* An allocation of \$25,000 to continue funding to offset project delivery costs; that is, direct costs, and service costs associated with carrying out housing rehabilitation activities including housing services for the HOME Program (e.g., appraisal, architectural, engineering, and other professional services; application processing; and other fees).

#### **Consolidated Plan Priority 4.1: Community Facilities**

- a. Downtown Public Improvement Project An allocation of \$35,000 as a local match source for the design and construction of street improvements targeted in the downtown, census tract 5326.05.
- b. Construction of Soccer Park. An allocation of \$100,000 to be contributed towards the construction of a soccer field located on the grounds of Salt Lake Park.

#### **Consolidated Plan Priority 6.1: Public Services**

CDBG regulations permit up to 15 percent of a grantee's annual allocation to be used for public services. Continued funding at this year's current levels is proposed for the following:

- a. An allocation of \$13,774 to the Salvation Army Southeast Communities, Family Services Program to provide services to the homeless, those at-risk of being homeless and low-income families/persons through the provision of various activities including emergency food service for families, senior food bags, showers, clothing and furniture vouchers, emergency motel vouchers and bus tokens.
- b. An allocation of \$10,000 to the Southeast Churches Service Center, Emergency Food Program to provides a delivery system of essential food products to low and moderate income persons.
- c. An allocation of \$56,000 to the City's the Public Works Department for the Community Beautification Program provides contracted services to remove graffiti throughout the City, including all streets, public sidewalks, and public and private buildings.
- d. An allocation of \$60,803 to the City's the Parks and Recreation Department for the After School Recreation Program that offers a variety of recreational activities such as sports, a nutrition program, arts and crafts, field trips, and homework assistance.
- e. An allocation of \$14,250 to the Steelworkers Oldtimers Foundation, Senior Nutrition Program providing home delivered meals to home bound seniors throughout Huntington Park.
- f. An allocation of \$15,000 to City Police Department's Juveniles At-Risk Boot Camp Program, which offers a 12-week program with a one-week military style "boot camp" for youth ranging from 12-15 years of age that emphasizes physical fitness and

individual monitoring to develop family values by improving bonds between parents and children.

- g. An allocation of \$5,000 to the Southeast Rio Vista YMCA, Healthy Kids Zone After School Program for the provision of recreational and non-formal child care services that include, for example, homework assistance and a book center coupled with an exercise program to fight obesity and to reduce health risks such as diabetes.
- h. An allocation of \$5,000 to the Huntington Park Library, Homework Center to provide students in grades one through eight to receive supervised guidance and assistance in homework related areas, as well as access to online educational resources.
- i. An allocation of \$10,000 to the Fair Housing Foundation, Fair Housing Services to affirmatively further fair housing by providing fair housing related services, including housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services and education and outreach services.

#### **Consolidated Plan Priority 7.1: Economic Development**

- a. Business Assistance & Economic Development Program. An allocation of \$50,000 to provide technical support, business resources and referrals to Huntington Park businesses. CDBG funding serves to increase economic development activities citywide by increasing business retention and attraction services such as providing business and financial planning assistance to new and existing businesses and serving as a local resource center.

#### **Consolidated Plan Priority 8.1: Other Community Development Needs**

- a. CDBG Program Administration. An allocation of \$253,600 to provide required development, management, coordination and monitoring of the CDBG program.
- b. Section 108 Loan Repayment/Festival El Centro An annual repayment of \$154,404 for a HUD Section 108 loan for a proposed economic development project.
- c. Unallocated CDBG Funds. CDBG funds in the amount of \$288,247 are available for programming in FY 2013-14. Of this amount, \$190,000 will be allocated for economic development activities that will be funded upon the preparation for HUD approval of a Neighborhood Revitalization Strategy Area plan.

***Proposed HOME Activities.*** City staff recommends the following activities that are consistent with priorities set forth in the City's Five-Year Consolidated Plan and that fulfill the purpose of the HOME program to create affordable housing for low-income households:

**Consolidated Plan Priority 1.1: Maintain and Strengthen Neighborhoods**

- a. *Residential Rehabilitation Program.* An allocation of \$53,000 is provided via a subrecipient financial assistance to owners of single-family homes (one to four units) to rehabilitate their properties in conformance with the City's property standards required under the HOME program.

**Consolidated Plan Priority 1.2: Increase Supply of Affordable Housing**

- a. *6337 Middleton Street (continuing project).* The City anticipates expending the remaining balance of approximately \$336,000 of the \$1.68 million in HOME funds allocated in FY 2012-13 to convert a former 55-unit motel into an affordable 24 unit rental housing project. The developer, LINC Community Development Corporation, leveraged HOME funds to secure other sources such as Low Income Housing Tax Credits, acquired the site and is in the throes of completing rehabilitation, which is anticipated to be completed by December 30, 2013.
- b. *6700-6614 Middleton Project (continuing project).* The City anticipates expending the balance of \$15,000 of the estimated \$2.006 million in HOME funds previously allocated for a rental housing project at 6700-6702 and 6614 Middleton Street. The CHDO that owns the site are discussing a workout plan whereby the property could be transferred with covenants in place to a for-profit developer who would complete the project and provide for 11 HOME units.
- c. *Site Acquisition.* The City proposes to provide \$630,000 to assist a private developer acquire two adjacent parking lots located at 7116 Rugby Avenue and construct a for-sale affordable housing project of up to twelve units with an estimated four HOME designated units.. The property is approximately 0.50 acres and is currently improved with 41 public parking spaces

**Consolidated Plan Priority 1.3 Preserve Existing Affordable Housing**

- a. *Tenant-Based Rental Assistance Program.* An allocation of \$530,000 is proposed for a Tenant-Based Rental Assistance Program reducing rental cost burden to 110 elderly persons. The program is to be operated under a subrecipient

agreement with a nonprofit agency using tenant selection policies and criteria consistent with the City's Consolidated Plan.

### **Consolidated Plan Priority 8.1: Other Community Development Needs**

- a. *FY 2013-14 HOME Program Administration*. An allocation of \$47,233 to provide required development, management, coordination and monitoring of the HOME program.
- b. *FY 2011-12 HOME Program Administration*. An allocation of \$74,089 in unspent HOME funds still sub-funded in the federal Integrated Disbursement Information System (IDIS) for the overall development, management, coordination and monitoring of the HOME program.

### **CONTRACTING PROCESS**

The City followed protocols established under 24 CFR Part 91, "Consolidated Plan Revisions and Updates" and the City's HUD-mandated Citizen Participation Plan. The City held an initial public hearing on March 18, 2013, to elicit and consider any oral and written public comments on the use of CDBG and HOME funds and then published a summary of the draft Annual Action Plan and Substantial Amendment to the Five Year Consolidated Plan to provide a HOME Tenant-Based Rental Assistance Program, which initiated a 30-day public review period.

Tonight's second public hearing fulfills the citizen participation a requirement in the City's Citizen Participation Plan and, upon adoption of the Annual Action Plan and amendment to the Consolidated Plan, completes the submission process. The second public hearing before the City Council will provide citizens with another opportunity to comment on the Substantial Amendment to the Five-Year Consolidated Plan and the Fiscal Year 2013-14 Annual Action Plan.

### **NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS**

Neither this public hearing nor a subsequent action by the City Council to adopt the Fiscal Year 2013-14 Annual Action Plan and Substantial Amendment to the Five-Year Consolidated Plan constitute a project and, thus, will not invoke an environmental review under Part 58, the implementing regulation for the National Environmental Policy Act (NEPA). Rather, the environmental review process is to be completed prior to undertaking a physical action on a site or contractually committing or expending HUD or non-HUD funds for a federally assisted project.

FY 2013-14 ANNUAL ACTION PLAN AND CONSOLIDATED PLAN

May 6, 2013

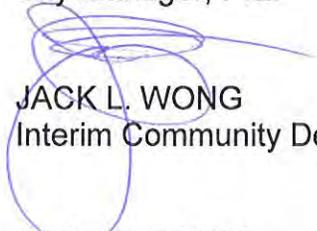
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**CONCLUSION**

Following tonight's public hearing the Fiscal Year 2013-14 Annual Action Plan and Substantial Amendment to the Five-Year Consolidated Plan will be submitted to the U.S. Department of Housing and Urban Development Department (HUD) by May 16, 2013 for their review and approval. The City will be provided CDBG and HOME funds after HUD and the City execute an agreement (HUD Approval/Agreement, HUD form 7082), which occurs subsequent to HUD's approval of the City's Annual Action Plan.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.



JACK L. WONG  
Interim Community Development Director

**ATTACHMENTS**

- A. Annual Action Plan
- B. Amended Consolidated Plan

# ATTACHMENT "A"



# **CITY OF HUNTINGTON PARK**

## **ANNUAL ACTION PLAN JULY 1, 2013 – JUNE 30, 2014**

**CITY OF HUNTINGTON PARK  
COMMUNITY DEVELOPMENT DEPARTMENT  
6550 MILES AVENUE  
HUNTINGTON PARK, CA 90255**



# CITY OF HUNTINGTON PARK 2013-2014 ANNUAL ACTION PLAN

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# Executive Summary

The City of Huntington Park has adopted a Five Year Consolidated Plan (2010/11-2014/15) and accompanying 2013-14 Annual Action Plan as a prerequisite to receiving federal CDBG and HOME funds from HUD. The Consolidated Plan identifies the City's overall vision and strategy for addressing its housing and non-housing community development needs. As a means of achieving the Plan's strategic goals, the City annually prepares an Action Plan that describes projects and activities that will address the priority needs of low and moderate income households. The following Annual Action Plan describes resources, programs, activities and actions Huntington Park will use in the upcoming 2013-14 fiscal year to implement its strategic plan and ultimately achieve its Consolidated Plan goals and objectives, summarized in Table E1 as follows:

**Table E1: Summary of Strategic Plan Priorities and One-Year Activities**

Consolidated Plan 5-Year Priority	Implementing Programs	2013-14 Goal	Outcome/ Objective *
<b>HOUSING</b>			
1.1 Strengthen Housing and Neighborhoods	<ul style="list-style-type: none"> <li>▪ Residential Rehabilitation</li> <li>▪ Minor Home Repair</li> <li>▪ Code Enforcement</li> </ul>	2 housing units Program defunded 57,751 persons	DH-1 SL-1 SL-1
1.2 Increase Affordable Housing Supply	<ul style="list-style-type: none"> <li>▪ Affordable Housing Development</li> </ul>	24 housing units	DH-2
1.3 Preserve Existing Affordable Housing	<ul style="list-style-type: none"> <li>▪ Tenant-Based Rental Assistance</li> </ul>	110 persons	DH-2
<b>HOMELESS</b>			
2.1 Support Services and Housing	<u>Emergency Services</u> <ul style="list-style-type: none"> <li>▪ Southeast Churches</li> <li>▪ Salvation Army Family Services</li> </ul>	600 persons 913 persons	SL-1 SL-1
<b>COMMUNITY FACILITIES</b>			
4.1 Provide New and Improved Community Facilities to Low/Mod Persons	<ul style="list-style-type: none"> <li>• Construction of Soccer Field</li> </ul>	1 facility	SL-1
<b>INFRASTRUCTURE</b>			
5.1 Provide Infrastructure to Low/Mod Persons	<ul style="list-style-type: none"> <li>▪ Downtown Public Improvement Project</li> </ul>	3,611 persons	SL-1
<b>COMMUNITY SERVICES</b>			
6.1 Provide Needed Services to Low/Mod Persons	<u>Youth Services</u> <ul style="list-style-type: none"> <li>▪ After School Program</li> <li>▪ Homework Center</li> <li>▪ YMCA After School Program</li> <li>▪ Juveniles At-Risk Boot Camp</li> </ul> <u>Community Beautification</u> <ul style="list-style-type: none"> <li>▪ Graffiti Removal</li> </ul> <u>Special Needs</u> <ul style="list-style-type: none"> <li>▪ Senior Nutrition Program</li> </ul> <u>Fair Housing</u> <ul style="list-style-type: none"> <li>▪ Fair Housing and Tenant/Landlord Mediation Services</li> </ul>	2,000 persons 60 persons 30 persons 35 persons 57,751 persons 100 persons 350 persons	SL-1 SL-1 SL-1 SL-1 SL-1 SL-1 SL-1
<b>ECONOMIC DEVELOPMENT</b>			
7.1 Improve Business Climate	<ul style="list-style-type: none"> <li>▪ Business Assistance and Economic Development Program</li> </ul>	25 businesses	EO-1

	<ul style="list-style-type: none"> <li>▪ Commercial Rehabilitation</li> <li>▪ Clean-up of Contaminated Site</li> <li>▪ Enterprise Zone</li> </ul>	Program Defunded Program defunded Program defunded	SL-1 EO-1 EO-1
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\* Refer to Table 3 for Objectives and Outcomes Numbering System

## Evaluation of Past Performance

Huntington Park made significant progress in achieving its FY 2012-13 Annual Plan goals, expending CDBG and HOME funds for an assortment of programs and projects to benefit low- and moderate-income households, including the elderly, female-headed households, families, youth, homeless and persons at risk of homelessness.

The primary barriers the City faces in implementing its strategies are: 1) increasing scarcity of local funds to supplement Federal funding; and 2) the cost to develop affordable housing. As illustrated by the chart below, the City has witnessed a continuous decline in annual CDBG and HOME allocations. When combined with the loss of the Redevelopment Agency and Low and Moderate Income Housing Funds, the City's ability to fund community development activities and affordable housing projects is significantly diminished. The City continues to apply for categorical grants to supplement its federal entitlement allocations.

Program Year	CDBG Allocation	HOME Allocation
FY 2013-14	\$1,268,096	\$472,320
FY 2012-13	\$1,268,096	\$472,320
FY 2011-12	\$1,450,800	\$806,398
FY 2010-11	\$1,736,277	\$913,714
FY 2009-10	\$1,607,307	\$917,898
FY 2008-09	\$1,591,830	\$821,243
<b>Grant reduction 2008 – 2013</b>	<b>-20%</b>	<b>-43%</b>
<b>Grant reduction 2011 - 2013</b>	<b>-13%</b>	<b>-41%</b>

As a way to effectively administer and implement the CDBG and HOME programs, City staff also implemented upgrades and enhancements to the current program. The City continued contracting administration of its HUD programs to a consulting firm with experienced personnel assigned to provide grant administration and assist in project management, principally related to project negotiations, economic analyses and documentation preparation.

The City continues to confront substantial costs in developing affordable housing, particularly for small scaled rental projects, where the availability of other sources is extremely limited and, consequently, governmental financing proves to be the principal or sole source. Huntington Park is characterized by an older rental housing stock in which deferred maintenance and structural deficiencies are often only uncovered post acquisition. Development costs for acquisition and rehabilitation projects have ranged from \$225,000/unit to \$328,000/unit, while

the total development costs of a project currently underway (a hybrid acquisition/rehabilitation and new construction project) is \$461,000/unit.

As a result, the City is increasingly interested in gap financing projects with developers with the capacity to attract other funding sources to better leverage limited HOME funds. In this regard, the City negotiated an affordable housing agreement with a local CHDO, LINC CDC, to develop affordable housing. Under the terms of a Reservation Agreement, the two parties negotiated an agreement to acquire and rehabilitate a vacant 55-unit motel and convert it into an affordable 24-unit rental project at 6337 Middleton Street, principally leveraged with tax credits. Based on a commitment of \$1.5 million in HOME funds, the unit cost to the City is an estimated \$62,500.

## **FISCAL YEAR 2013-2014 ACTION PLAN**

### **Background**

The City of Huntington Park receives annual formula grants of Community Development Block Grant (CDBG) and HOME Investment Partnerships Act (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The general purpose of these funds is to address the community development and housing needs of low and moderate-income residents of the City.

The goals of the City's community development and housing programs covered by the City's Consolidated Plan and Annual Action Plan are to extend and strengthen partnerships among the City's departments and with the private sector, including for-profit and non-profit organizations, to enable them to provide decent housing; to establish and maintain a suitable living environment; and to expand economic opportunities for all residents, particularly for very low-income and low-income persons.

The City of Huntington Park's Annual Action Plan is a multi-purpose document. The Plan is the official application process for the City to receive yearly entitlement funds, to create a public document that describes and budgets the activities to be implemented in each fiscal year, and to provide a participatory process through which our citizens are given an opportunity to determine, give input, and be informed about the projected use of CDBG and HOME funds. More importantly, it is the tool that verifies and assists in the implementation of the goals, objectives and priorities outlined in the Consolidated Plan to meet the City's housing and community development needs.

The City's Consolidated Plan covers the five-year period from FY 2010-11 through 2014-15. This is the fourth Annual Action Plan of the Five Year Consolidated Plan, which discusses the projects and programs that the City plans to assist during the year to address the Consolidated Plan priorities and to illustrate how CDBG and HOME funds will be applied to achieve the priorities established in the Consolidated Plan.

# 1. Resources Available for Program Implementation

During FY 2013-14, the City will focus its resources and efforts on multiple activities. Specific funding sources will be utilized based on the opportunities and constraints of each particular project or program. The City's goal is to leverage federal and local funds to maximize the number of households that can be assisted.

The City's FY 2013-14 funding levels for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs are shown in Table 1 below. Specific activities proposed for funding are described in Section 2 "Activities to be Undertaken."

**Table 1  
2013-14 CDBG and HOME Resources**

Program	Program FY 2013-14 Funds
<b>CDBG</b>	
2013-14 Entitlement	\$1,268,096
Estimated Program Income	\$10,000
Estimated 2012-13 Unexpended Balance	<u>\$157,982</u>
<b>SUBTOTAL – CDBG</b>	<b>\$1,436,078</b>
<b>HOME</b>	
2013-14 Entitlement	\$472,320
Estimated Program Income	\$0
Estimated Unbudgeted Carryover	\$862,002
Estimated 2012-13 Unexpended Balance	<u>\$351,000</u>
<b>SUBTOTAL – HOME</b>	<b><u>\$1,685,322</u></b>
<b>TOTAL</b>	<b><u>\$3,121,400</u></b>

Source: City of Huntington Park Finance Department

Note: The "Prior Year Funds" amount for each project in Table 3c in the Appendix reflects both the 2012 carry over amount as well as any allocation of the CDBG or HOME unexpended balance.

FY 2013-14 formula allocations for the CDBG and HOME programs are predicated upon (a) funding levels in FY 2013 anticipated by HUD to be the same as in FY 2012, (b) estimated program income based upon the amount earned in the current program year and (c) FY 2012-13 funds forecasted to be available in FY 2013-14. In the event the final congressional approved budget for CDBG and or HOME programs is less than proposed in the City's Annual Action Plan, the City will proportionally reduce the amount of funds to some or all of its CDBG and HOME projects.

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

For fiscal year 2013-2014, the City of Huntington Park will have an estimated total of \$1,436,078 in CDBG funds. This total amount is comprised of \$1,268,096 in FY 2013-2014 CDBG entitlement funds, an estimated \$10,000 in CDBG program income and \$157,982 in unexpended funds carried forward from the previous year (see Table 1, 2013-2014 CDBG and HOME Resources).

The City does not have any income from float-funded activities or surplus from urban renewal settlements, sale of real property, prior period adjustments, loans outstanding or written off, CDBG acquired property available for sale, or lump sum drawdown payments. Nor is the City funding any “urgent need activities.” CDBG funds will be used for Public Services, Downtown Public Improvements, Commercial Rehabilitation, Code Enforcement, Economic Development projects, and CDBG Program Administration. An estimated \$1,004,827 in CDBG funds will be used for activities that benefit persons of low and moderate income.

The planned expenditures for program administration and public service activities for the FY 2013-2014 CDBG allocation are within regulatory limitations.

- The total amount of CDBG funds obligated for administration and planning activities (24 CFR 570.205 and 570.206) does not exceed 20 percent of the \$1,268,096 CDBG allocation *plus* 20 percent of program income received during the prior year.
- The total amount of CDBG funds obligated for public service activities (24 CFR 570.201(e)) obligated for public services activities and does not exceed 15 percent of the \$1,268,096 CDBG allocation *plus* 15 percent of program income received during the prior year.

	Statutory Limit		FY 2013-14 Allocation	
CDBG Administration	\$253,619	20%	\$253,600	20%
Public Services	\$190,214	15%	\$189,827	14.97%

### **Home Investment Partnership Act (HOME) Funds**

For FY 2013-14, the City of Huntington Park will have available an estimated \$1,685,322 from the HOME Program, comprised of a FY 2013-14 allocation of \$472,320 augmented with an estimated \$862,002 in estimated unbudgeted carryover and an estimated \$351,000 in unexpended funds carried forward to FY 2013-14. These carryover funds are uncommitted and can be reprogrammed in FY 2013-14. The City will use HOME funds for a Tenant-Based Rental Assistance Program, and HOME Program Administration.

The City has budgeted \$47,232 of its FY 2013-2014 HOME allocation to administer the HOME Program, which is within the ten percent administrative cap for HOME. The HOME Final Rule (24 CFR 92.207) allows the City to use up to 10 percent of its annual HOME allocation plus 10

percent of any HOME program income received during the program year for HOME administrative costs.

Additionally, the HOME Final Rule (24 CFR 92.300) stipulates that:

Within 24 months after HUD notifies the participating jurisdiction of HUD's execution of the HOME Investment Partnerships Agreement, the participating jurisdiction must reserve not less than 15 percent of the HOME allocation for investment only in housing to be developed, sponsored, or owned by community housing development organizations (CHDOs).

Based upon HUD-generated "Deadline Compliance Status Reports" used to monitor compliance with CHDO reservation requirements of the HOME statute, the City, as of January 31, 2013, has a surplus, having reserved 41.12 percent of the required amount of HOME funds (15 percent of total allocations less adjustments).

Deadline Date	Statutory Minimum CHDO Reservation		FY 2012-13 Reservation	
July 31, 2013	\$2,303,965	15%	\$6,415,333	41.12%

The HOME Program requires a match of every dollar drawn; however, the City remains exempt from meeting this mandate. Since its inception, the City of Huntington Park has received a 100% match reduction, and expects to receive such a reduction until otherwise indicated by HUD.

In accordance with the HOME Final Rule, a broad range of mechanisms are permitted to invest HOME funds, such as interest-bearing loans, deferred loans or "other forms of assistance that HUD determines to be consistent with the purposes of this part." The City provides deferred payment loans and grants for various programs. The City also continues to underwrite its investment of HOME funds for new construction and acquisition/rehabilitation projects via residual receipt notes. Through this process, the HOME loan is repaid through net cash flow generated by the project (typically rent and "other sources"), minus project costs (operating costs, capital reserve deposits, bank loan payments).

The City is not administering a homebuyer program as part of its 2013-14 Annual Action Plan. Neither is the City proposing to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds. Thus, since the City does not propose to undertake refinancing, the City is not required to discuss its financing guidelines required under 24 CFR 92.206(b). With respect to the City's single-family Residential Rehabilitation Program, the City has opted to use the Single-Family 95 Percent Median Area Purchase Price Limit for the area provided by HUD.

The City accepts non-solicited proposals from CHDOs that act in the capacity of developers or sponsors and also solicits proposals from for-profit developers to undertake affordable housing developments in targeted areas of the City. In the current climate of diminishing financial resources for affordable housing, the City is keenly interested in working with developers with

the financial capacity, such as securing private financing and tax credits, which will improve the City's leverage ratio. The City's other housing programs involve rehabilitation programs for, single-family home owners. The City markets its rehabilitation programs citywide using standard underwriting criteria, with no other selection criteria that would provide preferences to a particular segment of the low-income population.

## **2. Activities to be Undertaken**

The City plans to undertake the following CDBG and HOME funded activities during FY 2013-14 to address its priority housing and community development needs, as identified in the 2010/11-2014/15 Consolidated Plan (summarized in Table E1).

### **CDBG- Funded Activities**

#### **Priority 1.1: Maintain and Strengthen Neighborhoods**

##### **Code Enforcement Program**

*6542 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$340,000*

This program provides for property inspections near CDBG funded activities, target areas, and in census tracts having a predominance of low and moderate-income residents. This project also funds the Neighborhood Improvement Program, which focuses on improving the physical appearance of the City, promoting neighborhood improvement projects, and community empowerment. The implementing agency is the City Police Department.

##### **Housing Administration**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$25,000*

The program funds allowable delivery costs established under 24 CFR 750.201(k) (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities including housing services for the CDBG and HOME Programs, e.g., appraisal, architectural, engineering, and other professional services; preparation of work specifications, application processing; and other fees.

#### **Priority 2.1: Homeless Support Services**

##### **Southeast Churches Service Center, Emergency Service Program**

*2780 Gage Avenue, Huntington Park, CA 90255*

*Funding Amount: \$10,000*

This program provides a delivery system of essential food products to low and moderate income persons via grocery bags to 600 persons annually. The 600 persons will receive improved access to much needed public emergency services for the purpose of creating a suitable living environment.

**Salvation Army Southeast Communities, Family Services**

*2965 E. Gage Avenue, Huntington Park, CA 90255*

*Funding Amount: \$13,774*

This program provides services to the homeless, those at-risk of being homeless and low-income families/persons through the provision of various activities including emergency food service for families, senior food bags, showers, clothing and furniture vouchers, emergency motel vouchers and bus tokens. The program is being expanded to provide assistance to up to 913 persons with improved access to emergency food boxes, clothing vouchers, and utility assistance for the purpose of creating a suitable living environment.

**Priority 4.1: Community Facilities**

**Construction of Soccer Park**

*Salt Lake Park, 3401 E. Florence Ave., Huntington Park, CA 90255*

*Funding Amount: \$100,000*

The City proposes to contribute \$100,000 towards the construction of a soccer field located on the grounds of Salt Lake Park.

**Priority 5.1 Infrastructure**

**Downtown Public Improvement Project**

*Pacific Boulevard, Randolph and Florence Streets, Huntington Park, CA 90255*

*Funding Amount: \$35,000*

Funded the prior fiscal year, additional funds are being budgeted as a local match source for the design of street improvements targeted in the downtown, census tract 5326.05, along Pacific Boulevard, Randolph and Florence Streets. In the future, the City will provide matching funds for street improvements to include lighting, sidewalk construction, crosswalks and parkway landscape treatments.

**Priority 6.1: Public Services**

**City of Huntington Park, Department of Parks & Recreation**

**After School Youth Program**

*3401 E. Florence Avenue, Huntington Park, CA 90255*

*Funding Amount: \$60,803*

This program provides after school supervision at City parks and offers a variety of recreational activities such as sports, a nutrition program, arts and crafts, field trips, and homework assistance. The program serves to improve the safety of the parks for all users, and helps deter crime, vandalism, graffiti and drug use among youth by offering positive alternatives. The Program is offered at the following locations: Freedom Park, Keller Park, Huntington Park Community Center, and Middleton School. Two thousand (2,000) local at-risk youth will have improved access and availability to childcare services for the purpose of creating a suitable living environment.

**Huntington Park Library, Homework Center**

6518 Miles Avenue, Huntington Park, CA 90255

*Funding Amount: \$5,000*

The Center benefits the children of the Huntington Park community by providing a quiet environment where learning and completion of school assignments are encouraged and promoted. Students in grades one through eight may drop in during established hours to receive supervised guidance and assistance in homework related areas, as well as access to online educational resources. Sixty (60) new families will receive improved access to homework services for the purpose of creating a suitable living environment.

**Southeast Rio Vista Y.M.C.A., Kids Zone After School Program**

6208 Seville Avenue, Huntington Park, CA 90255

*Funding Amount: \$5,000*

The program will provide recreational and non-formal child care services that include, for example, homework assistance and a book center coupled with an exercise program to fight obesity and to reduce health risks such as diabetes. Thirty (30) persons will have new access to the program for the purpose of creating a suitable living environment.

**City of Huntington Park, Police Department**

**Juveniles At-Risk Boot Camp Program**

6542 Miles Avenue, Huntington Park, CA 90255

*Funding Amount: \$15,000*

This is a 12-week program with a one-week military style "boot camp" for youth ranging from 12-15 years of age, emphasizing physical fitness and individual monitoring to develop family values by improving bonds between parents and children. At least 35 persons will have new access to youth services to have a sustainable suitable living environment.

**City of Huntington Park, Department of Public Works**

**Community Beautification Program (Graffiti Removal)**

6542 Miles Avenue, Huntington Park, CA 90255

*Funding Amount: \$56,000*

This program provides contracted services to remove graffiti throughout the City, including all streets, public sidewalks, and public and private buildings. All residents of Huntington Park receive improved access to this public service for the purpose of creating a suitable living environment.

**Steelworkers Oldtimers Foundation, Senior Nutrition Program**

3355 East Gage Avenue, Huntington Park, CA 90255

*Funding Amount: \$14,250*

The CDBG-funded portion of the Oldtimers Senior Nutrition Program provides home delivered meals to home bound seniors throughout the community. Through the Senior Nutrition Center Program, 100 Huntington Park seniors will have improved access to senior services for the purpose of creating a suitable living environment.

**Fair Housing Foundation, Fair Housing Services**

*3605 Long Beach Boulevard, Suite 302, Long Beach*

*Funding Amount: \$10,000*

The City funds the Fair Housing Foundation to affirmatively further fair housing by providing fair housing related services, including housing discrimination counseling and investigative services, landlord-tenant housing dispute resolution services and education and outreach services. The FY2013-14 objective is to provide fair housing and tenant/landlord services to 350 Huntington Park residents.

**Priority 7.1: Economic Development**

**Business Assistance and Economic Development Program**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$50,000*

The Business Assistance and Economic Development Program will provide technical support, business resources and referrals to Huntington Park businesses citywide. CDBG funding serves to increase economic development activities by increasing business retention and attraction services such as providing business and financial planning assistance to new and existing businesses and serving as a local resource center. Funds will be used to host workshops and seminars with industry experts to help persons grow their business in Huntington Park. The Business Assistance and Economic Development Program will retain and attract businesses and will contribute to the vitality of the Huntington Park community.

**Priority 8.1: Other Community Development Needs**

**CDBG Program Administration**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$253,600*

This program provides for the overall development, financial management, coordination and monitoring of the CDBG program, HUD communication, public participation, as well as planning and urban environmental design and studies. The implementing agency is the City Community Development Department.

**Section 108 Loan Repayment: Festival El Centro Retail Development Project**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$154,404*

The City will continue repayment of a HUD Section 108 loan funded for the Festival El Centro Retail Development Project.

**Unallocated CDBG Funds**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$288,247*

CDBG funds in the amount of \$288,247 are available for programming in FY 2013-14. Of this amount, \$190,000 will be allocated for economic development activities that will be funded upon the preparation for HUD approval of a Neighborhood Revitalization Strategy Area plan.

## **HOME - Funded Activities**

### **Priority 1.1: Maintain and Strengthen Neighborhoods**

#### **Residential Rehabilitation Program**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$53,000*

Administered via a subrecipient, this program provides financial assistance to owners of single-family homes (one to four units) for rehabilitation improvements. Loans and/or grants are provided to qualified low and moderate income households to bring assisted properties into compliance with the City's property standard. The 2013-14 goal is to provide decent housing to two housing units through the Residential Rehabilitation Program

### **Priority 1.2: Increase Supply of Affordable Housing**

#### **6337 Middleton Street (Mosaic Gardens of Huntington Park)**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$336,000*

The City anticipates expending the remaining balance of approximately \$336,000 of the \$1.68 million in HOME funds allocated in FY 2012-13 to convert a former 55-unit motel into an affordable 24 unit rental housing project. The developer, LINC Community Development Corporation, leveraged HOME funds to secure other sources such as Low Income Housing Tax Credits, acquired the site and is in the throes of completing rehabilitation. The implementing agency is the City's Community Development Department.

#### **6700-6702 and 6614 Middleton Project**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$15,000*

During Fiscal 2013-14, the City anticipates expending the balance of \$15,000 of the estimated \$2.006 million in HOME funds previously allocated for a rental housing project at 6700-6702 and 6614 Middleton Street. Due to passage of Assembly Bill (AB) 1X 26, California redevelopment agencies were eliminated as of February 1, 2012. As a result, the former Agency's Low and Moderate Income Housing Fund, which was allocated to the project, was unencumbered, putting the project at risk. The City and CHDO that owns to site are discussing a workout plan with HUD whereby the property could be transferred with covenants in place to a for-profit developer what would complete the project and provide for 11 HOME units.

### **Priority 1.2: Increase Supply of Affordable Housing**

#### **Site Acquisition**

*7116 Rugby Avenue*

*Funding Amount: \$630,000*

The City proposes to assist a private developer acquire two adjacent parking lots located at 7116 Rugby Avenue and construct a for-sale affordable housing project with an estimated four HOME designated units.. The property is approximately 0.50 acres and is currently improved with 41 public parking spaces.

**Priority 1.3 Preserve Existing Affordable Housing**

**Tenant-Based Rental Assistance Program**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$530,000*

The City is proposing to enter into a subrecipient agreement with a nonprofit agency to operate a Tenant-Based Rental Assistance Program using tenant selection policies and criteria consistent with the City's Consolidated Plan. The City will give local preference to 110 very low-income elderly persons.

**Priority 8.1: Other Community Development Needs**

**FY 2013-14 HOME Program Administration**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$47,232*

Funds provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.

**FY 2013-14 HOME Program Administration**

*6550 Miles Avenue, Huntington Park, CA 90255*

*Funding Amount: \$74,089*

Unspent HOME funds still sub-funded in the federal Integrated Disbursement Information System (IDIS) will be used provide for the overall development, management, coordination and monitoring of the HOME program as implemented by the Community Development Department.

**Leveraging of Other Resources**

Huntington Park will leverage federal CDBG and HOME resources with the following other primary resources to support affordable housing activities:

**Section 8 Rental Assistance.** The federal Section 8 program is funded by HUD and administered by the Housing Authority of the County of Los Angeles (HACoLA) within Huntington Park. The Section 8 Program increases affordable housing opportunities by providing rent subsidies to low income tenants, aimed at ensuring tenants spend no more than 30 percent of their incomes on rent. Continued funding assists 473 Section 8 housing vouchers currently is use in Huntington Park (Feb 2010).

**Private Financing.** The City requires developers of affordable housing projects to secure conventional financing precedent to HOME expenditures. Based upon the City's financial analysis of a developer's project pro forma, the City determines the amount of financing that

may be underwritten with private funds, with HOME monies providing gap financing on the balance of total development costs up to HOME subsidy limits under the 221(d)(3) mortgage program.

**Low and Moderate Income Tax Credits.** The federal Low Income Housing Tax Credit Program was enacted in 1986, providing tax credits that enable low-income housing sponsors and developers to raise project equity through the sale of tax benefits to investors. Two types of federal tax credits are available and are generally referred to as nine percent (9%) and four percent (4%) credits. These terms refer to the approximate percentage of a project's "qualified basis" a taxpayer may deduct from their annual federal tax liability in each of ten years. Recently, LINC CDC was awarded a nine percent tax credit allocation to help underwrite the HP Mosaic Gardens Project, which entailed the acquisition, conversion and rehabilitation of a 55-unit motel into a 24-unit affordable housing project.

The City supports applications by other entities for projects and programs that address the goals and objectives set forth in the Consolidated Plan. Huntington Park funds numerous non-profit housing and community development organizations that use foundation and private funds in combination with state and Federal funds to provide housing and community development services and improvements throughout the City. Table 1A which follows describes each potential source in FY 2013-14 that will meet the priority needs and objectives in the City's FY 2010/11-14/15 Consolidated Plan, as well as the activities for which non-HUD resources may be used and the projected level of funding.

**Table 1A  
Projected Other 2013-14 Resources**

<b>Program /Funding Source</b>	<b>Consolidated Plan Priority</b>	<b>Description</b>
HUD Lead Based Paint Hazard Control Grant	Strengthen Housing and Neighborhoods	In FY 2010-11, the City received a \$1,570,000 grant to identify and remediate lead in 105 homes, and to conduct extensive outreach on lead poisoning prevention, healthy homes, and integrated pest management.
American Recovery and Reinvestment Act (ARRA)	Provide Needed Infrastructure Improvements to Low and Moderate Income Areas	The City's Public Works Department received \$1,900,000 in federal ARRA funds it will use for rehabilitation improvements to Bissell St, and Saturn, Stafford and Maywood Avenues.
Community Service Block Grant - CSBG	Provide Support Services and Housing for Homeless and Near Homeless	The Southeast Churches Services Center receives federal CSBG funds to help fund the emergency service program.
Federal Emergency Management Agency-FEMA	Provide Support Services and Housing for Homeless and Near Homeless	FEMA funds will be used for the Salvation Army's Family Services Program, providing funds for food, motel vouchers, utility assistance, and bus tokens.
Department of Justice (DOJ) Asset Forfeiture Revenues	Provide Needed Community Services to Those of Lower and Moderate Income	The Huntington Park Police Department utilizes General Funds to supplement CDBG funds for the Graffiti Removal Program.
Los Angeles County Area Agency on Aging	Provide Services to Those of Lower and Moderate Income	The Steelworkers Oldtimers Foundation Senior Nutrition Program is largely funded by the LA County Area Agency on Aging.
Los Angeles Metropolitan Transit Authority (MTA)	Provide Needed Infrastructure Improvements to Low and Moderate Income Areas	The City's Public Works Department received \$2,272,000 in funds from MTA it will use for the Pacific Blvd Pedestrian Improvement Project including new landscaping, hardscape and lighting.
City of Huntington Park General Fund	Strengthen Housing and Neighborhoods	City General Funds will be directed towards the Code Enforcement Program to pay for personnel costs.

### **3. Geographic Distribution**

Of Huntington Park's nineteen census tracts, eighteen are majority (>80%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5345.02 located in the southeast corner of the City is 45.7 percent low/mod, and is thus the only area in Huntington Park which does not qualify as a low/mod tract per HUD guidelines. However, one of the three block groups within tract 5345.02 is low/mod, with the other two block groups not qualifying as low/mod. Subtracting the population in these two non-qualifying block groups (3,434) from the city's total population of 61,185 residents results in a balance of 57,751 low/mod residents.

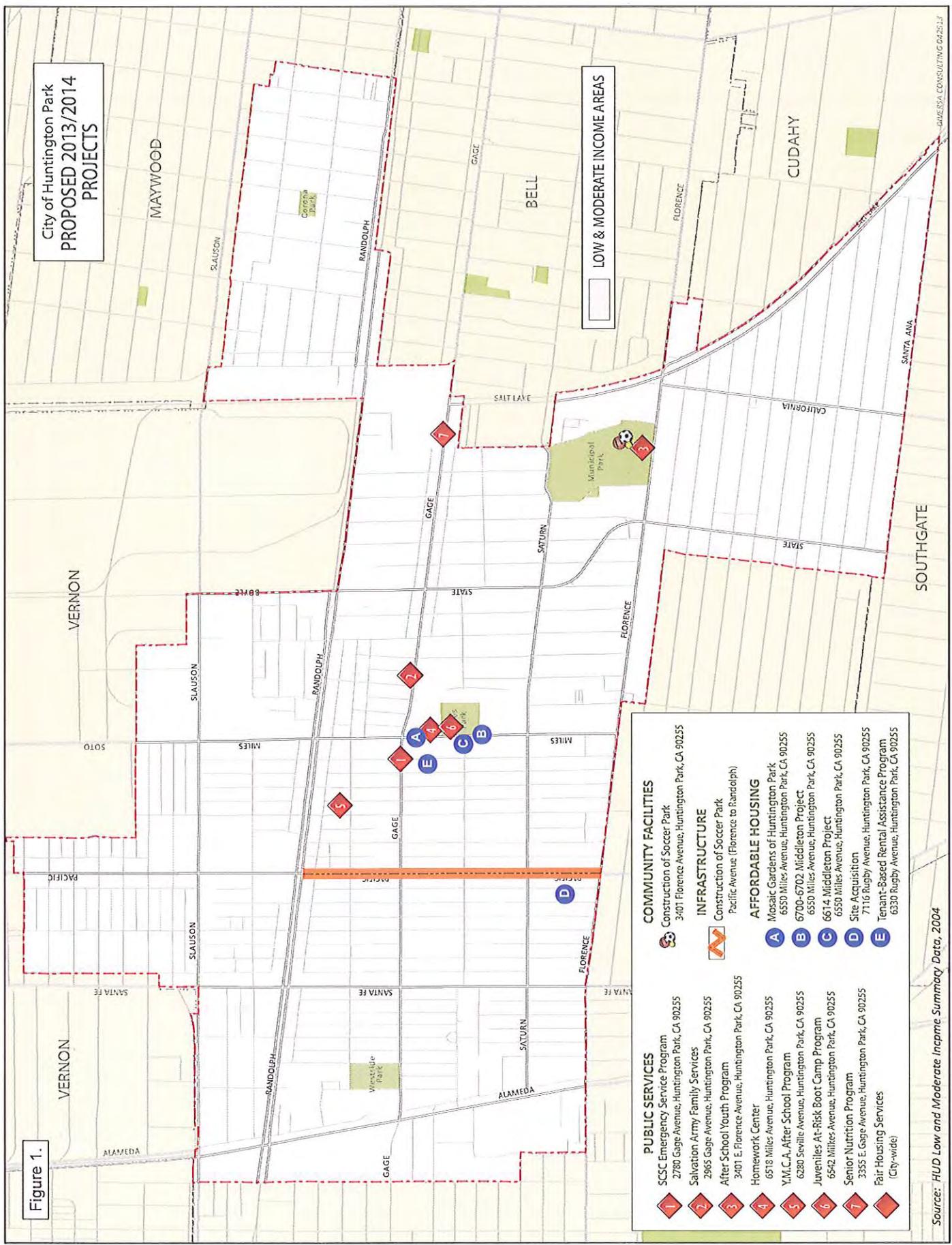
The City's Neighborhood Improvement, Code Enforcement, and Graffiti Removal programs are provided on a citywide basis and are funded in part through the City's General Fund for the two census block groups in the City that are not designated low-moderate income

areas. All other activities funded during FY 2013-14 are offered on a citywide basis to low and moderate-income Huntington Park residents, except for HOME-funded Housing Development activities, street improvements in the downtown and the CDBG-assisted Commercial Rehabilitation Program in the downtown. The City's rationale for implementing activities on a citywide basis, rather than geographically targeting certain neighborhoods is as follows:

- 95% of Huntington Park's population falls within a designated low/mod area; and
- Huntington Park faces significant needs for neighborhood improvement, code enforcement, residential rehabilitation and other community improvements throughout the City.

Figure 1 depicts the geographic location of CDBG and HOME-funded activities to be undertaken in 2013-14.

**City of Huntington Park  
PROPOSED 2013/2014  
PROJECTS**



**Figure 1.**

- |   |   |   |
|---|---|---|
| <b>1</b>  | <b>PUBLIC SERVICES</b>  | <b>COMMUNITY FACILITIES</b>   |
| SCSC Emergency Service Program<br>2780 Gage Avenue, Huntington Park, CA 90255 | Construction of Soccer Park<br>3401 Florence Avenue, Huntington Park, CA 90255      |   |
| <b>2</b>  | Salvation Army Family Services<br>2965 Gage Avenue, Huntington Park, CA 90255       | <b>INFRASTRUCTURE</b>   |
| <b>3</b>  | After School Youth Program<br>3401 E. Florence Avenue, Huntington Park, CA 90255    | Construction of Soccer Park<br>Pacific Avenue (Florence to Randolph)                          |
| <b>4</b>  | Homework Center<br>6518 Miles Avenue, Huntington Park, CA 90255                     | <b>AFFORDABLE HOUSING</b>   |
| <b>5</b>  | Y.M.C.A. After School Program<br>6280 Seville Avenue, Huntington Park, CA 90255     | Mosaic Gardens of Huntington Park<br>6550 Miles Avenue, Huntington Park, CA 90255             |
| <b>6</b>  | Juveniles At-Risk Boot Camp Program<br>6542 Miles Avenue, Huntington Park, CA 90255 | <b>6700-6702 Middleton Project</b><br>6550 Miles Avenue, Huntington Park, CA 90255            |
| <b>7</b>  | Senior Nutrition Program<br>3355 E. Gage Avenue, Huntington Park, CA 90255          | <b>6614 Middleton Project</b><br>6550 Miles Avenue, Huntington Park, CA 90255                 |
| <b>Fair Housing Services</b><br>(City-wide)                                   |   | <b>Site Acquisition</b><br>7116 Rugby Avenue, Huntington Park, CA 90255                       |
|   |   | <b>Tenant-Based Rental Assistance Program</b><br>6330 Rugby Avenue, Huntington Park, CA 90255 |

Source: HUD Low and Moderate Income Summary Data, 2004

#### 4. Relation to Strategic Plan Priorities

The Huntington Park 2010/11-2014/15 Consolidated Plan identifies priority housing and community development needs to be addressed through HOME and CDBG funding. Each of these priorities includes a series of implementing programs and five-year objectives. To ensure that the activities planned in the Annual Action Plan are consistent with this Five Year strategy, Table 2 depicts the relationship between these planned activities and the 2010/11-2014/15 Consolidated Plan priorities.

**Table 2  
Relationship Between Strategic Plan Priorities and One-Year Activities**

5-Year Priority	2013-14 Implementing Programs	Consolidated Plan 5-Year Objective	2013-14 Objective
<b>HOUSING</b> 1.1 Strengthen Housing and Neighborhoods  1.2 Increase Affordable Housing Supply  1.3 Preserve Existing Affordable Housing	<ul style="list-style-type: none"> <li>▪ Residential Rehabilitation</li> <li>▪ Minor Home Repair</li> <li>▪ Code Enforcement</li>   <li>▪ Affordable Housing Development</li>   <li>▪ TBRA</li> </ul>	30 housing units 150 housing units 57,751 persons  35 housing units  110 persons	Program-defunded Program Defunded 57,751 persons  24housing units  110 persons
<b>HOMELESS</b> 2.1 Support Services and Housing	<u>Emergency Services</u> <ul style="list-style-type: none"> <li>▪ Southeast Churches</li> <li>▪ Salvation Army Family Services</li> </ul>	<u>14,250 persons</u>	<u>1,513 persons</u> 600 persons 913 persons
<b>COMMUNITY FACILITIES</b> 4.1 Provide New and Improved Community Facilities to Low/Mod Persons	<ul style="list-style-type: none"> <li>• Construction of Soccer Field</li> </ul>	1 facility	1 facility
<b>INFRASTRUCTURE</b> 5.1 Provide Needed Infrastructure Improvements to Low/Mod Persons	<ul style="list-style-type: none"> <li>▪ Downtown Public Improvement Project</li> </ul>	3,611 persons	3,611 persons
<b>COMMUNITY SERVICES</b> 6.1 Provide Needed Services to Low/Mod Persons	<u>Youth Services</u> <ul style="list-style-type: none"> <li>▪ After School Program</li> <li>▪ Homework Center</li> <li>▪ YMCA After School Program</li> <li>▪ Juveniles At-Risk Boot Camp</li> </ul> <u>Community Beautification</u> <ul style="list-style-type: none"> <li>▪ Graffiti Removal</li> </ul> <u>Special Needs</u> <ul style="list-style-type: none"> <li>▪ Senior Nutrition Program</li> </ul> <u>Fair Housing</u> <ul style="list-style-type: none"> <li>▪ Fair Housing and Tenant/Landlord Mediation Services</li> </ul>	<u>11,750 persons</u>  57,751 persons  425 persons  1,500 persons	<u>2,125 persons</u> 2,000 persons 60 persons 30 persons 35 persons 57,751 persons  100 persons  350 persons
<b>ECONOMIC DEVELOPMENT</b> 7.1 Improve Business Climate for Existing and New Businesses	<ul style="list-style-type: none"> <li>▪ Business Assistance and Economic Development</li> <li>▪ Commercial Rehabilitation</li> <li>▪ Cleanup Contaminated Site</li> <li>▪ Enterprise Zone</li> </ul>	25 businesses  15 businesses 1 business	25 businesses  Activity Defunded Activity Defunded Activity Defunded

## 5. Annual Objectives and Outcome Measures

Pursuant to new HUD requirements for use of an outcome performance measurement system, the following numbering system is used to identify the objective and outcome categories corresponding to each FY 2013-14 activity.

**Table 3  
Objectives and Outcomes Numbering System**

Objective Category	Outcome Category		
	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 3A "Summary of Specific Annual Objectives" which follows highlights the annual outcomes Huntington Park intends to achieve under its 2013-14 Action Plan. For each activity, a specific one-year objective is identified, along with an outcome/objective category assigned pursuant to the numbering system presented in Table 3 above. Objectives from the prior years' Action Plans are also presented, along with the 5-year objective originally established in the 2010/11-2014/15 Consolidated Plan. Due to changing opportunities, in several instances annual goals/objectives differ from the original annual and five year goals/objectives reflected in Table 3A.

Huntington Park's annual housing goals, which fulfill Section 215 affordable housing requirements, are presented in Table 3B.

Pursuant to Section 215, HUD defines rental housing as affordable if it is occupied by an extremely low, low or moderate-income tenant and it bears a rent eligible under HOME regulations. At least 20% of units in projects with five or more units that are restricted must have Low HOME rents, with the balance of restricted units subject to High HOME rents.

Section 215 defines ownership housing as affordable if it is purchased by an extremely low, low or moderate-income first-time homebuyer, and has a sales price that does not exceed the mortgage limits for the type of single-family housing for the area under 203(b) limits and carries either resale or recapture provisions. Housing that is rehabilitated and owned by a family when assistance is provided qualifies as affordable if it is occupied by an extremely low, low or moderate-income family, and has an after-rehabilitation value that does not exceed the 203(b) mortgage limits.

**Table 3A  
Statement of Specific Annual Objectives**

Specific Obj. #	Specific Annual Objectives	Sources of Funds	Performance Indicators	Fiscal Year	Expected Number	Actual *Number	Percent Completed
<b>DH - 1 Availability/Accessibility for the purpose of providing Decent Housing</b>							
DH – 1.1	<b>RESIDENTIAL REHABILITATION LOAN PROGRAM</b> Address the availability of decent housing by offering rehabilitation assistance to low and moderate-income households.	HOME	Total Number of Housing Units Assisted	2010	6	1	17%
				2011	6	12	200%
				2012	6		
				2013	2		
				2014	6		
				<b>Total</b>	<b>30</b>	<b>13</b>	<b>43%</b>
<b>DH-2 Affordability for the purpose of providing Decent Housing</b>							
DH – 2.1	<b>AFFORDABLE HOUSING DEVELOPMENT</b> Address need for affordable decent housing by increasing supply of affordable rental housing.	HOME	Total Number of Housing Units Assisted	2010	12	0	0%
				2011	7	0	0%
				2012	7		
				2013	7		
				2014	7		
				<b>Total</b>	<b>35</b>	<b>0</b>	<b>0%</b>
DH – 2.2	<b>TENANT BASED RENTAL HOUSING</b> Address need for affordable decent housing by providing rental based rental assistance to qualified households.	HOME	Total Number of Housing Units Assisted	2010	N/A	N/A	N/A
				2011	N/A	N/A	N/A
				2012	N/A	N/A	N/A
				2013	110		
				2014			
				<b>TOTAL</b>	<b>100</b>		
<b>DH-3 Sustainability for the purpose of providing Decent Housing</b>							
DH – 3.1	<b>NO PROGRAMS FIT THIS CATEGORY</b>						
<b>SL-1 Availability/Accessibility for the purpose of creating a Suitable Living Environment</b>							
SL – 1.1	<b>MINOR HOME REPAIR</b> Enhance the availability and accessibility of a suitable living environment by providing minor home repair services to elderly, disabled and low income households.	CDBG	Total Number of Housing Units Assisted	2010	30	9	30%
				2011	30	12	40%
				2012	30		
				2013	30	Program Defunded	
				2014	30		
				<b>Total</b>	<b>150</b>	<b>9</b>	<b>7%</b>
SL – 1.2	<b>CODE ENFORCEMENT</b> Provide for the availability of a suitable living environment by funding code enforcement activities within CDBG target areas.	CDBG	Total Number of Persons Assisted	2010	57,751	57,751	100%
				2011	57,751	57,751	100%
				2012	57,751		
				2013	57,751		
				2014	57,751		
				<b>Total</b>	<b>57,751</b>	<b>57,751</b>	<b>100%</b>

SL – 1.3	<b>COMMERCIAL REHABILITATION</b> Enhance the availability of economic opportunity by offering rehabilitation loans to local businesses.	CDBG	Total Number of Businesses Assisted	2010	3	8	267%
				2011	3	2	67%
				2012	3		
				2013	3	Program Defunded	
				2014	3		
				<b>Total</b>	<b>15</b>	<b>10</b>	<b>67%</b>
SL – 1.4	<b>EMERGENCY SERVICES</b> Improve the availability of a suitable living environment by offering emergency food and shelter to homeless and those at-risk of homelessness	CDBG	Total Number of Persons Assisted	2010	2,850	5,272	185%
				2011	2,850	4,887	171%
				2012	2,850		
				2013	2,850		
				2014	2,850		
				<b>Total</b>	<b>14,250</b>	<b>10,159</b>	<b>71%</b>
SL – 1.5	<b>YOUTH SERVICES</b> Improve the availability of a suitable living environment by providing after school recreational, childcare and homework programs for youth, and a juveniles at-risk program.	CDBG	Total Number of Persons Assisted	2010	2,350	2,525	107%
				2011	2,350	2,371	101%
				2012	2,350		
				2013	2,350		
				2014	2,350		
				<b>Total</b>	<b>11,750</b>	<b>2,525</b>	<b>21%</b>
SL -1.6	<b>CHILD CARE SERVICES</b> Improve the availability of a suitable living environment by providing, childcare programs	CDBG	Total Number of Persons Assisted	2010	100	75	75%
				2011	100	54	54%
				2012	100		
				2013	100		
				2014	100		
				<b>Total</b>	<b>500</b>	<b>129</b>	<b>26%</b>
SL – 1.7	<b>SENIOR SERVICES</b> Improve the availability of a suitable living environment by providing midday meals to the elderly population.	CDBG	Total Number of Persons Assisted	2010	85	176	207%
				2011	85	101	119%
				2012	85		
				2013	85		
				2014	85		
				<b>Total</b>	<b>425</b>	<b>277</b>	<b>65%</b>
SL – 1.8	<b>COMMUNITY BEAUTIFICATION</b> Improve the availability of a suitable living environment by providing graffiti removal within CDBG target areas	CDBG	Total Number of Persons Assisted	2010	57,751	57,751	100%
				2011	57,751	57,751	100%
				2012	57,751		
				2013	57,751		
				2014	57,751		
				<b>Total</b>	<b>57,751</b>	<b>57,751</b>	<b>100%</b>
SL – 1.9	<b>HEALTH SERVICES</b> Improve the availability of a suitable living environment by offering health screenings, education and immunizations, and providing lead hazard screening.	CDBG	Total Number of Persons Assisted	2010	650	398	61%
				2011	650	Program Defunded	
				2012	650	N/A	N/A
				2013	650	N/A	N/A
				2014	650		
				<b>Total</b>	<b>3,250</b>	<b>398</b>	<b>12%</b>

SL – 1.10	<b>FAIR HOUSING SERVICES</b> Improve the availability of a suitable living environment by providing for tenant/landlord counseling and fair housing services.	HOME	<b>Total Number of Persons Assisted</b>	2010	300	233	78%
				2011	350	245	82%
				2012	350		
				2013	300		
				2014	300		
				<b>Total</b>	<b>1,500</b>	<b>478</b>	<b>32%</b>
SL – 1.11	<b>PUBLIC FACILITY IMPROVEMENTS</b> Provide Needed Infrastructure Improvements to Low/Mod Persons	CDBG	<b>Total Number of Persons Provided Improved Access to Public Improvements</b>	2010	3,611	0	0%
				2011	3,611	0**	0%
				2012	3,611		
				2013	3,611		
				2014	3,611		
				<b>Total</b>	<b>3,611</b>	<b>0</b>	<b>0%</b>
SL – 1.12	<b>COMMUNITY FACILITY IMPROVEMENTS</b> Improve the availability of a suitable living environment by providing new and improved community facilities to serve low and moderate income populations.	CDBG	<b>Total Number of Improved Community Facilities</b>	2010		0	
				2011	2	2	
				2012			
				2013	1		
				2014			
				<b>Total</b>	<b>2</b>		
<b>SL - 2 Affordability for the purpose of creating a Suitable Living Environment</b>							
SL – 2.1	<b>NO PROGRAMS FIT THIS CATEGORY</b>						
<b>SL - 3 Sustainability for the purpose of creating a Suitable Living Environment</b>							
SL –3.1	<b>SECTION 108 Repayment</b> Improve the sustainability of a suitable living environment by providing debt service on a loan used for construction of the Rugby Senior Housing parking garage, and a new loan for the Festival El Centro Retail Development Project.	CDBG	N/A	N/A	N/A	N/A	N/A
<b>EO – 1 Availability/Accessibility for the purpose of creating Economic Opportunity</b>							
EO – 1.1	<b>ECONOMIC DEVELOPMENT PROGRAM</b> Retain and attract businesses through provision of technical support, business resources and referrals.	CDBG	<b>Total Number of Businesses Assisted</b>	2010	1	0	0%
				2011	0	0	0%
				2012	0		
				2013	26		
				2014	0		
				<b>Total</b>	<b>1</b>	<b>0</b>	<b>0%</b>
<b>EO-2 Affordability for the purpose of creating Economic Opportunity</b>							
EO-2.1	<b>NO PROGRAMS FIT THIS CATEGORY</b>						
<b>EO-3 Sustainability for the purpose of creating Economic Opportunity</b>							
EO – 3.1	<b>NO PROGRAMS FIT THIS CATEGORY</b>						

**Notes:**

*Expected Number is predicated upon Huntington Park's 2010/11- 2014/15 Consolidated Plan.*

*\*Actual Number is based upon FY 2011-12 CAPER.*

\*\* In FY 2011-12 two public facility projects were funded: 1) the Fitness Room Improvements Project at Salt Lake Park and Raul R. Perez Park; and 2) the Downtown Public Improvements Project. During the fiscal year, the Fitness Room Improvement project was completed; however performance indicator is based on the number public facilities completed, not the number of persons served, as is stated in the Consolidated Plan.

**Table 3B  
Annual Housing Completion Goals**

	Annual Expected / Number Completed	CDBG	HOME	ESG	HOPWA
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)</b>					
Homeless households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households	136	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC.215)</b>					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance*	110	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Rental	134	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC.215)</b>					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Owner	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC.215)</b>					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitation of existing units	136	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec 215 Affordable Housing*	136	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>					
Annual Rental Housing Goal	134	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Annual Housing Goal	136	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*The estimated 110 TBRA-assisted units have been included based on guidance provided under the HUD CPD document "Guidelines for Preparing Consolidated Plan and Performance and Evaluation Report Submissions for Local Jurisdictions", which lists rental assistance as one of the methods for meeting rental housing goals under Section 215. It is noted, though, that TBRA may not technically qualify as a form of affordable housing under Section 215, since it does not comply with Section 215()(1)(E): "Housing that is for rental shall qualify as affordable housing under this title only if the housing will remain affordable, according to binding commitments satisfactory to the Secretary, for the remaining useful life of the property,

## 6. Monitoring

In accordance with the City of Huntington Park's monitoring protocols, the City monitors and/or site visits all of its subrecipients at least once per year. The City requires quarterly reports from all subrecipients. The final quarterly report will form the basis of the City's Annual Performance Report to HUD regarding the City's accomplishments in its efforts to achieve its Consolidated Plan goals.

In addition to the above, the City performs on-site inspections of the City's affordable rental housing units as required by 24 CFR 92.504 (d). The City has adopted protocols for monitoring its HOME-assisted affordable rental housing projects that include the Rugby Senior Apartments and the Casa Bonita Apartments, as well as three acquisition and rehabilitation activities on Bissell Street. Monitoring of 6822 Malabar Street commenced in FY 2011-12 and at completion of 6700-6702/6614 Middleton Street and of the Mosaic Gardens at Huntington Park Project. In the interim, the City will review tenant income certifications prepared via the owner.

Date Completed	Project Name	Address	Project Type	Total Units	Restricted Units	Affordability Period
1997	Rugby Senior Apartments	6330 Rugby Avenue	Senior Rental Housing	184	37 Very Low 37 Low Income	2050
2002	Casa Bonita	6512 Rugby Avenue	Senior Rental Housing	80	80 Very Low	2057
2008	Bissell III Apts	6340 Bissell Street	Family Rental Housing	4	4 Low Income	2062*
2001	Bissell I Apts	6342-44 Bissell Street	Family Rental Housing	4	4 Low Income	2062*
2003	Bissell II Apts	6308-6312 Bissell Street	Family Rental Housing	7	2 Very Low 4 Low Income	2062*
2010	6822 Malabar Street	6822 Malabar Street	Family Rental Housing	10	2 Very Low 8 Low Income	2063
Under Construction	6702/6614 Middleton Street	6702/6614 Middleton Street	Family Rental Housing	11	2 Very Low 9 Low Income	2063
2004	Casa Bella	6902-30 Rita Avenue	For Sale Housing	15	7 Low Income	2025
2000	Santa Fe Village	2400-12 Randolph Street	For Sale Housing	17	8 Moderate	No resale controls
Under Construction	HP Mosaic Gardens	6337 Middleton Street	Family and Special Needs Rental Housing	24	17 Extremely Low 6 Very Low	2029 estimated**

\* Affordable Housing Agreements were prepared in FY 2007 that extended the affordability period to 55 years.

\*\* 15 years following Release of Construction Covenants

The City also annually monitors its two homeowner projects (Casa Bella - 6902 Rita Avenue; and Santa Fe Village - 2400-12 Randolph Street) to verify HOME-designated units remained the principal place of residency of the initial purchaser.

Rental project monitoring occurs at four levels:

- Annually, a desk audit is performed wherein the owner/property manager will submit information certifying household sizes, household incomes and rents for all HOME-restricted units, as well as an operating budget and residual receipt report;
- An on-site visit will be conducted triennially during which an in-depth review will occur of all HOME and federal crosscutting requirements, e.g., affirmative marketing and tenant selection procedures;
- Projects are inspected in accordance with HOME regulations at HOME Final Rule at 24 CFR 92.504(d):

Total No. of Units	Minimum Schedule
1 – 4 units	every 3 years
5 – 25 units	every 2 years
26+ units	annually

- Upon receipt of a developer's project pro forma, the City conducts an economic analysis to ensure that, in accordance with the City's "Underwriting and Developer Capacity Protocols for HOME Rental Project Feasibility" guidelines, the amount of warranted HOME assistance is necessary to provide affordable housing.

The City has the prerogative to monitor on-site more frequently, especially if a project is at risk because of outstanding findings or insufficient capacity.

The City of Huntington Park has adopted layering review guidelines in compliance with HOME Investment Partnerships Act (HOME) requirements set forth under Section 212(f) of the Cranston-Gonzalez National Affordable Housing Act, as amended, 24 CFR 92.250(b) of the HOME Final Rule and 24 CFR Part 91, the Consolidated Plan Final Rule. The City asserts that (a) prior to the commitment of funds to a project, the project is evaluated based upon its layering guidelines, and that (b) it will not invest any more HOME funds in combination with other governmental assistance than is necessary to provide affordable housing.

The City's "Underwriting and Developer Capacity Protocols" is also used when determining the level of HOME funds to be used in a project absent other governmental assistance. In the event that additional sources of funds not initially contemplated are infused, the City may opt to update the evaluation.

## 7. Homeless Strategy

The City understands that homelessness is caused by a variety of factors and that only through coordination of services and resources can the City be better positioned to address the issue. The City will continue to seek partnerships and funding opportunities, such as receiving \$665,002 in HPRP and future ESG funding if eligible, to address Continuum of Care needs. Following the Continuum of Care model of: 1) actions to prevent homelessness; 2) actions to address emergency shelter and transitional housing needs; and 3) actions to preserve and maintain existing affordable housing, Huntington Park will undertake the actions below to address chronic homelessness.

### **Actions to Prevent Homelessness**

The City will provide CDBG funding to the Salvation Army/Southeast Communities Corps. Through their office in Huntington Park, the Salvation Army provides the following emergency services: daily meals; emergency food boxes for families; monthly food bags for seniors; acute medical, dental, and vision care; showers; clothing vouchers; bus tokens; motel vouchers; utility assistance; and referrals to outside agencies. Also, a limited amount of emergency rental assistance is available for qualified households.

The City will continue to provide CDBG funding support to the Southeast Churches Service Center (SCSC). The SCSC Emergency Food Program provides emergency "brown bag" groceries to families. The Center also provides bus tokens and taxi vouchers to link clients with other service agencies.

The City will continue to contract with the Fair Housing Foundation to provide a wide range of fair housing services to ensure equal housing opportunities for its residents. By mediating disputes between tenants and property owners, the Fair Housing Foundation helps to minimize evictions and unjust rent increases.

Lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City coordinates with the Los Angeles County Housing Authority to provide Section 8 rental assistance to homeless individuals and families as well as those at risk of becoming homeless. Approximately 470 low-income households in Huntington Park currently receive assistance.

### **Actions to Address Emergency Shelter and Transitional Housing Needs**

- While no emergency shelters are located in Huntington Park, a 340 bed regional shelter is located in the adjacent City of Bell. The Bell Shelter, operated by the Salvation Army, provides emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer-term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; counseling; on-site health care and medical referrals; computer training, job training and job search program; veterans' reintegration program; and life skills classes. On-site adult education classes are offered through the LA

Unified School District, which can lead to various vocational certificates. ESL classes are also offered. Bell Shelter collaborated with the County of Los Angeles Department of Mental Health and the Veterans Administration to provide a new, 76,000 foot renovated shelter, targeting homeless, mentally ill, veterans and persons seeking alcohol and drug recovery.

- The City's Zoning Code currently allows transitional housing and emergency shelter to be located within its City limits. To further these uses, the City revised its Zoning Code in 2009 to identify emergency shelters as a permitted use in the MPD zone, and transitional and supportive housing as permitted uses within residential zoning districts.
- The City provides funding support to the Salvation Army/Southeast Services Corps, which serves as a referral agency for shelters in the area. The Salvation Army also provides bus tokens to assist in transportation to the shelters, as well as motel vouchers.

### **Actions to Preserve and Maintain Existing Affordable Housing**

The following three Consolidated Plan priorities speak to maintaining and preserving the City's affordable housing: Priority 1.1: Strengthen housing and neighborhoods; Priority 1.2: Expand the supply of affordable housing; Priority 1.3: Preserve existing affordable housing.

Programs the City implements under these priorities include:

- Affordable housing development
- Section 8 rental assistance
- Preservation of existing assisted housing
- Residential Rehabilitation Program
- Code Enforcement Program

## **8. Meeting Underserved Needs**

The City will continue to seek other resources and funding sources to address the biggest obstacle to meeting the community's underserved needs, which is the lack of funding and/or inadequate funding. The City will look for innovative and creative ways to make its delivery systems more comprehensive and to work to continue existing partnerships with both for-profit and not-for-profit organizations. The City entered into Affordable Housing Agreements with Oldtimers Housing Development Corporation for the acquisition, rehabilitation or new construction and management of 37 rental units for families. Recently, the City entered into another agreement with LINC CDC that leverages HOME funds with other sources including tax credits that generated another 24 affordable rental housing units.

Another serious underserved need is related to overcrowding. Single-parent households, elderly, and large families have underserved special housing needs. The City will continue to seek innovative and creative ways to address these underserved needs, such as working with developers to create units for larger households.

## **9. Fostering and Maintaining Affordable Housing**

One of the priorities of the City is to preserve its existing affordable housing stock through rehabilitation, and to increase the supply of affordable housing through new construction. The City has negotiated an agreement to provide rehabilitation assistance with local funds to a developer acquiring Rugby Plaza Apartments, a 184-unit senior housing project.

## **10. Removing Barriers to Affordable Housing**

The City firmly believes that its policies and current practices do not create barriers to affordable housing. In April 2007, the City updated its Analysis of Impediments to Fair Housing Choice in which it reviewed various City policies and regulations, and has determined that none of these is an impediment to housing. The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

The State Department of Housing and Community Development, in their review of Huntington Park's 2008-2014 Housing Element, determined the City's land use controls, building codes, fees and other local programs intended to improve the overall quality of housing do not serve as a development constraint. Furthermore, the City's Housing Element sets forth the following programs as a means of continuing to facilitate the production of affordable housing:

- Affordable Housing Development Assistance
- Homeownership Assistance
- Affordable Housing Incentives Ordinance
- Modified Standards for Affordable and special Needs Housing
- Provision of Sites in the CBD and Affordable Housing Overlay Districts
- By-Right Zoning Provisions for Emergency Shelters, Transitional Housing, Supportive Housing and Second Units

To specifically address the removal of barriers for persons with disabilities, Huntington Park recently adopted a Reasonable Accommodation Ordinance. The Ordinance clearly sets forth the procedures under which a disabled person may request a reasonable accommodation in application of the City's land use and zoning regulations. Such a request may include a modification or exception to the requirements for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. Reasonable accommodation requests may be approved ministerially by the community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

## **11. Public Housing**

The City has no direct ties to any local housing agency and has no public housing, therefore, has found no occasion to enhance coordination between public and assisted housing providers. The City when appropriate will make referrals to suitable agencies and makes available publications of directories of programs and services.

## **12. Evaluate and Reduce Lead-Based Paint Hazard**

The Community Development Department coordinates the City's efforts to reduce lead-based paint hazards. To reduce lead in existing housing, all rehabilitation and minor home repair projects funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or implementation of interim controls.

The City will also coordinate with the L.A. County Childhood Lead Prevention Program (CCLPP). CCLPP is responsible for enforcement of L.A. County's Lead Abatement Ordinance, including inspection, regulations and consultation. The CCLPP provides the City with the address of any household where there is evidence of lead poisoning or elevated blood levels in children or any other evidence of lead from a physical inspection of a property. The City will contact the property owner and offer financial aid to assist in the abatement of the hazard. The City will provide lead hazard education and outreach through its newsletter and at other information distribution outlets (e.g., City Hall, Parks and Recreation, and the Library).

Additionally, the City is sub granting with the L.A. Community Legal Center to implement the Southeast Healthy Homes Program. This Program will provide an environmental education program comprised of lead-based paint education, training and screening to counter potential lead-based paint poisoning. The Southeast Healthy Homes Program will train community leaders and health providers in lead education and outreach, distribute educational materials, conduct lead-based paint screening of children, and enroll families with health providers and train tenants and owners in lead safe work practices.

In October 2009, the City applied for and was awarded a \$1.57 million HUD Lead Based Paint Hazard Control Grant, allowing significant expansion of its lead prevention and abatement activities. The grant will enable the City to identify and remediate lead hazards in 90 units occupied by lower income families with children, and educate the community about lead poisoning prevention, healthy homes and integrated pest management. Ten workers will be trained and certified as lead workers and four community outreach workers along with City staff and community members will be trained in lead and healthy homes.

The HUD Lead Grant involves an extensive community outreach component. Outreach workers from the Los Angeles Community Legal Center and Communities for a Better Environment will conduct door-to-door outreach to over 550 households in targeted neighborhoods, educating residents on lead hazards and lead poisoning prevention, and referring property owners to the City's Lead Hazard Remediation Program. The City's Minor Home Repair contractor will

provide weatherization services, and as needed, exterior paint, and perform healthy home interventions focusing on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances. Community outreach workers will also conduct over 90 meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

### **13. Reduce Number of Poverty Level Families**

The City's ability to reduce or assist in reducing the number of households with incomes below the poverty line is dependent on the ability to increase the local employment base, and the ability to increase educational City's and job training opportunities. The City has designated Economic Development as a High Priority, and will actively continue to support a variety of activities in support of these goals.

- Hub Cities One-Stop Career Center located in Huntington Park serves as the community's primary center for job training, placement and career planning assistance, with approximately 5,000 persons utilizing the Center's services each month.
- A youth employment program with paid internships is provided through the Center, serving approximately 100 area youth annually.
- The Career Center also provides services to businesses, and partners with Los Angeles County to carry out a Rapid Response Services program for businesses experiencing layoffs or closures.
- Huntington Park's Economic Development Program includes a variety of business retention and attraction activities to enhance the City's business climate. Technical and business planning assistance is provided, including site referral and commercial space inventory services.
- The Pacific Boulevard Business Improvement District (BID) promotes the economic development of the downtown by funding for a variety of improvements, including additional promotion, security, and cleaning, and most recently a Downtown Specific Plan.
- The Southeastern LA County Small Business Development Corporation (SBDC) administers a business assistance program, providing business management counseling and training, small business loans and a business resource center.
- The Miles Avenue Library offers a reading literacy program for students and adults. Several agencies offer ESL classes throughout the community.
- Numerous City-sponsored youth programs are geared towards keeping kids in school, with the goal of ultimately gaining meaningful employment.

### **14. Institutional Structure**

#### ***Public Agencies***

#### **The City of Huntington Park Community Development Department**

The Community Development Department will continue to be the lead department for implementing housing programs, including residential and commercial rehabilitation, minor

home repair, and affordable housing development. The Department is responsible for the overall administration of HUD grants. In that regard, the Department will prepare the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years, draft the Annual Action Plan and CAPER, as well as all other reports required by federal rules and regulations. The Department has brought on staff dedicated to implementation of its housing program under the direction of the Housing and Community Development Manager, supported by a Project Manager and consultants.

The Community Development Department has contracted with a consultant for administration of the CDBG and HOME program to help address past issues of staff turnover. By outsourcing administration of the HUD program, the City has gained greater expertise in program administration assuring it of sufficient staffing capacity.

#### **The City of Huntington Park Police Department**

The Police Department is responsible for administering and implementing the Code Enforcement and Neighborhood Improvement Programs, as well as the 12 week Juveniles At-Risk Boot Camp Program.

#### **The City of Huntington Park Department of Public Works**

The Department is responsible for administering the graffiti removal contract with an outside agency, and for implementing a variety of public works projects – e.g. street and sidewalk improvements, drainage improvements – in low and moderate income neighborhoods.

#### **The City of Huntington Park Department of Parks and Recreation**

The Department of Parks and Recreation will continue to assist the City in carrying out its priorities with the After-School programs.

#### **City of Huntington Park Planning Division**

The Planning Division performs functions that directly affect development and rehabilitation of housing. The Planning Division oversees the permit process, and regulates compliance with zoning and building codes.

#### ***Nonprofit Organizations***

##### **Community Housing Development Organization (CHDO)**

The City will continue to underwrite affordable housing projects developed or sponsored by CHDOs. The City is currently undertaking projects with Oldtimers Housing Development Corporation-IV and LINC Community Development Corporation.

##### **Nonprofits providing Community Services**

The City of Huntington Park will continue to support nonprofits that provide services and programs to the residents of Huntington Park. Most of these nonprofit organizations are multi-jurisdictional that will continue to receive regional support and regional financial assistance.

## *Private Industry*

### **For-Profit Developers and Builders**

The City will continue to work with developers to encourage the development of affordable housing for low and moderate-income people.

The biggest obstacle faced by the City and its partners is lack of availability of sufficient financial resources to make a strong and sustainable impact within the region.

## **15. Analysis of Impediments (AI) to Fair Housing Choice**

The City of Huntington Park has prepared an Analysis of Impediments to Fair Housing Choice (AI). The AI was completed and adopted by the City Council in April 2007 and spans 2007-2012. In an effort to address specific findings identified in the City's 2007 AI, the City in collaboration with the Fair Housing Foundation, lending institutions, the real estate association, and other service agencies are implementing several strategies including:

- Education and outreach activities that include cooperating with the FHF, continue multi-faceted fair housing outreach to Huntington Park residents, real estate professionals, apartment owners/managers, bankers and advocacy groups. Distribute multi-lingual fair housing literature to every household in the City through utility bill inserts, the City's quarterly newsletter, or other innovative ways to reach the general public.
- Enforcement activities that continue to provide investigation and response to allegations of illegal housing discrimination through the FHF. For cases that cannot be conciliated, refer to the Department of Fair Housing and Employment (DFEH), U.S. Department of Housing and Urban Development (HUD), small claims court, or to a private attorney, as warranted.
- Monitoring lending, housing providers, and local real estate practices that entail, for example, cooperation with FHF, monitor the reasons for denial of home purchase, refinancing and home improvement loans. Contact local lenders in Huntington Park to provide additional education and outreach on the loan approval process, how to improve credit ratings, and available favorable home purchase tools. Assist lenders in marketing financial literacy programs at City Hall.
- Continue investigative testing and auditing local real estate markets that include steps to conduct audits to evaluate apparent patterns of discrimination in Huntington Park, such as issues related to familial status, national origin and disability. To the extent such audits reveal significant discrimination, widely publicize the results to serve as a deterrent to other property owners and landlords.

In an effort to affirmatively further fair housing, the City entered into a multiyear contract with the Fair Housing Foundation (FHF) to provide comprehensive fair housing services. Under the terms of the annual contract amount, FHF is to provide these services including: (1) Discrimination Counseling, Complaint Intake, and Investigation, (2) General Housing

(Landlord/Tenant) Counseling and Resolutions, (3) Enforcement and Impact Litigation, (4) Education and Outreach. The FHF provides these free services citywide to tenants/property owners/landlords and other housing advocates. The FHF also initiated the following key components to furthering fair housing:

- ✓ Innovative and effective enforcement programs to eliminate housing discrimination
  - ✓ In-depth testing and investigation of complaints alleging housing discrimination
  - ✓ Audits of housing practices based on areas of concern uncovered through counseling and testing
  - ✓ Intensified education and outreach services targeting areas of concern
  - ✓ Workshops and presentations designed to educate the public on fair housing laws and issues
  - ✓ General housing counseling and other appropriate referral services
  - ✓ Tester and other volunteer training
  - ✓ Promoting media interest in eliminating housing violations
- **Random Audits to Identify Potential Discrimination.** Audits are random investigations without a bonafide complaint. Audits serve as an educational tool to reveal potential discrimination for specific protected classes in predominately underrepresented areas. In addition, audits are performed to meet the output requirement for bonafide cases if actual bonafide cases were not received.
- **Outreach and Education Services.** The Fair Housing Foundation provides a comprehensive, extensive, and viable education an outreach program. The purpose of this service is to educate tenants, landlords, owners, Realtors, and property management companies on fair housing laws; to promote media and consumer interest; and to secure grassroots involvement within the communities. In addition, FHF specifically targets outreach to persons and protected classes that are most likely to encounter housing discrimination.

## 16. Affirmative Marketing

Section 3 of the Housing and Urban Development Act of 1968 and the implementing regulation at Section 3, Part 135 is intended to ensure that employment and other economic development opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing federal, State, and local laws and regulations, be directed to low and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low and very low income persons. To that end, the City's Section 3 Plan established goals and steps for all Section 3 covered projects and contracts for the City and covered contractors/developers in giving preference to local low and moderate-income persons or business concerns.

The City includes a set of forms in all bid packages for federally funded contracts. These forms consist of a listing of federal equal employment opportunity / affirmative action requirements, requirements for contracting with Small and Minority Firms, Women's Business Enterprise and Labor Surplus Area Firms, a certification regarding performance of previous contracts or

subcontracts subject to the equal opportunity clause and the filing of required reports, and a certification regarding non-segregated facilities.

## **17. Citizen Participation**

The City of Huntington Park's Citizen Participation Plan sets forth the general guidelines around which the Consolidated Plan is developed and outlines methods for citizens to guide and assist the City in formulating the Plan. In 2005, the City updated its Citizen Participation Plan in compliance with 24 CFR 91.105, which it follows in carrying out all activities associated with its federal entitlement programs. The City provides for and encourages citizens to participate in the development of the Five Year Consolidated Plan, as well as the Annual Action Plan including amendments to the plan, the Annual Performance Reports and the proposed use of housing and community development funds. Residents, public agencies, and other interested parties, including those most affected, are given the opportunity to receive information, review and submit comments on proposed activities, including the amount of assistance the City anticipates receiving, and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

To fully elicit public participation in the FY 2013-14 Annual Action Plan process, the City has taken the following steps:

- On March 18, 2013, the City Council conducted a public hearing to elicit discussion regarding Huntington Park's housing and community development needs and to accept the FY 2013-14 Draft Annual Action Plan and authorized commencement of the 30-day public review period. Documents are available at the Office of City Clerk, Community Development Department front counter, Huntington Park Library and Family Center, as well as on the City's website. The City sent direct notifications to surrounding cities of the availability of the Annual Action Plan for comment. No public comments were received during this period.
  
- On May 6, 2013, the City Council conducted a second public hearing, after which it adopted the Fiscal 2013-14 Annual Action Plan and approved a Substantial Amendment to the Five Year Consolidated Plan. No public comments were received during the 30-day public review period or during the public hearing. ;
  
- On or before May 17, 2012, the Annual Action Plan is submitted to HUD, triggering the 45-day HUD review and approval period.

# ATTACHMENT "B"

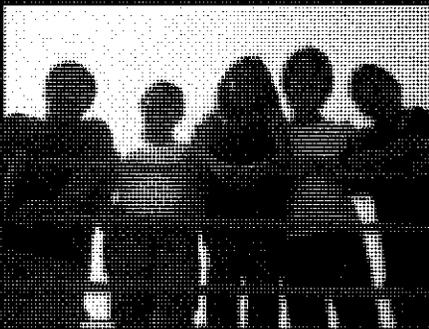
**CITY OF  
HUNTINGTON PARK**

**2010-2015 CONSOLIDATED PLAN**

**MAY 2010**

**Substantially Amended (#1)**

**May 6, 2013**





# **CITY OF HUNTINGTON PARK 2010-2015 CONSOLIDATED PLAN**

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**SUBSTANTIAL AMENDMENT #1  
MAY 1, 2013**

**CITY OF HUNTINGTON PARK  
COMMUNITY DEVELOPMENT DEPARTMENT  
6550 MILES AVENUE  
HUNTINGTON PARK, CA 90255**



**KAREN WARNER ASSOCIATES**

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## **I. INTRODUCTION**

### **A. THE CONSOLIDATED PLAN DOCUMENT**

In 1995, the U.S. Department of Housing and Community Development (HUD) initiated a new consolidated process<sup>1</sup> that replaced all planning and application requirements for HUD's formula programs with a single submission. The 2010-2015 Consolidated Plan for the City of Huntington Park satisfies the statutory HUD requirements for Huntington Park's two formula programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME).

The statutes for these grant programs set forth three basic goals, each of which must primarily benefit low and moderate income persons:

- Provide decent housing
- Provide a suitable living environment
- Provide expanded economic opportunities

The Consolidated Plan is a planning document that identifies the jurisdiction's low and moderate income housing and community development needs, and outlines a strategy to address the needs of these intended beneficiaries of HUD programs.

Consistent with federal statutes, the 2010-2015 Huntington Park Consolidated Plan consists of the following six components:

- Introduction
- Community Participation and Consultation
- Housing and Household Needs Assessment
- Community Development Needs Assessment
- 5-Year Strategic Plan
- 1-Year Action Plan (under separate cover)

### **B. LEAD AGENCY**

The City of Huntington Park's 2010-2015 Consolidated Plan is prepared by the Community Development Department, which serves as the lead agency in all aspects related to the Plan's compilation and implementation.

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<sup>1</sup> Final Rule 24 CFR Part 91, et al

## C. DATA SOURCES

A variety of data sources were utilized in preparation of the Consolidated Plan. In addition to statistics and qualitative information collected from housing and community development agencies serving Huntington Park, the following primary documents provided baseline data for the Plan:

1. U.S. Census: 2000, 1990 and 1980
2. HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2003
3. Huntington Park 2008-2014 Housing Element
4. Huntington Park Community Development Commission 2009/10-2013/14 Redevelopment Implementation Plan
5. Huntington Park Draft Affordable Housing Strategy, 2010
6. Huntington Park 2007 Analysis of Impediments to Fair Housing Choice (AI)
7. LAHSA, L.A. County Continuum of Care, 2007
8. LA County and City, Bring LA Home: Ten Year Plan to End Homelessness
9. Gateway Cities Council of Governments, GCCOG Homeless Strategy, 2009
10. SCAG Regional Transportation Plan – Integrated Growth Forecast, 2007
11. Los Angeles County Health Services Childhood Lead Prevention Program – resources and statistics
12. Fair Housing Council, Monthly Reports to Huntington Park, 2008/09

## **II. COMMUNITY PARTICIPATION & CONSULTATION**



The City has undertaken extensive efforts in soliciting input in development of the Consolidated Plan, both in the form of input from the public and from private agencies. The following describes this process, and summarizes some of the key needs identified.

### **A. COMMUNITY PARTICIPATION**

The Huntington Park Community Development Department provides opportunities for citizen participation throughout the development of the Consolidated Plan. The City's Citizen Participation Plan sets forth the general guidelines around which the Consolidated Plan is developed and outlines methods for citizens to guide and assist the City in formulating the Plan. In an effort to fully involve the public in the Five Year Consolidated Plan process, the City has taken a number of steps, described in the Community Outreach section which follows.

#### **1. Community Outreach**

The City initiated the public input process during development of the Consolidated Plan by conducting a community workshop at the Salt Lake Park Recreation Center on Saturday, February 6, 2010. As a means of encouraging resident participation, the City distributed 15,000 meeting flyers in English and Spanish to every household within Huntington Park, and provided childcare and Spanish translation during the meeting. Workshop participants were provided with a Powerpoint presentation on the purpose of the Consolidated Plan, information on demographic and housing trends, and a summary of how the City currently spends federal CDBG and HOME funds. Attendees were then asked to provide input to staff and the consultants on Huntington Park's most critical community development needs. Workshop participants also completed a Community Development Needs Survey. A summary of public comments received at the workshop, along with results of the Needs Survey are provided in the following section "Summary of Public Comments."

Another mechanism used to solicit public input was through the City's regularly scheduled Neighborhood Improvement meetings. The City's Neighborhood Coordinator conducts monthly meetings in each of four areas of the City, and during the month of February made a brief presentation on the Consolidated Plan and distributed the Community Development Needs Surveys to attendees. Between the Community Workshop and Neighborhood Improvement meetings, a total of 32 surveys were completed and returned to the City.

As part of the 2010/11 Consolidated Plan Annual Action Plan, the City Council conducted a public hearing on February 16, 2010 to solicit public input regarding the City's housing and community development needs. On April 1, 2010, a public notice was published, initiating a 30-day public review for the Consolidated Plan and associated Annual Action Plan. Documents are made available at the Office of City Clerk, Community Development Department front counter, Huntington Park Library and Family Center, as well as on the City's website. Copies of the Plan are placed in key locations throughout Huntington Park, including the Office of the City Clerk, the Community Development Department front counter, the Huntington Park Library, and the Family Center, as well as on the City's website. The City publishes notices in local newspapers and provides direct mail announcements to interested groups and individuals regarding the purpose, priorities and goals of the Plan, the availability of the Draft Plan for review, and scheduled public hearings before the City Council. The final City Council hearing on May 3rd provides residents a final opportunity to comment on the Plan prior to submittal to HUD.

## **2. Summary of Public Comments**

The following summarizes the comments received from the public through the Community Workshop, the Community Development Needs Survey, public hearings before the City Council, and written comments received by the City during public review of the Draft Plan.

### **Housing Needs**

- ✓ Concerns regarding the number of garage conversions, as well as renter overcrowding in general. Overcrowding/garage conversions pose a health and safety hazard, exacerbate the existing parking shortage faced by residents, and serves as the main contributor to the decline in neighborhoods.
- ✓ Some level of overcrowding is part of the Latino culture, with extended families living together under one roof.
- ✓ City should promote homeownership – renters aren't as vested in the betterment of the community.
- ✓ Need stronger code enforcement to require adequate maintenance of rentals by landlords, as well as homes. Many homeowners store trash and other objects outside their homes and on their patios, giving the neighborhood an unkempt look.
- ✓ Need better enforcement of City codes on property maintenance and trash/bulky items disposal.

**Public Facilities Needs**

- ✓ Need for more facilities for Huntington Park youth, including a gymnasium.
- ✓ Need for more recreational centers with childcare facilities.
- ✓ The community needs a place to do exercise for physical fitness with exercise machines.
- ✓ Need more public restrooms on Pacific Boulevard, and in the greater downtown.
- ✓ Need better maintenance in City parks – play equipment is in poor condition and the grass is dry and patchy.
- ✓ Oldtimer's Senior (and Family) Center needs improvements – problems with air/heating system, need exercise equipment and new shade canopy.

**Public Service Needs**

- ✓ Support parents by providing additional after school childcare.
- ✓ City should focus on programs for youth to help prevent them from going to the streets for entertainment.
- ✓ Need more public transportation services.
- ✓ Need greater police presence to prevent vandalism, auto theft and graffiti.
- ✓ Traffic congestion is hazardous during morning school hours due to parents dropping off kids and pedestrians in crosswalks. Need additional police on morning alert – do not let students stand in places where they block traffic or where people park.
- ✓ Need greater police vigilance for students who leave the school campus.
- ✓ Public needs more information about lead-based paint hazards.
- ✓ Need services to assist residents in finding employment.
- ✓ City should adopt an ordinance to require pet owners to clean up their pet's feces from the streets and sidewalks, otherwise face a fine.

**Community Development Needs Survey**

Survey respondents were asked to rank their priority needs for expenditure of public CDBG and HOME funds amongst various activities within each of the following general community development categories: public facilities, infrastructure, public services, economic development and housing. Activities were rated 1-4, with "4" being a high need, "3" being a medium need, "2" being a low need, and "1" being no such need. A total of 32 City residents completed the Needs Survey. Survey responses were then totaled to provide an overall average need rating for each activity. The following activities received medium to high needs ratings (3.0 or above), and indicate the relative importance of community development activities amongst survey respondents. The top five needs identified by survey respondents were: Job Creation; New Affordable Rental Housing; Youth Services; Crime Awareness; and Homeownership Housing and Assistance.

**Table II-1  
Community Development Needs Survey Responses**

<b>vj</b>	<b>Average Ranking</b>		<b>Average Ranking</b>
<b>Public Facility Needs</b>		<b>Public Service Needs</b>	
Youth Centers	3.4	Youth Services	3.6
Health Care Facilities	3.4	Crime Awareness	3.5
Childcare Centers	3.3	Senior Citizen Services	3.4
Centers for the Disabled	3.3	Substance Abuse Services	3.4
Homeless Facilities	3.2	Child Care Services	3.3
Senior Citizen Centers	3.1	Handicapped Services	3.3
		Lead Hazard Screening	3.3
<b>Economic Development Needs</b>		Transportation Services	3.2
Job Creation	3.8	Employment Training	3.2
		Health Services	3.2
<b>Housing Needs</b>		Fair Housing Counseling	3.1
New Affordable Rental Housing	3.7	Tenant/Landlord Counseling	3.0
New Affordable Ownership Housing	3.5		
Homeownership Assistance	3.5	<b>Infrastructure Needs</b>	
Improvements for Handicap Access	3.4	Street Improvements	3.3
Homeless/Transitional Housing	3.3	Garbage/Trash Removal	3.3
Residential Property Maintenance/ Code Enforcement	3.0	Water/Sewer Improvements	3.2
		Flood Prevention/Drainage	3.2
		Sidewalks	3.1

**Public Comments on Draft Plan**

No written or oral public comments were received on the Draft Consolidated Plan.

## **B. CONSULTATION**

The following describes the City's process for consultation with public and private agencies involved in the provision of housing, homeless services, and other social services that benefit low and moderate income households in Huntington Park.

### **1. Affordable Housing Stakeholder's Committee**

During the same time the City was developing the 2010-2015 Consolidated Plan, the Community Development Department was also involved in developing the City's first Affordable Housing Strategy, providing direct input into the Consolidated Plan. An Affordable Housing Stakeholders Committee ("Committee") was appointed by City Council to work with the consultant and City staff in developing the Strategy. The fifteen member Committee included a broad cross-section of community stakeholders, including:

- ✓ Residential developers (for profit and non-profit)
- ✓ Housing, homeless and social service providers
- ✓ Property managers
- ✓ City Council representatives
- ✓ City Commission representatives (Planning, Historic Preservation, Health and Education)

Meetings were advertised to the general public and participation by the community welcomed. Spanish translation was available at all meetings.

The Affordable Housing Stakeholders Committee met three times from November 2009 through January 2010. The Committee was provided with extensive background information, and combined with each member's unique expertise and perspective, provided a solid foundation for their input on Huntington Park's housing and related service needs, current funding challenges, potential future opportunities, and recommended funding priorities.

The following provides a general summary of some of the key needs and policy recommendations of the Stakeholder's Committee.

#### **Identified Needs**

- ✓ Social Services are an important component of affordable housing, i.e. family support services; more than shelter is needed to lift homeless and families out of the cycle of poverty.
- ✓ Adequate housing, not just affordable housing is important. Using 3-bedroom units as an example, is the square footage unit size too small for a large family?
- ✓ Significant need to rehabilitate existing rental housing and improve habitability.

- ✓ Foreclosures not only impact homeowners, but tenants in single- and multi-family properties undergoing foreclosure.
- ✓ Salvation Army is seeing significant increase in clients for food/groceries with the economic downturn. Used to be 50-70 families; now 150-200 families.
- ✓ Very low income rents (50% AMI) not truly affordable to many senior households. Income of seniors dependant solely on SSI which falls below very low income threshold. Deeper affordability important for seniors.
- ✓ Significant shortage of large rental stock. Huntington Park is a family community with large household size and extensive household overcrowding.
- ✓ Need to look at long-term planning for parks and play areas of children of large families.

### **Policy Recommendations**

- ✓ Affordable Housing Strategy should have overarching goal to “Sustain and Strengthen Neighborhoods”, with all programs fitting under this framework. Focus on what neighborhoods need - “listen to neighborhood residents”
- ✓ Significant opportunity to purchase existing condominiums for first-time buyers, lease-to-own program. When it costs \$250,000 to develop a new condo vs \$100,000 to purchase an existing condo, doesn't make economic sense to build new. Condo purchase program should require rehab component. Ideal if could reconfigure to add 3<sup>rd</sup> bedroom for families, though typically difficult in attached condo format.
- ✓ Important to integrate code enforcement efforts with housing. Target housing funds in identified neighborhoods most in need, similar to Bissel, Malabar and Middleton. Educate residents on code enforcement issues; work with tenants
- ✓ Identify mechanisms to mitigate the displacement impacts of enhanced code enforcement on tenants

## **2. Agencies Consulted**

As described above, the City and its consultants conferred with a variety of housing, homeless and social service agencies in preparation of the Consolidated Plan. In addition to those agencies attending the workshops, other local agencies active in Huntington Park were contacted as necessary to develop comprehensive information on the community's needs.

The Community Development Department consulted with other key City departments in development of its Plan, requesting input on five-year needs and priorities for federal funds. The following Departments were consulted: City Manager's Office; Parks and Recreation; Police Department; and Public Works.

The Los Angeles County Health Services' Childhood Lead Prevention Program (CCLPP) was contacted regarding cases of childhood lead poisoning in Huntington Park. The County's Health Services Department also provided information on the number of persons living with AIDS in the community. The Los Angeles County Housing Authority was contacted regarding Section 8 recipients in Huntington Park, and the Los Angeles Homeless Services Authority (LAHSA) was contacted regarding the County Continuum of Care. The Gateway Cities Council of Governments was contacted regarding the GCCOG Homeless Strategy. The Fair Housing Council was contacted regarding inquiries and cases of housing discrimination.

Notification of the availability of the draft Consolidated Plan was sent to adjacent units of local government during the 30 day review of the Draft Plan. This includes the cities of South Gate, Maywood, Bell, Cudahy, Vernon, and Los Angeles.

### III. HOUSING AND HOUSEHOLD NEEDS ASSESSMENT



This section of the Consolidated Plan is comprised of the following four components: 1) Demographic Profile; 2) Household Profile; 3) Homeless Needs Assessment; and 4) Housing Stock Profile. This section contains a variety of maps based on census tract and block group data. Figure III-1 depicts 2000 census tract boundaries for Huntington Park.

#### A. DEMOGRAPHIC PROFILE AND NEEDS ASSESSMENT

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and the race and ethnicity of Huntington Park residents.

##### 1. Population Growth and Trends

Table III-1 and Figure III-2 present population growth trends in Huntington Park and nearby communities. This Table illustrates the high levels of population growth experienced during the 1980s, with growth levels in Huntington Park and other southeast Los Angeles jurisdictions surpassing Countywide averages. During the 1990s, population growth slowed dramatically throughout the region, reflective of the impacts of the economic recession during the first half of the decade. According to the State Department of Finance (2009), Huntington Park has a current population of 64,617, comparable to the population growth levels of other jurisdictions in southeast Los Angeles County.

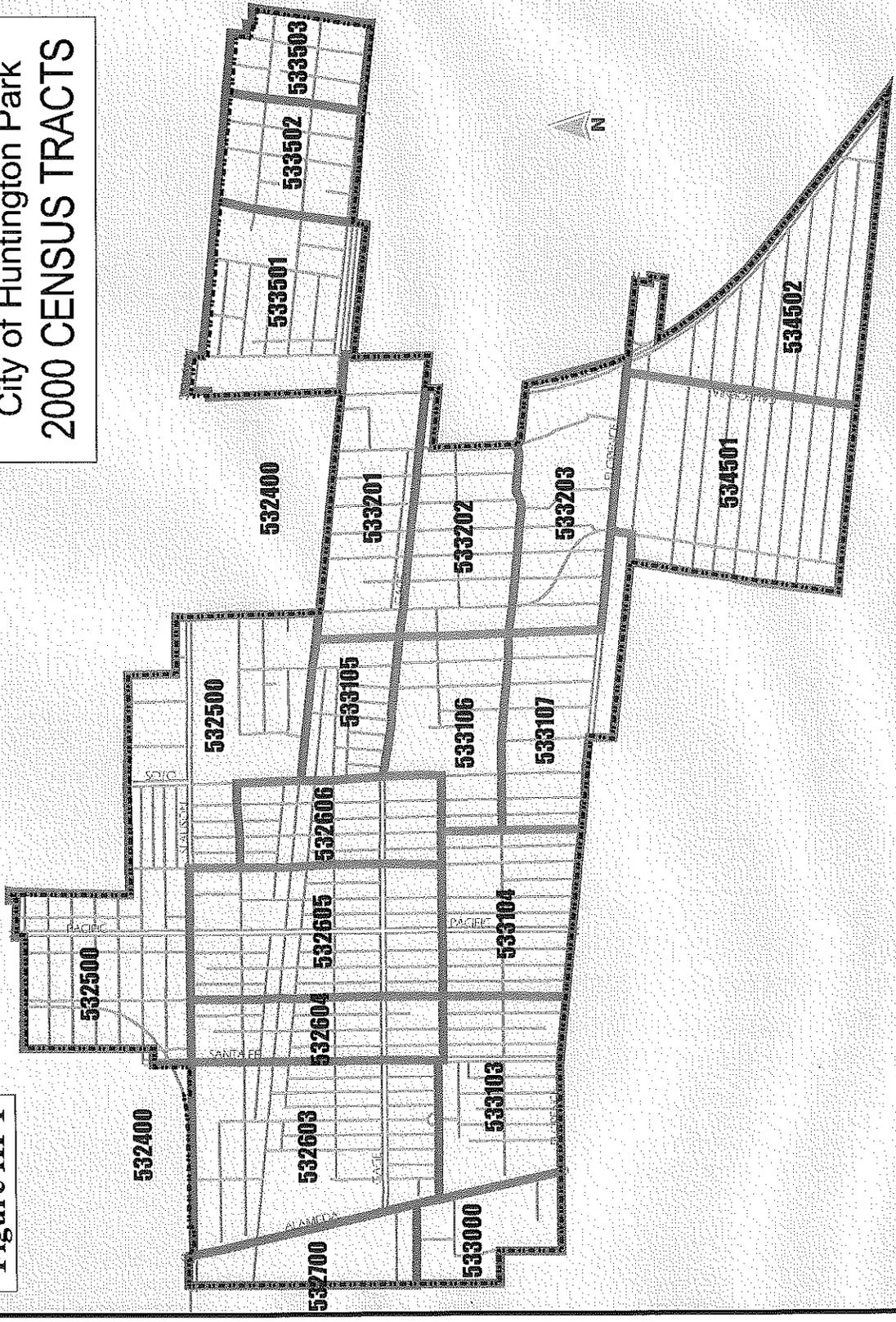
**Table III-1  
Regional Population Growth Trends 1980 – 2009**

Jurisdiction	1980	1990	2000	2009	Percent Change		
					1980-1990	1990-2000	2000-2009
Bell	24,450	34,365	36,664	38,759	40.6%	6.7%	5.7%
Bell Gardens	34,117	42,315	44,054	46,786	24.0%	4.1%	6.2%
<b>Huntington Park</b>	<b>46,223</b>	<b>56,065</b>	<b>61,348</b>	<b>64,617</b>	<b>21.3%</b>	<b>9.4%</b>	<b>5.3%</b>
Maywood	21,810	27,893	28,083	29,984	27.9%	0.7%	6.8%
South Gate	66,784	86,284	96,375	102,770	29.2%	11.7%	6.6%
L.A. County	7,477,503	8,863,164	9,519,338	10,393,185	18.5%	7.4%	9.1%

Source: U.S. Census 1980, 1990, and 2000. Dept of Finance 2009 Population and Housing Estimates.

Figure III-1

City of Huntington Park  
2000 CENSUS TRACTS

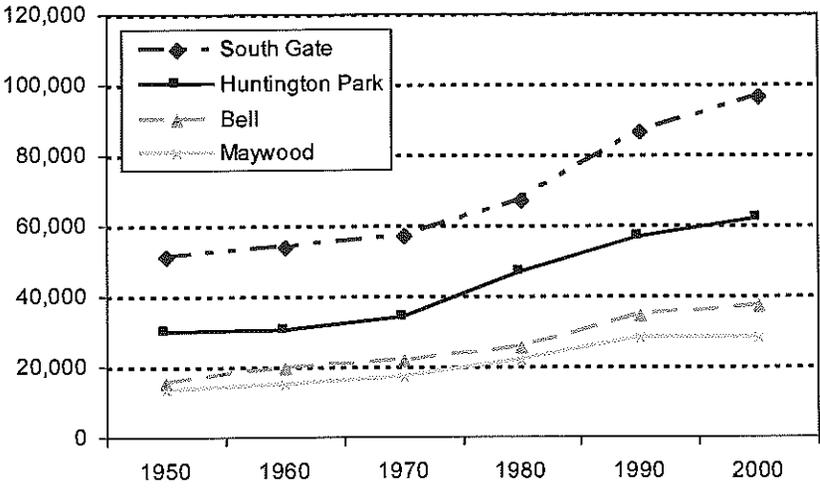


Source: U.S. Census Bureau, Census 2000

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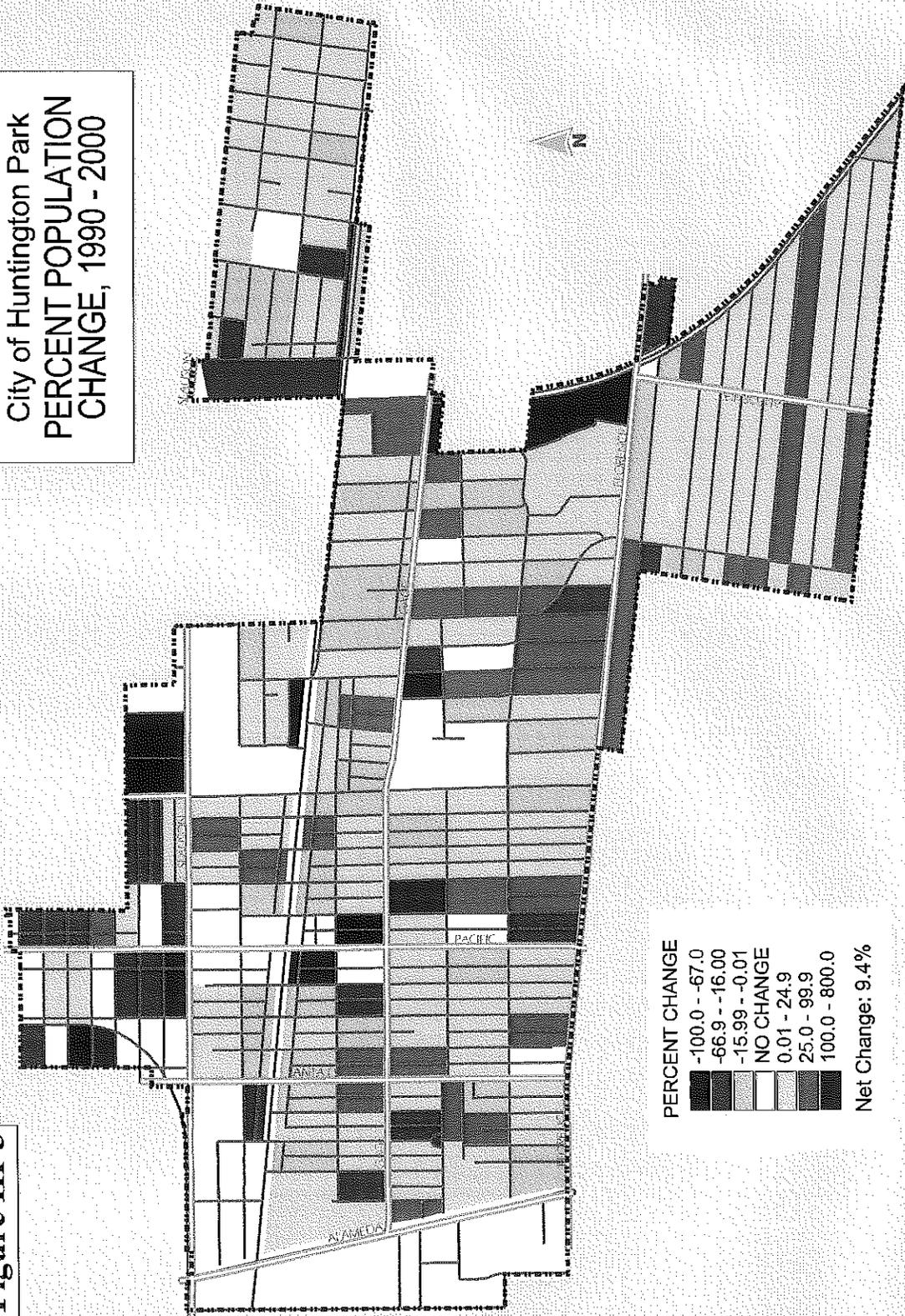
According to the Southern California Association of Government's (SCAG) 2007 Integrated Growth Forecast, Huntington Park is projected to add 2,000 people between 2010 to 2015, a 2.3% increase. Population growth between 2020 to 2030 is projected to increase by 5.2%, reflecting a fairly constant modest level of growth.

**Figure III-2  
Regional Population Growth Trends**



Depending on a variety of factors such as vacant/underutilized land, permitted density levels and redevelopment opportunities, different areas of Huntington Park have absorbed different amounts of growth. Figure III-3 displays population changes in the City at the census block group level between 1990 and 2000. As indicated by this figure, several block groups have experienced population growth (25% or above), well above the Citywide average of 9 percent. While concentrations of high population growth are located in pockets throughout the City, many growth areas are clustered around the Central Business District, and reflect several assisted housing developments introduced in these areas during the 1990s (Casa Rita, Rugby Senior Apartments and Rita Court). Census block groups which experienced the greatest decrease in population (16% and above) are generally located in the industrial areas of the City, particularly north of Slauson Avenue.

**Figure III-3**



**City of Huntington Park  
PERCENT POPULATION  
CHANGE, 1990 - 2000**

**PERCENT CHANGE**

(Darkest Shading)	-100.0 - -67.0
(Dark Shading)	-66.9 - -16.00
(Medium-Dark Shading)	-15.99 - -0.01
(Medium Shading)	NO CHANGE
(Medium-Light Shading)	0.01 - 24.9
(Light Shading)	25.0 - 99.9
(Darkest Shading)	100.0 - 800.0

**Net Change: 9.4%**

0 1000 2000 3000 4000 5000 Feet

## 2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Huntington Park residents in order to identify any potential impacts on housing needs.

Table III-2 displays the age distribution of the City's population in 1990 and 2000, and compares this with Los Angeles County. As displayed below, 35 percent of Huntington Park's population is comprised of children under the age of 18, compared to only 28 percent children Countywide. However, while the proportion of school age children (5-17 years) in the City increased from 23 to 25 percent over the decade, the proportion of preschool age children (under 5 years) actually decreased from 11 to 10 percent. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population with lower birth rates, and can be expected to continue in the future.

Huntington Park's share of young adults (aged 25 to 44 years) has remained constant at 32 percent, and is fairly comparable to the presence of this age group Countywide (34%). The City's middle age population (45-64 years) grew significantly during the decade from 11 to 14 percent, though this age group still falls well below the Countywide average of 19 percent. Finally, while the *number* of senior citizens in Huntington Park remained relatively constant over the decade, seniors declined in relative proportion due to growth in other segments of the City's population. With five percent of Huntington Park's residents 65 years of age or above, the presence of seniors in the community is half the Countywide average.

**Table III-2  
Age Distribution 1990 – 2000**

Age Group	1990		2000		L.A. Co. %
	Persons	Percent	Persons	Percent	
Preschool (<5 yrs)	6,416	11%	6,406	10%	8%
School Age (5-17 yrs)	12,910	23%	15,563	25%	20%
College Age (18-24 yrs)	9,023	16%	7,946	13%	10%
Young Adults (25-44 yrs)	18,192	32%	19,826	32%	33%
Middle Age (45-64 yrs)	6,400	11%	8,471	14%	19%
Senior Adults (65+ yrs)	3,124	6%	3,136	5%	10%
<b>TOTAL</b>	<b>56,065</b>	<b>100%</b>	<b>61,348</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census 1990 and 2000.

### 3. Race and Ethnicity

Table III-3 displays the racial/ethnic composition of Huntington Park's population in 1980, 1990, and 2000. Hispanic residents continue to comprise the vast majority of the City's population, increasing from 81 percent in 1980 to nearly 96 percent in 2000. In contrast, the share of White residents has continued to decline, dropping from about 16 percent to less than three percent in 2000. Asians, African Americans and "Other" races each comprise less than one percent of the population.

Huntington Park is, to a large extent, a starter community for new immigrants. In 2000, 56 percent of residents were foreign-born, as documented by the Census. Approximately one-third of the foreign-born population entered the United States after 1990, indicating a relatively new immigrant population. Recent immigrants may have difficulty acquiring adequate housing as they adjust to their new surroundings, as they may not have adequate income. As a result, household problems such as overcrowding and overpayment may be more likely to occur.

**Table III-3  
Racial and Ethnic Composition 1980 – 2000**

Racial/Ethnic Group	1980		1990		2000	
	Population	Percent	Population	Percent	Population	Percent
Hispanic	37,348	80.8%	51,066	91.1%	58,636	95.6%
White	7,211	15.6%	3,128	5.6%	1,657	2.7%
Asian	555	1.2%	1,022	1.8%	444	0.7%
African American	555	1.2%	468	0.8%	304	0.5%
Other	554	1.2%	381	0.7%	307	0.5%
<b>TOTAL</b>	<b>46,233</b>	<b>100%</b>	<b>56,065</b>	<b>100%</b>	<b>61,348</b>	<b>100%</b>

\*Note: The 2000 Census introduced a new category "two or more races" that was not a component of the 1990 or 1980 Census. Therefore, the pool of individuals in the "Other" category has expanded and may now include individuals previously accounted for in another category.

Source: U.S. Census 1980, 1990, and 2000.

Because Hispanics comprise over 95 percent of Huntington Park's population, compared to 45 percent Hispanics Countywide, the geographic analysis of ethnic concentrations typically prepared for the Consolidated Plan is not relevant. In fact, preparation of such an ethnic concentrations map for Huntington Park would show the entire City as an area of high ethnic concentration.

## **B. HOUSEHOLD PROFILE AND NEEDS ASSESSMENT**

Household type, composition, size, and income all affect housing need. This section identifies the characteristics of Huntington Park households as well as special needs populations in the City. This evaluation of household need then factors into the assessment of the community's housing needs contained in Section D.

### **1. Household Characteristics**

A household is defined as all persons living in a housing unit. Families are a subset of households, and include all persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people residing in the same dwelling unit, such as roommates.

According to the 2000 Census, 14,860 households reside in Huntington Park, with an average household size of 4.12 persons and an average family size of 4.34 persons (refer to Table III-4). This represents an increase in household size (4.01) from 1990, and well above the Los Angeles County average household size of 2.98. Larger households may translate into a greater number of overcrowded households, particularly since the City's existing housing stock is dominated by smaller unit sizes. This is borne out by the 2000 Census that documents 59 percent of the City's households as overcrowded, compared to 55 percent in 1990.

The overwhelming majority of Huntington Park households are comprised of families (85 percent). Families are divided among those with children (58 percent), and those without children (27 percent). As shown in Table III-4, during the 1990s, families with children increased by a modest four percent, whereas families without children increased by 33 percent. In contrast, the proportion of single-person households decreased by 15 percent, and other non-families decreased by 11 percent. These changes in household composition are reflective of the growing number of immigrant families attracted to Huntington Park by its central location and relatively affordable housing, along with the increase in Hispanic residents that often have larger families and extended family members living together under one roof.

**Table III-4  
Household Characteristics 1990 - 2000**

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	11,346	82%	12,663	85%	+12%
With children	8,339	60%	8,669	58%	+4%
With no children	3,007	22%	3,994	27%	+33%
Singles	1,912	14%	1,623	11%	-15%
Other non-families	645	5%	574	4%	-11%
<b>Total Households</b>	<b>13,903</b>	<b>100%</b>	<b>14,860</b>	<b>100%</b>	<b>+7%</b>
Householder 65+ years	1,849	13%	1,619	11%	-12%
Average Household Size	4.01		4.12		+3%
Average Family Size	4.29		4.34		+1%

Source: U.S. Census 1990 and 2000.

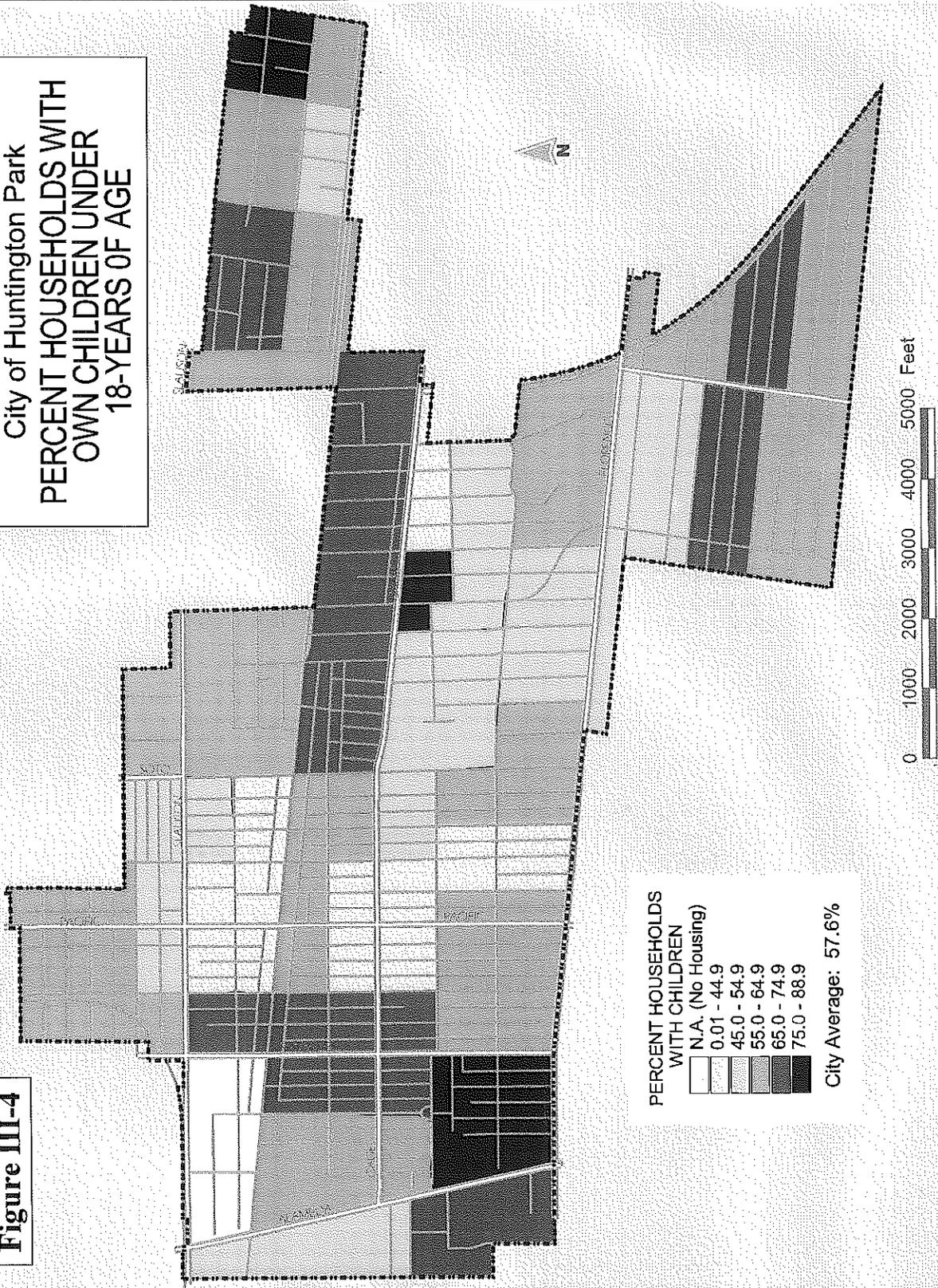
### Family Households with Children

Families with children, especially lower income large families, often have difficulty finding adequate and affordable housing. They may also face greater discrimination by landlords, particularly small landlords who may be unfamiliar with fair housing laws and may be concerned about potential noise or property damage from children. In contrast to other households, family households with children have unique needs, including larger housing units and childcare services. These needs may affect their housing choices and access to housing services.

Figure III-4 displays the proportion of family households with children under age 18 by census block group. As shown in this figure, three areas in Huntington Park display particularly high concentrations of family households with children where 75 percent of the households have children, compared to the Citywide average of 58 percent. Two of these areas (the neighborhood south of Gage on either side of State, and the neighborhood in the extreme northeast of the City, east of Gifford) also exhibit high levels of renter-occupancy and severe renter overcrowding. The third neighborhood with concentrations children (located in the southwest portion of the City between Alameda and Santa Fe) is characterized by high levels of poverty and renter-occupancy, but more modest levels of severe renter overcrowding than the other two neighborhoods.

**Figure III-4**

**City of Huntington Park  
PERCENT HOUSEHOLDS WITH  
OWN CHILDREN UNDER  
18-YEARS OF AGE**



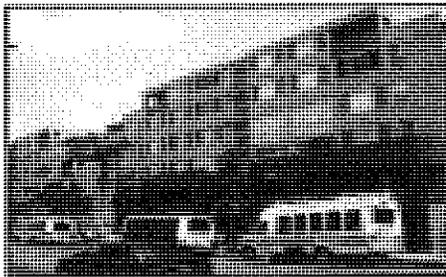
Source: U.S. Census Bureau, 2000

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### Senior Households

While the *number* of senior citizens in Huntington Park remained relatively constant over the decade at around 3,100 individuals, seniors have declined in relative proportion due to growth in other segments of the City's population. And in terms of senior households, both the number (1,619 households) and proportion (11%) of senior households has declined over the past decade, a continuation of the trend since 1980.

Figure III-5 illustrates concentrations of senior households by census block group. As this figure illustrates, several areas in central Huntington Park evidence concentrations of senior households of 20 percent and above. The high proportion of seniors within these areas is largely a result of assisted senior housing complexes, totaling approximately 650 units, located within these areas. These senior apartment complexes include: Concord Huntington Park, Seville Gardens, Rugby Senior Apartments, and Casa Bonita.



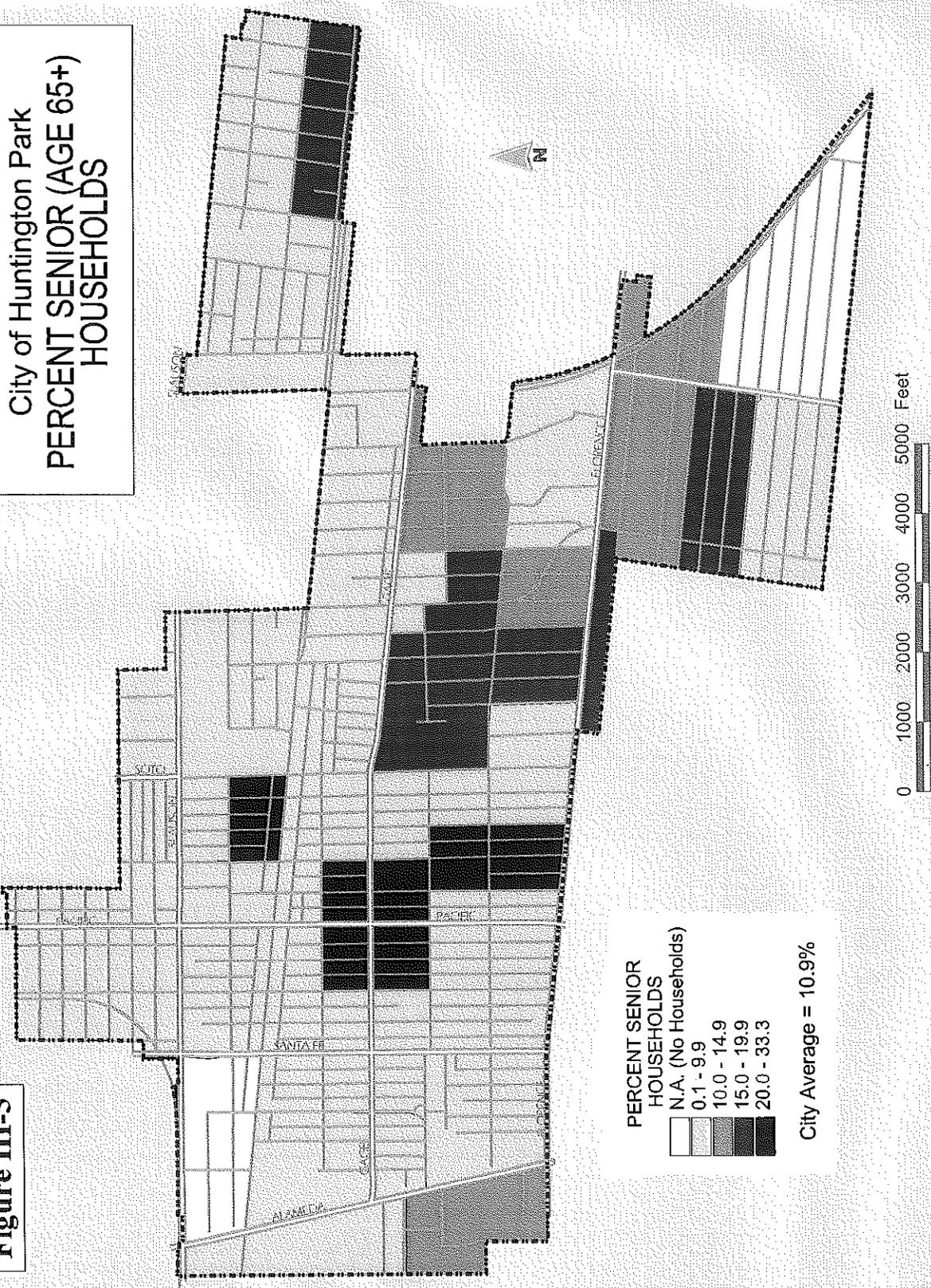
**Rugby Senior Apartments**



**Casa Bonita**

**Figure III-5**

**City of Huntington Park  
PERCENT SENIOR (AGE 65+)  
HOUSEHOLDS**



Source: U.S. Census Bureau, Census 2000

Diversa Consulting, 12/6/04

## 2. Special Needs Populations

Special needs populations include the elderly, frail elderly, persons with disabilities, female-headed households, persons with HIV/AIDS, victims of domestic violence, persons suffering from substance abuse, and emancipated foster youth. These groups have special needs for services and housing. In addition, many often have lower incomes as a result of their condition. Table III-5 summarizes the special needs populations in Huntington Park. Each of these population groups, as well as their housing needs, is described below. Services available to assist these groups are discussed in the Community Development section of the Consolidated Plan.

**Table III-5  
Special Needs Populations**

Non-Homeless Special Needs Groups	2000		
	Persons	Households	Percent
Large Households		5,686	38%
Renter		3,710	(65%)
Owner		1,976	(35%)
Seniors (65+)	3,136		5%
With a Disability	1,833		(58%)
Senior Households		1,619	11%
Renter		996	(62%)
Owner		623	(38%)
Seniors Living Alone		712	(44%)
Persons with Disability	11,957		19%
Percent Employed (age 21-64)			(46%)
Persons with AIDS (Living)	117		<1%%
Single Parents with Children		2,675	18%
Mothers with Related Children		1,959	(73%)
Fathers with Related Children		716	(27%)

Source: U.S. Census 2000, LA County Health Department.

## **Large Households**

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size.

Huntington Park has a total of 5,686 large households, and at 38 percent, represents the most significant special needs group in the City. Of these large households, almost two-thirds are renters and the majority of these large renter households (70%) earn low to moderate-incomes. Based on the CHAS (Comprehensive Housing Affordability Strategy) Databook prepared by HUD, 95 percent of City's large renter households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The CHAS Databook further documents the mismatch between the need for larger rental units and the City's supply of smaller units. The Databook identifies 740 rental units in Huntington Park with three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. In contrast, the City has 3,700 large renter households – five times the number that can be accommodated within the stock of large rental units. This imbalance between supply and demand contributes to 68 percent of the City's renter households residing in overcrowded conditions.

The City emphasizes the inclusion of large family units in both owner and rental housing developments to meet this need. In addition, the City's Residential Rehabilitation Loan Program provides loans for room additions to provide adequately sized housing.

## **Elderly and Frail Elderly**

Approximately 5 percent of Huntington Park residents are over age 65, and about 11 percent of all households are headed by seniors. While most seniors are renters (62 percent), a substantial proportion (38 percent) own their homes. About 44 percent of the City's elderly live alone. Approximately 58 percent of elderly residents in Huntington Park have some type of disability, which may limit their abilities.

The elderly have a number of special needs including housing, transportation, health care, and other services. The City funds a senior nutrition program that provides midday congregate meals at the Huntington Park Family Center for over 150 seniors daily. A senior and handicapped dial-a-ride and taxi voucher program are also provided through the Family Center, as well as "COMBI", the City's fixed route bus system.

Housing is a particular concern to the elderly due to the fact that the majority are on fixed incomes, and as housing expenses rise, they have less money available for other basic necessities. With 70 percent of Huntington Park's 1,000 elderly renter households classified as very low income (<50% AMI), rising rental housing costs can have a significant impact. The CHAS Databook documents that over 60 percent of the City's elderly renters experience a housing cost burden (> 30% income on rent). The City has augmented Section 8 Housing Choice vouchers for Huntington Park residents by concentrating HOME Tenant-Based Rental Assistance to 110 lower income elderly persons. Huntington Park has four senior housing projects providing 650 units, with approximately 360 of these units restricted to occupancy by very low income households at affordable rents.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City offers a Minor Home Repair Program which provides for grants of up to \$3,500 for home repairs and accessibility improvements. Senior households may also qualify for up to a \$50,000 loan for more major home rehabilitation needs.

### **Female-Headed Households**

Single-parent households typically have a special need for such services as childcare and health care, among others. According to the 2000 Census, there were 2,675 single-parent family households in Huntington Park, representing 18 percent of all households.

Female-headed households tend to have lower-incomes and as a result often have greater needs for affordable housing and child care. In 2000, there were 1,959 female-headed households with children in Huntington Park. Of those households, approximately 42 percent lived in poverty in 2000. Without access to affordable housing, many of these households may be at risk of becoming homeless. Affordable housing with child care centers or in close proximity to schools, public transportation, and recreation facilities can address critical needs of lower-income single-parent families.

### **Persons with Disabilities**

A disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for themselves. Persons with disabilities included those with physical, mental, or emotional disabilities. According to the 2000 Census, approximately 19 percent (11,957 persons) of Huntington Park residents have some type of disability. Of these, 46 percent are employed. In general, many persons with disabilities have lower-incomes since the disability may affect their ability to work. Thus, persons with disabilities have a greater need for affordable housing as well as supportive services.

The needs for persons with disabilities are addressed through regional service providers and through overall City programs for housing affordability. The Mental Health Association in Los Angeles advocates for persons with mental disabilities, and offers volunteer services, community education, job counseling, and job training. Southern California Rehabilitation Services provides services for independent living, with programs to allow elderly and frail elderly, as well as youth with disabilities to live independently at home or in a residence at the facility.

**Severe Mental Illness:** A severe mental illness includes persons diagnosed with a major affective disorder such as bipolar disorder or major depression, as well as those diagnosed with psychoses such as schizophrenia. Nationwide, an estimated 5.4 percent of the adult population suffers from a severe mental illness.<sup>1</sup> Persons suffering from mental illness require counseling, health care, and medication costs. In some cases, they may require institutionalization. In addition to mental health care, persons with severe mental illness may require housing with supportive services, such as counseling or case management in order to live stable lives.

The homeless population with chronic mental illness is growing dramatically in Los Angeles. In response to this issue, the Salvation Army Bell Shelter has opened a 240 bed facility which includes a mental health assessment and treatment center for homeless with mental illness. In collaboration with the Los Angeles County Department of Mental Health and ENKI Health and Research Systems, the Shelter provides on-site assessment and treatment for homeless clients who are mentally ill or dual diagnosed with mental illness and substance abuse.

**Persons with Developmental Disabilities:** An individual is considered developmentally disabled if he or she has an IQ below 70-75 and has significant limitations in several skill areas, according to ARC (Association of Retarded Citizens). Persons with developmental disabilities require an array of services, especially if they are living on their own. These range from affordable housing, health care, job training, special education, public transportation, and recreation programs. While many developmentally disabled persons live with their families, others live in board and care facilities, while others live on their own.

**Persons with Physical Disabilities:** A physical disability is one that affects an individual's ability to function independently. In addition to health care services, persons with disabilities need affordable and accessible housing as well as accessible transportation. In order to provide accessible housing, special designs and/or accommodations may be necessary. These may include ramps, holding bars, wider doorways, lower sinks and cabinets, and elevators.

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<sup>1</sup> National Alliance for the Mentally Ill, *Facts & Figures*, January 2001.

## Persons with HIV/AIDS

Persons with HIV/AIDS are considered a special needs group due their need for affordable housing, health care, counseling and other supportive services. As a communicable disease, California law requires health care providers to report AIDS cases to the local health officer. According to the Los Angeles County Health Services Department, since AIDS reporting began, there have been a cumulative total of 214 cases reported from Huntington Park. 117 of these cases represent persons who are living with AIDS as of December 2004; the other 97 cases represent Huntington Park residents who contracted the disease and are now deceased. Of the total 214 Huntington Park AIDS cases, 87 percent of persons were Hispanic and 85 percent were male. In each year between 2001-2004, between five to nine additional Huntington Park residents were documented as infected with AIDS.

Within the eastern Los Angeles AIDS planning area, of which Huntington Park is a part, an estimated 1,540 persons were living with AIDS in 2008. The characteristics of this population can be summarized as follows:

- 85% are male
- 75% are Hispanic, 15% are White, and 7% are African American
- 65% are middle age (40–59 years), 24% are young adults (20-39 years), and 10% are seniors (60 years+)

Due to powerful new anti-retroviral therapies and other medical treatments, people infected with HIV/AIDS are now living much longer. The Los Angeles Health Department documents an average AIDS case fatality rate of 60 percent during the 1990s, whereas the case fatality rate had fallen to 35 percent in the following decade.

Short-term housing needs for persons with AIDS may include hospice facilities, shelters or transitional housing. Long-term needs include affordable housing in close proximity to public transportation and health care facilities.

Several agencies provide emergency shelter and transitional housing for persons with HIV/AIDS near Huntington Park in Downtown and South Los Angeles, including: Salvation Army, Homestead Hospice and Shelter, Southern California Alcohol and Drug Programs, Serra Project, Health Promotion Institute, Abernathy Community Outreach, JWCH Institute and Covenant House. Section 8 vouchers can also be used to assist lower income persons with HIV/AIDS find affordable housing. AIDS Project LA's Community Housing Information & Referrals Program (CHIRP) serves as an important resource for housing information and referrals to persons in the LA area with HIV or AIDS.

**Persons with Alcohol or Substance Abuse Problems**

According to the National Council on Alcoholism and Drug Dependence, 18 million Americans suffer from alcohol dependencies, while five to six million Americans suffer from drug addictions. Furthermore, more than nine million children live with a parent dependent on alcohol and/or illicit drugs.

Persons who suffer from alcohol/other drug abuse (AODA) require counseling and rehabilitation services. In some cases, recovery homes or transitional sober living facilities may be needed. The regional homeless shelter in the adjacent City of Bell provides a drug and alcohol recovery program with capacity for up to 128 adults. Southern California Alcohol and Drug Programs, Inc operates several emergency shelters and transitional housing facilities within Service Planning Area 7, in which Huntington Park is a part (refer to Table III-13 in Section C on Homeless).

**Victims of Domestic Violence**

Women and their children who are victims of domestic violence often need shelter, transitional housing and services such as counseling and child care. While precise estimates for Huntington Park are not available, nationwide approximately 31 percent of all women have been victims of violence committed by a spouse or intimate partner. According to social service agencies that assist victims of domestic violence, spousal abuse has been on the increase over the past 10 years. Immigrant women are particularly vulnerable to abuse and are often reluctant to report incidences or seek assistance from local authorities.

Rainbow Services offers a domestic violence support program at Gage Middle School. This program provides clients with education, information, clinical counseling and case management services. The goal is that through comprehensive services, the cycle of family violence is broken and the family can live a life free from abuse and control. The organization can also provide shelter to victims at their San Pedro facility to ensure that homelessness does not occur.

**Emancipated Foster Youth**

Youth leaving the foster care system ("emancipated youth") are a high risk special needs population. Studies show this group experience a disproportionate rate of homelessness, incarceration, lower educational attainment, dependence on public assistance, non-marital childbirth, and substance abuse. A 2000 study by the Los Angeles Shelter Partnership shows that of the approximate 1,000 foster youth who become emancipated from the foster care system in Los Angeles County each year, 45 percent emancipate either directly onto the streets, or end up on the streets in an average of six weeks.

### 3. Income Profile

Income is the single most important factor affecting a household or family's ability to afford adequate housing as well as a range of other critical services such as health care and transportation. Areas with higher concentrations of low and moderate-income households often require additional services and have greater housing needs, particularly affordable housing.

#### Income Definitions

The development of Consolidated Plan regulations have created income categories that correspond to HUD programs; however, as shown in Table III-6, these federal income categories do not correspond with those used by the State under redevelopment, the housing element, and other state programs. For purposes of this Plan, the Consolidated Plan income definitions are used throughout except where specifically noted.

**Table III-6  
Income Categories**

Income Category	Consolidated Plan	State Programs
Extremely Low-Income	0-30% MFI	N/A
Very Low-Income	N/A	0-50% MFI
Low-Income	31-50% MFI	51-80% MFI
Moderate-Income	51-80% MFI	81-120% MFI
Middle-Income	81-95% MFI	N/A
Upper-Income (Above Moderate)	95%+ MFI	120%+ MFI

Notes: MFI = Median Family Income; N/A = Not Applicable.

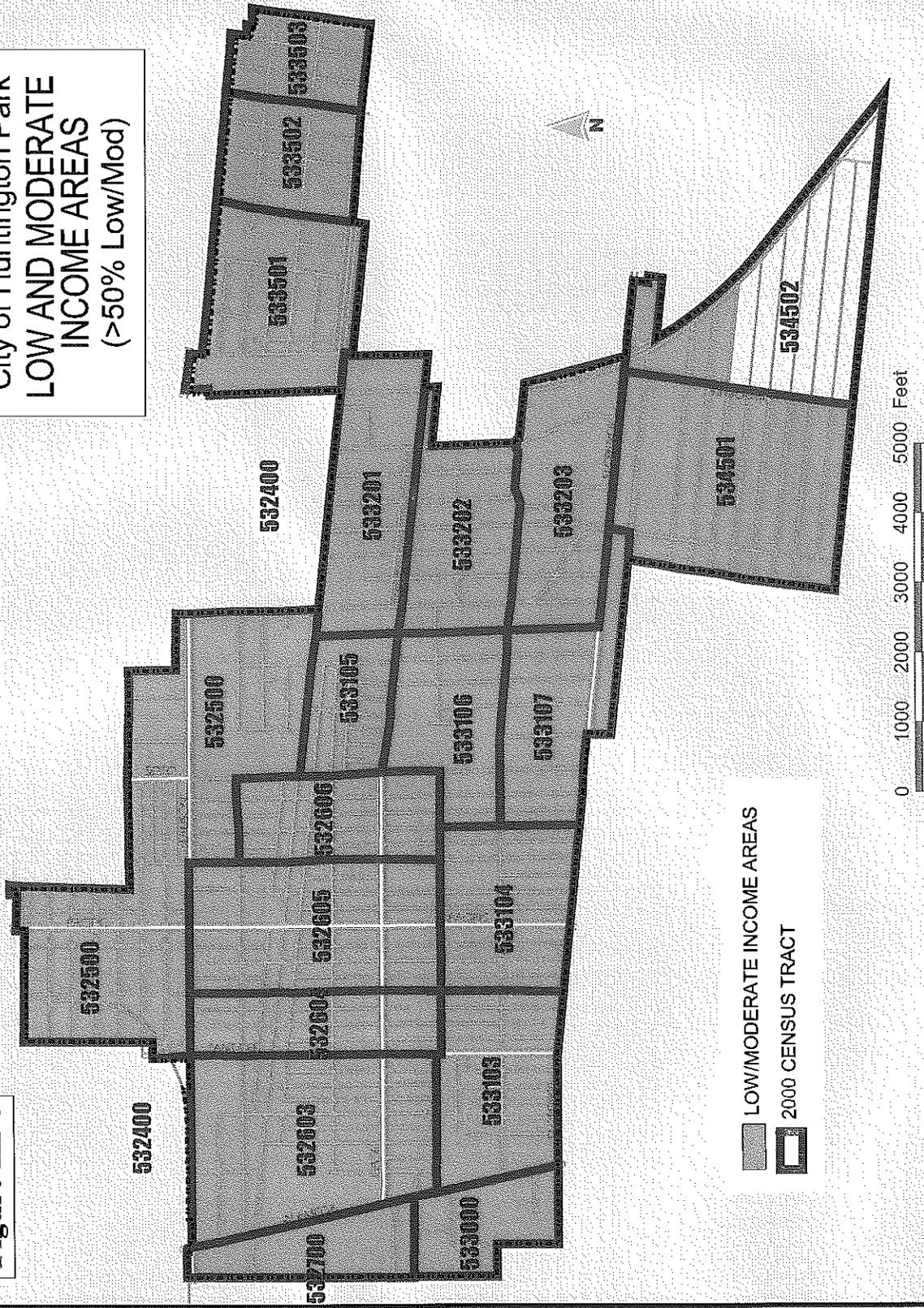
Source: 24 Code of Federal Regulations Part 91 91.305 and Section 500093 of the California Health and Safety Code.

#### Income Characteristics

Between 1990 and 2000, the median family income (MFI) in Huntington Park grew from \$24,268 to \$29,844, an increase of 23 percent. The median income level in Huntington Park has been consistently lower than that of Los Angeles County, which was \$46,452 in 2000. According to the CHAS Data Book, 63 percent of all households in Huntington Park earned low to moderate-incomes. Of the City's nineteen census tracts, eighteen are majority (>50%) low/mod income, and are thus designated "low/mod" tracts by HUD. Census tract 5345.02 located in the southeast corner of the City is 45.3 percent low/mod, and is thus the only area in Huntington Park which does not qualify as a low/mod tract per HUD guidelines. (One of the three block groups within this census tract does qualify as low/mod). Figure III-6 illustrates designated Low and Moderate Income Areas in Huntington Park.

**Figure III-6**

City of Huntington Park  
**LOW AND MODERATE  
INCOME AREAS**  
(>50% Low/Mod)



Source: HUD Low and Moderate Income Summary Data, 2003

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### Income by Household Type and Tenure

Table III-7 shows the income level of Huntington Park residents by household tenure. A significantly higher percentage of renter households (72 percent) had low and moderate-incomes compared to residents who owned their homes (37 percent). The median income of renter households in 1999 was \$24,445 compared to \$49,019 for homeowners.

**Table III-7**  
**Income by Owner/Renter Tenure**

Income Level	Renters	Owners
Extremely Low (0-30% MFI)	24%	6%
Other Low (30-50% MFI)	21%	11%
Moderate (50-80% MFI)	27%	20%
Middle/Upper-Income (>80% MFI)	28%	63%

Source: HUD CHAS, 2000.

While renters were more likely to have low and moderate-incomes than owners, there is also significant variation in income levels by household type, as presented in Table III-8. Based on data from HUD, nearly 80 percent of elderly households had low or moderate-incomes. In particular, nearly 40 percent of elderly households had extremely low-incomes. About 63 percent of small families and 56 percent of large families had low or moderate-incomes.

**Table III-8**  
**Income Level by Household Type**

Income Level	Elderly	Small Family	Large Family	Other	Total
Extremely Low (0-30% MFI)	39%	17%	15%	24%	19%
Other Low (30-50% MFI)	20%	18%	18%	20%	18%
Moderate (50-80% MFI)	20%	28%	24%	24%	25%
Middle/Upper-Income (>80% MFI)	21%	37%	44%	32%	37%

Source: HUD, CHAS Data Book, 2000.

**Households in Poverty**

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2000 U.S. poverty threshold for a family of four was \$17,463. As indicated in Table III-9, one-quarter of all Huntington Park residents lived in poverty in 2000, an increase in over 1,800 persons living below the poverty line since 1990. Families with children are most impacted by poverty, with one-third of children under age 18 living in poverty. The number of children living in poverty grew from 5,682 to 6,755, an increase of 19 percent over the ten-year period.

Figure III-7 illustrates levels of poverty in Huntington Park by census block group. The two darkest areas illustrate block groups where more than 35 percent of the population is in poverty, primarily concentrated along the Alameda Corridor; between Randolph and Gage east of Soto; and in the eastern portion of the City north of 61<sup>st</sup> Street.

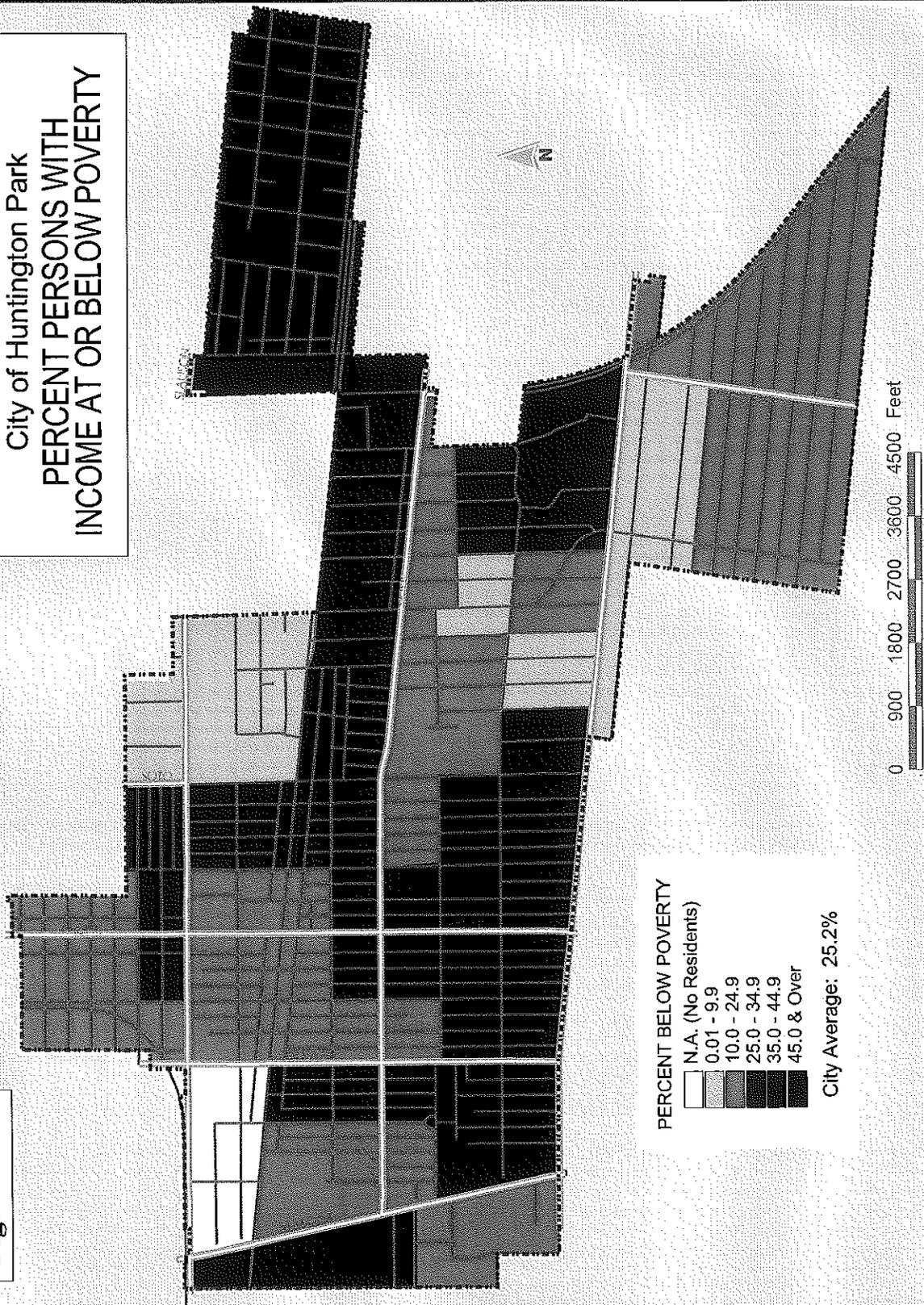
**Table III-9  
Poverty Status**

Groups in Poverty	1990		2000		Change
	Persons /Families	Percent	Persons /Families	Percent	
Individuals	13,508	24%	15,369	25%	+13.8%
Children (under 18)	5,682	30%	6,755	32%	+18.9%
Families	2,526	22%	2,965	23%	+17.4%
Female-Headed w/ Children	834	48%	858	42%	+2.9%

Source: U.S. Census, 1990 and 2000.

**Figure III-7**

**City of Huntington Park  
PERCENT PERSONS WITH  
INCOME AT OR BELOW POVERTY**



Source: U.S. Census Bureau, 2000

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## C. HOMELESS NEEDS ASSESSMENT

This section provides a profile of the homeless and at-risk population in the region and Huntington Park in particular. Existing homeless services and facilities available in the Huntington Park/ Eastern Los Angeles County are discussed. The needs of this group at the regional and citywide level, and gaps in service that exist within the continuum of care are detailed.

### 1. Regional Homeless Profile

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the Los Angeles Continuum of Care, which encompasses the County of Los Angeles, but excludes the cities of Long Beach, Pasadena and Glendale. The Continuum of Care Report provides a regional profile of the homeless population and unmet shelter needs. LAHSA's 2007 Continuum of Care estimates the County's homeless population at 68,608 persons.<sup>2</sup> Of that total, 51,965 are estimated to be single individuals, while 16,643 are in families with children. Table III-10 shows the homeless population and subpopulations in the County.

**Table III-10**  
**Los Angeles County Continuum of Care**  
**Homeless Population and Subpopulations**

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family households):	297	612	5,329	6,238
1. Number of Persons in Families with Children	1,033	1,992	13,618	16,643
2. Number of Single Individuals and Persons in Households without Children	4,492	3,898	42,154	51,965
<b>Total (lines 1 + 2)</b>	<b>5,525</b>	<b>5,917</b>	<b>57,166</b>	<b>68,608</b>
Part 2: Homeless Subpopulation	Sheltered		Unsheltered	Total
1. Chronically Homeless	1,604		20,772	22,376
2. Seriously Mentally Ill	4,382			
3. Chronic Substance Abuse	2,567			
4. Veterans	1,712			
5. Persons with HIV/AIDS	263			
6. Victims of Domestic Violence	1,190			
7. Youth-Unaccompanied (under 18)	218			

Source: LAHSA 2007 Continuum of Care

<sup>2</sup> The following Los Angeles County jurisdictions prepare their own Continuum of Care and are not included LAHSA's count of homeless: Glendale, Long Beach, Pasadena.

For purposes of the Continuum of Care and for planning most homeless social service programs, LAHSA divides the County into eight regional "Service Planning Areas". Huntington Park falls within Service Planning Area (SPA) 7, which encompasses the eastern metropolitan area of the County (south of the San Gabriel Valley and east of downtown Los Angeles). LAHSA estimates eleven percent of the homeless population falls within SPA 7, equating to approximately 4,500 homeless persons in 2009.

LAHSA has documented the number of emergency shelter, transitional housing and permanent supportive housing beds within the County for homeless individuals and families. Comparing this inventory of beds with the numbers of homeless in Table III-10 provides an indication of the gap needed to house the County's homeless. As presented in Table III-11 below, within the Los Angeles County LAHSA service area, there is an unmet need for 42,649 beds for individual homeless and 11,810 beds for homeless within families. Within both groups, the greatest need is for transitional and permanent supportive housing.

**Table III-11  
Los Angeles County Continuum of Care  
Homeless Housing Gaps Analysis**

		Current Inventory in 2007	Under Development in 2007	Unmet Need/Gap
<b>Individuals</b>				
<b>Beds</b>	Emergency Shelter	3,110	0	2,087
	Transitional Housing	5,106	281	10,203
	Permanent Supportive Housing	4,950	820	30,359
	<b>Total</b>	<b>13,166</b>	<b>1,101</b>	<b>42,649</b>
<b>Persons in Families with Children</b>				
<b>Beds</b>	Emergency Shelter	1,290	52	2,819
	Transitional Housing	2,960	20	3,677
	Permanent Supportive Housing	1,920	511	5,314
	<b>Total</b>	<b>6,170</b>	<b>583</b>	<b>11,810</b>

Source: LAHSA 2007 Continuum of Care

## **2. Homeless Services and Facilities**

Table III-12 provides an inventory of homeless facilities in Homeless Service Planning Area (SPA) 7, which includes Huntington Park; in addition to SPA 7 facilities, a large number of homeless facilities are located in downtown Los Angeles, less than five miles from Huntington Park. A total of 154 emergency shelter beds are located in SPA 7, and while no permanent shelter exists within Huntington Park, the City is served by a regional shelter located in the neighboring City of Bell. The Bell Shelter, operated by the Salvation Army, provides emergency and transitional care for up to 340 homeless adults, including 154 in the shelter, 128 in the drug and alcohol program, and 49 in longer term transitional housing. In addition to a place to stay, the Bell Shelter provides case management; substance abuse rehabilitation; counseling; on-site health care and medical referrals; HIV/AIDS education; computer training, job training and job search program; veterans reintegration program; and life skills classes. On-site adult education classes are offered through the LA Unified School District, which can lead to various vocational certificates. ESL classes are also offered. The Bell Shelter collaborated with the County of Los Angeles Department of Mental Health and the Veterans Administration to provide a new, 76,000 foot renovated shelter, targeting homeless mentally ill, veterans and persons seeking alcohol and drug recovery.

Approximately 800 transitional housing beds are also available to serve the City's homeless. The City has amended its Zoning Code to better facilitate the provision of transitional and supportive housing, as well as emergency shelters.

**Table III-12  
Homeless Facilities near Huntington Park**

<b>Facility</b>	<b>City</b>	<b>Target Population</b>	<b>Capacity (Beds)</b>
<b>Emergency Shelters</b>			
Southern California Alcohol and Drug Programs, Inc	Whittier, Downey	Families	22
Su Casa Domestic Abuse Network	Lakewood	Families	22
The Salvation Army	Bell	Adults, Chronically Homeless	110
<b>Total:</b>	<b>--</b>		<b>154</b>
<b>Transitional Housing</b>			
County of Los Angeles Department of Children and Family Services	Multiple Sites	Emancipated Foster Youth	38
Homes for Life Foundation	Norwalk	Mentally Ill	38
Los Angeles Centers for Alcohol and Drug Abuse	Santa Fe Springs	Substance Abusers	30
Los Angeles Mission	Pico Rivera	Adult Women	10
Midvalley Rehabilitation Center	Los Angeles	Substance Abusers	11
Phoenix House of California	Santa Fe Springs	Families	70
Rio Hondo Temporary Home	Norwalk	Families	82
Southern California Alcohol and Drug Programs, Inc	Norwalk, Los Angeles	Substance Abusers, Dually Diagnosed, Adult Women	69
Su Casa Domestic Abuse Network	Lakewood, Artesia	Adult Women, Families	38
The Salvation Army	Bell, Santa Fe Springs	Multi-Diagnosed, Adults, Families	266
United Friends of the Children	Whittier	Youth	108
Whittier Area First Day Coalition	Whittier	Adults	45
<b>Total:</b>	<b>--</b>		<b>805</b>
<b>Permanent Supportive Housing</b>			
Homes for Life Foundation	Norwalk	Mentally Ill	56
Southern California Alcohol and Drug Programs, Inc.	Whittier	Substance Abusers	10
The Serra Project	Los Angeles	Families	34
<b>Total:</b>	<b>--</b>		<b>100</b>

Source: LAHSA, LA County Continuum of Care, 2007.

### 3. City Homeless Needs and Gaps in Service

LAHSA has estimated there to be 100 homeless persons in the City of Huntington Park. This estimate is based on LAHSA's actual street and shelter count conducted in 2007<sup>3</sup>. City Code Enforcement staff indicate there are approximately 30 chronic

<sup>3</sup> While LAHSA's 2007 homeless survey also includes estimates based on projections, for purposes of the Housing Element, only the actual street and shelter counts are utilized.

homeless in the City, consisting predominately of single men, with five to six single women. The Bell Regional Shelter reports providing services to 52 homeless clients from Huntington Park in 2004, indicating that over a one year period the number of homeless persons in the City is likely closer to 50. (In 2007, the Bell Shelter reports serving 497 unduplicated homeless clients, but is unable to break this down by jurisdiction).

A large majority of the City's homeless are chronic substance abusers, have been homeless for several years and are more service resistant than those who have only been homeless for a short period of time. While staff reports no "visible" homeless families, the City is the only jurisdiction in the immediate area that allows overnight street parking, and as a result temporarily homeless individuals and families from the greater area come to Huntington Park to sleep in their cars overnight.

Despite Huntington Park's relatively limited homeless population given the City's size, a much larger segment of the community is at risk of becoming homeless. Approximately one-quarter, or 15,000 residents in Huntington Park live below the poverty line. Female-headed households with children are particularly at risk since 42 percent of these households live in poverty. While these lower income populations may not be living in shelters or on the street, many face problems of overcrowding and overpayment in an effort to afford housing. Others may live with friends or relatives or in substandard units such as converted garages.

Based on discussions with local service providers and results from the Consolidated Plan workshop and needs surveys, several important needs were identified.

- The economic recession has caused a significant increase in the number of persons and families seeking emergency services, and persons at risk of homelessness.
- Almost all service agencies cited a need for more affordable housing in Huntington Park. Affordable housing for special needs groups such as large families and single mothers with children is seen as critical to alleviating overcrowding and preventing homelessness.
- There is a gap between persons leaving transitional housing and the move into permanent affordable housing. Many formerly homeless persons need service-enriched housing, which can help provide ongoing services such as case management, mental health or substance abuse counseling that reduce their risk of becoming homeless again.
- Transitional housing is also a critical need, especially important for homeless families and the working homeless.

## 4. Planning and Funding Initiatives to Address Homelessness

### Los Angeles Ten-Year Plan to End Homelessness

The County and City of Los Angeles, with the supportive efforts of the Los Angeles Homeless Services Authority (LAHSA) have developed and adopted "Bring L.A. Home", a comprehensive, 10-year campaign to end homelessness throughout Los Angeles County. Bring L.A. Home establishes the following seven goals:

#### 1. Housing to Prevent and End Homelessness

- ✓ Increase the availability of affordable housing by 50,000 new units for homeless
- ✓ Create a minimum of 11,500 new affordable housing units for homeless

#### 2. Improving the Continuum of Homeless Services

- ✓ Achieve fewer new entrants into homelessness
- ✓ Achieve shorter durations of homelessness
- ✓ Improve the quality of life for homeless, including movement into permanent housing

#### 3. Increasing Income and Improving Economic Stability

- ✓ Increase the number of homeless adults finding/maintaining adequate employment
- ✓ Facilitate access to government benefits for those who need them

#### 4. Improving Health and Human Services

- ✓ Enhance regionally based integrated services

#### 5. Strengthening the Partnership with the Criminal Justice System

- ✓ Support homeless persons discharged from jail and prison systems
- ✓ Reduce the rate of repeated incarcerations for minor offenses by homeless

#### 6. Regional Issues and Priorities

- ✓ Promote regional homeless strategies to build local support for solutions, including increased funding and other resources

#### 7. Specific Homeless Subpopulations

- ✓ Develop strategies to address special needs and track progress in ending homelessness for these subpopulations

The focused strategies of the 10-Year Campaign to End Homelessness have helped to facilitate the effective use of new resources being directed towards homeless solutions, including:

- ✓ A commitment of \$20 million in capital funding for homeless shelter expansion by the Los Angeles County Board of Supervisors
- ✓ A commitment by the Mayor of Los Angeles to add \$50 million to the City's Housing Trust Fund for permanent supportive housing for Los Angeles' neediest residents
- ✓ In 2009, the Los Angeles Continuum of Care (LACoC), which includes the City and County of Los Angeles, excluding the cities of Pasadena, Long Beach and Glendale, received the largest award in its history, totaling \$68.9 million.
- ✓ California's Mental Health Services Act (Proposition 63) provides a key opportunity to leverage funding for homeless programs for people with mental disabilities.

## Gateway Cities Homeless Strategy

In July 2008, the Gateway Cities Council of Governments (GCCOG), in partnership with PATH Partners and Corporation For Supportive Housing, with funding support from the County of Los Angeles, launched a region-wide effort to address homelessness among the 27 cities in its region. The goal of the Gateway Cities Homeless Strategy was to develop a community-driven, practical strategy to effectively respond to and reduce the number of homeless persons in the GCCOG region.

Over an eight month period, PATH Partners performed an assessment of existing homeless services and housing resources in the GCCOG region; identified underserved groups and sub-regions; engaged city and community stakeholders; explored existing funding allocations; and developed community education and engagement strategies. The following presents the resulting 2009 Gateway Cities Homeless Strategy, of which Huntington Park is integrally involved:

### LEAD

**1. Identify a current or new regional leadership entity:** This entity will oversee the coordination, engagement, collaboration and implementation of the strategy. The entity will also represent the region in federal, state and local policy and planning efforts as well as advocate for additional funding resources to sustain the strategy's planning and implementation efforts.

**2. Designate a "Homeless Liaison" for each city:** Each Gateway city will assign a "Homeless Liaison" position, either a new or an existing staff person, who will be the point person for homeless planning and implementation efforts in their city.

### ENGAGE

**3. Form a stakeholder regional homeless alliance:** The alliance, consisting of stakeholders from multiple sectors of the community (including but not limited to businesses, faith groups, law enforcement, providers, city officials, housing developers, residents and homeless individuals), will assist in coordinating local efforts, developing new programs and advising the leadership entity..

**4. Implement "Connections" strategies to engage the community:** The strategy will incorporate actions to encourage strong community participation among all stakeholders in addressing homelessness. This includes local stakeholder groups to assist in planning any local homeless initiatives.

**5. Develop a public education campaign:** A public education campaign will be implemented to effectively communicate what will be accomplished through the strategy and how the community will see visible, measurable outcomes in helping people transition off the streets. The campaign will also help debunk stereotypes

about who homeless people are, and emphasize how addressing homelessness results in improved quality of life and safer cities for everyone.

### **COLLABORATE**

**6. Enhance government-wide collaboration:** Greater governmental collaboration among the region will be established to leverage and increase public funding and resources. Some potential opportunities that may be explored for collaboration include:

- a. Leverage the already committed \$1.2 million of County HPI funds to secure matching dollars from within the region.
- b. Secure funding from the American Recovery and Reinvestment Act of 2009 to be made available to Gateway cities in several areas, including: homeless prevention, Emergency Food and Shelter Program (EFSP) funds, Section 8, HOME funds, CSBG and neighborhood stabilization.
- c. Organize and coordinate the GCCOG cities to apply for additional funding as multi-city collaborations are more competitive.

**7. Implement a region-wide, multi-sector homeless collaborative event:** The strategy will include an annual event that integrates services and resources across agencies and departments, including government departments, service providers, faith based groups and the business community.

### **IMPLEMENT**

**8. Homeless Prevention Services:** The overarching goals of homeless prevention services are to prevent the immediate threat of eviction and stabilize families over time to reduce the risk of homelessness. Some prevention services include: rental subsidies, utilities assistance and eviction prevention programs.

*The GCCOG region will create a minimum of 2 new homeless prevention programs over the next 12 months to provide prevention services to the homeless in the Gateway Cities. A target goal is to have a total of 4 programs formed (one in each of the four group areas of the GCCOG region), over the next 3-5 years to provide accessible prevention services to those in need. Each homeless prevention program will serve 500 unduplicated individuals annually, providing screening and assessments, prevention programs and housing assistance.*

**9. First Responders Program:** This action will form geographic-based street outreach team(s) that serve as "first responders" and coordinate with local law enforcement, service providers, hospitals, businesses and others who have contact with homeless persons. Teams would be comprised of staff and/or volunteers, and would be multidisciplinary, utilizing staff from existing mental health providers, substance abuse treatment providers, county agencies, and faith groups.

*The GCCOG region will create a minimum of 2 new outreach teams over the next 12 months to provide outreach services to the Gateway Cities. A target goal is to have a total of 4 teams operating (one in each of the four group areas of the GCCOG) over the next 3-5 years to provide more accessible outreach services. Each outreach*

*team will engage 80 new unduplicated homeless individuals and assist them in connecting to services annually.*

**10. Interim Housing:** Develop a strategy to “rapidly re-house” individuals into interim (temporary) housing, with the end goal of long-term housing. This approach, will be linked to street outreach teams, and will focus on intensive housing and placement assistance at the beginning of a client’s entry into interim housing, and will include linkages to housing subsidies, rental assistance programs and other supportive services.

*The GCCOG region will create a minimum of 2 new interim housing programs (30-40 beds per program) over the next 12 months to provide interim housing for the homeless. A target goal is to have a total of 4 new interim housing programs (one in each of the four group areas in the GCCOG region) over the next 3-5 years to provide housing for people in need. Each new program will serve 100 unduplicated homeless individuals annually, providing them with housing, case management and assistance in connecting to long-term housing opportunities and supportive services.*

**11. Permanent Supportive Housing (PSH):** Create and implement a multi-year plan to increase the stock of PSH units in the GCCOG region.

*A proposed goal for the total GCCOG region is to invest in the creation of 665 units of PSH over the next five years (2010 to 2014), double the current number of available supportive housing units. The breakdown of the 665 unit production goal over five-years includes: one 40 unit development in Year 1, 175 units of smaller PSH projects and set aside units, and 450 scattered-site leasing units. Additionally, a plan will be developed for acquiring further rental vouchers and/or creating more subsidized housing in the region for homeless families and single adults who do not require supportive housing but do require affordable housing in order to end their homelessness as they transition out of interim housing*

### **Huntington Park Homeless Programs**

In addition to participation in the County and GCCOG regional efforts to address homelessness described above, Huntington Park addresses the emergency needs of the homeless and other persons needing emergency shelter through support of programs administered by homeless service agencies. The City currently provides CDBG funding support to two local agencies that provide services to homeless individuals and families, and persons at risk of becoming homeless - the Southeast Churches Service Center (SCSC) and the Salvation Army/ Southeast Communities Corps. The SCSC provides emergency “brown bag” groceries to families, and bus tokens and taxi vouchers to link clients with other service agencies. Through their office in Huntington Park, the Salvation Army provides the following emergency services: daily meals; emergency food for families; monthly food bags for seniors; acute medical, dental, and vision care; showers; clothing vouchers; bus tokens; motel vouchers; and referrals to outside agencies. A limited amount of emergency rental assistance and utility assistance is available for qualified households.

As a result of the federal "American Recovery and Reinvestment Act," new funds are being made available under the "Homelessness Prevention and Rapid Re-Housing Program" (HPRP). Huntington Park is partnering with the County Department of Public Social Services (DPSS) for implementation of HPRP activities on its behalf. DPSS already has programs in place which it will augment with the new HPRP funds, including programs for short-term rental assistance, moving assistance to prevent homelessness, eviction prevention, and foreclosure counseling.

## D. HOUSING PROFILE AND NEEDS ASSESSMENT

This section identifies housing characteristics and conditions, lead-based paint hazards, and the affordability of housing in Huntington Park. Constraints to affordable housing development are also discussed.

### 1. Housing Characteristics

#### Housing Growth

Table III-13 displays housing production in the City, compared to surrounding jurisdictions, and the County as a whole. Between 1980 and 1990, Huntington Park's housing stock decreased by 7 percent from 15,601 to 14,515 housing units, due in part to redevelopment activities. The nearby communities of Bell Gardens, Maywood, and South Gate also experienced a decline in their housing stock during this period. Countywide, there was an 11 percent increase in housing units.

From 1990 to 2000, Huntington Park's housing stock increased by about six percent, adding approximately 820 new units over the decade. This level of growth is greater than that experienced countywide and higher than that of surrounding communities, although comparable to that experienced in South Gate. According to the State Department of Finance (2009), Huntington Park currently has a housing stock of 15,446 units, representing a modest increase of 111 units (or 0.9 percent) since 2000. As a built-out community, housing growth in recent years has primarily been attributable to the introduction of housing in the downtown and on target opportunity sites, and is largely a result of City involvement in the provision of assisted housing (refer to Table III-30 later in this Section for comprehensive listing of assisted housing projects).

**Table III-13  
Regional Housing Growth Trends**

Jurisdiction	1980	1990	2000	2009	Percent Change		
					1980-1990	1990-2000	2000-2009
Bell	9,248	9,401	9,215	9,310	+1.7%	-2.0%	+1.0
Bell Gardens	9,759	9,546	9,788	9,933	-2.2%	+2.5%	+1.5%
<b>Huntington Park</b>	<b>15,601</b>	<b>14,515</b>	<b>15,335</b>	<b>15,446</b>	<b>-7.0%</b>	<b>+5.6%</b>	<b>+0.9%</b>
Maywood	6,836	6,680	6,701	6,834	-2.3%	+0.3%	+2.0%
South Gate	23,589	22,946	24,269	24,716	-2.7%	+5.8%	+1.8%
L.A. County	2,853,653	3,163,343	3,270,909	3,418,698	+10.9%	+3.4%	+4.5%

Source: U.S. Census 1980, 1990, 2000. Dept of Finance 2009 Population and Housing Estimates.

## Housing Type and Tenure

Table III-14 presents the mix of housing types in Huntington Park. Unlike many urbanized communities, single-family homes have increased in relative proportion and number over the past two decades, from 34 percent (5,361 units) in 1980 to 50 percent (7,657 units) in 2009, with the primary increase being in attached single-family units. In comparison, multi-family units now comprise just half of the housing stock, decreasing from 64.5 percent in 1980.

**Table III-14  
Housing Type 1980 - 2009**

Unit Type	1980		1990		2009	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	-	-	4,856	33.5%	5,275	34.2%
SF Attached	-	-	1,806	12.4%	2,382	15.4%
<i>Total SF</i>	<i>5,361</i>	<i>34.4%</i>	<i>6,662</i>	<i>45.9%</i>	<i>7,657</i>	<i>49.6%</i>
2 to 4 Units	3,103	19.9%	2,531	17.4%	2,232	14.5%
5 or more units	7,120	45.6%	5,076	35.0%	5,542	35.8%
<i>Total Multi-Family</i>	<i>10,223</i>	<i>64.5%</i>	<i>7,607</i>	<i>52.4%</i>	<i>7,774</i>	<i>50.3%</i>
Mobile Homes & Other	17	0.1%	246	1.7%	15	0.1%
<b>Total Housing Units</b>	<b>15,601</b>	<b>100%</b>	<b>14,515</b>	<b>100%</b>	<b>15,446</b>	<b>100%</b>

Source: U.S. Census 1980, 1990. Dept of Finance 2009 Population and Housing Estimates.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. According to the 2000 Census, 73 percent of Huntington Park's households were renters, fairly consistent with 1990 levels when 72 percent of households were renters (refer to Table III-15).

**Table III-15  
Housing Tenure**

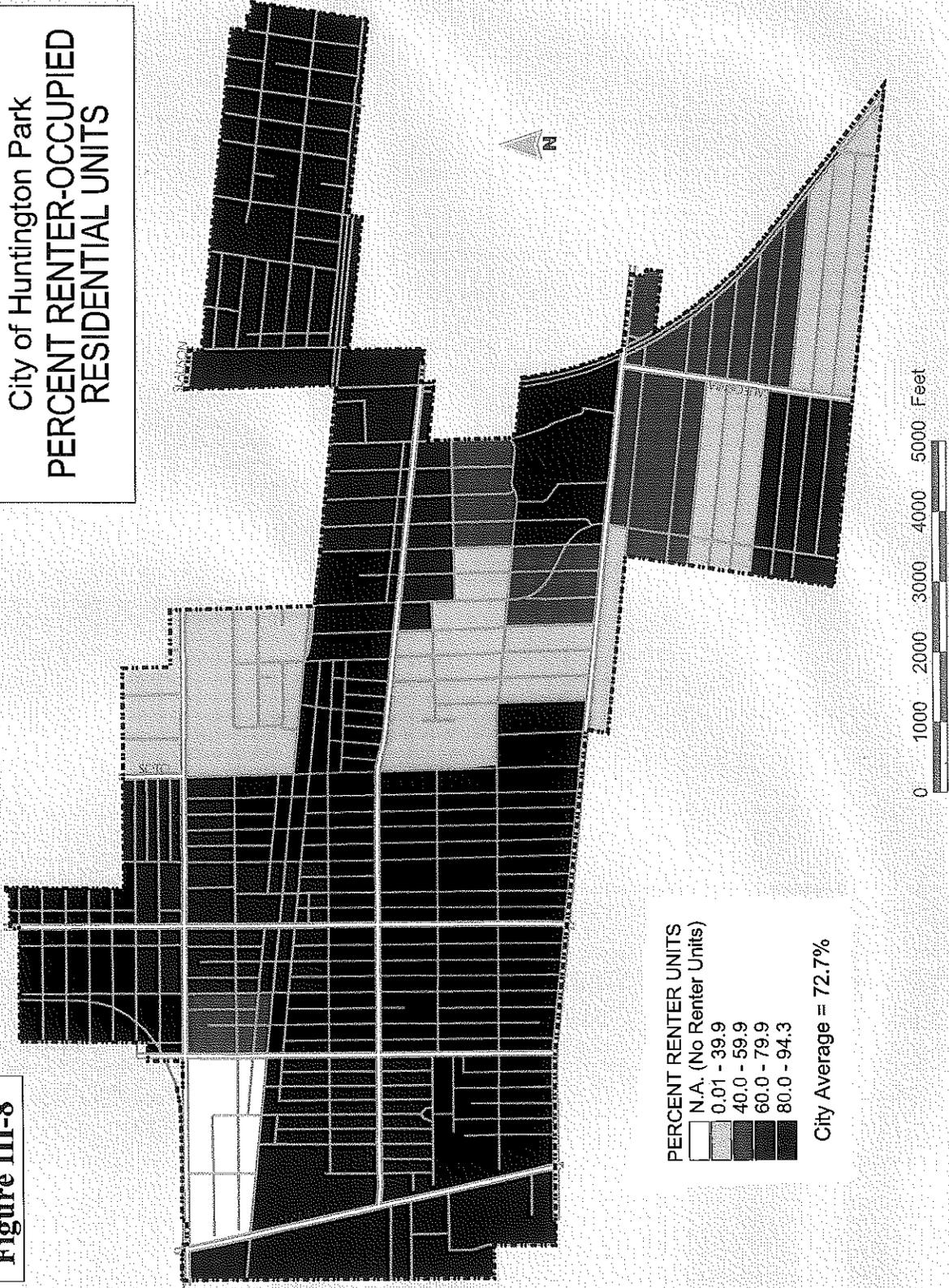
Occupied Housing Units	1990		2000	
	Units	Percent	Units	Percent
Renter	9,945	72%	10,795	73%
Owner	3,958	28%	4,065	27%
Total	13,903	100%	14,860	100%

Source: U.S. Census, 1990 and 2000.

As indicated in Figure III-8, the highest concentrations of renter households (over 80 percent) are generally located in the central part of the City surrounding Pacific Boulevard, and extending east along Gage, and east and west along Florence; and in the City's northern extension north of Slauson.

**Figure III-8**

**City of Huntington Park  
PERCENT RENTER-OCCUPIED  
RESIDENTIAL UNITS**



**PERCENT RENTER UNITS**  
N.A. (No Renter Units)  
0.01 - 39.9  
40.0 - 59.9  
60.0 - 79.9  
80.0 - 94.3

City Average = 72.7%

0 1000 2000 3000 4000 5000 Feet

Source: U.S. Census Bureau, Census 2000

Diversa Consulting 11/17/06

## Housing Conditions

The age of a community's housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table III-16 displays the age of Huntington Park's occupied housing stock by owner/renter tenure as of 2000. As a mature community, the majority of Huntington Park's housing stock consists of units older than 30 years of age. Among owner-occupied housing, nearly three-quarters of units were constructed prior to 1970, and is reflective of the community's numerous older single-family neighborhoods. While a lesser proportion of renter housing is greater than 30 years in age (66 percent), this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing.

**Table III-16**  
**Age of Housing Stock**

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
1990-2000	747	7%	281	7%	7%
1980-1989	1,145	11%	552	14%	11%
1970-1979	1,754	16%	218	5%	13%
1960-1969	2,331	22%	328	8%	18%
1950-1959	2,102	19%	695	17%	19%
1940-1949	1,384	13%	726	18%	14%
1939 or earlier	1,337	12%	1,261	31%	17%
<b>Total</b>	<b>10,803</b>	<b>100%</b>	<b>4,061</b>	<b>100%</b>	<b>100%</b>

Source: U.S. Census, 1990 and 2000.

The advanced age of the majority of Huntington Park's housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration. The City operates a proactive code enforcement program, in addition to responding to resident complaints, and provides eligible property owners with information on the City's rehabilitation programs. The City has also initiated an active multi-family acquisition and rehabilitation program in conjunction with Oldtimers Housing Development Corporation where problem properties are acquired, rehabilitated, and managed as long term affordable housing. Two Focus Areas have been established for these activities - Malabar/Middleton to the west of the Central Business District, and Bissell Street, in the northeast portion of the City. Four acquisition/rehab projects have been completed or are underway in these areas, providing 27 units of quality, affordable rental housing.

Huntington Park has adopted the following definitions of standard housing, and substandard housing suitable for rehabilitation:

**Standard Housing Conditions:** Housing which complies with the State Uniform Building and Housing Codes, and which meets Section 8 Existing Housing Quality Standards. Standard housing includes units that require only cosmetic work or minor maintenance work.

**Substandard Housing, Suitable for Rehabilitation:** Housing which does not meet the minimum standards of the State Uniform Building and Housing Codes, and which does not meet Section 8 Existing Housing Quality Standards. Substandard housing is deemed suitable for rehabilitation where the unit is structurally sound and the cost of rehabilitation is economically warranted.

No current Citywide survey of substandard housing exists for Huntington Park. Ongoing code enforcement and redevelopment activities have resulted in the replacement of many older, often substandard units with newly constructed residences. City code enforcement staff estimate the current incidence of substandard housing is around 15 percent of the housing stock, translating to 2,300 substandard units (15% of 15,420 units). Of this substandard housing, an estimated 80 percent (1,840 units) is suitable for rehabilitation where necessary repairs are considered economically feasible. The primary issues with substandard housing in the City pertain to inadequate space heating, leaking windows, and aging plumbing and electrical systems. The biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords.

Huntington Park has a significant number of garages converted into living quarters, often commanding rents of \$800-\$1,000 per month. Code enforcement staff issue citations and fines on an ongoing basis requiring garage conversions to be "unconverted", but continually find new conversions occurring throughout the City.

The 2002 Feasibility Study conducted in support of the Neighborhood Preservation Redevelopment Project Area provides additional information on housing conditions within the Redevelopment Survey Area, which generally encompasses the eastern half of the City east of Seville, excluding the area west of Boyle and north of Randolph:

- Northeast portion of Survey Area, east of Bissell and north of Gage. An estimated 50-66% of residential units appear to be affected by deferred maintenance. The most severe cases are generally concentrated west of Loma Vista Avenue and in close proximity to the industrial corridor along Maywood Avenue. Key indicators of overcrowding (garage conversions, several cars parked in front of

small homes during daytime hours, etc) were present throughout the area.

- Central portion of Survey Area, between Randolph and Walnut, east of Seville. Residential deferred maintenance is apparent in approximately one-half to two-thirds of units. Most severe cases are generally concentrated in close proximity to commercial or high traffic corridors, including Gage, Florence, Randolph, Miles, Seville and State. Owner-occupancy rates appear to be low in areas with significant deterioration. Key indicators of residential overcrowding are present, particularly along the outer fringes of residential neighborhoods.
  
- Southeast portion of Survey Area, south of Walnut An estimated 25-33% of residential units exhibit deferred maintenance, with the most severe cases concentrated in close proximity to commercial or high traffic corridors along State, California and Salt Lake. Owner-occupancy appears to be low in areas where deterioration is a significant concern. Conversely, there appears to be a high percentage of owner-occupants in the interior neighborhoods where the homes are well-maintained and in good overall condition.

## 2. Lead-Based Paint Hazards

Childhood lead poisoning is a major, preventable environmental health problem in the United States. Blood lead levels (BLL) as low as 10Fg/dL are associated with harmful effects on children's ability to learn. Very high BLLs (70Fg/dL and above) can cause serious health consequences, including seizures, comma and death. The Centers for Disease Control estimate 890,000 children in the U.S. have BLLs greater than 10Fg/dL.

Lead-based paint (LBP) is typically the primary source of elevated lead levels in the blood and lead poisoning, with 77 percent of children in Los Angeles County with lead poisoning infected through ingestion of lead-based paint.<sup>4</sup> While lead-based paint was the most prevalent source of lead, other sources of lead include dust (30% of cases), take home exposure from parent's workplace (25% of cases), and soil contamination (23% of cases). Certain groups have a higher risk factor associated with exposure to lead, including children, pregnant women, and persons working with lead in their jobs.

While the use of lead-based paint for all residential structures was banned in 1978, many older homes and apartments tend to have paint with higher concentrations of lead, more coats or layers of lead-based paint, and larger surface areas covered with lead-based paint. Approximately 16 percent of young children from low-income families in older housing units had levels of lead in their blood above the level of concern established by the CDC compared to only one percent for upper-income households.<sup>5</sup>

According to HUD, approximately 40 percent of the homes in the United States have lead-based paint somewhere in the unit. HUD has established national averages to estimate the amount of lead-based paint in a community. According to these national averages, approximately 90 percent of housing units built before 1940 have lead-based paint. Units built from 1940 to 1959 have an estimated incidence of 80 percent, while units built between 1960 and 1979 have an incidence of 62 percent. Using these national estimates, Table III-17 approximates the number of housing units with lead-based paint in Huntington Park, and estimates the number of these units occupied by low and moderate income households based on the CHAS databook. As illustrated in this Table, an estimated 970 low/mod owner-occupied units and 4,670 low/mod renter-occupied units in Huntington Park may contain lead based paint.

<sup>4</sup> Los Angeles County Department of Health Services Public Health CLPPP, *Lead Safe Los Angeles 2010*

<sup>5</sup> U.S. Department of Housing and Urban Development, *Addressing Lead-Based Paint in Local Housing Programs Receiving CPD Funds*, May 2001.

**Table III-17  
Estimated Units with Lead-Based Paint Hazards**

Year Built*	Units Occupied by Low Income Households	Percent with LBP	Units with LBP
<i>Owners</i>			
Before 1940	470	90%	420
1940-1959	520	80%	420
1960-1979	210	62%	130
Total	1,200	--	970
<i>Renters</i>			
Before 1940	960	90%	870
1940-1959	2,500	80%	2,000
1960-1979	2,900	62%	1,800
Total	6,360	--	4,670

Source: U.S. Census 2000; HUD estimates of LBP incidence by housing age.

The presence of lead-based paint does not necessarily indicate a lead hazard. Other factors contribute to a higher risk of lead hazards in a community rather than simply the age of the housing stock. Foremost among these are the condition of the housing and the extent of lower-income households with children in an area.

The Los Angeles County Health Services' Childhood Lead Prevention Program (CCLPP) has conducted an analysis to identify high risk areas of lead exposure based upon three risk factors: 1) pre-1950 housing units; 2) Medi-Cal deliveries 3); children ages one and two. Based on the number of high risk tracts and incidence of EBLs, ten cities have been prioritized by the CCLPP for primary lead prevention activities; the City of Huntington Park is among these ten cities.

Table III-18 presents the number of cases of lead poisoning and elevated blood levels in Huntington Park between 2001 and 2006. Elevated blood levels were identified in over ten children annually, with an average of three cases per year.

**Table III-18  
Lead Cases and EBLs in Huntington Park for Children Under Six**

	2001	2002	2003	2004	2005	2006
# of Lead Cases (15+Pb/dL)	3	4	1	3	4	2
# of Elevated Blood Levels (10-14Pb/dL)	10	10	22	16	17	12

Source: LA County Childhood Lead Poisoning Prevention Program

To reduce lead in existing housing, all federally funded rehabilitation and minor home repair projects in Huntington Park are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or

implementation of interim controls. In addition, the CCLPP will provide the City with the address of any household where there is evidence of lead poisoning or elevated blood levels in children or any other evidence of lead from a physical inspection of a property. Huntington Park can then make contact with the property owner and offer financial aid to assist in the abatement of the hazard.

Beginning in 2008, the City has committed CDBG funding to support a new lead based paint community education and lead screening program "Southeast Healthy Homes" administered by the L.A. Community Legal Center. In October 2009, the City applied for and was awarded a \$1.57 million HUD Lead Based Paint Hazard Control Grant, allowing significant expansion of its lead prevention and abatement activities. The three-year grant will enable the City to identify and remediate lead hazards in 90 units occupied by lower income families with children, and educate the community about lead poisoning prevention, healthy homes and integrated pest management. Ten workers will be trained and certified as lead workers, and four community outreach workers along with City staff and community members will be trained in lead and healthy homes.

The HUD Lead Grant involves an extensive community outreach component. Outreach workers from the Los Angeles Community Legal Center and Communities for a Better Environment will conduct door-to-door outreach to over 550 households in targeted neighborhoods, educating residents on lead hazards and lead poisoning prevention, and referring property owners to the City's Lead Hazard Remediation Program. The City's Minor Home Repair contractor will provide weatherization services, and as needed, exterior paint, and perform healthy home interventions focusing on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances. Community outreach workers will also conduct over 90 meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

### 3. Housing Market Analysis

#### Home Ownership Market

The economic recession, combined with the high incidence of home foreclosures, has resulted in a significant decline in for-sale housing prices. Table III-19 presents data on all sales of single-family homes and condominiums in Huntington Park from January - October 2009. A total of 164 single-family homes sold during this period for a median price of \$246,000 - a \$200,000 drop in the \$450,000 median sales price recorded in 2007. Bank-owned homes comprised 28% of the homes sold, highlighting the significant impact of the foreclosure crisis on the community. Home sales data illustrates the characteristics of the housing stock as one dominated by older, smaller sized units, with the average single-family home built in 1934 and 1,280 square feet in size.

Condominium sales have also suffered a \$200,000 drop in value to \$155,000 from the \$357,000 median sales price in 2007. Foreclosures are even more prevalent in condos than single-family homes, with 35% of the 55 units sold in 2009 bank-owned.

**Table III-19**  
**Huntington Park Home and Condominium Sales Prices (Jan - Oct 2009)**

# Bdrms	Units Sold	Price Range	Median Price	Average Unit Size	Average Lot Size	Average Year Built
<b>Single-family Homes</b>						
1	2	\$150,000 - \$186,000	\$168,000	770 sq. ft.	3,800 sq. ft.	1932
2	74	\$110,000 - \$510,000	\$219,000	1,010 sq. ft.	5,300 sq. ft.	1929
3	58	\$124,000 - \$375,000	\$260,000	1,440 sq. ft.	5,600 sq. ft.	1936
4	27	\$107,000 - \$485,000	\$293,000	1,650 sq. ft.	5,600 sq. ft.	1942
5+	3	\$251,000 - \$347,000	\$275,000	1,790 sq. ft.	4,000 sq. ft.	1941
<b>Total</b>	<b>164</b>	<b>\$107,000 - \$510,000</b>	<b>\$246,000</b>	<b>1,280 sq. ft.</b>	<b>5,400 sq. ft.</b>	<b>1934</b>
<b>Condominiums</b>						
2	16	\$100,000 - \$267,000	\$127,000	1,020 sq. ft.	n/a	1988
3	37	\$105,000 - \$336,000	\$160,000	1,190 sq. ft.	n/a	1987
4	2	\$214,000 - \$231,000	\$222,000	1,590 sq. ft.	n/a	2001
<b>Total</b>	<b>55</b>	<b>\$100,000 - \$336,000</b>	<b>\$155,000</b>	<b>1,150 sq. ft.</b>	<b>n/a</b>	<b>1988</b>

Source: Dataquik Sales Records, Compiled by Karen Warner Associates.

## Rental Housing Market

Apartment rents in Huntington Park are at a level that many lower income households (<80% AMI) face significant overpayment. The 2000 Census documented 47% of renters spending more than 30% of their income on housing, with 22% spending over half of their income for shelter. However, local property management companies report that the current economic recession has resulted in a softening in the rental market, placing downward pressure on rents and resulting in a modest increase in rental vacancies in Huntington Park. An October 2009 rent survey (Table III-20) confirms this shift in the market, with enticements for free first month's rent, reduced move-in costs, etc. The absence of available three bedroom apartments in the rent survey highlights the mismatch between the City's housing supply and the need for larger rental units for families.

**Table III-20  
Huntington Park Apartment Rent Levels (Oct 2009)**

# Bedrooms	Rental Range	Average Rent
Studio	\$550 - \$700	\$675
One Bedroom	\$700 - \$900	\$825
Two Bedroom	\$900 - \$1,400	\$1,065
Three Bedroom	None listed	

Sources: Craigslist.com; WestsideRentals.com; Brabant Realty and Management; PMS Management.

## 4. Housing Affordability

The affordability of housing in Huntington Park can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing.

California Health and Safety Code<sup>6</sup> defines affordable owner and rental housing cost as:

### Affordable Ownership Housing Cost - moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance and property taxes.
- Affordable costs are up to 35% of the defined household income.
- Affordable costs for moderate income households are based on standard of 110% of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

<sup>6</sup> Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 establishes affordable rents.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30% of the defined household income.
- Affordable rents are based on a standard of 50% of AMI for very low income households; 60% of AMI for low income households; and 110% AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

**Homeowner Affordability**

Based on these definitions of income and affordable housing cost, Table III-21 presents the maximum affordable purchase price for median income households (110% AMI), and compares this with the 2009 market sales prices for single-family homes and condominiums in Huntington Park, as previously documented in Table III-19. As illustrated by this table, the dramatic decline in existing housing prices has greatly enhanced the affordability of home purchase to median income households. For example, the maximum affordable purchase price for a three-person median income household is \$222,000, placing the median priced two-bedroom home (\$219,000) sold in 2009 within economic reach. As household size increases, the affordability gap between market rate single-family homes and the affordable purchase price does begin to widen, although condominiums remain within the affordable price range regardless of unit size.

**Table III-21  
2009 Maximum Affordable Housing Cost**

<b>Affordable Housing Cost</b>	<b>2 Bedroom (3 persons)</b>	<b>3 Bedroom (4 persons)</b>	<b>4 Bedroom (5 persons)</b>
Household Income @ 110% Median	\$61,490	\$68,310	\$73,755
Income Towards Housing @ 35% Income	\$21,522	\$23,908	\$25,814
Maximum Monthly Housing Cost	\$1,794	\$1,992	\$2,151
Less Expenses:			
Utilities	(\$95)	(\$115)	(\$135)
Taxes (1.1% affordable hsg price)	(\$205)	(\$225)	(\$245)
Insurance	(\$100)	(\$115)	(\$130)
HOA Fees & Other	(\$180)	(\$180)	(\$180)
Monthly Income Available for Mortgage	\$1,214	\$1,357	\$1,461
Supportable Mortgage @ 6.0% interest	\$202,000	\$226,000	\$244,000
Homebuyer Downpayment (10%)	\$20,000	\$23,000	\$24,000
<b>Maximum Affordable Purchase Price</b>	<b>\$222,000</b>	<b>\$249,000</b>	<b>\$268,000</b>
<b>Huntington Park Median Single-Family</b>	<b>\$219,000</b>	<b>\$260,000</b>	<b>\$293,000</b>
<b>Huntington Park Median Condo Sales</b>	<b>\$127,000</b>	<b>\$160,000</b>	<b>\$222,000</b>

Source: Karen Warner Associates.

## Renter Affordability

Table III-22 presents the maximum affordable rents for low, moderate and above moderate income households by household size, and compares with median apartment rents on vacant units in Huntington Park, as documented in Table III-20. While low income households continue to be priced out of the rental market, the decline in rents has resulted in many moderate income households in Huntington Park being able to afford market rents.

With low income renters priced out of Huntington Park's rental market, such households are faced with overcrowding to reduce housing costs and/or overpayment. Lower income large households are particularly impacted, with an extremely limited supply of three bedroom rentals and the sizable affordability gap on larger units.

**Table III-22  
LA County 2009 Maximum Affordable Rents**

Income Level	Maximum Affordable Rent After Utility Allowance			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Low Income (50% AMI)	\$506	\$574	\$641	\$705
Moderate Income (80% AMI)	\$957	\$947	\$1,060	\$1,171
Above Moderate Income (120% AMI)	\$1,454	\$1,444	\$1,619	\$1,792
<b>Huntington Park Average Apt Rents</b>	<b>\$675</b>	<b>\$825</b>	<b>\$1,065</b>	<b>N/a</b>

Source: Karen Warner Associates

## 5. Barriers to Affordable Housing

A number of factors can act as barriers to the development of affordable housing. These can include market constraints, such as development costs, and governmental constraints like land use controls.

### Market Constraints

A key component of the total cost of housing is the price of raw land and any necessary improvements. The diminished supply of land available for residential construction combined with a fairly high demand for such development has served to keep the cost of land relatively high in cities across Southern California. In Huntington Park, based on a recent land appraisal of one of the City's downtown parking lots for potential housing use, land was valued at \$30/square foot. The availability and price of land are potential constraints to the development of housing for all income levels.

Another major cost associated with the development of housing is the cost of building materials, which have risen dramatically in recent years. Hard construction costs include building shell costs, on and off-site improvements, parking and all contractor costs.<sup>7</sup> Construction costs for medium density (25 du/acre) apartment development run around \$150,000 per unit, including \$10,000/unit for structured parking. Hard construction costs for development of low density (15 du/acre) condominiums over podium parking run approximately \$200,000 per unit, including \$35,000 per unit for the parking structure.

As part of the City's density bonus program, the City allows for affordable units to be slightly smaller in size (maintaining the same number of bedrooms) and have different interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor that can reduce construction costs is the economies of scale realized with a greater number of units built at one time; this is of particular benefit when density bonuses are used for the provision of affordable housing.

### Governmental Constraints

Housing affordability is affected by factors in both the public and private sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development. The State Department of Housing and Community Development (HCD) reviewed Huntington Park's residential land use regulations and procedures

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<sup>7</sup> Contractor costs encompass the contractor's fee, general conditions, insurance and bonds, and construction contingency.

as part of the City's 2008-2014 Housing Element, and determined they do not serve as an actual constraint to development, and certified the City's Housing Element as in compliance with State law.

### Land Use Controls

The Land Use Element of the General Plan sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated to residential use and the density at which development is permitted. Approximately 42 percent of the total acreage in Huntington Park is allocated to residential uses.

Table III-23 outlines the various residential uses permitted in Huntington Park. Densities up to 20 units per acre are permitted in the City's three residential zones, with densities up to 70 units per acre permitted in the Central Business District, both as stand alone residential and mixed use projects. In addition, the City has a Senior Housing overlay district, which allows a density of 225 units per acre for senior housing, and a Single Room Occupancy (SRO) overlay district, which allows up to 400 units per acre for SRO developments

**Table III-23  
Residential Land Use Designations**

General Plan Land Use Category	Zoning Designations	Maximum Density (units/acre)	Residential Types Permitted
Low Density Residential	R-L	8.7	Low density single-family dwellings
Medium Density Residential	R-M	17.4	Medium density single-family attached and detached dwellings. Multi-family structures with 2-3 units
High Density Residential	R-H	20	Multi-family housing and condominiums. Senior housing and SRO units in the overlay areas
Central Business District/Residential	C-P, C-N, PP, PV	70 225 for senior housing	Multi-family housing. Senior housing. SROs.
Senior Housing Overlay	R-M, R-H, C-G, PV	225	Senior housing. SROs.
Single Room Occupancy Overlay	C-G	400	SROs

Source: City of Huntington Park 2008-2014 Housing Element

**Residential Development Standards**

The Huntington Park zoning code provides three primary residential zones, with additional residential capabilities in some of the City's commercial zones. The residential development standards have been developed to ensure the quality of housing development in the community, while providing sufficient densities to facilitate development. These development standards are summarized in Table III-24.

**Table III-24  
Residential Development Standards**

Development Standard	R-L	R-M	R-H	C-P*	C-N**	PP	PV
Density (dus/acre)	8.7	17.4	20, 225 for senior hsg, 400 for SRO	20	20	70, 225 for senior hsg	70, 225 for senior hsg
Min. Lot Area (sq. ft.)	5,000	5,000	15,000	5,000	5,000	5,000	5,000
Lot Width (ft.)	45	45	100	50	50	50	50
Lot Depth (ft.)	80	100	100	0	0	0	0
Front Setback (ft.)	20	15	10	5	5	0	0
Rear Setback (ft.)	10	10	10	0	0	0	0
Side Setback (ft.)	4 feet, plus one foot for each story above one			0	0	0	0
Min. Unit Size (sq. ft.)	1,000	850	Studio – 500 1 bedroom – 600 2 bedroom – 750 3 bedroom – 900 150 for each additional bedroom				
Lot Coverage	45%	55%	65%	1.0 FAR	1.0 FAR	4.0 FAR	None for residential
Structure Height (ft.)	35 2 stories	35	45	40	30	40	40

Source: City of Huntington Park Zoning Code

\* C-P zone allows residential/commercial mixed use, subject to a CUP

\*\*C-N zone allows commercial, residential, or mixed use (residential and mixed use require a CUP)

The City's zoning and development standards facilitate a variety of housing types. In addition to single-family and multi-family units in a range of densities, Huntington Park also permits second units on lots zoned for single-family residential use, and manufactured housing in all three residential zones. Licensed community care facilities serving six or fewer persons are permitted by right in residential zones, and facilities serving 7 or more persons are allowed with a conditional use permit. Emergency shelters for the homeless are permitted in the MPD zone, and transitional and supportive housing are permitted in residential zones.

### **Density Bonus/Affordable Housing Ordinance**

One regulatory tool the City uses to support development of affordable housing is through its Density Bonus/Affordable Housing ordinance, providing a density bonus and one additional regulatory incentive in exchange for the inclusion of affordable units. The ordinance identifies specific regulatory incentives that may be granted, including decreased parking standards, increased height, and reduced setbacks, among other items. Units must remain affordable for at least 30 years, or where Redevelopment funds are involved, 45 years for ownership units and 55 years for rental units. The City is currently processing a density bonus request, with a second density bonus request on the Carmelita Avenue greenhouse parcel.

The State legislature has amended section 65915 of the California Government Code which regulates affordable housing density bonuses, providing a tiered system of density bonuses ranging from 20-35% and up to three development incentives/concessions, depending on the proportion of affordable units and level of income targeting. In 2009, the City updated its Density Bonus/Affordable Housing ordinance to conform with these new State requirements.

### **Permit Processing**

Residential development review is governed by two decision-making bodies in Huntington Park: the Planning Commission and City Council. Average processing time varies depending on project complexity. Planning Department processing time ranges from 6 to 8 weeks, while the Building Department takes 4 to 6 weeks. Residential developments of two or more units also require approval by the Planning Commission, which generally takes a month before being brought to hearing. Appeals to the City Council take approximately one additional month to be placed on the Council agenda. To better facilitate the provision of residential within commercial districts, in 2009 the City replaced the prior conditional use permit requirement with a Development Permit which focuses on regulation of the project design and not the use.

### **Development Fees**

The City imposes processing fees as part of its responsibility to regulate development. The fees cover the actual costs required for processing and providing services and facilities. In general, the fees charged by the City are low relative to other communities, and do not constitute an actual constraint on housing production. Table III-25 identifies the City's planning and development fees on residential development.

In 2001, the City established a Publicly Visible Art program to improve and enhance the quality of life for individuals living, working and visiting the City. Balanced development of cultural and artistic resources preserves and improves the quality of the urban environment and increases property values. All new residential

developments of two or more units, public and institutional buildings, and all commercial and industrial development projects with a construction value of \$100,000 are subject to the program, and are required to provide publicly visible art as part of their project, such as sculptures, murals or fountains. Alternatively, projects can contribute one percent of the construction valuation of their project to the City Art Fund. The City's Art Ordinance exempts affordable and senior housing units from the calculation of construction valuation.

In 2004, the City adopted parkland dedication and/or in-lieu parkland (i.e. "Quimby") fees on residential development. Any new residential development of one unit or more, and any addition of one or more units to an existing residential property, is subject to the park dedication requirement. While the parkland standard under the Quimby Act is for three acres of parks per 1,000 population, Huntington Park is severely park deficient with only 0.74 acres of parks per 1,000 residents. The intent of the parkland dedication and/or fee requirement is to require developers to pay a share of the costs for development of new and rehabilitation of existing park and recreation facilities to serve the residents of the development. The amount of the fee is based on approximately 359 square feet per acre of the residential project, multiplied by the fair market land value, currently equating to a Quimby fee of approximately \$5,500 per unit. The City's Parkland Ordinance exempts affordable and senior housing units from the fee calculation.

**Table III-25  
Planning and Development Fees**

Type of Request	Fee
Minor Development Permit	\$225
Major Development Permit	\$1,500
Preliminary Plan Reviews	\$200
Development Permit Amendment	\$400
Conditional Use Permit, Variance	\$1,750
Zone Change	\$2,000
General Plan Amendment	\$3,000
Tentative Tract Map	\$1,750
Tentative Parcel Map	\$1,750
Development Agreement	\$2,000
Environmental Assessment	
With Categorical Exemption	\$230
With Negative Declaration	\$430 + State Fees
With Mitigated Negative Declaration	\$600 + State Fees
Environmental Impact Report	Consultant fee + 25% admin fee
Quimby/Park Development Fees	\$5,500/unit
Publicly Visible Art Fee	1% of construction valuation
Building and Safety Plan Check	Approx. 85% of building permit fees
Building and Safety Permit Fees	Approx. 1.5% of valuation

Source: City of Huntington Park Community Development Department, January 2008.

As a means of assessing the cost that fees contribute to development in Huntington Park, the City has calculated total Planning, Building and Engineering fees associated with a large condominium development in the downtown, typical of the type of development occurring in the City. As indicated in Table III-26, fees for this 151 unit project, valued at an estimated \$24 million, run about \$2.6 million, translating to approximately \$17,300 per unit. In comparison with the City's median condominium sales price of \$357,000 (refer to Table II-20), the City's development fees constitute less than five percent of the unit sales price. In summary, Huntington Park's fees are comparable, if not lower, than those in other cities, and do not constitute a constraint to the production or improvement of housing.

**Table III-26  
Total Project Development Fees**

Type of Fee	Fee Amount	Total Project Fee (Condominium Project)
<b>Planning Fees</b>		
Development Permit	\$1,500	\$1,500
Conditional Use Permit	\$1,750	\$1,750
Tentative Tract/Parcel Map	\$1,750	\$1,750
Environmental (Mitigated Neg Dec)	\$600 + State (\$1,876) & County (\$50) Fees	\$2,526
Quimby/Park Development Fees	\$5,500 per unit	\$825,000
Publicly Visible Art Fee	1% of total valuation	\$240,000
<b>SubTotal Planning Fees</b>		<b>\$1,072,526</b>
<b>Building and Safety Fees</b>		
Plan Check	Approx. 85% of building permit	\$306,000
Building and Safety Permits	Approx. 1.5% of valuation	\$360,000
Grading		\$6,993
NPDES/SUSMP		\$2,100
School Fees	\$4.18 per square foot	\$658,000
<b>SubTotal Building and Safety</b>		<b>\$1,333,093</b>
<b>ENGINEERING/PUBLIC WORKS FEES</b>		
Public Works Fees		\$3,300
Parcel Map Fees		\$5,000
Sewer Connection Fees	\$1,324 per unit	\$199,924
<b>SubTotal Public Works Fees</b>		<b>\$208,224</b>
<b>TOTAL FEES</b>		<b>\$2,613,843</b>
<b>TOTAL FEES PER UNIT</b>		<b>\$17,310</b>

Note: Calculations based on an estimated \$24 million building valuation for 151 condominium units to be developed on vacant parking lot site.

### **Building Code and Accessibility Accommodations**

The City adopts the latest editions of the State Uniform Building and Housing Codes (Volumes 1, 2 and 3, published by the International Conference of Building Officials in 1997), which establish minimum construction standards necessary to protect the public health, safety and welfare.

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. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City of Huntington Park allows property owners to build ramps into residential structures to allow first floor access for physically disabled residents. According to the City's Planning Manager, ramps of up to 18" in height are allowed by right as an encroachment in the front setback of any residential zone. These provisions eliminate the need to obtain a zoning variance. The City also contracts with Veterans in Community Services to provide up to \$3,500 grants for minor home repairs and accessibility improvements, and completes improvements to approximately 30 residential units on an annual basis.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for people with disabilities. In 2009, Huntington Park adopted a Reasonable Accommodation ordinance which sets forth written procedures to facilitate requests for modifications to zoning, building codes and permit processing to accommodate persons with a disability. As described earlier in this section, the City allows residential care facilities with six or fewer persons by right in all residential zoning districts, and facilities with seven or more persons in residential zones subject to approval of a CUP by the Planning Commission.

For new construction and substantially rehabilitated housing, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act and American with Disabilities Act (ADA) which requires a specific percentage of accessible units and specific accessibility requirements. The Building Department ensures compliance with ADA and Fair Housing Act requirements as part of the plan check process. Residential projects assisted using state or federal funds must comply with more stringent accessibility requirements, depending on the specific source of funds.

## **E. PUBLIC AND ASSISTED HOUSING**

Public and assisted housing address a critical need for affordable housing in the community. This section provides an overview of assisted housing projects in Huntington Park, as well as tenant-based Section 8 rental assistance.

### **1. Public Housing**

No public housing is located in Huntington Park.

### **2. Assisted Rental Housing**

Huntington Park has an active history of supporting affordable housing development in its community. As illustrated in Table III-27, the City has facilitated the development of six residential developments, and the acquisition/rehabilitation of five projects with long-term affordability covenants on all or some of the units. These projects include: Concord Huntington Park, Seville Gardens, Casa Rita, Rugby Senior Apartments, Casa Bonita, and Casa Bella (new construction), and Bissell Apartments I, II and III, and Middleton and Malabar (acquisition/rehabilitation). These eleven projects provide a total of 499 affordable units with long term deed restrictions, including 350 low income (50% MFI) units, and 149 moderate income (80% MFI) units. Of the total 499 units, 361 are senior units and 138 are family units.

The City's affordable projects are financed through a variety of funding sources, including tax credits and HOME funds, which require long-term affordability controls. None of these projects is at risk of conversion to market rate for at least 15 years.

In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years.

**Table III-27  
Assisted Housing Inventory**

<b>Date Built</b>	<b>Project Name and Location</b>	<b>Owner vs Renter</b>	<b>Senior vs Family</b>	<b>Total # Units</b>	<b>Restricted Affordable Units</b>	<b>Affordability Period</b>	<b>Funding Sources</b>
1973	<b>Concord Huntington Park</b> 6900 Seville Ave	Renter	Senior	162	162 very low income	2029	Mortgage Revenue Bond, Tax Credit
1989	<b>Seville Gardens</b> 2701 Randolph St	Renter	Senior	223	45 very low income	2029	RDA, California Reinvestment Corp.
1995	<b>Casa Rita</b> 6508 Rita Ave	Renter	Family	103	21 very low income, 81 units low income	2050	Tax Credits, Mortgage Revenue Bond
1997	<b>Rugby Senior Apts</b> 6330 Rugby Ave.	Renter	Senior	184	37 very low income, 37 low income	2050	Section 108 loan, Tax Credits
2001	<b>Bissell I Apts</b> 6344 Bissell St (acquisition/rehab)	Renter	Family	4	4 low income	2062	HOME, CDFI
2002	<b>Casa Bonita</b> 6512 Rugby Ave	Renter	Senior	80	80 very low income	2030	HOME, Industry Set-aside, Tax Credits, AHP
2003	<b>Bissell II Apts</b> 6308-6312 Bissell (acquisition/rehab)	Renter	Family	7	1 very low income, 4 low income	2062	HOME, CDFI
2004	<b>Casa Bella</b> 6902-30 Rita Ave	Owner	Family	15	7 low income	2025	HOME
2008	<b>6700 Middleton St</b> (acquisition/rehab)	Renter	Family	6	2 very low income, 4 low income	2063	HOME
2008	<b>6822 Malabar St</b> (acquisition/rehab)	Renter	Family	10	2 very low income, 8 low income	2063	HOME
1996	<b>Rita Court*</b> 6900-30 Rita Ave	Owner	Family	64	39 moderate income	No resale controls	CDBG - land acquisition
2000	<b>Santa Fe Village*</b> 2400-12 Randolph	Owner	Family	17	8 moderate income	No resale controls	CDBG - land acquisition

\* Projects don't carry long term affordability covenants.  
Source: Huntington Park 2009 Housing Element

### 3. Tenant-Based Housing Assistance

Tenant-based rental assistance provides a portable form of housing assistance. The Housing Choice (Section 8) Voucher Program is funded by HUD and administered by the Housing Authority of the County of Los Angeles (HACoLA) within Huntington Park. With this program, an income-qualified household can use the voucher at any rental complex that accepts Section 8 vouchers. Section 8 tenants pay a minimum of 30 percent of their income for rent and HACoLA pays the difference, up to the payment standard established by HACoLA. HACoLA establishes payment standards based on HUD-established Fair Market Rents (FMR). The owner's asking price must be supported by asking rents in the area, and any rental amount in excess of the payment standard is paid for by the tenant. Based on current HUD regulations, of those new households admitted to the Section 8 program, three-fourths must have incomes of less than 30 percent of the area median, while one-quarter may have incomes up to 80 percent of the median.

The City has also funded a HOME Tenant-Based Rental Assistance Program patterned after the Section 8 Housing Choice Voucher Program. The City's TBRA will subsidize the difference between 30 percent of the household's adjusted monthly income and the City established rent limit. Tenant selection will be based upon very low and low income elderly households defined as a high priority need population.

Table III-28 presents the current Section 8 rent payment standards in the Los Angeles County Housing Authority jurisdiction. In comparison to Huntington Park market rents presented earlier in Table III-23, Section 8 rents are on average approximately \$200 per month higher, providing incentive for local landlords to participate in the program.

**Table III-28  
Los Angeles County Rent Payment Standards  
Section 8 Housing Choice Voucher Program**

Bedroom Size	0-bdr	1-bdr	2-bdr	3-bdr	4-bdr	5-bdr
County Rent Payment Standard (including utilities) Effective 10/09	\$849	\$1,023	\$1,278	\$1,716	\$2,066	\$2,375

Source: Housing Authority, County of Los Angeles, February, 2010.

## Patterns of Occupancy

As of February 2010, HACoLA reports a total of 473 Huntington Park households are receiving Section 8 housing vouchers, an increase from 2000 when 337 households received Section 8. Table III-29 describes the race, ethnicity, and household characteristics of voucher holders, as well City residents on the Section 8 waiting list. Approximately 90 percent of the City's Section 8 recipients are of Hispanic origin, consistent with the ethnic make-up of the City's population, which is approximately 95 percent Hispanic. Elderly households comprise over half of the City's Section 8 recipients, indicative of several large senior housing complexes with significant numbers of Section 8 tenants. The City also has a high proportion of disabled households receiving Section 8, although over half of these households are also seniors.

**Table III-29**  
**Characteristics of Huntington Park Section 8 Recipients**

Household Characteristics	Number of Households with Vouchers	Number of Households on Waiting List
<b>Race/Ethnicity</b>		
Hispanic/Latino	425	679
White (non-Hispanic)	23	40
African American	19	18
Asian	5	1
Native American	1	1
Unknown	-	264
<b>Total</b>	<b>473</b>	<b>1,003</b>
<b>Household Type</b>		
Elderly	270	199
Disabled *	248	191
Family	120	540

Note: Household Type categories are not mutually exclusive.

\*Of 248 disabled households with Section 8 vouchers, 163 are elderly.

Source: Housing Authority, County of Los Angeles, February 2010.

To ensure that all members of the community are familiar with Section 8, HACoLA advertises program availability in both English and Spanish, Section 8 staff members are bilingual, and Section 8 applications are available in Spanish. To increase the awareness of Section 8 resources among families of races and ethnicities with disproportionate needs, as well as to the elderly and disabled, HACoLA has adopted the following strategies:

- Affirmatively market to race/ethnicities shown to have disproportionate housing needs.
- Counsel Section 8 tenants as to location of units outside of poverty or minority concentration and assist them to locate those units.
- Market the Section 8 program to owners outside of areas of poverty/minority concentration.

- Apply for special purpose vouchers targeted to the elderly and families with disabilities, should they become available.
- Advertise and market the Section 8 program at Social Security offices, senior centers, and neighborhood centers.
- Affirmatively market to local non-profit agencies that assist families with disabilities.

### **Section 8 Admission Policies**

According to HACoLA, 1,003 Huntington Park residents are currently (February 2010) on the waiting list for assistance. Since the demand for housing assistance far exceeds the limited resources available, long waiting periods are common, with 177,000 on the County-wide wait list. The amount of time on the wait list can disproportionately impact the elderly, who may be frail and have health problems.

HUD allows Housing Authorities to develop local preferences to prioritize Section 8 assistance. HACoLA has developed the following preferences which it uses to prioritize the Section 8 waiting list:

1. Victims of Domestic Violence/Homeless, including emancipated youth aging out of foster care between the ages of 18 and 21. The homeless criteria also includes single elderly and disabled people.
2. Date and time of registration on the preliminary waiting list/Veteran's and Veteran's families.
3. Jurisdictional Preference: Families who live and/or work in the jurisdiction of the HACoLA will be admitted before families outside its jurisdiction.

### **Tenant-Based Rental Assistance Program Admission Policies**

HUD allows the City as a HOME participating jurisdiction to HOME-funded TBRA programs must have a written tenant selection policy describing how families will be selected for participation in their programs.

1. Households who receive HOME-funded TBRA must have an annual income that does not exceed 80 percent of the area median income. However, the City under HOME requirements will limit TBRA such that at least 90 percent of the families assisted through HOME TBRA and the households occupying assisted units in HOME rental developments (taken together) are at or below 60 percent of area median income.

2. The City's TBRA program is predicted upon local preferences:
  - TBRA will be provided exclusively to elderly persons (62+ age)
  - Families who live and/or work in Huntington Park will be admitted before families outside its jurisdiction
  
3. City has opted to restrict eligible TBRA participants to use their TBRA assistance in units within Huntington Park.

## F. CURRENT ESTIMATED HOUSING NEEDS

The Comprehensive Housing Affordability Strategy (CHAS) Databook developed by the Census for HUD identifies housing needs for low and moderate-income households based on 2000 Census data

Table III-30 identifies the percentage of households by income level, household type and by the housing problems they experience. Housing problems include overpayment or "housing cost burden", overcrowding, and substandard housing conditions. The following discussion identifies current household needs by income-level. A disproportionate housing need refers to any income group that has a housing need which is at least 10 percentage points higher than the total population. For example, 94 percent of *low-income* renter households experienced housing problems, compared to 81 percent of all renter households. Thus, low-income renter households have a disproportionate housing need.

**Table III-30**  
**Housing Needs of Low and Moderate-Income Households**

Housing Problem	Renters				Owners		Total
	Elderly	Small Families	Large Families	Total Renters	Large Families	Total Owners	
<b>Extrm. Low-Income</b> <b>(0 to 30% MFI)</b>	<b>533</b>	<b>1,015</b>	<b>715</b>	<b>2,557</b>	<b>105</b>	<b>248</b>	<b>2,805</b>
% with any Housing Problems	81%	96%	99%	91%	81%	79%	90%
% Cost Burden > 30%	78%	90%	91%	86%	81%	79%	85%
% Cost Burden > 50%	65%	77%	66%	68%	81%	62%	68%
<b>Low-Income</b> <b>(31 to 50% MFI)</b>	<b>181</b>	<b>1,040</b>	<b>847</b>	<b>2,298</b>	<b>143</b>	<b>425</b>	<b>2,723</b>
% with any Housing Problems	81%	95%	99%	94%	100%	86%	93%
% Cost Burden > 30%	75%	80%	72%	76%	97%	84%	77%
% Cost Burden > 50%	41%	18%	6%	15%	70%	70%	23%
<b>Moderate-Income</b> <b>(51 to 80% MFI)</b>	<b>154</b>	<b>1,490</b>	<b>984</b>	<b>2,928</b>	<b>363</b>	<b>816</b>	<b>3,744</b>
% with any Housing Problems	55%	74%	95%	78%	98%	84%	79%
% Cost Burden > 30%	36%	24%	12%	22%	79%	72%	33%
% Cost Burden > 50%	16%	1%	0%	2%	32%	36%	10%
<b>Total Households</b>	<b>1,015</b>	<b>5,048</b>	<b>3,581</b>	<b>10,793</b>	<b>2,046</b>	<b>4,042</b>	<b>14,835</b>
% with any Housing Problems	69%	77%	96%	81%	87%	71%	79%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2000.

Note: "Total Households" include households with income of greater than 80% of MFI.

### **Extremely Low-Income Households**

Extremely low-income households are defined as earning incomes of less than 30 percent of the median. Renter households comprised 91 percent (2,557 households) of all extremely low-income households in Huntington Park in 2000, with owners comprising the remaining 9 percent (248 households). Overall, 90 percent of all extremely low-income households experienced housing problems, compared to 79 percent of all Huntington Park households. Both extremely low-income renter and owner households had a high incidence of overpayment, with 86 percent of renters and 79 percent of owners spending more than 30 percent of income on housing costs. Nearly all extremely low-income large family renters (99%) and small family renters (96%) experienced housing problems. In general, extremely low-income households had a disproportionate need for affordable housing, especially rental housing, due to their limited income and the rising costs of housing.

### **Low-Income Households**

Low-income households (31-50 percent MFI) also experienced a disproportionate need for affordable housing. Renter households comprised 84 percent (2,298 households) of all low-income households, compared to owners which comprised 16 percent (425 households). About 94 percent of low-income renter households experienced housing problems, with 76 percent experiencing overpayment. Almost all large families (99%) and small families (95%) alike experienced some type of housing problem, while 81 percent of elderly rental households did as well. The incidence of housing problems was also high for homeowners, with 86 percent of low-income homeowners experiencing some type of housing problem. In particular, housing cost burden is a significant problem, with 70 percent of low-income homeowners spending half or more of their income on housing costs. Low-income households have a disproportionate need for low-cost housing. The need is greatest for families, who comprise three-quarters of the City's low-income households.

### **Moderate-Income Households**

Moderate-income households earn between 51 and 80 percent of the area median income. They comprised about one-quarter of all households in Huntington Park in 2000. More than three-quarters of the City's moderate income households are renters (2,928 households), while the remainder are homeowners (816 households). About 78 percent of moderate income renter households and 84 percent of owner households experienced housing problems. Once again, almost all large family renter households experienced housing problems (95%), but the issues appear to relate more to overcrowding and substandard housing than to housing cost burden. While moderate-income households as a group do not evidence a disproportionate need for housing assistance, large family renter and large family owner households in this income do experience a disproportionate need for housing assistance.

## 1. Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table III-31 shows the incidence of overcrowding in Huntington Park by tenure, as measured by the 2000 Census.

**Table III-31  
Overcrowded Households**

Overcrowding	Households	Percent
<b>Owners</b>		
Overcrowding	1,965	48%
Severe Overcrowding	1,228	30%
<b>Renters</b>		
Overcrowding	6,805	63%
Severe Overcrowding	5,194	48%
<i>Total Overcrowding</i>	<i>8,770</i>	<i>59%</i>

Source: U.S. Census, 2000.

Note: Severe overcrowding is a subset of overcrowding.

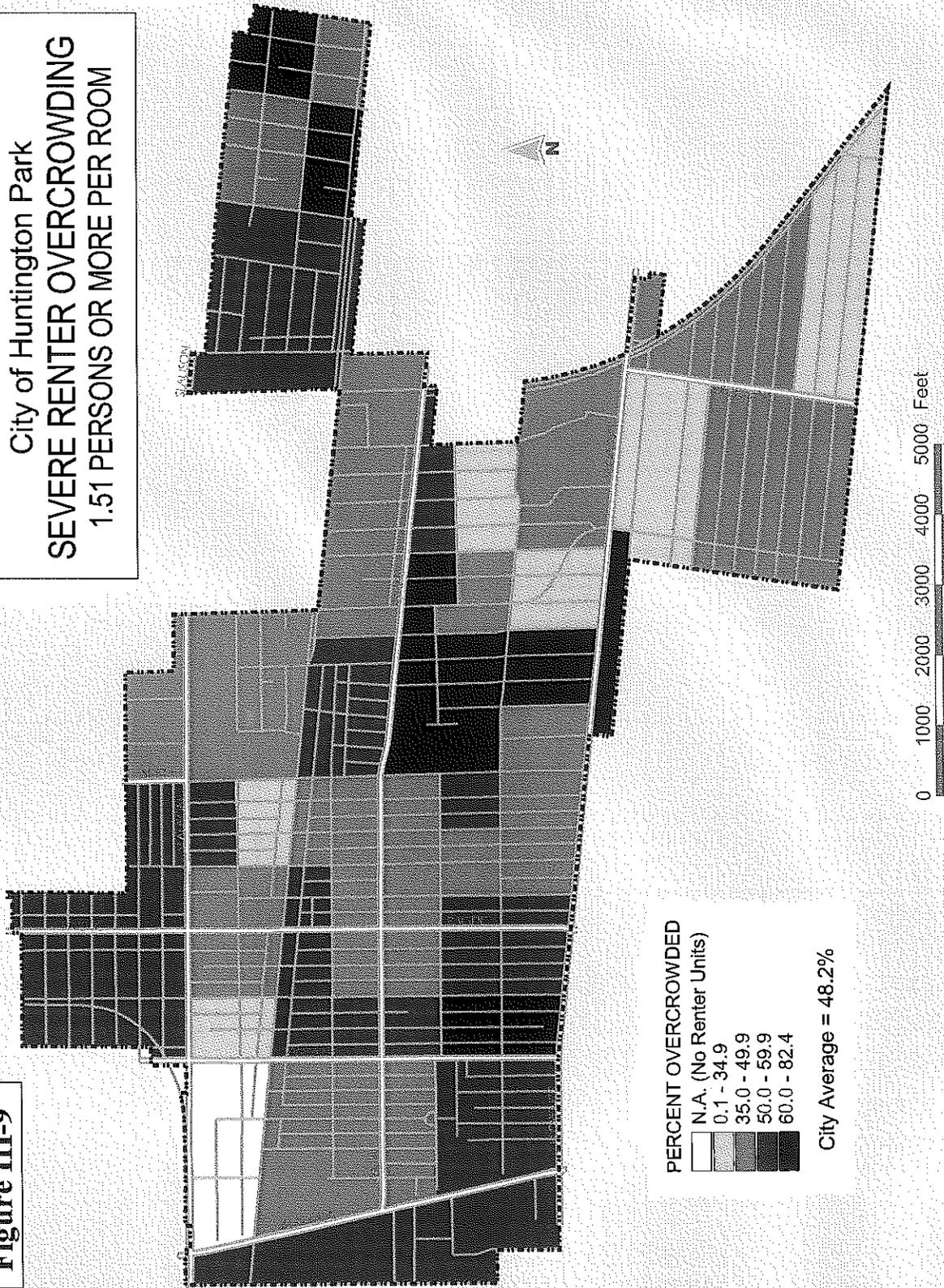
In 2000, there were 8,770 households living in overcrowded conditions in Huntington Park, representing 59 percent of all households. As Table III-34 shows, overcrowding is a more serious problem for rental households, with 63 percent of renter households overcrowded compared to 48 percent of owner households.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Almost 5,200 renter households experienced severe overcrowding. Overcrowding is a concern for lower-income families that may be faced with doubling or tripling-up to afford rents, or that reside in illegally converted garages. Figure III-9 shows severe renter overcrowding by census block group, and identifies several concentrations of severe overcrowding (over 60%): south of Zoe immediately east of Santa Fe; south of Gage between Miles and State; and in the far eastern area of the City east of Carmelita. Census block groups with 50 percent and above severe renter overcrowding correspond to areas with a high incidence of poverty (refer to Figure III-7).

Nearly one-third (30%) of the City's owner households are severely overcrowded. Figure III-10 depicts the geographic distribution of severe owner overcrowding, and identifies two areas with levels of 65 percent and above: the northern tip of the City north of 57<sup>th</sup> Street, and the neighborhood south of Zoe and east of Santa Fe.

**Figure III-9**

City of Huntington Park  
**SEVERE RENTER OVERCROWDING**  
1.51 PERSONS OR MORE PER ROOM



**PERCENT OVERCROWDED**  
N.A. (No Renter Units)  
0.1 - 34.9  
35.0 - 49.9  
50.0 - 59.9  
60.0 - 82.4  
City Average = 48.2%

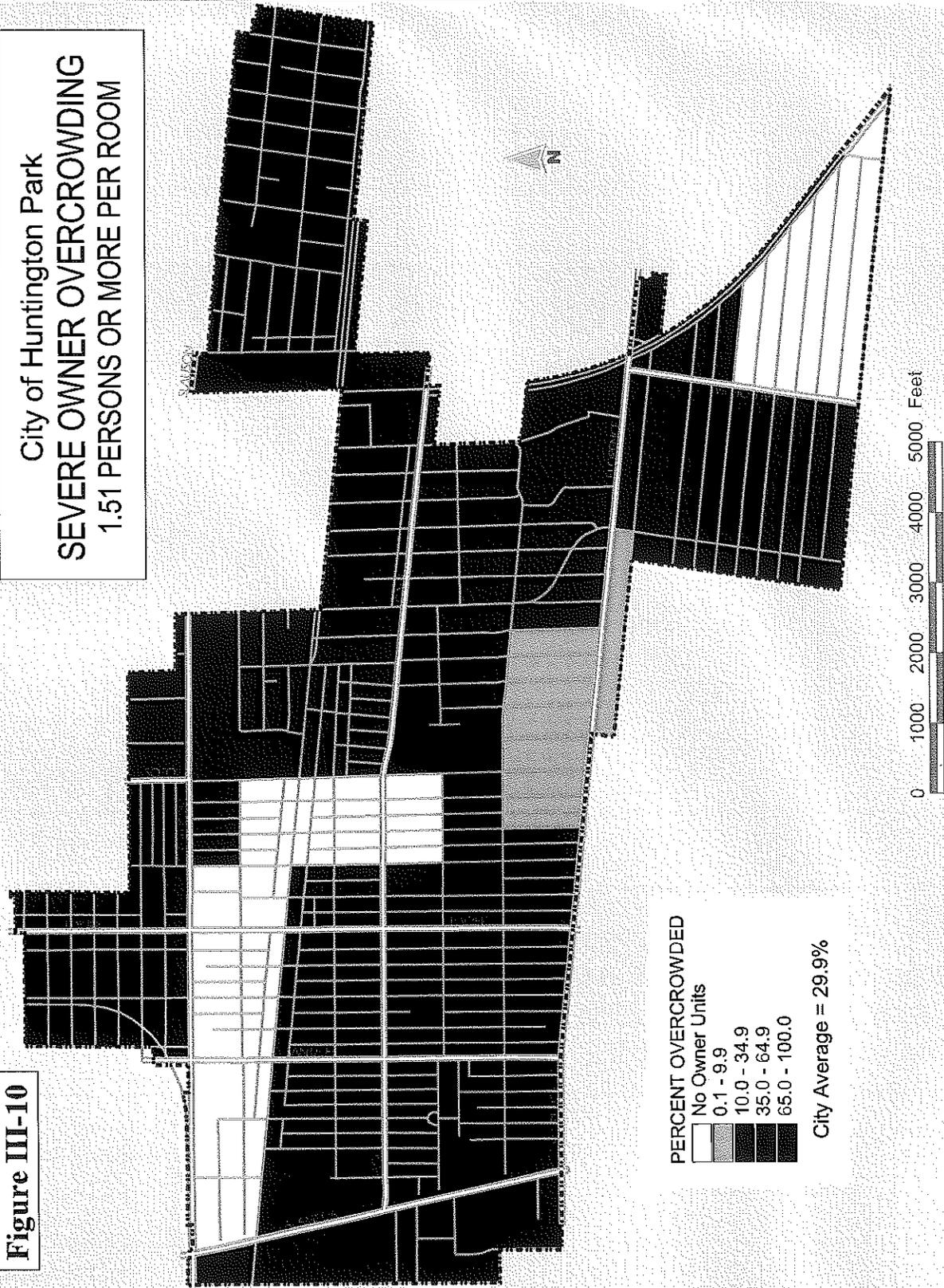
0 1000 2000 3000 4000 5000 Feet

Source: U.S. Census Bureau, Census 2000

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**Figure III-10**

City of Huntington Park  
**SEVERE OWNER OVERCROWDING**  
1.51 PERSONS OR MORE PER ROOM



**PERCENT OVERCROWDED**  
No Owner Units  
0.1 - 9.9  
10.0 - 34.9  
35.0 - 64.9  
65.0 - 100.0  
City Average = 29.9%

0 1000 2000 3000 4000 5000 Feet

Source: U.S. Census Bureau, Census 2000

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## 2. Overpayment

The 2000 Census indicates that overpayment remains a critical need for low and moderate-income households, who are disproportionately affected by this burden compared to all other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless. A household is experiencing a housing cost burden if it is paying more than 30 percent of its income on housing. Table III-32 shows the incidence of overpayment in Huntington Park.

**Table III-32  
Housing Cost Burden**

Overpayment	Households	Percent
<b>Owners</b>		
>30% Household Income	1,613	46%
<b>Renters</b>		
>30% Household Income	4,896	47%
>50% Household Income	2,284	22%

Source: U.S. Census, 2000.

Note: >50% Household Income is a subset of >30% Household Income

According to the 2000 Census, 47 percent of renters and 46 percent of homeowners in Huntington Park were spending more than 30 percent of their total income on housing. In comparison, in 1990, 53 percent of the City's renters and 35 percent of the City's owners overpaid. While the proportion of renters overpaying has shown a modest decline over the decade, 22 percent of the City's renters are severely overpaying, spending over half of their income for shelter.

Table III-33 provides a more detailed review of households that experienced a severe housing cost burden (severe overpayment). As would be expected, extremely low-income (0-30% MFI) households were most impacted, with approximately two-thirds of renters and owners spending more than half their incomes on housing. Among elderly renters, about 65 percent of extremely low-income and 41 percent of low income experienced a severe housing cost burden. Among other renter household types, severe overpayment was concentrated among those earning extremely low incomes. Extreme overpayment among homeowners was most prevalent among large and small families.

**Table III-33  
Severe Housing Cost Burden by Type and Tenure**

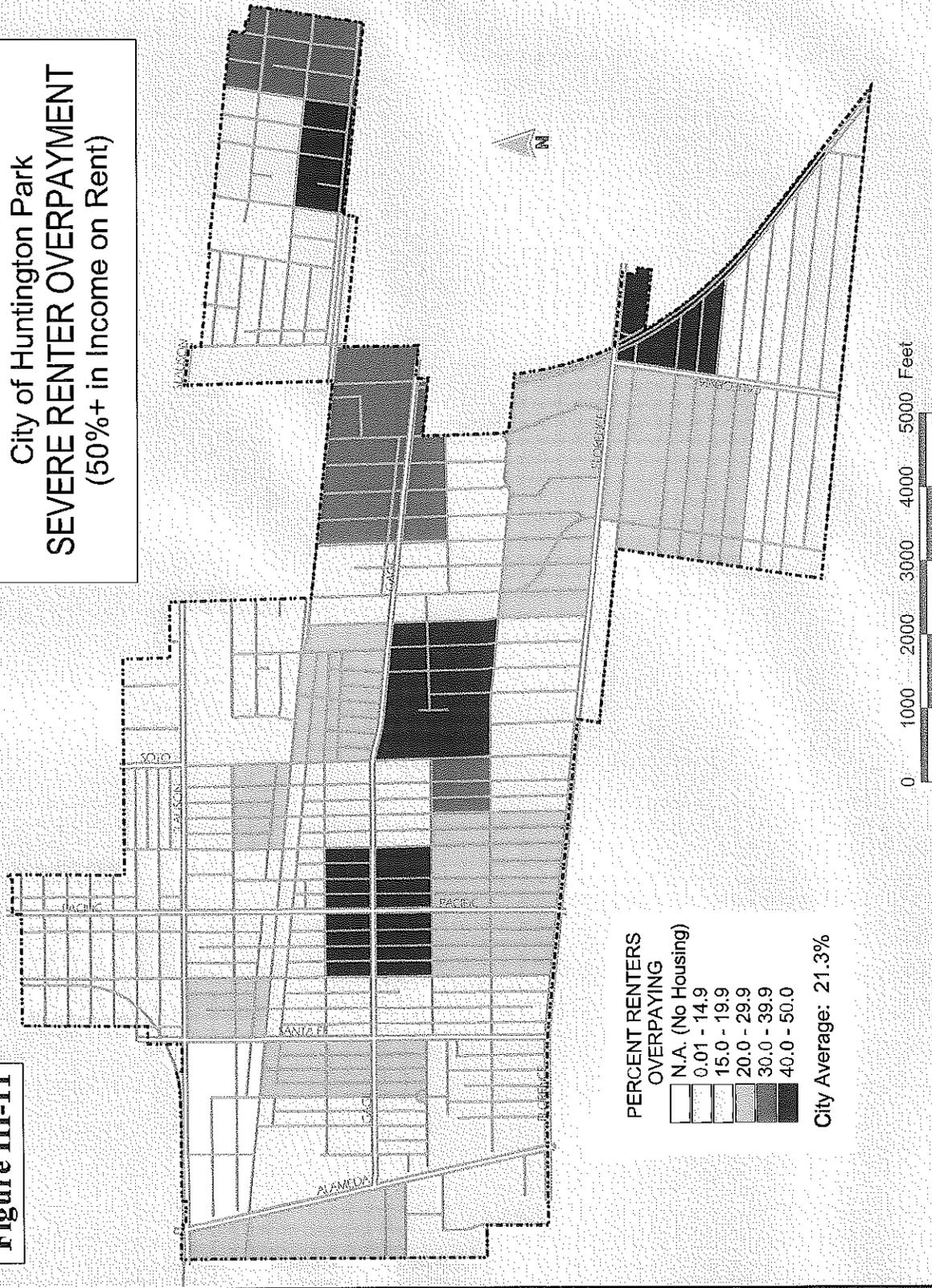
Income Level	Elderly	Small Family	Large Family	Other	Total
<i>Renter Households</i>					
Extremely Low	64.7%	77.3%	65.7%	49.3%	68.2%
Low	40.9%	17.8%	5.8%	13.0%	14.7%
Moderate	16.2%	1.3%	0.0%	5.0%	2.0%
Middle/Upper	10.2%	0.3%	0.0%	0.0%	0.6%
<i>Owner Households</i>					
Extremely Low	38.6%	50.0%	81.0%	100.0%	62.1%
Low	57.4%	78.1%	69.9%	100.0%	70.4%
Moderate	6.5%	57.8%	31.7%	0.0%	36.2%
Middle/Upper	10.9%	5.8%	3.1%	5.1%	4.7%

Source: HUD, CHAS Data Book, 2000.

Figure III-11 shows areas where a higher proportion of renter households experienced severe overpayment compared to the rest of the City. Areas that had a higher incidence of a severe housing cost burden had a strong correlation with areas with high levels of poverty, senior households, and renter overcrowding. The areas where severe renter overpayment occurred more than twice the level of that in the rest of Huntington Park were in Census Tract 5326.05 between Clarendon and Zoe in the CBD, Census Tract 5332.06 south of Gage between Miles and State, Census Tract 5335.02 south of 61<sup>st</sup> St, and Census Tract 5245.92 east of California and north of Hope.

**Figure III-11**

**City of Huntington Park  
SEVERE RENTER OVERPAYMENT  
(50%+ in Income on Rent)**



Source: U.S. Census Bureau, Census 1990 & 2000

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## G. FIVE-YEAR PROJECTED HOUSING NEEDS

The Southern California Association of Governments (SCAG) projects population, housing and employment growth for Los Angeles County jurisdictions as well as much of the rest of Southern California. SCAG has determined the projected housing need for its region for the 2008-2014 period, and has allocated this housing need to each jurisdiction by income category. This is referred to as the Regional Housing Needs Assessment (RHNA) process. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" for through zoning.

In allocating the region's future housing needs to jurisdictions, SCAG is required to take the following factors into consideration:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites and public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing
- ✓ Loss of units in assisted housing developments
- ✓ Over-concentration of lower income households
- ✓ Geological and topographical constraints

As defined by the RHNA, Huntington Park's new construction need for the 2008-2014 period has been established at 1,013 new units, distributed among the four income categories as shown in Table III-34. Nearly 40 percent (390 units) of the new construction need is for households earning less than 80 percent median income. The City will continue to provide sites for a mix of multi-family and mixed-use housing, supported by a variety of programs to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the southern California region.

**Table III-34**  
**Regional Housing Needs Assessment 2008-2014**

Income Level	Percent of AMI	Units	Percent
Very Low*	0-50%	240	24%
Low	51-80%	150	15%
Moderate	81-120%	170	17%
Above Moderate	120%+	452	44%
Total		1,013	100%

Source: <http://SCAG.ca.gov/Housing/rhna.htm>

\* An estimated half of the City's very low income housing needs (120 units) are for extremely low income households.

## H. FAIR HOUSING

Equal access to housing is important to ensure that those who can afford to rent or own a home are able to do so without facing discrimination or harassment. This section addresses fair housing discrimination and landlord-tenant complaints in Huntington Park.

### 1. Fair Housing Discrimination Complaints

Since 1985, Huntington Park has provided funding to the Fair Housing Foundation (FHF) to assist in the effort to affirmatively further fair housing opportunities. FHF assists residents, housing professional and community service providers in Huntington Park, and other communities throughout Los Angeles County, with fair housing and general housing concerns through education, enforcement activities, counseling services and outreach program from its central office in Long Beach along with a number of satellite service locations.

Specifically, the City of Huntington Park contracts with FHF to provide fair housing services that include:

- General fair housing information and counseling;
- Innovative programs to eliminate housing discrimination;
- In-depth testing, investigation and processing of housing discrimination complaints;
- Audits of housing practices;
- Comprehensive education and outreach services;
- General housing counseling, screening and referral services;
- Tester and other volunteer training;
- Promoting public interest in eliminating housing violations through the media.

During fiscal year 2008/09, FHC received 11 housing discrimination inquiries (refer to Table III-35). Nearly half (45%) of these inquiries pertained to familial status, followed by age (18%), physical disability (18%), gender (9%) and mental disability (9%). Four of the 11 inquiries became active cases.

In addition to assistance with potential discrimination, the FHF also provides comprehensive counseling, information, referral and conciliation services to residents and landlords seeking assistance with general housing issues and concerns. During 2008/09, the Foundation provided general housing counseling/resolution services to 260 Huntington Park residents and landlords. Nearly ten percent of these calls pertained to foreclosure.

**Table III-35  
Huntington Park Fair Housing Discrimination Inquiries and Cases  
FY 2008-2009**

<b>Complaint Type/Protected Classification</b>	<b>Number of Complaints</b>	<b>Percent</b>
<i>Inquiries</i>		
Age	2	18%
Familial Status	5	46%
Gender	1	9%
Mental Disability	1	9%
Physical Disability	2	18%
<b>Total</b>	<b>11</b>	<b>100%</b>
<i>Cases</i>		
Age	2	50%
Gender	1	25%
Mental Disability	1	25%
<b>Total</b>	<b>4</b>	<b>100%</b>

Source: Fair Housing Council Monthly Reports to City of Huntington Park.

The FHC implements various actions to promote fair housing choice awareness and knowledge during the year. These actions involve hosting booths at housing fairs/conferences locally and in the Los Angeles area, placing advertisements, conducting training sessions and workshops aimed at educating housing providers, participating in media events/public service announcements, giving fair housing presentations, and conducting special events/promotions. The following are among just some of the events hosted by the FHC in Huntington Park over the past year: fair housing booths at Huntington Park's Annual Night Out Community Celebration, Strong Families Build Strong Communities Resource Fair, and Southeast Communities Career Fair; two educational workshops at the Huntington Park library with landlords and two with tenants; two certificate property manager training seminars; and a fair housing walk-in clinic at the library.

## **2. Analysis of Impediments to Fair Housing Choice**

In order to affirmatively further fair housing, the City of Huntington Park has updated its *Analysis of Impediments to Fair Housing Choice (AI)*, adopted by the City Council in April 2007. The AI sets forth a series of actions for the City to undertake in partnership with its fair housing provider The Fair Housing Foundation (FHF) to continue to affirmatively further fair housing, including:

### **Education and Outreach Activities**

- ✓ Multi-lingual fair housing literature distributed to Huntington Park residents, real estate professionals, apartment owners/managers, bankers and advocacy groups.
- ✓ Promotional campaign to educate property owners/managers on rights of

families with children

- ✓ Promotional campaign to inform property owners/managers of obligations to advertise properties in Spanish and English

**Enforcement Activities**

- ✓ Provide investigation and response to allegations of illegal housing discrimination through the FHF. Collect national origin data in discrimination complaints and general housing inquiries.
- ✓ Provide general counseling and referrals regarding tenant-landlord issues through the Community Development Department and the FHF.

**Monitoring Activities**

- ✓ Monitor lending, housing providers, and local real estate practices that entail, for example, cooperation with FHF, monitor the reasons for denial of home purchase, refinancing and home improvement loans. Contact local lenders in Huntington Park to provide additional education and outreach on the loan approval process, how to improve credit ratings, and available favorable home purchase tools. Assist lenders in marketing financial literacy programs at City Hall.

**Testing and Auditing**

- ✓ Conduct audits to evaluate apparent patterns of discrimination in Huntington Park, such as issues related to familial status, national origin and disability. To the extent such audits reveal significant discrimination, widely publicize the results to serve as a deterrent to other property owners and landlords.

**Land Use Policies**

- ✓ Amend the second unit ordinance to eliminate the CUP requirement.
- ✓ Ensure the CUP conditions placed on transitional housing, emergency shelters, and community care facilities (7+ persons) do not constrain the provision of such facilities.

The City and the FHF have made substantial progress in implementing the recommendations identified in the AI, and will continue to report its accomplishments in its annual CAPER to HUD.

## IV. COMMUNITY DEVELOPMENT NEEDS ASSESSMENT



The Community Development Needs Assessment addresses the services, facilities, economic development, and infrastructure needs in order to help improve the lives of Huntington Park residents.

### A. ECONOMIC DEVELOPMENT PROFILE AND NEEDS

Economic development is a vital tool that provides employment opportunities to City residents, including those with low and moderate-incomes. This section discusses the local economy as well as the economic development needs in the community.

#### 1. Economic Profile

The State Employment Development Department estimates there were 16,390 jobs in Huntington Park in 2008, a 0.8% increase from 2003 although somewhat below the 2.4% jobs increase Countywide. As illustrated in Table IV-1, the City's economy is dominated by education, health, manufacturing, and retail industries. Huntington Park has continued to see a decline in its manufacturing sector (18% of jobs in 2008 compared to 21% in 2003), similar to the region as a whole.

Table IV-1  
Huntington Park Employment by Job Sector: 2003 and 2008

Job Sector	% Total Jobs in City	
	2008	2003
Education and Health	24%	23%
Manufacturing	18%	21%
Retail	16%	16%
Professional and Management	9%	8%
Leisure and Hospitality	9%	8%
Wholesale	7%	7%
Other Services	5%	5%
Construction	3%	2%
Public Administration	3%	3%
Transportation, Warehousing, Utilities	3%	3%
Finance/Insurance/Real Estate	2%	3%
<b>Total Jobs</b>	<b>16,390</b>	<b>16,254</b>

Source: SCAG City Profile Report 2009

In terms of the local retail market, Huntington Park is regarded as a regional shopping destination because a significant amount of taxable sales are from non-residents. Pacific Boulevard is the City's main commercial attraction, and is widely known throughout the surrounding Latino community as a commercial, entertainment, and social center. The City has attracted large national retailers, such as Home Depot, Staples, Bally's Fitness, Ford Dealership, and Walgreen's and anticipates bringing in several national tenants and a wide variety of retailers as part of the 900,000 square foot Festival El Centro de Huntington Park project. Based on data from the State Board of Equalization, real (inflation adjusted) retail sales increased by 33% between 2000-2005 in Huntington Park, though dropped 6% between 2005-2007.

The education level of employees is a major concern for local employers. As measured by the 2000 Census, civilian unemployment in Huntington Park was 11.8 percent, unusually high for a Latino community and significantly above the County-wide level of 8.2 percent. Current estimates from the State Employment Development Department document an annual unemployment rate of 17.3 percent in 2009, much higher than that of Los Angeles County which is estimated at 11.7 percent. Moreover, in Huntington Park, educational attainment is low, with 68 percent of adults never having completed high school (compared to 48% County-wide), and another 15 percent with a high school only education.

This low level of education correlates to a majority of residents employed in low to modest paying jobs. As shown in Table IV-2, 38 percent of employed residents hold jobs in production, transportation and material moving occupations, which encompasses both low-level jobs as well as higher level manufacturing jobs. Sales and office jobs account for the second largest occupational category at 24 percent, followed by service jobs at 16 percent, both occupational categories dominated by lower paying jobs. Increasing the educational level of the local workforce is a major tenet of Huntington Park's Economic Development Strategy.

**Table IV-2**  
**Occupations of Huntington Park Residents: 2000**

Occupation	Jobs	Percent
Production/Transportation	7,784	38%
Sales and Office	4,965	24%
Services	3,178	16%
Management/Professional	2,406	12%
Construction/Maintenance	1,875	9%
Farming, Forestry, and Fishing	99	<1%
Total Jobs	20,307	100%

Source: U.S. Census, 2000.

In order to foster growth and expand employment opportunities for residents, the City of Huntington Park has focused efforts on supporting economic growth, encouraging economic diversification, and expanding employment opportunities, as well as the revitalization of the downtown.

## **2. Economic Development Needs and Resources**

Employment opportunities and job training are important needs of low and moderate-income residents. Providing a range of job opportunities within a diverse local economy provides greater opportunities for lower-income persons to gain access to employment.

The City is committed to enhancing employment opportunities and attracting new businesses through commercial development in low and moderate-incomes areas. The City's Community Development Commission (CDC) has assisted a number of major projects to bring new jobs to blighted areas, including Home Depot and La Curacao (600 jobs and \$900,000-\$1,000,000 in tax generation), and the Ford Dealership (50-75 jobs and \$100,00 in tax revenue).

The CDC is actively involved in four significant new projects which will bring hundreds of additional jobs to the community. The Festival El Centro Retail Project proposes 900,000 square feet of retail space and is estimated to create over 500 jobs and generate over \$1 million in net new property and sales taxes. The Brownfield's Revitalization Project (formerly the Alameda Corridor of Cars Project), located at the southwest corner of Alameda Street and Randolph Avenue, will provide 6.4 acres for a commercial/retail project. Through remediation and redevelopment of this site, the proposed project will create up to 500 new jobs. The City is also in the planning stages for a potential Sports Arena Entertainment and Hotel Project to be located on an eight-acre site at the southwest corner of Gage Avenue and Alameda Street. The project is proposed to include a 100-room limited service hotel along with other entertainment uses, and is anticipated to generate at least 100 new jobs and attract additional revitalization projects in the area. And lastly, the Centro Pacifico Project, proposed by Golden Pacific Partners, will include the development of three separate City-owned surface parking lots totaling 4.6 acres on Rita Avenue with a mixed-use project. The project is proposed to include 231 residential owner-occupied units, as well as 7,000 square feet of community-serving retail space and three parking structures.

In order to assist low and moderate-income persons to achieve the skills they need to access well-paying jobs, and to foster the economic vitality of the local business community, the City supports the following programs:

**Hub Cities Career Center**

Hub Cities One-Stop Career Center, located at 2677 Zoe Avenue in Huntington Park, serves as the City's primary center for job training and assistance. The Center is funded through the Los Angeles County Workforce Investment Board, and partners with other agencies, including the Huntington Park Adult School, Department of Public Social Services, California Employment Development Department, and the California Department of Rehabilitation. Given the current state of the economy, usage of the One-Stop Career Center has more than doubled within the last five years to approximately 5,000 people per month. And while the services and programs provided by Hub Cities are in particular need in the current economic downturn, limitations on staffing have made it challenging to serve the increasing number of program participants.

The Career Center offers a comprehensive program of training, placement and career planning for job seekers. Free monthly workshops are provided on various career enhancement skills, as is vocational classroom training and work related programs. Career counselors assist job seekers in assessing skills, finding job openings, and in interview preparation.

Hub Cities is implementing a new program designed specifically to put people back to work. The Transitional Subsidized Employment (TSE) program provides subsidized employment opportunities for CalWorks participants. A post-assessment activity, Transitional Subsidized Employment is exclusively designed for participants who remain unemployed or underemployed. TSE helps participants overcome barriers to employment through fully supervised, paid work experience, and on-the-job training with the goal of enabling the participant to secure unsubsidized employment after completion of TSE. As Employer of Record, the South Bay Workforce Investment Board arranges these services through sub-contracts with One-Stops/Service Providers located throughout the County of Los Angeles.

The Career Center provides a range of services to businesses, including human resources and consulting services, labor market information, and economic development resources. Hub Cities currently partners with Los Angeles County to carry out a Rapid Response Services program for businesses experiencing layoffs or closures. The program helps employees transition into other job opportunities. Hub Cities also works with major employers to implement customized job training programs.

Hub Cities also offers a youth employment program with paid internships. They serve approximately 1,400 youth annually through this program, and include both public and private sector jobs.

### **Business Assistance Program**

The Southeastern Los Angeles County Small Business Development Corporation (SBDC) administers the business assistance program on behalf of the City. The business assistance program facilitates the success of small businesses through business management counseling and training, which results in positive economic impacts such as the creation and retention of jobs, increases in sales and profits, and new business start-ups. The local SBDC provides businesses with 50 employees or less with a variety of services from its offices in the City of Commerce, including:

- Access to small loans (\$35,000 maximum) for working capital, equipment, business expansion, or other business needs.
- Business counseling to help entrepreneurs start and/or manage their business better
- Educational workshops to help business owners operate more effectively and profitably through financial management, leadership and organization skills, marketing, and record keeping/accounting
- Support and coaching to assist business owners with decision making and strategic planning
- Use of a business resource center with periodicals, books, and videos. A computer and printer are also available for clients to use at no cost.

### **City Economic Development Program**

The City provides a variety of technical assistance to businesses, including agency referral and commercial space inventory services. The City also supports the following financial assistance programs for small businesses in the community:

- SBA Loan Underwriting
- Micro-Loan Program
- Commercial Rehabilitation Program
- Industrial Development Bonds
- California Enterprise Zone Tax Credit program

In addition, the City has coordinated the development of the Pacific Boulevard Business Improvement District to promote economic development of the downtown. The City collects a benefit assessment fee within the BID which generates approximately \$325,000 per year to pay for a variety of activities and improvements to the downtown, including additional promotion, security and cleaning, and most recently a Downtown Specific Plan.

## **B. INFRASTRUCTURE IMPROVEMENTS**

Infrastructure improvements cover such issues as upgrades or expansion of streets, sidewalks, curbs and gutters, sewer and drainage systems, and street lights, and are in general an eligible expenditure for CDBG funds within low and moderate-income areas. However, Huntington Park has generally relied on a variety of other non-CDBG funding sources to pay for infrastructure improvements.

Huntington Park's infrastructure was constructed as the community developed. However, as the City intensified through time, existing in-place infrastructure was often inadequate to meet the demands of new development. The City's 1992 General Plan Public Facilities Element identifies the following deficiencies:

- Water distribution facilities are limited in capacity to serve the intensified development which has occurred in the community. Water pressure in certain areas of the City falls below Fire Department standards.
- The overall sewer system operated by the City is deteriorating. Line reconstruction is considered necessary system-wide.
- Shallow flooding is a problem in many parts of the City during heavy rainstorms. Drainage needs have been identified primarily in the central and northern portions of the City.

Fortunately, many of the City's infrastructure deficiencies are being addressed. The City utilizes a variety of funding sources to implement needed infrastructure improvements, including Gas Tax revenue, City General Fund and assessments, Water Fund, and various other State and Federal funds. The water districts have begun a long-term main replacement program to improve water distribution systems, with the entire system planned to be upgraded within ten years. The City has established a Sewer Fund to pay for the system-wide renovation of sewer mains and storm drains; however, given funding limitations, improvements are to be implemented incrementally over the next 20-25 years. The City has a Congestion Management Plan in place to improve traffic circulation, and utilizes Gas Tax Revenue, Federal STP funds, and Proposition C funds to maintain and improve the City's streets and intersections. The City plans to contract with the County to implement a multi-phased, \$4 million upgrade of Randolph Street throughout the entire length of the City. Phase I of this project, which encompasses road rehabilitation of Randolph between Wilmington Street and Pacific Avenue, will begin in 2011.

In late 2009, the City received nearly \$1.9 million in American Recovery and Reinvestment Act (ARRA) Funds that will be utilized on road rehabilitation of Bissell Street and Saturn, Stafford, and Maywood Avenues. Another one-time funding source to the City Public Works Department is a \$2,272,000 grant from the Metropolitan Transportation Authority that will be used for a Pacific Boulevard Pedestrian Improvement project including new landscaping, hardscape, and lighting.

The City will match a minimum of 30 percent, or approximately \$800,000 toward this project. The Business Improvement District will contribute a portion of the match, and a portion may come from CDBG, combined with additional City funding sources.

Other projects the Public Works Department may undertake during the Consolidated Plan timeframe, dependent on available CDBG or alternative funding, include the Bissell Street Improvement project (street resurfacing, and curb, gutter, and driveway approach repairs between Florence and Gage Avenues) and the Elevated Water Reservoir Upgrade Project which consists of a roof replacement and tank extension. Lastly, the Public Works Department may request CDBG funds to implement a Storm Water Testing and Monitoring project which entails testing the City's storm drain water for certain pollutants. Under Section 303 (d) of the Clean Water Act, the City, in partnership with the County of Los Angeles, is required to develop lists of impaired waters and their establishment of priority rankings for these impaired waters and development of Total Maximum Daily Loads (TMDLs). A TMDL is a calculation of the maximum amount of a pollutant that a water body can receive and still safely meet water quality standards. By law, a testing and monitoring program must be in place by January 2012.

To help maintain and improve the appearance of neighborhoods, especially those in more blighted areas, the City provides a graffiti removal service. The Department of Public Works has an active program that assists with the removal of graffiti on homes, businesses and in public places in the community.

### **C. ACCESSIBILITY IMPROVEMENTS**

Accessibility to public facilities, streets and sidewalks are a critical need for persons with disabilities and/or mobility restrictions. Without these improvements, disabled persons can be prevented from participating in daily activities and from accessing essential services.

The City Public Works Department has completed pedestrian ramps/corner curb cuts at every intersection in Huntington Park. During the next five years, the Public Works Department will also work in connection with the City Parks and Recreation Department on future ADA upgrades planned for the City's parks. These include restroom facilities, picnic tables, playground equipment, barbecues, and drinking fountains. The Public Works Department is also working to secure funding for ADA improvements to the restroom facilities at the Public Works yard.

## D. COMMUNITY FACILITIES

The City of Huntington Park has a wide array of public facilities to serve the needs of its residents. These include six public parks ranging in scale from the 21 acre Salt Lake Park; Raul R. Perez Memorial Park (formerly Westside Park) and Freedom Park which each comprise approximately four acres; Civic Center Park at one and a half acres; and Senior Citizen and Chelsea Parks which are both less than one acre in size. Table IV-3 presents a summary of the City's park facilities.

Three of the City's parks (Salt Lake, Freedom and Raul R. Perez Parks) include community recreation centers, children's playgrounds, basketball courts, turf field areas, and in the case of Salt Lake Park, there is a gymnasium, baseball diamonds and a skate park. In addition, the Oldtimers Foundation owns and operates the Family Center on Gage Avenue which serves as a regional multi-generational community center for seniors, youth and families. The Family Center has the only public swimming pool in the area. All four of these facilities provide important services including after-school programs, childcare, senior meals, assistance/advocacy programs, educational programs, and a wide array of recreational activities. As discussed in Section E – Community Services, these facilities offer services to all residents, including special needs groups. In addition, many of these programs are provided free of charge or have scholarships that help offset the cost to lower-income residents.



**Table IV-3  
Park Facilities**

<b>Amenities</b>	<b>Salt Lake Park</b> <i>(Corner of Florence and Salt Lake Avenues)</i>	<b>Civic Center Park</b> <i>(Miles Avenue, between City Hall and Police Dept.)</i>	<b>Raul R. Perez Park</b> <i>(South Alameda Street and Gage Avenue)</i>	<b>Freedom Park</b> <i>(Corona, between Slauson and Randolph)</i>	<b>Senior Citizen Park</b> <i>(Salt Lake between Florence and Gage Avenues)</i>	<b>Chesley Park</b> <i>(Corner of Albany and Zoe)</i>	<b>Totals</b>
<b>Acreage</b>	20.9	4.0	4.5	1.5	.5	.2	<b>31.6</b>
<b># of Community Buildings</b>	1		1	1	1		<b>4</b>
<b>Lighted Baseball Fields</b>	2						<b>2</b>
<b>Lighted Softball Fields</b>	3						<b>3</b>
<b>Volleyball Courts</b>				1			<b>1</b>
<b>Unlit Multipurpose Fields</b>	1		1	1			<b>3</b>
<b>Lighted Soccer Fields</b>	1						<b>1</b>
<b>Unlit Soccer Fields</b>							
<b>Lighted Tennis Courts</b>	5						<b>5</b>
<b>Indoor Volleyball Courts</b>	1						<b>1</b>
<b>Lighted Basketball Courts</b>	4		4				<b>4</b>
<b>Unlit Basketball Courts</b>				2			<b>2</b>
<b>Wading Pools</b>	1						<b>1</b>
<b>Snack Bars</b>	2	1					<b>3</b>
<b>Tot Lot / Playgrounds</b>	3	1	1	1		1	<b>7</b>
<b>Swing Sets</b>	1		2			1	<b>4</b>
<b>Picnic Shelters</b>	2	1	1		1		<b>5</b>
<b>Picnic Tables</b>	66	17	10	6	13	3	<b>115</b>
<b>Barbeques</b>	37	5		3	4	3	<b>52</b>
<b>Restrooms</b>	Yes	Yes	Yes	Yes			
<b>Skate Parks</b>	1						<b>1</b>
<b>Handball Courts</b>				1			<b>1</b>
<b>Parking Lot Spaces</b>	490	94	50	3	120	O/S	<b>757</b>

Source: Huntington Park Parks and Recreation Master Plan, May 2008

Recent park improvement projects include the renovation of the Multi-Purpose Center at Salt Lake Park (formerly the Bonelli Multi-Use Center), a recreational facility to accommodate both senior adults as well as youth. The recreation center allows the City to expand its current youth program offerings, as well as augment senior programs currently offered only at the Family Center. The City utilized over \$1.2 million in CDBG funds on this project. The project was completed in November 2008.

Despite these many facilities, there is still demand for additional facilities, with the increase in the number of families with children placing added stress on recreational facilities. Apart from additional facilities, many existing community facilities need upgrades, rehabilitation, and in some cases replacement to keep up with demand. In order to address this need, the Parks and Recreation Department adopted a Parks and Recreation Master Plan (2008) that will serve as a roadmap to help guide future parks and recreation decisions in the City. The main areas of focus of the Master Plan include an assessment of current park facilities and recreation programming; an analysis of park maintenance; existing park opportunities and constraints; and a park facility action plan that identifies more than 80 park improvement projects.

Among the many improvements identified in the Master Plan for all six parks are: new walkways and restrooms, upgraded playground equipment to meet ADA requirements, parking lot repairs, new ADA drinking fountains, landscaping, lighting, and renovation of basketball courts. Specific improvement projects identified within the next five years include renovations to the Huntington Park Recreation Center, development of two synthetic turf soccer fields, the addition of an outdoor amphitheatre and group picnic area, and enhancement of the Salt Lake Park wading pool area into an interactive water play area.

The Westside Park Replacement Project is another major undertaking planned by the Parks and Recreation Department. The replacement park, to be dedicated as "Raul R. Perez Memorial Park", is necessary as the previous location was acquired as part of development of the new South Region High School #7 project by the Los Angeles Unified School District. In exchange for acquisition of Westside Park, the LAUSD has purchased a larger site (approximately 4.5 acres) at the corner of South Alameda Street and Gage Avenue. Raul R. Perez Memorial Park is to include facilities and recreational programming equivalent to the existing Westside Park, with the addition of a "splash pad" water play area, walking/running paths, and an on-site 50-space parking lot. The replacement project is expected to be complete and open to residents in Spring 2011. All programs currently offered at Westside Park will be temporarily relocated to nearby Middleton Elementary School.

The Public Works Department has also identified improvements to park facilities they would like to undertake over the next five years, dependent upon the availability of CDBG and other funding. The Department has identified a need for replacement of playground equipment and sidewalks at Salt Lake Park, as they are both outdated

and dilapidated and do not meet current ADA standards. Next, the skate park at Salt Lake Park is in need of a new storm drain system to alleviate flooding during the rainy seasons. Lastly, the parking lot at Salt Lake Park is in desperate need of resurfacing. In addition to traditional wear and tear of the lot, the local Farmers Market is conducted in the parking lot on weekends and also becomes unusable during the rainy season. These three projects have been assigned a medium priority for CDBG funding in the Consolidated Plan.

Another need generated by the increase in families with children is childcare and preschool facilities. Affordable childcare is typically a major barrier to employment for low and moderate-income families. The Parks and Recreation Department has renovated a small recreation facility located in the back of Salt Lake Park to allow for expansion of the current Tiny-Tot preschool program. This program is also offered at Freedom Park. Additionally, the Los Angeles Universal Preschool (LAUP) Facilities Hot Zone Program operates preschool programs in various locations throughout the City. The Hot Zone Program began as a pilot program in 2005 in Los Angeles zip codes identified as having a severe shortage of preschool space. In each of the "Hot Zones," the number of four year olds exceeded the number of licensed child care and early education spaces by over 1,000 children. Huntington Park continues to be identified as a Hot Zone and several preschools throughout the City receive funding for the program such as the local YMCA and the State Street Early Education Center.

## **E. COMMUNITY SERVICES**

The following community service needs were identified as part of the Consolidated Plan Needs Survey and public workshop conducted in February:

- Youth services and childcare remain critical service needs.
- Expanded public transportation services.
- Additional program offerings for senior citizens.
- Anti-Crime programs, such as neighborhood watch and gang suppression programs.
- Public needs more information about lead-based paint hazards.
- Additional community outreach and opportunities for residents to get involved in the community. City needs to better "market" the services available in Huntington Park.

The City of Huntington Park, as well as local non-profits, offer an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. Services address a number of needs in the community, including youth and teen programs, recreation, child care, transportation, health care, and various assistance programs. These services are highlighted below and specific needs identified. (For discussion of employment training programs, refer to the Economic Development discussion.)

### **1. General Services**

#### **Youth Services**

The increasing number of families with children has created a strong demand for youth services in the City. Along with more children, there has been greater ethnic diversity and thus new needs. The City's Parks and Recreation Department provides youth in Huntington Park with a great diversity of programs and services to meet residents' varied needs, summarized in Table IV-4. The programs are designed to offer alternatives to drugs and gangs, but also to provide youth with unique opportunities and experiences. Several of the programs are free to Huntington Park youth. For fee-based programs, the City offers financial assistance to low and moderate-income families to enable their children to participate. Development of the Multi-Purpose Center at Salt Lake Park allows for needed expansion of City-sponsored youth programs.



### **Child Care Services**

The need for affordable, quality child care for lower-income working families is a critical need in Huntington Park. As discussed previously under Community Facilities, the Los Angeles Universal Preschool Facilities (LAUP) has identified Huntington Park zip code 90255 as a "Hot Zone" for undersupply of childcare and early education spaces. LAUP has established a pilot program to provide funding and technical assistance to expand licensed preschool facilities within these hot zones.

The City provides CDBG funds to the YMCA School Age Daycare program. This program provides daycare for school age children after school, when they are off-track, or on vacation. Parents are provided free or low-cost childcare, depending on their income. Approximately 100 Huntington Park children are assisted through this program on an annual basis.

The Human Services Association leases space at the Huntington Park Family Center to provide a free preschool program to eligible participants. Enrollment at the Gage Center Preschool is limited to children ages 2 and 3, and has a capacity for 15 children during the hours of 8 AM to 3 PM.

The City's Parks and Recreation Department offers a Tiny Tots Preschool Program at several park locations. The intent of this program is to help prepare the child to enter kindergarten and to assist parents in building self-esteem in the child. Refurbishment of the small recreation building at Salt Lake Park has supported a much needed expansion of this program.

### **Health Care Services**

Mission and Community Hospitals are the primary health care service providers within the City. In partnership with these two hospitals, the Oldtimers Foundation has opened a medical clinic at the Family Center in Huntington Park. Oldtimers hosts health fairs and provides regular health screenings at the Family Center, and sponsors events on health issues such as diabetes, asthma, HIV, and children's healthcare.

St. Francis Medical Center in nearby Lynwood also serves Huntington Park, with thousands of emergency room visits by City residents every year. The City provides CDBG funding to support the St. Francis Medical Center Foundation's Healthy Communities Initiative (HCI), which provides health screenings, health education and immunizations to underserved Huntington Park residents. The HCI Program utilizes a mobile health unit to travel to schools, churches and community events in Huntington Park to provide health care services. St. Francis also sponsors a clinic in Huntington Park that offers low cost health care and free immunizations.

## **Transportation Services**

Huntington Park is well served by public transit and there are many transportation choices for lower-income residents as well as the elderly and persons with disabilities who may not be able to drive. While several residents commented on the need for expanded transportation services as part of the Consolidated Plan process, most were unaware of the full extent of transportation options available in the community.

The Metropolitan Transit Authority (MTA) provides bus service along the City's major arterial roadways. All MTA bus lines are accessible through wheelchair lifts and ramps, and offer reduced fares for persons with disabilities. As for mass transit, the Metro Blue Line runs near the City with a station at Florence Avenue. These services link Huntington Park with the greater Los Angeles Metropolitan area including other major job centers in the area.

The City has utilized Proposition A and C funds to significantly enhance its internal public transportation program, expanding from a senior and handicapped dial-a-ride and taxi voucher program to include two fixed route bus systems known as "COMBI," as well as a Pacific Boulevard shuttle that stops at designated bus stops throughout the City. The transit program is operated by the Oldtimers Foundation out of the Huntington Park Family Center. The City has experienced a significant increase in ridership as a result of these enhancements.

The City continues to operate a Dial-a-Ride Program for Huntington Park residents who are over the age of 62 or disabled. This taxicab service provides door-to-door transportation 24 hours a day, seven days a week, free of charge.

## **2. Services for Special Needs Populations**

### **Elderly and Frail Elderly**

The Oldtimers Foundation Family Center on Gage Avenue serves as a multi-service senior and family center. The City provides CDBG funding support to the Center's senior nutrition program, providing over 300 hot meals daily to seniors, and delivering daily meals to the homebound, frail elderly.

The meals program is the hub of the many other senior activities and services that take place at the Family Center. Many elderly residents gather from early in the morning until late in the afternoon to participate in the various activities at the Center, including regular health screenings for diabetes and high blood pressure, as well as nutrition education and a variety of social classes and activities. The Family Center also provides space and support for AARP and other senior groups to conduct their meetings and events.

Development of the Multi-Use Center at Salt Lake Park allows the City Parks and Recreation Department to offer senior programs to augment those offered at the Family Center.

### **Persons with Disabilities**

Persons with disabilities typically require a host of services including transportation, supportive services, health care, and job training, as well as improved accessibility. Transportation for disabled persons is available through a dial-a-ride service. Home delivered meals are also provided to seniors. Recreation programs are available to disabled persons through the City's Parks and Recreation Department, and through the Family Center.

Southern California Rehabilitation Services (SCRS) formed the Southeast Center for Independent Living (SECIL) to provide independent living services to people with disabilities living in Southeast Los Angeles County, including Huntington Park. The focus of SCRS is to promote independence for persons with physical disabilities to avoid unnecessary and premature institutionalization. Services offered free of charge through this Center include:

- Assistive technology
- Benefits Counseling
- Community / Systems Change Advocacy
- Peer Counseling / Independent Living Skills Education
- Personal Assistance Services
- Housing Assistance

One of the biggest challenges faced by SCRS clients is the extreme shortage of affordable housing. Most of their clients are reliant solely on Social Security income. There is also a shortage of units accessible to persons with disabilities. One of the other needs of their clients is emergency rental assistance for first and last month's rent and security deposit. Many are unable to save the amount necessary to move into a rental.

### **Persons with HIV/AIDS**

AIDS Project Los Angeles provides a wide array of services for persons with HIV/AIDS. Saint Francis Medical Center in Lynwood provides hospice care services to persons with AIDS and other serious illnesses. The Oldtimers Foundation has initiated an HIV Project to provide community outreach and education on HIV/AIDS, and will offer anonymous HIV testing at the Family Center clinic.

## V. STRATEGIC PLAN



The Housing and Community Development Strategy is the centerpiece of the Consolidated Plan. The Strategy describes:

- ✓ General **priorities** for assisting households
- ✓ **Programs** to assist those households in need
- ✓ Five-year **objectives** identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- ✓ Anti-poverty strategy
- ✓ Lead-based paint hazard reduction
- ✓ Reduction of barriers to affordable housing
- ✓ Institutional Structure/Coordination among agencies

### A. RESOURCES FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

The City of Huntington Park has access to a variety of financial resources available to support housing and neighborhoods within the community. The federal government provides annual allocations of HOME and Community Development Block Grant (CDBG) funds; opportunities to apply for competitive grants (Lead-Based Paint); and occasional stimulus funds (Housing and Economic Recovery Act, and American Reinvestment and Recovery Act). The State of California administers the Proposition 1C Housing Bond funds for a variety of competitive housing programs. The State also administers federal tax credits allocated competitively throughout the state, as well as federal stimulus funds awarded to various jurisdictions, including Huntington Park. The County of Los Angeles administers City of Industry funds, awarded competitively to eligible projects, as well as the Section 8 program through the Los Angeles County Housing Authority. Huntington Park's two Redevelopment Project Areas generate tax increment revenues of which 20% is 'set-aside' into a Low and Moderate Income (LMI) Housing Fund for affordable housing activities.

Table V-1 on the following pages summarizes the primary sources of funding available to carry out housing and community development activities in Huntington Park.

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**Table V-1: Financial Resources for Housing and Community Development Activities**

Program Name	Description	Eligible Activities
<b>1. Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants awarded to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. <b>Huntington Park receives approximately \$1.6 million in CDBG funds from HUD on an annual basis.</b>	<ul style="list-style-type: none"> <li>▪ Property Acquisition</li> <li>▪ Relocation and Demolition</li> <li>▪ Rehabilitation</li> <li>▪ Public Facilities/Improvements</li> <li>▪ Economic Development</li> <li>▪ Public Services</li> </ul>
HOME	Flexible grant program awarded to City on a formula basis for housing activities benefiting low and moderate income households. <b>Huntington Park receives approximately \$900,000 in HOME funds annually from HUD. Oldtimers CHDO is under a multi-year contract.</b>	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ Relocation Costs</li> <li>▪ Tenant-based Rental Assistance</li> </ul>
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of low-income (50% MFI) tenants. <b>Administered by LA County Housing Authority. Over 470 City residents currently receive Section 8 housing vouchers.</b>	<ul style="list-style-type: none"> <li>▪ Rental Assistance</li> </ul>
Neighborhood Stabilization Program (NSP)	One time allocation of federal Housing and Economic Recovery Act (HERA) funds. <b>Huntington a Park received \$469,000 in NSP it will use for purchase and rehabilitation of foreclosed multi-family property (est. 4 units) and provide as affordable rental housing.</b>	<ul style="list-style-type: none"> <li>▪ Acquisition of abandoned and foreclosed residential properties</li> </ul>
Lead Based Paint Hazard Control Grant	Funds lead hazard education, prevention and abatement in high risk communities. <b>Huntington Park received a 3 year, \$1,570,000 grant to identify and remediate lead in 90 homes, and conduct extensive community education and outreach.</b>	<ul style="list-style-type: none"> <li>▪ Lead hazard education, prevention and abatement</li> </ul>
American Recovery and Reinvestment Act (ARRA)	One time allocation of federal economic stimulus funds. <b>Huntington Park's Public Works Department received \$1.9 in ARRA funds it will use for street rehabilitation improvements.</b>	<ul style="list-style-type: none"> <li>▪ Public works improvements</li> </ul>
Emergency Shelter Grants (ESG)	Grants potentially available to the City through the County to implement a broad range of activities that serve homeless persons.	<ul style="list-style-type: none"> <li>▪ Shelter Construction</li> <li>▪ Shelter Operation</li> <li>▪ Social Services</li> <li>▪ Homeless Prevention</li> </ul>
Housing for Persons with AIDS (HOPWA)	Only federal housing program specifically designed to meet needs of people living with HIV/AIDS. City of Los Angeles serves as local grantee.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition</li> </ul>
<b>2. State Programs</b>		

**Table V-1: Financial Resources for Housing and Community Development Activities**

<b>Program Name</b>	<b>Description</b>	<b>Eligible Activities</b>
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments, non-profit developers and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Preservation</li> </ul>
California Housing Finance Agency (CHFA) Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgages.	<ul style="list-style-type: none"> <li>▪ New Construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition of properties from 20 to 150 units</li> </ul>
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first-time homebuyers. Program operates through participating lenders who originate loans for CHFA.	<ul style="list-style-type: none"> <li>▪ Homebuyer Assistance</li> </ul>
Supportive Housing	Funding for supportive housing for persons who have mental illness and are homeless, or are at imminent risk of becoming homeless.	<ul style="list-style-type: none"> <li>▪ Supportive Housing</li> </ul>
<b>3. Local Programs</b>		
Redevelopment Housing Fund	State law requires that 20% of Redevelopment Agency funds be set aside for a wide range of affordable housing activities governed by State law. <b>Approximately \$1.2 million is contributed to the Low/Mod Housing Fund on an annual basis.</b>	<ul style="list-style-type: none"> <li>▪ Acquisition</li> <li>▪ Rehabilitation</li> <li>▪ New Construction</li> <li>▪ Homeownership</li> <li>▪ Housing Assistance</li> </ul>
Los Angeles Metropolitan Transit Authority (MTA)	Provides funds for public improvements which foster use of transit and pedestrian usage. <b>Huntington Park Public Works Department received \$2,272,000 from MTA for the Pacific Blvd Pedestrian Improvement Project.</b>	<ul style="list-style-type: none"> <li>▪ Public Improvements</li> </ul>
City of Industry Funds	Huntington Park is eligible to compete for City of Industry Housing Funds administered by the County.	<ul style="list-style-type: none"> <li>▪ Affordable Housing Development</li> <li>▪ Acquisition/Rehab</li> <li>▪ Special Needs Housing</li> </ul>

## **B. HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTS**

The national objectives and performance outcomes established by HUD provide the framework for assigning priorities to needs for which funding may be allocated. The three national objectives are to develop viable urban neighborhoods by:

- Providing Decent Housing (DH)
- Providing a Suitable Living Environment (SL)
- Expanding Economic Opportunities (EO)

Performance outcomes are grouped into the following three categories:

- Availability and accessibility
- Affordability
- Sustainability

Every program, project or activity must meet at least one of the three objectives and one of the three performance outcomes. Table V-2 which follows summarizes Huntington Park's 2010-2015 housing and community development objectives, identifying the national objective and performance outcome for each activity.

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Huntington Park has taken several factors into consideration: 1) those households most in need of housing and community development assistance, as determined through the Consolidated Plan needs assessment, consultation, and public participation process; 2) which activities will best meet the needs of those identified households; and 3) the extent of other non-federal resources and programs available to address these needs.

The following section of the Consolidated Plan presents the City's five-year objectives and implementing programs. In addition to the summary of objectives presented in Table V-2, the City's **Priority Housing Needs and Objectives** are presented in Table V-3, **Priority Special Needs and Objectives** in Table V-4, and **Priority Community Development Needs and Objectives** in Table V-5.

**Table V-2: Summary of 2010-2015 Objectives**

Specific Obj. #	Specific Annual Objectives	Source of Funds	Performance Indicators	Fiscal Year	Expected Number	Actual Number	Percent Completed
<b>DH – 1 Availability/Accessibility for the purpose of providing Decent Housing</b>							
DH – 1.1	<b>RESIDENTIAL REHABILITATION LOAN PROGRAM</b> Address the availability of decent housing by offering rehabilitation assistance to low and moderate-income households.	HOME	Total Number of Housing Units Assisted	2010	6		
				2011	6		
				2012	6		
				2013	6		
				2014	6		
				<b>Total</b>	<b>30</b>		
<b>DH – 2 Affordability for the purpose of providing Decent Housing</b>							
DH – 2.1	<b>AFFORDABLE HOUSING DEVELOPMENT</b> Address need for affordable decent housing by increasing supply of affordable rental housing.	HOME	Total Number of Housing Units Assisted	2010	12		
				2011	7		
				2012	7		
				2013	7		
				2014	7		
				<b>Total</b>	<b>40</b>		
DH-2.2	<b>PRESERVE EXISTING AFFORDABLE HOUSING</b> Address need for affordable decent housing by providing tenant based rental assistance.	HOME	Total Number of Persons Assisted	2010	<b>Unfunded</b>		
				2011			
				2012			
				2013	110		
				2014	110		
				<b>Total</b>	<b>110</b>		
<b>DH – 3 Sustainability for the purpose of providing Decent Housing</b>							
DH –3	<b>NO PROGRAMS FIT THIS CATEGORY</b>						
<b>SL – 1 Availability/Accessibility for the purpose of creating a Suitable Living Environment</b>							
SL –1.1	<b>MINOR HOME REPAIR</b> Enhance the availability and accessibility of a suitable living environment by providing minor home repair services to elderly, disabled and low-income households.	CDBG	Total Number of Housing Units Assisted	2010	30		
				2011	30		
				2012	30		
				2013	30		
				2014	30		
				<b>Total</b>	<b>150</b>		
SL – 1.2	<b>NEIGHBORHOOD IMPROVEMENT CODE ENFORCEMENT (NICE)</b> Provide for the availability of a suitable living environment by funding code enforcement activities within CDBG target areas.	CDBG	Total Number of Housing Units Assisted	2010	300		
				2011	300		
				2012	300		
				2013	300		
				2014	300		
				<b>Total</b>	<b>1,500</b>		

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SL – 1.3	<b>COMMERCIAL REHABILITATION</b> Enhance the availability of economic opportunity by offering rehabilitation loans to local businesses.	CDBG	Total Number of Businesses Assisted	2010	3		
				2011	3		
				2012	3		
				2013	3		
				2014	3		
				<b>Total</b>	<b>15</b>		
SL – 1.4	<b>EMERGENCY SERVICES</b> Improve the availability of a suitable living environment by offering emergency food and shelter to homeless and those at-risk of homelessness	CDBG	Total Number of Persons Assisted	2010	2,850		
				2011	2,850		
				2012	2,850		
				2013	2,850		
				2014	2,850		
				<b>Total</b>	<b>14,250</b>		
SL – 1.5	<b>YOUTH SERVICES</b> Improve the availability of a suitable living environment by providing after school recreational, childcare and homework programs for youth.	CDBG	Total Number of Persons Assisted	2010	1,600		
				2011	1,600		
				2012	1,600		
				2013	1,600		
				2014	1,600		
				<b>Total</b>	<b>8,000</b>		
SL – 1.6	<b>CHILD CARE SERVICES</b> Improve the availability of a suitable living environment by providing, childcare programs	CDBG	Total Number of Persons Assisted	2010	100		
				2011	100		
				2012	100		
				2013	100		
				2014	100		
				<b>Total</b>	<b>500</b>		
SL – 1.7	<b>SENIOR SERVICES</b> Improve the availability of a suitable living environment by providing midday meals to the elderly population.	CDBG	Total Number of Persons Assisted	2010	85		
				2011	85		
				2012	85		
				2013	85		
				2014	85		
				<b>Total</b>	<b>425</b>		
SL – 1.8	<b>COMMUNITY BEAUTIFICATION</b> Improve the availability of a suitable living environment by providing graffiti removal within CDBG target areas	CDBG	Total Number of Persons Assisted	2010	57,751		
				2011	57,751		
				2012	57,751		
				2013	57,751		
				2014	57,751		
				<b>Total</b>	<b>57,751</b>		
SL – 1.9	<b>HEALTH SERVICES</b> Improve the availability of a suitable living environment by offering health screenings, education and immunizations, and providing lead hazard screening.	CDBG	Total Number of Persons Assisted	2010	650		
				2011	650		
				2012	650		
				2013	650		
				2014	650		
				<b>Total</b>	<b>3,250</b>		

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SL - 1.10	<b>FAIR HOUSING SERVICES</b> Improve the availability of a suitable living environment by providing for tenant/landlord counseling and fair housing services.	HOME	Total Number of Persons Assisted	2010	300		
				2011	300		
				2012	300		
				2013	300		
				2014	300		
				Total	1,500		
SL - 1.11	<b>INFRASTRUCTURE IMPROVEMENTS</b> Improve the availability of a suitable living environment by providing street improvements in the downtown	CDBG	Total Number of Persons Provided Improved Access to Public Facilities	2010	3,611		
				2011	3,611		
				2012	3,611		
				2013	3,611		
				2014	3,611		
				Total	3,611		
<b>SL - 2 Affordability for the purpose of creating a Suitable Living Environment</b>							
SL - 2	NO PROGRAMS FIT THIS CATEGORY						
<b>SL - 3 Sustainability for the purpose of creating a Suitable Living Environment</b>							
SL -3.1	<b>SECTION 108 Repayment</b> Improve the sustainability of a suitable living environment by providing debt service on a loan used for construction of the Rugby Senior Housing parking garage, and a new loan for the Festival El Centro Retail Development Project.	CDBG	N/A	N/A	N/A	N/A	N/A
<b>EO - 1 Availability/Accessibility for the purpose of creating Economic Opportunity</b>							
EO - 1	<b>ECONOMIC DEVELOPMENT PROGRAM</b> Clean up of contaminated site for future use as auto center or commercial center.	CDBG	Total Number of Businesses Assisted	2010	1		
				2011	0		
				2012	0		
				2013	0		
				2014	0		
				Total	1		
<b>EO - 2 Affordability for the purpose of creating Economic Opportunity</b>							
EO-2	NO PROGRAMS FIT THIS CATEGORY						
<b>EO - 3 Sustainability for the purpose of creating Economic Opportunity</b>							
EO - 3	NO PROGRAMS FIT THIS CATEGORY						

## 1. Priority Housing Needs

In summary, Huntington Park's 2010-2015 housing strategy encompasses:

- 1) Maintaining and strengthening neighborhoods through housing rehabilitation, minor home repair, and the Neighborhood Improvement Code Enforcement (NICE) program;
- 2) Expanding the supply of affordable housing through affordable housing development assistance and various zoning tools and incentives; and
- 3) Preserving existing affordable housing through Section 8 rental assistance and preservation of existing assisted housing.

HOME, Redevelopment Low and Moderate Income (LMI) Housing funds, and CDBG serve as Huntington Park's primary source of funds used to address the community's housing needs. Huntington Park's priority housing needs are reflected in HUD Table V-3 which follows. Pursuant to HUD's instructions for completion of this table, the priority need level indicated on this table reflects the relative priority for federal funds only (HOME, CDBG and Section 8), and does not reflect the City's priorities for expenditure of Redevelopment LMI funds. However, identified 5 year goals reflect the number of households to be assisted using all funding sources. The unmet housing needs identified in Table V-3 are based on 2000 census statistics of households with housing problems compiled as part of the CHAS Databook.

As illustrated in Table V-3, a priority need ranking for Federal CDBG, HOME and Section 8 funds has been assigned to households to be assisted under each priority action according to the following HUD ranking:

**High Priority:** Activities to address this need will be funded by the City using Federal CDBG, HOME or Section 8 funds during the five-year period.

**Medium Priority:** If CDBG or HOME funds are available, activities to address this need may be funded by the City during this five year period. Also, the City may take other actions to help this group locate other sources of funds.

**Low Priority:** The City will not fund activities to address this need using CDBG or HOME funds during the five-year period, but other entities' applications for Federal assistance might be supported and found consistent with this Plan. In order to commit CDBG or HOME Program monies to a Low Priority activity, the City would have to amend the Consolidated Plan through a formal process required by the Consolidated Plan rules.

**No Such Need:** The City finds that there is no need or that this need is already substantially addressed. The City will not support other entities' applications for Federal assistance for activities where no such need has been identified.

Table V-3: Priority Needs Summary Table

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low	Unmet Need	Goals	
Renter	Small Related	0-30%	H	970	51
		31-50%	H	984	28
		51-80%	H	1,100	10
	Large Related	0-30%	H	704	51
		31-50%	H	842	17
		51-80%	H	939	8
	Elderly	0-30%	H	429	202
		31-50%	H	146	68
		51-80%	M	85	--
	All Other	0-30%	H	214	50
		31-50%	H	190	17
		51-80%	M	165	--
Owner	0-30%	H	193	50	
	31-50%	H	365	65	
	51-80%	H	683	65	
Special Needs		0-80%	H		
Total Goals				682	
Total 215 Goals				532	
Total 215 Renter Goals				502	
Total 215 Owner Goals				30	

Priority Need Level reflects relative priority for federal funds (HOME, CDBG, Section 8). 5 Year Goals reflect households to be assisted using all funding sources, including RDA Set-Aside.

Section 215 rental unit - occupied by <80% MFI household and bears rent < FMR, or 30% of 65% MFI

Section 215 rehabilitated owner unit - occupied by <80% MFI and has after rehab value < HUD mortgage limit

Special Needs Households already included in estimates for renter and owner households

## **Priority 1.1: Maintain and Strengthen Housing and Neighborhoods**

**Priority Needs/Target Groups:** High priority is assigned to addressing substandard housing for lower and moderate income tenants and homeowners.

**Supporting Rationale:** Over three-quarter's of the City's housing stock is greater than 30 years in age, the age at which housing begins to require major rehabilitation improvements. The biggest contributors to substandard housing in Huntington Park are the aging housing stock, household overcrowding, and absentee landlords, and indicate the need for strong code enforcement, property maintenance and housing rehabilitation programs to stem widespread deterioration.

**Five-Year Objectives:** Assist 30 single-family homeowners through the Residential Rehabilitation Program (15 low and 15 moderate income). Assist 150 owner households through the Minor Repair Program (50 extremely low, 50 low, and 50 moderate income). Conduct 300 housing inspections on an annual basis as part of the Neighborhood Improvement Code Enforcement (NICE) program, and implement the Code Enforcement Strategy including a potential new Systematic Rental Property Inspection Program to address some of the City's most distressed multi-unit residential buildings. Conduct monthly meetings with the Neighborhood Improvement Associations, and develop a Neighborhood Improvement Action Plan.

### **Implementing Programs:**

***Residential Rehabilitation Program:*** The Residential Rehabilitation Program provides loans up to \$50,000 for property renovations and rehabilitation for owner-occupied single family homes and rental units (up to 4 units in structure). Eligible improvements include new roofs, plumbing, electrical upgrades, GFI outlets, smoke detectors, new windows, new doors, interior and exterior paint, and when feasible, room additions to mitigate overcrowding. In an effort to attract more participants to the program, the City has revised its Residential Rehabilitation Program guidelines to include a forgivable component of up to \$25,000 of the \$50,000 loan for repairs that correct health and safety and building code violations. The program is allocated \$450,000 annually in federal HOME funds.

Given the mismatch between the City's housing stock which is largely comprised of one and two bedroom units, and the predominance of large family households requiring three or more bedrooms, an important emphasis of the rehabilitation program will to address unit overcrowding by funding bedroom additions. Particularly with enhanced unit inspections under the new Code Enforcement Strategy, assistance with bedroom additions will serve to help address potential tenant displacement.

*The City's goal is to provide rehabilitation assistance to approximately 6 low and moderate income households per year.*

**Minor Home Repair Program:** The City utilizes CDBG funds to offer a Minor Home Repair Program to seniors, disabled and lower income households. The Program is administered by Veterans in Community Services (VICS) on behalf of the City. The Program is a direct \$3,500 grant to the homeowner for labor and materials for minor repairs to the property. Eligible activities include minor repairs to the interior or exterior of the home (paint, wall resurfacing/patching, etc.), energy conservation activities, security and safety improvements, exterior refurbishing, and various property clean-up services (tree cutting, removal of trash). *The City's goal is to assist 30 extremely low, low and moderate income households per year through this program.*

**Neighborhood Improvement Code Enforcement (NICE) Program:** The program's four primary goals are:

- ✓ Improve the physical appearance of the City
- ✓ Eliminate unsafe conditions and blight
- ✓ Promote neighborhood improvement programs and projects
- ✓ Establish self-sustaining neighborhood associations
- ✓ Educate residents on City codes, services and processes

A full-time Neighborhood Improvement Coordinator oversees the Neighborhood Improvement component of the NICE program, which is housed in the Police Department. Four Neighborhood Improvement (Block Watch) Associations have been established, encompassing the entire geographic area of the City. The City's Interdepartmental Response Team provides information to residents about City programs and services. Each Association conducts a monthly meeting out in the community, and solicits input on priority activities, such as neighborhood clean-up events, graffiti removal projects, and community outreach activities.

While the former Neighborhood Improvement Program has been effective in addressing public safety-related issues in residential neighborhoods, the City's goal is to enhance these activities within the new NICE program to incorporate more services, outreach, and activities in focused neighborhoods most in need of intervention. In furtherance of this goal, the City will be developing a Neighborhood Improvement Action Plan to identify focus neighborhoods where the NIP will deliver expanded and newly defined services.

The primary objective of the City's Code Enforcement component is to eliminate unsafe conditions and blight and to improve the quality of life within the community. The City's program is both pro-active, in that inspectors canvas the City to identify substandard housing and neighborhood conditions, and re-active in its response to complaints of violations from neighboring property owners. Code Enforcement staff work with property owners, landlords, and tenants to correct violations in a timely manner with an emphasis on voluntary compliance. Property owners in violation of codes are encouraged to participate in City-sponsored residential and commercial rehabilitation programs. *The City's objective is to perform 300 residential inspections*

*annually under the Neighborhood Improvement Code Enforcement (NICE) Program using CDBG funding.*

Furthermore, in November 2009, the City Council approved Phase 1 of a Code Enforcement Strategy to pursue additional strategies to arrest physical and economic blight, and to, over time, revamp the Code Enforcement Unit to better meet community needs. Phase 2 of the Strategy is proposing a new Systematic Rental Property Inspection Program to target and fix some of the City's most distressed multi-unit residential buildings. While the Inspection Program is still in the development stages, it is envisioned to involve certification of code compliance of all 11,000 rental units in the City in conjunction with annual business license renewals. One of the goals of the Systematic Rental Property Inspection Program is to generate revenues that will help to move the new Neighborhood Improvement Code Enforcement program towards becoming a self-sustaining division within the Police Department, no longer dependent on CDBG funding.

In Phase 3 of the Code Enforcement Strategy, the City is hoping to develop other activities and programs that meet the needs of the community, like a Lead Hazard Training Program and a Lead-Based Paint Identification & Remediation Program where Code Enforcement Officers are trained to identify lead hazards and will be able to offer ways to remediate unsafe conditions.

## **Priority 1.2: Expand the Supply of Affordable Housing**

**Priority Needs/Target Groups:** High priority is assigned to providing additional rental housing affordable to extremely low, low and moderate income families. Medium priority is assigned to providing affordable ownership housing for low and moderate income families.

**Supporting Rationale:** With high levels of severe renter overpayment and overcrowding, Huntington Park has a significant need for additional affordable rental housing, especially for large family renters. The City and its Community Development Commission play a critical role in facilitating development of affordable housing in the private market by assembling sites for development, providing financial assistance and infrastructure improvements, and offering flexible zoning mechanisms. The significant drop in for-sale housing prices, and condominium prices in particular, may present an opportunity to assist renters to move into homeownership.

**Five-Year Objectives:** Provide HOME and Low/Mod Set-Aside assistance to support development 40 new rental units affordable to extremely low, low and moderate income (80% MFI) households. Target at least one-third of these units towards large family households. Support applications for outside funding by local CHDOs to maximize the number and affordability of units produced. Pursue opportunities for purchase of foreclosed condominiums and resell at affordable prices to low and moderate income households.

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**Implementing Programs:**

**Acquisition/Rehabilitation Program:** Under this program, the Agency acquires or assists in the acquisition of a problem rental property and then works with a development partner to coordinate the rehabilitation, maintenance, and management of the project as long-term affordable housing. The City has entered into a multi-year agreement with Oldtimer's Housing Development Corporation to implement the acquisition/rehabilitation program. The City, in conjunction with Oldtimers, has established two Focus Areas for acquisition/rehabilitation activities - the Malabar/Middleton Focus Area and the Bissell Street Focus Area.

The number of lower priced bank-owned condominiums in Huntington Park presents a significant opportunity for the City to both provide affordable housing and stabilize neighborhoods. The City is evaluating adding a new component to the acquisition/rehabilitation program involving the purchase of foreclosed condominiums, providing needed rehabilitation improvements, and reselling to low and moderate income purchasers at an affordable housing cost. The City could work with a non-profit purchaser or real estate broker to purchase and renovate the properties, and either sell directly to families as affordable housing, or structure as a lease-to-own program. A lease-purchase program typically involves the prospective purchaser renting the unit for 3-5 years at slightly higher than market rents, with a portion of the rent put into an escrow account to be used for the downpayment, providing opportunities for families without sufficient savings or good credit to become homeowners.

*The City's goal is to leverage HOME and Redevelopment Housing funds to achieve 40 new affordable housing units over the 2010-2014 period, including the 12 unit project currently planned for 6614 and 6700 Middleton Street.*

**Affordable Housing Development Assistance:** The City and its Community Development Commission (CDC) use a variety of tools to assist in the development of affordable housing, including land assembly and write-downs; direct financial assistance using HOME and redevelopment housing funds; and various zoning incentives. While financial resources are somewhat limited, the City continues to contribute land resources through reuse of municipal parking lots in the Central Business District for affordable housing, and has recently purchased a site using redevelopment bond proceeds to support in development of a mixed income ownership project. The City/CDC has to date assisted in development eight affordable and mixed income housing projects.



**Affordable Housing Incentives:** In addition to direct financial assistance and land-write downs, Huntington Park implements several provisions within its Zoning Code that facilitate the development of affordable housing and housing for special needs populations, including:

- Density Bonus/Affordable Housing Incentives
- Modified Standards for Affordable and Special Needs Housing
- Transitional and Supportive Housing and Emergency Shelters
- Second Dwelling Units

The City is also currently evaluating adoption of an inclusionary housing ordinance to integrate affordable units within market rate developments. City Council will soon be considering the following recommendation of the Affordable Housing Stakeholder's Committee:

*Adopt a 15% low and moderate income **inclusionary housing requirement** for all ownership housing projects of 8+ units, and rental housing receiving City assistance. Structure the City's inclusionary housing ordinance to offer incentives to offset the cost of providing affordable units.*

**Homeownership Assistance:** Huntington Park will continue to participate in and advertise the availability of programs offered by outside agencies which assist low and moderate income renters to move into homeownership, including:

- Mortgage Credit Certificate (MCC) Program
- CalHome
- CalHFA Homebuyer's Downpayment Assistance Program
- Southern California Housing Finance Authority First Choice Program
- Independent Lease Finance authority ACCESS and NHF Gold Programs
- State HCD Building Equity and Growth in Neighborhoods (BEGIN)

### **Priority 1.3      Preserve Existing Affordable Housing**

**Priority Needs/Target Groups:** High priority is assigned to addressing the rental assistance needs of extremely low and low income households.

**Supporting Rationale:** Similar to most of metropolitan Los Angeles, apartment rents in Huntington Park have risen to a level that most low income (50% MFI) households can no longer afford to live in the community without facing overpayment and/or overcrowding. Preservation of the existing stock of affordable housing through a combination of tenant rental assistance, long-term affordability controls on publicly-assisted units, and owner incentives to maintain affordable rents can all provide effective strategies.

**Five-Year Objectives:** Continue to provide rental assistance to lower income households, with a goal of maintaining at least 470 Section 8 Housing Choice vouchers

for Huntington Park residents and HOME Tenant-Based Rental Assistance to 110 lower income elderly persons.

### **Implementing Programs:**

**Section 8 Rental Assistance:** The Housing Authority of the County of Los Angeles administers the Section 8 Rental Assistance Program within Huntington Park. The Program provides rent subsidies directly to the landlord in the private rental market for low income (50% MFI) tenants. Approximately 470 Huntington Park tenants currently receive Section 8 assistance. Given the gap between market rents and what these lower income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community. With over 1,000 Huntington Park households on the Section 8 waiting list, the need for rental assistance is substantial.

**Preservation of Existing Assisted Housing:** As presented in Table III-27 in the Housing Needs Assessment, Huntington Park currently contains eight assisted housing projects, providing 481 units affordable to low and moderate income households. All of these projects contain long-term affordability controls, with none at-risk of conversion within the next fifteen years. In 1999, the 162-unit Concord Huntington Park development pre-paid its HUD mortgage and converted to market rate. However, the City utilized a Multifamily Mortgage Revenue Bond to maintain project affordability for an additional 30 years. The City recognizes the importance of preserving its existing stock of affordable housing.

**HOME Tenant-Based Rental Assistance:** As established under Table V-3, priority Need Summary Table, the City has an unmet housing need for elderly lower income renters, which would benefit from rental housing assistance. Escalating rental housing costs effect 85 percent of Huntington Park's elderly renter households have low or moderate-incomes (<80% MFI), with 70 percent earning low incomes (<50% MFI). Moreover, the CHAS Databook documents that over 60 percent of the City's elderly renters are burdened by housing cost exceeding 30 percent of income.

To close this affordability housing gap, the City of Huntington Park is retaining a subrecipient to operate a HOME funded Tenant-Based Rental Assistance Program (TBRA) modeled after the Section 8 Housing Choice Voucher Program, which is described in 24 CFR part 982. The City's TBRA will subsidize the difference between 30 percent of the household's adjusted monthly income and the City established rent limit (viz., payment standard). Tenant selection will be based upon low and moderate income elderly households. As noted above, the low-income elderly are a high priority need population and the need for rental assistance for this group is substantial. The City will refer TBRA families to suitable units in the HOME-assisted Rugby Plaza Apartments scheduled to be rehabilitated. However, the City will inform the family that it is not obligated to select a referral unit.

## 2. Priority Homeless Needs

### Priority 2.1: Provide Support Services and Housing for the Homeless and Near Homeless through Support of Social Service Agencies and Regional Programs

**Supporting Rationale:** Huntington Park participates with the Los Angeles Homeless Services Authority (LAHSA) in building a regional continuum of care to address the homeless and those at-risk of becoming homeless. As identified previously in Table III-12, LAHSA has established the following priorities for new projects assistance within the East Los Angeles region (SPA 7):

Permanent Housing

1. Substance Abuse
2. Mentally Ill
3. Disabled
4. Multiple Diagnosed
5. HIV/AIDS

Transitional Housing

1. Individuals/Families
2. Mentally Ill
3. Substance Abuse
4. Multiple Diagnosed
5. Domestic Violence

Supportive Services

1. Case Management
2. Psychiatric or  
Counseling Service
3. Intervention Programs for  
High Risk Youth

**Five-Year Objectives:** Coordinate with LAHSA and other local communities in order to provide a continuum of care of services and facilities for the homeless. Support local service providers offering needed facilities and housing support services to homeless individuals and families, and persons at risk of homelessness.

#### Implementing Programs:

**Emergency Shelters:** While no emergency shelters are located in Huntington Park, a 340 bed regional shelter is located in the adjacent City of Bell. The Bell Shelter is operated by the Salvation Army, and offers overnight accommodations and a continuum of other services, including food, showers, laundry, mental health services, alcohol and drug treatment, job search services, adult education classes, and medical services.

Huntington Park addresses the emergency needs of the homeless and other persons needing emergency shelter by participating in programs administered by homeless service agencies. The City supports the motel voucher program administered by the local Salvation Army in Huntington Park. The Salvation Army will continue to provide transportation assistance to those individuals who wish to go to the Bell regional shelter, or other shelters in neighboring communities.

**Emergency Services:** The City provides CDBG funds to support the Salvation Army/Southeast Communities Corps program to offer a variety of services to homeless individuals and families, and persons at risk of becoming homeless, such as victims of domestic violence. Through their office in Huntington Park, the

Salvation Army provides the following emergency services: daily meals; emergency food for families; monthly food bags for seniors; acute medical, dental, and vision care; showers; clothing vouchers; bus tokens; motel vouchers; and referrals to outside agencies. Also, a limited amount of emergency rental assistance and utility assistance is available for qualified households. *The annual objective is to assist 350 households under this program using CDBG funds, for a total of 1,750 households over the five year planning period.*

The City also provides CDBG funding support to the Southeast Churches Service Center (SCSC). The SCSC Emergency Food Program provides emergency "brown bag" groceries to individuals and families. The Center also provides bus tokens and taxi vouchers to link clients with other service agencies. *The annual objective is to assist 2,500 Huntington Park families through the Emergency Food Program using CDBG funds, for a five year assistance goal of 12,500.*

**Section 8 Rental Assistance:** Lower income households overpaying for housing are likely to be at risk of becoming homeless upon loss of employment. The City will continue to coordinate with the Los Angeles County Housing Authority to provide Section 8 rental assistance to homeless individuals and families as well as those at risk of becoming homeless. *The annual objective will be to provide continued assistance to a minimum of 470 households at-risk of homelessness.*

**Fair Housing Services – Eviction/Homeless Prevention:** Huntington Park will continue to contract with the Fair Housing Foundation to provide a wide range of fair housing services to ensure equal housing opportunities for its residents. By mediating disputes between tenants and landlords, the Fair Housing Foundation can help to minimize evictions and unjust rent increases.

**Participation in Regional Homeless Strategies:** As described in the Housing Needs Assessment (Chapter III), two comprehensive strategies have recently been developed to strategically address homelessness in the region: LA County and LA City's *Bring LA Home: Ten Year Plan to End Homelessness*, and the Gateway Cities Council of Governments *2009 Homeless Strategy*. Huntington Park will continue its participation and support of these strategies to effectively respond to and reduce the number of homeless persons in the region.

### 3. Priority Special Needs Populations

#### **Priority 3.1: Provide Housing and Supportive Services for Special Needs Populations**

**Priority Needs/Target Groups:** High priority is assigned to assisting senior homeowners in making necessary repairs. High priority is assigned to providing supportive services for all lower and moderate income elderly, disabled, female-headed, and large households.

**Supporting Rationale:** Special needs groups in Huntington Park include the elderly, disabled persons, female-headed households, persons with drug and/or alcohol dependencies, and persons with AIDS and related diseases. The special housing needs for these groups include affordable and accessible housing, housing in proximity to public services and transportation, and housing of adequate size.

**Five-Year Objectives:** Continue to support the provision of housing and services for special needs populations. Assistance objectives for special needs populations are included within objectives for housing and community service programs.

#### **Implementing Programs:**

***Housing for Special Needs Populations:*** Certain segments of the population face greater difficulty in securing adequate and affordable housing due to their special housing needs. The City's Housing Element contains numerous policies and programs which speak to addressing the housing needs of large families and seniors. The Affordable Housing Development program presented earlier can assist in providing housing for special needs populations. Integration of community-serving uses with housing, such as childcare, can also provide needed support services.

***Minor Home Repair Program:*** The City funds a Minor Home Repair Program for seniors, disabled and lower income households. The Program is a direct \$3,500 grant to the homeowner for labor and materials for minor repairs to the property, including accessibility improvements.

***Services for Special Needs Populations:*** Huntington Park supports a variety of services for special needs populations, described in detail under Priority 6 – Community Services. Some of these services include home-delivered meals to homebound seniors (the majority of whom are physically disabled), emergency services to homeless (many who suffer from substance abuse issues), and a wide range of services for youth and families. The Priority Special Needs Table V-4 on the following page quantified Huntington Park's special needs populations, and presents the City's 2010-2015 CDBG assistance goals.

**Table V-4: 2010-2015 Priority Special Needs (Non-Homeless) Populations**

<b>SPECIAL NEEDS SUBPOPULATIONS</b>	<b>Priority Need Level High/Medium/ Low</b>	<b>Unmet Need</b>	<b>CDBG Dollars to Address</b>	<b>2010-2015 Goals</b>
Elderly	H	1,279	\$125,000	425
Frail Elderly Persons	H	1,833	\$125,000	425
Severe Mental Illness	M	393		
Developmentally Disabled	M	393-1,181		
Physically Disabled	H	3,231	\$75,000	255
Persons w/ Substance Abuse	H	4,134	\$130,000	10,500
Persons w/HIV/AIDS	M	117		
Victims of Domestic Violence	M	Not available		

**Table assumptions**

*Elderly households:* Unmet need based on number of low and moderate income elderly households in 2000. Dollars to address reflect CDBG funds allocated towards senior services. Goals reflect number of seniors to be assisted through CDBG funded activities.

*Frail elderly:* Unmet need based on number of elderly persons with disabilities in 2000. Dollars to address reflect CDBG funds allocated towards senior services. Goals reflect number of seniors to be assisted through CDBG funded activities.

*Severe mental illness:* Unmet need based on national statistic of 1% of adult population. The City relies on the County Health Dept to provide mental health services, as well as Bell Shelter's 240 bed mental health facility.

*Developmentally disabled:* Unmet need based on National Association of Retarded Persons estimate of 1-3% of population.

*Physically disabled:* Unmet need based on number of persons with physical disability in 2000. 60% of Huntington Park's seniors have one or more disabilities – dollars to address and goals for the physically disabled therefore reflect 60% of CDBG funded senior assistance. Southern California Rehabilitation Services also provides services to physically disabled Huntington Park residents through their Southeast Center for Independent Living in Downey.

*Persons with Alcohol/Other Drug Addictions:* Unmet need based on National Institute of Alcohol Abuse and Alcoholism estimates of 15% of adult men and 6% of adult women who abuse alcohol moderately or severely. An estimated 75% of homeless served by area service providers are individuals, the vast majority of which have substance abuse problems. Dollars to address and goals therefore reflect 75% of CDBG funded homeless assistance activities administered through Southeast Churches Emergency Food Program and the Salvation Army.

*Persons with HIV/AIDS:* Based on Décembre 2004 Los Angeles County Health Services Département estimates of number of persons living with AIDS in Huntington Park.

#### **4. Priority Community Facilities**

Huntington Park's priority non-housing community development needs are reflected in HUD Table V-5 which follows. These needs include unmet community facility, infrastructure, public service, economic development and planning needs. Identified needs and priorities reflect the results of input from various City departments, as well as input from agency consultations and the citizen participation process.

Similar to Table V-3 - Housing Needs, Table V-5 assigns a priority need ranking for federal CDBG funds of High, Medium, Low or No Such Need (refer to earlier description of rankings under *1. Priority Housing Needs*). Where CDBG funds are anticipated to be requested to address these needs, the estimated dollars needed over the five year period are identified. Finally, the estimated five year goals to be achieved using CDBG funds are indicated. As a means of estimating 5 year public service goals, funding levels and assistance goals for service agencies funded in 2010-11 have been projected forward for the entire period.

Table V-5: 2010-2015 Priority Community Development Needs

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High/Med/Low	CDBG Dollars to Address	2010-2015 Goals
<b>PUBLIC FACILITY NEEDS (projects)</b>			
Parks and/or Recreation Facilities	H	\$175,000	1
Senior Centers	M		
Centers for Disabled	L		
Homeless Facilities	L		
Youth Centers	M		
Child Care Centers	M		
Health Care Facilities	L		
Parking Facilities	M		
<b>INFRASTRUCTURE (projects)</b>			
Water/Sewer Improvements	M		
Street and Sidewalk Improvements	H	\$640,000	1
Flood Drain Improvements	M		
<b>PUBLIC SERVICE NEEDS (people)</b>			
Senior Services	H	\$125,000	425
Disabled Services	M		
Youth Services	H	\$425,000	11,750
Child Care Services	H	\$75,000	500
Emergency Services	H	\$175,000	14,250
Employment Training	M		
Health Services (including Lead Paint)	H	\$45,000	3,250
Fair Housing Services	H	\$67,500	1,500
Crime Awareness	M		
Graffiti Abatement	H	\$350,000	57,751
<b>ECONOMIC DEVELOPMENT (businesses)</b>			
Job Creation	H	\$80,000	1
Commercial Rehabilitation	H	\$2,250,000	15
Business Support Services	M		
<b>PLANNING/ADMINISTRATION</b>	H	\$1,900,000	
<b>TOTAL EST. DOLLARS NEEDED:</b>		<b>\$6,307,500</b>	

### **Priority 4.1: Provide for New Community Facilities and Improve the Quality of Existing Facilities to Serve Low and Moderate Income**

**Supporting Rationale:** The growing number of families with children have placed added strain on existing recreational and community facilities, and many facilities are old and in need of renovation. Families and the City's burgeoning workforce are generating significant needs for additional childcare facilities.

**Five-Year Objectives:** Maximize the effectiveness of available CDBG funds for community facilities consistent with the urgency of the established need for facilities, the availability of other long-term funding for the facilities, and the provision of services at such facilities.

#### **Implementing Programs:**

**Community Centers and Parks/Recreation Facilities:** The City Parks and Recreation Department operates six public park facilities, and four community centers that accommodate multi-purpose uses for both youth and senior populations. These facilities provide a wide range of services and recreational opportunities to residents. CDBG funds may be used to finance needed improvements or provision of new facilities. During the five year Consolidated Plan period, the Parks and Recreation Department has identified the following projects for which CDBG funds may be requested, contingent upon eligibility under CDBG funding criteria:

- ✓ Keller Park Playground Replacement Project
- ✓ Salt Lake Park Recreation Center Renovation Project
- ✓ Perez Park Splash Pad Construction Project
- ✓ General Park Improvements identified in the Parks and Recreation Master Plan – picnic shelters, bathrooms, storage facilities, turf replacement, landscaping, walkways, playground equipment, etc.

Additionally, the Public Works Department has listed these three priority projects for which CDBG funds may be requested:

- ✓ Salt Lake Park Playground and Sidewalk Replacement Project
- ✓ Salt Lake Park Skate Park Storm Drain Construction Project
- ✓ Salt Lake Park Parking Lot Resurfacing Project

*The City's objective is to complete at least one park improvement project over the next five years.*

**Childcare Centers:** Affordable, quality childcare is a significant need in Huntington Park. The City will be supportive of grant applications by outside agencies for development of additional childcare facilities in Huntington Park, including those funded through the Los Angeles Universal Preschool (LAUP) Facilities Hot Zone Pilot Program. The City's Parks and Recreation Department operates a Tiny-Tot Preschool program at several park locations.

## 5. Priority Infrastructure Improvements

### Priority 5.1: Provide for Needed Infrastructure Improvements in Low and Moderate Income Areas

**Supporting Rationale:** Most of Huntington Park's low and moderate income neighborhoods are older, and many contain aging infrastructure. The Public Works Department has identified street resurfacing, water, sewer and storm drain system improvements as significant needs in these neighborhoods. Through the City's Capital Improvements Plan (CIP) process, the City identifies priority infrastructure improvement needs within low/mod areas and throughout the City.

**Five-Year Objectives:** Maximize the effectiveness of available CDBG funds for infrastructure improvements consistent with the urgency of the established need for improvements and the availability of other long-term funding for improvements.

#### Implementing Programs:

**Capital Improvements Plan:** The City's Capital Improvements Plan (CIP) identifies infrastructure and public improvements to be undertaken in Huntington Park. The City has generally relied on a variety of other non-CDBG funding sources to pay for infrastructure improvements, and is actively addressing water, sewer, storm drain and street deficiencies through ongoing projects. Nonetheless, the City may direct CDBG funds towards infrastructure improvements in low and moderate income neighborhoods as needed, and has assigned a medium priority to this need.

**Infrastructure Improvement Projects:** Pending the availability of CDBG and other funding sources, the Public Works Department is interested in pursuing the following projects:

- ✓ Planning/Design for Pacific Boulevard Pedestrian Improvement Project
- ✓ Bissell Street Improvement Project
- ✓ Storm Water Testing and Monitoring Project
- ✓ Elevated Water Reservoir Upgrade Project

## 6. Priority Community Services

### Priority 6.1: Provide Needed Community Services to Those of Lower and Moderate Income

**Supporting Rationale:** Consultation with community residents and social service providers conducted as part of this Consolidated Plan identify the following key service needs in Huntington Park: youth services (after-school programs, teen services, and affordable childcare); literacy services for immigrants; services for seniors and disabled populations; crime prevention; and job training. The City actively supports the provision of services both through the Parks and Recreation Department, Public Works Department, Police Department, and through support of public service providers.

**Five-Year Objectives:** Allocate 15% of Huntington Park's annual CDBG entitlement towards community services consistent with the urgency of the established need for community services and the availability of other reliable long-term funding sources. Based on anticipated funding allocations from HUD, Huntington Park will allocate approximately \$240,000 annually in CDBG funds towards community services during this 5 year Consolidated Plan. As a means of estimating community service assistance goals over the 5 year period (as required in the Community Development Needs Table V-3), the CDBG-funded service agencies' annual assistance goals described in this section have been projected out five years.

#### Implementing Programs:

**Youth Services:** The City may use CDBG funds to provide a variety of services to the City's lower and moderate income youth and children.

The Huntington Park Department of Parks and Recreation operates the After School Recreation Program using CDBG funds. Through participation in this program, youth are offered a safe environment in which activities such as arts and crafts, games, sports, trips, homework assistance, and many other organized activities are scheduled. The program serves to improve the safety of the parks for all park users, and helps to deter crime, vandalism, graffiti and drug use among youth by offering positive alternatives. The program is offered year round on weekdays from 3:00 p.m. to 5:00 p.m. at Freedom Park, Keller Park, Perez Park, and the Community Center at 6925 Salt Lake Avenue (open weekdays from 3:30 p.m. to 6:30 p.m.). *The City's annual objective is to serve 1,500 youth under this program using CDBG funds.*

The City also supports youth literacy through the Huntington Park Library Homework Center using CDBG funds. The Homework Center consists of a supervised assisted center where elementary and middle school students may drop in during established hours to receive homework assistance. The Center provides computers with Internet access, and Center helpers assist the children in learning

to use the Internet for their homework assignments. *The annual objective is to serve 100 students under this program using CDBG funds.*

Input from the Huntington Park Youth Commission will continue to influence the City's strategy to address the service needs of youth throughout this Consolidated Plan. Recreational, sports and cultural offerings for youth will continue to be augmented, pending funding availability, to address increasing demand.

**Childcare Services:** The need for additional childcare facilities and affordable childcare services has been identified as a Medium Priority and High Priority, respectively. The City provides CDBG funding support to the YMCA for operation of a school age daycare program for children after school, when they are off-track, or on school vacation. *The annual objective is to provide subsidized child care for 100 children under this program using CDBG funds.*

If outside agencies are successful in obtaining funds for creation of additional childcare facilities in Huntington Park, CDBG public service funds may be directed towards subsidizing childcare services at these facilities.

**Crime Awareness/Prevention Programs:** The Huntington Park Police Department operates a number of crime prevention and youth programs, though none of these are currently funded through CDBG. Included among the Department's numerous community-oriented policing and youth programs are:

- ✓ Drug Abuse Resistance Education (D.A.R.E.) – The Police Department has recently resurrected this program in the Middle Schools and Elementary Schools within the City of Huntington Park. D.A.R.E.'s primary mission is to provide children with the appropriate information and skills they need to live a drug and violence free life.
- ✓ Explorer Program - The Huntington Park Police Department's Explorer Scout Program is a branch of the Boy Scouts of America. The program is open to boys and girls between the ages of 15 and 20 years old. Through the Explorer Program, participants will attend a five-month academy which is conducted by the Los Angeles County Sheriff's Training Division. The training includes laws of arrest, patrol procedures, physical fitness, self-defense, and the development of varied skills and tasks explorers will need to assist members of the Police Department and the community.
- ✓ Juveniles at Risk (JAR) – Sponsored by the Huntington Park Police Department, J.A.R. is a three month intervention program designed to change the destructive behavior of an at-risk youth. The program is about choices and consequences, and it focuses on the development of respect, discipline, integrity and responsibility. The program is carried

out by police officers through lectures, guest speakers, physical training, community service, and field trips. This three month intervention program is open to at-risk youth 12 to 15 years of age, both male and female.

- ✓ Junior Juveniles at Risk (Jr. JAR) - The Junior J.A.R. Program was created in an effort to assist young children with their existing or potentially destructive behaviors at school and at home. This program is for children between the ages of 7 to 11, both male and female, who are continually demonstrating poor academic performance, have fights at school or are disrespectful to teachers and other students. Junior J.A.R. is a 2-month after school "*motivational*" program. The program is carried out by Police Officers, Police Personnel, Police Explorers and Volunteers through educational and physical activities, such as tutoring, reading, classroom lectures, expressive art, military drill and fun play time.
- ✓ The Parent Project - The Huntington Park Police Department Youth Services Division is offering **The Parent Project**® to residents and non-residents of Huntington Park. The goal is to provide specific parenting classes for families with a high risk youth. Parents will be taught effective prevention and intervention techniques in order to help their children resist bad temptations exposed by today's society. Classes include "Changing Destructive Adolescent Behavior" and "Loving Solutions."
- ✓ Police Activities League (PAL) – P.A.L. is a recreation-oriented juvenile crime prevention program that relies heavily upon athletics and recreational activities to build and create bonds between police officers and the kids in the community they serve. P.A.L. is based on the strong belief that children, if reached early enough, can develop a strong, positive attitude towards police officers. P.A.L. encourages young people to become productive young adults by teaching them important team building characteristics and promote further development of core values thereby, deterring juvenile delinquency.
- ✓ Teen Police Academy – In support of our Mission to further promote positive "*teamwork*" relationships between our Community and the Police, the Huntington Park Teen Police Academy was created to provide the youth in our community the opportunity to acquire firsthand knowledge on the operations of the Police Department.

The City has placed a Medium Priority on the expenditure of CDBG public service funds for crime prevention activities targeted towards Huntington Park's youth.

**Community Beautification Services:** As a means of beautifying the community and discouraging the negative influences of graffiti and vandalism on youth and local businesses, the City's Public Works Department implements a

zero tolerance graffiti removal program. The program provides graffiti removal services seven days a week, and offers a 24 hour graffiti hotline. The City will continue to support the Community Beautification program using a combination of CDBG and General Fund monies. *The annual objective is to serve all residents City-wide by removing graffiti within 48 hours of notice.*

**Health Services:** The City may use CDBG funds to support organizations in providing health care services to low and moderate income households. The City currently provides CDBG funding support to St. Francis Medical Care Foundation for their Healthy Community Initiative which provides health screenings, health education, and immunizations to Huntington Park residents via the Center's Mobile Health Unit. The program is linked to the St. Francis Medical Center's community-based and school-based clinics, ensuring that participants have access to the continuum of healthcare they require. *The annual objective is to provide health care to 500 individuals under this program using CDBG funds.*

**Employment Training:** Hub Cities One-Stop Career Center in Huntington Park serves as the City's primary center for job training, placement and career planning assistance. Free monthly workshops are provided on various career enhancement skills, as is vocational classroom training and work related programs. Career counselors assist job seekers in assessing skills, finding job openings, and in interview preparation. Hub Cities also offers a new Transitional Subsidized Employment program that helps participants overcome barriers to employment through fully supervised, paid work experience, and on-the-job training with the goal of enabling them to secure unsubsidized employment after completion of the program. Hub Cities also offers youth employment programs with paid internships. The Career Center is primarily funded through the Los Angeles County Workforce Investment Board, and while the City does not currently provide CDBG funding to Hub Cities, it may during the Consolidated Plan period.

**Services to Special Needs Populations:** The City may use CDBG funds to provide needed services to its senior population, such as in-home services, nutrition programs, health services, information and referral, and transportation. The City currently funds the Oldtimers Foundation senior nutrition program to provide home delivered meals to homebound seniors. *The annual objective is to provide home-delivered meals to 85 low and moderate income Huntington Park seniors using CDBG funds.*

CDBG funds may be used to support social service agencies that serve disabled persons. While the City doesn't currently contribute funds towards programs exclusively targeted to the disabled, several City-supported programs service mixed populations which include persons with disabilities. For example, the Minor Home Repair program serves a large number of disabled clients, as do the Senior Home-Delivered Meals Program, the Salvation Army's Family

Services Program and the Southeast Churches Service Center Emergency Food Program.

***Screening for Lead-Based Paint/Lead Hazards Poisoning:*** Beginning in FY 2008/09, CDBG funds have been allocated to the Los Angeles Community Legal Center for their Southeast Healthy Homes Program. The program offers an environmental education program comprised of lead-based paint education, enrollment of families with medical health providers, and lead-based screening of children. *The annual objective is to provide lead-based paint education and prevention services to 150 households.*

## 7. Priority Economic Development Needs

### Priority 7.1: Improve the Business Climate for Existing Businesses and Attract New Businesses

**Supporting Rationale:** The Huntington Park Community Development Commission (CDC) is the City's primary vehicle for ensuring the long term economic vitality of the community as a whole, and the City's redevelopment project areas in particular. The majority of Huntington Park's commercial and industrial land uses fall within one of two Redevelopment Project Areas: the Amended Merged Project Area or the Neighborhood Preservation Project Area. The CDC is involved in community revitalization at all levels, from relatively straightforward rehabilitation and facade improvements to complex strategies to preserve and enhance the community's job base by retaining existing businesses and attracting new businesses to the community. While most of the CDC's economic development strategies do not rely upon CDBG funds, the City's Economic Development and Commercial Rehabilitation programs are funded through CDBG and are therefore quantified as part of the Plan's five-year objectives.

**Five-Year Objectives:** Facilitate business expansion and economic development within Redevelopment Project Areas. Encourage commercial and industrial revitalization activities. Using CDBG funds, provide commercial rehabilitation grants and loans to 15 businesses.

#### Implementing Programs:

***Business Retention & Expansion Program:*** The primary function of this program is to promote the economic development within the Redevelopment Project Areas, and is accomplished through the promotion of local job opportunities, the elimination of underutilized and deteriorating properties, and assisting in the revitalization of the business climate. CDC activities under this program may include establishment of one or more development sites; land acquisition; assistance with on and off-site public improvements; loans to new and existing businesses; and other types of required assistance. Specific projects planned within the Consolidated Plan time frame include:

- **Festival El Centro Retail Development Project.** The CDC is assisting with the development of El Centro de Huntington Park, a major new shopping center project proposed to be located on approximately 15 acres at the southeast corner of Slauson Avenue and Alameda Street. The site can accommodate over a 200,000 square foot building that would include national tenants and a wide variety of other retailers, shops, and restaurants. The CDC has completed environmental assessments for the 15 acre site. A portion of the site (approximately two acres) was revitalized with a development of a 13,000 square foot

commercial/retail/restaurant building. The developer is currently negotiating lease agreements for potential commercial/retail/restaurant tenants. The CDC will continue to promote development for the remaining 13 acres which can accommodate a building of up to 160,000 square feet. In September 2006, the City received a \$7.5 million Section 108 Loan and an \$825,000 EDI grant which will be utilized to provide gap financing for the project, consisting of over 900,000 square feet of retail space at a prime intersection in the City.

The proposed Festival El Centro project will help achieve several of the CDC's economic development goals. The project will replace a blighted area characterized by contaminated brownfields, mixed and incompatible land uses, insufficient lot sizes, lack of off-street parking, and dilapidated structures with a cohesive retail development at a prime intersection in the City. The project is estimated to create over 500 jobs, and generate over \$1 million in net new property and sales taxes.

- **Brownfields Revitalization Project (formerly Alameda Corridor of Cars).** The CDC is in the process of implementing the clean-up of the former 6.4 acre Southland Steel site. The CDC is also negotiating the purchase of adjacent properties along Wilmington Avenue. Prior to proceeding with plans to redevelop the properties with commercial/retail uses, the CDC must address and remediate the existing environmental conditions found at the site. Within the Consolidated Plan timeframe, the CDC plans to explore funding opportunities to help leverage the high cost of remediation and clean-up and complete remediation activities. Thus far, the CDC has obtained a \$200,000 grant from the EPA and will match this with a twenty percent contribution to the project. During FY 2010/11, the City will allocate \$80,000 in CDBG funds towards site mitigation. Subsequent to clean-up, the CDC's objective is to market the site to private developers for commercial and retail uses. The CDC anticipates that in addition to revitalizing the site, the proposed commercial/retail project will stimulate economic growth, increase the City's tax base, and create up to 500 new jobs for the community.
  
- **Leonardo's Sports Arena Entertainment/Hotel Project.** The CDC is in the planning stages for the potential development of a Sports Arena Entertainment and Hotel project proposed to be located on an eight-acre site at the southwest corner of Gage Avenue and Alameda Street. The developer owns a portion of the project site and the CDC may provide site assembly assistance for the remaining parcels. The CDC and the developer are working to finalize a project concept and financial feasibility analysis, which will be followed by the development of an Exclusive Negotiating Agreement. The project is proposed to include a 100-room limited service hotel along with other entertainment uses. Though only in the conceptual phase, the project is intended to generate at least 100 new

jobs, increase City revenues, and attract additional revitalization projects in the area.

- **Centro Pacifico Project.** This project, proposed by Golden Pacific Partners will include the development of three separate City-owned surface parking lots totaling approximately 4.62 acres on Rita Avenue. The mixed-use project will encompass 231 residential owner-occupied units, approximately 7,000 square feet of community-serving retail space, and three parking structures to accommodate replacement parking. The total project cost is estimated at \$94 million. The City and developer are exploring other funding sources to finance the \$30 million project gap.

**Commercial Rehabilitation Loan Program:** This CDBG funded program provides rehabilitation assistance to property owners/businesses to help finance costs involved in building rehabilitation and code compliance of existing commercial structures. CDC assistance is subject to prevailing wage requirements. The program is designed to encourage existing property owners/businesses to substantially upgrade deteriorated storefronts, correct code violations, and renovate their stores to stimulate building improvements and upgrade the appearance of commercial properties as well as encourage new development. *The annual objective is to provide rehabilitation assistance to three businesses under this program using CDBG funds.*

**City Economic Development Program:** The Economic Development Program includes a variety of business retention and attraction activities to enhance the City's business climate. The City provides a variety of technical and business planning assistance to businesses, including site referral and commercial space inventory services.

**Business Assistance Program:** The Southeastern Los Angeles County Small Business Development Corporation (SBDC) administers the business assistance program on behalf of the City. The business assistance program facilitates the success of small businesses through business management counseling and training, which results in positive economic impacts such as the creation and retention of jobs, increases in sales and profits, and new business start-ups. The local SBDC provides businesses with 50 employees or less with a variety of services from its offices in the City of Commerce, including:

- Access to small loans (\$35,000 maximum) for working capital, equipment, business expansion, or other business needs.
- Business counseling to help entrepreneurs start and/or manage their business better
- Educational workshops to help business owners operate more effectively and profitably through financial management, leadership and organization skills, marketing, and record keeping/accounting

- Support and coaching to assist business owners with decision making and strategic planning
- Use of a business resource center with periodicals, books, and videos. A computer and printer are also available for clients to use at no cost.

***Public Facilities and Improvements Program:*** The program includes the construction and installation of public facilities and improvements. Potential public improvements may include street improvements, sewer improvements, improvements to water distribution lines and electrical distribution improvements to better serve the existing community and support future economic development.

## 8. Other Priority Community Development Needs

### **Priority 8.1: Provide for Necessary Planning Activities to Develop Both Housing and Community Development Plans to Address Anticipated Need**

**Supporting Rationale:** To ensure the effective use of CDBG and HOME resources, the City needs to better understand its housing and community development needs, and monitor progress in program performance. Certain planning and land use studies can help the City foster economic development which in turn benefits low and moderate income households.

**Five-Year Objectives:** Continue to conduct planning relevant to the CDBG and HOME program.

#### **Implementing Programs:**

**Consolidated Plan:** The City will annually review its Consolidated Plan, and update the Action Plan and other components as necessary.

**Fair Housing and Tenant/Landlord Mediation Services:** Huntington Park contracts with Fair Housing Foundation (FHF) to provide fair housing services for its residents. A variety of services are provided, including investigation of allegations or complaints regarding unfair housing practices, conducting community outreach and education, fair housing audits and testing, and providing counseling or referrals to other agencies when individuals may have been victims of discrimination. The FHF works with real estate agents, lenders, landlords, home-seekers and tenants to reduce incidents of discrimination against people because of race, color, religion, age ancestry, sex, sexual orientation, familial status, national origin or physical or mental disability.

In addition to fair housing issues, FHF provides counseling, information, referral and conciliation services to tenants and landlords seeking assistance with general housing issues and concerns. *The annual objective is to provide fair housing and tenant/landlord services to 300 Huntington Park residents using HOME Administration funds.*

**Central Business District Specific Plan:** In August 2008, the Huntington Park City Council adopted the Downtown Specific Plan (DTSP) which was prepared to facilitate revitalization and job creation/enhancement in the Central Business District. The purpose of the DTSP is to create a unique and identifiable downtown for Huntington Park that is an economically vibrant, pedestrian-oriented destination. The DTSP builds on and refines economic development strategies developed through the Strategic Plan process, and strongly focuses on beautification of public spaces and streetscapes, and storefront

management. The DTSP includes recommendations for development standards and design guidelines to promote retail, mixed use and office land uses, enhanced pedestrian amenities, traffic calming strategies, and creation of an identifiable sense of place. The Specific Plan was funded through a combination of CDBG economic development funds and an Economic Development Initiative (EDI) grant. The DTSP will continue to be implemented throughout this Consolidated Plan timeframe.

## C. ANTI-POVERTY STRATEGY

In Huntington Park, factors that contribute to one-quarter of the population living below poverty include: low level of education; inadequate job skills; unemployment or underemployment at minimum wage; and language barriers. The City's ability to reduce or assist in reducing the number of households with incomes below the poverty line is dependent on the City's ability to increase the local employment base, and the ability to increase educational and job training opportunities. The City has designated Economic Development as a High Priority, and it will actively continue to support a variety of activities in support of these goals.

- Hub Cities One-Stop Career Center located in Huntington Park serves as the community's primary center for job training, placement and career planning assistance, with approximately 5,000 persons utilizing the Center's services each month. In response to the current economic downturn, the Career Center is implementing a new program – Transitional Subsidized Employment – to specifically put people back to work.
- A youth employment program with paid internships is provided through the Center, serving approximately 100 area youth annually.
- The Career Center also provides services to businesses, and partners with Los Angeles County to carry out a Rapid Response Services program for businesses experiencing layoffs or closures.
- Huntington Park's Economic Development Program includes a variety of business retention and attraction activities to enhance the City's business climate. The City offers technical and business planning assistance to businesses, including site referral and commercial space inventory services.
- The Pacific Boulevard Business Improvement District (BID) promotes the economic development of the downtown. The City provides staffing and administration for the BID, and collects a benefit assessment fee to pay for a variety of improvements to the downtown, including additional promotion, security, and cleaning, and most recently a Downtown Specific Plan.
- The Southeastern Los Angeles County Small Business Development Corporation (SBDC) administers a business assistance program for businesses with 50 or fewer employees. Services include business management counseling and training, small business loans and a business resource center.
- The City's Community Development Commission is actively involved in attracting new businesses through commercial development, and is currently involved in four significant new projects that will bring hundreds of additional jobs to the community: the Festival El Centro Retail Project, the Brownfield's Revitalization Project, the Centro Pacifico Mixed Use Project, and the Leonardo's Sports Arena Entertainment and Hotel Project.
- The Miles Avenue Library offers a reading literacy program for students and adults. Several agencies offer ESL classes throughout the community.
- Numerous City-sponsored youth programs are geared towards keeping kids in school, with the goal of ultimately gaining meaningful employment.

## **D. LEAD-BASED PAINT HAZARD REDUCTION**

Huntington Park's Community Development Department coordinates the City's efforts to reduce lead-based paint hazards. To reduce lead in existing housing, all rehabilitation and minor home repair projects funded with CDBG and HOME are tested for lead and asbestos. When a lead-hazard is present, a lead consultant is hired to provide abatement or implementation of interim controls.

The City of Huntington Park also coordinates with the L.A. County Childhood Lead Prevention Program (CCLPP) for enforcement of the County's Lead Abatement Ordinance, including inspection, regulations and consultation. The CCLPP provides the City with the address of any household where there is evidence of lead poisoning or elevated blood levels in children or any other evidence of lead from a physical inspection of a property. The City then contacts the property owner and offers financial aid to assist in the abatement of the hazard.

Additionally, the City is subgranting with the L.A. Community Legal Center to implement the Southeast Healthy Homes Program. This Program provides an environmental education program comprised of lead-based paint education, training and screening to counter potential lead-based paint poisoning. The Southeast Healthy Homes Program trains community leaders and health providers in lead education and outreach, distributes educational materials, conducts lead-based paint screening of children, enrolls families with health providers and trains tenants and owners in lead safe work practices.

In October 2009, the City applied for and was awarded a \$1.57 million HUD Lead Based Paint Hazard Control Grant, allowing significant expansion of its lead prevention and abatement activities. The three-year grant will enable the City to identify and remediate lead hazards in 90 units occupied by lower income families with children, and educate the community about lead poisoning prevention, healthy homes and integrated pest management. Ten workers will be trained and certified as lead workers and four community outreach workers along with City staff and community members will be trained in lead and healthy homes.

The HUD Lead Grant involves an extensive community outreach component. Outreach workers from the Los Angeles Community Legal Center and Communities for a Better Environment will conduct door-to-door outreach to over 550 households in targeted neighborhoods, educating residents on lead hazards and lead poisoning prevention, and referring property owners to the City's Lead Hazard Remediation Program. The City's Minor Home Repair contractor will provide weatherization services, and as needed, exterior paint, and perform healthy home interventions focusing on repairs for integrated pest management, moisture problems, smoke alarms, and correction or replacement of faulty appliances. Community outreach workers will also conduct over 90 meetings to educate parents, daycare providers, youth, businesses and other community members about lead based paint hazards.

## **E. REDUCTION OF BARRIERS TO AFFORDABLE HOUSING**

The City firmly believes that its policies and current practices are in no way barriers to affordable housing. In April 2007, the City updated its Analysis of Impediments to Fair Housing Choice in which it reviewed various City policies and regulations, and has determined that none of these serves as an impediment to housing. The City will continue to review any new policies and procedures to ensure they do not serve as an actual constraint to development.

The State Department of Housing and Community Development, in their review of Huntington Park's 2008-2014 Housing Element, determined the City's land use controls, building codes, fees and other local programs intended to improve the overall quality of housing do not serve as a development constraint. Furthermore, the City's Housing Element sets forth the following programs as a means of continuing to facilitate the production of affordable housing:

- Affordable Housing Development Assistance
- Homeownership Assistance
- Affordable Housing Incentives Ordinance
- Modified Standards for Affordable and special Needs Housing
- Provision of Sites in the CBD and Affordable Housing Overlay Districts
- By-Right Zoning Provisions for Emergency Shelters, Transitional Housing, Supportive Housing and Second Units

To specifically address the removal of barriers for persons with disabilities, Huntington Park recently adopted a Reasonable Accommodation Ordinance. The Ordinance clearly sets forth the procedures under which a disabled person may request a reasonable accommodation in application of the City's land use and zoning regulations. Such a request may include a modification or exception to the requirements for siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers. Reasonable accommodation requests may be approved ministerially by the community Development Director, eliminating the requirement for the disabled applicant to undergo a zoning variance.

## **F. ACTIVITIES TO FURTHER FAIR HOUSING**

To address HUD provisions to affirmatively further fair housing, in 2007 Huntington Park updated its Analysis to Impediments to Fair Housing Choice (AI). The City's AI includes detailed analysis and specific recommendations pertaining to the following areas: 1) fair housing choice and access to credit; 2) fair housing outreach; and 3) review of local planning and building ordinances.

Huntington Park's fair housing responsibility includes formulating actions to overcome the effects of identified impediments and maintaining records to support its certification to affirmatively further fair housing. The Fair Housing Plan covers

this responsibility and encompasses objectives, activities and actions in the following areas:

- ✓ Education and outreach
- ✓ Enforcement activities
- ✓ Monitoring lending, housing providers, and local real estate practices
- ✓ Investigative testing and auditing local real estate markets
- ✓ Land use policies to affirmatively further fair housing
- ✓ Increasing geographic choice in housing

In an effort to affirmatively further fair housing, the City has entered into a multiyear contract with the Fair Housing Foundation (FHF) of Long Beach to provide comprehensive fair housing services. Under the terms of the annual contract amount, FHF provides the following services: (1) Discrimination Counseling, Complaint Intake, and Investigation, (2) General Housing (Landlord/Tenant) Counseling and Resolutions, (3) Enforcement and Impact Litigation, (4) Education and Outreach. The FHF provided these free services citywide to tenants/property owners/landlords and other housing advocates.

## **G. INSTITUTIONAL STRUCTURE/ COORDINATION AMONG AGENCIES**

The City works with both non-profit agencies and for-profit developers in planning affordable housing through various programs. The City leverages local funds with outside sources to promote affordable housing, and offers developers concessions in exchange for provision of affordable units. Such developer incentives include land write downs, direct financial subsidies, flexible zoning, and provision of necessary public improvements. The City further helps developers by working with City Departments to streamline the process of project approval. Lastly, Huntington Park expands its existing relationships with local and regional jurisdictions through cooperative agreements (such as with the City of South Gate for federal NSP funds, and LA County for federal Homeless Prevention and Rapid Rehousing funds), and with the State by accessing funds available for affordable housing.

The City's **Community Development Department** is comprised of several Divisions working closely together, including: Planning & Zoning, Redevelopment/Economic Development, Building & Safety, Grants, and Housing. The Community Development Department will continue to be responsible for administering the City's CDBG, HOME and redevelopment housing programs, such as affordable housing development and acquisition/rehabilitation, residential and commercial rehabilitation, and minor home repair programs. The Department has brought on staff dedicated to implementation of its housing program under the direction of a Housing and Community Development Manager and supported by a Housing Assistant. A consultant team administers the Department's CDBG and HOME programs to help address past issues of staff turnover. By outsourcing administration of the HUD

program, the Department has gained greater expertise in program administration, assuring it of sufficient staffing capacity.

The Community Development Department maintains staff linkages with other City departments, including: the **Police Department**, which oversees the Neighborhood Improvement Code Enforcement (NICE) program; the **Public Works Department**, which oversees public improvements and contracts for the graffiti removal program; and the **Parks and Recreation Department**, which oversees park facilities and recreational programs. Through daily contact and inter-working relations, City staff implements programs and services and tracks issues of concern. In addition to the City's internal network, Huntington Park expands its existing relationships with local jurisdictions through participation in subregional planning efforts through the Gateway Cities Council of Governments.

Huntington Park interacts with various non-profit agencies and public service groups in the delivery of programs through its federal entitlement and other resources. These entities include the following:

- ✓ Fair Housing Foundation
- ✓ Hub Cities Career Center Corporation
- ✓ LA Community Legal Center, Healthy Homes
- ✓ Salvation Army Southeast Communities, Family Services
- ✓ Southeast Churches Service Center
- ✓ Southeast Rio Vista Family YMCA
- ✓ Steelworkers Oldtimers Foundation
- ✓ St. Francis Medical Center Foundation
- ✓ Veterans in Community Service

These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements, and periodically conducts sub-recipient audits and on-site reviews.

As part of the Consolidated Plan process, the City received input from numerous housing and public service agencies through their participation on the City's Affordable Housing Stakeholder's Committee. These agencies provided valuable input into the identification of needs and gaps in service, and in development of the City's five year Strategic Plan.

## H. MONITORING

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. In accordance with Huntington Park's monitoring protocols, the City monitors and/or conducts site visits all of its subrecipients at least once per year and requires quarterly reports. The final quarterly report forms the basis of the City's Annual Performance Report to HUD regarding the City's accomplishments in its efforts to achieve its Consolidated Plan goals. Further, CDBG staff and subrecipient service providers meet in networking, coordination meetings to eliminate duplication of services, provide for seamless referrals and a cohesive utilization of funds.

The City has also adopted protocols for monitoring its HOME-assisted affordable rental housing projects. Rental project monitoring occurs at four levels:

- Annually, a desk audit is performed wherein the owner/property manager will submit information certifying household sizes, household incomes and rents for all HOME-restricted units;
- On-site visits are conducted during which an in-depth review occurs of all HOME and federal crosscutting requirements, e.g., affirmative marketing and tenant selection procedures. The frequency of site visits are in accord with the following HOME regulations:

Total No. of Units	Minimum Schedule
1 – 4 units	every 3 years
5 – 25 units	every 2 years
26+ units	annually

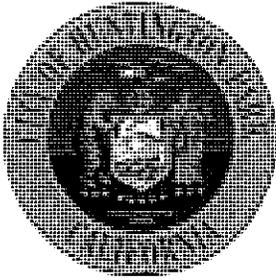
- Upon receipt of a developer's project pro forma, the City conducts an economic analysis to ensure that, in accordance with the City's adopted layering review guidelines, the amount of warranted HOME assistance is necessary to provide affordable housing.

The two HOME-funded homeowner projects in Huntington Park are also monitored on an annual basis to verify HOME-designated units remain the principal place of residency of the initial purchaser.

The City has adopted layering review guidelines in compliance with HOME requirements. The City asserts that prior to the commitment of funds to a project, the project is to be evaluated based upon its layering guidelines, and that it will not invest any more HOME funds in combination with other governmental assistance than is necessary to provide affordable housing. Layering review guidelines are also used when determining the level of HOME funds to be used in a project absent other governmental assistance.

The City will also adopt protocols for monitoring the subrecipient administering the City's HOME Tenant-Based Rental Assistance Program. (TBRA) As with other subrecipients, a quarterly performance report is to be submitted regarding the steps taken to fulfill the scope of services required under the TBRA program in these key areas:

- **Occupancy requirements:** primarily having to do with efforts to ensure compliance with property standards and occupancy requirements, including documentation that each TBRA unit is inspected annually, and that the unit complies with the City's occupancy standard.
- **Rent increases:** The subrecipient is to submit for City approval rent increases by landlords renting to tenants participating in the TBRA program. .
- **Certifying income:** The subrecipient is to provide a rent roll evidencing family size, income and composition of TBRA tenants whose incomes have been re-examined at least annually.



# CITY OF HUNTINGTON PARK

Community Development  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

**FIRST READING OF AN ORDINANCE AMENDING TITLE 4, CHAPTER 8 OF THE HUNTINGTON PARK MUNICIPAL CODE BY REPEALING THE CURRENT CHAPTER 8 AND ADOPTING A NEW CHAPTER 8**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Conduct a public hearing and consider all public testimony; and
2. Approve the First Reading of the proposed ordinance amending Title 4, Chapter 8 of the Huntington Park Municipal Code by repealing the current Chapter 8 and adopting a new Chapter 8 related to the sale of fireworks.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

To facilitate the permit process, City staff has reviewed the City's current municipal code related to the sale of safe and sane fireworks in the City of Huntington Park.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The sale of safe and sane fireworks has occurred for over 35+ years in Huntington Park and periodically, the firework ordinance has been amended to further improve the process of obtaining a fireworks stand permit. As part of the research process, City staff met with representatives from firework companies to discuss possible revisions to the current application process. Historically, these two companies have prepared and submitted the Fireworks Stand applications on behalf of the non-profit organizations that sell the safe and sane fireworks.

The application form has been revised to two pages, as opposed to the current four pages, plus a simple checklist to avoid submitting incomplete applications.

To streamline the process and remove redundant provisions, the new Chapter 8 incorporates the following changes:

1. Applications may be submitted by a company, acting as an agent on behalf of a non-profit organization. The application form will contain required signatures.
2. Applications are due by May 15<sup>th</sup> instead of April 30<sup>th</sup>.
3. Eliminate the \$1,000 land rental cap.
4. Eliminate the steel shed requirement.
5. Eliminate the non-profit membership requirement of 15 persons so long as the organization is established or meets within the City of Huntington Park.
6. Eliminate the post-sale report requirement and replace with Gross Retail Sales receipt that is reported to the State Board of Equalization.
7. City Council may waive non-profit status for organization.
8. Include Open Space zoned property as eligible locations for firework stands.
9. Schools (public and private) and religious organizations are allowed to submit applications for up to two locations.
10. Each applicant will pay a single \$235 application fee, plus an additional \$100 fee per location.
11. The permit fee will be revised from two percent of Gross Proceeds to one percent of Gross Retail Sales as reported to the State of California Board of Equalization. The non-profit organization is to pay this fee by September 30<sup>th</sup> instead of August 1. Late payment of the permit fee results in a new 10% penalty fee and the organization may not be able to apply for the next year.

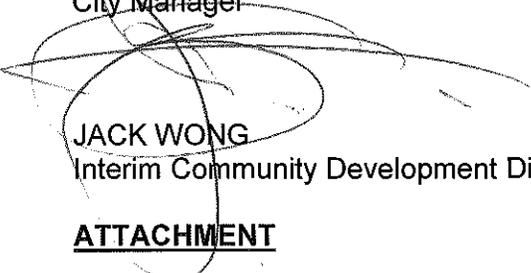
The City Attorney has reviewed and approved the proposed ordinance as to form.

### **CONCLUSION**

The proposed ordinance will have a second reading on May 20, 2013 and if approved, take effect 30 days thereafter or June 20, 2013.

Respectfully submitted,

RENÉ BOBADILLA, P.E.  
City Manager



JACK WONG  
Interim Community Development Director

### **ATTACHMENT**

- A) Proposed Ordinance
- B) Fireworks Permit Process Summary
- C) Forms and Checklist

**PROPOSED ORDINANCE**

**ATTACHMENT A**



1 (1) Shall be available in the Building & Safety Division located in City Hall;

2 (2) Shall only be accepted from a local non-profit organization, or from a  
3 firework manufacturer/distributor, acting as an agent on behalf of the local non-profit organization  
4 and organizations that have been exempted the non-profit status requirement. The non-profit status  
5 requirement for an organization may only be waived by the City Council provided that the  
6 application to waive the non-profit status is filed no later than April 15th.

7

8 For purposes of this chapter, a "local non-profit organization," "organization," and "applicant"  
9 shall mean a non-profit organization, association, or group that:

10 (i) Possesses a valid and current non-profit status from the State of  
11 California; and

12 (ii) Is organized primarily for community service, religious or charitable  
13 purposes within the City; and

14 (iii) Has been organized, established and provides services within the  
15 City for a minimum of one year continuously preceding the filing of the application for the permit;  
16 and

17 (iv) Maintains a permanent meeting place in the City.

18

19 For purposes of this chapter, a "community-based organization" shall mean an organization,  
20 association, or group that:

21 (i) Is organized primarily for community service or charitable purposes  
22 and is engaged in providing human, educational, environmental, health, recreational, public safety  
23 or related services; and

24 (ii) Has been organized, established and/or provides community  
25 services within the City; and

26 (3) Shall clearly identify the name and address of the organization, and shall set  
27 forth such other information pertaining to the organization as the Building Official may reasonably  
28 request for his or her investigation;

1 (4) Shall be made in writing, addressed to and filed with the Building Official;  
2 (5) Shall be submitted between April 1 and May 15 of each year except that  
3 when the last day falls on a day when the City Hall is closed, the application shall be submitted the  
4 following business day;

5 (6) Shall set forth the proposed location of the fireworks stand;

6 (7) Shall be accompanied by an assurance that, if the permit is granted to the  
7 applicant, the applicant, at the time of receiving notice that the permit has been granted, shall  
8 obtain insurance and provide the Building Official with a certificate issued to the applicant, for  
9 each firework stand location, showing insurance coverage in effect during the time covered by the  
10 permit as follows: insurance limits of not less than one million (\$1,000,000.00) dollars per  
11 occurrence for bodily injury, property damage, and products liability, with the City, and its  
12 officers and employees, named as additional insured. Such insurance certificate shall be furnished  
13 for each firework stand location prior to the issuance of such permit, with the form of the  
14 certificate approved by the City's Risk Manager, City Attorney or their designee;

15 (8) A copy of the required retail fireworks license from the State Fire Marshal  
16 shall be furnished prior to the issuance of such permit.

17 (b) The approval or denial of an application shall take place in the following manner:

18 (1) Applicants for such permits shall be notified by the Building Official or his  
19 or her designee of the approval or denial of their application not later than the second Monday in  
20 June of each calendar year.

21 (2) The findings of the Building Official, or his or her designee, shall be  
22 endorsed on each of the applications and indicated by the words "granted" or "denied." If the  
23 application is denied, the Building Official shall give notice of such decision to the applicant and  
24 the reasons for the denial.

#### 25 **4-8.04 Fees: Application and Permit**

26 (a) Application fee: The non-refundable application fee for the processing of permit  
27 applications shall be \$235 plus \$100 per each firework stand location payable at the time of  
28 application.

1 (b) Permit fee: The permit fee for the sale of fireworks shall be 1% of gross retail sales  
2 as reported to the State of California Board of Equalization by the non-profit organization. No  
3 later than September 30th following the sale of fireworks, the non-profit organization shall submit  
4 the permit fee and a copy of the gross retail sales report to the Building Official. Any non-profit  
5 organization who does not provide the aforementioned items and pay the permit fee in a timely  
6 manner or falsify any information or documentation shall be assessed a penalty for an amount of  
7 10% of the permit fee and may not be eligible to apply for a fireworks permit the following  
8 calendar year.

9 (c) The fees collected by the City of Huntington Park from the issuance of fireworks  
10 permits shall be used for City-sponsored fireworks shows, activities and City services related to  
11 fireworks such as environmental and police services.

12 (d) Organizations selling fireworks shall be required to obtain a temporary sales tax  
13 permit from the State Board of Equalization.

14 **4-8.06 Permits—Number limited.**

15 (a) The City shall not issue more than eighteen (18) permits in any one calendar year.

16 (b) Organizations who have received permits in permit years 2003 and 2004  
17 (grandfathered organizations) which concurrently file for permits each year thereafter will receive  
18 a permit each year, provided the organization remains in full compliance with the provisions of  
19 this ordinance. Those organizations who do not file for each year concurrently will lose the right  
20 to be granted the permit as a grandfathered organization.

21 (c) In the event that the City receive more than eighteen (18) applications from eligible  
22 organizations by the application deadline date of May 15, then the City shall conduct a lottery to  
23 select applicants to receive permits up to the maximum number of permits available for issuance.  
24 The grandfathered organizations are exempt from the lottery process.

25 (d) Only one permit application from any one organization shall be accepted during the  
26 calendar year with the exception of schools and religious organizations. Public schools, charter  
27 schools and private schools and religious organizations may submit two permit applications  
28 provided the applications are submitted from two different groups, divisions, or sections within the

1 same school or religious organizations. Organizations with multiple branches or subsidiaries shall  
2 be treated as one organization for purposes of this section.

3 **4-8.07 General requirements.**

4 (a) Fireworks stands may be located only in the commercial, manufacturing or public  
5 Open Space zones of the City, excepting the Downtown Huntington Park Specific Plan area where  
6 fireworks shall be prohibited. All locations shall be approved by the City's Planning Division and  
7 County of Los Angeles Fire Department.

8 (b) All dry grass, weeds, and combustible materials shall be cleared from the location  
9 of the stand, including a distance of at least twenty (20) feet surrounding the stand.

10 (c) "No Smoking" signs in letters of not less than four (4) inches in height shall be  
11 prominently displayed on both the inside and outside of the fireworks stand. There shall be no  
12 smoking permitted within fifteen (15) feet of the fireworks stand.

13 (d) Each stand shall have at all times an adult in attendance and in charge thereof when  
14 the stand is being used for the sale, dispensing, or storage of fireworks. Storage shall be as  
15 directed by the Fire Chief.

16 (e) All unsold stock and accompanying litter shall be removed from the location by  
17 12:00 noon on July 6.

18 (f) Sleeping or remaining in the stand after the close of business each day shall be  
19 prohibited.

20 (g) The fireworks stand shall be removed from the temporary location by July 18, and  
21 all accompanying litter shall be cleared from such location by such time and date.

22 (h) The fireworks stand shall be set back fifteen (15) feet from the sidewalk.

23 (i) Signs, not smaller than eight and one-half (8 1/2) inches x eleven (11) inches ,  
24 explaining the discharging prohibitions required by Section 4-8.10 shall be displayed at each sale  
25 window, in a manner that is clearly visible to firework purchasers.

26

27 **4-8.08 Temporary stands.**

28 All retail sales of safe and sane fireworks shall be permitted only from within a temporary

1 fireworks stand, and such sales from any other building or structure shall be prohibited.

2 Temporary stands shall be subject to the following provisions:

3 (a) All stands shall be constructed in a manner which will reasonably insure the safety  
4 of attendants and patrons.

5 (b) All stands must comply with the requirements for position, placement, composition  
6 as set forth in this section and the Los Angeles County Fire Code.

7 (c) An electrical permit shall be obtained by a licensed contractor for all electrical  
8 work requiring electrical permit.

9 **4-8.09 Operation of stands.**

10 (a) No person, other than the individuals who are members of the permittee  
11 organization, or the wives or husbands or adult children of such members, shall sell or otherwise  
12 participate in the sale of fireworks at such stand. No person under eighteen (18) years of age may  
13 occupy the interior of the stand, and no person, other than the members actually engaged in selling  
14 the fireworks, shall occupy the interior of the stand.

15 (b) No person shall be paid any consideration for selling or otherwise participating in  
16 the sale of fireworks at such stand.

17 (c) No sale shall be made to any person under sixteen (16) years of age.

18 (d) All counters, aisles, cases, and storage places shall be kept clear of all papers and  
19 combustible trash, which shall be removed daily or more often as required.

20 (e) Fireworks shall be stored in stands only and shall not be stored in any other  
21 location during the legal sale period. No supplies or other materials shall be stored in front of exit  
22 doors. Storage shall be as directed by the Fire Chief.

23 (f) It shall be unlawful for anyone to light, or cause to be lighted, any fireworks or  
24 other combustible materials within any such stand or within fifteen (15') feet of the stand.

25 (g) State licenses and City permits to sell fireworks, and the temporary sales tax  
26 permit, shall be displayed in a prominent place in the fireworks stand.

27 (h) No sales shall start until stands are inspected and approved by both the City's  
28 Building Inspector and County of Los Angeles Fire Inspector.

1 **SECTION 2:** Continuation of existing law. Where they are substantially the same as existing law,  
2 the provisions of the City of Huntington Park Building Code shall be considered continuations of  
3 existing law and shall not be considered new enactments.

4  
5 **SECTION 3:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this  
6 Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid or ineffective  
7 by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness  
8 or the remaining portions of this chapter or any part thereof. The City Council hereby declares that  
9 it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase  
10 thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs,  
11 sentences, clauses or phrases be declared unconstitutional, or invalid or ineffective.

12  
13 **SECTION 4:** This Ordinance shall take effect thirty days after its final passage by the City  
14 Council.

15  
16 **SECTION 5:** The City Clerk shall certify to the passage of this ordinance and, shall cause it to be  
17 published according to legal requirements.

18  
19 PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

20  
21 \_\_\_\_\_  
22 Mario Gomez, Mayor

23 ATTEST:

24 \_\_\_\_\_  
25 Rocio Martinez, Acting City Clerk

**FIREWORKS PERMIT PROCESS SUMMARY**

**ATTACHMENT B**

# Firework Application Process

May 6, 2013

## INTRODUCTION

In 2013, the City revised the Fireworks Ordinance in order to streamline the application process and to clarify/improve certain provisions within the ordinance. The following key provisions were made to the ordinance:

1. Applications may be submitted by a company, acting as an agent on behalf of a non-profit organization or organizations that have been exempted the non-profit requirement by the City Council. The 2-page application form will contain non-profit and agent signatures on the Statement of Acknowledgement.
2. Revised Application Timeline:
  - May 15: Application due date.
  - June 15: All City and County inspections are completed
  - June 24 to July 4 midnight: Sales period
  - July 18: dismantle and remove fire stands
  - September 30: Non-profit pays permit fee
3. There are a total of 18 permit locations. There are 14 original "grandfathered" organizations that are eligible for a permit, upon application.
4. Should the City receive more than eighteen permit applications, permits will first be issued to the "grandfathered" organizations; the remaining permits will be issued through a lottery process.
5. Schools (public and private) and religious organizations will be allowed to submit applications for up to two locations provided that each application is from a different branch or subsidiary of the organization.
6. Eliminate the \$1,000 land rental cap.
7. Eliminate the steel shed requirement.
8. Eliminate the non-profit membership requirement of 15 persons so long as the organization is established or meets within the City of Huntington Park.
9. Eliminate the post-sale report requirement and replace with Gross Retail Sales receipt that is reported to the State Board of Equalization.
10. Applicant (Agent or non-profit) pays a one-time \$235 application fee, plus a \$100 fee per location.
11. The permit fee is revised from two percent of Gross Proceeds to one percent of Gross Retail Sales as reported to the State of California Board of Equalization. The fee is paid by the non-profit organization by September 30th.
12. Late payment of the permit fee results in a 10% penalty fee and the organization may not be able to apply for a permit next year
13. City Council may waive non-profit status for organization.
14. Include Open Space zoned property as eligible locations for firework stands.

**TIMELINE:**

**April 1:** Start of firework applications submittal period.

**April 15:** Deadline for for-profit organizations to request waiver of non-profit status; Building Official schedules request for first City Council meeting in May to discuss waiver request.

**May 15:** Firework application deadline.

**Second Monday in June:** Applicants will be notified by letter of the status of their application, either approved or denied.

**June 19:** Firework Stand may be erected.

**June 25:** All County Fire Department and Building Division inspection shall be completed.

**June 26 Noon:** Start of Firework Sales.

**July 4 midnight:** Sale of Fireworks ends.

**July 6 Noon:** All unsold fireworks and litter to be removed from site.

**July 18:** Dismantle and remove firework stand.

**September 30:** The non-profit organization pays the permit fee and submits the Gross Retail Sales receipt.

**FEES:**

**Application Fee:** The fee is \$235 per application plus \$100 for each fireworks stand location and these fees are paid by the applicant.

Example A: If a Firework Provider applies for ten locations, the application fee would be \$1235.

Example B: If the applicant is a non-profit organization, and does not employ an agent to process the application, and applies for one location, the fee would be \$335.

Example C: If an agent applies for one location on behalf of a non-profit organization, the fee would be \$335.

**Permit Fee:** The permit fee is paid by each non-profit organization, no later than September 30, based upon the Gross Retail Sales receipt reported to the State Board of Equalization. The permit fee is based upon one percent of the reported Gross Retail Sales amount. Failure to comply with the September 30 deadline will result in a ten percent penalty and disqualification to apply for a fireworks permit for the following year.

## **DEFINITIONS:**

**Applicant:** The applicant can either be a non-profit organization, an organization that has been exempted the non-profit status requirement by the City Council or an agent acting on behalf of a non-profit organization as agreed to in writing by both the non-profit organization and the agent on the Statement of Acknowledgment Form.

Example: The agent may be the fireworks manufacturer/distributor.

**Non-profit Organization Verification:** Applicant to provide proof of non-profit status from the State of California.

**Lottery:** If more than eighteen applications are received by the May 15 deadline, a lottery will be held in the City Clerk's Office within seven days of the deadline to determine the award of permits for the remaining number of permits after the grandfathered organizations are awarded their permits.

**Grandfathered Organizations:** These are organizations that have received firework permits in each successive year since 2003. The grandfathered organizations are eligible to receive a permit for one location. If the organization wishes to have two locations, then the second location would be granted only if the City receives fewer than eighteen applications; however, if the City receives more than eighteen applications, then the grandfathered organization's request for a second location will be drawn through the lottery process.

**Number of Permits Issued:** Each year, eighteen is the maximum number of permits that can be issued. The first permits are given to the grandfathered organizations that are eligible to receive one firework permit. Should the city receive more than eighteen applications by the May 15 deadline, the number of available permits after the grandfathered organizations are granted, will be issued through a lottery.

Example: The city receives twenty-four applications and there are thirteen grandfathered organizations who will each receive one firework permit. There are five open permits but eleven applicants. The five open permits will be drawn through a lottery.

**Location Approval:** Building Official routes the application to Planning Division to ensure that the firework stand is located either in a commercial, manufacturing or Open Space zone, with the exception that no stand will be allowed in the Downtown Huntington Park Specific Plan area (formerly the CBD). Planning staff will make a determination on the same day of receiving the request.

**FORMS AND CHECKLIST**

**ATTACHMENT C**

**CITY OF HUNTINGTON PARK**

**APPLICATION TO SELL SAFE & SANE FIREWORKS**

**(Application shall be filed no later than May 15<sup>th</sup> along with the application fee)**

APPLICATION DATE:

Organization Name: \_\_\_\_\_

Organization Address: \_\_\_\_\_

Permanent Meeting Place (If different from above): \_\_\_\_\_

Purpose of Organization:  Veteran  Patriotic  Charitable  Religious  Civic Betterment

Number of Members who are residents of the City: \_\_\_\_\_

Date Organization Founded: \_\_\_\_\_

Location of Proposed Firework's Stand: \_\_\_\_\_

Owner of Property: \_\_\_\_\_

Fire Work Company Supplier: \_\_\_\_\_

State Fire Marshal's License Number: \_\_\_\_\_

Liability Insurance Number: \_\_\_\_\_

## STATEMENT OF ACKNOWLEDGEMENT

**This form must be signed and dated by an officer of the organization making application to sell Safe and Sane Fireworks in the City of Huntington Park.**

1. I acknowledge that the information contained in the application form to obtain a permit to sell safe and sane fireworks by : (Name of Non-Profit Organization) \_\_\_\_\_ is true and correct;
2. I understand that failure to submit a "Post Sale Report", which provides Gross Retail Sales as reported to the State of California Board of Equalization, on or before the date of September 30th will result in the forfeit of eligibility for the next year's permit;
3. Any false information contained within this application will result in immediate disqualification of the organization to apply for a fireworks permit the following year and will be assessed a penalty for an amount of 10% of the permit fee.
4. Should the membership of the person signing the Statement of Acknowledgment become terminated, I shall inform the remaining officers of the requirements set forth in this application;
5. I read and I am fully aware of the requirements of the City of Huntington Park Municipal Code Chapter 8 FIREWORKS

\_\_\_\_\_  
Name & Title(if applicable)

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

I \_\_\_\_\_, am and employee of \_\_\_\_\_, our firm is acting as an agent on the authority granted to me by the Organization named in this application and agree to the Waiver of Indemnification and to comply with the City Ordinances and the Fire Department Rules and Regulations, which govern the sale of Safe and Sane Fireworks in the City of Huntington Park.

\_\_\_\_\_  
Name & Title(if applicable)

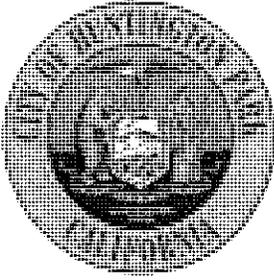
\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

## **CHECK LIST**

**PRIOR TO SUBMITTAL YOUR APPLICATION MAKE SURE YOU VERIFIED ALL THE REQUIRED ITEM, FAILURE TO SUBMIT INCOMPLETE APPLICATION MAY DISQUALIFY YOUR ORGANIZATION FROM SELLING FIREWORKS**

1. Copy of liability insurance
2. Proof of Non-Profit Status
3. Site Plan of the location of proposed Fireworks Stand
4. Property Owner's signed permission slip
5. Copy of State Fire Marshal Retail Fireworks License
6. Copy of Firework's Supplier Business License
7. Copy of Temporary Seller's Permit from California State Board of Equalization if not obtained to be field verified



# CITY OF HUNTINGTON PARK

Finance Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **AUTHORIZATION TO ADJUST NEGATIVE EQUITY FUND BALANCE IN VARIOUS FUNDS FOR FISCAL YEAR ENDING JUNE 30, 2012**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Transfer \$4,980,930 from General Fund to eliminate negative fund balance equity position in the Pension Fund, Landscape & Lighting Fund, Parking System Fund, Waste Management Fund (AB 939) and Employee Benefit Fund.
2. Provide a loan from the General Fund to the Water Department to eliminate its negative equity fund balance equal to \$732,576.
3. Authorize the Finance Director to revise the Audited Financial Statements to reflect these changes.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

In prior years, the Finance Department had allowed certain special revenue / internal service funds to budget or accumulate negative equity fund balances. The Pension Fund, Landscape & Lighting Fund, Parking System Fund, Waste Management Fund (AB 939), Employee Benefit Fund, and Water Department, each reported a negative fund balance (or "reserves") at the end of FY 11-12: June 30, 2012.

Running a negative fund balance is an improper financial management practice, which is often an indicator of systematic overspending, limited budgetary control, and inadequate grant administration and oversight. Given the scope and complexity of municipal finances, the majority of focus is centered on the General Fund's Budget. Many grant programs are administered on a reimbursement basis; and therefore, can accumulate a negative position at the end of a fiscal year.

AUTHORIZATION TO ADJUST NEGATIVE EQUITY FUND BALANCE IN VARIOUS FUNDS  
FOR FISCAL YEAR ENDING JUNE 30, 2012

May 6, 2013

Page 2 of 4

With the exception of grant reimbursement programs, all funds should end the fiscal year with a zero and/or positive fund balance. Allowing these funds to maintain on-going operating deficits, has effectively overstated the General Fund's level of reserves.

The City has completed its audited Financial Statements and submitted them to the State Controller in conjunction with our Single Audit Report in order to comply with submission deadlines. In anticipation of inquiries from rating agencies, creditors, investors, and the community, Finance staff would like to restate the Financial Statements (CAFR) with adjusted Fund Balance Equity Positions in order to present a more accurate and clear picture of the City's financial position.

**FISCAL IMPACT/FINANCING**

In order to provide a more accurate and complete picture of the City's financial position, we would like to transfer monies from the General Fund reserves to eliminate the deficit fund equity position in the following funds:

- \$3,098,312 Employees' Retirement Fund (CalPERS / Pension Tax)
- \$1,804,465 Landscape & Lighting Fund
- \$732,576 Loan to Water Fund - 7 years @ 3.0% with a 5-year amortization
- \$40,121 Waste Management Fund (AB 939)
- \$38,032 Parking Systems Fund

These adjustments will be made for fiscal year ending June 30, 2012 and will be reflected in a restated Audited Financial Report for FY 11-12. These adjustments will result in a \$0 balance in each of the above-listed fund equity positions, and an aggregate \$5,713,506 reduction in the General Fund's Fund Equity Position from \$16,022,823 to \$10,309,317.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

**Employees' Retirement Fund (CalPERS / Pension Tax)** - The City accumulated a negative equity fund balance position in the Employees' Retirement Fund totaling \$3,098,312 over the past few years. The City does have the option to increase the pension tax rate. However, the City is anticipating receiving \$2.0 million in additional pension tax revenues this year. These excess monies can be used to pay the General

AUTHORIZATION TO ADJUST NEGATIVE EQUITY FUND BALANCE IN VARIOUS FUNDS  
FOR FISCAL YEAR ENDING JUNE 30, 2012

May 6, 2013

Page 3 of 4

Fund's portion of CalPERS costs, and therefore, effectively repay a large portion of this amount.

**Landscape & Lighting Fund** – The Landscape and Lighting Fund has accumulated a negative equity fund balance position of \$1,804,465. This fund receives its revenues from a landscape and lighting assessment levy on the property tax rolls, which can not be increased.

These monies can only be used for specific purposes, which includes: paying debt service payment on Measure L Bonds (used to pay for street light improvements), electrical cost for operating the streetlights, landscape contract services, and City employee staff salaries. A negative fund balance has resulted from over-budgeting approximately \$400,000 in City staff salaries. The City's General Fund will be required to fund these positions going forward.

**Water Department** – The Water Department is an enterprise fund of the City or "business-type activity". The Water Department services the majority of the City's commercial and residential customer base, and is only allowed to cover its costs of operation. The City delayed a much needed rate increase for several years. As such, its expenses exceeded available revenues, and it accumulated a negative fund balance position equal to \$732,536.

The City's General Fund effectively advanced or covered these expenses on the Water Department's behalf until this rate increase was implemented. A loan between the Water Department and the City must be used in order to formalize the repayment of these funds. Staff would recommend this loan be repaid over a 3-5 year period, with a 3.0% rate of interest.

**Waste Management Fund (AB 939)** – The City overspent its budget in the Waste Management Fund (AB 939) for FY 09-10 and FY 10-11, resulting in a \$40,121 negative equity fund balance. The current year has a "balanced" budget in this fund.

**Parking System Fund** - The Parking Fund has a nominal negative equity fund balance position of \$38,032. This fund collects approximately \$1.1 million in parking meter revenues each year, which are used to pay approximately \$550,000 in annual debt service on 2007 Lease Revenue Bonds, salaries and benefits for 3 parking enforcement officers, and a \$150,000 transfer to the General Fund.

There are four other funds that had negative fund balance positions at the end of fiscal year 11-12 (June 30, 2012): \$19,766 Park Trail Grant (Fund 212), \$96,337 Federal

AUTHORIZATION TO ADJUST NEGATIVE EQUITY FUND BALANCE IN VARIOUS FUNDS  
FOR FISCAL YEAR ENDING JUNE 30, 2012

May 6, 2013

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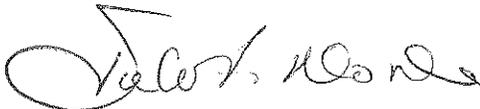
Street Improvements Grant (Fund 235), and \$322,415 HOME (Fund 242). These are reimbursement grant programs, which reflect temporary negative fund balances due to the timing/receipt of cash flows; and consequently, may have a negative equity fund balance position at year-end.

**CONCLUSION**

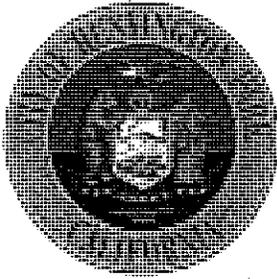
Staff will provide recommendations to revise its current policies and to provide designations to comply GASB 54.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.

A handwritten signature in black ink, appearing to read "Julio Morales", written in a cursive style.

Julio Morales  
Director of Finance



# CITY OF HUNTINGTON PARK

Finance Department  
City Council Agenda Report

May 2, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **AUTHORIZATION TO PURCHASE 2013 GMC SIERRA HYBRID TRUCK**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Authorize the City to purchase a 2013 GMC Sierra Hybrid truck for bulky item pick-up grant and parking meter collection.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The City utilizes a 2003 Chevrolet pick-up truck to collect parking meter revenues throughout the City. This truck has been in service for 10 years; although it only has 33,000 miles, it has endured very heavy use and has exceeded its useful life.

In 2009, the City received \$455,000 for an Illegal Disposal (Bulky-Item Pick-Up) Grant from CalRecycle, which is due to expire on December 31, 2013. The City has 6 months to hold 5 or more one-day bulky-item collection events.

Typically, CalRecycle Grants require truck rentals to facilitate such events. However, City staff has been able to obtain a waiver to purchase a truck, with a 50% matching grant from AQMD monies.

### **FISCAL IMPACT/FINANCING**

The truck will be purchased using grant monies: 50% from Illegal Disposal Grant / 50% from AQMD. Although a hybrid truck is more expensive than its gasoline fuel variant, in order to utilize AQMD monies, the City must purchase an alternative fuel vehicle.

The Police Department has selected the specifications for this vehicle, which is expected to be used the majority of the time for parking meter collection. Any modifications made to the vehicle for public safety usage, such lights and communications equipment, will be paid from Asset Forfeiture monies. These grant programs have provided an opportunity to fully leverage City resources – 100% of the truck's costs will be paid from non-General Fund resources

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In compliance with the City's purchasing policy, we have obtained three bids:

- \$38,567      Riverside Dutton GMC
- \$39,315      Hardin GMC
- \$41,689      Boulevard GMC

City staff has confirmed all figures from each of the bidders and recommends awarding to the lowest total cost bidder, Riverside Dutton GMC.

**CONCLUSION**

The City will issue a Purchase Order for the purchase of this vehicle.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.



JULIO F. MORALES  
Director of Finance

**ATTACHMENT**

A – Cost Summary – Hybrid Parking/Bulky Item Pick-Up Truck

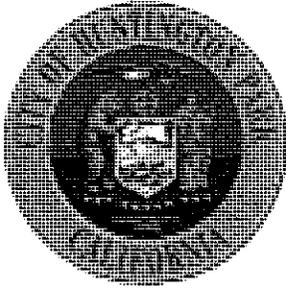
# **ATTACHMENT "A"**

# CITY OF HUNTINGTON PARK

## Cost Summary - Hybrid Parking/Bulky Item Pick-UP Truck

MSRP                      \$ 43,878.00    \$ 41,300.00    \$ 42,145.00

Dealership	Bouvelard GMC	Hardin GMC	Dutton Motor Company
Base Price	\$ 41,071.00	\$ 41,300.00	\$ 39,337.13
Less Rebates:	<u>\$ (6,500.00)</u>	<u>\$ (9,539.00)</u>	<u>\$ (7,400.00)</u>
Net Costs	\$ 34,571.00	\$ 31,761.00	\$ 31,937.13
Additional Features	<u>2,727.00</u>	<u>2,842.00</u>	<u>2,728.00</u>
<b>SubTotal</b>	<b>\$ 37,298.00</b>	<b>\$ 34,603.00</b>	<b>\$ 34,665.13</b>
Tax Rate	9.00%	9.00%	9.00%
Sales Tax	3,949.02	3,717.00	3,793.05
Delivery	-	995.00	
Registration & Fees	442.75		108.75
<b>TOTAL</b>	<b>\$ 41,689.77</b>	<b>\$ 39,315.00</b>	<b>\$ 38,566.93</b>



# CITY OF HUNTINGTON PARK

Community Development Department  
*City Council Agenda Report*

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

**INFORMATIONAL REPORT REGARDING THE NATIONAL COMPLETE STREETS COALITION'S RECOGNITION OF HUNTINGTON PARK'S COMPLETE STREETS POLICY.**

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Receive and file this report following staff's presentation.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The National Complete Streets Coalition (Coalition) released its Best Complete Streets Policies of 2012, including a list of the 10 best policies in the United States. The City of Huntington Park's Complete Streets Policy, adopted in April 2012, was recognized as the second best policy in the nation.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Coalition, a program of Smart Growth America, seeks to fundamentally transform the look, feel and function of the roads and streets by changing the way most roads are planned, designed and constructed. The Coalition defines Complete Streets as roads designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. By adopting a Complete Streets policy, cities direct their planners and engineers to routinely design and operate the entire right-of-way to enable safe access for all users, regardless of age, ability, or mode of transportation.

Complete Streets are those that incorporate the following components: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, and roundabouts.

**INFORMATIONAL REPORT REGARDING THE NATIONAL COMPLETE STREETS  
COALITION'S RECOGNITION OF HUNTINGTON PARK'S COMPLETE STREETS  
POLICY**

May 6, 2013

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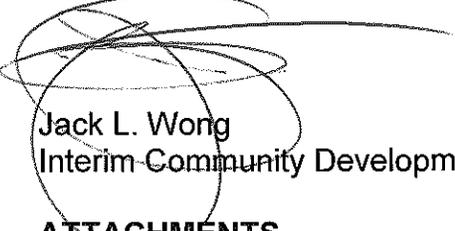
The City is actively pursuing funding to develop a Complete Streets plan that will assist in the implementation of the City's recently adopted Complete Streets Policy. The award of this national recognition will guide the future development of the City and greatly enhance our competitiveness when applying for future grants.

**CONCLUSION**

This item is a receive and file report by City staff regarding the National Complete Streets Coalition recognizing the City of Huntington Park's Complete Streets Policy as the second best policy in the nation.

Respectfully submitted,

**RENÉ BOBADILLA**  
City Manager, P.E.



Jack L. Wong  
Interim Community Development Director

**ATTACHMENTS**

- A) The Best Complete Streets Policies of 2012
- B) Huntington Park's Complete Streets Policy of 2012

**THE BEST COMPLETE STREETS  
POLICIES OF 2012**

**ATTACHMENT A**



Smart Growth America  
Making Smart Growth Work for Everyone

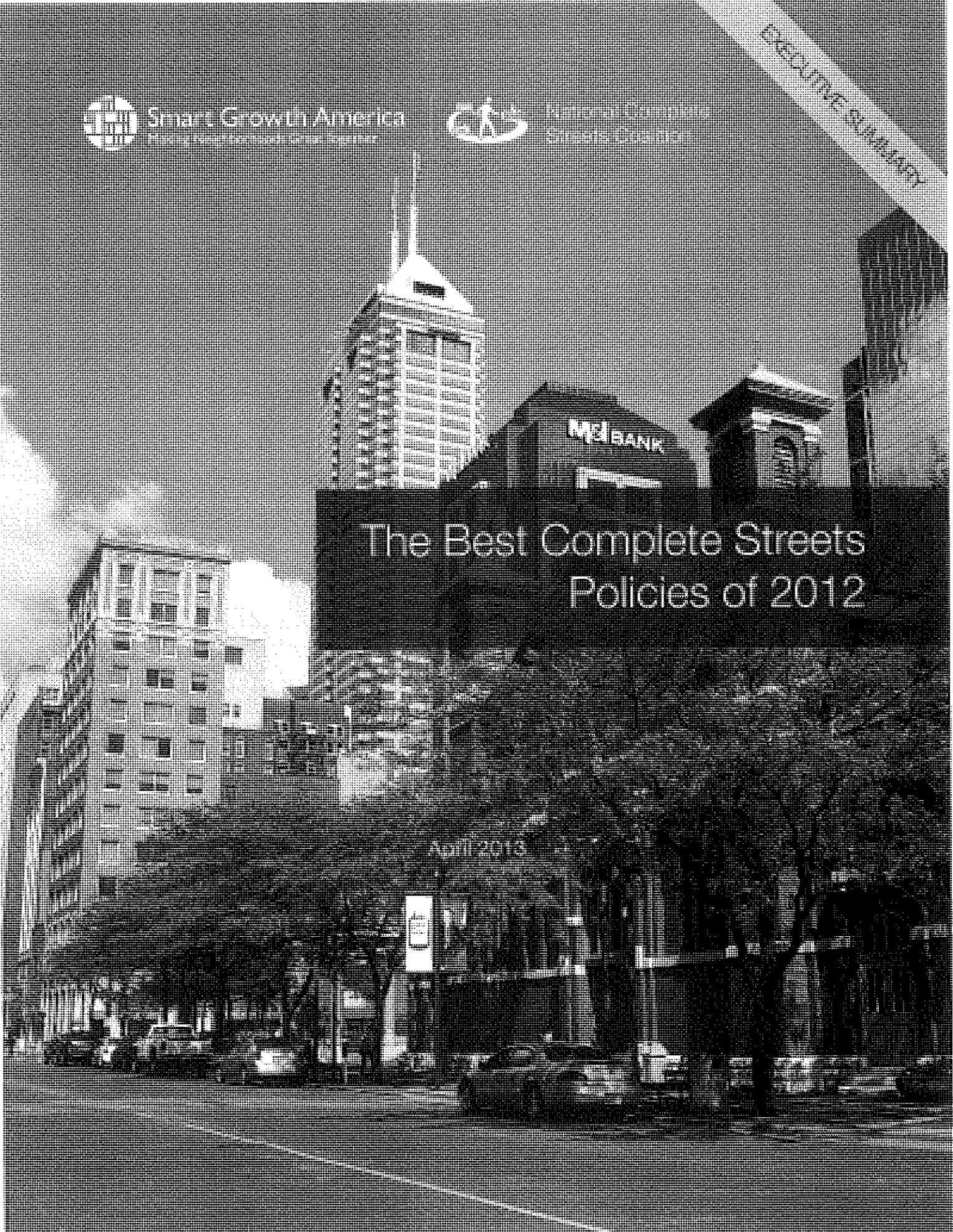


National Complete Streets Coalition

EXECUTIVE SUMMARY

# The Best Complete Streets Policies of 2012

April 2013





**Smart Growth America**  
Making Neighborhoods Great Together



**National Complete  
Streets Coalition**

**The National Complete Streets Coalition**, a program of Smart Growth America, seeks to fundamentally transform the look, feel and function of the roads and streets in our community, by changing the way most roads are planned, designed and constructed. Complete Streets policies direct transportation planners and engineers to consistently design with all users in mind, in line with the elements of Complete Streets policies.

**Smart Growth America** is the only national organization dedicated to researching, advocating for and leading coalitions to bring better development to more communities nationwide. From providing more sidewalks to ensuring more homes are built near public transportation or that productive farms remain a part of our communities, smart growth helps make sure people across the nation can live in great neighborhoods.

For additional information, visit [www.smartgrowthamerica.org/completestreets](http://www.smartgrowthamerica.org/completestreets).

## Acknowledgments

This report was written by Stefanie Seskin, Deputy Director, and Lily Gordon-Koven, Fellow, of the National Complete Streets Coalition.

Cover: Photo of Indianapolis, IN by Ian Freimuth, via Flickr.

# Executive Summary

Communities across the country are making roads safer and more accessible for everyone who uses them, and more communities are using these strategies now than ever before.

**In 2012 nearly 130 communities adopted Complete Streets policies.** These laws, resolutions, executive orders, policies and planning and design documents encourage and provide safe access to destinations for everyone, regardless of age, ability, income, ethnicity or how they travel.

**In total, 488 Complete Streets policies are now in place nationwide, at all levels of government.** Statewide policies are in place in 27 states as well as the District of Columbia and the Commonwealth of Puerto Rico. Forty-two regional planning organizations, 38 counties and 379 municipalities in 48 states have also adopted policies that allow everyone to safely use America's roads. The policies passed in 2012 comprise more than one quarter of all policies in place today.

The National Complete Streets Coalition examined and scored every policy passed in 2012 based on 10 elements of the policy language: Vision and intent; All users and modes; All projects and phases; Clear, accountable exceptions; Network; Jurisdiction; Design; Context sensitivity; Performance measures; and Implementation next steps. These elements refine a community's vision, provide clear direction and intent, complement community needs, and grant the flexibility needed to create an effective Complete Streets process and outcome.

**Ten cities have led the way in crafting comprehensive policy language.** Our ranking of top Complete Streets policies is intended to celebrate the communities that have done exceptional work in the past year. They are:

- |   |                     |    |                      |
|---|---------------------|----|----------------------|
| 1 | Indianapolis, IN    | 6  | Portland, ME         |
| 2 | Hermosa Beach, CA   | 7  | Oak Park, IL         |
| 2 | Huntington Park, CA | 8  | Trenton, NJ          |
| 4 | Ocean Shores, WA    | 9  | Clayton, MO          |
| 5 | Northfield, MN      | 10 | Rancho Cucamonga, CA |

**These policies are a model for communities across the country.** This report highlights exemplary policy language, and provides leaders at all levels of government with ideas for how to create strong Complete Streets policies. Information about additional resources for local leaders is also included.

The National Complete Streets Coalition, a program of Smart Growth America, supports communities as they develop, adopt and implement Complete Streets policies, and we are proud to have worked with many of the communities discussed in this analysis. By highlighting the top Complete Streets policies of the past year we intend to celebrate exemplary policy work and to give other communities an example to follow in writing their own Complete Streets policies.



Smart Growth America  
www.smartgrowthamerica.org



U.S. Green Building Council  
www.usgbc.org

## The National Building Green Coalition

The National Building Green Coalition is a coalition of industry leaders committed to promoting green building practices and reducing the environmental impact of the building sector. The coalition includes the U.S. Green Building Council (USGBC), Smart Growth America, and the National Association of Home Builders (NAHB).

Smart Growth America is a national organization that promotes smart growth, which is a way of building communities that are walkable, transit-oriented, and environmentally sustainable.

USGBC is a national organization that promotes green building, which is a way of building that is environmentally friendly, healthy, and cost-effective.

NAHB is a national organization that represents the interests of homebuilders and promotes the benefits of home ownership.

For more information, visit [www.nationalbuildinggreencoalition.org](http://www.nationalbuildinggreencoalition.org)

**HUNTINGTON PARK'S  
COMPLETE STREETS POLICY OF 2012**

**ATTACHMENT B**

**City of Huntington Park  
Complete Streets Policy**

*The objective of this policy is to establish guiding principles and practices so transportation improvements are planned, designed, constructed, operated and maintained to encourage walking, bicycling, and transit use while promoting safe operations for all users.*

The City of Huntington Park will create a safe and efficient transportation system that promotes the health and mobility of all Huntington Park citizens and visitors by providing high quality pedestrian, bicycling, and transit access to all destinations throughout the city, and will design its streets for people, with beauty and amenities. The City of Huntington Park will provide for the needs of drivers, transit users, bicyclists, and pedestrians of all ages and abilities in all planning, design, construction, reconstruction, retrofit, operations, and maintenance activities and products.

The City of Huntington Park will enhance the safety, access, convenience, and comfort of all users of all ages and abilities. The City understands that children, seniors, and persons with disabilities will require special accommodations.

***STREET NETWORK / CONNECTIVITY***

(A) The City of Huntington Park will design, operate and maintain a transportation network that provides a connected network of facilities accommodating all modes of travel.

(B) The City will actively look for opportunities to repurpose rights-of-way to enhance connectivity for pedestrians, bicyclists, and transit.

(C) The City will focus non-motorized connectivity improvements to services, schools, parks, civic uses, regional connections and commercial uses.

(D) The City will require new developments to provide interconnected street networks with small blocks.

***JURISDICTION***

(A) This Complete Streets Policy is intended to cover all development and redevelopment in the public domain and all street improvement assessment districts within Huntington Park, but will also focus on regional connectivity.

(B) Every City Department including Administration, Public Works, Engineering, Community Development, Parks and Recreation, and Police, will follow the policy.

(C) The City requires all developers and builders to obtain and comply with the City's standards.

(D) The City requires agencies that Huntington Park has permitting authority over, including, but no limited to, water agencies, electrical utilities, gas and petroleum utilities, communications utilities, and service contractors to comply with this policy.

(E) The City will work closely with Los Angeles County, the Los Angeles County Metropolitan Transportation Authority, the Southern California Regional Rail Authority, and the Southern California Association of Governments to promote compliance.

(F) The City encourages agencies not under Huntington Park's jurisdiction, including, but not limited to, the Los Angeles Unified School District, to satisfy this policy.

**PHASES**

The City of Huntington Park will apply this Complete Streets policy to all roadway projects, including those involving new construction, reconstruction, retrofits, repaving, rehabilitation, or changes in the allocation of pavement space on an existing roadway, as well as those that involve new privately built roads and easements intended for public use. Complete Streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance and operation activities over time.

**EXCEPTIONS**

Complete Streets principles and practices will be included in street construction, reconstruction, repaving, and rehabilitation projects, as well as other plans and manuals, except under one or more of the following conditions:

(A) A project involves only ordinary or emergency maintenance activities designed to keep assets in serviceable condition such as mowing, cleaning, sweeping, spot repair, concrete joint repair, or pothole filling, or when interim measures are implemented on temporary detour or haul routes.

(B) The City Council exempts a project due to excessive and disproportionate cost of establishing a bikeway, walkway or transit enhancement as part of a project.

(C) The Director of Public Works, City Engineer and the Director of Community Development jointly determine the construction is not practically feasible or cost effective because of significant or adverse environmental impacts to waterways, flood plains, remnants of native vegetation, wetlands, or other critical areas, or due to impacts on neighboring land uses, including impact from right of way acquisitions.

(D) Unless otherwise determined by the City Council, the Director of Public Works, City Engineer and the Director of Community Development jointly determine it is not practically feasible or cost effective to implement the provisions of this policy through public or private project design or manuals or other plans.

Exceptions described above, will be documented.

**DESIGN**

Additionally, the Huntington Park City Council declares it is the City of Huntington Park's policy to:

(A) Adopt new Complete Streets Design Guidelines to guide the planning, funding, design, construction, operation, and maintenance of new and modified streets in Huntington Park while

remaining flexible to the unique circumstances of different streets where sound engineering and planning judgment will produce context sensitive designs.

(B) Incorporate the Complete Streets Design Guidelines' principles into all City plans, manuals, rules, regulations and programs as appropriate.

(C) Provide well-designed pedestrian accommodations on all streets and crossings. Pedestrian accommodations can take numerous forms, including but not limited to traffic signals, roundabouts, bulb-outs, curb extensions, sidewalks, buffer zones, shared-use pathways, and perpendicular curb ramps, among others.

(D) Provide well-designed bicycle accommodations along all streets. Bicycle accommodations can take numerous forms, including but not limited to the use of bicycle boulevards, striping, slow streets, low auto volume streets, traffic calming, signs, and pavement markings, among others.

(E) Where physical conditions warrant, landscaping shall be planted whenever a street is newly constructed, reconstructed, or relocated.

### **CONTEXT SENSITIVITY**

(A) The City of Huntington Park will plan its streets in harmony with the adjacent land uses and neighborhoods.

(B) The City will solicit input from local stakeholders during the planning process.

(C) The City will integrate natural features, such as waterways, and other topography into design of streets.

(D) The City will design streets with a strong sense of place. Architecture, landscaping, streetscaping, public art, signage, etc. will be used to reflect the community and neighborhood.

(E) The City will coordinate street improvements with merchants along retail and commercial corridors to develop vibrant and livable districts.

(F) The City will practice sustainable storm water management strategies.

### **PERFORMANCE MEASURES**

The City will evaluate this Complete Streets Policy using the following performance measures:

1. Total miles of on-street bikeways defined by streets with clearly marked or signed bicycle accommodation
2. Total miles of streets with pedestrian accommodation (goal – all)
3. Number of missing or non-compliant curb ramps along City streets (goal – 0)
4. Number of new street trees planted along City streets
5. Percentage of new street projects that are multi-modal
6. Number and severity of pedestrian-vehicle and bicycle-vehicle crashes
7. Number of pedestrian-vehicle and bicycle-vehicle fatalities (goal – 0)

The City will create a methodology to collect data related to those performance measures.

### **IMPLEMENTATION**

(A) *Advisory Group.* The City will establish an inter-departmental advisory committee to oversee the implementation of this policy. The committee will include members of Public Works, Engineering, Community Development, Parks and Recreation, and the Police Departments from the City of Huntington Park. The committee may include representatives from the Los Angeles County Metropolitan Transportation Authority, representatives from the bicycling, disabled, youth and elderly community, and other advocacy organizations, as relevant. This committee will meet as necessary and will report to City Council on matters regarding implementation.

(B) *Inventory.* The City will maintain a comprehensive inventory of the pedestrian and bicycling facility infrastructure integrated with the City's database and will prioritize projects to eliminate gaps in the sidewalk and bikeways networks.

(C) *Capital Improvement Project Prioritization.* The City will reevaluate Capital Improvement Projects prioritization to encourage implementation of bicycle, pedestrian, and transit improvements.

(D) *Revisions to Existing Plans and Policies.* The City of Huntington Park will incorporate Complete Streets principles into: the City's Circulation Element, Transportation Strategic Plan, Transit Plan, Traffic Safety Master Plan, Specific Plans, Urban Design Element; and other plans, manuals, rules, regulations and programs.

(E) *Other Plans.* When feasible, the City will prepare, implement, and maintain a Bicycle Transportation Plan, a Pedestrian Transportation Plan, a Safe Routes to School Plan, an Americans with Disabilities Act Transition Plan, and a Street Tree and Landscape Master Plan.

(F) *Storm Water Management.* The City will prepare and implement a plan to transition to sustainable storm water management techniques along our streets.

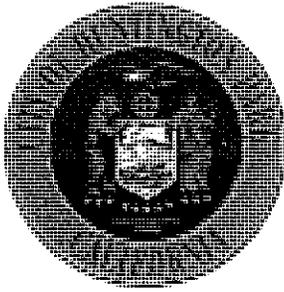
(G) *Staff Training.* The City will train pertinent City staff on the content of the Complete Streets principles and best practices for implementing the policy.

(H) *Coordination.* The City will utilize inter-departmental project coordination to promote the most responsible and efficient use of fiscal resources for activities that occur within the public right of way.

(I) *Street Manual.* The City will create and adopt a Complete Streets Design Manual to support implementation of this policy.

(J) *Funding.* The City will actively seek sources of appropriate funding to implement Complete Streets.

Unless otherwise indicated, the Public Works Department and/or the Engineering Department will be responsible for the implementation of this Complete Streets Policy.



# CITY OF HUNTINGTON PARK

Community Development Department  
*City Council Agenda Report*

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **SUMMARY REPORT REGARDING THE CITY OF HUNTINGTON PARK'S SCRAP METAL RECYCLING FACILITIES MORATORIUM**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Receive and file this summary report regarding the City's scrap metal recycling facilities moratorium to satisfy the requirement of Section 65858(d) of the California Government Code.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The moratorium on establishing new scrap metal recycling facilities expired on May 4, 2013 and this staff report is to document the planning activities during the moratorium period.

The moratorium has allowed staff to further study and research the use and its potential effects without having to issue any use permit, occupational permit, variance, building permit, or any other entitlement, including but not limited to the issuance of a business license for the establishment or operations of a scrap metal recycling facility.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

After receiving numerous inquiries for the operation of scrap metal recycling facilities, on May 4, 2011, the City Council adopted Urgency Ordinance No. 865-NS establishing a 45 day moratorium on the development and operation of scrap metal facilities within all zones in the City. The purpose of the moratorium was to prohibit the establishment of any proposed scrap metal recycling facilities while staff researched and studied the use. Subsequently, on June 6, 2011, the City Council adopted Ordinance No. 867-NS, thereby extending the moratorium by ten months and fifteen days to further analyze the potential impacts of scrap metal recycling facility uses.

# SUMMARY REPORT REGARDING THE CITY OF HUNTINGTON PARK'S SCRAP METAL RECYCLING FACILITIES MORATORIUM

May 6, 2013

Page 2 of 3

During the moratorium period, staff discovered that scrap metal recycling facilities can impact the public's health, safety and welfare by creating impacts on parking, circulation, and noise on site and within the surrounding areas. If not carefully regulated and located, the use could additionally result in blighting effects which would conflict with the goals and policies General Plan. Therefore, prior to the expiration of the one year moratorium, on April 16, 2012, the City Council adopted Urgency Ordinance No. 886-NS, which extended the moratorium on the development and operation of new scrap metal facilities for an additional 12 months to study possible enactment of regulations. State law allows a municipal jurisdiction to implement a moratorium for no more than two years.

Since the adoption of Ordinance No. 886-NS, Staff has further evaluated the potential impacts generated by such use. Staff also performed a comprehensive review of the allowed uses within the MPD (Industrial/Manufacturing Planned Development) Zone. Consequently, it was determined that a zoning amendment to the "Allowed Land Uses" Table (HPMC 9-4.302 Table IV-8) for the MPD Zone was appropriate. Based on analyses performed, it was clearly evident that scrap metal recycling facilities should continue to be allowed in the MPD Zone given the industrial nature of the use; however, the use should be prohibited in certain areas of the MPD Zone due to proximity to incompatible uses.

On May 16, 2012, the Planning Commission adopted Resolution No. 1940 recommending to the City Council the adoption of an Ordinance amending Title 9, Chapter 4, Article 3 of the HPMC to modify the regulations applicable to the MPD (Industrial/Manufacturing Planned Development) Zoning District and the adoption of an associated Negative Declaration under the California Environmental Quality Act. Subsequently, On June 18, 2012, the City Council adopted Ordinance No. 886-NS. The ordinance became effective July 18, 2012. The zoning ordinance amendment modified the Allowed Land Uses Table to identify specific uses that would be prohibited on only the westerly side of Alameda Street between Slauson Avenue and Gage Avenue. One of the specific land uses that are not allowed in that area are scrap metal recycling facilities. Subsequently, staff continued its analysis and believed that it was in the best interest of the City to allow the moratorium to expire on May 4, 2013.

## **NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORTS**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Per State guidelines, a temporary moratorium is not a "project" subject to CEQA.

## **CONCLUSION**

This report satisfies the requirement of Section 65858(d) of the California Government Code which states that, "the legislative body shall issue a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance." Due to the expiration of Urgency Ordinance No. 886-NS on May 4, 2013, staff recommends that the City Council receive and file this report.

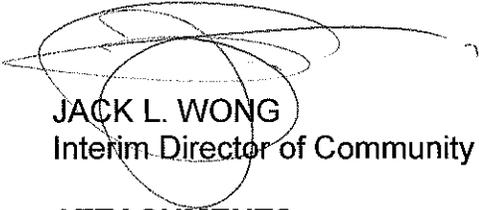
SUMMARY REPORT REGARDING THE CITY OF HUNTINGTON PARK'S SCRAP  
METAL RECYCLING FACILITIES MORATORIUM

May 6, 2013

Page 3 of 3

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.

A handwritten signature in black ink, appearing to read "JACK L. WONG", is written over a circular stamp or seal. The signature is somewhat stylized and overlaps the circular boundary.

JACK L. WONG  
Interim Director of Community Development

**ATTACHMENTS**

- A: Urgency Ordinance No. 865-NS
- B: Urgency Ordinance No. 867-NS
- C: Urgency Ordinance No. 886-NS

**URGENCY ORDINANCE NO. 865-NS**

**ATTACHMENT A**

ORDINANCE NO. 865-NS

**AN INTERIM URGENCY ORDINANCE OF THE CITY OF HUNTINGTON PARK  
ESTABLISHING A 45-DAY MORATORIUM ON THE DEVELOPMENT,  
EXPANSION, AND OPERATION OF SCRAP METAL RECYCLING FACILITIES  
WITHIN THE CITY OF HUNTINGTON PARK TO ALLOW THE CITY COUNCIL  
TIME TO STUDY AND CONSIDER ENACTMENT OF REGULATORY STANDARDS**

WHEREAS, the City of Huntington Park has adopted, administered and maintained the General Plan Land Use Policy and Zoning Maps; and

WHEREAS, the General Plan Land Use Policy requires the City to protect and maintain the character of the City and promote and enhance commercial economic diversity; and

WHEREAS, the City of Huntington Park Zoning Ordinance is an implementation measure of the General Plan which provides zoning criteria for specific uses intended to carry out the policies and programs of the General Plan; and

WHEREAS, the City of Huntington Park Municipal Code requires the approval and issuance of a business license and/or other permits or entitlements prior to allowing the operation of metal recycling facilities; and

WHEREAS, Recycling facilities are addressed within Title 9, Chapter 3, Article 10 of the Huntington Park Municipal Code (HPMC); and

WHEREAS, Scrap metal recycling facilities would be a permitted use, subject to a Conditional Use, in the Industrial/Manufacturing Planned Development Zone of the City; and

WHEREAS, Scrap metal recycling facilities can impact the public's health, safety and welfare creating impacts on parking, circulation and noise on site and within the surrounding areas. Scrap metal recycling facilities, if not carefully regulated and located, can additionally result in blighting effects which would conflict with the goals and policies adopted for these zones and redevelopment plan areas; and

WHEREAS, the City Council desires that the City study this use and develop appropriate regulations for scrap metal recycling facilities; and

1           **WHEREAS**, for the protection of the public's health, safety and welfare, the City  
2 desires to adopt this moratorium to prevent the establishment of any new scrap metal facility in  
3 any Zone of the City in order for the City to review its regulations and to process proposed  
4 amendments to better define and regulate this use; and-

5           **WHEREAS**, California Government Code sections 36937 and 65858 allows the City  
6 Council to adopt as an urgency measure an interim ordinance prohibiting any uses that may  
7 jeopardize the public's health, welfare and safety, or which conflicts with a contemplated zoning  
8 proposal, policy or enactment, in order to allow the City Council, the Planning Commission, or  
9 the Community Development Department a reasonable period of time to study the proposed us  
10 and its potential secondary effects; and

11           **WHEREAS**, the adoption of this interim ordinance is exempt from the California  
12 Environmental Quality Act ("CEQA") pursuant to section 15061(b)(3), 15262 and 15306 of the  
13 State CEQA Guidelines because it can be seen with certainty that there is no possibility that  
14 such adoption may have a significant effect on the environment; and because such adoption  
15 involves only feasibility and planning studies for possible future adoption of an ordinance that  
16 has not yet been prepared or adopted.

17           **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON**  
18 **PARK DOES ORDAIN AS FOLLOWS:**

19 **SECTION 1: The City Council finds and determines as follows:**

- 20           (a) The above recitals are incorporated herein and are each relied upon  
21 independently by the City Council for its adoption of this urgency ordinance; and  
22           (b) The adoption of this Ordinance is exempt from the application of the  
23 California Environmental Quality Act, Public Resources Code section 21000 *et*  
24 *seq.*, pursuant to Sections 15601(b), 15262 and 15603 of the State CEQA  
25 Guidelines, 14 California Code of Regulations section 15000, *et seq.*; and  
26           (c) The City must protect the character of the City and its residents and promote  
27 and encourage commercial economic diversity under its General Plan; and

1 (d) The City cannot ensure that the City's objectives and policies will be  
2 implemented properly without specific regulatory standards in place; and

3 (e) There exists a current and imminent threat to the public health, safety and  
4 welfare, and California Government Code sections 36937 and 65858 authorizes  
5 the City Council to adopt as an urgency measure an interim ordinance  
6 prohibiting any uses that may jeopardize the public's health, welfare and safety,  
7 or which conflicts with a contemplated zoning proposal, policy or enactment, in  
8 order to allow the City Council, the Planning Commission, or the Community  
9 Development Department a reasonable period of time to study the proposed use  
10 and its potential secondary effects; and

11 (f) There is no feasible alternative to enactment of this interim moratorium that  
12 will satisfactorily mitigate or avoid the previously identified impacts to the  
13 public health, safety and welfare with a less burdensome or restrictive effect; and

14 (g) In order to ensure the effective implementation of the City's General Plan and  
15 Redevelopment Plan objectives and policies, a temporary moratorium on  
16 consideration or approval of a development, expansion, or operation of a scrap  
17 metal facility is necessary.

18 **SECTION 2: Imposition of the Moratorium.**

19 (a) From and after the date of this ordinance, no conditional use permit,  
20 occupational permit, variance, building permit, or any other entitlement for use,  
21 including but not limited to the issuance of a business license, shall be approved  
22 or issued for the establishment or operation of a scrap metal recycling facility for  
23 a period of forty-five (45) days.

24 (b) For purposes of this ordinance, "scrap metal recycling facility" means an  
25 area, business, operation used to receive, store, or process any form of metal for  
26 recycling or reuse and/or to prepare for shipment to an end-user's specifications  
27

1 by means of bailing, baling, briquetting, compacting, flattening, grinding,  
2 crushing, mechanical sorting, shredding, cleaning and remanufacturing.

3 **SECTION 3: Effective Date and Term.** This Ordinance shall take effect immediately upon it  
4 execution by the Mayor and certification by the City Clerk, and shall be in effect for a period of  
5 forty-five (45) days, unless repealed, amended or extended by further action of the City Council  
6 as provided in California Government Code section 65858.

7 **SECTION 4: Expiration.** Ten (10) days prior to the expiration of this interim ordinance or an  
8 extension thereof, the City Council shall issue a written report describing the measures taken to  
9 alleviate the threat to public health, safety and welfare that led to the adoption of this Ordinance.

10 **SECTION 5:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in  
11 this Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid or  
12 ineffective by any court of competent jurisdiction, such decision shall not affect the validity or  
13 effectiveness or the remaining portions of this chapter or any part thereof. The City Council  
14 hereby declares that it would have passed each section, subsection, subdivision, paragraph,  
15 sentence, clause or phrase thereof irrespective of the fact that any one or more subsections,  
16 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid  
17 or ineffective.

18 **SECTION 6:** The City Clerk shall certify to the passage and adoption of this Ordinance and  
19 shall cause the same to be posted in at least three (3) public places in the City, and published in  
20 a newspaper of general circulation published and circulated in the City of Huntington Park.  
21 Such posting and publishing to be completed not later than fifteen (15) days after the passage  
22 hereof.

23 //

24 //

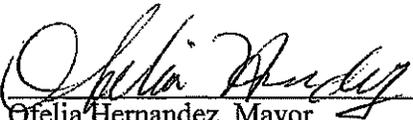
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**PASSED, APPROVED, AND ADOPTED** this 4<sup>th</sup> of May, 2011.

  
\_\_\_\_\_  
Ofelia Hernandez, Mayor

ATTEST:

  
\_\_\_\_\_  
Rosanna M. Ramirez, City Clerk

1 ATTEST:

2

3 STATE OF CALIFORNIA )

4 COUNTY OF LOS ANGELES ) SS

5 CITY OF HUNTINGTON PARK )

6

7 I, Rosanna M. Ramirez, City Clerk of the City of Huntington park, California, do hereby  
8 certify that the whole number of members of the City Council said City is five; that the  
9 foregoing URGENCY Ordinance, being URGENCY Ordinance No. 865 -NS, was duly passed  
10 and adopted by the City Council of the City of Huntington Park for First and Final Reading,  
11 approved and signed by the Mayor of said City, and attested to the City Clerk of said City, all at  
12 a Special Meeting held on the 4<sup>th</sup> Day of May, 2011, and that the same was so passed and  
13 adopted for first and final reading by the following vote, to wit:

14

15 AYES: Council Members - Molina, Guerrero, Perez, Hernandez

16 NOES: Council Members - None

17 ABSENT: Council Members - Gomez

18 ABSTAIN: Council Members - None

19

20

21

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\_\_\_\_\_  
Rosanna M. Ramirez, City Clerk

**URGENCY ORDINANCE NO. 867-NS**

**ATTACHMENT B**



1           **WHEREAS**, the City Council desires that the City study this use and develop  
2 appropriate regulations for scrap metal recycling facilities; and

3           **WHEREAS**, for the protection of the public's health, safety and welfare, the City  
4 desires to adopt this moratorium to prevent the establishment of any new scrap metal facility in  
5 any Zone of the City in order for the City to review its regulations and to process proposed  
6 amendments to better define and regulate this use; and

7           **WHEREAS**, California Government Code sections 36937 and 65858 allows the City  
8 Council to adopt as an urgency measure an interim ordinance prohibiting any uses that may  
9 jeopardize the public's health, welfare and safety, or which conflicts with a contemplated zoning  
10 proposal, policy or enactment, in order to allow the City Council, the Planning Commission, or  
11 the Community Development Department a reasonable period of time to study the proposed us  
12 and its potential secondary effects; and

13           **WHEREAS**, the City Council of the City of Huntington Park adopted Urgency  
14 Ordinance No. 865-NS, on May 4, 2011, creating a moratorium on the development, expansion,  
15 and operation of scrap metal recycling facilities within the City of Huntington Park pursuant to  
16 Government Code Section 65858; and

17           **WHEREAS**, a study and operation of the potential impacts of scrap metal recycling  
18 facilities on the community and possible means of regulating scrap metal recycling facilities to  
19 address such impacts, including zoning-based regulations and other regulations is being  
20 pursued, but has not yet been completed.

21           **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON**  
22 **PARK DOES ORDAIN AS FOLLOWS:**

23 **SECTION 1:** Urgency Ordinance No. 865-NS is hereby extended for a period of ten (10)  
24 months and fifteen (15) days from the date of expiration of Ordinance No. 865-  
25 NS. Urgency Ordinance No. 865-NS established a moratorium on the  
26 development, expansion, and operation of scrap metal recycling facilities  
27 within the City for the immediate preservation of the public health, safety and

1 welfare and to allow the City Council time to study and consider enactment of  
2 regulatory standards.

3 **SECTION 2:** For purposes of this Ordinance, "scrap metal recycling facility" means any  
4 area, establishment, business, operation used to receive, store, or process any  
5 form of metal for recycling or reuse, disposes of waste as a part of processing,  
6 and/or to prepare for shipment to an end-user's specifications by means of  
7 bailing, baling, briquetting, compacting, flattening, grinding, crushing,  
8 mechanical sorting, shredding, cleaning and remanufacturing.

9 **SECTION 3:** The City Council hereby extends Urgency Ordinance No. 865-NS by not less  
10 than a four-fifths vote, and in light of the findings set forth in Section 4, under  
11 the authority granted to it by Article XI, Section 7 of the California  
12 Constitution and Section 65858(a) of the California Government Code, which  
13 allows the City to extend an interim urgency ordinance.

14 **SECTION 4:** The City Council hereby finds and determines as follows:

15 (a) The above recitals are incorporated herein and are each relied upon  
16 independently by the City Council for its adoption of this urgency ordinance;  
17 and

18 (b) The City must protect the character of the City and its residents and  
19 promote and encourage commercial economic diversity under its General Plan;  
20 and

21 (c) The City cannot ensure that the City's objectives and policies will be  
22 implemented properly without specific regulatory standards in place; and

23 (d) There exists a current and imminent threat to the public health, safety and  
24 welfare, and California Government Code sections 36937 and 65858  
25 authorizes the City Council to adopt as an urgency measure an interim  
26 ordinance prohibiting any uses that may jeopardize the public's health, welfare  
27 and safety, or which conflicts with a contemplated zoning proposal, policy or

1 enactment, in order to allow the City Council, the Planning Commission, or the  
2 Community Development Department a reasonable period of time to study the  
3 proposed use and its potential secondary effects; and

4 (e) There is no feasible alternative to enactment of this interim moratorium that  
5 will satisfactorily mitigate or avoid the previously identified impacts to the  
6 public health, safety and welfare with a less burdensome or restrictive effect;  
7 and

8 (f) In order to ensure the effective implementation of the City's General Plan  
9 and Redevelopment Plan objectives and policies, a temporary moratorium on  
10 consideration or approval of a development, expansion, or operation of a scrap  
11 metal recycling facility is necessary. Therefore it is necessary to extend  
12 Urgency Ordinance No. 865-NS.

13 **SECTION 5:** The City Council hereby directs the Planning Division of the Community  
14 Development Department to continue its consideration and study the potential  
15 impacts of scrap metal recycling facilities on the community and possible  
16 means of regulating scrap metal recycling facilities to address such impacts,  
17 including zoning-based regulations and other regulations.

18 **SECTION 6:** The City Council finds that this ordinance is exempt from the application of the  
19 California Environmental Quality Act, Public Resources Code section 21000 *et*  
20 *seq.*, pursuant to Sections 15601(b), 15262 and 15603 of the State CEQA  
21 Guidelines, 14 California Code of Regulations section 15000, *et seq.*

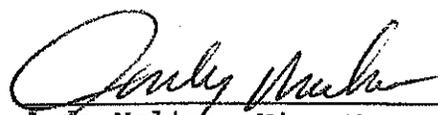
22 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in  
23 this Chapter, or any part thereof is for any reason, held to be unconstitutional  
24 or invalid or ineffective by any court of competent jurisdiction, such decision  
25 shall not affect the validity or effectiveness or the remaining portions of this  
26 chapter or any part thereof. The City Council hereby declares that it would  
27 have passed each section, subsection, subdivision, paragraph, sentence, clause

1 or phrase thereof irrespective of the fact that any one or more subsections,  
2 subdivisions, paragraphs, sentences, clauses or phrases be declared  
3 unconstitutional, or invalid or ineffective.

4 **SECTION 8:** This Ordinance shall become effective immediately upon adoption by the City  
5 Council and shall be in effect for ten (10) months and fifteen (15) days from  
6 the date of the end of the term of Ordinance No. 865-NS, unless earlier by the  
7 City Council.

8 **SECTION 9:** The Mayor shall sign this Ordinance and the City Clerk shall certify to the  
9 passage and adoption of this Ordinance and shall cause the same to be posted  
10 in at least three (3) public places in the City, and published in a newspaper of  
11 general circulation published and circulated in the City of Huntington Park.  
12 Such posting and publishing to be completed not later than fifteen (15) days  
13 after the passage hereof.

14 **PASSED, APPROVED, AND ADOPTED** this 6<sup>th</sup> of June, 2011.

15   
16 \_\_\_\_\_  
17 Andy Molina, Vice Mayor

18 ATTEST:

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20 \_\_\_\_\_  
21 Rosanna M. Ramirez, City Clerk

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ATTEST:

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) SS  
CITY OF HUNTINGTON PARK)

I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Ordinance, being Ordinance No. 867-NS, was duly passed and adopted by the City Council of the City of Huntington Park, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 6<sup>th</sup> day of June, 2011, and that the same was so passed and adopted by the following vote, to wit:

- AYES:           Council Members – Gomez, Guerrero, Perez, Molina
- NOES:           Council Members – None
- ABSENT:        Council Members – Hernandez
- ABSTAIN:       Council Members – None

  
\_\_\_\_\_  
City Clerk

**URGENCY ORDINANCE NO. 886-NS**

**ATTACHMENT C**



1 any Zone of the City in order for the City to review its regulations and to process proposed  
2 amendments to better define and regulate this use; and

3       **WHEREAS**, California Government Code sections 36937 and 65858 allows the City  
4 Council to adopt as an urgency measure an interim ordinance prohibiting any uses that may  
5 jeopardize the public's health, welfare and safety, or which conflicts with a contemplated zoning  
6 proposal, policy or enactment, in order to allow the City Council, the Planning Commission, or  
7 the Community Development Department a reasonable period of time to study the proposed us  
8 and its potential secondary effects; and

9       **WHEREAS**, the City Council of the City of Huntington Park adopted Urgency  
10 Ordinance No. 865-NS, on May 4, 2011, creating a moratorium on the development, expansion,  
11 and operation of scrap metal recycling facilities within the City of Huntington Park pursuant to  
12 Government Code Section 65858; and

13       **WHEREAS**, on June 6, 2011, the City Council of the City of Huntington Park adopted  
14 Urgency Ordinance No. 867-NS extending Urgency Ordinance No. 865-NS for a period of ten  
15 (10) months and fifteen (15) days to further analyze the potential impacts of this use; and

16       **WHEREAS**, a study and operation of the potential impacts of scrap metal recycling  
17 facilities on the community and possible means of regulating scrap metal recycling facilities to  
18 address such impacts, including zoning-based regulations and other regulations is being  
19 pursued, but has not yet been completed.

20       **NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON**  
21 **PARK DOES ORDAIN AS FOLLOWS:**

22       **SECTION 1:** Urgency Ordinance No. 865-NS is hereby extended for a period of twelve (12)  
23 months from the date of expiration of Urgency Ordinance No. 867-NS.  
24 Urgency Ordinance No. 867-NS extended Urgency Ordinance No. 865-NS  
25 which established a moratorium on the development, expansion, and operation  
26 of scrap metal recycling facilities within the City for the immediate  
27

1 preservation of the public health, safety and welfare and to allow the City  
2 Council time to study and consider enactment of regulatory standards.

3 **SECTION 2:** For purposes of this Ordinance, "scrap metal recycling facility" means any  
4 area, establishment, business, operation used to receive, store, or process any  
5 form of metal for recycling or reuse, disposes of waste as a part of processing,  
6 and/or to prepare for shipment to an end-user's specifications by means of  
7 bailing, baling, briquetting, compacting, flattening, grinding, crushing,  
8 mechanical sorting, shredding, cleaning and remanufacturing.

9 **SECTION 3:** The City Council hereby extends Urgency Ordinance No. 865-NS by not less  
10 than a four-fifths vote, and in light of the findings set forth in Section 4, under  
11 the authority granted to it by Article XI, Section 7 of the California  
12 Constitution and Section 65858(a) of the California Government Code, which  
13 allows the City to extend an interim urgency ordinance.

14 **SECTION 4:** The City Council hereby finds and determines as follows:

15 (a) The above recitals are incorporated herein and are each relied upon  
16 independently by the City Council for its adoption of this urgency ordinance;  
17 and

18 (b) The City must protect the character of the City and its residents and  
19 promote and encourage commercial economic diversity under its General Plan;  
20 and

21 (c) The City cannot ensure that the City's objectives and policies will be  
22 implemented properly without specific regulatory standards in place; and

23 (d) There exists a current and imminent threat to the public health, safety and  
24 welfare, and California Government Code sections 36937 and 65858  
25 authorizes the City Council to adopt as an urgency measure an interim  
26 ordinance prohibiting any uses that may jeopardize the public's health, welfare  
27 and safety, or which conflicts with a contemplated zoning proposal, policy or

1 enactment, in order to allow the City Council, the Planning Commission, or the  
2 Community Development Department a reasonable period of time to study the  
3 proposed use and its potential secondary effects; and

4 (e) There is no feasible alternative to enactment of this interim moratorium that  
5 will satisfactorily mitigate or avoid the previously identified impacts to the  
6 public health, safety and welfare with a less burdensome or restrictive effect;  
7 and

8 (f) In order to ensure the effective implementation of the City's General Plan  
9 objectives and policies, a temporary moratorium on consideration or approval  
10 of a development, expansion, or operation of a scrap metal recycling facility is  
11 necessary. Therefore it is necessary to extend Urgency Ordinance No. 865-NS.

12 **SECTION 5:** The City Council hereby directs the Planning Division of the Community  
13 Development Department to continue its consideration and study the potential  
14 impacts of scrap metal recycling facilities on the community and possible  
15 means of regulating scrap metal recycling facilities to address such impacts,  
16 including zoning-based regulations and other regulations.

17 **SECTION 6:** The City Council finds that this ordinance is exempt from the application of the  
18 California Environmental Quality Act, Public Resources Code section 21000 *et*  
19 *seq.*, pursuant to Sections 15601(b), 15262 and 15603 of the State CEQA  
20 Guidelines, 14 California Code of Regulations section 15000, *et seq.*

21 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in  
22 this Chapter, or any part thereof is for any reason, held to be unconstitutional  
23 or invalid or ineffective by any court of competent jurisdiction, such decision  
24 shall not affect the validity or effectiveness or the remaining portions of this  
25 chapter or any part thereof. The City Council hereby declares that it would  
26 have passed each section, subsection, subdivision, paragraph, sentence, clause  
27 or phrase thereof irrespective of the fact that any one or more subsections,

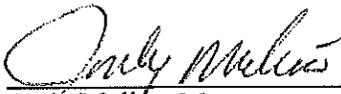
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subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid or ineffective.

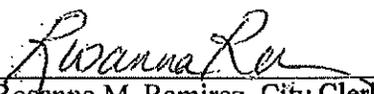
**SECTION 8:** This Ordinance shall become effective immediately upon adoption by the City Council and shall be in effect for twelve (12) months from the date of the end of the term of Ordinance No. 867-NS, unless earlier by the City Council.

**SECTION 9:** The Mayor shall sign this Ordinance and the City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be posted in at least three (3) public places in the City, and published in a newspaper of general circulation published and circulated in the City of Huntington Park. Such posting and publishing to be completed not later than fifteen (15) days after the passage hereof.

**PASSED, APPROVED, AND ADOPTED** this 16<sup>th</sup> of April, 2012.

  
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Andy Molina, Mayor

ATTEST:

  
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Rosanna M. Ramirez, City Clerk

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ATTEST:

STATE OF CALIFORNIA       )  
COUNTY OF LOS ANGELES   ) SS  
CITY OF HUNTINGTON PARK)

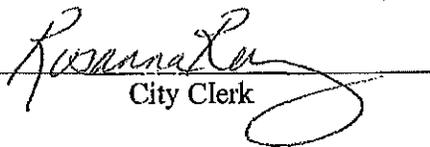
I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing INTERIM URGENCY Ordinance, being INTERIM URGENCY Ordinance No. 886-NS, was duly passed and adopted by the City Council of the City of Huntington Park for First and Final Reading, approved and signed by the Mayor of said City, and attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 16<sup>th</sup> day of April, 2012, and that the same was so passed and adopted for first and final reading by the following vote, to wit:

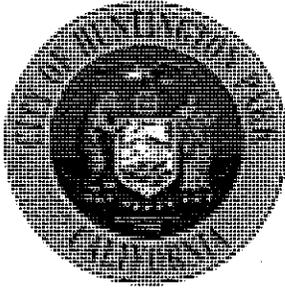
AYES:           Council Members – Gomez, Guerrero, Hernandez, Perez, Molina

NOES:           Council Members – None

ABSENT:        Council Members – None

ABSTAIN:       Council Members – None

  
\_\_\_\_\_  
City Clerk



## **CITY OF HUNTINGTON PARK**

Community Development Department

*City Council Agenda Report*

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

### **SELECTION PROCESS TO APPOINT CANDIDATES INTERESTED IN SERVING ON THE PLANNING COMMISSION.**

#### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Discuss and/or take action regarding the selection process to appoint candidates interested in serving on the Planning Commission.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

At the April 15, 2013 City Council meeting, staff informed City Council that a vacancy exists in the City's Planning Commission. The current process for selecting Planning Commissioners was explained and discussed. City Council requested that staff research the method utilized by nearby cities to select and appoint Planning Commissioners.

#### **FISCAL IMPACT/FINANCING**

The Planning Commission meets monthly and each Planning Commissioner receives a \$75.00 stipend for each meeting or \$900.00 annually. Planning Commission expenses are budgeted for fiscal year 2012-2013, under Account Number 111-0120-413.19-05.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Staff surveyed 21 Gateway Cities (see attached) on the method they use to select and appoint Planning Commissioners. All responses fell into one of three categories: 1) each City Council member selects and appoints a Planning Commissioner, 2) City Council collectively evaluates and appoints Planning Commissioners, and 3) each City

SELECTION PROCESS TO APPOINT CANDIDATES INTERESTED IN SERVING ON THE PLANNING COMMISSION.

May 6, 2013

Page 2 of 2

Council member serves as a Planning Commissioner. A summary of the survey results is shown below.

**Summary of Appointment Method to Planning Commission**

Each Council member appoints a PC member	14
Council as a whole selects PC members	6
Council members are the PC members	2
<b>Total Surveyed</b>	<b>22</b>

In 2006, City Council adopted the Commission Handbook outlining the basic protocols that apply to all City commissions. Per the Commission Handbook, an individual interested in serving on the Planning Commission completes an application form and submits it to the City Clerk's Office. The application form is available at the City Clerk's Office and completed applications are maintained for one year. In the event a vacancy occurs as a result of a resignation, disqualification, disability, or failure of a Planning Commissioner to attend meetings, City staff informs the City Clerk's Office of the commission vacancy. The department staff then contacts individuals who have submitted an application to serve on the commission. The City Clerk also posts the vacancy on the City's reader board.

Planning Commission staff then contacts the prospective commissioner(s) to inform them of a scheduled date and time they will be interviewed by the current Planning Commissioners. After conducting the interviews, the Planning Commission makes a recommendation of the top candidate for recommendation to the City Council. The City Council then votes collectively to appoint a candidate to the Planning Commission.

**CONCLUSION**

City staff will follow the current process for selecting new Planning Commissioners or develop new procedures pending tonight's City Council discussion.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.



Jack Wong  
Interim Community Development Director

**ATTACHMENTS**

A: Survey of Gateway Cities on planning commissioner appointment process

**SURVEY OF GATEWAY CITIES  
ON PLANNING COMMISSIONER  
APPOINTMENT PROCESS**

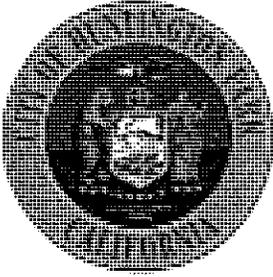
**ATTACHMENT A**

**SURVEY OF GATEWAY CITIES ON  
PLANNING COMMISSIONER APPOINTMENT PROCESS**

City	PC Appt. Method
Artesia	Each CC member appoints their own PC member
Avalon	CC evaluates and selects PC members
Bell	CC members are the PC members
Bellflower	Each CC member appoints their own PC member
Bell Gardens	Each CC member appoints their own PC member
Cerritos	Each CC member appoints their own PC member
Commerce	Each CC member appoints their own PC member
Cudahy	CC evaluates and selects PC members
Downey	Each CC member appoints their own PC member
La Habra Heights	Each CC member appoints their own PC member
La Mirada	CC evaluates and selects PC members
Lakewood	Each CC member appoints their own PC member
Long Beach	CC evaluates and selects PC members
Maywood	CC evaluates and selects PC members
Montebello	Each CC member appoints their own PC member
Norwalk	Each CC member appoints their own PC member
Paramount	Each CC member appoints their own PC member
Pico Rivera	Each CC member appoints their own PC member
Santa Fe Springs	Each CC member appoints their own PC member
South Gate	Each CC member appoints their own PC member
Vernon	CC members are the PC members
Whittier	CC evaluates and selects PC members

**Total Per Category**

Each CC member appoints their own PC member	14
CC evaluates and selects PC members	6
CC members are the PC members	2
<b>Total Surveyed</b>	<b>22</b>



# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **RESOLUTION OF INTENTION TO LEVY ANNUAL ASSESSMENT WITHIN THE DOWNTOWN HUNTINGTON PARK BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2013-2014**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Adopt the attached Resolution of the City Council of the City of Huntington Park Declaring its Intention to Levy Assessments within the Downtown Huntington Park Business Improvement District for Fiscal Year 2013-2014.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

At its April 15, 2013 meeting, the City Council adopted a resolution approving the Annual Report of Activities Fiscal Year 2011-12 and the Fiscal Year 2013-14 Budget for the Business Improvement District (BID). This accomplished the first step required by state law in the annual renewal of business improvement districts. The next step is for the City Council to adopt a resolution declaring the City Council's intention to levy the business district assessments for Fiscal Year 2013-14. The attached resolution of Intent to Levy an Annual Assessment (Resolution) is then published by the City Clerk and provides notice of a public hearing regarding the assessments to be held by the City Council on June 3, 2013. The public hearing must be completed within thirty (30) days from the day of the adoption of the resolution.

As presented at the April 15 City Council meeting, the collection of the assessments for FY 2013-14 will be temporarily suspended until the structure of the "new" BID is determined. The suspension of the collection of the levy will be for up to one year and the new resolution will keep the current geographic area, assessment and formula currently in place without any change.

## RESOLUTION OF INTENTION TO LEVY ANNUAL ASSESSEMENT

May 6, 2013

Page 2 of 2

### **FISCAL IMPACT/FINANCING**

It is anticipated that there will be a net reduction of revenue of up to \$190,000 to the City's General Fund should the BID discontinue funding security (\$150,000) and street sweeping (\$40,000).

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

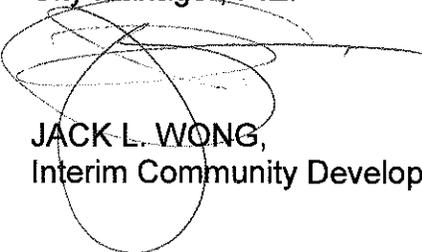
The City Council received and approved the Annual Report of Activities and budget recommendations from the BID Advisory Board for the next fiscal year on April 15, 2013.

The next step is to schedule a public hearing, at which time the City Council will hear any protests regarding the proposed assessments. At the conclusion of the public hearing, and assuming written protests are not received from the owners of businesses that will pay 50 percent or more of the assessments proposed, the City Council may adopt a resolution confirming the levying of annual assessments for fiscal year 2013-14. If fifty percent (50%) or more of the businesses who will pay the assessments protest the assessments, the assessments may not be levied for a period of one year from the date the written protest are filed. The approved BID budget for FYI 2013-14 will be comprised of carry over funds from FY 2012-13. No assessment will be collected in the new fiscal year. It is recommended that the public hearing be held at the City Council meeting of June 3, 2013.

### **CONCLUSION**

Upon approval of the attached resolution, staff will proceed with the annual renewal process by publishing the resolution and conduct a public hearing on June 3, 2013.

RENÉ BOBADILLA,  
City Manager, P.E.



JACK L. WONG,  
Interim Community Development Director

### **ATTACHMENTS**

A. Resolution of Intention

# ATTACHMENT "A"



1 and financial institutions, within the DISTRICT in accordance with Ordinance No. 555-NS  
2 and Ordinance No. 558-NS respectively as follows:  
3

	PACIFIC BLVD.		ALL OTHER STREETS	
	Street Frontage	Arcade Frontage	Street Frontage	Arcade Frontage
4				
5				
6				
7	1 <sup>st</sup> Floor	\$25.00	\$18.75	\$14.06
8	2 <sup>nd</sup> Floor	\$18.75	\$14.06	\$10.55
9	3 <sup>rd</sup> Floor	\$12.50	\$9.38	\$7.03

10  
11 Notes:

- 12 • Maximum annual assessment is \$2,500 per business location.
- 13 • Minimum annual assessment is \$360 for first floor businesses along Pacific  
14 Boulevard and \$270 for all other locations. Businesses with no visible frontage  
15 shall pay the minimum rates.
- 16 • Alley frontage shall not be considered unless it is the only frontage for a business.  
17 All businesses shall be assessed, including professional, financial institutions and  
18 insurance offices.
- 19 • Frontage is defined as the exterior building dimension or dimensions in lineal feet  
20 of the leased, rented, or otherwise occupied space of each business.
- 21 • Businesses with multiple locations shall be assessed for each location.
- 22 • Business owners with multiple business activities or business licenses at the  
23 same location shall be assessed only once but at the highest applicable rate at  
24 that location.
- 25 • The annual assessment for any business located on the second floor or above is  
26 reduced by 50% for the first year only for newly established businesses. A newly  
27 established business, for the purpose of this paragraph, shall be defined as a  
28 business whose owner is applying for a license for the first time at the proposed  
location and whose owner is not acquiring a business which is, or within the last

1 six months was, licensed at the location. Upon the first annual renewal, and all  
2 subsequent renewals of the business license, the full  
3 assessment fee is due and payable. This first year reduction of the annual  
4 assessment shall not be available to owners of businesses which move a  
5 business from one location within the DISTRICT to another.

6 **SECTION 2:** The payment and collection of the established annual assessments,  
7 referenced above, shall be temporarily suspended pending further discussions on the  
8 future organizational structure of the BID, its assessments, budget and programs.

9 **SECTION 3:** The location of the DISTRICT is as follows:

- 10 a. The south side of Randolph Street from 2500 through 2698 (from  
11 Malabar Street to Seville Avenue); and
- 12 b. Both sides of Clarendon Avenue, Gage Avenue, Zoe Avenue and  
13 Saturn Avenue from 2500 through 2699 (from Malabar Street to Seville  
14 Avenue); and
- 15 c. The north side of Florence Avenue from 2501 to 2699 (from Malabar  
16 Street to Seville Avenue); and
- 17 d. Both sides of Rugby Avenue, Pacific Boulevard and Rita Avenue from  
18 6100 through 7199 (from Randolph Street to Florence Avenue)

19 **SECTION 4:** The improvements and activities proposed for the DISTRICT shall be  
20 funded by the levy of assessments on all businesses within the DISTRICT boundaries  
21 and may include, but are not limited to the following:

- 22 a. General promotion of business activities within the DISTRICT;
- 23 b. Promotion of public events which benefit businesses within the  
24 DISTRICT and which are to take place on or in public places within the  
25 DISTRICT;
- 26 c. Decoration of any public place within the DISTRICT;
- 27 d. Furnishing of music in any public place within the DISTRICT;
- 28 e. Acquisition, construction, installation or maintenance of improvements  
identified in Section 36510 of the ACT; and

1 f. Other activities which benefit businesses located and operating within  
2 the DISTRICT, such as crime reduction and supplemental security  
3 programs.

4 **SECTION 5:** The City Council of the City of Huntington Park has received from the duly  
5 appointed DISTRICT Advisory Board an Annual Report of Activities conducted during  
6 Fiscal Year 2011-2012 and budget recommendations for the activities to be conducted in  
7 Fiscal Year 2013-2014, which is on file in the office of the City Clerk of the City of  
8 Huntington Park. That report contains a full and detailed description of the  
9 improvements and activities to be provided in Fiscal Year 2013-2014, the boundaries the  
10 DISTRICT and the proposed assessments.

11 **SECTION 6:** A public hearing shall be held before the City Council at 6:00 p.m., on the  
12 3<sup>rd</sup> day of June, 2013, or as soon thereafter as this matter may be heard, in the Council  
13 Chambers in City Hall at 6550 Miles Avenue, Huntington Park, California, at which time  
14 the City Council will hear all interested persons for or against the levy of annual  
15 assessments or the furnishing of any type(s) of activities within the DISTRICT.

16 Protests to the levy of annual assessments or the furnishing of any type(s) of  
17 activities within the DISTRICT, may be made orally or in writing, but, if written, shall be  
18 filed with the City Clerk at or before the time fixed for the hearing. In addition, written  
19 protests shall contain a description of the business in which the person subscribing the  
20 protest is interested sufficient to identify the business and, if the person so subscribing is  
21 not listed on official City records as the owner of the business, the protest shall contain  
22 or be accompanied by written evidence that the person subscribing the protest is owner  
23 of the business. If written protests are received from the owners of businesses to be  
24 affected by the proposed levy of annual assessments which will pay fifty percent (50%)  
25 or more of the assessments proposed to be levied, then the levy of annual assessments  
26 shall not be made. If the majority protest is only against the furnishing of a specified type  
27 or types of improvement or activity with the area, those types of improvements or  
28 activities shall be eliminated.

1 **SECTION 7:** The City Clerk is directed to give notice of the said public hearing by  
2 causing the Resolution of Intention to be published once in a newspaper of general  
3 circulation in the City of Huntington Park at least ten (10) days before the public hearing.  
4

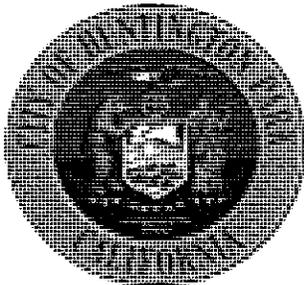
5 **SECTION 8:** The City Clerk shall certify to the adoption of this Resolution.  
6

7 **PASSED, APPROVED AND ADOPTED** this 6th day of May, 2013. .  
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10 \_\_\_\_\_  
11 Mario Gomez, Mayor

12 ATTEST:  
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15 Rocio Martinez, Acting City Clerk  
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# CITY OF HUNTINGTON PARK

Community Development Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **SETTLEMENT AGREEMENT AND RELEASE BETWEEN THE CITY OF HUNTINGTON PARK AND OTHER MUNICIPAL GOVERNMENT AGENCIES AND REHAB FINANCIAL CORPORATION.**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approves the Settlement Agreement and Release.
2. Authorizes the City Attorney to execute the agreement.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The Settlement Agreement and Release is in connection with a Declaration of Victim Losses and Victim Impact Statement claim filed on September 27, 2010 with the United States Probation Office against Rehab Financial Corporation owner, Belinda Exon, in the amount of \$294,254.45. The City of Huntington Park along with several other cities filed claims against Rehab Financial Corporation for embezzlement of public funds. Ms. Exon was convicted on January 11, 2011 and was ordered to pay restitution. In March 2013, the Cities came to a settlement with Ms. Exon and Evanston Insurance Company for restitution on the total claims in the amount of \$432,952.83, which will be allocated between the 19 Cities. The City of Huntington Park's portion will be \$26,285.62 as outlined in the attached agreement.

### **FISCAL IMPACT/FINANCING**

The City will receive \$26,285.62 to offset the loss of \$294,254.45. Therefore, there will be a net loss of \$267,968.83 from Community Development Commission (CDC) funds. After an investigation and conviction of Ms. Exon, all that was recovered from the insurance and assets was a total of \$432,952.83, which will be allocated between the 19 cities.

## REHAB FINANCIAL SETTLEMENT AGREEMENT AND RELEASE

May 6, 2013

Page 2 of 3

Total embezzled from City by Rehab Financial	= \$410,446.89
Reimbursed by Comprehensive Housing Services, Inc.	= \$116,192.44
Total claimed to United States Probation Office	= \$294,254.45
Total amount of Settlement	= \$ 26,285.62
Net Loss of City Funds	= \$267,968.83

The majority of the funds embezzled were Federal funds. The City was responsible for the lost funds, which the City reimbursed to the Department of Housing and Urban Development line of credit on December 2010 with CDC funds. There is no impact to the General Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The City contracted with Comprehensive Housing Services, Inc. (CHS) from May 2006 through July 2010. CHS is an urban planning firm that specialized in providing technical assistance, community development, training, and cost-effective implementation services to local governments for community development and affordable housing projects. The City specifically contracted with CHS to design and implement the City's commercial and residential rehabilitation programs, and perform monitoring of federal Davis Bacon laws – an ongoing effort to ensure contractor compliance with prevailing wage requirements. Additionally, CHS provided the provision of escrow services for the City's affordable housing, residential rehabilitation, and commercial rehabilitation projects.

The consultant/owner of CHS had extensive experience in managing escrow accounts, and was, in fact, a business partner of another company, Rehab Financial, an escrow company used by many cities, including Huntington Park, to manage and disburse project-related payments. While project funds to be escrowed were often given to CHS directly, they were actually deposited with Rehab Financial. This arrangement allowed for payments to be processed expeditiously as project-related construction invoices required prompt payments. The system of using CHS and Rehab Financial served the City well for several years as it freed up staff time to manage the project itself and to perform other duties.

In early 2010 the City was notified that Rehab Financial was closed for business due to the embezzlement of public funds by its owner, Belinda Exon. Several California Cities were also impacted by this crime. Attached is a list of the affected cities. Upon hearing of this news, City staff immediately contacted CHS to inquire about City/CDC funds still deposited with Rehab Financial. At this point in time, Rehab Financial held a total of \$410,446.89 in City funds for 10 residential and commercial rehabilitation projects.

As a consequence of the Rehab Financial embezzlement, City/CDC staff took steps to recover the loss of public funds. On September 27, 2010 the City filed a Declaration of Victim Losses and Victim Impact Statement with the United States Probation Office against Rehab Financials owner, Belinda Exon. In the statement, the City described the

## REHAB FINANCIAL SETTLEMENT AGREEMENT AND RELEASE

May 6, 2013

Page 3 of 3

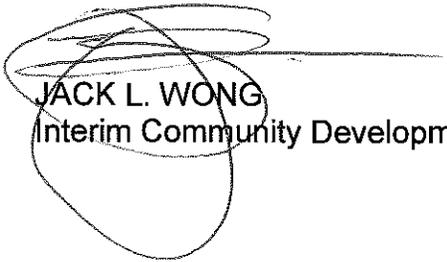
specific losses as a result of the embezzlement, including how this offense has affected the City, the CDC, and the Huntington Park community (please see attachment for more details). Next, City/CDC staff resolved the issue to return lost drawn funds to the HOME and CDBG letters of credit in order to remain in compliance with Federal regulations.

### **CONCLUSION**

The Settlement Agreement and Release will release Rehab Financial, Evanston Insurance and its agents from further claim on the financial loss. The U.S. Attorney investigated all assets from Rehab Financial and Ms. Exon to be included as part of restitution but found no additional funds that could be included in the settlement.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.



JACK L. WONG  
Interim Community Development Director

### **ATTACHMENTS**

1. Settlement Agreement and Release

# ATTACHMENT "1"

## **SETTLEMENT AGREEMENT AND RELEASE**

This Settlement Agreement and Release ("Agreement") is made by and among plaintiffs City and County of San Francisco ("San Francisco") and the Cities of Pomona, Montebello, and West Covina together with their agents, servants, employees, consultants, departments, commissioners, and officers (collectively, "Plaintiff Public Entities"); the public entities listed on Attachment A, together with their agents, servants, employees, consultants, departments, commissioners, and officers (collectively, "Claimant Public Entities") and defendants Rehab Financial Corporation ("Rehab"), Gayle Bloomingdale ("Bloomingdale"), Cheryl Isaacson ("Isaacson"), and Barbara Wood ("Wood") as officers or employees of Rehab, together with their employees, assigns, agents, attorneys, officers and directors, predecessors, successors, and insurers, including, but not limited to, Evanston Insurance Company ("Settling Defendants"). All parties to this Agreement are collectively referred to as "Settling Parties."

### **RECITALS**

#### **A. The San Francisco Action.**

On March 30, 2010, San Francisco filed a complaint against Rehab, its President and owner Belinda Exon ("Exon"), Bloomingdale, Isaacson, and Wood in the San Francisco County Superior Court, in an action entitled *City and County of San Francisco v. Rehab Financial Corporation, et al.*, bearing Case No. CGC-10-498235, which was subsequently transferred to the San Mateo County Superior Court, bearing Case No. CIV-506113 ("the San Francisco Action"). On June 10, 2010, San Francisco voluntarily dismissed Isaacson as a defendant. On September 29, 2010, the San Francisco County Superior court filed a Judgment by stipulation in favor of San Francisco and against Exon. In its action against the remaining defendants (Rehab, Bloomingdale, and Wood), San Francisco alleges that the defendants committed tortious conduct resulting in the loss of funds belonging to San Francisco totaling approximately \$1 million.

#### **B. The Pomona/Montebello/West Covina Action.**

On June 24, 2010, the Cities of Pomona, Montebello, and West Covina filed a complaint in the Los Angeles County Superior Court, East District, against Rehab, Bloomingdale, Exon, Isaacson, and Wood, in an action entitled *City of Pomona, et al. v. Rehab Financial Corporation, et al.*, bearing Case No. KC059039, which on October 13, 2010 was transferred to the Riverside County Superior Court, bearing Case No. RIC 10023584 ("the Pomona Action"). In their action, these public entities allege that the defendants committed tortious conduct resulting in the loss of funds belonging to these entities totaling at least \$973,000. On August 10, 2011, the City of West Covina voluntarily dismissed its complaint against all defendants. On January 11, 2011, a Final Judgment by Stipulation for Entry of Judgment was entered against Exon.

#### **C. Potential Actions By Claimant Public Entities.**

Each of the public entities listed as Claimant Public Entities on Attachment A contends that through the wrongful acts of some or all of Rehab, Bloomingdale, Exon, Isaacson, and Wood, it incurred uncompensated losses of money entrusted to these defendants, and it has a potential claim against some or all of these defendants because of such conduct.

#### **D. Settlement of All Actions and Potential Actions.**

The parties to the San Francisco Action and the Pomona Action, and the Claimant Public Entities, desire to settle all actual and potential claims they have against Rehab, together with Rehab's employees, assigns, agents, attorneys, officers and directors, predecessors, successors, insurers, including, but not limited to Evanston Insurance Company, and any others acting on Rehab's behalf, and against Bloomingdale, Isaacson, and Wood for any and all liability or

potential liability they may now or in the future face based on their actions or position as officers or agents of Rehab, on the following terms.

## TERMS

### **1. Payment.**

On behalf of Settling Defendants, Evanston shall make payments to the Plaintiff Public Entities and Claimant Public Entities totaling \$432,952.83, in the amounts allocated as set forth on Attachment A ("the Settlement Payment "). Each such public entity shall communicate with Alan Barbanel, Esq., of Barbanel & Treuer, P.C., as to the exact means and method of payment of that entity's share.

### **2. Mutual Release.**

In consideration of the payments described above, the Settling Parties agree to fully and forever release and discharge each other from all claims, actions, causes of action, liabilities, defenses, damages, demands, attorneys' fees, expenses and costs of any kind or nature whatsoever, whether known or unknown, suspected or unsuspected, and that are alleged or set forth or attempted to be set forth in the pleadings on file in the San Francisco Action and the Pomona Action, or which the Claimant Public Entities may possess against any of the Settling Defendants by reason of the loss of funds entrusted to Rehab; or which any of the Settling Defendants may possess against any of the Plaintiff Public Entities or Claimant Public Entities.

### **3. Waiver of Section 1542 Protections.**

This Settlement is intended as a full settlement and compromise of each and every claim, known or unknown, of every kind which the Parties ever had, now have, or will have in the future against each other arising out of the conduct of Rehab. The Parties hereby waive any and all rights which they may have under the provisions of California Civil Code §1542 which states:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

### **4. Exclusion of Belinda Exon From Scope of Release.**

Belinda Exon is not a Settling Defendant within the meaning or application of this Agreement. This Agreement has no bearing on any judgments previously entered against Exon, or on any orders or obligation of restitution.

### **5. Dismissal of Present Actions.**

Within five (5) business days after Evanston makes the Settlement Payment, San Francisco, Pomona and Montebello shall cause a request for dismissal with prejudice to be filed in their respective actions.

### **6. Approval By Governing Bodies.**

This settlement is subject to the approval of the governing bodies of each of the signatory public entities.

**7. Warranty against Prior Assignment.**

The Parties hereto represent and warrant that they have not heretofore assigned, transferred or purported to assign or transfer to any other person or entity any rights, claims, or causes of action herein released and discharged.

**8. No Admission of Liability.**

This Agreement embodies a compromise of disputed claims and shall not be used or construed as an admission of liability for any purpose. Further, by this Agreement, no admission or any wrongful action or inaction on the part of any of the Parties hereto is expressly or impliedly admitted.

**9. Entire Agreement.**

This written Agreement constitutes the final expression and complete and exclusive statement of the terms in the Agreement and compromise settlement among the Parties hereto. It supersedes and replaces all prior negotiations, proposed agreements, and agreements, written or oral, relating thereto. This Agreement is not intended for the benefit of any person or entity not a party hereto.

**10. Advice of Counsel.**

Each party to this Agreement represents that it has reviewed each term of this Agreement with its counsel, and no party shall deny the validity of this Agreement on the ground that it did not have advice of counsel.

**11. Knowing, Free and Voluntary Execution.**

This Agreement has been carefully written by the parties hereto, its contents are known by the parties hereto, and it is freely and voluntarily signed by the parties hereto.

**12. Construction.**

This Agreement shall not be construed against the parties hereto or their representatives who drafted it or any portion of it. The captions of the sections of this Agreement are for reference only and are not to be construed in any way as a part of this Agreement. No partial invalidity of this Agreement shall affect the remainder, which remainder shall continue with full force and effect, the invalid portion being severed.

**13. Governing Law.**

This Agreement shall be interpreted, construed, governed and enforced under the laws of the State of California.

**14. Waiver.**

No waiver of any provision of this Agreement shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party or the Party making the waiver.

**15. Authority to Sign.**

Each Party or responsible officer or governing body therefore, has read this Agreement and understands and knows the contents thereof, and represents and warrants that each of the officers or agents executing this Agreement on behalf of their respective corporations, partnerships, or other organizations is empowered to do so and hereby binds the respective corporation, partnership, or other organization.

**16. Counterparts.**

This Agreement may be executed in any number of counterparts, which taken together, will have the same effect as if a singular document were signed hereto. Photocopies or other reproductions of this Agreement or counterparts shall have the same force and effect as though they were originals. Signatures transmitted by facsimile will have the same force and effect as an original signature. A photocopy or facsimile copy of this Agreement, or any part thereof, may be substituted in place of the original version of the same.

**IN WITNESS WHEREOF**, each of the undersigned has executed this Agreement as of the date or dates hereinafter appearing.

Dated:

By:

Title: \_\_\_\_\_  
*City of Apple Valley*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Attorney for City of Apple Valley

Dated:

By:

Title: \_\_\_\_\_  
*City of Bellflower*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Attorney for City of Bellflower

Dated:

By:

Title: \_\_\_\_\_  
*City of Buena Park*

**APPROVED AS TO FORM:**

Dated:

Steven R. Orr, Esq.  
Richards, Watson & Gershon  
Attorney for City of Buena Park

Dated: \_\_\_\_\_  
255373.1

By: \_\_\_\_\_

Title: \_\_\_\_\_  
*Successor Agency to the Buena Park Redevelopment Agency*

**APPROVED AS TO FORM:**

Dated:

Steven R. Orr, Esq.  
Richards, Watson & Gershon  
Attorney for Successor Agency to the Buena Park  
Redevelopment Agency

Dated:

By:

Title: \_\_\_\_\_  
*City of Calimesa*

**APPROVED AS TO FORM:**

Dated:

Steven R. Orr, Esq.  
Richards, Watson & Gershon  
Attorney for City of Calimesa

Dated:

By:

Title: \_\_\_\_\_  
*City of Fullerton*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Gary S. Kranker, Esq.  
Jones & Mayer  
Attorney for City of Fullerton

Dated:

By:

Title: \_\_\_\_\_  
*City of Hemet*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Joseph P. Buchman, Esq.  
Burke, Williams & Sorensen, LLP  
Attorney for City of Hemet

Dated:

By:

Title: \_\_\_\_\_  
*City of Huntington Park*

**APPROVED AS TO FORM:**

Dated:

Rutan & Tucker, LLP  
Attorney for City of Huntington Park

Dated:

By:

Title: \_\_\_\_\_  
*Marin County Housing Authority*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Ilya Filmus, Esq.  
Attorney for Marin County Housing Authority

Dated:

By:

Title: \_\_\_\_\_  
*City of Montebello*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Richard H. Lam, Esq.  
Alvarez-Glasman & Colvin  
Attorney for City of Montebello

Dated:

By:

Title: \_\_\_\_\_  
*City of Perris*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Attorney for City of Perris

Dated:

By:

Title: \_\_\_\_\_  
*City of Pomona*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Richard H. Lam, Esq.  
Alvarez-Glasman & Colvin  
Attorney for City of Pomona

Dated:

By:

Title: \_\_\_\_\_  
*City of Rialto*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Attorney for City of Rialto

Dated:

By:

Title: \_\_\_\_\_  
*City of Rosemead*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Joseph P. Buchman, Esq.  
Burke, Williams & Sorensen, LLP  
Attorney for City of Rosemead

Dated:

By:

Title: \_\_\_\_\_  
*City and County of San Francisco, By and Through  
Its Mayor's Office of Housing*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Donald P. Margolis, Esq.  
Deputy City Attorney  
OFFICE OF THE CITY ATTORNEY  
Attorney for City and County of San Francisco

Dated:

By:

Title: \_\_\_\_\_  
*City of San Juan Capistrano*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Attorney for City of San Juan Capistrano

Dated:

By:

Title: \_\_\_\_\_

*Successor Agency to the Seal Beach Redevelopment Agency*

**APPROVED AS TO FORM:**

Dated:

Steven R. Orr, Esq.  
Richards, Watson & Gershon  
Attorney for Successor Agency to the Seal Beach  
Redevelopment Agency

Dated:

By:

Title: \_\_\_\_\_

*City of South Gate*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Attorney for City of South Gate

Dated:

By:

Title: \_\_\_\_\_

*City of West Covina*

**APPROVED AS TO FORM AND CONTENT:**

Dated:

Richard H. Lam, Esq.  
Alvarez-Glasman & Colvin  
Attorney for City of West Covina

**ATTACHMENT A**

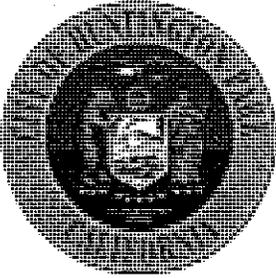
<b>PUBLIC ENTITY</b>	<b>SETTLEMENT SHARE</b>
----------------------	-----------------------------

**PLAINTIFF PUBLIC ENTITIES**

1. Montebello	\$15,682.19
2. Pomona	\$115,668.27
3. San Francisco	\$164,099.15
4. West Covina	\$396.00

**CLAIMANT PUBLIC ENTITIES**

5. Apple Valley	\$8,516.86
6. Bellflower	\$5,270.44
7. City of Buena Park	\$697.04
8. Successor Agency to the Redevelopment Agency of Buena Park	13,824.64
9. City of Calimesa	\$3,774.80
10. Fullerton	\$6,009.38
11. Hemet	\$245.66
12. City of Huntington Park	\$26,285.62
13. Marin County Housing Authority	\$2,420.03
14. Perris	\$6,041.80
15. Rialto	\$535.98
16. Rosemead	\$11,463.53
17. San Juan Capistrano	\$183.57
18. Successor Agency to the Seal Beach Redevelopment Agency	\$43,006.11
19. South Gate	\$679.17



# CITY OF HUNTINGTON PARK

Department of Parks and Recreation  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **REQUEST FOR PROPOSALS FOR 4<sup>th</sup> OF JULY FIREWORKS DISPLAY**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the Request for Proposals for selecting a vendor for the City of Huntington Park's 2013 4<sup>th</sup> of July fireworks display.
2. Authorize staff to advertise the Request for Proposals and distribute to fireworks pyrotechnic vendors.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The City contracts with a qualified pyrotechnic company for the production of its annual 4<sup>th</sup> of July fireworks display. The fireworks display takes place during the City's annual 4<sup>th</sup> of July Celebration held at Salt Lake Park.

A Request for Proposals (RFP) has been drafted to solicit qualified fireworks vendors for the 2013 4<sup>th</sup> of July Celebration. If approved, the RFP will be advertised and distributed to fireworks vendors. Proposals will be due to the City on May 21, 2013, and a contract will be awarded to a qualified fireworks vendor at the regularly scheduled City Council meeting of June 3, 2013.

The RFP scope of services includes the following components:

- a. Opening: 3" Sky Concert Opening Salutes (Quantity: 15 shots)
- b. Main Body: 3" Sky Concert Selections (Quantity: 10,000 shots)
- c. Pyrotechnic Devices: Sousa Platinum Line Custom Multishot Device (Quantity: 700 shots)
- d. Grand Finale: 2.5" Sky Concert Finale Shells (Quantity: 270 shots)
- e. Full sound reinforcement
- f. Total bombardments: 11,683

REQUEST FOR PROPOSALS FOR 4<sup>TH</sup> OF JULY FIREWORKS DISPLAY

May 6, 2013

Page 2 of 2

**FISCAL IMPACT/FINANCING**

If approved, the City will budget funds in fiscal year 2013-2014 based on the amount of the lowest responsible bid received in the bid process. Staff anticipates the cost of the fireworks display to be \$25,000.

**CONCLUSION**

The RFP will be advertised and distributed to qualified fireworks vendors upon City Council approval. Proposals submitted in response to the RFP will be received by the City Clerk until 10 a.m. on Tuesday, May 21, 2013, at which time all proposals will be publicly opened, examined, and declared by the City Clerk.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.



JOSETTE ESPINOSA  
Director of Parks and Recreation

**ATTACHMENTS**

Attachment A: Request for Proposals for 4<sup>th</sup> of July Fireworks Display

# ATTACHMENT "A"

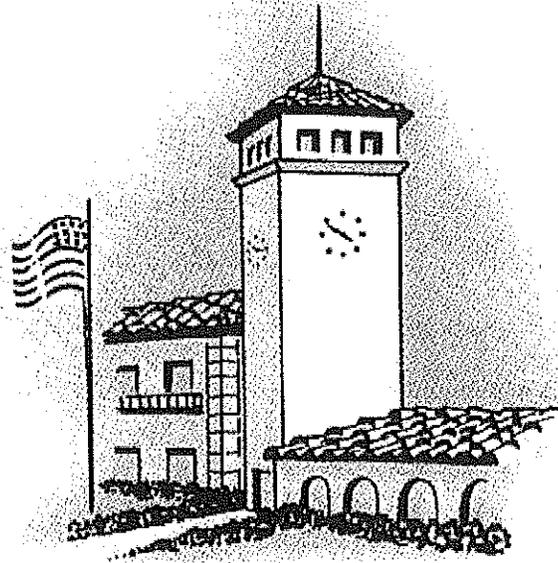
# **REQUEST FOR PROPOSALS**

## **Production of 2013 4<sup>th</sup> of July Fireworks Display**

**Proposals Due by 10 a.m. on Tuesday, May 21, 2013**

Submit Proposals to:

City of Huntington Park  
City Clerk  
Re: 4<sup>th</sup> of July Fireworks Display  
6550 Miles Avenue  
Huntington Park, CA 90255



**City of Huntington Park  
Department of Parks & Recreation**

6550 Miles Avenue  
Huntington Park, CA 90255  
(323) 584-6216

## INTRODUCTION

The City of Huntington Park is seeking a contractor to provide a professional fireworks display for the City's 2013 4<sup>th</sup> of July Celebration, as described in the Scope of Required Services section of this Request for Proposals (RFP).

This RFP describes the required scope of services and the minimum information that must be included in the proposal. Failure to submit information in accordance with the RFP requirements may be cause for disqualification.

All inquiries concerning this RFP should be directed to:

Josette Espinosa  
Director of Parks & Recreation  
(323) 584-6216  
jespinosa@huntingtonpark.org

## EVENT LOCATION

The 4<sup>th</sup> of July fireworks display will be held on Thursday, July 4, 2013, at Salt Lake Park, 3401 E. Florence Ave., Huntington Park, CA 90255.

## TERM OF AGREEMENT

The term of the agreement shall be from **June 3, 2013**, and will continue until the agreed services have been completed unless sooner terminated pursuant to the terms of the agreement.

## RESERVATION

The City reserves the right to revise or amend these specifications prior to the date set for opening proposals. Revisions and amendments, if any, will be announced by an addendum to this proposal. If the revisions require additional time to enable proposing company or individual to respond, the City may postpone the opening date accordingly. In such case, the addendum will include an announcement of the new opening date. All addenda must be attached to the proposal. Failure to attach any addendum may render the proposal non-responsive and cause it to be rejected. The City Council reserves the right to reject any and all proposals received, to take all proposals under advisement for a period not to exceed ninety (90) days after the date of the opening, to waive any informality on any proposal, and to be the sole judge of the relative merits of the material and or service mentioned in the respective proposals received. The City reserves the right to reject any proposal not accompanied with all data or information required. This request for proposal does not commit the City to award a contract or to pay any cost incurred in the preparation of a proposal. All responses to this request become the property of the City of Huntington Park.

**REQUIREMENTS**

Contractor shall maintain policies of comprehensive public liability and property damage insurance with limits of not less than \$5,000,000 per occurrence.

Contractor shall add the City, its officers, employees and agents as additional insured on any policy of insurance required under this Agreement:

Contractor shall provide the City evidence of the insurance required herein satisfactory to the City consisting of certificates of insurance that attach separate additional insured endorsement pages (form CG 20 10 11 85) that will show the City of Huntington Park, its officers, employees, and agents as additional insured.

Coverage shall apply on a primary non-contributing basis in relation to any other insurance or self-insurance, primary or excess, available to the City or any employee or agent of the City. Certificates of insurance are to reflect that such coverage provides 30 days prior notice to the City by certified mail of any cancellation or reduction in available limits or changes in the terms of coverage.

Contractor shall assume all responsibility for damages to property or injuries to persons, including accidental death, which may be caused by the Contractors performance, whether such performance be by itself, its sub-consultant, or anyone directly or indirectly employed by it and whether such damage shall accrue or be discovered before or after termination of the contract. The City shall be provided a certificate of insurance verifying the Contractors liability insurance coverage.

The Contractor agrees to maintain at its expense, during the term of this Agreement, all necessary insurance for its employees engaged in the performance of this Agreement, including, but not limited to, workers' compensation insurance, and to provide the City with satisfactory evidence of such insurance coverage upon the City's request.

The Contractor agrees that no person shall be excluded from employment in the performance of this Agreement on grounds of race, creed, color, sex, age, marital status, or place of national origin. In this connection, the Contractor agrees to comply with all County, State and Federal laws relating to equal employment opportunity rights.

Contractor agrees to comply with all City, County, State and Federal requirements for the use of pyrotechnic devices and displays.

The Contractor agrees to comply with all requirements of the Immigration Reform and Control Act of 1986 ("Act"). The Contractor agrees to defend, indemnify and hold the City of Huntington Park harmless from any penalties imposed as a result of non-compliance with the Act.

**SCOPE OF REQUIRED SERVICES**

The scope of required services will include the components listed below. Throughout this RFP, references to “director” shall mean “director of parks and recreation” and references to “contractor” shall mean “fireworks display contractor.”

*The contractor must include the following information/items in its bid package:*

- All required permit filings
- Description of plans for storage and delivery of fireworks
- Itemized list of all equipment to be used to produce the display, including list of shell sizes
- Detailed show description with number and type of shells for show and finale
- Description of low-level display and aerial show
- Description of electronically fired display
- Description of fireworks display to be choreographed to music
- Two CDs of music to be used in display for approval (to be provided to director 10 days before the fireworks display)
- Two CDs of music to be used in display (to be provided to director on July 4)
- Provide no less than two technicians, including a duly licensed pyrotechnic operator, to deliver, set up, and take charge of, along with sufficient helpers, the safe and orderly discharge and display of live pyrotechnical devices; including but not limited to the removal and disposal of any debris, trash, or residue from such display, any active but unused pyrotechnical devices, any defective or partially discharged pyrotechnical devices and all equipment, wires or tools used to present and explode such devices (to be provided July 4).
- Upon award of bid, contractor shall supply the director with a detailed plan including designated fall out area.

<b>Description</b>	<b>Qty/Shots</b>
<b>Multi-shot barrage units (body and finale)</b>	
200 shot white glittering w/blue pistil	4/800
400 shot "Z" shape color falling leaves w/blue pistil	4/1,600
90 shot "W" shape gold willow comet w/blue pistil	5/450
100 shot "V" shape rapid fire blue stars	4/400
200 shot "Z" shape rapid fire zig-zag red stars	4/800
100 shot "Z" shape rapid fire zig-zag blue stars	5/500
144s peacock begin	5/720
100s color strobe willow	4/400
1,000 shot golden crackling crossettes	5/5,000
<b>Subtotal shots:</b>	<b>40/10,670</b>
<b>Opening section</b>	
Two-and-a-half-inch shells	50
Three-inch shells	20
<b>Body of program</b>	
Two-and-a-half-inch shells	288
Three-inch shells	225
<b>Grand finale</b>	
Two-and-a-half-inch shells	270
Three-inch shells	160
Sound reinforcement included	Yes
<b>Show total shots:</b>	<b>11,683</b>

**Business License**

Contractor must be properly licensed with the Huntington Park Finance Department.

**Payment**

City shall pay contractor 50% of the total compensation on **Friday, June 21, 2013**. Final 50% of the total compensation shall be paid on **Friday, July 5, 2013**, the first business day following the fireworks display date. Payment shall be made payable to the contractor.

**TIME SCHEDULE**

Following is the anticipated timeline for the selection of the contractor:

May 7, 2013	RFP is released
May 21, 2013	Proposals due
June 3, 2013	City Council awards contract

**PROPOSAL REQUIREMENTS**

**Format** – Proposals shall be made using the worksheets contained in this RFP plus a separate Statement of Qualifications. Bidders are to submit three sets of the following documents.

1. **Bid Sheet** – Completed “Bid Sheet.”
2. **Itemized Price List** – See “Bid Sheet” for more information.
3. **Show Description** – Provide all descriptions of fireworks display as required in Scope of Services section of this RFP.
4. **Statement of Qualifications** – On a separate sheet of paper, describe your company’s experience in producing fireworks displays. Include information about how many years of experience your company has in providing services similar to those described in the Scope of Services section of this RFP.
5. **References** – Completed “References” sheet. Include references for work your company has performed that is relevant to this RFP.

Blank spaces in the proposal must be properly filled in and the phraseology of the proposal form must not be changed. Any unauthorized conditions, limitations, or provisos attached may render it unacceptable and cause its rejection. Alterations by erasure or interlineations must be explained or noted in the proposal over the signature of the bidder. Contractors are invited to be present at the opening of proposals. A corporation submitting a proposal may be required, before the contract is fully awarded, to furnish a certificate as to its corporate existence and satisfactory evidence as to the authority of the officer or officers authorized to execute the contract on behalf of the corporation.

## SELECTION PROCESS

Proposals will be evaluated by city staff on the basis of the areas listed in the "Proposal Requirements" section of this RFP. Contractors may be invited to make an oral presentation. Evaluation and subsequent selection of a qualified contractor is competitive.

The contract will be awarded to the lowest responsible bidder, except if the City deems acceptance of the lowest responsible bid is not in the best interest of the Agency, it may reject all bids and advertise for other bids, in accordance with all applicable laws and/or other provisions of this Request For Proposal and the incorporated document of the same.

The award of the contract, if it be awarded, will be made within sixty (60) days after the opening of the proposals, or according to the Time Schedule listed above herein (whichever is sooner), to the lowest responsible and qualified bidder whose proposal complies with all the prescribed requirements. However, until an award is made, the right will be reserved to City to reject any or all bids and to waive technical errors or discrepancies if to do so is deemed to best serve the interest of the City. In no event will an award be made until all necessary investigations are made as to the responsibility and qualifications of the bidder whom it is proposed to make such an award.

The City shall be the exclusive judge as to the responsibility of a bidder, and in ascertaining that fact the City will take into consideration the business integrity, financial resources, facilities for performing the work, and experience in similar public works operation of the various bidders.

A Contractor may withdraw his bid at any time prior to the time fixed in the public notice for the opening of bids by filing with the City, its clerk or secretary, a written request for the withdrawal of the bid. The Contractor or his duly authorized representative shall execute the request. The withdrawal of a bid shall not prejudice the right of the Contractor to file a new bid within the time limit.

## SUBMITTAL REQUIREMENTS

**Quantity** – Three original copies of the proposal must be submitted. No faxed or electronically mailed versions will be accepted. Envelopes must state the company name.

**Deadline for Submittal** – Proposals *must be received* by the City Clerk's office by:

**10 a.m. on Tuesday, May 21, 2013**

Please remit the documents to (address envelopes exactly as follows):

City of Huntington Park  
City Clerk  
Re: 4<sup>th</sup> of July Fireworks Display  
6550 Miles Avenue  
Huntington Park, CA 90255

**BID SHEET**

(This page must be completed and submitted as part of your proposal package)

Company Name: \_\_\_\_\_

Primary Contact Name/Title: \_\_\_\_\_

Company Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

The term of the agreement shall be from **June 3, 2013**, and will continue until the agreed services have been completed unless sooner terminated pursuant to the terms of the agreement.

Total program price inclusive of insurance, operator, and transportation:	\$ _____
--	----------

**PLEASE NOTE:** Contractor's bid must include an itemized price list for all costs associated with the fireworks display.

**REFERENCES**

(This page must be completed and submitted as part of your proposal package)

**Company name:** \_\_\_\_\_

1. Organization/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed: \_\_\_\_\_

Term of Contract: \_\_\_\_\_

2. Organization/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed: \_\_\_\_\_

Term of Contract: \_\_\_\_\_

3. Organization/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed: \_\_\_\_\_

Term of Contract: \_\_\_\_\_

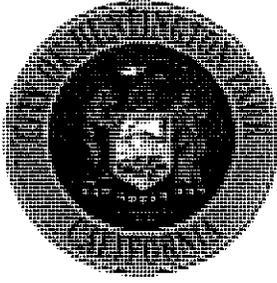
4. Organization/Agency: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Type of Work Performed: \_\_\_\_\_

Term of Contract: \_\_\_\_\_



# CITY OF HUNTINGTON PARK

Police Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **AUTHORIZE AWARD OF REQUEST FOR PROPOSAL – TWO POLICE PACKAGE MOTORCYCLES**

IT IS RECOMMENDED THAT THE CITY COUNCIL:

1. Award the Agreement to provide Two "Police Package Motorcycles" to Victory Police Motorcycles.
2. Authorize City Manager to Sign General Agreement between the City and Recommended Vendor Upon Review by the City Attorney.
3. Authorize the Finance Department to Issue a Purchase Order to Facilitate the Purchase of Equipment and Services.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this report is to recommend that Victory Police Motorcycles be awarded the agreement to provide Two Police Package Motorcycles in response to the Request for Proposal for this equipment.

The Huntington Park Police Department Traffic Division uses Police Motorcycles to patrol the city and enforce laws, focusing on traffic related violations. One of the Traffic Division's responsibilities is to provide proactive traffic enforcement throughout the City. Proactive traffic enforcement makes roadways safer, reduces traffic collisions, reduces crime, and improves the quality of life in our neighborhoods. The Traffic Division accomplishes this goal by deploying specially trained Motorcycle Officers into the community on a daily basis. The officers assigned to the Traffic Division are all experts in the fields of traffic enforcement and traffic collision investigations.

The motorcycles currently being deployed are among some of the oldest vehicles in the Police Department's fleet. The motorcycles routinely need repairs and create a significant financial burden on the city. More importantly, due to the progressive

## RFP AWARD - TWO POLICE PACKAGE MOTORCYCLES

May 6, 2013

Page 2 of 3

deteriorating condition of some of the motorcycles, the safety of the motorcycle officers could become of concern. Based on these factors, it is prudent that the Police Department replace the current motorcycles.

### **FISCAL IMPACT/FINANCING**

Funding for the purchase of the Two Police Package Motorcycles has been allocated from the FY 2012-2013 budget under the Cal Cops Grant (225-7010-421.74-10). Additionally, the Police Department requests to reallocate additional funds into the 2012-2013 Cal Cops Grant Fund budget to complete the purchase.

Victory Police Motorcycles provides a five year unlimited mile wheel to wheel, warranty included on the motorcycles and maintenance agreement, which amounts to significant savings on repairs and maintenance.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with City guidelines and to ensure the Police Department purchases the most suitable equipment, a Request for Proposal was prepared and released in February of 2013.

The Request for Proposal for Two Police Package Motorcycles was publicized through various media and advertisement outlets. Qualifying applications were accepted until March 14, 2013. Staff reviewed the applications submitted and verified the proposal requirements and qualifications had been met.

### **CONTRACTING PROCESS**

Responses to the request for proposals on this project have been submitted and reviewed by City staff. Based on the proposals received, and subsequent discussions with representatives from some of the proposing companies, staff recommends Victory Police Motorcycles be awarded this project. Victory Police Motorcycles' proposal is within the grant budget for the project. When compared against the Request For Proposal, Victory Police Motorcycles met all specifications as noted. Additionally, officers from the Traffic Division were given the opportunity to ride and evaluate the different motorcycle manufacturers and models who submitted proposals.

After careful consideration of all applicants, staff determined that Victory Police Motorcycles best fit the requirements set in the proposal and the officers' needs.

The Police Department shall not be deemed to have finally selected a Proposer until a contract has been successfully negotiated and signed by both parties (City). Staff requests the City Council authorize the City manager to sign such subsequent agreement with the vendor to complete the project.

RFP AWARD - TWO POLICE PACKAGE MOTORCYCLES

May 6, 2013

Page 3 of 3

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The Police Department expects that this project will have a significant positive impact on our current services and public safety. The purchase of new motorcycles will have a positive impact on the budget as it will create an overall cost savings on repairs and maintenance of the motorcycles.

**CONCLUSION**

Upon approval by City Council: the Request For Proposal - "Two Police Package Motorcycles":

1. Victory Police Motorcycles shall be awarded the agreement to provide two police motorcycles.
2. City staff, along with the City Attorney, shall negotiate a general agreement for these motorcycles and associated services with the vendor.
3. The City Manager will be authorized to sign the agreement on behalf of the City of Huntington Park.
4. The Finance Department shall be authorized to issue the purchase order and make payment to vendors as necessary to complete the purchase.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.



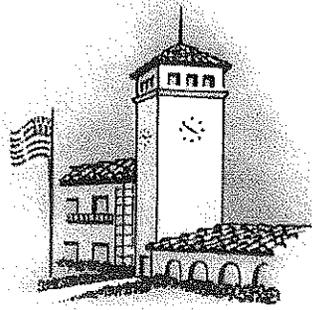
JORGE CISNEROS  
Chief of Police

**ATTACHMENTS:**

Attachment A: Request for Proposal (RFP) for Two Police Package Motorcycles

Attachment B: Victory Motorcycle Proposal

# **ATTACHMENT "A"**



City of  
**HUNTINGTON PARK** California  
POLICE DEPARTMENT

6542 MILES AVENUE, HUNTINGTON PARK, CALIFORNIA 90255-4386  
TEL. (323) 826-6629 • FAX (323) 826-6680

**JORGE CISNEROS**  
CHIEF OF POLICE

# **REQUEST FOR PROPOSALS**

## **2 Police Package Motorcycles**

**Proposal Due by 5 p.m.  
Thursday, March 14, 2013**

Contact Person:

Sergeant Jesus Verdiell  
Huntington Park Police Department  
Traffic Division Supervisor  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255  
(213) 440-4290

**SUBMITTAL DEADLINE**

The City of Huntington Park will receive sealed bids for the provision of **Two (2) New 2013 or Newer Police Package Motorcycles as per the attached specifications for the Huntington Park Police Department.** Bids must be received by 5:00 PM on Thursday, March 14, 2013 at which time they will be opened. Late bids will not be considered nor returned.

**BIDS MAY BE MAILED TO:**

Office of the City Clerk  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**BIDS MAY BE DELIVERED TO:**

Office of the City Clerk  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**PART ONE  
GENERAL TERMS AND INSTRUCTIONS**

**SECTION I TERMS AND CONDITIONS**

- 1.1 All bids submitted shall be firm for a minimum of Ninety (90) days, unless otherwise specified.
- 1.2 The equipment furnished under these specifications shall be the latest improved model in current, as offered to commercial trade, and shall be of quality workmanship and material. The bidder represents that all equipment offered under this specification shall be new. **USED, SHOPWORN, DEMONSTRATOR, PROTOTYPE OR DISCONTINUED MODELS ARE NOT ACCEPTABLE, UNLESS SPECIFICALLY STATED OTHERWISE IN THE SPECIFICATIONS.**
- 1.3 The City reserves the right to cancel or make null and void, any purchase order, if delivery cannot be made on the specified delivery date.
- 1.4 All items shall be delivered F.O.B. destination. Delivery costs and charges shall be included in the bid, unless otherwise stated in the specifications or proposal.
- 1.5 The name and manufacturer, trade name, manufacturer or vendor catalog number mentioned in the specifications and proposal sheet is for the purpose of designating a minimum standard of quality and type and for no other reason. Such references are not intended to be restrictive. Bids will be considered for any brand which meets or exceeds the quality of the specifications listed for any items unless, otherwise stated in the specifications or proposals.
- 1.6 Bid tabulations will not be given over the telephone. Vendors desiring bid tabulation shall enclose a stamped self-addressed envelope with their bid.

- 1.7 Bid awards are not official until a purchase order is issued or the Purchasing Department notified the successful vendor in writing.

**SECTION II SUBMISSION OF BID**

- 2.1 Bid received after the designated date and time will not be opened nor returned.
- 2.2 All bids shall be submitted on and in accordance with forms for this purpose, if applicable which are available from the City Clerk's Office. Additional supplementary documentation, when requested, shall be submitted on the bidder's letterhead.
- 2.3 All bids must be sealed, labeled "Request for Proposals for 2 Police Motorcycles" and addressed to: Office of the City Clerk, City of Huntington Park, 6550 Miles Avenue, Huntington Park, CA 90255.
- 2.4 All bids shall be typewritten or completed in black ink.
- 2.5 An authorized officer or agent of the company submitting the bid must sign all bids in order to be considered.
- 2.6 Bid documents shall be submitted, in **Triplicate**, to the City of Huntington Park, City Clerk's Office.
- 2.7 Bids, which show omission, irregularity, alteration of forms, additions not called for, or conditional or unconditional unresponsive bids may be rejected.
- 2.8 Any bids submitted with corrected errors shall have the correction initialed by the person signing the bid.
- 2.9 Bidder shall submit with bid, the latest information and detailed specifications on equipment they propose to furnish. This literature is for informational purpose only, and shall be used to help determine a product's compliance with specifications.

**SECTION III BID EVALUATION**

- 3.1 The City reserves the right to evaluate all bids, waive any technical or informalities, reject any and/or bids and proposals, and further specifically reserves the right to make the award and/or awards in the best interest of the City.
- 3.2 The bid evaluation will be made on the following criteria:
  - 3.2.1 Bid price
  - 3.2.2 Compliance with specifications
  - 3.2.3 Product features and serviceability
  - 3.2.4 Prompt pay discount, if offered, and meeting requirements of \*\*Section 3.4
  - 3.2.5 Availability of warranty service and parts
  - 3.2.6 Delivery date
- 3.3 The City may waive minor differences in specifications, provided these differences do not violate the specification intent, materially affect the operation for which the item or items

being purchased nor increase the estimated maintenance and repair cost to the City.

- 3.4 In order for a prompt pay discount to be considered as a factor in the award of this bid, the minimum days allowed for payment to receive discount shall be five (5) days after the receipt of a correct invoice.
- 3.5 The City reserves the right to award all bids in their entirety or part, whichever, in its opinion, best serves the interest of the City.
- 3.6 Unless clearly shown on the bid that it is the intent a reduced total price is being offered on the basis of receiving an award of all items covered by the total, an totals should be the actual sum of the extension of unit prices; otherwise, in the event of any discrepancy between a unit price(s), extended price(s) and/or total price(s), unit price shall govern and the bid will be refigured accordingly.
- 3.7 The City shall be the sole judge as to an item meeting or exceeding the specifications.
- 3.8 NON-COLLUSION: Vendors, by submitting a signed bid, certify that the accompanying bid is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under California or United State law.
- 3.9 Any unit price from this solicitation will cover a five (5) year period with annual price adjustments only via writing and no more than 5% percent per annum. The unit price resulting from this solicitation will be available for all State of California departments and available for use by participating local government agencies.

Note: A local Agency is any city, county and county district, or local government body or corporation empowered to expend public funds (California Public Contract Code 10298 )

**SECTION IV BILLING AND PAYMENT**

- 4.1 The vendor shall submit an invoice in triplicate to:  
City of Huntington Park  
Accounting Department  
6550 Miles Avenue  
Huntington Park, CA 90255
- 4.2 Payment by the City shall be made within thirty days, unless otherwise specifically provided, subject to any discounts offered.
  - 4.2.1 Payment will be made by the City to the vendor upon receipt of invoice, a copy of the certificate of Origin, Bill-of-Sale, and acceptance of the vehicle by the City.
  - 4.2.2 Any prompt pay discount will be computed from the date of delivery of the equipment, supplies, or materials at destination, when final inspection and

acceptance are at those points, or from the date the correct invoice is received, if the latter is later than the date of delivery.

**HUNTINGTON PARK POLICE DEPARTMENT**  
**MOTORCYCLE SPECIFICATIONS**

**TWO (2) POLICE PACKAGE MOTORCYCLES**

**SCOPE**

These specifications describe the mechanical and comfort required for the Commander I or equivalent law enforcement motorcycles which will be used by the City of Huntington Park Police Department. Motorcycles bid shall equal Victory Commander I (Fairing with Windshield) Police motorcycle.

**MODEL**

2013 or latest model Police Package equal to Victory Commander I Police Motorcycle.

**COLOR**

Black and Pearl White painted according to department specifications

**ENGINE**

Engine displacement of not less than 1731cc/106 cubic inch 6 speed for the engine with four overhead valves per cylinder and one Overhead Cam per cylinder (or equivalent). V-Twin oil/air cooled with two cylinders fuel injected, producing minimal vibration frequencies and magnitudes. Engine and Transmission are integral and are a stressed member of the chassis and must be solidly mounted with no rubber mounts.

1. Power train designed for low maintenance: black powder coat finish on engines; chrome rocker boxes, time cover, outer primary housing.
2. Compression ratio: 9:4:1
3. Electronic Fuel Injection
4. Single drain/service point for the engine, transmission, primary and cooling.
5. Hydraulic Lifters/rocker/valves requiring no maintenance service adjustments
6. 50 Degree overhead cam V-twin 4 stroke
7. Overhead Cams with 4 valves per cylinder
8. Oil capacity 5.0 quarts 4.75 liters.
9. Full length Steel skid plate to protect the engine

**CLUTCH AND TRANSMISSION**

1. Clutch shall be of the latest ten (10) plate design, wet.
2. Transmission shall be integral to the engine of the latest design, manual type, with not less than six (6) forward speeds with Positive neutral feature and overdrive 6<sup>th</sup> gear.
3. Clutch disengage for starter motor operation
4. Primary drive, all gear driven
5. Neutral indicator green and Neutral indicator and Gear indicator in LCD displayed on dash in riders view.
6. Gear Ratios
  - 1<sup>st</sup> - 3.13 to 1
  - 2<sup>nd</sup> - 2.02 to 1
  - 3<sup>rd</sup> - 1.50 to 1

4<sup>th</sup> – 1.20 to 1

5<sup>th</sup> – 1 to 1

6<sup>th</sup> – .87 to 1

### **BRAKES**

Units shall have ABS disc brakes for both front and rear wheels. Front brake having dual floating rotors 300mm diameter drilled discs: rear brakes shall be single disc. Brakes shall be relatively free of heat fade, with four (4) piston calipers front and two (2) piston caliper rear with floating rotors. Must be ABS front and ABS rear independently operated not a linked system.

### **SUSPENSION**

1. Motorcycles shall be provided with a suspension system to permit optimum handling conditions as required in law enforcement.
2. Motorcycles shall have 43mm inverted telescopic cartridge front forks with 5.1 inches of travel and rear air adjustable mono shock with 4.7 inches of travel.
3. Rear suspension mono air shocked swing arm air adjustable
4. Swing arm bearings shall require no lubrication for life of the motorcycle.

### **WHEELS AND TIRES**

1. Black disc cast aluminum wheels, rim material shall be impermeable to compressed air.
2. Tubeless type tires shall have non-skid tread, designed to operate on paved highways and shall have a full, four-ply fabric reinforcement. Rear Dunlop Elite III -180/60/R16 M/C 80H radial. Front Dunlop Elite III- 130/70R/18 63H radial Bead-retention tires designed to remain on wheel during sudden loss of pressure.
3. Sealed automotive style wheel bearing requiring no endplay adjustment.

### **FUEL TANK**

1. Fuel tank shall have a capacity of five point eight (5.8) U.S. gallons. (22 Liters) Tank shall provide a minimum of 1 gal (3.8L) reserve fuel capacity when main supply is exhausted and indicate Low fuel on LCD display and provide a Low fuel light in conjunction with a fuel gauge with sweeping arm..

### **ELECTRICAL SYSTEM**

Electrical system shall be nominal 12 volts as follows:

1. Battery: Sealed, heavy-duty maintenance-free, 12-volt, minimum rated capacity – 18 ampere hours (Battery Council International rating), 310 cold cranking amps. Must have dual isolated batteries for independent operation of the motorcycle and the Police emergency equipment.
2. Ignition: electronic
3. Charging System: Three-phase, 48 amp high output alternator, solid state regulator
4. Connections: Industrial grade throughout, provided with electrical accessory connection
5. Hand Controls: Water-resistant, integrated switches
6. Starting System: 12-volt starter, direct engagement with one way clutch.
7. Horn: Sound level audible above motorcycle and traffic generated noise

### **LIGHTING**

Each motorcycle shall be provided with the following lighting equipment

1. Headlight, 55 watt low beam and 55 watt high beam
2. Pursuit lamps front mounted interceptor lights red/blue (LED)
3. LED Tail light
4. LED Turn signals, front and rear self-canceling system
5. Flashers, four-way, integrated into turn signal switches
6. License plate lighting, two blue LED indicator lamps.
7. Tomar emergency lighting package. Top box, 2-R/B 1 Amber to the rear of top box, 2-R/B on each side of top box. Rear fender 2-R/B. Optionally offered Front fender 2 R/B with 2 White intersection lights or Alley lights. 4- R/B on the windshield brow.

#### **VISUAL DISPLAYS**

1. Speedometer: analog speedometer, range 0-120mph (or kph equivalent), (2) re-settable trip meters.
2. Odometer: calibrated, cumulative
3. Tachometer: Analog
4. Fuel level gauge
5. Emergency light activation indicator
6. Sight glass on brake master cylinders
7. Fuel mileage countdown until empty displayed in odometer window when low fuel indicator lamp is lit. remaining Fuel range calculation readout
8. Turn signal indicators
9. 2 Neutral indicators
10. High beam indicator
11. Low oil pressure indicator
12. Engine diagnostic light
13. LED dash lights for Code 3 mode, Top Box hot, headlight off modes

#### **FEATURES**

1. Seat: Deep dish with rider lower support and can offer an optional removable backrest.
2. Kick Stand: Steel with no interlocks and will retract in the event of ride off.
3. Foot Boards: limited pivoting type to protect rider with non-skid rubber pads
4. Replaceable Steel Floor board skids to reduce floor board wear
5. Guards: Forged steel Front engine guard bars and rear steel saddlebag guard bars with Tip Over protection and must support at least 250LBS of weight placed on them.
6. Saddlebags: Factory installed, injection molded saddlebags, with 21 gallons of storage space, water resistant, utilizing single push button style speed latches.
7. All aluminum Top box with solid steel mounts. With isolated dual battery and function indicator LED lights. Dual 110V battery tender built in. Removable power-pack for ease of service and adding of options.
8. Must include siren, Air horn with PA, wail, yelp and PTT switch bracket.
9. Drive: Final belt drive,
10. Chrome, Dual exhaust system.
11. Fairing & Windshield: Fork mounted fairing with windshield of Lexan® or clear polycarbonate.
12. Mirrors: Two (2) chrome stem mirrors. No vibration at idle to impede riders rear view.
13. Wheelbase: 65.7 inches (166.9 cm) approximate
14. Un-laden Seat Height: 26.25 in.
15. Gross Vehicle Weight Rating: 1360 lbs. (616.8 kg) approximate

16. Dry weight: Minimum 785 lbs. approximate
17. Service Intervals: 1<sup>st</sup> 500 miles and then every 5000 miles thereafter
18. Warranty: must include 60 months, unlimited mileage
19. Steel undercarriage skid plate protecting the engine and undercarriage.
20. 5.8 Inches of ground clearance and 5.1 inches with skid plate approximate.
21. Rake 29 degrees and 5.6 inches of trail.
22. Must be able to carry an M4 (AR) 16 inch barreled weapon in an electronic lock inside the saddlebag with clip installed.
23. Electronic cruise control
24. Weather band radio AM/FM
25. Must have electronic reverse option available if needed in the future.

The successful vendor shall install a Police Radio (Motorola XTL 5000 mixed mode mobile radio complete with Antenna, microphone, cables hardware, which shall be provided by the Huntington Park Police Department. The department will provide the radio and all necessary harnesses.

**NOTE**

New Police Motorcycles shall be delivered turn key with all police equipment installed. The Motorcycles shall be inspected before being accepted.

One operation manual shall be delivered to the department at the time of delivery for each of the motorcycles.

All bid prices shall include any standard factory equipment, standard safety equipment and any standard Police equipment installed items not specifically mentioned in the above specifications. All bids shall be for a top of the line motorcycle having all items listed in their respective published specifications as standard items on the package. All bid prices shall include the price of the title.

Accessory/Options: Vendor must include a list of all options and features available for the Police bike proposed with their respective prices. Options may or may not be selected as the department requires.

**BID FORM**

**POLICE MOTORCYCLES**

The undersigned declares that before preparing their bid, they read carefully the specifications and requirements for Bidders and that their bid is made with full knowledge of the kind, quality and quantity of services and equipment to be furnished, and their said bid is as stated on these pages. The undersigned offers and agrees, if this bid is accepted, within SIXTY-NINTEY (60-90) calendar days from date of opening, to furnish any or all if the items upon which prices are offered at the price set opposite each item delivered at the designated point(s) within the time specified.

Item	Qty.	Description	Unit Price	Total Price
1.	2 Ea.	2013 Police Package Motorcycle	\$_____	\$_____

Delivery Information: Delivery shall be made within \_\_\_\_\_ calendar days after receipt of purchase order.

Discounts will be allowed for prompt payment:

- \_\_\_\_\_ percent, 10 calendar days
- \_\_\_\_\_ percent, 15 calendar days
- \_\_\_\_\_ percent, 20 calendar days
- \_\_\_\_\_ Net 30

COMPANY SUBMITTING BID \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE, ZIP CODE \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE OF PERSON AUTHORIZED TO SIGN BIDS

\_\_\_\_\_  
TYPED NAME AND TITLE OF SIGNER

\_\_\_\_\_  
FEDERAL IDENTIFICATION NUMBER

\_\_\_\_\_  
TELEPHONE NUMBER

\_\_\_\_\_  
FAX NUMBER

\_\_\_\_\_  
E-MAIL ADDRESS

\_\_\_\_\_  
WEB SITE ADDRESS

**ANTI-COLLUSION STATEMENT**

THE BELOW SIGNED BIDDER HAS NOT DIVULGED TO, DISCUSSED OR COMPARED HIS BID WITH OTHER BIDDERS AND HAS NOT COLLUDED WITH ANY OTHER BIDDER OR PARTIES TO A BID WHATSOEVER. **NOTE:** NO PREMIUMS, REBATES OR GRATUITIES TO ANY EMPLOYEE ARE PERMITTED WITH, PRIOR TO, OR AFTER ANY DELIVERY OF MATERIALS. ANY SUCH VIOLATION WILL RESULT IN THE CANCELLATION AND/OR RETURN OF MATERIAL (AS APPLICABLE) AND THE REMOVAL FROM THE MASTER BIDDERS LIST.

\_\_\_\_\_  
FIRM NAME

\_\_\_\_\_  
BY (PRINTED)

\_\_\_\_\_  
BY (SIGNATURE)

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
ADDRESS

\_\_\_\_\_

\_\_\_\_\_  
PHONE NUMBER

\_\_\_\_\_  
FAX NUMBER

# **ATTACHMENT "B"**

# **City of Huntington Park California**

Request for Proposal

2 Police Motorcycles

Response



## **Victory Police Motorcycles**

**1106 N. Anita Ave**

**Tucson, Arizona 85705**

**520-770-9500**

**Nita Buckner**

**[nita@victorypolicemotorcycles.com](mailto:nita@victorypolicemotorcycles.com)**



City of  
**HUNTINGTON PARK** California  
POLICE DEPARTMENT

6542 MILES AVENUE, HUNTINGTON PARK, CALIFORNIA 90255 4386  
Tel. (323) 826-6629 • Fax (323) 826-6680

**JORGE CISNEROS**  
CHIEF OF POLICE

## **REQUEST FOR PROPOSALS**

### **2 Police Package Motorcycles**

**Proposal Due by 5 p.m.  
Thursday, March 14, 2013**

Contact Person:

Sergeant Jesus Verdiell  
Huntington Park Police Department  
Traffic Division Supervisor  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255  
(213) 440-4290

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Office of the City Clerk  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

**BIDS MAY BE DELIVERED TO:**

Office of the City Clerk  
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**PART ONE  
GENERAL TERMS AND INSTRUCTIONS**

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- 1.3 The City reserves the right to cancel or make null and void, any purchase order, if delivery cannot be made on the specified delivery date.
- 1.4 All items shall be delivered F.O.B. destination. Delivery costs and charges shall be included in the bid, unless otherwise stated in the specifications or proposal.
- 1.5 The name and manufacturer, trade name, manufacturer or vendor catalog number mentioned in the specifications and proposal sheet is for the purpose of designating a minimum standard of quality and type and for no other reason. Such references are not intended to be restrictive. Bids will be considered for any brand which meets or exceeds the quality of the specifications listed for any items unless, otherwise stated in the specifications or proposals.
- 1.6 Bid tabulations will not be given over the telephone. Vendors desiring bid tabulation shall enclose a stamped self-addressed envelope with their bid.

- 1.7 Bid awards are not official until a purchase order is issued or the Purchasing Department notified the successful vendor in writing.

**SECTION II SUBMISSION OF BID**

- 2.1 Bid received after the designated date and time will not be opened nor returned.
- 2.2 All bids shall be submitted on and in accordance with forms for this purpose, if applicable which are available from the City Clerk's Office. Additional supplementary documentation, when requested, shall be submitted on the bidder's letterhead.
- 2.3 All bids must be sealed, labeled "Request for Proposals for 2 Police Motorcycles" and addressed to: Office of the City Clerk, City of Huntington Park, 6550 Miles Avenue, Huntington Park, CA 90255.
- 2.4 All bids shall be typewritten or completed in black ink.
- 2.5 An authorized officer or agent of the company submitting the bid must sign all bids in order to be considered.
- 2.6 Bid documents shall be submitted, in **Triplicate**, to the City of Huntington Park, City Clerk's Office.
- 2.7 Bids, which show omission, irregularity, alteration of forms, additions not called for, or conditional or unconditional unresponsive bids may be rejected.
- 2.8 Any bids submitted with corrected errors shall have the correction initialed by the person signing the bid.
- 2.9 Bidder shall submit with bid, the latest information and detailed specifications on equipment they propose to furnish. This literature is for informational purpose only, and shall be used to help determine a product's compliance with specifications.

**SECTION III BID EVALUATION**

- 3.1 The City reserves the right to evaluate all bids, waive any technical or informalities, reject any and/or bids and proposals, and further specifically reserves the right to make the award and/or awards in the best interest of the City.
- 3.2 The bid evaluation will be made on the following criteria:
  - 3.2.1 Bid price
  - 3.2.2 Compliance with specifications
  - 3.2.3 Product features and serviceability
  - 3.2.4 Prompt pay discount, if offered, and meeting requirements of \*\*Section 3.4
  - 3.2.5 Availability of warranty service and parts
  - 3.2.6 Delivery date
- 3.3 The City may waive minor differences in specifications, provided these differences do not violate the specification intent, materially affect the operation for which the item or items

being purchased nor increase the estimated maintenance and repair cost to the City.

- 3.4 In order for a prompt pay discount to be considered as a factor in the award of this bid, the minimum days allowed for payment to receive discount shall be five (5) days after the receipt of a correct invoice.
- 3.5 The City reserves the right to award all bids in their entirety or part, whichever, in its opinion, best serves the interest of the City.
- 3.6 Unless clearly shown on the bid that it is the intent a reduced total price is being offered on the basis of receiving an award of all items covered by the total, an totals should be the actual sum of the extension of unit prices; otherwise, in the event of any discrepancy between a unit price(s), extended price(s) and/or total price(s), unit price shall govern and the bid will be refigured accordingly.
- 3.7 The City shall be the sole judge as to an item meeting or exceeding the specifications.
- 3.8 **NON-COLLUSION:** Vendors, by submitting a signed bid, certify that the accompanying bid is not the result of, or affected by, any unlawful act of collusion with any other person or company engaged in the same line of business or commerce, or any other fraudulent act punishable under California or United State law.
- 3.9 Any unit price from this solicitation will cover a five (5) year period with annual price adjustments only via writing and no more than 5% percent per annum. The unit price resulting from this solicitation will be available for all State of California departments and available for use by participating local government agencies.

Note: A local Agency is any city, county and county district, or local government body or corporation empowered to expend public funds (California Public Contract Code 10298 )

**SECTION IV BILLING AND PAYMENT**

- 4.1 The vendor shall submit an invoice in triplicate to:
  - City of Huntington Park
  - Accounting Department
  - 6550 Miles Avenue
  - Huntington Park, CA 90255
- 4.2 Payment by the City shall be made within thirty days, unless otherwise specifically provided, subject to any discounts offered.
  - 4.2.1 Payment will be made by the City to the vendor upon receipt of invoice, a copy of the certificate of Origin, Bill-of-Sale, and acceptance of the vehicle by the City.
  - 4.2.2 Any prompt pay discount will be computed from the date of delivery of the equipment, supplies, or materials at destination, when final inspection and

acceptance are at those points, or from the date the correct invoice is received, if the latter is later than the date of delivery.

**HUNTINGTON PARK POLICE DEPARTMENT**  
**MOTORCYCLE SPECIFICATIONS**

**TWO (2) POLICE PACKAGE MOTORCYCLES**

**SCOPE**

These specifications describe the mechanical and comfort required for the Commander I or equivalent law enforcement motorcycles which will be used by the City of Huntington Park Police Department. Motorcycles bid shall equal Victory Commander I (Fairing with Windshield) Police motorcycle.

**MODEL**

2013 or latest model Police Package equal to Victory Commander I Police Motorcycle.

**COLOR**

Black and Pearl White painted according to department specifications

**ENGINE**

Engine displacement of not less than 1731cc/106 cubic inch 6 speed for the engine with four overhead valves per cylinder and one Overhead Cam per cylinder (or equivalent). V-Twin oil/air cooled with two cylinders fuel injected, producing minimal vibration frequencies and magnitudes. Engine and Transmission are integral and are a stressed member of the chassis and must be solidly mounted with no rubber mounts.

1. Power train designed for low maintenance: black powder coat finish on engines; chrome rocker boxes, time cover, outer primary housing.
2. Compression ratio: 9:4:1
3. Electronic Fuel Injection
4. Single drain/service point for the engine, transmission, primary and cooling.
5. Hydraulic Lifters/rockers/valves requiring no maintenance service adjustments
6. 50 Degree overhead cam V-twin 4 stroke
7. Overhead Cams with 4 valves per cylinder
8. Oil capacity 5.0 quarts 4.75 liters.
9. Full length Steel skid plate to protect the engine

**CLUTCH AND TRANSMISSION**

1. Clutch shall be of the latest ten (10) plate design, wet.
2. Transmission shall be integral to the engine of the latest design, manual type, with not less than six (6) forward speeds with Positive neutral feature and overdrive 6<sup>th</sup> gear.
3. Clutch disengage for starter motor operation
4. Primary drive, all gear driven
5. Neutral indicator green and Neutral indicator and Gear indicator in LCD displayed on dash in riders view.
6. Gear Ratios
  - 1<sup>st</sup> - 3.13 to 1
  - 2<sup>nd</sup> - 2.02 to 1
  - 3<sup>rd</sup> - 1.50 to 1

- 4<sup>th</sup> – 1.20 to 1
- 5<sup>th</sup> – 1 to 1
- 6<sup>th</sup> – .87 to 1

**BRAKES**

Units shall have ABS disc brakes for both front and rear wheels. Front brake having dual floating rotors 300mm diameter drilled discs; rear brakes shall be single disc. Brakes shall be relatively free of heat fade, with four (4) piston calipers front and two (2) piston caliper rear with floating rotors. Must be ABS front and ABS rear independently operated not a linked system.

**SUSPENSION**

1. Motorcycles shall be provided with a suspension system to permit optimum handling conditions as required in law enforcement.
2. Motorcycles shall have 43mm inverted telescopic cartridge front forks with 5.1 inches of travel and rear air adjustable mono shock with 4.7 inches of travel.
3. Rear suspension mono air shocked swing arm air adjustable
4. Swing arm bearings shall require no lubrication for life of the motorcycle.

**WHEELS AND TIRES**

1. Black disc cast aluminum wheels, rim material shall be impermeable to compressed air.
2. Tubeless type tires shall have non-skid tread, designed to operate on paved highways and shall have a full, four-ply fabric reinforcement. Rear Dunlop Elite III -180/60/R16 M/C 80H radial. Front Dunlop Elite III- 130/70R/18 63H radial Bead-retention tires designed to remain on wheel during sudden loss of pressure.
3. Sealed automotive style wheel bearing requiring no endplay adjustment.

**FUEL TANK**

1. Fuel tank shall have a capacity of five point eight (5.8) U.S. gallons. (22 Liters) Tank shall provide a minimum of 1 gal (3.8L) reserve fuel capacity when main supply is exhausted and indicate Low fuel on LCD display and provide a Low fuel light in conjunction with a fuel gauge with sweeping arm..

**ELECTRICAL SYSTEM**

Electrical system shall be nominal 12 volts as follows:

1. Battery: Sealed, heavy-duty maintenance-free, 12-volt, minimum rated capacity – 18 ampere hours (Battery Council International rating), 310 cold cranking amps. Must have dual isolated batteries for independent operation of the motorcycle and the Police emergency equipment.
2. Ignition: electronic
3. Charging System: Three-phase, 48 amp high output alternator, solid state regulator
4. Connections: Industrial grade throughout, provided with electrical accessory connection
5. Hand Controls: Water-resistant, integrated switches
6. Starting System: 12-volt starter, direct engagement with one way clutch.
7. Horn: Sound level audible above motorcycle and traffic generated noise

**LIGHTING**

Each motorcycle shall be provided with the following lighting equipment

1. Headlight, 55 watt low beam and 55 watt high beam
2. Pursuit lamps front mounted interceptor lights red/blue (LED)
3. LED Tail light
4. LED Turn signals, front and rear self-canceling system
5. Flashers, four-way, integrated into turn signal switches
6. License plate lighting, two blue LED indicator lamps.
7. Tomar emergency lighting package. Top box, 2-R/B 1 Amber to the rear of top box, 2-R/B on each side of top box. Rear fender 2-R/B. Optionally offered Front fender 2 R/B with 2 White intersection lights or Alley lights. 4- R/B on the windshield brow.

#### **VISUAL DISPLAYS**

1. Speedometer: analog speedometer, range 0-120mph (or kph equivalent), (2) re-settable trip meters.
2. Odometer: calibrated, cumulative
3. Tachometer: Analog
4. Fuel level gauge
5. Emergency light activation indicator
6. Sight glass on brake master cylinders
7. Fuel mileage countdown until empty displayed in odometer window when low fuel indicator lamp is lit. remaining Fuel range calculation readout
8. Turn signal indicators
9. 2 Neutral indicators
10. High beam indicator
11. Low oil pressure indicator
12. Engine diagnostic light
13. LED dash lights for Code 3 mode, Top Box hot, headlight off modes

#### **FEATURES**

1. Seat: Deep dish with rider lower support and can offer an optional removable backrest.
2. Kick Stand: Steel with no interlocks and will retract in the event of ride off.
3. Foot Boards: limited pivoting type to protect rider with non-skid rubber pads
4. Replaceable Steel Floor board skids to reduce floor board wear
5. Guards: Forged steel Front engine guard bars and rear steel saddlebag guard bars with Tip Over protection and must support at least 250LBS of weight placed on them.
6. Saddlebags: Factory installed, injection molded saddlebags, with 21 gallons of storage space, water resistant, utilizing single push button style speed latches.
7. All aluminum Top box with solid steel mounts. With isolated dual battery and function indicator LED lights. Dual 110Vbattery tender built in. Removable power-pack for ease of service and adding of options.
8. Must include siren, Air horn with PA, wail, yelp and PTT switch bracket.
9. Drive: Final belt drive,
10. Chrome, Dual exhaust system.
11. Fairing & Windshield: Fork mounted fairing with windshield of Lexan® or clear polycarbonate.
12. Mirrors: Two (2) chrome stem mirrors. No vibration at idle to impede riders rear view.
13. Wheelbase: 65.7 inches (166.9 cm) approximate
14. Un-laden Seat Height: 26.25 in.
15. Gross Vehicle Weight Rating: 1360 lbs. (616.8 kg) approximate

16. Dry weight: Minimum 785 lbs. approximate
17. Service Intervals: 1<sup>st</sup> 500 miles and then every 5000 miles thereafter
18. Warranty: must include 60 months, unlimited mileage
19. Steel undercarriage skid plate protecting the engine and undercarriage.
20. 5.8 Inches of ground clearance and 5.1 inches with skid plate approximate.
21. Rake 29 degrees and 5.6 inches of trail.
22. Must be able to carry an M4 (AR) 16 inch barreled weapon in an electronic lock inside the saddlebag with clip installed.
23. Electronic cruise control
24. Weather band radio AM/FM
25. Must have electronic reverse option available if needed in the future.

The successful vendor shall install a Police Radio (Motorola XTL 5000 mixed mode mobile radio complete with Antenna, microphone, cables hardware, which shall be provided by the Huntington Park Police Department. The department will provide the radio and all necessary harnesses.

**NOTE**

New Police Motorcycles shall be delivered turn key with all police equipment installed. The Motorcycles shall be inspected before being accepted.

One operation manual shall be delivered to the department at the time of delivery for each of the motorcycles.

All bid prices shall include any standard factory equipment, standard safety equipment and any standard Police equipment installed items not specifically mentioned in the above specifications. All bids shall be for a top of the line motorcycle having all items listed in their respective published specifications as standard items on the package. All bid prices shall include the price of the title.

Accessory/Options: Vendor must include a list of all options and features available for the Police bike proposed with their respective prices. Options may or may not be selected as the department requires.

## BID FORM

## POLICE MOTORCYCLES

The undersigned declares that before preparing their bid, they read carefully the specifications and requirements for Bidders and that their bid is made with full knowledge of the kind, quality and quantity of services and equipment to be furnished, and their said bid is as stated on these pages. The undersigned offers and agrees, if this bid is accepted, within SIXTY-NINTEY (60-90) calendar days from date of opening, to furnish any or all of the items upon which prices are offered at the price set opposite each item delivered at the designated point(s) within the time specified.

Item	Qty.	Description	Unit Price	Total Price
1.	2 Ea.	2013 Police Package Motorcycle	\$ <u>28,217.<sup>00</sup></u>	\$ <u>56,434.<sup>00</sup></u>

Delivery Information: Delivery shall be made within 90 calendar days after receipt of purchase order.

Discounts will be allowed for prompt payment: 1 percent, 10 calendar days  
 \_\_\_\_\_ percent, 15 calendar days  
 \_\_\_\_\_ percent, 20 calendar days  
 \_\_\_\_\_ Net 30

COMPANY SUBMITTING BID Victory Police Motorcycles

ADDRESS 1106 N Anita Ave

CITY, STATE, ZIP CODE Tucson, AZ. 85705

Nita Buckner  
 SIGNATURE OF PERSON AUTHORIZED TO SIGN BIDS

Nita Buckner, CEO  
 TYPED NAME AND TITLE OF SIGNER

26-3348701  
 FEDERAL IDENTIFICATION NUMBER

520-770-9500  
 TELEPHONE NUMBER

520-382-6349  
 FAX NUMBER

nita@victorypolice motorcycles.com  
 E-MAIL ADDRESS

www.victorypolice motorcycles.com  
 WEB SITE ADDRESS

**ANTI-COLLUSION STATEMENT**

THE BELOW SIGNED BIDDER HAS NOT DIVULGED TO, DISCUSSED OR COMPARED HIS BID WITH OTHER BIDDERS AND HAS NOT COLLUDED WITH ANY OTHER BIDDER OR PARTIES TO A BID WHATSOEVER. **NOTE:** NO PREMIUMS, REBATES OR GRATUITIES TO ANY EMPLOYEE ARE PERMITTED WITH, PRIOR TO, OR AFTER ANY DELIVERY OF MATERIALS. ANY SUCH VIOLATION WILL RESULT IN THE CANCELLATION AND/OR RETURN OF MATERIAL (AS APPLICABLE) AND THE REMOVAL FROM THE MASTER BIDDERS LIST.

Victory Police Motorcycles  
FIRM NAME

Nita Buckner  
BY (PRINTED)

Nita Buckner  
BY (SIGNATURE)

CEO  
TITLE

1106 N Anita Ave  
ADDRESS

Tucson AZ 85705

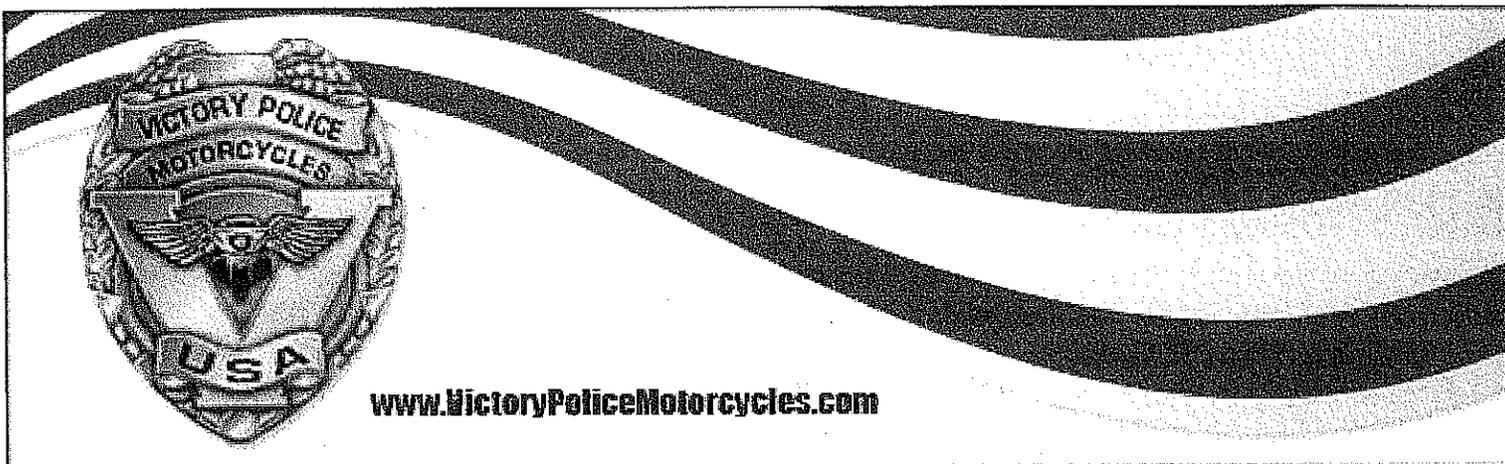
520-770-9500  
PHONE NUMBER

520-382-6349  
FAX NUMBER

# **Request for Proposals for 2 Police Motorcycles**

## **Exceptions**

1. Quoted price does not include taxes, title, registration fees or other fees required by any Federal, State or City entity.



## VICTORY POLICE MOTORCYCLE ORDER SHEET

	Description	Qty	Part Number	Option or	LE Price	Extension
				<b>Base</b>		
1	Commander 1 Fairing Model All Black ABS 2013 Base Upfit	1		Base	\$24,981.00	\$24,981.00
2	Commander 1 Fairing Model All Black ABS 2013 Bike only		C1	Option	\$18,699.00	\$0.00
3	Vision Police all Black		V1	Base	\$26,875.00	\$0.00
4	Paint-Wrap Options			Option		\$0.00
5	Artwork setup/design			Option	\$150.00	\$0.00
6	All Black Paint			Base	\$0.00	\$0.00
7	All White paint		VPM1WHT	Option	\$900.00	\$0.00
8	Stealth Package			Option	\$1,800.00	\$0.00
9	Black and white paint	1	VPMWHBL	Option	\$900.00	\$900.00
10	Black and white Wrap Paint protection package (5yr. Warranty)		VPMWRAP	Option	\$850.00	\$0.00
11	Custom color wrap/decal wrap (5 yr warranty)			Quote		\$0.00
12	Custom Color Paint			Quote		\$0.00
13	Specify Lighting such as ALL blue			Option		\$0.00
14	Shipping/freight (FOB Tucson)	1	VPMFRT	Quote	\$700.00	\$700.00
<b>Sub Total</b>						<b>\$26,581.00</b>
<b>Mobile Office (Top Box)</b>						
15	Mobile Office Box (Top Box) Tomar Equipped Standard Size		VPMMOBT	Base	\$2,621.00	\$0.00
16	Mobile Office Box (Top Box) Tomar Equipped Large (Laptops)		VPMMOBTL	Option	\$2,688.00	\$0.00
17	Mobile Office Box (Top Box) Code 3 Lights Standard		VPMMOB3	Option	\$2,693.00	\$0.00
18	Mobile Office Box (Top Box) Code 3 Lights Large(Laptops)			Option	\$2,832.00	\$0.00
	<b>Description</b>	<b>Qty</b>	<b>Part Number</b>	<b>Option or</b>	<b>LE Price</b>	<b>Extension</b>
				<b>Base</b>		
19	Mobile Office Box (Top Box) Whelen Lights equipped Standard		VPMMOBW	Option	\$2,986.00	\$0.00
20	Mobile Office Box (Top Box) Whelen Lights Large(laptops)			Option	\$3,145.00	\$0.00
<b>Sub Total</b>						<b>\$0.00</b>
<b>Standard Features included in Mobile Office Box (Top Box)</b>						
21	Siren AMP			Base	\$700.00	\$0.00
22	Dual Battery Kit with built in Tender		TTBDALB	Base	\$225.00	\$0.00
22	Keyed to bike Lock			Base	\$125.00	\$0.00
23	Second Battery Monitor			Base	\$82.00	\$0.00
23	12VDC external power port-Radar gun-etc		12VDCPRTEX	Base	\$28.00	\$0.00
24	12VDC internal power port-Cell phones-computers-flashlight		12VDCPR TIN	Base	\$28.00	\$0.00
24	VPM Turn/Tail/Brake Light bar Top rear of Box			Base	\$160.00	\$0.00
25	12VDC external power port-Radar gun-etc		12VDCPRTEX	Base	\$28.00	\$0.00
<b>Sub Total</b>						<b>\$0.00</b>
<b>Mobile Office Box (Top Box) Accessories ALL models</b>						
26	Two Way radio antenna mount		VPMANTENNA	Option	\$46.00	\$0.00
27	Intake-Exhaust fan kit		VPMFAN-2	Option	\$120.00	\$0.00
28	Computer Docking station Specify Computer		Quote	Option		\$0.00
29	Top box rear facing LED'S (2) total 1 red-1 blue light (Tomar)			Base	\$190.00	\$0.00
30	Top box rear facing LED'S (2) total 1 red-1 blue light (Code3)			Option	\$245.00	\$0.00
31	Top box rear facing LED'S (2) total 1 red-1 blue light (Whelen)			Option	\$325.00	\$0.00

	Description	Qty	Part Number	Option or	LE Price	Extension
				Base		
32	Top box side LED's 2 red-2 blue lights (4) total (Tomar)			Base	\$360.00	\$0.00
33	Top box side LED's 2 red-2 blue lights (4) total (Code 3)			Option	\$425.00	\$0.00
34	Top box side LED's 2 red-2 blue lights (4) total (Whelen)			Option	\$550.00	
35	2-1 per side Amber LED escort turn signal light kit			Option	\$225.00	\$0.00
36	1 Amber flashing emergency light rear center of Top Box	1		Option	\$85.00	
37	VPM Directional Arrow Top rear of Box			Option	\$125.00	\$0.00
					<b>Sub Total</b>	<b>\$0.00</b>
<b>LIGHTING OPTIONS FRONT</b>						
38	HID Head Light		2877657	Option	\$235.00	\$0.00
39	Headlight Modulator Flashing headlight daytime only		HMODCD	Option	\$189.99	\$0.00
40	LED Driving Lights with wig/wag pursuit mode Moto lights		65881R2	Option	\$599.00	\$0.00
41	LED driving lights no pursuit non wig-wag driving only		60112R2	Option	\$400.00	\$0.00
42	Tomar Front Fender LED red/blue lights Req frt fndr rail	1	RECT-14LS-RB	Option	\$128.00	\$128.00
43	Code 3 Frt fender LED red/blue lights Req frt fndr rail			Option	\$150.00	\$0.00
44	Whelen front fender LED Red/Blue Lights Req frt fndr rail			Option	\$200.00	\$0.00
45	Tomar Frt fender LED White Alley lights Req frt fndr rail		970-AL4	Option	\$120.00	\$0.00
46	Tomar Frt fender LED white intersection busters Req fndr rail	1		Option	\$120.00	\$120.00
47	Whelen front fender LED white intersection busters			Option	\$166.00	\$0.00
48	Code 3 front fender LED White intersection buster light			Option	\$180.00	\$0.00
49	Tomar Windshield Brow lights 4 LED lights red/blue Kit C1	1	WS-TOMAR-4	Option	\$578.00	\$578.00
50	Code 3 Windshield Brow Lights 4 LED lights red/blue Kit C1			Option	\$600.00	\$0.00
51	Whelen Windshield brow Lights 4 LED Red/Blue light Kit C1			Option	\$700.00	\$0.00
52	Interceptor Lights front of Fairing pair of RED/BLUE			Base	\$385.00	\$0.00
53	Aux 12vdc chargers (standard in Commander I fairing)		MAR-12VRC	Base	\$0.00	\$0.00
54	Forged bar Low Profile 180 Red/Blue LED Lighting			Option	\$385.00	\$0.00
55	Take Down Light on Handlebars			Option	\$335.00	\$0.00
					<b>Sub Total</b>	<b>\$826.00</b>
<b>LIGHTING OPTIONS REAR</b>						
56	Headlight/Brakelight/Taillight off kit sneak mode digital switch		PSRASXR	Option	\$285.00	\$0.00
57	Moto GP Tail/Brake Lights		MGPTB	Option	\$479.00	\$0.00
58	Rear Facing Fender LED Red/Blue lights with brackets (Tomar)			Base	\$280.00	\$0.00
59	Rear Facing Fender LED Red/Blue lights with brackets (Code 3)			Option	\$300.00	\$0.00
60	Rear Facing Fender LED Red/Blue lights with brackets (Whelen)			Option	\$350.00	\$0.00
61	Blue LED light bars rear (License plate)			Base	\$90.00	\$0.00
					<b>Sub Total</b>	<b>\$0.00</b>
<b>PROTECTION</b>						
62	Skid Plate		VPMSKID	Base	\$250.00	\$0.00
63	Saddle Bag protection bars chrome with Tip Over protection		VPMBBCH	Base	\$625.00	\$0.00
64	Saddle Bag protection bars black with Tip over Protection		VPMBBBL	Option	\$485.00	\$0.00
65	Saddle Bag Lid protectors chrome		2877478	Option	\$360.00	\$0.00
66	Saddle Bag lid protectors black		2877478-B	Option	\$345.00	\$0.00
67	Tubular front Highway bar		2878325	Option	\$370.00	\$0.00
68	Forged front Highway bar Incuded on Commander I		2878326	Base	\$650.00	\$0.00
69	Front fender rail (Bumper) required for fender lights	1	2877780	Option	\$165.00	\$165.00
70	Rear fender rail (Bumper)		2877575	Option	\$165.00	\$0.00
71	Center stand		2877756	Option	\$325.00	\$0.00
72	Floor board protectors 1/4" qty 2		VPMFBP	Base	\$120.00	\$0.00
					<b>Sub Total</b>	<b>\$165.00</b>
<b>DUTY ACCESSORIES</b>						
73	Suspension air pump external		2876654	Option	\$49.00	\$0.00
74	Lower air deflectors Fork mounted		2877896	Option	\$299.00	\$0.00
75	Officers backrest and mount Kit for the ultimate in comfort		2878036	Option	\$450.00	\$0.00
76	Ghost Heel toe shifter		2878176	Option	\$99.00	\$0.00
77	Cell Phone charger IPOD Kit		2877195	Option	\$199.00	\$0.00
78	Large Billet Non-Skid surface brake pedal		VPMBBP	Option	\$185.00	\$0.00
79	Weatherband Radio (Commander I only)		INC	Base	\$0.00	\$0.00
80	Cruise Control included on both models		INC	Base	\$0.00	\$0.00
81	Hydraulic Clutch Kit		2876299-266	Option	\$459.00	\$0.00

	Description	Qty	Part Number	Option or	LE Price	Extension
82	Helmet Lock specify right or left hand grips		VPM478	Option	\$95.00	\$0.00
83	2" Pull back handle bars with no accesory tabs			Option	\$265.00	\$0.00
84	2" Pull back with radio tabs		VPMPBH1	Option	\$285.00	\$0.00
85	Motorcycle electric Reverse Kit		2878073	Option	\$1,699.00	\$0.00
86	Lower air deflectors inserts Engine guard			Option	\$345.00	\$0.00
87	Engine Guard Leather Covers (rain/wind)			Option	\$300.00	\$0.00
88	Heated Seat standard height		2878098	Option	\$0.00	\$0.00
89	Heated Seat LOW height (1.5" drop)		2877825	Option	\$665.00	\$0.00
88	Wooly Seat Cover		WOOLSC	Option	\$125.00	\$0.00
89	Heated grips		2877658	Option	\$245.00	\$0.00
90	Tire pressure monitor system (with Victory mounting bracket)		VPMTSMS	Option	\$365.00	\$0.00
91	Saddle Bag Liners		2877743	Option	\$150.00	\$0.00
92	Saddle Bag lid organizers		2877742	Option	\$50.00	\$0.00
93	Saddlebag right side organizer shelf (small item storage)		TOPSHELF	Option	\$96.00	\$0.00
94	Stock windshield on Commander I		Inc	Base	\$0.00	\$0.00
95	CE Windshield 16" C1		VPM95727-2	Option	\$258.00	\$0.00
96	Smoked windshield with top lip 10"		2876884	Option	\$159.00	\$0.00
97	Smoked windshield with top lip 12"		2877758	Option	\$201.00	\$0.00
98	C1 Tall Windshield 19" CCT		2875828	Option	\$299.99	\$0.00
					<b>Sub Total</b>	<b>\$0.00</b>
<b>ENFORCEMENT</b>						
99	Saddlebag Kit with Electronic gun rack/lock specify Left side	1	ELS-270-R	Option	\$525.00	\$525.00
100	Siren speaker		TSASKIT	Base	\$250.00	\$0.00
101	Radar gun holster mounting bracket with ram Ball Mount		VPMRGHL	Option	\$150.00	\$0.00
102	VPM Moving Radar Installation kit			Option	\$140.00	
103	VPM Video equipment installation kit			Option	\$250.00	
104	VPM police mobile radio installation kit			Option	\$250.00	
105	Keyless Remote Kit		DGD-KIM-V2	Option	\$350.00	\$0.00
106	Flashlight holder		VPMFLD	Option	\$107.00	\$0.00
107	Baton holder		VPMBTNH	Option	\$107.00	\$0.00
108	Video installation Kit brackets			Option	\$200.00	\$0.00
109	PTT/PA Switch Bracket			Option	\$20.00	\$0.00
110	Kustom Signal Raptor Moving Radar Kit		RapMVRD	Option	\$2,495.00	\$0.00
111	Kustom Signal Video Kit			Option	\$3,995.00	\$0.00
112	Stalker Moving radar Kit		STMR	Option	\$3,995.00	\$0.00
113	MPH Bee III Moto Ka-Band Dual Antenna Radar Package			Option	\$2,954.00	\$0.00
114	MPH Ranger K-Band Dual Antenna Radar Package			Option	\$3,149.00	\$0.00
115	Vertex two way Radio Kit		Vertex5	Option	\$2,295.00	\$0.00
116	Motorola Two way Radio Kit		MotorolaR	Option	\$4,395.00	\$0.00
117	Mobile Radio Transceiver mounting bracket and cover	1		Option	\$120.00	\$120.00
118	SetCom Wireless or wired specify Motorcycle harness only		SetCom	Option	\$1,745.00	\$0.00
119	SetCom Wireless or wired specify Headsets (Helmet kit )			Option	\$1,100.00	\$0.00
120	PVP Wireless (Helmet kit not included) Motorcycle Harness		PVP	Option	\$1,230.00	\$0.00
121	PVP Wireless (Helmet kit ) or wired			Option	\$1,700.00	\$0.00
122	Preinstalled Wired or Wireless PTT/PA cables only (quoted)			Option	\$600.00	\$0.00
123	Stealth Police radio Speaker kit inside fairing with on/off			Option	\$92.00	\$0.00
124	Kustom Signals Pro Laser 4		LPRVC	Option	\$3,395.00	\$0.00
125	Stalker Lidar LR			Option	\$3,850.00	\$0.00
126	Laser Technology LTI Truespeed 5 Binocular		LTi20-20	Option	\$1,895.00	\$0.00
127	Laser Technology LTI Truespeed 20/20 Laser gun			Option	\$2,295.00	\$0.00
128	True View Mirrors set		TVMSET	Option	\$29.95	\$0.00
129	CB Radio Kit built in (escort duty)		CBRKIT	Option	\$1,113.00	\$0.00
					<b>Sub Total</b>	<b>\$645.00</b>
<b>SERVICE PERFORMANCE</b>						
130	5000 miles a year service contract		5K	Option		\$0.00
131	10000 miles a year service contract		10K	Option		\$0.00
132	15000 miles a year service contract		15K	Option		\$0.00
133	20000 miles a year service contract		20K	Option		\$0.00
134	25000 miles a year service contract		25K	Option		\$0.00

	Description	Qty	Part Number	Option or	LE Price	Extension
135	30000 miles a year service contract		30K	Option		\$0.00
136	Oil Dipstick secure device		2874825	Option		\$0.00
				<b>Base</b>		
137	Stage One performance exhaust		2878037	Option	\$699.00	\$0.00
138	Power Commander with Dyno Tune			Option	\$379.00	\$0.00
139	Stage Two Cam Kit			Option	\$1,899.00	\$0.00
140	Big Mouth exhaust tips			Option	\$299.00	\$0.00
141	114 Cubic inch Interceptor Kit			Option	\$1,695.00	
142	Victoria PD Pursuit pipes			Option	\$75.00	\$0.00
					<b>Sub Total</b>	<b>\$0.00</b>
	<b>MISC.</b>					
143	Digital Switch and controller			Option	\$380.00	\$0.00
144	Digital switch housing			Option	\$75.00	\$0.00
145	Handle bar switches			Base	\$278.00	\$0.00
146	Handle bar brackets for switches (powder coat)			Base	\$225.00	\$0.00
147	Cruise/radio switch brackets (powder coat)			Base	\$28.00	\$0.00
148	Police harness			Base	\$250.00	\$0.00
149	Dash LED's Emergency lights on/head;light off/Top Box hot			Base	\$70.00	\$0.00
150	Hardware mounting package			Base	\$125.00	\$0.00
151	Victory commander Series Bike covers		2850010	Option	\$160.00	\$0.00
152	Printek printer			Option		\$0.00
153	Chrome bracket Kit (Chrome emergency light brackets)			Option	\$550.00	\$0.00
154	Misc Brackets (kick stand, Brakeline)			Base	\$35.00	\$0.00
155	Commander I Side car Black			Option	\$8,600.00	\$0.00
156	Sidecar Cover			Option	\$189.00	\$0.00
157	Custom Paint to match		Quote	Option		\$0.00
					<b>Sub Total</b>	<b>\$0.00</b>
	<b>OFFICER</b>					
158	VPM Engine Badging ____ x ____ Police ____ Sheriff (Select)			Option	\$195.00	\$0.00
159	Custom Engine Badging ____ Police ____ Sheriff (Select)		Custom art	Option	\$195.00	\$0.00
160	VPM Hat			Option	\$19.99	\$0.00
161	VSM Hat			Option	\$19.99	\$0.00
162	VPM Dress Shirt Size _____			Option	\$45.99	\$0.00
163	VPM T-shirt Size _____			Option	\$19.99	\$0.00
164	Victory transistion Sunglasses		2860194	Option	\$59.99	\$0.00
165	Victory sunglasses with interchangeable lenses		2856702	Option	\$34.00	\$0.00
166	VPM Leather Jacket			Option	\$199.99	\$0.00
					<b>Sub Total</b>	<b>\$0.00</b>
	<b>TOTAL OF COMPLETE ORDER</b>					<b>\$28,217.00</b>

**Department Huntington Park California PD**

**Name Bid Response Sgt. Jesus Verdiell**

**Address 6550 Miles Ave. Huntington Park, CA 90255**

**Phone 213-440-4290**

**Signature**

**Date Bid due date 3/14/13**

## Warranty

### VICTORY Motorcycle Warranty Policy

#### Limited Warranty

VICTORY Motorcycle Division, Polaris Sales Inc., P.O. Box 47700, Hamel, Minnesota 55340-9960, gives a <sup>2</sup>~~ONE~~ YEAR LIMITED WARRANTY on all components of the VICTORY Motorcycle against defects in material or workmanship. This warranty covers the parts and labor charges for repair or replacement of defective parts which are covered by this warranty. This warranty begins on the date of purchase. This warranty is transferable to another consumer during the warranty period through a VICTORY Motorcycle dealer.

#### Registration

At the time of sale, the Warranty Registration Form must be completed by your dealer and submitted to VICTORY Motorcycle Division, Polaris Sales Inc. within ten days. Upon receipt of this registration, VICTORY Motorcycle Division, Polaris Sales Inc. will record the registration for warranty. No verification of registration will be sent to the purchaser as the copy of the Warranty Registration Form will be the warranty entitlement. If you have not signed the original registration and received the "customer copy", please contact your dealer immediately. NO WARRANTY COVERAGE WILL BE ALLOWED UNLESS YOUR VICTORY MOTORCYCLE IS REGISTERED WITH VICTORY MOTORCYCLES DIVISION OF POLARIS SALES INC.

Initial dealer preparation and set-up of your VICTORY Motorcycle is very important in ensuring trouble-free operation. Purchasing a motorcycle in the crate or without proper dealer set-up will void your warranty coverage.

#### Warranty Coverage and Exclusions:

##### Limitations of Warranties and Remedies

The warranty excludes any failures that are not caused by a defect in material or workmanship. This warranty does not cover accidental damage, normal wear and tear, abuse or improper handling. This warranty also does not cover any VICTORY Motorcycle that has been altered structurally, modified, neglected, improperly maintained, used for racing, or used for purposes other than for which it was manufactured, or for any damages which occur during trailer transit or as a result of unauthorized service or the use of unauthorized parts. In addition, this warranty does not cover physical damage to paint or finish, stress cracks, tearing or puncturing of upholstery material, corrosion, or defects in parts, components or VICTORY Motorcycle due to fire, explosions or any other cause beyond VICTORY Motorcycle Division, Polaris Sales Inc. control.

This warranty does not cover the use of unauthorized lubricants, chemicals, or fuels that are not compatible with the VICTORY Motorcycle.

The exclusive remedy for breach of this warranty shall be, at VICTORY Motorcycle Division, Polaris Sales Inc. exclusive option, repair or replacement of any defective materials, or components or products. THE REMEDIES SET FORTH IN THIS WARRANTY ARE THE ONLY REMEDIES AVAILABLE TO ANY PERSON FOR BREACH OF THIS WARRANTY. VICTORY MOTORCYCLES DIVISION OF POLARIS SALES INC. SHALL HAVE NO LIABILITY TO ANY PERSON FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES OF ANY DESCRIPTION, WHETHER ARISING OUT OF EXPRESS OR IMPLIED WARRANTY OR ANY OTHER CONTRACT, NEGLIGENCE, OR OTHER TORT OR OTHERWISE. THIS EXCLUSION OF CONSEQUENTIAL, INCIDENTAL, AND SPECIAL DAMAGES IS INDEPENDENT FROM AND SHALL SURVIVE ANY FINDING THAT THE EXCLUSIVE REMEDY FAILED OF ITS ESSENTIAL PURPOSE. Some states do not permit the exclusion or limitation of incidental or consequential damages or implied warranties, so the above limitations or exclusions may not apply to you if inconsistent with controlling state law.

##### Limitations of Warranties and Remedies

ALL IMPLIED WARRANTIES (INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) ARE LIMITED IN DURATION TO THE ABOVE ONE YEAR WARRANTY PERIOD. VICTORY MOTORCYCLES DIVISION OF POLARIS SALES INC. FURTHER DISCLAIMS ALL EXPRESS WARRANTIES NOT STATED IN THIS WARRANTY OTHER THAN EMISSIONS AND EXCISE WARRANTIES. Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you if inconsistent with controlling state law.

#### How To Obtain Warranty Service

If your VICTORY Motorcycle requires warranty service, you must take it to a VICTORY Motorcycle Servicing Dealer. When requesting warranty service you must present your copy of the Warranty Registration form to the dealer. (THE COST OF TRANSPORTATION TO AND FROM THE DEALER IS YOUR RESPONSIBILITY). VICTORY MOTORCYCLES division of Polaris Sales Inc. suggests that you use your original selling dealer; however, you may use any VICTORY Motorcycle Servicing Dealer to perform warranty service.

Please work with your dealer to resolve any warranty issues. Should your dealer require any additional assistance they will contact the appropriate person at VICTORY MOTORCYCLES division of Polaris Sales Inc.

This warranty also gives you specific legal rights, and you may also have other rights which vary from state to state.

If any of the above terms are void because of state or federal law, all other warranty terms will remain in effect.



## Service and Warranty

Victory Police Motorcycles offers a full five (5) year unlimited mile warranty on the Victory Police Motorcycles from date of delivery. The first year of the warranty must be performed at one of the many Victory dealerships available. This is to ensure that all regular maintenance is being performed and the Motorcycle is kept up to date.

After the expiration of the first year the agency may take the Motorcycle to a repair shop of its choosing for warranty repairs. All warranty repairs must receive prior approval before completing repairs by calling the 800 number for warranty repairs. All approved warranty claims will be reimbursed at seventy-five dollars (\$75.00) per authorized hour or prorated fraction thereof. The agency will be reimbursed the listed retail price of any parts authorized.

Agencies may perform their own maintenance/service work on the Motorcycles and it does not void the warranty provided all services are within requirements and documented. All maintenance records are to be maintained by the department for all maintenance/service work performed for the duration of the warranty period.

## WARRANTY TERMS AND CONDITIONS

### WARRANTY COVERAGE AND EXCLUSIONS

A one-year limited warranty exists against defects in material or workmanship as determined by Polaris Sales in its sole discretion for the following products: (Unless used as rental equipment) with an additional four-year warranty by Victory Police Motorcycles.

- Victory Motorcycles
- Polaris Accessories

### WEAR ITEMS NOT COVERED / EXCLUSIONS

In order to qualify for warranty, the product must have been properly set-up and tested by Victory Police Motorcycles or an authorized Polaris/Victory Dealer.

Failure of any dealer to perform the required vehicle Pre-Delivery Inspection, perform all applicable service bulletins, and failure to have the customer sign the PDI form or delivery form prior to delivery may void the warranty. Failure to provide proof of required periodic maintenance upon request may result in denial of warranty coverage. Use of the recommended Polaris products for lubrication and maintenance as directed by the Owner's Manual is highly recommended. Should a failure occur during the warranty period resulting from the use of non-recommended products, warranty coverage may be denied.

### ASSEMBLY REPLACEMENT GUIDELINES

Component assemblies should always be repaired instead of replaced, providing that parts are available to complete the job. An assembly should only be replaced if the cost to repair exceeds the cost to replace.

Examples of common rebuildable assemblies include shocks, seats, gear cases, transmissions, and short blocks.

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Warranty does not apply to parts exposed to friction surfaces, stresses, environmental conditions and/or contamination.

The following items are excluded from warranty consideration if the failure was due to wear or not the direct result of a defect:

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**Slide Rails Suspension components**  
**Clutches and components Drive Belts**  
**Steering components Hydraulic components**  
**Batteries Circuit Breakers/Fuses**  
**Light bulbs/Sealed beam lamps Electronic components**  
**Finished and unfinished surfaces Wheels**  
**Brake components**  
**Seat components Engine components**

Warranty applies to the product only and does not allow for coverage of personal loss. Some items are considered Consumable, meaning they are considered part of normal maintenance or part of completing an effective repair. The following items are excluded from coverage in the event of a warranty claim:

**Spark Plugs Lubricants such as oil, grease, etc.**  
**Filters Batteries (unless defective)**  
**Fuel Cosmetic damage / repair**  
**Sealants Coolants**  
**Hotel fees Meals**  
**Towing charges Shipping/ handling fees**  
**Mileage Product pick-up / delivery**  
**Rentals / Loss of product use Loss of vacation / personal time**

This warranty also excludes failures resulting from improper lubrication, improper engine timing, improper fuel, surface imperfections caused by external stress, heat, cold or contamination, operator error or abuse, improper component alignment, tension, adjustment or altitude compensation, failure due to snow, water, dirt or other foreign substance ingestion/contamination, improper maintenance, modified components, use of aftermarket components, unauthorized repairs, repairs made after the warranty period expires or by an unauthorized repair center; use of the product in competition or for commercial purposes, product which has been damaged by abuse, accident, fire, or any other casualty not determined to be a defect of materials or workmanship.

## **CLAIMS REQUIRING AUTHORIZATION DURING WARRANTY:**

### **GENERAL REQUIREMENTS (APPLIES TO ALL PRODUCT LINES)**

*Claims requiring a call to Polaris for authorization:*

- For all claims please refer to that product line's flat rate manual for authorization requirements on specific repairs.
- All cosmetic or concealed crate damage warranty claims require pre-authorization. See the Dealer Delivery Guidelines section of this manual for full details on how to complete this procedure.
- Parts found not to be defective after inspection, even those that are pre-authorized, will be returned to your dealership or Victory Police Motorcycles and the entire claim will be debited.

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### **SPECIFIC PRODUCT LINE REQUIREMENTS**

*Authorizations can be obtained via your dealership or Victory Police Motorcycles or phone 1-520-770-9500. Not all claims requiring authorization need to be called in, please read the below section carefully to understand when to call for authorization. Make sure to check the general requirements section above as they apply to all product lines.*

*There are times when pre-authorized parts are inspected and found not to be defective. There are also times when the failure did not happen as described during the authorization process. In any case when the parts are found not to be defective, the entire warranty claim will be debited.*

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## VICTORY

*For All Victory claims please refer to the Victory Flat Rate Manual for authorization requirements.*

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## VICTORY AUDIO COMPONENT WARRANTY

### REPAIRS ON COMPONENTS THAT ARE IN WARRANTY

The following audio system components require special consideration for warranty coverage.

- Module-Radio, Main Controller

Victory motorcycles warrants the above listed audio system components to be free from factory defects in material and workmanship for the period of one (1) year from the purchase date of the vehicle or dealer installed accessory item. Accessory items must be installed by an Authorized Victory dealer to be eligible for warranty. The warranty does not include failures caused by abuse, misuse, physical damage, improper installation or issues caused by aftermarket installed items.

The above listed audio system components are replaced by following the procedure listed below.

**NOTE:** Do not order a replacement component from Victory unless instructed by Victory Technical Service.

1 - During diagnosis your dealership should determine the root cause of the failure.

2 - If the root cause is one of the above listed audio system components enter a request for a replacement component through Ask Polaris.

3 - Under "Send Us Your Questions" click on "Service and Warranty Question" and then on "Vehicle Repair Question" and fill out the requested information.

### ASK POLARIS CASE REQUIREMENTS

- Vehicle Identification Number, mileage and hours

- Part Number of Component

- Serial Number of Component

- Software and hardware version installed in defective component

- Software and hardware version of base radio in vehicle (The Service Manual provides instructions on locating software and hardware information from the radio display)

- Purchase Date of the Vehicle or Accessory Item (Proof of Purchase required)

- Reported Issue

4 - Victory Technical Service will arrange for a new replacement audio component to be shipped to your dealership at no charge by our vendor.

5 - Upon arrival and installation of new component your dealership will be responsible for return shipment of the defective component to our vendor within 30 days.

6 - Ship the defective component back to RSI via UPS ground using following address: **NOTE:** Write the RA number assigned by Radio Sound on the outside of the box and include the packing slip that was enclosed with the float unit.

**Radio Sound, Inc.**

**1713 Cobalt Drive**

**Louisville, KY 40299**

7 - Once return shipment is complete you can add the cost of return shipping (UPS ground) to the original Ask Polaris case. You must also add the tracking number to the original Ask Polaris case.

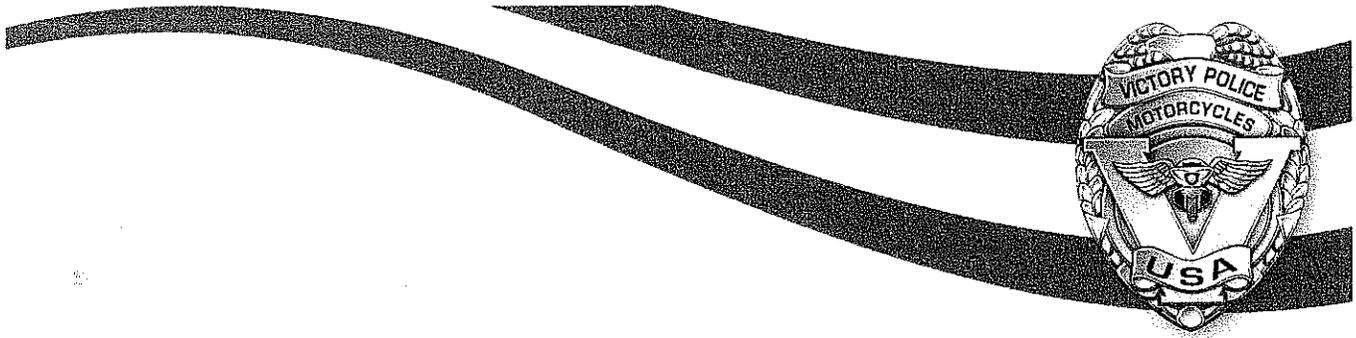
8 - Once Victory receives this information we will authorize warranty payment for return shipping and labor.

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Victory will not warrant the cost of components ordered from Victory parts stock without prior Victory Technical Service authorization.

Warranted parts are to be returned to RSI within 30 days. Any of the above mentioned components that are not returned within 30 days, or found to be working parts being returned due to a misdiagnosis will be charged back to the dealer's parts account to cover replenishment costs.

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All other audio system hardware such as switches, harnesses, antennas, headsets etc. would be handled under normal warranty terms of 12 months from date of purchase.

#### **REPAIRS ON COMPONENTS THAT ARE OUT OF WARRANTY**

Dealers or consumers can contact Radio Sound's Customer Service Department directly via telephone, fax or e-mail when repairing components that are out of the warranty period. Radio Sound will issue a return authorization number at that time. Radio Sound can be contacted at:

Phone Number: (502) 267-6768 Ext. 310

Toll Free: (800) 367-4506

Fax: (502) 267-6794

Hours: 9:00 AM to 6:00 PM Eastern Standard Time (Monday through Friday)

Radio Sound will need the following information to process a request:

- Dealer Number
- Vehicle Identification Number
- Mileage
- Part Number of Component
- Serial Number of Component

There are several options for the repair of the item depending on its condition:

**EXCHANGE:** Items in good physical condition are swapped for a similar remanufactured unit the same day they are received.

**R&R (REPAIR AND RETURN):** Items with more physical wear or for a customer who request their original unit.

The original item is repaired and returned to the current owner. R&R items will be shipped out 2 weeks from the date received.

**ESTIMATE:** Items with serious physical damage or extreme wear. The dealership is contacted with repair costs after RSI has the opportunity to examine the item and provide an estimate. Estimate items will be shipped out no later than 2 weeks from the date the estimate is accepted. All monetary cost associated with repairs out of warranty are the responsibility of the owner / dealer contacting Radio Sound.

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#### **HOW TO OBTAIN SERVICE ON EXPORTED VEHICLES**

##### **In the Country where the vehicle was purchased:**

An authorized Polaris dealer must complete all warranty or Service Bulletin repairs. If a consumer moves or is traveling within the country where the vehicle was purchased, Warranty or Service Bulletin repairs may be obtained from any authorized Polaris/Victory dealer who sells the same line as the subject vehicle.

##### **Outside the Country where the vehicle was purchased:**

If a consumer is traveling temporarily outside the country where the vehicle was purchased, the consumer may take the vehicle to any authorized Polaris dealer. The consumer must show the dealer photo identification from the country of the selling dealer's authorized location as proof of residence. Upon residence verification, the servicing dealer will be authorized to perform the warranty repair.

The following steps outline how a dealer can claim a warranty repair made for a consumer that lives, or once lived, in a country other than the country in which they are attempting to obtain warranty service (i.e., a consumer residing in Canada and vacationing the United States).

1. Dealer must view and photocopy the consumer's photo ID showing residence in selling dealer's country (i.e. Consumer purchased unit in Canada but is vacationing in the United States – ID must indicate Canadian address).
2. Dealer will enter the serial number of the vehicle in "Unit Inquiry" on the dealer web site to verify owner name and warranty period.
3. Dealer will follow regular warranty guidelines when determining warranty repair eligibility.
4. Dealer will enter and save warranty claim on the dealer web site.
5. Dealer will print and fax warranty claim and copy of consumer's photo ID to the Polaris Warranty Department at 763-847-8294 (dealer will be unable to submit warranty claim to Polaris, but will be able to enter and save the warranty claim).
6. The Polaris Warranty Department will finish processing the warranty claim and dealer will receive credit via the dealer web site using the claim number created by the dealer.

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## **BATTERY WARRANTY TERMS**

A defective battery can be claimed under warranty as a Whole good Stock claim (WS) for unsold in stock vehicles, or as a Standard claim (ST) on sold vehicles within the normal warranty period.

A battery purchased as a service part that is installed on a vehicle or sold to a consumer receives a 30 day warranty. A defective battery sold over the counter should be claimed as a Parts Stock (PS) warranty claim.

The original customer purchase receipt must be retained by the claiming dealer.

A defective battery is defined as:

- A battery not holding charge
- A battery which will not accept a charge
- A battery with an open circuit

All suspect Polaris batteries under factory warranty are required to be tested using the Polaris Power sports Battery Conductance Analyzer - PU-50296. After testing the battery, the tester will produce a printout with the current state of the battery. When a defective battery is found this printout must be attached to the repair order

/ return document as it has an authorization number that must be used when filing all battery warranty claims.

When a discharged battery is found, follow the charging direction from the battery tester printout.

**Batteries will not be considered for warranty during the second year of a Bumper to Bumper Warranty.**

**NO warranty credit will be given on frozen, dropped/abused batteries.**

*To claim a PS warranty for a defective battery, please review the Consumer Part, Clothing and Accessory Return policy under GENERAL DEALER OPERATIONS > SERVICE AND WARRANTY RETENTION RECORDS > Consumer Part, Clothing and Accessory Returns of this manual.*

## **COVERAGE**

### **CUSTOMER TERMS AND EXCLUSIONS**

2<sup>nd</sup>-5<sup>th</sup> year coverage applies to engine failures due to defects in materials and workmanship as determined by Victory Police Motorcycles and genuine Warranty in its/their sole discretion. Coverage automatically begins upon expiration of the original factory warranty with no additional paperwork required.

Tampering with the odometer shall void all warranties/service contracts.  
No extensions to coverage under this engine service contract can be given.

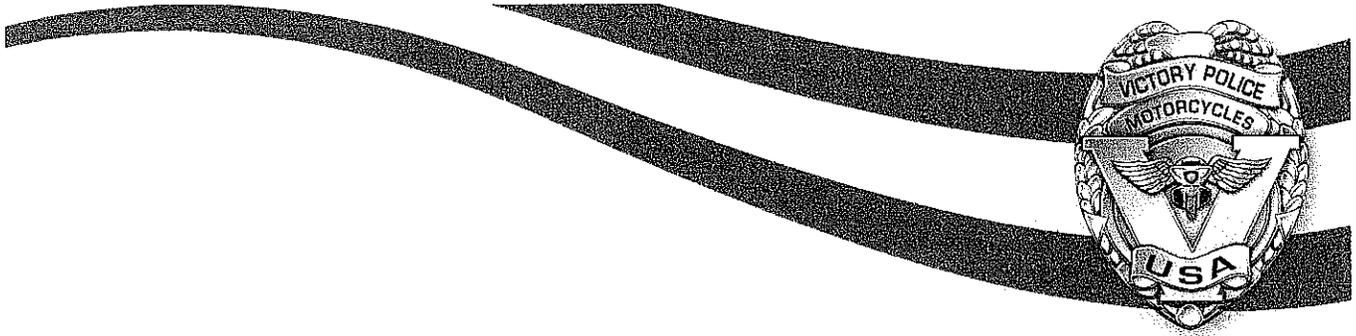
A list of items excluded from coverage includes, but is not limited to:

- Damage due to accident, fire, explosion, theft, or other causes beyond Victory Police Motorcycles/Polaris' control.
- Damage caused by the failure of other components of the Motorcycle.
- Failures caused by improper fuel or oil.
- Piston seizures unless caused by a defective engine component.
- Failures caused due to improper adjustments, including, but not limited to: carburetor jetting and clutching.
- Failure due to unauthorized service.
- Failures due to lack of service as required in the owner's manual or Polaris updates and Service Bulletins.

This includes off season storage as listed in the owner's manual.

- Failure due to use of unauthorized parts, aftermarket parts or modifications of any kind.
- Repairs made without pre-authorization from Polaris.
- "Wear Items not covered / Exclusions" section of the manual applies here.

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### **LIMITED PARTS WARRANTY**

- All victory Police Motorcycles/Polaris replacement parts carry a 30 day limited warranty. This warranty begins on the day the customer purchases the part from your dealership. The dealer must retain a copy of the consumers receipt for proof of purchase date. This receipt should be sent to victory Police Motorcycles/Polaris with the warranty paperwork for each Polaris warranty request. It is a requirement to attach the original receipt to the work order and warranty copy and keep it on file at your dealership.
- All items on parts stock and clothing claims will be recalled.
- No labor or freight, with the exception of parts too large or heavy for UPS, will be paid on part stock claims. All other parts are shipped freight prepaid.
- Parts return status on a warranty claim is not accurate until Polaris Sales Inc. has assigned an invoice number for that claim.
- It is a requirement to attach the original receipt to the work.

For more information please contact:

**Victory Police Motorcycles**

1102 N Anita Ave

Tucson, Arizona 85705

520-770-9500

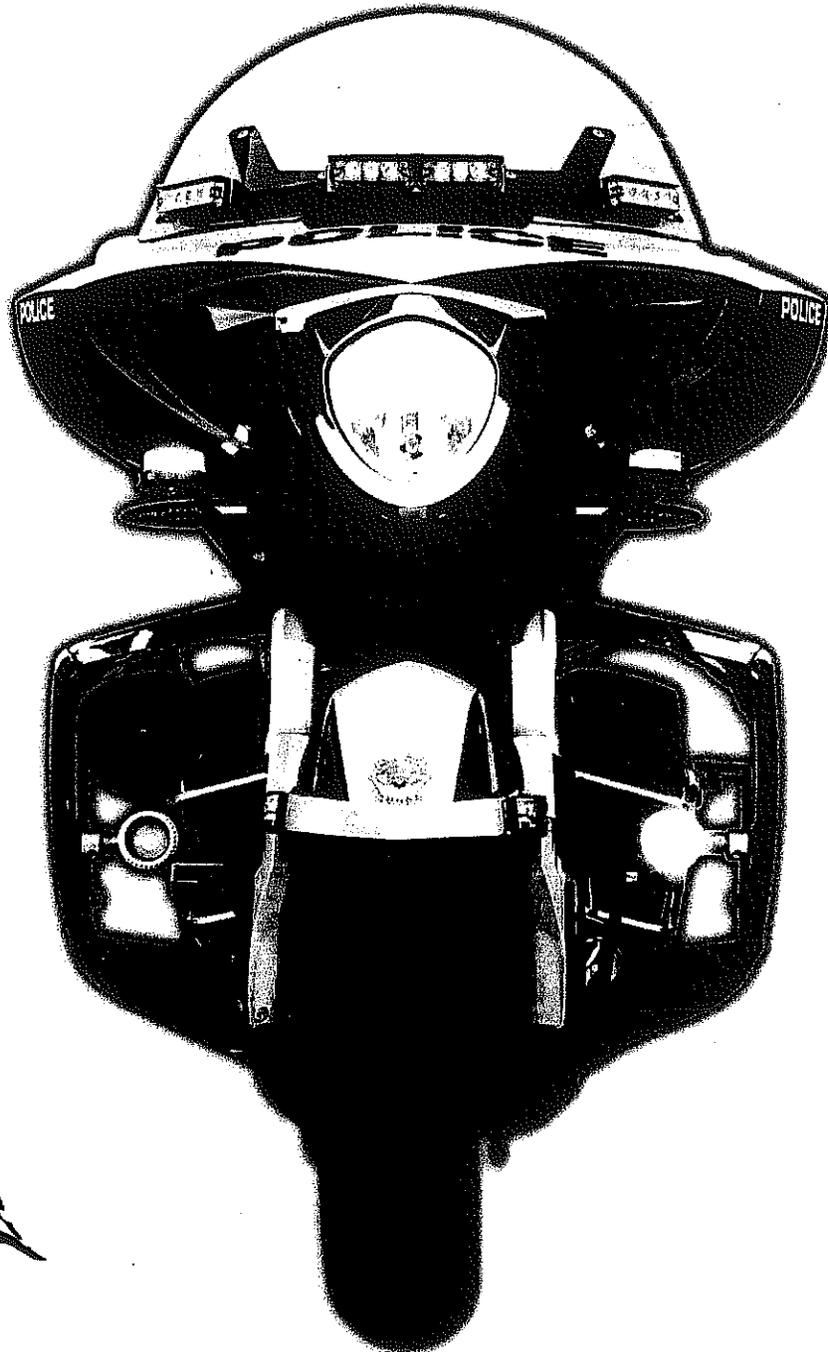
Sales@victorypolicemotorcycles.com

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# VICTORY POLICE MOTORCYCLES

*Where Enhancing Officer  
Safety is Priority ONE!*

*If riding a Victory is work,  
bring on the overtime!*



**Made in the USA**



**Victory Police Motorcycles**  
1106 N. Anita Ave., Tucson, AZ 85705

sales@victorypolicemotorcycles.com  
www.VictoryPoliceMotorcycles.com

(520) 770-9500  
FAX: (520) 382-6349

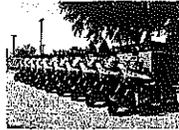
## Victory Police Motorcycles Testimonials...



Initially my third day on the bike has been nothing short of cooler then cool. I can't tell you how many people are stopping me and asking about the bike. Thanks a ton. Initially my third day on the bike has been nothing short of cooler then cool. I can't tell you how many people are stopping me and asking about the bike. Most of them say, "Hey that's a Victory." So that tells me most of them know what a cool bike it is from the get go. Tim and I were riding next to each other today and while we were stopped at a red light he had a lady on his right asking about the bike and I had a guy on the left asking me. What a ball this has been already. GO VICTORY!! See you in five years when I can join the team.

**Sgt. Paul Kelly**

Warren Police Department, Michigan



I thought I'd drop you a quick note and tell you how the bikes are holding up so far. I guess I can best do this with a story. I was out and about today and was asked about the Victory. This happens quite a bit. He asked how they compare to the Harley-Davidsons we had. This is a common question. But this time, instead of saying that our Victory bikes are superior to the Road Kings in almost every category (from performance to dependability and officer safety) I just told him that when it came time to buy my own bike with my own money, the choice was easy... Victory all the way! I could see the recognition in his eyes as he slowly nodded his head and thought about that.

The bikes, indeed, are doing great! They're holding up nicely to the torture we're putting them through...and I have no reason to doubt they'll continue to serve well. It's always nerve-wrecking when you make a big, multi-bike purchase of a new-to-us brand; but when you have a great product, backed by an equally great warranty, and see the bikes staying strong over time, well that just makes you happy you made your choice and confident in it going forward (literally and figuratively).

**Blake Lockhart**

Tyler Police Department, Texas



Wanted to drop you guys a line since it's been about 4 months since we took delivery of our Commander 1's and needless to say that I love this bike would be an understatement!

I have approximately 5000km on the bike now and have nothing but praise for the product you guys are producing! We have had an amazing summer with temps running in 80-90's almost every day and now that the fall weather is upon us the bike is comfortable also.

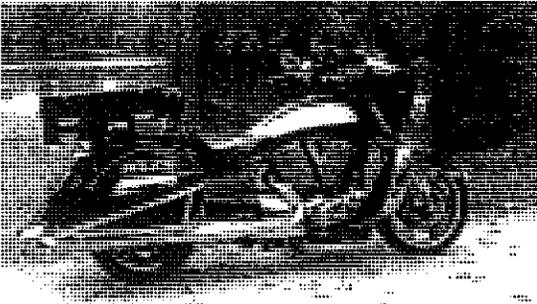
I have had some close calls with cars pulling out in front of me but the training we received from Kenny and Jay in Tucson in May has proven invaluable, to the point of saving me from some injuries, if not death.

The training also got us used to the "fame" that comes with riding Victory's. I am still blown away by how many people come up to us and comment and literally stare at the bikes and the conversation always turns into a sales pitch for Victory!

Keep up the great work and I can't wait to purchase my own Victory one day!!!!

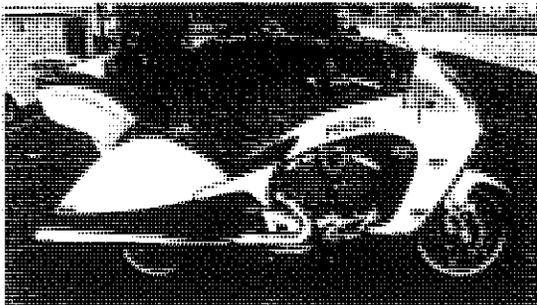
**Cst. Trevor Sparrow**

Leithbridge Regional Police Service, Canada



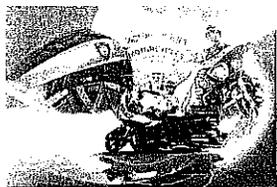
Victory Police Motorcycles are the "Ergonomics King" in the Police Motorcycle world resulting in reduced Officer fatigue, providing great back support and most importantly may extend an officers career due to the comfort and ergonomic layout of this Great New American Motorcycle. The Commander 1, based on the award-winning\* Victory Cross Country® platform, provides the ultimate performance and reliability in a fairing configuration.

\*Cruiser Magazine, 2010 Cruiser of the Year



The Victory Vision Police Motorcycle was launched at the request of our customers that cover large geographical areas requiring both officer comfort and built in protection from the elements. With its electronically adjustable windshield, heated seat and grips and lower air deflectors an Officer can adjust the Vision on the fly to fit the riding conditions of the moment. With our integrated tip over protection the Vision also provides officer protection as well as protection for the motorcycle. The protection from the elements on this full fixed fairing motorcycle is simply unmatched in the law enforcement industry especially for those departments covering large areas with minimal coverage for protection.

## About Victory Police Motorcycles...



As former motor officers, instructors and developers of the Victory Police Motorcycles, we had spent years on the Kawasaki KZ1000 and on the Harley Davidson Electra Glide. We were so impressed by the efforts of Victory Police Motorcycles and what they were developing I came on board with Nito Buckner and Mike Schultz, owner of Arizona Victory, and Victory Police Motorcycles has taken off.

Victory Police Motorcycles has spent the past four years dedicated to developing the best of the best. We gathered and analyzed thousands of survey results and combined those notes with years of hard work and experience to create the Commander series Police Motorcycle. It is the absolute Best Police Motorcycle on the market and best of all, it is American made!

Both models come standard with largest in class 106 cubic inch V Twin producing an industry leading 97 horsepower (4500 rpm) and best 119 ft./lbs. of torque (3200 rpm). Coupled with a 6 speed, true overdrive constant mesh transmission, right hand drive with carbon fiber reinforced drive belt. We stand alone at the front of the pack.

Victory Police Motorcycles provides a complete turn-key solution (bike is delivered with lights, siren, radio, crash bars, etc.) and is ready for duty on day of delivery. We have two production bikes, the Commander 1 is a fairing bike, and Commander II is a windshield bike.



The Victory Police Motorcycle was years in the making with tremendous input from the Law Enforcement Community and for that we are grateful. Victory Police Motorcycles began in 2007 by Nito Buckner with the help of current and Retired Tucson Motor Officer's and the assistance of Polaris and their contribution.

These Motor Officers have a combined 60 years of Motor Officer experience not only as Motor Officers but two of them were also instructors for the Tucson Police Department. After countless hours of testing and track time, both Kenny Vaughan and Bobby Garcia instantly became enamored with the handling, performance and reliability of this great American Motorcycle. Officers approached Mike Schultz and inquired as to why Victory had never offered a Police Motorcycle. They talked about the possibility and its design but did nothing more at the time than dream of the ultimate Police Motorcycle.

Early in 2007, the Tucson Law Enforcement Cycle Fest and Swap meet was held in downtown Tucson. TPD set up the Police Motorcycle riding course, so the public could watch the riding skills of Tucson's finest. Mike offered up four New Victory's for the officers to ride against the Kawasaki 1000's and Harley Davidson Electra Glide, and the Officers were impressed as to how maneuverable the bikes were through the course. What impressed them most was that after almost seven hours of non-stop riding through the course, Mike

and his gong simply mounted the Victory's and rode them home, proving Victory's trademark of rugged reliability. The Tucson Officers, Nito and Mike again discussed the idea of a Victory Police Motorcycle and started to look at the various models Victory had to offer.

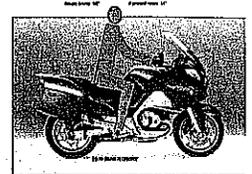
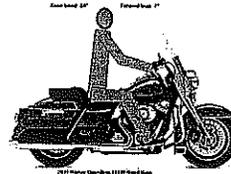
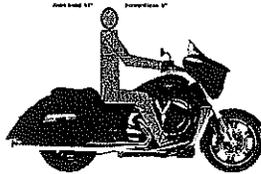
That same year, Tucson Police Department purchased their fleet of Harley Davidson Motorcycles and quickly started to discover flaws in the motorcycle that were occurring as a result of the aggressive riding nature of the Motor Officer and some model changes of the Harley. The Officers realized that these limitations were interfering with the way they conducted their everyday assignments and caused concern among them. Nito, several TPD Officers and Mike got together again and committed their time and money into building a Police Motorcycle. Nito's goal was to build a motorcycle that was fast, dependable and agile, which made the officer forget about the negative side of the job. Mike as usual took the idea as another great challenge to be conquered and offered his assistance.

In late 2007, Mike contacted Victory and inquired as to the possibility of entering the Police Motorcycle business with the Victory Kingpin motorcycle. Victory promptly provided Arizona Victory with a new Victory Kingpin in which to convert for Police use.



## Ergonomics Comparison

Victory paid very close attention to the human ergonomics in developing its motorcycles focusing on rider comfort and safety as key benchmarks in its design. Note the seat positions, riding posture, leg position and arm stretch/position as it equates to rider comfort, which should translate into extended careers, officer safety, and most importantly less fatigue at the end of a shift. All controls are ergonomically positioned. The simplicity in police controls were a major focus in development.



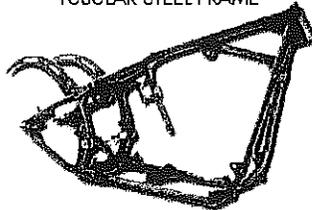
## Advanced Law Enforcement Technology

Victory Police Motorcycles brings the latest in technology to the Police Motorcycle world with such things as our CORE technology cast Aluminum frame providing more positive response. The Commander Series is not just another name or color; it is a completely new motorcycle based on the latest advancements and eliminating the common problem of frame cracks/breakage found on the steel frame Motorcycles. Coupled with our exclusive steel Skid plate offering unparalleled Motorcycle and Officer protection and its tactical valve capable of stopping most firearm rounds affording even greater protection.

### VICTORY CORE® CAST ALUMINUM FRAME



### HARLEY-DAVIDSON TUBULAR STEEL FRAME



## VPM Exclusive Features

In addition to the benefits of the Victory CORE® technology, we have developed these innovative and VPM features.

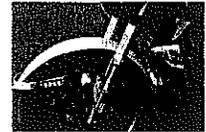
**VPM ALLEY LIGHTING:** Enables the activation of discretely mounted side lighting on the front fender to provide 180 degrees of illuminated lighting.

**VPM SNEAK MODE:** Enables the temporary dimming of the front and rear lights thereby enhancing officer safety when responding in poorly lit areas.

**VPM DIRECTIONAL ARROWS:** VPM offers the industry exclusive Tail/Brake/Turn/Directional tail light set up, with Motor officers working traffic why not let the Motor Cycle assist or even perform certain functions increasing Officer safety!

Industry BEST rear lighting package resulting in additional Officer Safety.

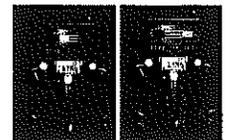
### ALLEY LIGHTING



### SNEAK MODE

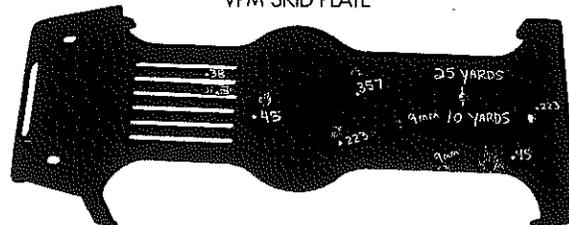


### DIRECTIONAL ARROWS



Victory Police Motorcycles are the ONLY law enforcement motorcycle that offer undercarriage skid plates for protecting your departments' investment and even offers a tactical benefit in its ability to offer the officer protection in the event they come under fire. As you can see in the photo, the skid plate stops most handguns with ease.

### VPM SKID PLATE



## THE VPM COMMANDER SERIES: Performance Specialists

<b>Power Plant:</b> Largest and produces the most torque... Exactly what officers want	<ul style="list-style-type: none"> <li>• 106 cubic inch [1731 cc]</li> <li>• Overhead camshafts</li> <li>• Single drain point</li> </ul>
<b>Transmission:</b> Exclusive positive neutral and ghost heel shifter	<ul style="list-style-type: none"> <li>• 6 speed overdrive</li> <li>• Constant mesh drive</li> <li>• Multi-plate wet clutch</li> </ul>
<b>Frame:</b> Gone are the steel tube frames of yesteryear... this is all new Victory CORE technology	<ul style="list-style-type: none"> <li>• Cast aluminum</li> <li>• Motor is stressed member of frame</li> <li>• Air box integrated into frame</li> </ul>
<b>Seat Height:</b> Lowest in the Industry	<ul style="list-style-type: none"> <li>• 26.25"</li> <li>• 25.00" with optional seat</li> </ul>
<b>Suspension:</b> Suspension travel unmatched in the police motorcycle line offering the best ride and control	<ul style="list-style-type: none"> <li>• 43mm inverted fork front suspension</li> <li>• Patented rear mono-shock</li> <li>• Industry-leading travel:</li> <li>• Front = 5.1" Rear = 4.7"</li> </ul>
<b>Storage:</b> Largest saddlebags in the industry 33% more usable top box space than Whelen 25% more saddlebag storage than even Harley Davidson	<ul style="list-style-type: none"> <li>• Lowest top-box height in the Industry</li> <li>• One-hand, push-button operation</li> <li>• Integrated crash protection bars</li> </ul>
<b>Warranty:</b> Industry Exclusive	<ul style="list-style-type: none"> <li>• 5-year standard on every motorcycle</li> </ul>

## LOWEST TOTAL COST OF OWNERSHIP

At Victory Police Motorcycles, we know that budget certainly allows you to provide more services with the same budget. With the industry leading maintenance and warranty programs that cover from one to five years, you can have budget certainty along with the highest performance, most reliable motorcycle in the industry.

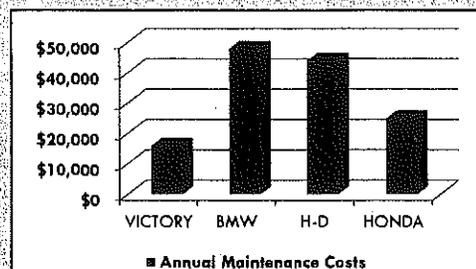
### Case Study: Routine Maintenance Costs

Fleet Size: 10 Motorcycles

Annual Mileage: 4,000

Operating Years: 5

\*Victory without the maintenance program is still 61% & 35% lower than H-D and Honda respectively.



**Victory Police Motorcycles**  
1106 N. Anita Ave., Tucson, AZ 85705

sales@victorypolicemotorcycles.com  
www.VictoryPoliceMotorcycles.com

(520) 770-9500  
FAX: (520) 382-6349



# VICTORY POLICE MOTORCYCLES

Where Enhancing Officer Safety is Priority ONE!



If riding a Victory is work, bring on the overtime!

## POLICE/SHERIFF'S/ OTHER DEPARTMENTS



APACHE JUNCTION, ARIZONA



ARIZONA RANGERS



COLLEDGEGALE, TENNESSEE



DENTON, TEXAS



FORNEY, TEXAS



GUELPH, ONTARIO CANADA



HARRIS COUNTY, TEXAS



LEES SUMMIT, MISSOURI



LENEXA, KANSAS



LETHBRIDGE, CANADA



MARANA, ARIZONA



MOUNTAIN BROOK, ALABAMA



MYRTLE BEACH, SOUTH CAROLINA



PLANT CITY, FLORIDA



PASADENA, TEXAS



PEACHTREE CITY, GEORGIA



PEARL, MISSISSIPPI



REDMOND, OREGON



SEATTLE, WASHINGTON



TOMBALL, TEXAS



TYLER, TEXAS



UNIVERSITY OF IOWA



VICTORIA B.C., CANADA



WARREN, MICHIGAN



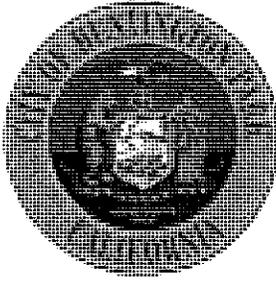
WEBB COUNTY, TEXAS



WINDSOR, ONTARIO CANADA



WOODSTOCK, GEORGIA



# CITY OF HUNTINGTON PARK

Police Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **FIRST READING ADDING CHAPTER 20 AND AMENDING CHAPTER 8 OF TITLE 4 OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO THE REGULATION OF FIREWORKS**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Approve the First Reading of the proposed ordinance adding chapter 20 and amending chapter 8 of Title 4 of the Huntington Park Municipal Code.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of this ordinance is to provide a procedure for the discharge of safe and sane fireworks as classified by the State Fire Marshal. The City desires to set out the violations for the possession, use, or discharge of safe and sane fireworks outside of the allowed time period. The City has concluded, in compliance with the California Health & Safety Code, that dangerous fireworks should be prohibited from the City; and the City desires to set out the violations related to the use, possession, or discharge of dangerous fireworks.

In order to facilitate the above stated goals, the City desires to add chapter 20 and amend Huntington Park Municipal Code relating to the regulation of fireworks.

### **FISCAL IMPACT/FINANCING**

There is no fiscal impact.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As a means of combating the possession and discharge of dangerous fireworks and to regulate the use of safe and sane fireworks, in the City of Huntington Park, staff is

FIRST READING ADDING CHAPTER 20 AND AMENDING CHAPTER 8 OF TITLE 4  
OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO THE REGULATION  
OF FIREWORKS

May 6, 2013

Page 2 of 2

proposing the attached addition and amendments to the Huntington Park Municipal Code.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the recommended actions will have no impact on current City services.

**CONCLUSION**

The Mayor shall sign and the City Clerk shall certify passage and adoption of this Ordinance, and shall cause the same to be published and posted pursuant to the provisions of law in this regard, and this Ordinance shall take effect thirty (30) days after its final passage.

Respectfully submitted,

RENÉ BOBADILLA  
City Manager, P.E.

 LT. A. MARTINEZ Esq. J.C.  
JORGE CISNEROS  
Chief of Police

**ATTACHMENTS**

Attachment A: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, ADDING CHAPTER 20 AND AMENDING CHAPTER 8 OF TITLE 4 OF THE HUNTINGTON PARK MUNICIPAL CODE RELATING TO THE REGULATION OF FIREWORKS

# ATTACHMENT "A"



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fireworks that have been altered in such a manner as to provide said fireworks with the qualities of dangerous fireworks as defined herein.

(c) "Permitted fireworks" are safe and sane fireworks, as defined by Section 12529 of the Health and Safety Code of the State of California.

**4-20.02 Dangerous fireworks – prohibited.**

Except as otherwise provided by law or as part of a fireworks show permitted by the City, it is unlawful for any person to sell, possess, keep, store, use, or discharge or permit another to sell, possess, keep, store, use or discharge, any dangerous fireworks within the City at any time.

Any person(s) found in possession of dangerous fireworks in violation of this section may have the dangerous fireworks confiscated by any law enforcement officer, Fire Department employee or code enforcement officer . Such confiscation shall be immediately reported to the City and the dangerous fireworks will be transported to the nearest Fire Department within a reasonable amount of time for proper disposal.

Anyone that violates this section may be subject to the civil fines as set forth in this Chapter.

**4-20.03 Permitted fireworks – time of discharge.**

Permitted fireworks may be discharge within the City only on the 4<sup>th</sup> of July between the hours of 10:00 a.m. and 10:00 p.m. unless the City has issued a permit allowing fireworks discharge outside of this timeframe.

The lawful discharge of permitted fireworks pursuant to this Chapter shall not be considered a violation of the noise restrictions

1 in the Code.

2 **4-20.04 Additional restrictions on discharge of permitted**  
3 **fireworks.**

4 In addition to the discharge time restrictions in section 4-20.03  
5 above, the following restrictions apply to permitted fireworks:

6 (a) No minor, defined as an individual under eighteen (18)  
7 years old, shall possess, fire, set off, discharge or use any permitted  
8 fireworks, unless the minor is under the supervision of a person  
9 over twenty-one (21) years old that is physically present at the time  
10 and place of discharge.

11 (b) No person shall give, transfer, distribute to, or permit the  
12 possession of any permitted fireworks by any minor under eighteen  
13 (18) years old, except for the purpose of then discharging, firing or  
14 using such permitted fireworks under the immediate supervision of  
15 a person over twenty-one (21) years old that is physically present  
16 at the time and place of discharge. It is unlawful to sell permitted  
17 fireworks to a minor.

18 (c) Any minor under eighteen (18) years old in the possession  
19 of permitted fireworks who is not under the direct supervision of a  
20 person over twenty-one (21) years old, then and there physically  
21 present, may have such permitted fireworks confiscated by any law  
22 enforcement officer, Fire Department employee or code  
23 enforcement officer. Such confiscation shall be immediately  
24 reported to the City and the permitted fireworks confiscated shall  
25 be delivered to the Fire Department within a reasonable time  
26 thereafter.

27 (d) Except as otherwise permitted by the City as part of a  
28 fireworks show, no person shall fire, set off, discharge or use any

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permitted fireworks on any property owned or controlled by the City. Additionally, no person shall possess any permitted fireworks within any park, playground, swimming pool, athletic field, accessory structure, or any other area owned or controlled by the City and devoted to active or passive recreation or any area within the Civic Center.

(e) Notwithstanding the provisions of this Chapter, it is unlawful for any person to discharge at any time any permitted fireworks that have been physically altered from their original, manufactured state.

(f) It shall be unlawful for any person to ignite, explode, project, or otherwise fire or use, or permit the ignition, explosion, or projection of, any permitted fireworks upon, over, or onto the property of another, or to ignite, explode, project, or otherwise fire or make use of any permitted fireworks within ten (10') feet of any residence, dwelling, or other structure.

**4-20.05 Enforcement – issuance of administrative citation.**

(a) Any law enforcement officer, Fire Department employee or code enforcement officer may issue an administrative citation pursuant to Chapter 5 of Title 1 of this Code, as permitted by Government Code Section 53069.4, imposing administrative fines as described in this Chapter for any violation of this Chapter.

(b) The issue of an administrative citation pursuant to Chapter 5 of Title 1 of this Code does not limit the City's discretion to utilize any other remedy, civil or criminal, to redress any violation of this Chapter.

1                   **4-20.06 Enforcement – additional provisions for dangerous**  
2                   **fireworks.**

3                   (a)     For violations pertaining to dangerous fireworks, the  
4                   imposition of administrative fines and penalties and/or the seizure  
5                   of dangerous fireworks is limited to persons who possess twenty-  
6                   five (25) pounds or less of dangerous fireworks.

7                   (b)     Administrative fines and penalties collected pursuant to this  
8                   Chapter for violations pertaining to dangerous fireworks shall not  
9                   be subject to the provisions of California Health and Safety Code  
10                  Section 12706, and shall be allocated in compliance with  
11                  California Health and Safety Code Section 12557, which requires  
12                  the City to reimburse the State Fire Marshal for costs associated  
13                  with the disposal of seized dangerous fireworks. Unless and until  
14                  regulations governing such reimbursement have been adopted by  
15                  the State Fire Marshal and are effective in the State of California,  
16                  the City shall hold in trust Two Hundred Fifty Dollars (\$250.00) or  
17                  25%, whichever is greater, from each administrative fine and  
18                  penalty collected pursuant to this Section, for purposes of  
19                  reimbursing the State Fire Marshal for costs associated with the  
20                  transportation and disposal of seized dangerous fireworks.\_

21                  **4-20.07 Administrative fines – permitted fireworks.**

22                  (a)     Anyone found in violation of this Chapter as it relates to  
23                  permitted fireworks, is subject to an administrative fine as  
24                  established by a schedule of fines set by the City Council by  
25                  resolution. This schedule of fines will be specifically for  
26                  violations of this Chapter as it relates to permitted fireworks and is  
27                  thus separate from the general schedule of fines established by the  
28                  City Council pursuant to section 1-5.05, as well as separate from

1 the schedule of fines established for violations relating to  
2 dangerous fireworks.

3 (b) The payment of such fine(s) shall not excuse the violator  
4 from complying with the provisions of the Code.

5 **4-20.08 Administrative fines – dangerous fireworks.**

6 (a) Anyone found in violation of this Chapter as it relates to  
7 dangerous fireworks, is subject to an administrative fine as  
8 established by a schedule of fines set by the City Council by  
9 resolution. This schedule of fines will be specifically for  
10 violations of this Chapter as it relates to dangerous fireworks and is  
11 thus separate from the general schedule of fines established by the  
12 City Council pursuant to section 1-5.05, as well as separate from  
13 the schedule of fines established for violations relating to permitted  
14 fireworks.

15 (b) The payment of such fine(s) shall not excuse the violator  
16 from complying with the provisions of the Code.

17 **SECTION 2.** If any section, subsection, subdivision, paragraph, sentence, clause, phrase or  
18 portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by any court of  
19 competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining  
20 portions of this Ordinance. The City Council hereby declares that it would have adopted this  
21 Ordinance and each section, subsection, subdivision, paragraph, sentence, clause, phrase and  
22 portion of this Ordinance irrespective of the fact that one or more sections, subsections,  
23 subdivisions, paragraphs, sentences, clauses, phrases or portions thereof may be declared invalid  
24 or unconstitutional. To this end, the provisions of this Ordinance are declared severable.

25 ///  
26 ///  
27 ///  
28 ///

1 **SECTION 3.** This Ordinance shall become effective thirty (30) days after its passage and  
2 adoption. Within fifteen (15) days of the date of adoption of this Ordinance, the City Clerk shall  
3 post a copy of said Ordinance in places designated for such posting and shall certify to the same.  
4 The City Clerk shall certify the passage of this Ordinance and shall cause the same to be published  
5 as required by law.

6  
7 PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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\_\_\_\_\_  
Mario Gomez, Mayor

11 ATTEST:

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13 \_\_\_\_\_  
Rocio Martinez, Acting City Clerk

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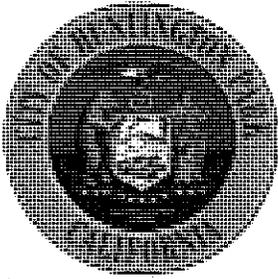
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# CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

## **WELL NO. 17 HIGH NITRATE CONCENTRATION**

### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Receive and file the report by City staff regarding the high nitrate concentration at Well No. 17.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Well No. 17 is the City's northernmost water well located at the southeast corner of Miles Avenue and Slauson Avenue, adjacent to Huntington Park High School. It is one of the City's older wells originally drilled in 1939 and, with few exceptions, records indicate it has been a reliable water source without water quality issues up until the 1990s.

In 2000, high levels of Carbon Tetrachloride (CTC) were detected and two 12-foot diameter granular activated carbon (GAC) filtration vessels were installed for treatment funded by a grant from the Water Replenishment District (WRD). The California Department of Public Health (CDPH) approved the installation and the well was returned to service in August 2001. However, due to the high cost of periodic replacement of the GAC media the well extraction flow rate was reduced to prolong the life of the GAC.

In 2009, the City received another grant from WRD to add two additional GAC treatment vessels in order to maximize the extraction flow rate of the well while maintaining an economical lifespan of the GAC media. The vessels were installed in August 2009 and the City applied for a permit amendment with CDPH for the new system configuration. During the permit amendment process, water quality tests identified a high nitrate

concentration and CDPH notified the City that Well No. 17 was to remain out of service until nitrate treatment was installed (Enclosure 1).

Due to limited funds, the City decided to take interim measures to keep the well out of service until funding for the nitrate treatment became available. The temporary operational measures that were implemented and continue include:

1. **GAC Non-operation Mode:** The four GAC treatment vessels contain several hundred thousand dollars of GAC media that requires periodic maintenance. Per manufacturer recommendations if the GAC is shutdown for a period of more than 48 hours the GAC needs to be backwashed monthly.
2. **Well Casing Maintenance:** The well casing develops bacteriological buildup if the well water remains stagnant in the casing.
3. **Well Equipment Maintenance:** The well electrical and mechanical equipment requires periodic exercise in order to maintain it in good working condition and to prevent moving components from ceasing due to corrosion and lack of operation.
4. **Title 22 Water Quality Sampling:** As a condition of the City's Domestic Water Supply Operating Permit the City is required to take monthly water quality samples and test them for nitrate and Title 22 pollutants which consist of a suite of 34 regulated organic compounds. This monthly sampling and testing is mandatory and the City may not stop doing so without being subject to an enforcement order from CDPH. The sampling continues to indicate that water from Well 17 exceeds allowable maximum contaminant limits (MCLs) for carbon tetrachloride (the compound removed by the GAC treatment) and that nitrate concentration averages about 80% of the allowable MCL. However, because the nitrate concentrations exceed the detection limits for purposes of reporting, CDPH believes there is a significant peaking potential that will cause the nitrate levels to exceed the MCL for nitrates and is requiring a program to address nitrate prior to allowing the well to be returned to service.

Therefore, the well must be operated periodically to prevent deterioration of the well components while it remains temporarily out of service. Lack of periodic operation will result in significant and expensive additional repairs when the well is returned to service following the installation of nitrate treatment systems. The waste water from the periodic operation is prohibited by CDPH from mixing with the water system and the well remains physically isolated from the water system. The waste water must be discharged to the storm drain system. Use of the waste water for other purposes requires approval by other state agencies and would require expensive transportation via tanker truck.

The City is currently in the process of closing out Project No. 10-005B-1 that consisted of the internal rehabilitation of the 4 million gallon East Reservoir for Well No. 17. Some punchlist items remained incomplete and prevented the closeout of the contract and final payment. On February 26, 2013, the City Engineer met with the contractor on site to verify the incomplete punchlist items. The contractor is in the process of scheduling the repairs and the reservoir remains empty to allow the repairs to be completed.

Therefore, the well has not been operated since February 26 and will not be operated until the repairs are completed.

### **FISCAL IMPACT/FINANCING**

There will be no impact to the General Fund as a result of this action. The operation and capital improvements for the water system are funded entirely from the Water Enterprise Fund.

The scope of the repairs and capital improvements required to the facilities at Well No. 17 that would reduce the nitrate concentration below the allowable threshold concentration have not yet been determined. Funding for the necessary engineering studies required to identify the required and most economical treatment system(s), obtain CPDH approval of the recommended treatment, complete the engineered contract documents, and construct the improvements is not available at this time. Funding for this project will be considered in the 2013-2014 Budget and staff will continue to identify grant opportunities for the project.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Public water systems supplying potable water are regulated under permit by the California Department of Public Health (CDPH) Division of Drinking Water and Environmental Management. The City's water system is permitted under System No. 1910049. The permit requires periodic testing and reporting of water quality in order to ensure the system's drinking water quality meets all the required rules and regulation and is safe for consumption.

Deficiencies such as the nitrate concentration at Well No. 17 are monitored closely by CDPH and the use of the water from deficient systems is strictly prohibited until a permit amendment is approved for any system modifications and/or improvements required to correct the problem. The necessary modifications and improvements can be implemented only after the approval of the permit amendment.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The water system continues to operate and provide an adequate water supply with Well No. 17 out of service. The system is currently drawing water supply solely from pumping using the remaining water wells and reservoirs. Water demand is currently being met with no imported water from the Metropolitan Water District (MWD) interconnection. The MWD interconnection remains fully functional and on standby as a secondary water source. Assuming no other facilities are required to be taken out of service, it is anticipated that the water system will continue to provide an adequate water supply up to and exceeding the City's adjudicated annual volume of water, 3,853 acre-feet.

**CONCLUSION**

This item is a receive and file report by City staff regarding the high nitrate concentration in the water extracted from Well No. 17 and the resulting California Department of Public Health (CDPH) imposed restrictions on the operation of the well as potable water source. Staff will provide updates to the City Council and community as information becomes available and as the City determines the course of action that will be taken to resolve the problem.

Respectfully submitted,

RENÉ BOBADILLA, P.E.  
City Manager

A handwritten signature in black ink, appearing to read 'JAMES A. ENRIQUEZ', is written over the printed name and title of the Director of Public Works / City Engineer.

JAMES A. ENRIQUEZ, P.E.  
Director of Public Works / City Engineer

Enclosure 1: Letters from California Department of Health Services

State of California—Health and Human Services Agency  
**Department of Health Services**



California  
 Department of  
 Health Services  
**SANDRA SHEWRY**  
 Director



**ARNOLD SCHWARZENEGGER**  
 Governor

September 23, 2009

Mr. Jim Williams  
 Facility Manager  
 City of Huntington Park Water Department  
 6900 Bissell Street  
 Huntington Park, CA 90255

Dear Mr. Williams:

**SYSTEM NO. 1910049-- HIGH NITRATE CONCENTRATION IN WELL 17**

The purpose of this letter is to provide you with the GAC initial start-up test data, and to inform you the Department has concluded that the City must not operate Well 17 without providing nitrate treatment.

Nitrate concentration in Well 17 fluctuated and varied from lower 20 to 59.0 mg/L. The maximum contaminant level (MCL) for nitrate is 45 mg/L. The highest nitrate concentration, 59.0 mg/L, was detected in a sample collected from the well on January 15, 2009. Samples collected after January 15, 2009 and prior to the issuance of Permit Amendment 1910049PA-001 on July 31, 2009 had nitrate concentrations ranging from 37 to 41 mg/L. Due to the detection of high nitrate levels in the months preceding the issuance of Permit Amendment 1910049PA-001, the Department has concerns that nitrate peaking after GAC system start up, including startup after GAC replacement and startup after the system being removed from service, could cause the combined GAC effluent to exceed the nitrate MCL. A meeting was held on July 9, 2009 at the City Hall to discuss the high nitrate concentration in Well 17. Participants to the meeting included representatives from the City, SouthWest Water Company (SWWC), and the Department. SWWC operates the City's water system under a contract with the City.

During the meeting, representatives from SWWC explained that historically, the higher nitrate concentrations were detected only after Well 17 had been removed from service for a period of time. Well 17 had been removed from service since December 2008 to accommodate the construction activities for the addition of two new GAC vessels. SWWC strongly believed nitrate concentration in the well would reduce after Well 17 is placed back into service. Representatives from SWWC further stated that due to the limitation of the City's treatment facility configurations, manpower, and discharge limitation, the City could not discharge the treated water to waste until either nitrate concentration in the well decreases or nitrate concentration in the GAC effluent passes



Do your part to help California save energy. To learn more about saving energy, visit the following web site:  
[www.consumerenergycenter.org/flex/index.html](http://www.consumerenergycenter.org/flex/index.html)

the peak and stays below the MCL during the initial start up period. The City cannot operate the treatment facility continuously and frequent re-start up is expected. With the assumption that nitrate concentration in the well will soon be reduced after the well starts pumping, it was determined during the meeting that the City would conduct a start up test to learn more about the nitrate peaking behavior of the expanded GAC treatment system. The City would isolate a reservoir to store water produced during the initial start-up. The City would not release the water to the distribution system until the test result of a sample collected from the isolated reservoir at the end of start-up test confirmed that water stored in reservoir meets nitrate MCL. The Department worked with SWWC and developed a testing protocol. Permit Amendment 1910049PA-001 specifically requires the City to modify its operation procedures and monitoring program for GAC treatment system start-up and revise the Operation, Maintenance and Monitoring (OMM) Plan accordingly.

On August 17, 2009 the City initiated the operation of Well 17 and the start-up test. The well and the expanded GAC treatment system were turned on at 4:00 pm on August 17, 2009, and then turned off after 4:00 pm on August 18, 2009. With the help from Mr. Kun Cheng, Sanitary Engineer with the Department, the City collected a total of 7 nitrate samples from Well 17, 12 samples from the GAC combined effluent, and 1 sample from the East Reservoir effluent on August 17 and 18, 2009. These samples were delivered to the Department's Sanitation and Radiation Laboratory for analysis. All the samples collected from the Well 17 had nitrate level over 40 mg/L (41.3 mg/L to 43.3 mg/L). The nitrate adsorption capacity of the GAC appeared to be higher than estimated. At 24 hours into operation, nitrate concentration at the combine GAC effluent was only 32.4 mg/L and did not reach the saturation as expected. At Hour 24, nitrate concentration in the East Reservoir Effluent was 28.3 mg/L.

As the City encountered other system operation issues, the City did not resume the test on Day 3 as planned. The restart test did not occur until August 31, 2009. Reportedly, the City pumped the well for approximately 15 to 20 minutes each day to flush the GAC vessels and the treated water was also stored in the East Reservoir. Prior to restarting the test, the City drained the water stored in the East Reservoir and filled East Reservoir with 1.5 MG system water (nitrate concentrations in the City's other wells are below the DLR of 2 mg/L).

On August 31, 2009, Mr. Cheng collected 5 nitrate samples from Well 17, 15 samples from the GAC combined effluent, 1 sample each from each individual vessel effluent and 1 sample from East Reservoir effluent. Again, all the nitrate samples collected from Well 17 had nitrate level above 40 mg/L. The highest result was 44.28 mg/L, approaching the MCL. Right after the system restart (at 8:30 am), the combined GAC effluent nitrate concentration was 41.4 mg/L, an increase of 9 mg/L in comparison to the nitrate concentration at Hour 24. This peaking is expected. However, nitrate concentration in the GAC effluent then gradually reduced and stabilized at around 30 mg/L (30.46 mg/L at 3:30 pm). The GAC system has never saturated with nitrate

Mr. Jim Williams  
Page 3  
September 23, 2009

throughout the test. The peaking concentration could be really high when it indeed occurs. The four samples collected from each individual GAC effluents around 12:00 pm on August 31, 2009 had nitrate concentrations ranging from 29.58 mg/L to 40.43 mg/L. The results show a great variation of the GAC performance among the vessels. Nitrate concentration in the East Reservoir was 26.13 mg/L, after the test was completed. Using the mass balance calculation (2 mg/L, the DLR for nitrate was used to represent system water nitrate concentration in the calculation), the effluent from the combined GAC effluent should have nitrate concentration of approximately 76 mg/L throughout the restart up test. However, the highest nitrate concentration detected in the combined GAC effluent was only 41.4 mg/L. The mixing of the water in the reservoir was not adequate.

Because nitrate concentration in the well remains near the MCL and the acute health risk involved, the Department has concluded that the City must not operate Well 17 without providing nitrate treatment. Please keep the Department informed concerning the City's plan regarding treating the high nitrate water produced from Well 17. If you have any questions, please contact Mr. Cheng at (213) 580-3187 or me at (213) 580-5702.

Sincerely,



Shu-Fang Orr, P.E.  
District Engineer  
Angeles District

Enclosure: Well 17 Initial Start-Up Test Nitrate Monitoring Results

State of California—Health and Human Services Agency  
Department of Health Services



California  
Department of  
Health Services  
SANDRA SHEWRY  
Director

ARNOLD SCHWARZENEGGER  
Governor

October 29, 2009

Mr. Jim Williams  
Facility Manager  
City of Huntington Park Water Department  
6900 Bissell Street  
Huntington Park, CA 90255

Dear Mr. Williams:

**SYSTEM NO. 1910049 – WELL 17 NITRATE TREATMENT**

We have received your letter dated September 30, 2009. In the letter, you indicated you were in the process of preparing a field test for Well 17. The purpose of the field test is to collect data in order to best determine how to move forward with the hopeful return-to-service of Well 17. You have indicated your plan as (1) fill and maintain the North and South Reservoirs with potable water supplied directly from the City of Huntington Park (City) water distribution system and keep "ready" in support of supplemental or emergency needs; (2) utilize the East Reservoir for the purpose of testing water quality from Well 17. Water from the East Reservoir will be discharged to waste unless tested and approved by CDPH as suitable for public consumption. In the letter, you have also indicated nitrate blending treatment is your preferred option. You did not provide the detailed information regarding the set up of the test and monitoring plan in your letter. Upon inquiry from the Department, you then sent an e-mail on October 8, 2009 to describe the test (Enclosure 1). On October 12, 2009, Iris Ramos, the Assistant Facility Manager of SouthWest Water Company e-mailed the data to the Department for a test conducted on October 6 and October 7, 2009 (Enclosure 2).

Based on our review of the test plan and the test results, we concluded that the test as designed, did not and will not be able to generate data to address the three fundamental questions that are vital to ensure a successful and reliable nitrate blending treatment at Well 17: 1) the magnitude of nitrate peaking and how long the peaking will last after each start-up, including the initial startup after GAC replacement, the kind of information necessary to determine the blending ratio; 2) how much system water will be available for blending and if the flowrate can be reliably maintained; and 3) how to ensure the treated/blended water will not circulate back and enter the 6" blend line.

Nitrate concentration in Well 17 fluctuated and varied from lower 20 mg/L to 59.0 mg/L. The maximum contaminant level (MCL) for nitrate is 45 mg/L. The highest nitrate



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[www.consumerenergycenter.org/flex/index.htm](http://www.consumerenergycenter.org/flex/index.htm)

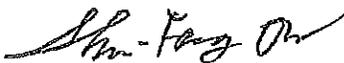
Mr. Jim Williams  
Page 2  
October 29, 2009

concentration, 59.0 mg/L, was detected in a sample collected from the well on January 15, 2009. Samples collected since January 15, 2009 had nitrate concentration ranging from 37 to 45 mg/L. The high nitrate concentration in the well itself is already a concern. The nitrate peaking after each GAC startup can further increase the risk of exposing your customers to unacceptable level of nitrate. Unfortunately, the sampling frequency and the duration of the City's test plan are not sufficient to generate nitrate peaking profiles for various start-up conditions. It is also unclear to us if the City has the capability to control the flowrate from the 6" blend line, and be able to ensure the targeted system water flowrate being maintained throughout the test. To address the re-circulation concern, the City did close a valve on Miles Avenue. However, because the blended water was holding in the reservoir while waiting for the test results, the effectiveness of preventing recirculation by closing a single valve could not be verified.

Although nitrate peaking phenomenon is well known, there are limited fundamental research data available. It is difficult to predict when the peaking will start, how long the peaking will last, and how high is the peaking. If the City decides to stay with the blending option, we highly recommend the City consider installing an on-line nitrate analyzer to tie in with a control system with alarm functions and automatic shutdown capability, so that the well pump could be shut off immediately upon nitrate level in the blended water exceeding a pre-set nitrate level, such as 80 percent of the MCL. Because system demand will have a strong impact on the amount of water available for blending, it is also important to tie in the flow meter with the control system, and have the well pump shut off immediately when the flowrate in the 6" blend line is lower than a preset number. Frequent sampling must be conducted at Well 17, Well 17 combined GAC effluent, blend water (6" blend line) and blended water sampling points for nitrate. The on-line nitrate analyzer must be calibrated as needed, but no less than the frequency recommended by the manufacturer. All flowmeters involved in the blending operation must be calibrated at least annually.

If you have any questions regarding this letter, please contact Mr. Cheng at (213) 580-3187 or me at (213) 580-5702.

Sincerely,



Shu-Fang Orr, P.E.  
District Engineer  
Angeles District

Enclosures (2):  
Nitrate Blending Test Plan Proposed by SWWC and Test Results  
Well 17 Nitrate Data for Samples Collected from December 2008 to September 2009



## CITY OF HUNTINGTON PARK

Public Works Department  
City Council Agenda Report

May 6, 2013

Honorable Mayor and Members of the City Council  
City of Huntington Park  
6550 Miles Avenue  
Huntington Park, CA 90255

Dear Mayor and Members of the City Council:

### **SOUTHWEST WATER COMPANY REQUEST FOR CONTRACT REASSIGNMENT**

#### **IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Receive and file the report by City staff regarding a request from SouthWest Water Company (SWWC) to execute an Assignment and Assumption Agreement granting reassignment of their contract with the City.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The City Manager received a letter from SouthWest Water Company (SWWC) dated March 27, 2013 (Enclosure 1) informing the City of SWWC's decision to sell its operations & maintenance business segment. Per the terms and conditions of the contract with SWWC, the letter also requests that the City execute an Assignment and Assumption Agreement granting written consent to the reassignment of the contract to the proposed buyer, Trent Environmental Services, Inc. (Trent).

The inception date of the existing contract is November 19, 1990 when the City entered into a contract with SOCI, Inc. for the maintenance and operation of the City's water and sewer systems. Prior to this contract, this function was performed by city employees.

Eight amendments have been executed during the life of the contract. This includes reassignment from SOCI, Inc. to ECO Resources, Inc. on December 5, 1994 and reassignment from ECO Resources, Inc. to SWWC on June 16, 2008. All other contract amendments consisted of contract term extensions and/or made relatively minor revisions to the scope of work and other terms and conditions.

General information for Trent is included in Enclosure 2. The literature describes Trent as a firm providing municipal water and wastewater operation and maintenance services to over 400 communities nationwide, including communities in California. It also states that Trent has more than 30 years of experience providing such services. Due to the short timeframe provided since the receipt of the SWWC letter on March 27,

2013, staff has not had an opportunity to verify their qualifications and experience. SWWC is requesting execution of the Assignment and Assumption Agreement by June 1, 2013.

### **FISCAL IMPACT/FINANCING**

As proposed, the agreement prepared by SWWC reassigns all of the existing terms and conditions of the existing contract with SWWC to Trent Environmental Services, Inc. (Trent), including compensation and the termination date of June 30, 2015 (Amendment No. 7 executed on August 17, 2009). Execution of the requested agreement would have no significant impact on the General Fund or Water Enterprise Fund, other than associated legal fees and administrative costs in processing the agreement and contract reassignment.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

In accordance with paragraph 6.4 on page 21 of the November 1990 agreement with SOCI Inc., the agreement shall not be assigned by either party without the prior written consent of the other which shall not be unreasonably withheld. The subject request from SWWC is made pursuant to this contractual provision.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

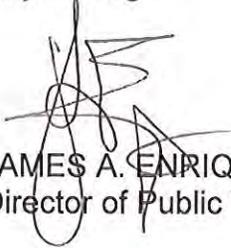
The proposed agreement reassigns all of the existing terms and conditions of the existing contract with SWWC to Trent Environmental Services, Inc. (Trent). SWWC states in their letter that all existing SWWC employees servicing Huntington Park will remain in place and become Trent employees. However, due to the short timeframe of the notification of the proposed reassignment, staff has not had the opportunity to evaluate Trent's qualifications and past performance. Potential impacts on current services cannot be determined until this evaluation is completed.

**CONCLUSION**

This item is a receive and file report by City staff regarding a request from SouthWest Water Company to execute an Assignment and Assumption Agreement granting consent to the reassignment of their contract with the City. Staff will provide updates to the City Council and community as information becomes available and as the City determines the course of action that will be taken to resolve this issue.

Respectfully submitted,

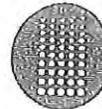
RENÉ BOBADILLA, P.E.  
City Manager

A handwritten signature in black ink, appearing to read 'JAMES A. ENRIQUEZ', written over the printed name and title of the signatory.

JAMES A. ENRIQUEZ, P.E.  
Director of Public Works / City Engineer

Enclosure 1: Letter from SWWC dated March 27, 2013

Enclosure 2: Trent Environmental Services, Inc. - Statement of Qualifications



**SWWC  
Services, Inc.**

A SouthWest Water Company

12535 Reed Road  
Sugar Land, TX 77478  
Phone 281.207.5800  
Fax 281.207.5861  
[www.swwc.com](http://www.swwc.com)

March 27, 2013

Mr. Rene Bobadilla  
City Manager  
6550 Miles Avenue  
Huntington Park, CA 90255

RE: SWWC Services, Inc. Contract Assignment

Dear Mr. Bobadilla,

The Board of Directors for SouthWest Water Company has made the decision to exit the O&M Services business segment of the company which includes the contract you have with SWWC Services, Inc. For the last year we have had a strategic alliance with Severn Trent Services who we have utilized to successfully exit and transition dozens of our contracts with minimal disruption to our Clients. We are requesting that you sign a simple assignment document, see attached draft, which allows us to transition all our remaining California contracts as a group to Severn Trent Services on April 30, 2013, our proposed closing date for the transaction. Key points of this change are as follows:

- All of the employees that currently service your contract will remain in place and the entire California management team will remain in place as Severn Trent Services employees.
- Severn Trent Services is dedicated to Operation and Maintenance contracts in the Water Industry with significantly more resources to draw from than SouthWest Water. Severn Trent has a strong commitment to their Employees, Clients and the Environment. Enclosed you will find an information package on Severn Trent and you can also visit: [WWW.SevernTrentServices.com](http://WWW.SevernTrentServices.com)
- Severn Trent Services currently operates several long term O&M contracts in California and understands the regulatory environment.
- This assignment will not change the pricing or the Terms & Conditions of your existing contract with SWWC Services. This is an unconditional assumption of the contract.

This letter and information package is being presented by the people you know and trust. We understand that this is a change, but through our continuing alliance with Severn Trent, built-up over time, we know this will provide increased opportunities for their new employees as well as an enhanced service level for you.

Sincerely,

A handwritten signature in cursive script that reads "Keith Fischer".

Keith Fischer  
Managing Director – Services Group  
[KFischer@SWWC.com](mailto:KFischer@SWWC.com)

DRAFT

## ASSIGNMENT AND ASSUMPTION AGREEMENT

This **ASSIGNMENT AND ASSUMPTION AGREEMENT** (this "Assignment") is entered into by and among SWWC Services, Inc. ("SWWCS"), a Delaware corporation ("Assignor"), **Severn Trent Environmental Services, Inc. ("STES")**, a Texas corporation, ("Assignee"), and the **City of Huntington Park**, a California municipal corporation (the "Client").

### RECITALS

On TBD, 2013 Assignor and Assignee entered into an Asset Purchase Agreement (the "APA"). Under the terms of the APA, Assignor has agreed to sell to Assignee certain assets related to Assignor's business (the "Transaction").

Assignor and the Client previously entered into an Agreement dated November 19, 1990, as subsequently amended (the "Contract"), under which the Client engaged Assignor as the operator under this Contract. Assignor now desires to assign to Assignee, and Assignee desires to acquire from Assignor, all of Assignor's right, title, and interest in and to the Contract as well as assume all its obligations therein. Section 6.4 of the Contract requires the Client's consent to an assignment of the Contract by Assignor.

Pursuant to this Assignment, Assignor is providing notice of, and is requesting Client's consent to the assignment of the Contract to Assignee, effective as of the closing date of the Transaction (the "Effective Date").

### AGREEMENT

**NOW, THEREFORE**, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and of the mutual agreements set forth herein, the parties agree as follows:

1. Assignor hereby transfers and assigns to Assignee for Assignee to assume all of Assignor's rights, title, and interest as well as all of its obligations under the Contract beginning as of the Effective Date hereof.
2. Assignee hereby accepts such assignment from Assignor and expressly assumes and agrees to keep, perform, and fulfill all the terms, conditions and obligations of Assignor under the Contract.
3. The Client hereby consents to the assignment of the Contract from Assignor to Assignee, in accordance with the terms of this Assignment; provided, however, Assignor shall remain responsible pursuant to the Contract for obligations, or actions or inactions, of Assignor accruing, or occurring, prior to the Effective Date.

4. Assignor shall transfer to Client or its designee, at no cost to Client, the original records that Assignor has received or maintained on behalf of Client within thirty (30) days following the Effective Date, but will deliver all records related to billing and other items necessary for the operation of the Client's Facilities at the Effective Date. To the degree allowed by law, Assignor may make copies, at Assignor's expense, of those records.

5. This Assignment may be executed in one or more counterparts, including without limitation, facsimile or electronically reproduced counterparts, and all executed counterparts, when taken together, will constitute sufficient proof of the parties' entry into this Assignment.

6. In the event that the Transaction is not consummated, this Assignment shall be of no force or effect.

**ASSIGNOR:**

SWWC Services, Inc.,  
a Delaware corporation

By: *Keith Fischer*

Name: Keith Fischer

Title: President

Date: \_\_\_\_\_, 2013

**ASSIGNEE:**

Severn Trent Environmental Services, Inc.,  
a Texas corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2013

**CONSENTED AND AGREED TO BY:**

**CLIENT:**

City of Huntington Park, a California municipal corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_, 2013

6.3 Enforcement. The failure of either party to enforce its rights as to any provision of this Agreement shall not be construed as a waiver of its right to enforce such provision in the future.

6.4 Assignment. This Agreement shall not be assigned by either party without the prior written consent of the other which shall not be unreasonably withheld.

6.5 Equal Opportunity. SOCI is an equal opportunity employer with an approved affirmative action program (M/F/H/V/R).

6.6 Entire AGREEMENT. This Agreement contains the entire Agreement between the CITY and SOCI and supersedes all previous or contemporaneous communications, representations or agreements. This Agreement may be modified only by written amendment signed by both parties.

6.7 Access. CITY officials and representatives will have access to the FACILITY covered by this Agreement during normal working hours and at other times, for reasons of safety, as coordinated through the chief administration office.

6.8 Notices. All notices shall be in writing and delivered in person or transmitted by certified mail, return receipt requested, postage prepaid. Notices required to be given to SOCI shall be addressed as follows:

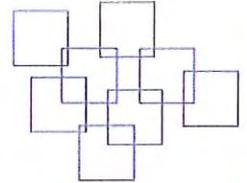
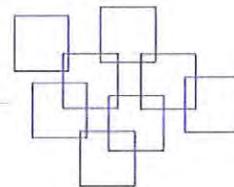


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## Introduction



Severn Trent Services is one of the largest water and wastewater service firms in the United States. Our 1,400 professionals are responsible for nearly 400 contracts that encompass more than 400 water and wastewater facilities. In operating, maintaining, servicing and managing public service facilities, Severn Trent has become recognized as a leader in providing cost-effective operations while ensuring the highest level of service and regulatory compliance.

We provide the stability, strength and institutional knowledge of a multi-billion dollar, global corporation focused on water treatment. Severn Trent applies the experience and expertise of the international company through a team of empowered local managers with a strong commitment to their clients and an attention to detail. With each client, we strive to form a partnership working toward a goal of safe, compliant and efficient operations.

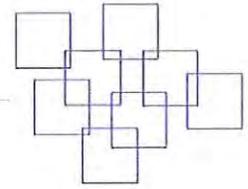
Our philosophy of enhancing our clients' existing resources has enabled us to provide improved service quality to growing communities at lower costs for 39 years. Severn Trent's success can be verified through an uncommonly long reference list of clients – and the enthusiasm of its employees – around the globe. Our dedication to innovation, efficiency and high quality creates the perfect combination for optimally managing your facilities.

Severn Trent would like the opportunity to form a partnership to:

- Provide safe operation
- Maintain regulatory compliance
- Operate efficiently
- Preserve your investment in the facilities through optimized maintenance

Let us use our expertise to optimize the investment you have made in your facilities. Count on us to maintain compliance with regulatory requirements. Partner with us for our dedication to innovation, efficiency and quality, creating the perfect combination for optimum management of your facilities.

This document provides an overview of our qualifications. During the last 39 years, we have developed into one of the largest and most innovative water and wastewater service providers in the United States.



## About the Company

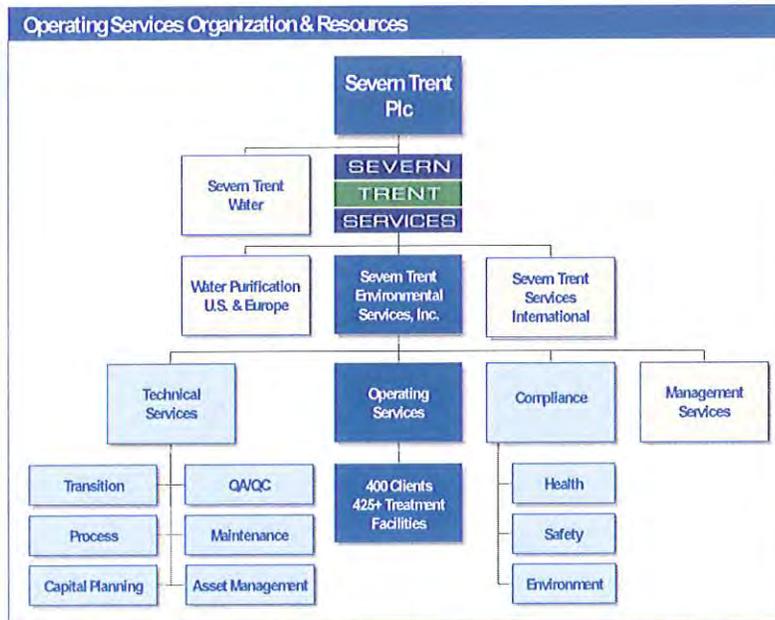
### Background

Severn Trent Services is a leading supplier of water and wastewater solutions. The company offers a broad range of products and services concentrated around water including contract operating services; disinfection, instrumentation and filtration technologies and analytical services.



Severn Trent has provided contract operations services in the U.S. continuously for more than 39 years. Building upon the experience of its predecessors, which dates back to the 1970s, the company was incorporated in Texas in 1983. Since that time, Severn Trent has grown its presence in the United States and has expanded its operations through additional acquisitions and business development activities. We currently provide contract operations in 22 states and continue to grow to serve clients in additional states each year.

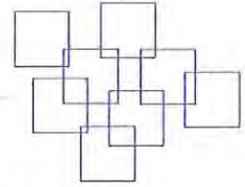
Severn Trent Plc, formed in 1974, treats and provides water and treats wastewater in the UK and internationally, through two complementary businesses – Severn Trent Water and Severn Trent Services.



Severn Trent Water is one of the largest of the 10 regulated water and sewerage companies in England and Wales. It provides high quality services to more than 4.2 million households and businesses in the Midlands and mid-Wales; in the watershed areas of two of Britain's greatest rivers – the Severn and the Trent, from which the company adopted its name.

Following privatization from the UK government in 1989, Severn Trent set out on a path to build a

products and services business – Severn Trent Services – based on its expertise in water, wastewater and environmental protection. Building the company involved



acquisitions in the U.S. and UK that began in 1990 and has grown to a comprehensive portfolio of products designed to analyze, treat, measure, deliver and protect our valuable water resources.

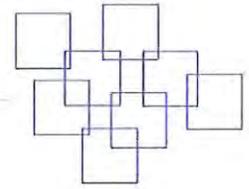
Severn Trent Services, headquartered in Fort Washington, Pennsylvania, USA, is a leading global supplier of water and wastewater solutions employing more than 2,900 personnel. The company's broad range of products and services is concentrated around disinfection, instrumentation and filtration technologies and contract operating services. Our operating services business provides contract management, operations support and systems improvements for utility, industrial and commercial water and wastewater customers in the United States, United Kingdom, Ireland and Italy.

Combined, the Severn Trent Plc group of companies employs over 8,000 people and comprises the fourth largest water and wastewater treatment utility in the world, operating nearly 2,500 facilities and serving more than 20 million customers worldwide.

### Financial Strength

The Severn Trent Services organization features a number of companies across several divisions and operations worldwide with revenues totaling \$533.3 million as of March 2012 and more than 2,900 employees. We are part of the Severn Trent Plc group of companies. Severn Trent Plc is a \$2.8 billion publicly traded company on the London Stock Exchange. Severn Trent Plc is recognized as an industry leader in the global marketplace and has received the following recognition:

- Listed on the FTSE 100 Index, a share index of the 100 most highly capitalized companies listed on the London Stock Exchange (trading symbol: SVT.L).
- Listed on the Dow Jones STOXX Sustainability Index, which tracks European sustainability leaders and is comprised of the leading 20% of the Dow Jones STOXX 600 Index.



## O&M Experience

### Our Services

Severn Trent currently supplies services to clients throughout the country and has the experience with the insight necessary to deliver services cost- without compromising quality. Numerous U.S.-based affiliates – focused on disinfection, instrumentation and filtration technologies – complement our core business of operating and maintaining water and wastewater utilities. We provide management, operation and maintenance of:

- Water treatment facilities
- Water distribution systems
- Wastewater collection systems
- Wastewater treatment facilities
- Storm water collection systems
- Public works

In conjunction with managing and operating systems, we also provide the following support services:

- Sludge disposal
- Meter reading and installation
- Utility billing and collection
- Asset management
- System rehabilitation

Each of these services is undertaken within the requirements of local governmental and community needs and is carried out in a spirit of commitment to customer service, excellence, integrity and the environment.

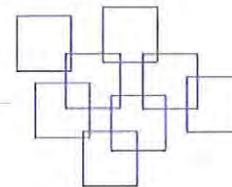
### Bristol, Tennessee/Virginia

Severn Trent began serving the Cities of Bristol, Tennessee and Bristol, Virginia in 2007, successfully unseating an incumbent that had operated the regional wastewater plant since 1984. While not purely driven by finances, the Cities chose to take advantage of our innovative operating approach. Since then, the Cities have saved nearly 20% annually while maintaining compliant, efficient operations.



We are responsible for the Cities' 15 MGD activated sludge wastewater treatment plant. The facility produces 1,800 dry tons of biosolids annually that is land applied. Belt filter presses dewater the produced biosolids that are then lime stabilized and land applied. We also operate and maintain 32 pump stations, administer and manage the industrial pretreatment program in both cities.

The wastewater plant includes a 14.3 dry tons per day in-vessel composting facility to stabilize biosolids along with yard waste. Historically, this facility composted a minimal amount of biosolids. We recommended placing the facility in a standby mode and the Cities concurred. This resulted in significant annual savings for electrical consumption and maintenance.



Our streamlined approach to the computerized maintenance management simplified the process and replaced the much more cumbersome system that had been used.

Severn Trent recently assisted with the startup of an upgraded pump station and added a new pump station into the system. We also participated in the decommissioning of an undersized pump station. The community around the decommissioned station had grown significantly and the station lacked the capacity to meet the community's needs.



In late 2007, it was determined that an industrial contributor was discharging quantities of dissolved lead to the facility that resulted in the biosolids being unfit for land application and nearly became hazardous waste. We worked with the Cities and the industry to pinpoint the source and reduce the lead in the discharge. As part of this process, the industry assumed responsibility for landfill disposal of the contaminated biosolids. Severn Trent realized a sizeable reduction in cost due to this action and, while not contractually required, chose to return the savings to our client.

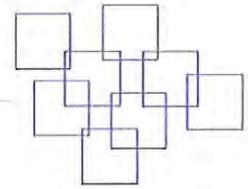
In 2010, the permit was changed to include testing for antimony which is provided by a certified contract laboratory. Our Laboratory Manager and Industrial Pretreatment Program Manager recently attended a two-day pretreatment seminar hosted by the Tennessee Department of Environment & Conservation.

Other steps taken by Severn Trent to improve operations include implementation of documented detailed septage disposal procedures to facilitate investigation in the event of a plant upset. We modified the mulch disposal program to utilize a single source, thus reducing liability and increasing security by limiting the number of private citizens having access to the facility.

Mindful of community concerns regarding odor issues, we recently switched to a new, more effective odor control system. The new chemical-based system mitigates odors associated with the stored, alkaline stabilized biosolids and significantly reduced odor issues associated with biosolids storage.

As part of our value added service, Severn Trent also administers the grease trap program for the City, issuing permits and providing inspections. Additionally, we work one-on-one with permitted businesses to proactively address compliance issues by explaining the ordinances to new businesses owners and checking the manifests for all permitted businesses.

In 2010, our client asked us to participate in a Regional Class A Biosolids Feasibility Study. The study examined the potential for a joint regional facility and will aid in developing a long-term vision for handling wastewater treatment residuals and producing a Class A residuals product.



In the Bristol, Tennessee and Bristol, Virginia communities, our community service activities include tours for students in the National College science classes and demonstrations of the importance of safety during the water testing process. We annually help sponsor the Beaver Creek Cleanup; more than 150 cleanup volunteers collected 8,000 pounds of trash in 2009. Our Project Manager, Matt Dake, serves on the Board of the Boone Watershed Partnership, a nonprofit organization that works with local users, regional, state and federal entities, educators and others to identify and address Boone Watershed water resource issues. This watershed covers an area of 686 square miles lying in Sullivan, Washington and Carter Counties of Tennessee and Washington County of Virginia.

The Kentucky/Tennessee Water Environment Association awarded our team an Operational Excellence Award in 2007. This award recognizes wastewater treatment plants that have no more than one effluent NPDES excursion in a calendar year.

### Chickasha, Oklahoma

Severn Trent has provided professional services for operation and maintenance of the City of Chickasha's water and wastewater treatment facilities for more than 30 years. This has been a successful long-term relationship for both the City and Severn Trent. The City contracted with Severn Trent in 1979 when faced with compliance problems at the wastewater facility and, within the first 30 days, the operational

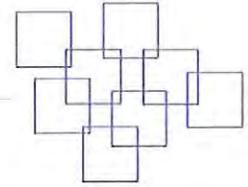


issues were corrected and a maintenance program was established. To date, our public-private partnership has generated approximately \$2,000,000 in capital avoidance and operational savings for the Chickasha community. In addition, the Oklahoma Water Pollution Control Association recognized the Chickasha facility as the Medium Wastewater Plant of the Year in 2007.

We administer the City's industrial pretreatment program that includes three categorical metal finishers and one non-categorical industry. We worked with the City to develop the program, the second in the state and were instrumental in the reauthorization of the original program 10 years

later, coordinating all activities with regulatory authorities, issuing discharge permits to all affected industries and developing local discharge limits on their behalf. Severn Trent also implemented an industrial review board comprising industry representatives to review program changes and allow industrial input into the process.

When state and federal regulators required development of a sludge management plan, the City assigned an engineer to develop this plan and, as of the next year, the program still hadn't been approved. The engineer recommended a \$750,000 capital expansion for sludge handling facilities that would have then required an additional \$100,000 per year for operations. At the City's request, Severn Trent conducted a review and offered alternate solutions. The resulting sludge management plan developed by Severn Trent was approved and implemented by the City – at no additional cost to the City.



The City's new NPDES permit required revision of the sewer use ordinance, technical evaluation of the local industrial discharge limits, revision of the industrial pretreatment program and installation of dechlorination facilities at the wastewater plant. Severn Trent revised the ordinance and pretreatment program and provided a technical evaluation of the local discharge limits, all of which saved the City an estimated \$50,000. When the City's engineer submitted an estimate of \$125,000 to install the dechlorination system, our staff worked with the engineer to develop alternatives that allowed the City to install the system for \$35,000 – providing the City another \$90,000 of cost avoidance.

We have played a vital role in providing services to the citizens of Chickasha in the most trying of circumstances. In one case when the City was inundated by floods, Severn Trent crews worked alongside City personnel to minimize damage to City facilities. The lift station serving the City's industrial park was completely submerged and we worked with contractors to return it to service within 36 hours after the floodwaters receded. The station flooded again the next year and, again, we worked with contractors to return it to service within 12 hours of the waters receding.

When the community was hit by flooding, the 24-inch raw water line from Ft. Cobb was washed out at the Washita River. During the initial 36 hours of the crisis, Severn Trent personnel coordinated the procurement and installation of approximately  $\frac{3}{4}$  mile of eight-inch irrigation pipe from the river to the water plant and developed a plan of action to treat river water to meet federal and state standards. Additional equipment and chemicals had to be procured to overcome the inherent difficulties of treating river water. Severn Trent was able to provide safe water in sufficient quantities for 15 days until the raw water line could be repaired. The water plant was staffed 24 hours per day during this period at no additional cost to the City.

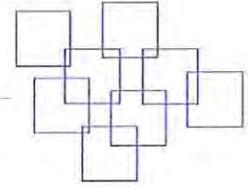
Recent projects include work with the City to identify sources and locations of sediments in the distribution system. Using system schematics and water samples from the lines, our Technical Services Group worked with project staff to develop a written procedure and schedule for preventive, systematic flushing customized to meet the needs of the City. Our operators are currently working with the City to implement this plan.



The project currently consists of a 4.5 MGD wastewater treatment plant, 6 MGD water treatment plant utilizing gas chlorination, groundwater system, industrial pretreatment program, nine lift stations, booster pump station, raw water pump station, potassium permanganate feed station, four storage tanks and one reservoir.

#### Danville, Virginia

The City of Danville found itself at a crossroads in 2008. The loss of a major textile manufacturer had significantly



reduced the volume processed at the City's wastewater treatment plant and the accompanying revenue. However, the decreased volume had not significantly reduced the operating costs. While the City had examined several options for reducing operating cost, all of the ideas presented required significant capital investment. The facility had been under the same contract for 10 years that was based on conditions before the loss of the manufacturing customer.

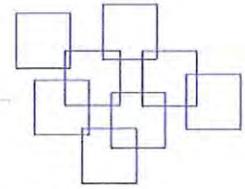
The City issued an RFP looking for an operating plan and cost based on current conditions with the overall objective of reducing operation and maintenance costs. Severn Trent responded with several options that concentrated on optimizing the use of existing facilities while reducing operating costs. In the end and after extensive review, the City decided a public-private partnership with Severn Trent would ensure reliable operations and maintenance with a focus on using the existing facilities effectively and efficiently. In addition to the wastewater treatment plant, Severn Trent is responsible for 11 pump stations and administration of the City's industrial pretreatment program.

The treatment plant was designed as a 24 MGD pure oxygen activated sludge facility. With the loss of manufacturing, the volume to treat was reduced to 6 MGD – significantly less than the designed capacity. Our innovative proposal and transition led to our Technical Services Group's involvement with the City's technical committee tasked with determining the direction for matching the treatment process to current needs. The City also asked Severn Trent's Technical Services to attend meetings with the engineering firm that was evaluating the Phase 1 facility improvements (rehabilitation and/or replacement of the dissolved air flotation units and aeration basins).

Severn Trent was able to retain existing staff and build upon their invaluable understanding of the facility. The personnel were transitioned to Severn Trent and their input into operational changes is always encouraged and welcomed. As a result, the staff takes pride in the facility and is vested in our success. Three of our employees have now been with the facility for over 30 years and have provided invaluable continuity of experience. Equally important, the client has commented on the improved appearance of the plant and the employees' satisfaction with the change to Severn Trent.

Early in our contract, Severn Trent performed an asset management review and developed a plan that provided the City detailed information upon which to base its capital improvement program and identify the facility improvements that will most benefit the City and citizens of Danville. We also implemented Severn Trent's proactive approach to maintenance. Equipment that was out of service – and in many cases had been for years – has been repaired or replaced. In addition to restoring mechanical functionality, the repairs and replacements have benefited the staff that had been struggling with failed equipment under the previous contractor.

Severn Trent implemented increased sampling of different areas of the plant that provides on-site staff and Technical Services with vital information upon which process decisions can be based. We have been able to improve process control to achieve TKN limits, at times requiring the use of only one of the two aeration basins. In addition, we brought in analytical equipment at no cost to the City to further



improve management of the treatment process. New dissolved oxygen probes were installed at the end of the aeration basins to allow operators to monitor both aeration basin discharges and ensure proper feed rates of liquid oxygen to the aeration basins.

Because of the backlog of sludge left by the previous contractor, the City allocated \$330,000 in our contract for removal and disposal of this sludge. Upon examination, we realized there was a significant amount of decant that could be removed prior to land application. We brought in a portable pump to decant the basin and completed the removal for \$189,000. This resulted in a net savings to the City of \$141,000 in the first 1½ years of operation.

Severn Trent was able to utilize tankage from Danville’s Southside wastewater treatment plant, which had been out of service for more than 30 years, to improve the



treatment process. One tank receives industrial loads high in ammonia nitrogen and decant from the sludge storage basins. The volume is then aerated to reduce the strength of ammonia nitrogen before it enters the waste stream, a step to meet seasonal TKN permit requirements. Another tank receives industrial laminating waste high in ethylene glycol that is allowed to settle and the decant is then slowly discharged into the waste stream at a rate (40 gpm) that does not effect plant operations.

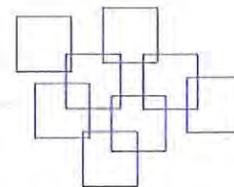
Influent pH was lower than is conducive for nitrification and meeting a seasonal pH requirement (6.0 to 9.0). Upon investigation, we determined a chemical manufacturer had been pretreating waste to reduce pH to permitted levels (5.9 to 6.3) prior to discharge into the publicly owned treatment works. The manufacturer has attempted to accommodate our request to discharge the waste without pH adjustment, which improves influent pH and also increases alkalinity.

Sludge is stored and thickened prior to removal via land application. When odor complaints were received from neighbors of the facility, including the Goodyear Golf Club (Goodyear being Danville’s largest employer), we worked with the City to begin applying lime to reduce and remove odors. No complaints have been received since this change. In addition, Severn Trent is in regular contact with Goodyear to



confirm there are no issues in the future. Recently, we worked with the City of Danville to facilitate a permit application that would allow for the construction and operation of the land application and residuals solids program for the facility. The approved permit significantly reduces the cost of solids disposal and generates a savings of more than \$10,000 per year for the City.

Improvements have been made in the area of safety to benefit our employees, the City and surrounding community. In addition to modifying procedures related to changing chlorine and sulfur dioxide ton containers,



Severn Trent provided staff with personal protective equipment such as steel toed shoes and safety glasses and purchased critical tools such as gas monitors, chlorine gas leak detectors and SCBAs.

Laboratory facilities have improved over the previous year with the addition of a new portable spectrophotometer that speedily analyzes nutrient parameters to facilitate fast wastewater operational changes. We also completed our application and requisite Quality Assurance Manual for NELAP accreditation.

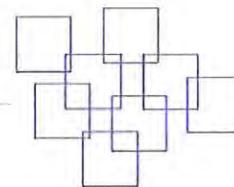
Severn Trent's Industrial Pretreatment Coordinator works closely with the City to ensure compliance with Danville's industrial pretreatment program. We monitor SIUs to ensure proper analytical methods are utilized and industrial user compliance is satisfactory. We work proactively with SIUs by maintaining regular contact and, when necessary, issue notices of violation, warning letters and emails for local, state and federal pretreatment violations. Septage haulers are regulated via permits through the Industrial Pretreatment Coordinator. We also collect and utilize data to calculate new local limits and update the Sewer Use Ordinance

In 2009, heavy rainfall from Tropical Storm Ida affected plant operations and pump stations for five days. Damage to several manholes along the river bank caused by flooding of the Dan River allowed excessive flow into the treatment plant. While the plant is designed for maximum flow at 24 MGD, flows reached more than 38 MGD for a daily average.

Severn Trent was able to maintain treatment in spite of the challenging circumstances. The flooding and increased flow caused the underground pipe galley to flood when it was unable to drain back to the influent wet well, which had reached high level. We operated all six influent pumps to force the excessive flow through the plant to help lower the influent wet well that, in turn, helped lower the water in the pipe galley. Portable pumps were installed in the pipe galley to assist with removal of more than two feet of water that was flooding the mechanical equipment and motor control centers. With staff working around the clock, we were also able to maintain the 11 lift stations and avoid spill events. Vacuum trucks provided additional pumping at four stations to maintain wet well levels.

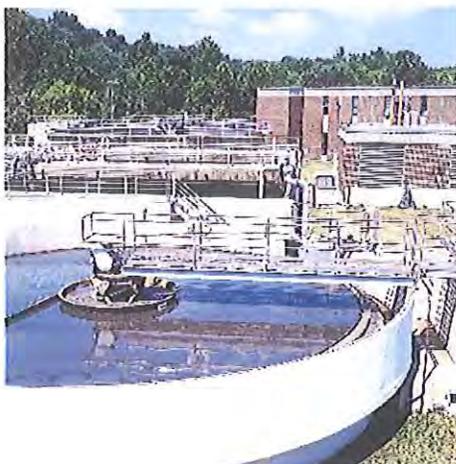
A major motor control center was damaged in the flooding and initial repair estimates ran between \$30,000 and \$50,000. We worked with the City to provide detailed specifications for the replacement and used our extensive network of resources to locate equipment providers. Ultimately, the control center was replaced for less than \$19,000, resulting in substantial savings for the City.

Far more than being simply a contractor, we partner with the City as we face these challenges in the effort to provide vital services to the residents of Danville and bring our experience with similar challenges across the country to provide the best operational solutions possible to the City. Under Severn Trent's leadership, the Danville treatment plant has produced the best effluent quality ever seen at the facility. With TKN seasonal effluent limits set at 20 mg/L, our operating staff has consistently maintained TKN levels below 5 mg/L through rigorous process control procedures.



## Downingtown, Pennsylvania

As part of a 25-year service agreement that began in 1985, Severn Trent is providing full service operations and maintenance of a 7.5 MGD wastewater treatment plant for the Downingtown Area Regional Authority and also owns the Phase II portion of the facilities.



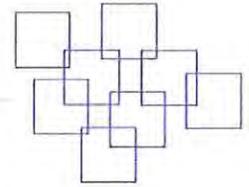
The wastewater treatment plant is located along the picturesque Brandywine Creek in Chester County, approximately five miles upstream of a major drinking water supply. The facility consistently produces effluent with 98+% BOD and 96+% suspended solids removals. Unit processes include flow equalization, screening and grit removal, primary sedimentation, nitrification-activated sludge (fine bubble, diffused aeration), secondary sedimentation, mixed-media filtration, chlorination and post-aeration. Solids are gravity thickened, dewatered and post-lime stabilized before being beneficially reused by farmland application.

When Hurricane Floyd ravaged the area in 1999, seven of the nine plant buildings sustained major flooding. Despite sandbagging efforts, the facility had to be temporarily abandoned at the height of the storm to prevent serious personnel safety hazards. When the floodwaters receded the next day, the Severn Trent team rapidly mobilized and began flood recovery efforts. Despite sustaining more than \$300,000 in flood damages, partial treatment was restored within 36 hours; full compliance with discharge parameters was achieved within 48 hours and full operation within 96 hours of the flood incident. This is particularly critical due to the plant outfall's close proximity to the drinking water supply.

The biosolids facility, consisting of lime stabilization and belt filter press, came online in 1999. We helped start up the facility and, through our efficient utilization of the processes, have effectively minimized disposal costs for our client. During the belt press phase, two types of solids are blended, gravity thickened, dewatered and post-lime stabilized before being reused. Biosolids are then taken to a land application or mine reclamation site in the coal region of Pennsylvania.

In 2008, the need to process increasing amounts of solids created the opportunity for upgrades to the facility. Severn Trent provided input to the Authority and its engineer on operations and maintenance issues related to the improvements. Upgrades to the facility included an additional gravity thickener, sludge mix storage tank and pump and pipeline replacements. The plant monitoring system was upgraded to a full SCADA system in 2010, thereby allowing the coverage to be reduced from 24 hours per day to 16 hours per day.

Safety efforts have been recognized in the form of the Class II Facility Safety Award from the Pennsylvania Water Environment Association (2004 and 2007), Eastern Pennsylvania Water Pollution Control Operators Association (2003 and 2006) and the Water Environment Federation (2005 and 2008). The project also received the Water Environment Federation's Burke Award for safety.



Our contract requires an annual negotiation of our operations and maintenance fee and an annual audit of the O&M expenses. The Authority now waives the annual audit due to their confidence in Severn Trent and the accuracy of our reporting and budgeting.

Severn Trent is a sponsor of the Brandywine Valley Association, the first small watershed association in the U.S. This 800-member association works to protect the picturesque and productive Brandywine Creek, a 60-mile creek rich with cultural and historical heritage with a key role in the economic development and quality of life for this region.

### Elkton, Maryland

Severn Trent is responsible for operation, maintenance and management of the Town of Elkton's water and wastewater systems that serve a population of approximately 15,000. We have served the Elkton community since 1993.

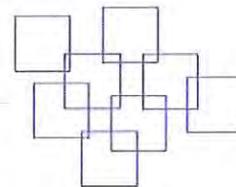


In 2010, the wastewater treatment plant received the Maryland Rural Water Association System of the Year award. Severn Trent ranked at the top for our ability to “provide quality and consistency of treatment process and results, quality and consistency of wastewater service to customers, demonstrated innovation or creativity in addressing a system function, problem or operation; exceptional effort by system personnel under difficult circumstances and outstanding professionalism of system operations or management personnel.” To be nominated, each system had to demonstrate a new special project, program or upgrade instituted within the previous year.

The Mayor of Elkton, Joseph Fisona, stated, “We appreciate the exceptional service Severn Trent continues to provide our citizens.”

We have a long history of providing water and wastewater management, operation and maintenance for the Town of Elkton. From the beginning, we viewed our relationship as a partnership to not only provide the day-to-day operation but to also apply our expertise to assist the Town in managing its vital utilities. For example, Severn Trent assisted the Town in procuring a Water and Sewer Master Plan and reviewed the engineer's work to ensure the final product met the terms of the contract so that the Town would have a complete workable plan.

Most recently, we participated in the startup of a 3.2 MGD advanced ENR (enhanced nutrient removal) wastewater treatment plant that was brought online in 2008. The \$30 million treatment plant is part of a larger effort to reduce pollution to and restore Chesapeake Bay and is expected to result in an 80% reduction in nitrogen and a 70% decrease in phosphorus to the Big Elk River and ultimately Chesapeake Bay. As part of the ENR upgrade, the on-site process testing laboratory received new equipment. The new DO and pH meters as well as other new equipment allow for faster process testing of ammonia, nitrate, DO and total solids.



The treatment plant processes include influent pumping, grit/screenings capture and removal, Orbal BNR activated sludge process, post-anoxic chamber for further removal of nitrogen compounds, clarification, filtration, UV disinfection, belt filter press sludge dewatering and indirect thermal drying to stabilize sludge solids. The facility also has biofilters and a wet chemical scrubber for odor control.

Severn Trent is also responsible for two wells and a water treatment plant, three booster stations, 14 wastewater lift stations and administering the industrial pretreatment program that serves five regulated industries. The program was nominated by the USEPA for the 1995 Pretreatment

Program Excellence award. Beyond the requisite annual visit to SIUs, we work proactively and personally with each to address issues before significant violations occur.

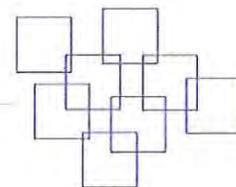
We regularly provide tours of the wastewater treatment operations to the community. Tour groups include school groups, scouts and the Maryland Department of Agriculture. The Maryland Center for Environmental Training (MCET) has chosen the Elkton facility for use in their site-specific training classes. Tour groups especially appreciate receiving a sample of Elkton Biogood, a fertilizer produced at the facility and permitted for distribution to the general public.

Severn Trent supports the Cecil County Arts Council and a member of the Elkton Chamber of Commerce. We also sponsored the stage at Fall Fest, where one of our employees acted as master of ceremonies for the two days. In addition, a member of our staff started the “Power of 5” mentoring program for at-risk students at Thompson Estates Elementary School and Severn Trent provided the shirts for the program. Finally, we sponsored two golf outings for the Cecil College men’s basketball team, the Elkton Little League and the Elkton Halloween parade. In 2011, Severn Trent will host the first annual Elkton golf tournament fundraiser to support the Boys and Girls Club of Elkton, Elkton firefighters, the Elkton Arts Council and various other community projects.

### Huron, California

In 2010, Severn Trent assumed responsibility for the City of Huron’s water, wastewater and public works services. The project includes a 3.3 MGD surface water treatment plant, 1.2 MGD wastewater treatment plant, collection and distribution systems, meter reading, street maintenance and general public works duties. The City Manager recommended Severn Trent based upon his experience with our work in a neighboring community.

The public-private partnership has brought the City and its residents numerous benefits. Severn Trent has updated equipment, improved operations, maximized efficiency and implemented structured maintenance and safety programs. No less important, we have become a part of the Huron community.



The City's population is approximately 7,000; however, during the harvest season, it is not uncommon for the population to swell to more than 10,000 people. As would be expected, flow to the wastewater treatment plant increases during the harvesting season and can present a challenge to operations.

At the start of our contract, extensive mechanical improvements were required at the wastewater plant, where half of the aerators in the first lagoon were not operational and covered with rags and gloves. We removed the debris, replaced a missing propeller on an aerator and rebuilt two aerator motors in order to restore operations.

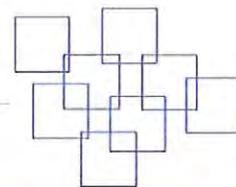
Severn Trent went on to make significant changes to the operation of the City's wastewater facility. We modified the process for the four aerated lagoons in order to improve compliance. Treatment had been alternated between the first three lagoons with the fourth lagoon providing polishing, total retention and evaporation with no discharge. The first three lagoons now operate on a full 24-hours-a-day schedule and compliance is steadily improving as a result. Sludge dewatering is provided by 14 drying beds and sludge is stored onsite.



We have implemented State-mandated SOPs at the wastewater plant, saving the City a minimum of \$35,000, and perform lab sampling and lab testing, which has reduced outside consulting fees by approximately an additional \$35,000 a year. Severn Trent is also working with the City Engineer to reduce maintenance at a major lift station and, to date, has spent about \$15,000 on this effort.

In the collection system, Severn Trent implemented a manhole inspection program and inspected more than a third of all manholes (45 of an estimated 120) in the first year, a 100% increase from prior years. Our staff cleaned more than two of the City's 6.5 miles of sewer lines in response to blockages. Further, Severn Trent has taken a proactive step of cleaning a segment plagued by problems (approximately 700 feet) to prevent sewer blockages.

The water treatment facility, which receives water from the California Aqueduct, includes a main surface water treatment plant and a small package plant. Severn Trent took steps several steps that, when combined, reduced total chemical costs at the facility by more than 36%. We changed the type of polymer, optimized the use of chlorine gas and initiated jar testing that has the added benefit of reducing the amount of sludge generated. We also modernized testing and metering equipment to improve overall accuracy. Our rewrite of the plant operations manual was completed to meet state requirements and, because it was done by in house staff, resulted in a cost savings of approximately \$30,000.



Our staff brought Water Plant 3, which had been sitting idle, on-line. We continue to replace parts and systems in an effort to allow the facility to run at its designed potential. The addition of this facility will help reduce TOC, which will lead to reduced TTHM and HAA5 levels in the drinking water.



Severn Trent's proactive approach was also felt in the distribution system, where we implemented a valve exercise program, inspected and flushed hydrants and repaired leaks in laterals and supply lines. Our replacement of 24 commercial water meters has increased City revenue by approximately \$20,000 a month.

### Gilbert, Arizona

Severn Trent has managed, maintained and operated the Town of Gilbert's Neely wastewater treatment facility (including an on-site certified lab) since 1986. The 11 MGD tertiary treatment facility reuses 100% of the plant effluent within the Town.

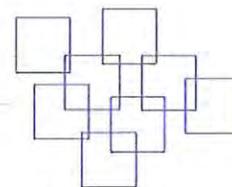
During our lengthy tenure, we have assisted the Town with numerous capital projects and expansions and implemented many cost saving measures including:

- Designing and overseeing the construction of the on-demand water system
- Designing and constructing the denitrification system
- Designing the facility's expansion to 8.5 MGD
- Providing vital plan review and comment during the plant's expansion to 11 MGD

Severn Trent performed a detailed evaluation of the wastewater process operations, the results of which allowed the staff to implement several cost saving measures, enhance the efficiency of operations and extend the life of existing equipment. For example, nine of 15 rotors could be taken off line during low loading periods; compliance is maintained while energy consumption and wear and tear on the equipment is reduced. The data was also used to demonstrate to the Town's design engineers that surface aeration alone did not meet the oxygen requirements during peak load periods and on the weekends. As a result, supplemental diffused air was installed in the new ditches during an upgrade and the old ditches were fitted with supplemental air.



After the facility evaluation, Severn Trent developed the smart aeration system that measures the oxygen uptake rate and provides our operations staff with a graphical



representation of the level of treatment in each of the oxidation ditches. By knowing the level of treatment in the ditches, the operator can determine appropriate adjustments to the aeration system in terms of turning rotors and/or supplemental air on or off. In turn, this allows more efficient aeration power consumption and indicates periods of high loading so our staff can ensure adequate aeration. We are currently researching modifications to allow the system to automatically control the aeration rotors and supplemental air blowers.

When we recognized that the performance of the influent pumps was deteriorating – and relying upon their performance until their planned replacement two years later placed Gilbert in an unacceptable position with legal exposure – we brought the situation to the Town’s attention and provided several options to reduce liability. The Town followed Severn Trent’s recommendation to purchase one of the new centrifugal pumps, which was planned for an upcoming expansion, and install it in

the wet well with the associated piping. We implemented the plan, which prevented sewer backups during peak flows and served as a welcomed backup when one of the pumps eventually failed. The pump was then used as a bypass pump during work on the oxidation ditches

When the decreased reliability of effluent filters threatened compliance, Severn Trent researched solutions for their replacement. The performance of the filters was such that we were forced to build new support structures in-house to keep the filters on-line.

Unfortunately, the manufacturer could provide no satisfactory explanation for the failure and their recommended solution was unacceptable. Severn Trent located and worked with a new supplier to implement a sound solution to the problem. Our Project Manager, who is also a registered Arizona professional engineer, designed the size and location of the new inlet openings and reviewed the supplier’s plans for the retrofit at no additional cost to the Town. We also provided construction management of the project as a value added service. The result was a more reliable, efficient process at a lower design and construction cost made possible by Severn Trent’s involvement.

Another example of cost savings through our in-house services is Severn Trent staff’s fabrication of new rotors for the oxidation ditches. Two of the original 12 rotors failed due to cracking in the hubs. Complete

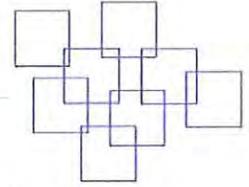
### Solar Power Project Projected to Save Town of Gilbert \$2,000,000 Over 20 Years

In the spirit of true partnership, Severn Trent worked with the Town of Gilbert as they evaluated and eventually implemented a solar power project that estimates indicate will save the Town \$2,000,000 over 20 years. The system was formally commissioned in November 2011 and the feature of a National League of Cities mobile workshop.

Constructed over five of the Neely facility’s 11 groundwater recharge basins, the 2-megawatt system is comprised of approximately 8,000 solar panels and five inverters to convert the solar energy into electricity. Installation of the system will not disrupt water recharge efforts in the basins.

The solar power system will generate over 4,000,000 kilowatt hours (kWh) of electricity annually, helping to offset approximately 40% of the treatment plant’s power needs. The Town anticipates the system offsetting more than 86,000,000 pounds of carbon dioxide over its useful life.





replacement of the rotors was quoted at \$18,000 and normally would have been placed against the Town's repair and replacement budget. Instead, our staff was able to fabricate and install two new rotors for about two-thirds of the replacement price as part of our base fee, leaving repair and replacement funds for other critical projects. Other savings result from our participation in the power load shedding program sponsored by Arizona Public Service (APS). As a result of this program, we receive an annual refund (this year, a check for \$6,800 that we will share with the Town of Gilbert).



Severn Trent maintains a state-certified on-site laboratory to perform routine effluent compliance and process control analyses. With these capabilities at the treatment plant, our staff receives necessary data in a timely manner to further

ensure regulatory compliance. Our extensive QA/QC program meets Arizona Department of Health Services requirements. Our high quality laboratory operation is monitored extensively through annual state audits that consistently provide positive feedback to Severn Trent.

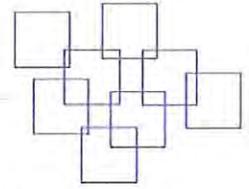
The Gilbert project and our personnel have been recognized by the Arizona Water & Pollution Control Association (now known as the Arizona Water Association). Most recently, the facility was selected as Plant of the Year in the Large Wastewater Treatment Plant category for 2008. The facility previously received the Wastewater Treatment Award of Merit, our Project Manager was Supervisor of the Year and our Chief Operator was Operator of the Year. We also received Awards of Merit for 2008 and 2010 and an Award of Honor in 2009 recognizing our outstanding safety performance.

In the community, Severn Trent is a member of the Chamber of Commerce. In 2010, we were a major benefactor for an innovative digester facility that will treat dog waste and convert it into energy to power a street light. This unit will be installed at one of the major parks in the community.

### Glen Cove, New York

When the City of Glen Cove contacted with Severn Trent for operation of its wastewater treatment facility in 1992, they did so as a means of obtaining technical and operational excellence beyond the scope of their internal capability. Plagued by odor complaints from a local open-air restaurant, the City and Severn Trent invested more than \$3,000,000 in capital improvements to upgrade the facility over the first two years of the then-unprecedented 20-year contract.





The initial upgrade included modern sludge handling equipment, standby power generators and plant automation systems. Because of the history of odor complaints, a portion of the investment was used to construct a new sludge handling facility with a dedicated building to house a new filter belt press and material handling equipment to convey the filter cake to trailers. This equipment alone significantly reduced odors generated by the sludge handling process.

### Severn Trent's Glen Cove Operations Receive Safety Council's 5-Star Rating

Severn Trent's operations at the Glen Cove, New York wastewater treatment plant received the coveted five-star rating from the British Safety Council.

The result of a corporate mandate for an external audit of our internal safety management systems, the audit was conducted in early 2006 and earned Severn Trent the Safety Council's top rating.

"This is an excellent achievement that clearly demonstrates your company's commitment to Health and Safety best practices," said D.E. Ballard, Chief Executive of the British Safety Council, in a letter notifying Severn Trent of its rating.

The British Safety Council audits concentrate on five key components – safety organization, management control systems, fire control systems, measurement and control systems and workplace implementation. The process includes a review of the health and safety documentation and systems, followed by a full inspection of the sites and associated buildings.

According to the audit report, the inspection is a tool used to determine the effectiveness of the implementation of the organization's health and safety standards.

"The facility at Glen Cove could arguably stand up against some of the best older wastewater treatment works run by Severn Trent Water in the UK," said auditor Steve Readman in his report of findings. "Considering the facility is not an asset of Severn Trent Services, this is even more rewarding."

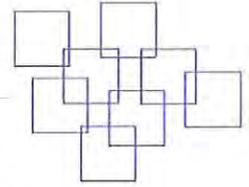
"The British Safety Council audit was a learning experience for all of the employees at Glen Cove," said Dan Ryan, Severn Trent Area Manager, "It not only helped to improve the aesthetics of the facility but helped to further promote a safety culture."

Severn Trent has operated and maintained the Glen Cove wastewater facility – a 5.5 MGD activated sludge treatment plant with biological nutrient removal – since 1992.

To further control odors, several operational and process changes were made. Severn Trent switched to co-settling whereby secondary sludge is introduced into the primary tanks and co-settled with the primary sludge. The sludge is withdrawn from the primary tanks on a regular basis and processed in the new belt filter press. This keeps the sludge under water at all times until it reaches the belt press, replacing the previous method of mixing the primary and secondary sludge in open sludge storage tanks with forced air that generated odor complaints from as far as a mile away. In addition, we mix ferrous chloride with the sludge prior to pressing to precipitate hydrogen sulfide in the sludge and significantly reduce odors from the pressing operation. Finally, we introduce an odor-controlling chemical at the discharge of the press and while the material is being conveyed to the trailers. Overall, odors were reduced significantly as evidenced by the absence of complaints from the public.

In 1999, the City of Glen Cove was the first Long Island community to make plans for nitrogen reduction measures. Wastewater treatment plants in the region had been cited as the largest contributors of nitrogen, the primary pollutant causing low dissolved oxygen that was plaguing Long Island Sound, and the state targeted a nitrogen reduction of 58.5% by 2014. Severn Trent provided a \$900,000 capital contribution to cover engineering and construction costs for plant modifications related to the facility's biological nitrogen reduction (BNR) process. In 2002, the City procured a \$3,500,000 grant from the New York State Department of Environmental Conservation (DEC) to fund the facility upgrade and modify their SPDES permit to reduce the effluent flow from 8 MGD (the design flow when our contract began) to 5.5 MGD.

Construction to upgrade the facility began that same year and included the addition of fine bubble air diffusers, mixers and anoxic and selector zones in the aeration basins. A new aeration blower was installed



with dissolved oxygen (DO) feedback loops from each of the aeration basins to optimize DO control and promote nitrification. The existing screw pumps were retrofitted with variable frequency drives and programmed to work in conjunction with the effluent flow meter to allow their utilization for nitrate return to the head of the aeration basins for denitrification using influent dissolved organics as a carbon source. Modifications and safeguards were installed on the screw pumps after the project was completed to ensure future permit limitations will be met. Most importantly, Severn Trent has reduced effluent nitrogen levels 74%, well ahead of the 2014 permit limits.

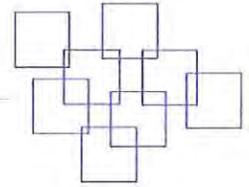
Because of the modifications and improved treatment process, the City of Glen Cove was among the recipients of the DEC's second annual Environmental Excellence Awards in 2005. Glen Cove's wastewater treatment plant was one of six winners cited for their contribution to "environmental innovation, sustainability, and creative partnerships." The only treatment facility to receive the award, Glen Cove was honored for its "unprecedented nitrogen discharge reductions." According to DEC

Commissioner Denise M. Sheehan, "Glen Cove provided leadership well beyond their compliance requirements for the protection of the Long Island Sound, and the nitrogen reductions will contribute to improved water quality and habitat."

Our operations in Glen Cove have also been recognized in the area of safety, having received the coveted five-star rating after a rigorous inspection by the British Safety Council. The audit, which included a thorough review of health and safety documentation and systems plus a full inspection, was used to determine the effectiveness of the implementation of our health and safety standards. "This is an excellent achievement that clearly demonstrates your company's commitment to Health and Safety best practices," said D.E. Ballard, Chief Executive of the British Safety Council, in a letter notifying Severn Trent of its top rating.

Most recently, Severn Trent managed a disinfection upgrade from sodium hypochlorite to ultraviolet light. The self-contained UV disinfection system was designed with two passes, each capable of handling 10 MGD. Each pass contains two banks of bulbs with 13 racks per bank and each rack is outfitted with eight bulbs. A stand-alone generator was purchased through the existing maintenance cap allowing the facility to eliminate the residual sodium hypochlorite that was being used as a supplement in the event of a power failure. Once the generator was functional, the bulk sodium hypochlorite tanks were removed, resulting in the discontinuation of sodium hypochlorite thus further improving the quality of the receiving waters.

Nassau County assumed the responsibility for the operation of the facility in 2008, and took full ownership in 2009. Our contract with the City was assumed by the County, making this the first facility owned by Nassau County to be privately operated.



## Kingwood, Texas

Severn Trent's relationship with the Kingwood area of Houston began in 1974 when five utility districts selected Severn Trent as the company that could assist them in correcting their operational problems. It has grown from that time as facilities and systems were added up until the area was annexed by the City of Houston in 1996.

When the City annexed Kingwood, we stayed on (without a contract until one could be negotiated) and assisted the City by continuing our services to the customers and helping City staff transition parts of the scope over to municipal operations. This included a smooth and efficient transition of meter reading, billing, collection and customer service. Additionally, we met with the City to brief staff on all aspects of operation and administration including a major upgrade of the treatment facilities for which groundbreaking had just taken place. Because we were involved in this multi-phased project from the beginning, we were able to bring the City up to speed quickly and ensure a successful completion.

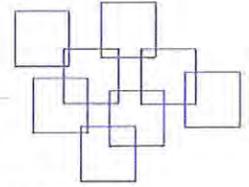
We are currently responsible for providing water and wastewater services to approximately 81,000 residents. The wastewater portion of the contract includes five activated sludge wastewater treatment plants; 287 miles of collection system and 42 lift stations. The water system includes 23 wells; 12 water treatment plants utilizing chlorination, fluoridation and polyphosphate injection; 22 ground and seven elevated storage tanks; 315 miles of distribution system and three booster stations.



Severn Trent was instrumental in the design, installation, programming and maintenance of a SCADA system that monitors and controls the water plants, wells and larger lift stations and monitors the wastewater treatment plants and smaller lift stations. While operating concerns, especially during droughts, were the driving force behind the development of the system, significant savings were also realized in power, chemical and staff expenses.

Our Technical Services Group worked with engineers and analyzed the proposed expansion of the Kingwood Central wastewater facility. Severn Trent's recommended changes reduced the cost of construction significantly. The resulting modifications to the tank levels and improved oxygen transfer from the fine bubble diffusers eliminated additional construction of extra tanks and led to a 30% decrease in electricity usage as a result. We also created significant savings in power, chemical and staff expenses. The operational savings funded many projects that had been planned for future City bond issues including fully funding \$1,000,000 for a seven-inch thick concrete access road to the facility.

When two of the three sand filters at the wastewater plant were not operating properly, the City contacted the manufacturer, who recommended a complete tear out and construction of the underdrains for the sand filters (that would cost in the neighborhood of \$600,000). We investigated the filters and determined that repairs needed to be made to an improperly seated backwash pump and the welds to the



boots on the wash water side of the filters. The resulting repair cost of \$9,773 was a fraction of the cost of the manufacturer's recommended solution and saved the City of Houston more than \$590,000.

Our operation of one of the wastewater treatment plants was exceptionally innovative. Originally constructed with a capacity of 0.378 MGD, the plant only received about 0.005 MGD of flow. We devised a plan to reduce costs and avoid effluent violations by hauling raw sewage from the treatment plant lift station to the Kingwood plant until the flow increased to the point that this was no longer economical. We then developed a strategy that took many of the basins out of service until flows increased to match capacity. When a design deficiency in the chlorination chamber made it impossible to regulate chlorine residuals within allowable limits, Severn Trent corrected the problem by installing siphon tubes during the period when flow was only a fraction of capacity. Our installation of soft-start contactors and timers for the blowers trimmed electrical costs by approximately \$6,000 a month.

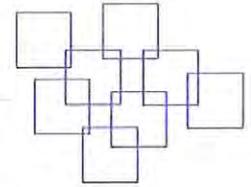


Activated carbon filters are in place for odor control at many of the lift stations. In the case of Lift Station #16, the odor control has been appreciated by Kingwood High School and those attending events at the high school stadium and other sports facilities in the immediate vicinity. Our improvements in odor control, landscaping, mowing and housekeeping have helped to foster residents' sense of trust and security in the water and wastewater systems.

Severn Trent's approach to biosolids management and disposal as evolved as the needs of our client changed. Earlier in our contract, we were instrumental in assisting with the development and streamlining of the first Bioset system at the Kingwood wastewater plant. The Bioset chemical stabilization method of sludge processing produced Class A biosolids, which was then sold to sod farms. We were influential in confirming the feasibility of the Bioset's design and maintenance requirements to ensure effective long-term operations.

After 10 years of utilizing the Bioset system, the City requested more cost-effective means in which to dispose of biosolids. In 2010, Severn Trent was asked to research and identify the most economical, reliable, environmentally-stable biosolids management approach for the Kingwood community that still allowed for true beneficial reuse. After conducting extensive research, we concluded that aerobic digestion, belt press dewatering and land application would best meet the City's stated requirements. Modifications were implemented and we began employing these processes in a matter of months.

Beyond the basic implementation of industry best practices, our team in Houston also prides itself on developing innovative solutions to the many issues they face on a regular basis using new, yet proven technologies. A fine example of this effort was our local team's work with a Houston company to develop a program called BirdNest. This program allows data to be input real time through the use of cellular



telephones and the real time data to be viewed live via the web. This program also performs necessary data calculations. Through this program, our team sets up accounts for City personnel to retrieve any data that has been historically entered via a customizable reporting system. Since the City can view this data via the web in a report format, the City is better informed on a daily basis of what is happening within the systems.

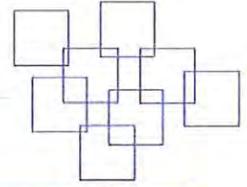
At the water treatment plants, we have been able to optimize the use and associated cost of chemicals such as chlorine, fluoride and polyphosphates through the support of our strong project and technical support teams. We have also been able to consistently produce and deliver safe and high quality water to residents of the service area.



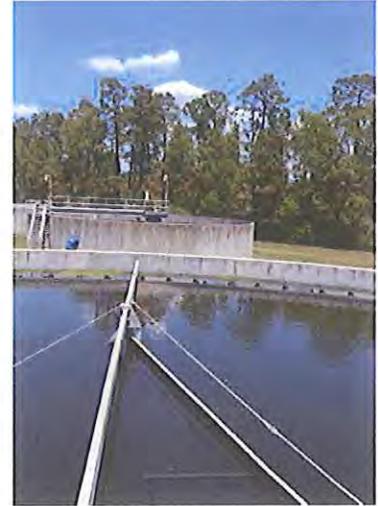
Another key component of the scope of work is the management of the distribution and collection system. Severn Trent's local team provides the highest level of management for the very critical and visible systems of pipes, valves and pumps. We strive to mitigate water loss and service disruption by ensuring all water main breaks are fixed on the same day they are reported to us. This can be very challenging during drought conditions when the systems are stressed.

A perfect example of the level of service that Severn Trent brings to the City of Houston can be seen in how we perform during emergencies and natural disasters. This became crucial during Hurricane Ike when our knowledge of the system enabled Severn Trent to keep the water system functioning throughout the storm and subsequent power outages. We utilized our vast experience with the Kingwood area system to ensure adequate stand-by generators and fuel were on hand before the storm hit. We utilized our previous disaster experience to innovatively manage elevated storage tanks prior to the storm so this water was available for customers once the storm passed and before power for normal operations was restored. In fact, the Houston Mayor commented in a television news broadcast that Kingwood was the only City of Houston system that was not affected by a system-wide boil water notice. Because of diligent work by our management and operations staff, the Kingwood water system has never suffered a system-wide loss of pressure or had to issue a boil water notice during any circumstance including drought, tornadoes, hurricanes and capacity shortfalls.

Severn Trent has been an integral part of the Kingwood community for many years. One way we have strived to give back to this community is by reaching out to the younger generation of the Kingwood area. Severn Trent believes educating the youth of today will be a positive influence on our future environment. We have worked with the local community college for more than 10 years by hosting the environmental class on a semi-annual field trip that brings class members out into the field to educate them on the environmental aspects of treating wastewater for a community such as Kingwood.



We have also sponsored learning activities and plant tours for elementary through high school students throughout the history of this project. Most recently, we chartered a bus and hosted a full day field trip for nearly 100 fourth grade students and their teachers. The program focused on water conservation and reuse and included tours of the Kingwood water and wastewater systems and a boat tour of the Houston ship channel. Throughout the day, students heard a number of presentations on the importance of water to their future environment.



Severn Trent has long recognized the impact water and wastewater operations and land stewardship have on the quality of life of the surrounding community. The effluent of the Kingwood Central wastewater treatment plant is consistently clear and of such high quality that fisherman often congregate at the receiving stream and a family of river otters has taken up residence near the effluent discharge. We reuse and recycle office and operational waste and reuse effluent water for sludge processing, plant cleaning and golf course irrigation.

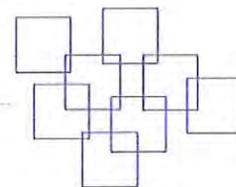
Office areas have been landscaped to present a pleasing appearance. In addition, a diverse assemblage of birds that have rarely been observed in Kingwood (including Wilson's Warbler and American Pipit) are now seen regularly at the facility. In all, 77 different species of birds have been recorded in two years at the plant, including Bald Eagle and Osprey.

### Lewes, Delaware

Severn Trent has operated the Howard H. Seymour Water Reclamation Facility in Lewes since 2002. The project includes the wastewater treatment plant and 32 lift stations serving a community of approximately 3,000 with an additional 10,000 seasonal residents. The Board of Public Works outsourced the operation to Severn Trent for the potential to save on operating costs and for the technical expertise and professional management services that we bring to the operation.



The plant was a newly upgraded 0.75 MGD secondary treatment facility at the start of our contract. It has since been upgraded in 2008 to a 1.5 MGD state-of-the-art facility incorporating membrane bioreactor technology (MBR), becoming the first facility to combine membrane bioreactor and biological nutrient removal technologies in Delaware. The upgrade was completed for approximately half the cost of the original concept, which called for spray irrigation of the effluent that would have cost millions. Severn Trent conducted a dye



study and found that only 3% of effluent flow makes it back into the bay. With such small amount of the flow entering the bay and considering the high quality of the effluent from the upgraded treatment plant, the state allowed the plant to continue its original discharge, eliminating the need for costly spray irrigation. Nutrient credits are purchased to offset the 3% nutrient flow that enters the bay.

Severn Trent staff provided startup and transition to full operations for the plant's new Zenon membrane filtration system, UV disinfection system, pre-thickened aerobic digestion membrane thickener, nutrient removal processes, new screening and grit removal capabilities and SCADA system. During construction, half of the plant was offline but still had to accept the usual flow and were able to maintain compliance in spite of the challenges.

As a result of our operation of the upgraded process, the BOD and TSS load to the Lewes-Rehoboth Canal has been reduced by about 2,500 pounds per month with effluent concentration levels of less than 3 mg/l total nitrogen and less than 0.5 mg/l total phosphorus. The nutrient load reduction in the canal totals 3,200 pounds per month. The plant is expandable to 2.2 MGD and a significant reduction in infiltration and inflow has resulted in considerable room for growth. The I&I project was led by another Severn Trent division that was contracted to smoke test the collection system.

In addition, our onsite personnel continue to provide assistance to the Board's engineer and contractor by providing recommendations and reviewing and coordinating capital projects from inception to completion at no cost to the project.

In 2008, the Lewes wastewater treatment plant received the EPA PISCES (Performance & Innovation in the SRF Creating Environmental Success) award. Each Clean Water State Revolving Fund program was asked to nominate facilities that had demonstrated an "innovative approach to project implementation and creative use of partnerships" and one recipient was selected from each state.

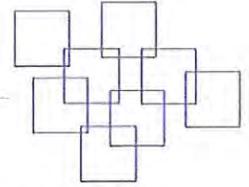
Our Project Manager was also named 2008 Operator of the Year by the Delaware House of Representatives. The Project Manager at this facility exemplifies Severn Trent's emphasis on community involvement as he also serves on the Lewes Volunteer Fire Department.



### La Vergne, Tennessee

When faced with compliance problems due to chemical overdosing at its water treatment plant, not to mention taste and odor complaints from the community, the City of La Vergne turned to contract operations and Severn Trent to improve operations and ensure high quality water for its 27,000 residents.

All City treatment plant staff transitioned to Severn Trent at the start of the contract with no layoffs. One operator has increased his certification from Grade 2 to Grade 3 and the same certification increase is pending for another



employee. Severn Trent brought the facility up to OSHA standards, putting needed health and safety equipment and supplies in place and implementing our training program.

Significant maintenance needs were identified at the start of our contract and Severn Trent worked diligently to return the City's equipment to optimum condition. A filter profile was performed that showed filters were low on media; in some cases, as much as two feet of media was missing. We upgraded the filters and restored the proper media level, which has reduced the amount of backwashing and associated water usage. Our staff drained, cleaned and inspected the plant's clarifiers, which significantly increased the efficiency of the initial particle removal process. While maintenance expenditures during the first year of our operations were significant, maintenance requirements were normalized through implementation of Severn Trent's predictive and preventive maintenance programs.

Severn Trent implemented process modifications to improve water quality and restore compliance. We determined increased permanganate addition at the raw water pumping station would effectively address taste and odor problems and reduce the need for powdered activated carbon. The effectiveness of this approach has virtually eliminated taste and odor complaints that had numbered approximately 20 per month. Eliminating chlorine addition at the raw water pumping station, in conjunction with the increased permanganate dosages, reduced the total trihalomethanes in the distribution system to below the maximum contaminant level (80 ppb) for each sampling site. Granular activated carbon in the filters and powdered activated carbon provide an additional level of organics removal (disinfection byproducts precursors and taste and odor compounds).

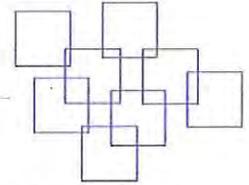
We determined that other chemicals had been overused. Severn Trent cut the alum dosage in half without negatively impacting water quality and, because the City pays directly for all chemicals, any savings in this area go directly to the City's bottom line. In addition, turbidity has been reduced by 50% because of reduced chemical usage and the filter upgrades.



Rehabilitation of a membrane microfiltration system, used to recover backwash water for re-use, was completed in March 2011. Operation of the filtration system reduced the City's fee paid to the City of Nashville by \$70,000 annually for treatment and disposal of the backwash water.

In 2009 and again in 2011, the Centers for Disease Control and Prevention and U.S. Department of Health and Human Services recognized Severn Trent's operations in La Vergne for the consistent and professional adjustment of the water fluoride content to the optimum level for oral health for 12 consistent months. Consistent, high-quality water

fluoridation practice, as demonstrated by this water system, is a safe and effective method to prevent tooth decay improving the oral health of community residents of all ages.



The facility is a 9.8 MGD surface water treatment plant utilizing coagulation with alum, flocculation, sedimentation, multimedia filtration, on-site sodium hypochlorite generation for disinfection, potassium permanganate addition for organics (taste and odor and TOC) removal, fluoridation and polyphosphate injection for corrosion control. We also maintain the state certified drinking water laboratory for microbiological analyses.

### McComb, Mississippi

In 2008, the City of McComb received a Water Pollution Control Revolving Loan Fund loan of more than \$34,000,000 to construct a new wastewater treatment facility. The City had been challenged on a number of issues related to discharge limits for levels of copper, chlorine residual, fecal coliform, suspended solids, BOD and nitrogen.

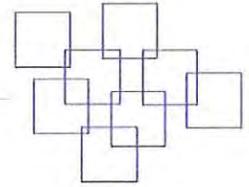
As the facility neared completion, the City entrusted the transition, commissioning and ongoing operations and maintenance of the new treatment plant to Severn Trent. Our agreement began in 2009, at which point we provided pre-startup services. By working closely with the City's engineer and general contractor during the final stages of construction, we were able to provide valuable input from an operations perspective and ensure successful startup.

McComb's new wastewater facility was recognized as the Best Regional Wastewater Treatment Plant by the Mississippi Municipal League in 2010. The award honored the City for the successful construction of a state-of-the-art, environmentally friendly wastewater plant as well as Severn Trent's "exemplary management and visionary leadership which helped keep multiple contractors, subcontractors, inspectors, and vendors on time and under the \$34 million construction budget." At the time, the MML forecasted that "the plant will continue boosting economic growth for McComb and the region for the next 30+ years."



The facility utilizes a vertical loop reactor process with a cannibal system for the sludge, the first of its kind in Mississippi. It is permitted for a maximum daily flow of 5 MGD (but rated for a flow of 15 MGD) and has an average daily flow of 2.5 to 3 MGD. The facility's other major components include:

- Headworks
- Screening
- Grit removal
- Secondary clarification
- Solids separator that screens return activated sludge



- Eight in-channel UV disinfection modules
- Two interchange bioreactors for waste activated sludge digestion
- A high density polyethylene-lined sludge lagoon
- SCADA system
- Backup emergency generator

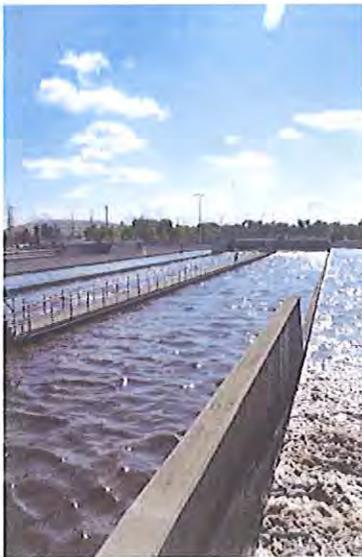


The new plant replaced a lagoon treatment system, which was then removed from service and now serves as a flow equalization basin and regional pumping station. There are two lagoon basins, mechanical aerators and a pump station with two low flow and two high flow submersible pumps. The influent is siphoned to the new facility for treatment.

More than merely the operations and maintenance arm of the City's wastewater plant, Severn Trent has demonstrated our commitment to the McComb community by contributing to the Downtown McComb Beautification Project.

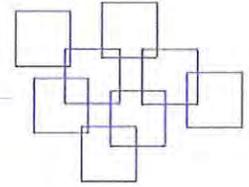
### Pasadena, Texas

Under our contract with the City of Pasadena, which has been in effect since 1994, Severn Trent provides full contract operation and maintenance of the City's wastewater treatment facilities. The City currently provides wastewater services to approximately 150,000 residents and Severn Trent treats approximately 5.73 billion gallons of wastewater per year.



When our contract began, the City had 10, 7 and 4 MGD tertiary wastewater plants. The 7 MGD pure oxygen facility was under EPA enforcement action and flow had been restricted. Our process control specialists solved these problems and allowed the facility to handle flow in excess of the design flow. Since the City was sending a percentage of their flow to an adjacent industrial wastewater treatment facility and having to pay for treatment, Severn Trent was able to save the City \$1,395,000 over the five-year term of the initial agreement with this modification. The industrial treatment facility eventually came back to the City requesting a certain amount of the flows and negotiated a greatly reduced fee, resulting in additional continued savings to the City. Finally, the 10 and 4 MGD facilities were experiencing high power costs so Severn Trent modified process operations and worked with the City to replace the leaking aeration lines with welded piping, again saving significant dollars.

More recently, the City completed construction of a 14 MGD wastewater facility that replaced the 7 and 4 MGD facilities. While the construction was originally anticipated to be complete in 2002, contractor issues



delayed completion of the facility. Severn Trent continued to operate the existing plants even though they were experiencing equipment problems and flow and loading issues.

At the City's request, Severn Trent reviewed the plans and specifications for the new wastewater facility, providing input on process design and reviewing and advising on operating issues. Our suggestions ultimately helped the City save in the cost of construction and operations and maintenance. In the end, the plant was constructed at a cost of \$1.20 per gallon including full solids handling that meets 10-15-2 (BOD-TSS-NH<sub>3</sub>) effluent criteria. (Compare this to other wastewater treatment plant construction costs in the same time period that were as high as \$3.80 per gallon.) Further, operation and maintenance costs will be even lower than the plants that were replaced for the 30-year life of the facility. We participated in the startup of the new facility that proceeded without problems and have produced a quality effluent from day one.



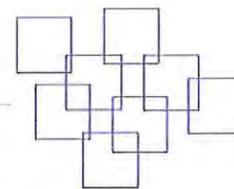
The belt press process of dewatering sludge has been in place for 30 years in Pasadena. Sludge from thickener tanks is pumped to the belt filter presses for dewatering. Biosolids are then disposed of in a landfill. When age and efficiency concerns created the need for upgraded belt presses, we lent our expertise to the City by advising on the efficiency of various biosolids management methods. This led to the procurement of five two-meter belt presses. As a result of this upgrade, electricity and potable water usage have declined significantly.

Severn Trent saved the City \$4,277,000 in the first five-year term and savings continue to be approximately \$1,000,000 per year based on the original 1993-94 budget with escalation for inflation.

Since 1994, Severn Trent has been a major sponsor of the Pasadena Livestock Show & Rodeo and the Pasadena Strawberry Festival. The former supports community education programs while the latter supports area libraries and a scholarship program. In addition, we are a member of the Pasadena Chamber of Commerce. Our community activities include providing book covers to area schools and tours of the new Vince Bayou wastewater treatment plant for area scouts and students.

### Prichard, Alabama

Prior to Severn Trent beginning operations in 2007, the Water Works and Sewer Board of the City of Prichard was operating under a strict consent order from the Alabama Department of Environmental Management (ADEM) and experiencing significant operational challenges. The Board turned to Severn Trent for operation,



maintenance and management of its two secondary wastewater treatment plants, both of which are mature facilities having seen many years of service.

In a short period of time, Severn Trent was able to drastically improve plant performance, thus allowing the City and its engineer to concentrate on capital improvement planning. The City immediately benefited from Severn Trent's improved operations and performance that:

- Reduced solids inventory
- Improved discharge quality
- Introduced an asset management program
- Identified capital improvement projects
- Installed a comprehensive computerized maintenance management that schedules predictive and preventive maintenance



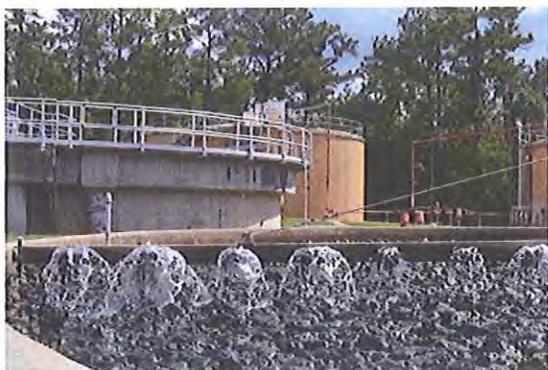
In 2009, the Board decided to expand Severn Trent's scope through a competitive proposal process. We assumed responsibility for the balance of the utility systems: four elevated tanks and one stand-pipe with a combined water storage capacity of 1.75 million gallons, 250 miles of distribution system in two different pressure zones, 150

miles of collection system and 26 lift stations plus customer service, meter reading and billing for 11,600 accounts. All existing staff members were offered employment with similar pay and benefits.

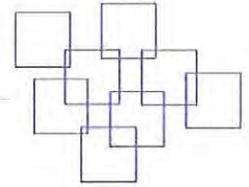
Our in-house laboratory personnel scrutinize internal and outside laboratory results for accuracy and compliance to enable operational staff to quickly mitigate any operational or equipment problems that may be indicated by sampling results. Recent improvements to the on-site lab facilities include new DO meters and new colorimeters for measuring chlorine residuals.

With Severn Trent's understanding of the Board's short-, medium- and long-term goals, it was evident that significant capital investment was needed to accelerate improvements to the operation. The collection system was under a state consent decree due to extensive I&I and CSO issues so Severn Trent invested its capital in equipment to successfully implement a Capacity, Management, Operations and Maintenance (CMOM) program with in-house staff. As

part of this program, we regularly inspect and remove fats, oils and grease buildup at all lift stations. Severn Trent's capital was also used to improve security and safety at the facilities, for a new belt filter press to improve the effectiveness and reduce the cost of sludge handling and for customer service improvements such as statement billing and a renovated customer service payment center. All told, Severn Trent invested nearly \$1.7 million to improve operations in Prichard.



Our achievements during the first nine months of the new contract include:



- Investing \$1,200,000 in capital and equipment improvements
- Repairing more than 200 water leaks, significantly reducing lost water from a high of 42% to a low of 13.5%
- Implementing programs to routinely test, maintain and flush all fire hydrants and to locate test and repair all water valves
- Providing an uninterrupted supply of water to the people of Prichard. In fact, only one family experienced a short-term water loss during the extreme cold in January.
- Making more than 100 sewer repairs and capping numerous abandoned sewer laterals to reduce I&I and overflows. Sanitary sewer overflows have been eliminated except during significant rain events.
- Utilizing our staff to clean sewer lines, eliminating the use of an outside contractor and reducing operating costs at least \$150,000 annually
- Adding the belt press to wastewater operations that should save at least \$450,000 annually
- Implementing new policies and procedures in the Customer Service Department to eliminate collection shortages
- Cross training employees to expand their skill sets and increase overall staffing flexibility
- Instituted our comprehensive safety policy to ensure the safety of our employees and the community we serve

The Board commissioned an independent CPA analysis of the benefits of the new contract. The findings estimated the Board will realize savings in excess of \$10 million through the initial term of the expanded partnership. In addition to the financial benefits, key performance indicators such as leakage, billing accuracy, energy and sludge reduction targets were written into our performance-based contract.

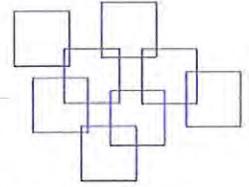
### St. Lucie County, Florida

Severn Trent has officially operated and maintained St. Lucie County's utility system since 1999. In December 1998, the courts appointed St. Lucie County as receiver of the local utilities. Realizing the County did not have adequate staff or resources to operate and maintain the utility, the County Manager at the time convinced the St.

Lucie Board of County Commissioners of the emergency need for contract operations. According to the County Manager's estimation, it would have taken at least three years to research and establish the appropriate staff and equipment to successfully manage the utility.

At the beginning of our contract, the South Hutchinson Island wastewater plant was operating poorly; the effluent was less than optimized and the filters were infested with bloodworms. We immediately cleaned and disinfected the filters to eliminate the bloodworms. Timers were installed on the blowers to limit over-aeration of the limited





hydraulic flow and organic loading that was coming to the plant at the time. In addition to helping the plant process, the timers also significantly reduced electrical consumption.

The South Hutchinson facility also employed a pressure type chlorine gas disinfection system that, in addition to being unreliable, posed a significant safety risk. Severn Trent met with the County to explain the issue and possible safety ramifications. The meeting resulted in the plan for Severn Trent to facilitate the conversion of the pressure chlorine system to a vacuum system, which is a more reliable process. More importantly, safety was improved for the operations staff and the surrounding neighborhood.

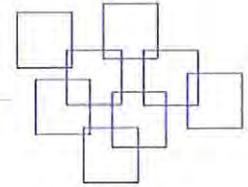
When odor issues at the North Hutchinson Island wastewater treatment plant were generating complaints by the public, Severn Trent worked with County staff and their engineers to cover the digesters and install a biocube odor control system. The master lift station was also vented to the odor control system to eliminate any off gases coming from the station. These improvements have effectively eliminated odor issues at the plant.

Severn Trent worked with County staff and their engineers to upgrade the split case reuse pumps at the North Hutchinson Island plant to vertical turbine with variable speed drive controls. This greatly enhanced the reuse system's ability to deliver larger volumes at higher pressures. We also rehabilitated the master pumping station on North Hutchinson Island and are currently working with County staff and their engineers on the wastewater treatment plant expansion. In addition, Severn Trent worked with County staff and their engineers to remove the Bryn Mawr pressure pumping station. We recommended a skid type of pumping station that was installed by the County and is now privately owned.

In 2009, our client approached us and asked if there were any way to further reduce costs for the project. We pointed out that the state's regulatory guidelines indicated our excellent compliance record would allow the County to request a reduction in staffing time from FDEP. The request was granted within 60 days and, as result, the permit was changed to allow the North Hutchinson Island wastewater treatment plant to be staffed six hours per day, down from the original 16 hours per day. In addition, we worked with the County to reduce costs by changing the meter reading schedule from two meter readers on a five-day meter reading cycle to one meter reader on a 14-day cycle. The subsequent reduction in staffing by one field service position and two operator positions allowed our client to save more than \$125,000 last year.



In the Holiday Pines area, we worked with County staff and their engineers to expand the wastewater treatment plant to accept flows from new growth associated with a major development project. Severn Trent is also working with County staff and their engineers on the expansion and upgrade of the water treatment plant, a project that includes the construction of new storage tanks.



Emergency plans are in place to respond to the variety of situations that could impact the production of quality water. Our plans include means of responding to off-hours alarms. We also have established relationships with contractors and suppliers to ensure their availability in an emergency. Further, Severn Trent is able to provide additional resources from outside of the area when an emergency requires considerable effort or covers an extended period of time – such as the 2004 and 2005 hurricanes when water service to most customers was maintained.

Consistent with our standard approach, Severn Trent developed an asset management system for all equipment at all facilities to document condition, prioritize according to criticality and extend the useful life of the County's valuable assets. Current projects include a lift station rehabilitation program that categorizes lift stations into a one-year, five-year or 10-year repair plan based upon their performance and an upgrade of lab equipment for nitrogen, phosphorus and DO testing.

In the community, Severn Trent implemented a grease abatement program that includes regular grease trap inspections. Problem areas are photographed and noted in a report to the County. One member of the community thanked us for noticing a shortage in a grease trap that prevented proper operation. Our one-on-one interactions have resulted in zero citations issued and near perfect compliance for the restaurant community. In addition, we contract with a company that provides a regular schedule of chemical injections of a grease control agent at the lift stations. Through this effort, we have been able to reduce sludge production and sludge hauling costs by \$25,000 over the past year.

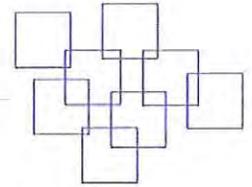
Severn Trent is responsible for five wastewater treatment plants, two water treatment plants, 65 lift stations, collection and distribution systems, field services, meter reading, billing and customer service. The wastewater system generates more than 100 MG of reuse water annually and approximately 6,300 wet tons of biosolids per year that are disposed of via land application.

### Plaquemines Parish, Louisiana

Severn Trent has provided reliable, cost effective water and wastewater operations in Plaquemines Parish since 1998. Far more than being simply a contractor, we partner with the Parish as they face challenges in the effort to provide these vital services to their residents.

In 2007, following a serious contamination event caused by an outside source, Parish officials approached Severn Trent and asked for guidance to develop an early warning system to protect the water supply. We now have a total organic carbon (TOC) detector at every finished water location linked to an alarm system that notifies directly 911 as well as our on-site operational staff. There is also an alarm at every raw water intake that notifies our staff. Severn Trent's corporate experts advised and assisted us with the development and implementation of our revised water security plan.

Our main lab provides all permitted wastewater laboratory testing. It is NELAC and LELAC accredited and we only send out work for which we are not certified to



provide. The lab is equipped far above the average lab in that we have a two gas chromatographs and a mass spectrophotometer. In addition, each water and wastewater treatment plant has an on-site lab for process testing.

Severn Trent and the Parish have experienced first hand the devastation of hurricanes and the spirit that brings people together to rebuild after the storm when the



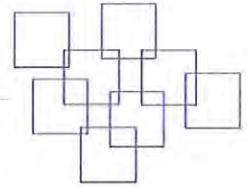
Plaquemines Parish project – with 65 employees – was hit directly by Hurricane Katrina and any progress made after that storm was undone by Hurricane Rita. As it should be, Severn Trent’s first concern was for our staff and initial efforts focused on locating all of our employees in the region. Supply caravans from our Houston office took much needed supplies to Louisiana and Human Resources representatives met with employees and addressed payroll issues to ensure our Louisiana staff received paychecks without interruption. We also helped reunite employee families that had been separated.

More than 50 Plaquemines Parish employees lost their homes – and Severn Trent staff throughout the region and across the country stepped up to make a difference. Our people collected clothing and supplies while staff from Texas and Mississippi made multiple trips into the affected area with supplies. Employees also raised more than \$16,000 for victims of Katrina and the company provided a matching donation. On a personal level, one Houston staff member took advantage of the space afforded by two additional houses on his property and hosted 18 people from four Plaquemines Parish families for three months. Another located housing for a displaced employee and his family and helped get them settled – providing transportation, locating assistance, registering for schools, etc. On a corporate level, Severn Trent responded to a plea from Common Ground Collective, a neighborhood volunteer relief organization in New Orleans, and donated disinfection equipment and chemicals to treat 60,000 gpd.



In addition to helping our employees deal with and recover from the affects of the hurricanes, Severn Trent worked to provide water and wastewater services to residents of the affected areas. Members of our Plaquemines Parish staff took refuge at the Belle Chase water treatment plant, which has an emergency generator and was able to maintain water pressure except for a brief period during Hurricane Katrina. Additional generators were brought in to provide power for one of the wastewater plants and lift stations within that system, restoring service and compliant operations at that facility. These efforts

had to be repeated after the Dalcour and Port Sulphur facilities were flooded during Hurricane Rita. Our Plaquemines Parish staff was augmented by Technical Services



and other regional staff who spent weeks living in tents and helping our operations in the recovery process.

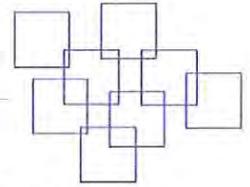
Approximately 1.9 billion gallons of wastewater are treated each year at the Parish's nine different wastewater treatment facilities. Wastewater effluent is discharged to the Mississippi River. We produce Class A biosolids and are currently pursuing a new permit to allow the production of Class A biosolids continuously throughout the year, which we estimate will save more than \$185,000 annually. We use process control and standard operating procedures to minimize odor issues. As part of this process, we carefully review each site and determine what appropriate procedures are needed. As part of the added value we bring to the project, we proactively address fats, oils and grease issues at lift stations by working one-on-one with business owners in affected areas.

Approximately 3.1 billion gallons of water are treated each year at the Parish's five water treatment facilities that are located along and draw from the Mississippi River. Two facilities have alternate fresh water reservoirs to be utilized in the case salt water from the Gulf of Mexico intrudes into the Mississippi. During salt water intrusion, these plants may experience chloride levels ranging from the norm of 35 ppm to as high as 700 ppm. Once chloride levels in the source reach 200 ppm, Severn Trent begins diluting with water from the reservoir to maintain approximately 180 ppm of chloride entering the facilities.

When circumstances require the use of the fresh water reservoirs, Severn Trent must address operational challenges. While the turbidity of the settled water entering the filter is much lower than during normal operations, the filter effluent turbidities are higher, which create shorter run times on the filters and require increased backwashing. Filter run times are approximately 100 hours during normal operations while they are reduced to as low as 30 hours on each filter when dilution is required. Severn Trent's plans to utilize the fresh water reservoirs throughout the year – whether salt water intrusion is present or not – will ensure water quality within the reservoirs. In addition, these plants can be bypassed and the areas served by an upstream plant if circumstances require.

New EPA regulations set forth in 2003 enforced lower limits on THM, HAA, turbidity, chlorine dioxide, chlorites and TOC removal. In response to this regulatory change, Severn Trent began using chlorine dioxide as primary disinfectant, utilizing a system that uses sulfuric acid and peroxide to generate chlorine dioxide. In addition, we completely rehabilitated a total of 28 filters at the five treatment plants in response to new regulations that required that instrumentation be in place to monitor and record turbidity at each filter vessel.

In 2009, Severn Trent implemented a new computerized maintenance management system. Our experienced staff managed a seamless transition to this program for maintenance tracking and scheduling for drinking water and wastewater operations. The software improves productivity and efficiency of maintenance with intuitive screens and easy-to-access information at a reduced cost from the previous program. In addition, training for this program was provided in-house by Severn Trent staff.



Severn Trent is responsible for nine wastewater and five water facilities, 160 lift stations, five booster stations, 360 miles of water lines, 157 miles of collection lines, seven water towers and three reservoirs and provides customer service and collections. In 2010, our project scope expanded to include the Plaquemines Parish Government Complex, formerly known as the State School, which includes a water tower and package water treatment plant that we now operate and maintain.

Our community outreach projects include assisting the Parish with establishing electrical and sewer service for a community center to serve residents of the Diamond Park temporary housing community. The site was the temporary community center for events sponsored by YMCA, Save the Children, Take Off (a basketball program), Emergency Communities and other organizations involved in the Diamond community.

### Fresh Kills Landfill (New York City Department of Sanitation)

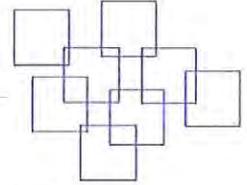
Fresh Kills Landfill is located on the western shore of Staten Island. Approximately half the 2,200-acre landfill is composed of four mounds that range from 90 feet to approximately 225 feet high. The principal landfill of New York City in the late 20th century and formerly the largest landfill in the world, these mounds are the result of more than 50 years of landfilling primarily household waste. Under local pressure and with support of the U.S. EPA, the landfill site officially closed in 2001. The groundwater leaching system at the site has been highly engineered to protect the health of the citizens and the environment.



Severn Trent began to operate this system in 2004. We also manage, maintain and operate nine storm water collection sediment ponds, each of which is discharging and individually permitted. Our staff of 22 full-time operators provides contract operation, maintenance and management of the leachate control system, which is capable of treating up to 1 MGD utilizing a combination of biological and chemical treatment.

Leachate is collected from 36 wells located throughout the landfill system, pumped to the influent pumping station and distributed to three sequencing batch reactors (SBRs). Through nitrification, the SBRs biologically treat the leachate to remove both carbon- and nitrogen-based wastes. Metals are then precipitated from the waste stream during the chemical treatment process. Flow is sent to clarifiers to allow the precipitated sludge to settle and then through sand filters to remove any remaining particles before discharge to the Arthur Kill River. Sludge is collected from the SBRs and clarifiers and sent to several sludge storage tanks after which it is dewatered by a plate and frame press and disposed of by subcontract.

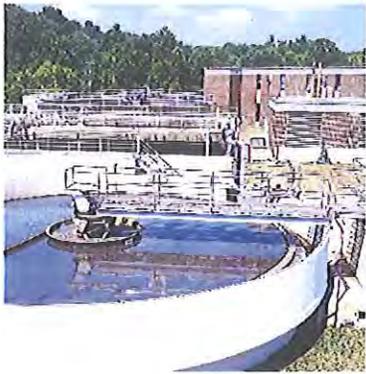
Severn Trent also provides professional engineering, design and construction management services for facility upgrades and asset repairs and daily removal,



transportation and disposal of approximately 13,000 gallons per day of gas condensate generated from the landfill's gas collection system.

Still the tallest structure on Staten Island, the Fresh Kills Landfill has and continues to hold a prominent space in the public eye. The landfill includes open waterways, intact wetlands and wildlife habitats with the potential to support broader and more active uses in the future.

### Texas Utility Districts



Severn Trent has long provided operation, maintenance and management of utility district systems across the state of Texas. Many of these relationships have been maintained since the late 1970s and early 1980s.

The area has numerous utility districts and Severn Trent meets their needs with a centralized staff of operations, maintenance and management specialists. All told, we provide any combination of wastewater collection and treatment, water treatment and distribution, meter reading, billing, collections and customer service to more than 105,000 accounts through contracts with nearly 200 clients including nearly 150 districts. We are responsible for the following facilities that are associated with these contracts:

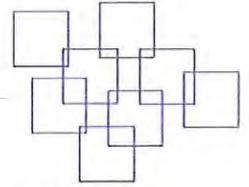
- 75 wastewater treatment plants
- 105 ground/GWUI water treatment plants
- 140 wells
- 240 pump stations
- 1,831 miles of distribution system
- 1,740 miles of collection system

Severn Trent provides operator staffing to meet the requirements of each facility's permit, as well as after-hours support by on-call personnel. Because these clients are served by a centralized force, they benefit from combined strengths that include:

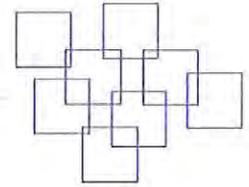
- Underground maintenance and repair crews and backhoes
- Electrical, mechanical and instrumentation professionals providing heavy maintenance services utilizing equipment that includes crane trucks, electrical vans and instrumentation vehicles
- Commercial services group utilizing equipment that includes three vector trucks, a TV rig and jet trucks

We are responsible for installing all residential and commercial water taps and for inspecting house lateral lines and sewer taps into the system's sanitary sewer lines. Our responsibilities also include annual backflow prevention device inspections, hydrant testing and leak detection.

Collection services are provided at two area locations for the convenience of system customers. All collections are processed at Severn Trent's West Houston office.



Payments are accepted by automatic bank draft, check and credit cards by phone or online and at local stores with Western Union capabilities.



## Management Philosophy

Severn Trent's philosophy is to build our business by developing partnerships based on trust and striving to meet the same goals as our clients. Partnerships develop when two parties bring together resources to achieve a common goal – to provide water and wastewater service that is safe, compliant and cost effective. The community provides the investment in facilities and sets the level of service expected. Severn Trent provides the experience and expertise. A long-term partnership develops from the trust partners develop in working toward the common goal. We at Severn Trent strive to make every client relationship a trusting partnership.

A key tool Severn Trent brings to the partnership is asset management. We strive to maximize the utilization of the existing assets and extend their life through proper maintenance. We evaluate the condition of the assets and project their life and eventual replacement cost to provide the owner with planning and budgeting tools. When a performance issue is encountered, our first choice in addressing the issue is to find an operational solution through an enhancement or change in the treatment process rather than a capital intensive solution. The experience that comes from operating hundreds of facilities and being part of an international company focused on water and wastewater is an invaluable resource in finding and implementing the solution that minimizes the need for capital investment.

A second key tool we bring to the partnership is employee empowerment. By providing our employees with the training, tools, performance standards and flexibility to do their jobs, we believe that they can make individual contributions to superior plant performance. For example, under Severn Trent's management approach, all of our employees have responsibility for performing routine maintenance and housekeeping. Not only does this improve the overall efficiency and performance of the operation, it also builds a sense of pride in the facility's operations and helps reinforce the significant relationship between plant maintenance and reliable, efficient operating performance. Our Technical Service Group is available to all of our projects – at no cost to our clients or the project budget – giving our employees a resource on technical issues. Severn Trent's most important asset is its employees; therefore we strive to provide a challenging and rewarding work environment that enriches job satisfaction and maximizes the potential of each member of our team.



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**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Huntington

Park this 6<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
Mario Gomez, Mayor

ATTEST:

\_\_\_\_\_  
Rocio Martinez, Acting City Clerk