

Montebello Housing Element

6th cycle
(2021-2029)



Housing Element Task Force Meeting

6-17-21



What is Housing Element?

Collective vision for meeting existing & future housing needs

The Housing Element:

-  Identifies & analyzes the current & future housing needs
-  Establishes goals, policies, & programs
-  Conserve & rehabilitate existing housing & provide opportunities for new development.

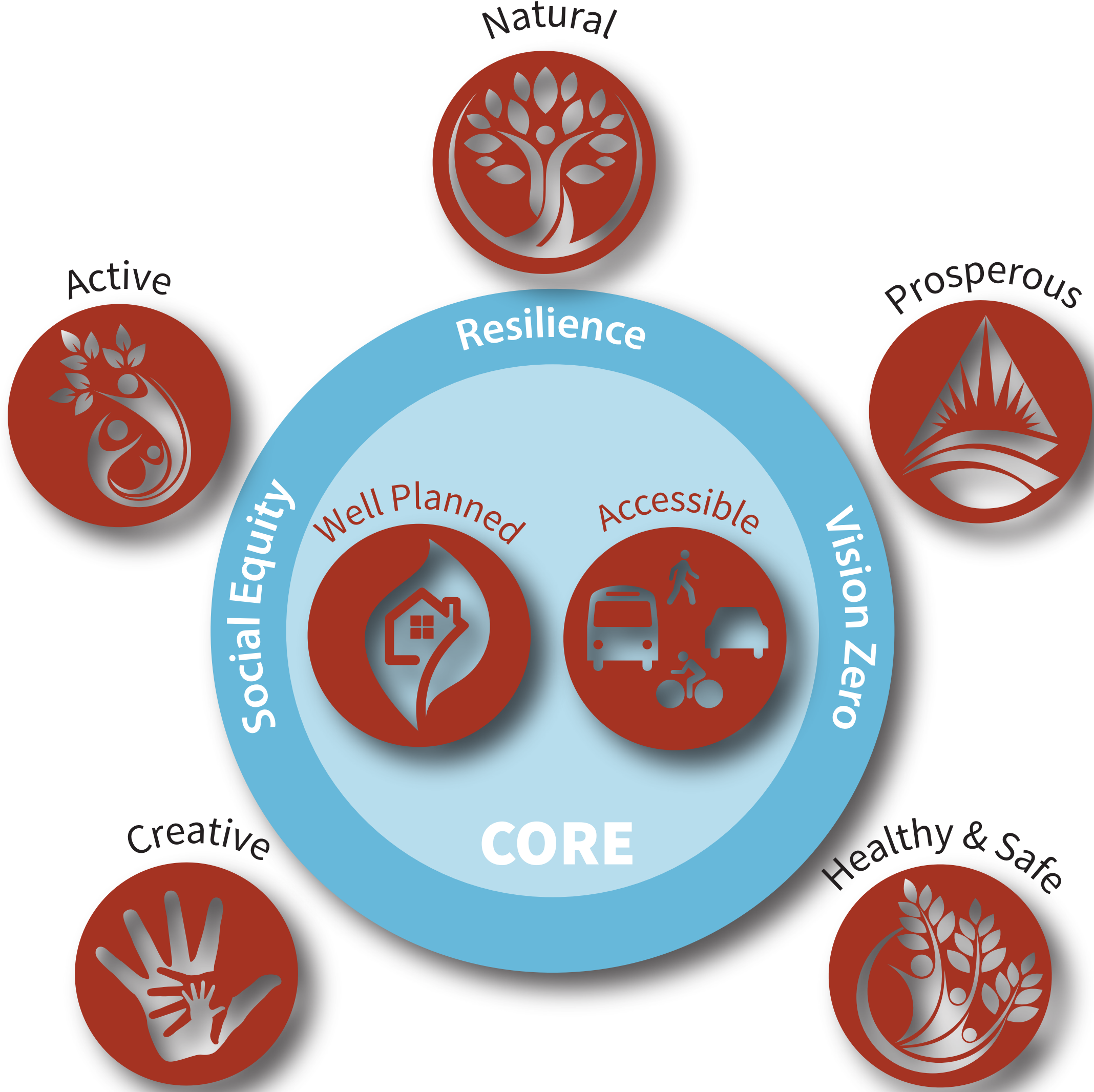
Consequence of Non Compliance?

Risk of litigation (AB 72, AB 101)

- HCD monitors for non-compliance & reports to Attorney General (AG)
- Courts can impose fines up to \$100,000 per month
- Some communities have been sued
 - by AG for continued inaction & settled OR suspended from issuing building permits for over one year
 - by non-profits
- Ineligibility for State grants (SB2, LEAP, other potential infrastructure/transportation funds)

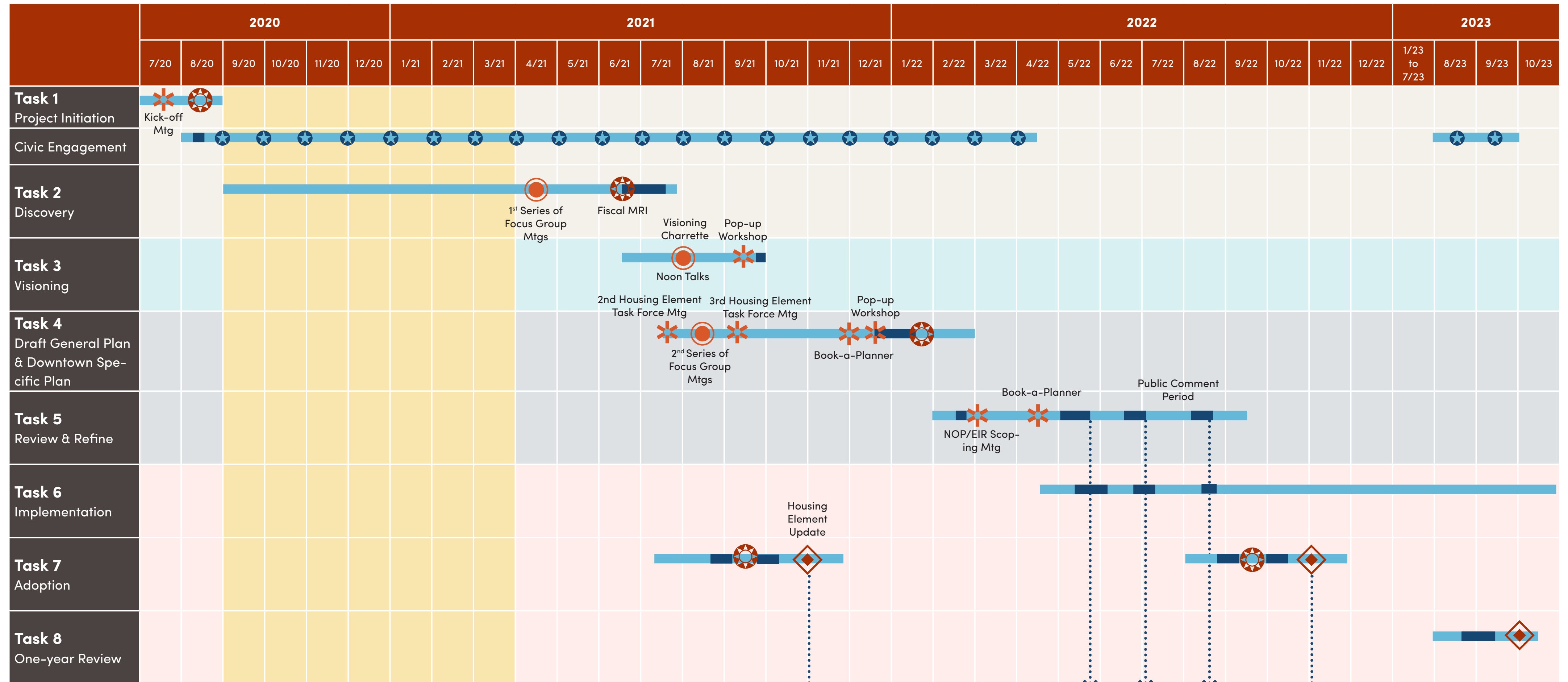


Integrated approach

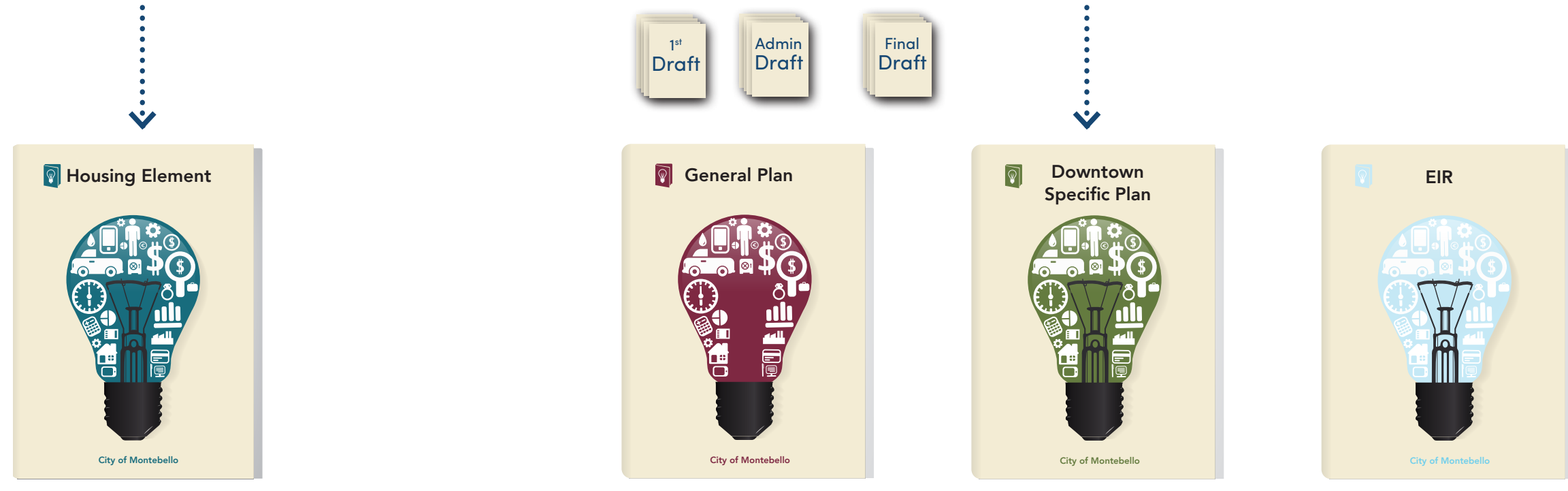


General Plan & Downtown Specific Plan

Project Schedule



- Joint City Council & Planning Commission Meeting
- Pandemic -- slowdown, no public mtg
- Adoption Hearings
- Focus Group Mtgs/ Visioning Charrette
- Monthly Progress Mtg
- Other Mtgs
- Tasks
- City Review



**Project
Initiation**

Discovery

Visioning
Workshop

Draft
Hsg. Element

HCD Review

Final
Hsg. Element

Adoption

7/2020

7/2020 — 6/2021

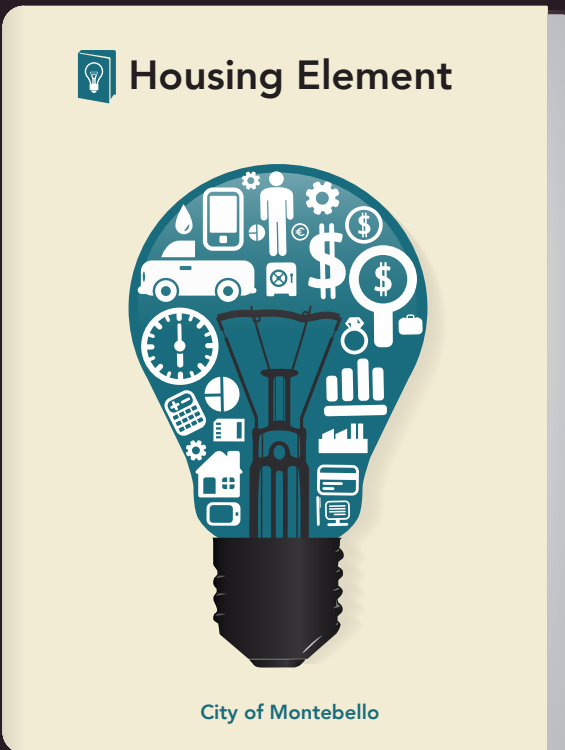
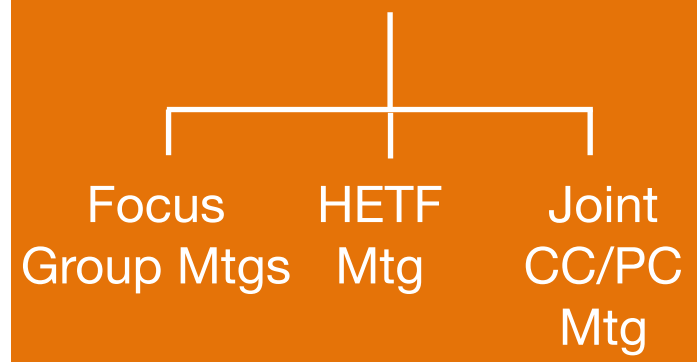
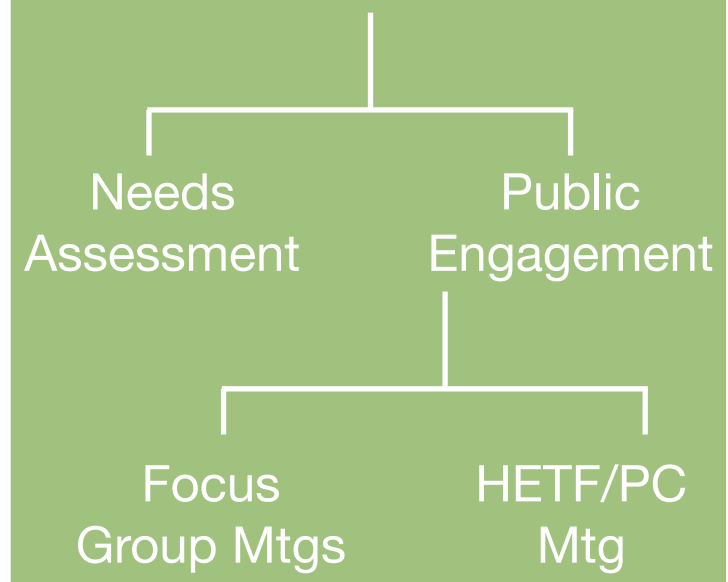
6/21/2020 to 6/24/2020

7/2020 to 8/2020

9/2020

10/2020

11/2020 to 12/2020



Montebello today



Population
61,954



Median Household
Income
\$56,150



Poverty Rate
13.9%



Bachelor's Degree or
Higher
19.8%

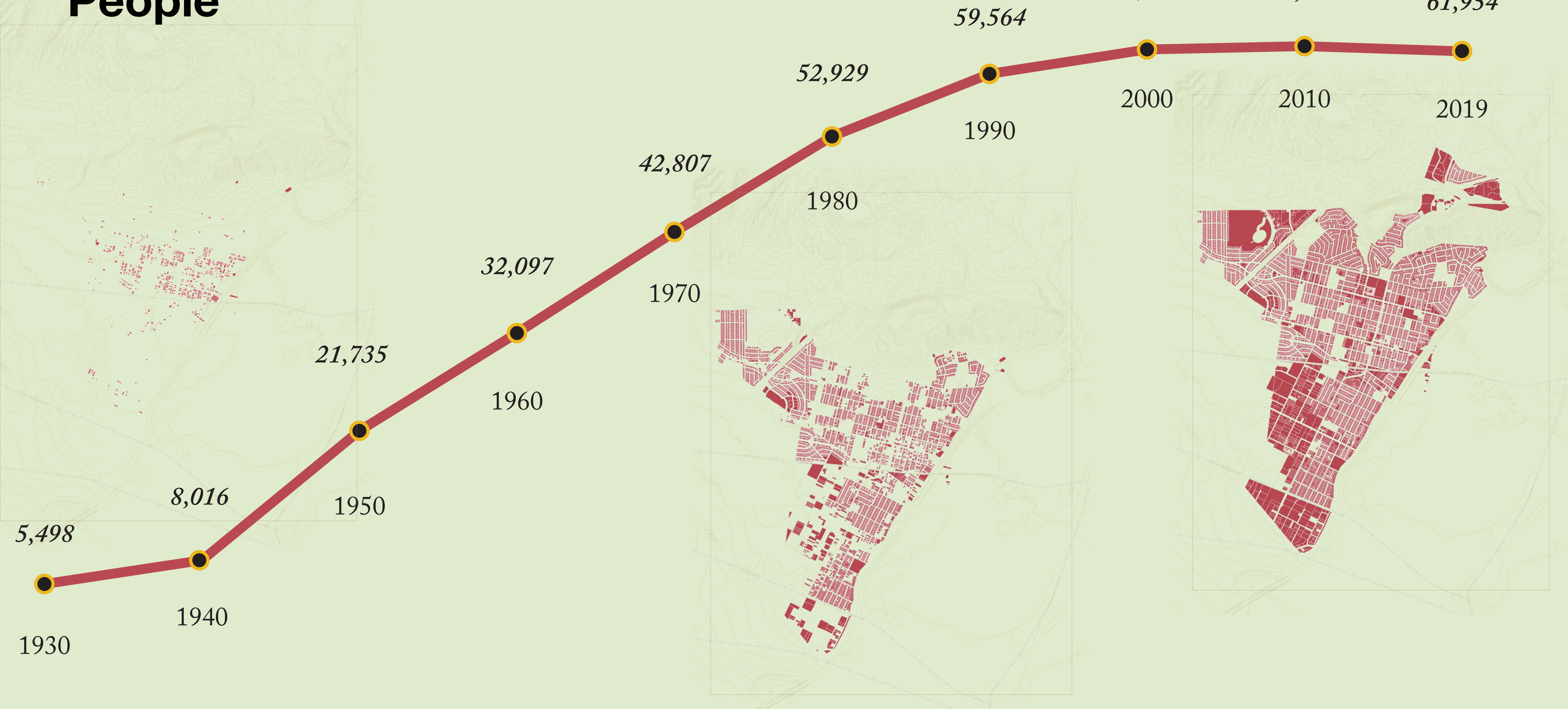


Employment
25,600



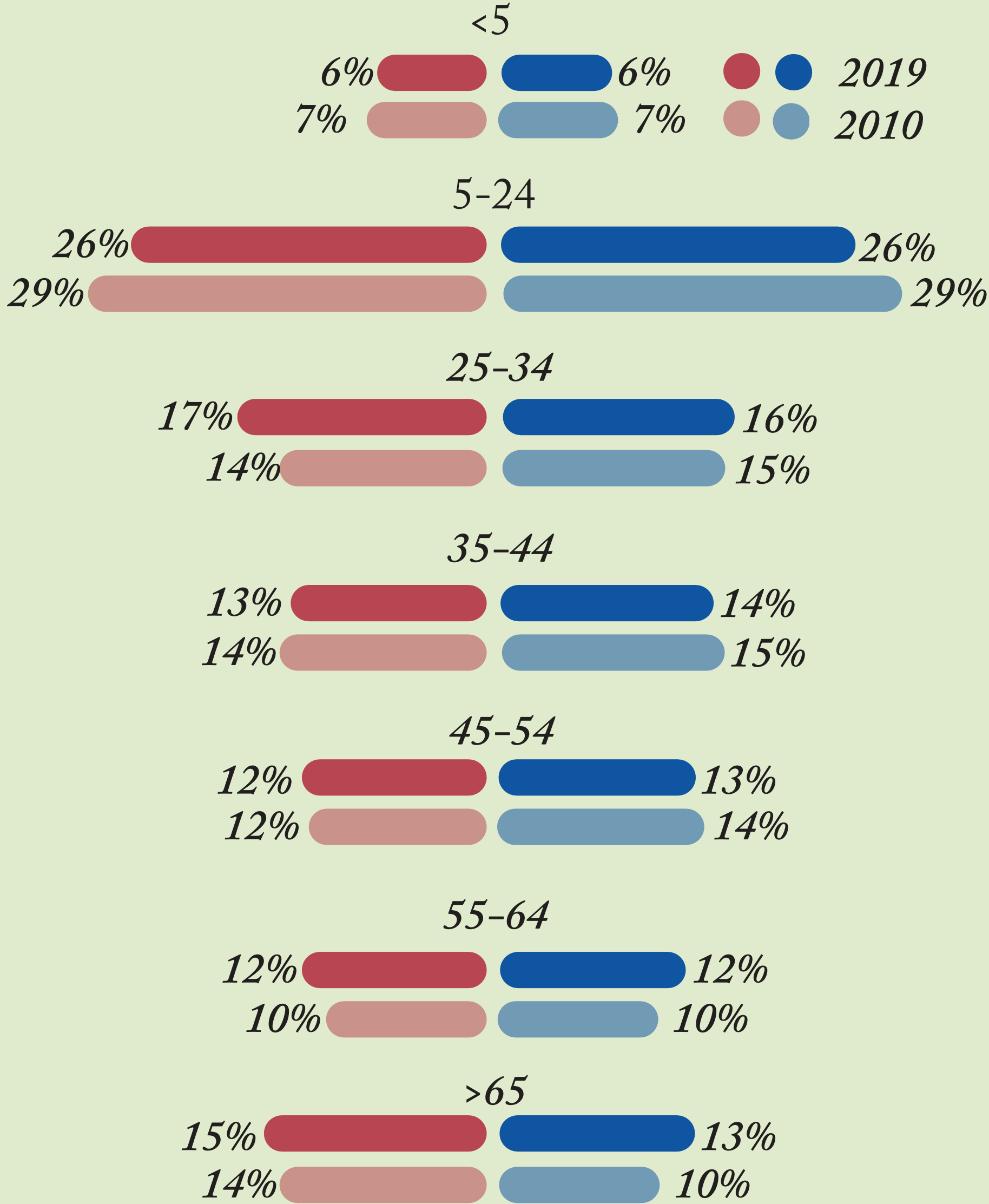
Total Housing Units
19,919

People

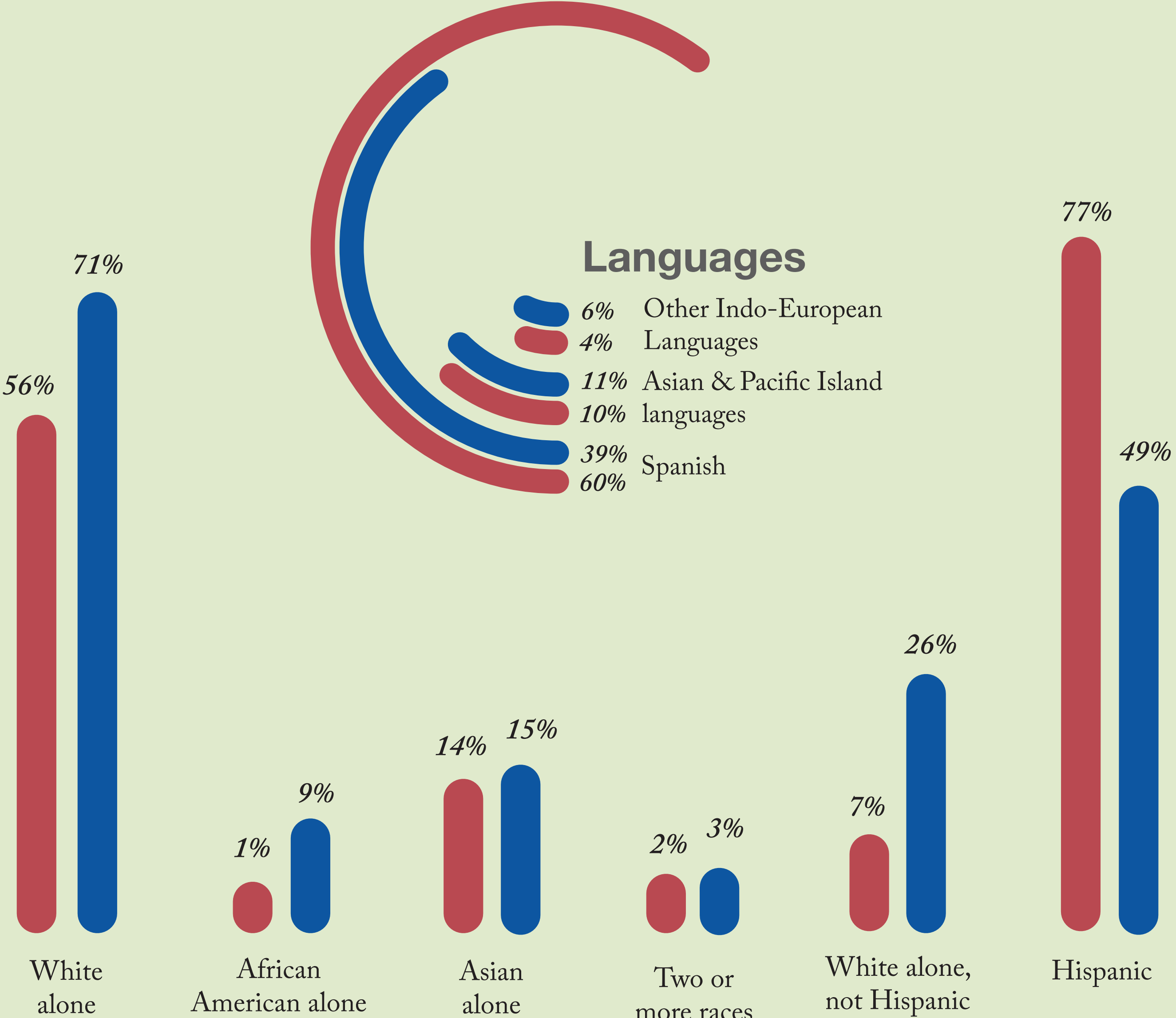


People

█ Montebello
█ Los Angeles County



Age

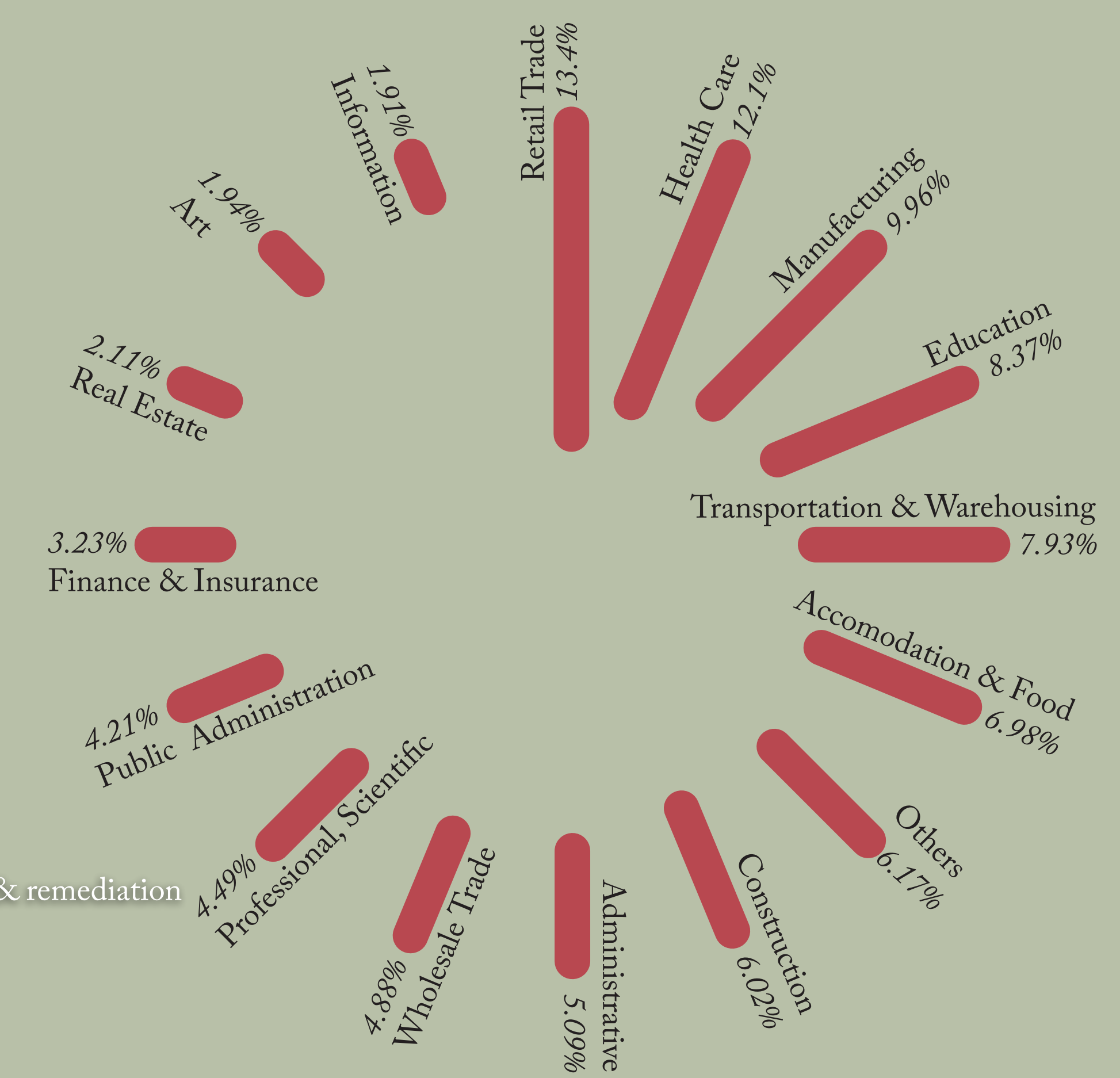
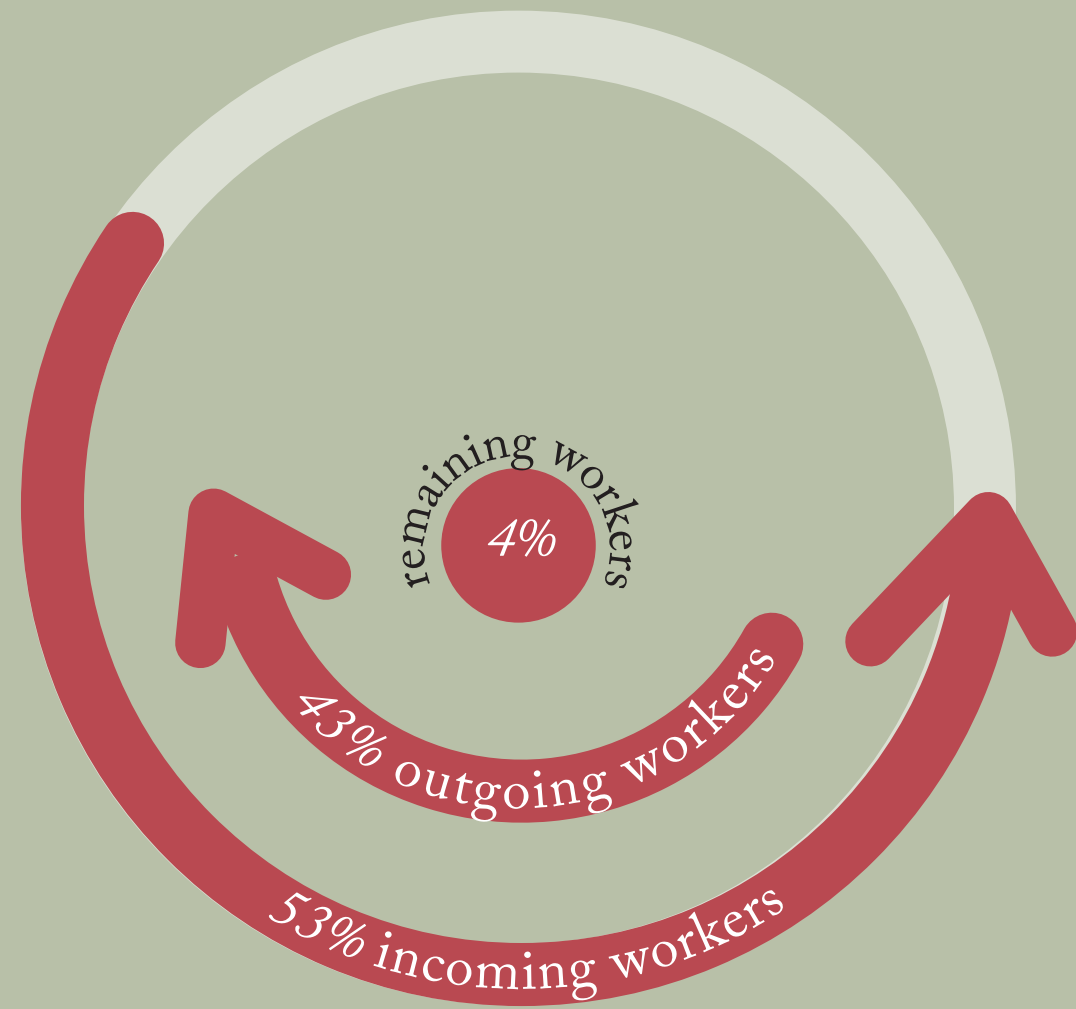
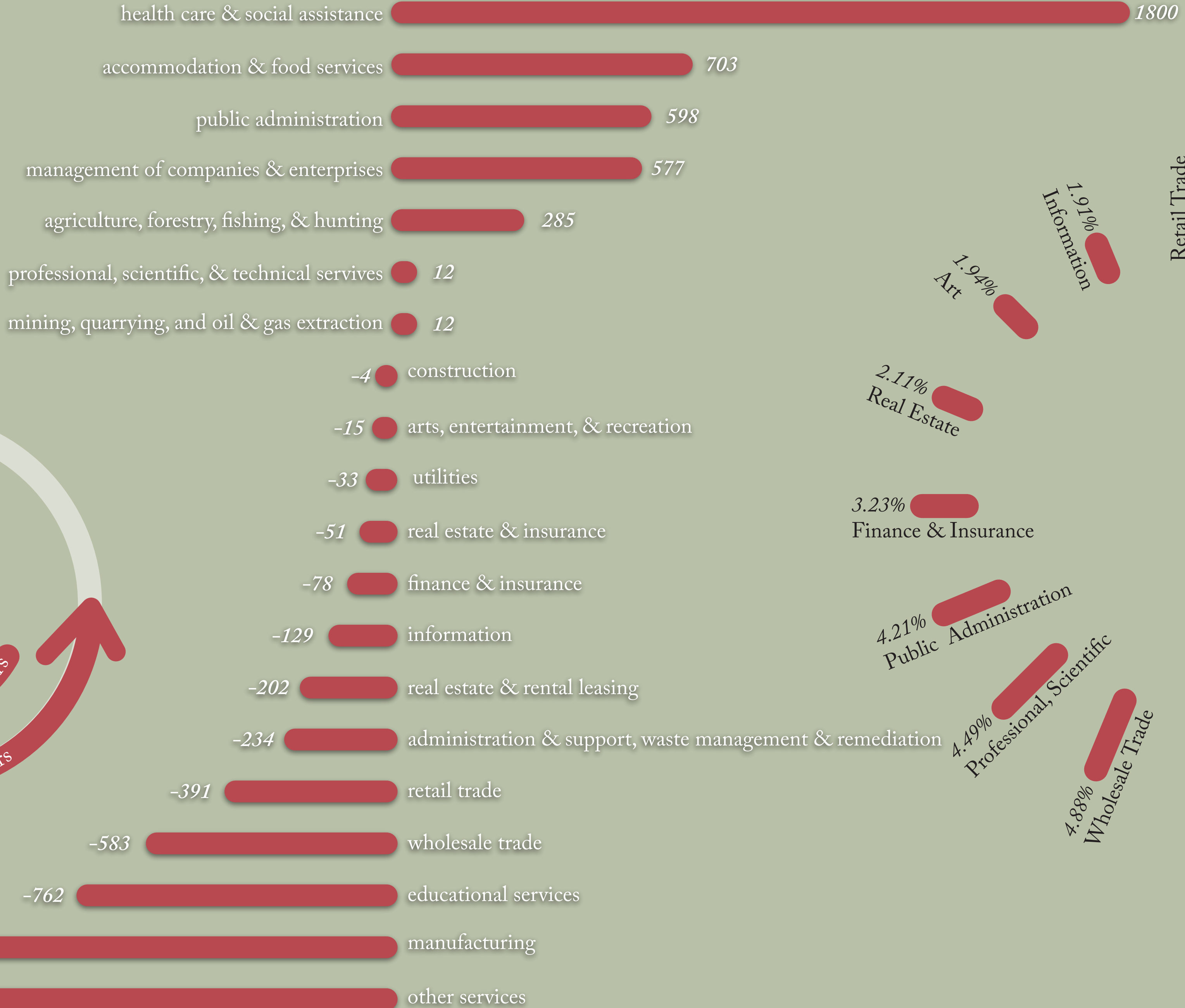


Race

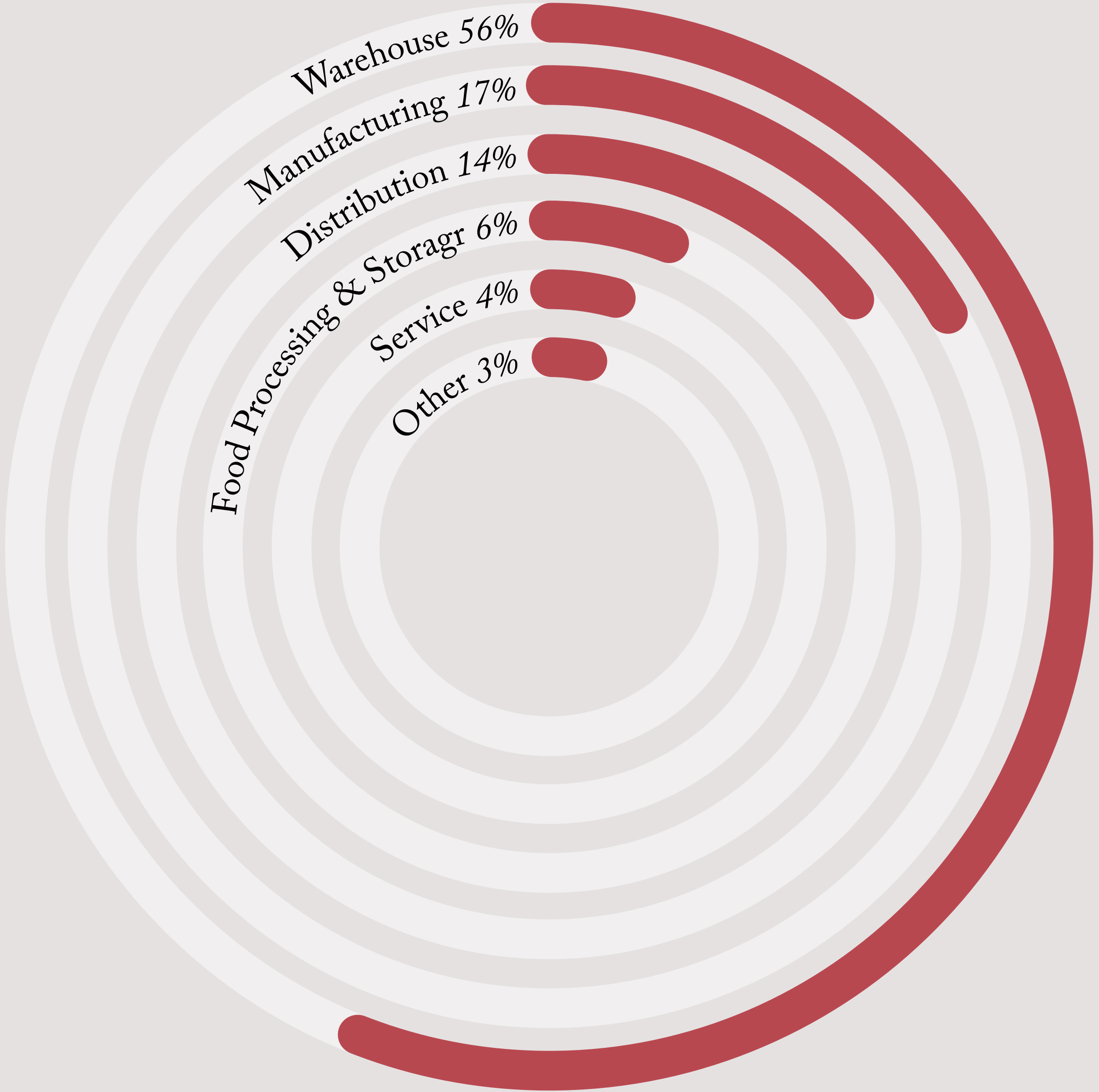
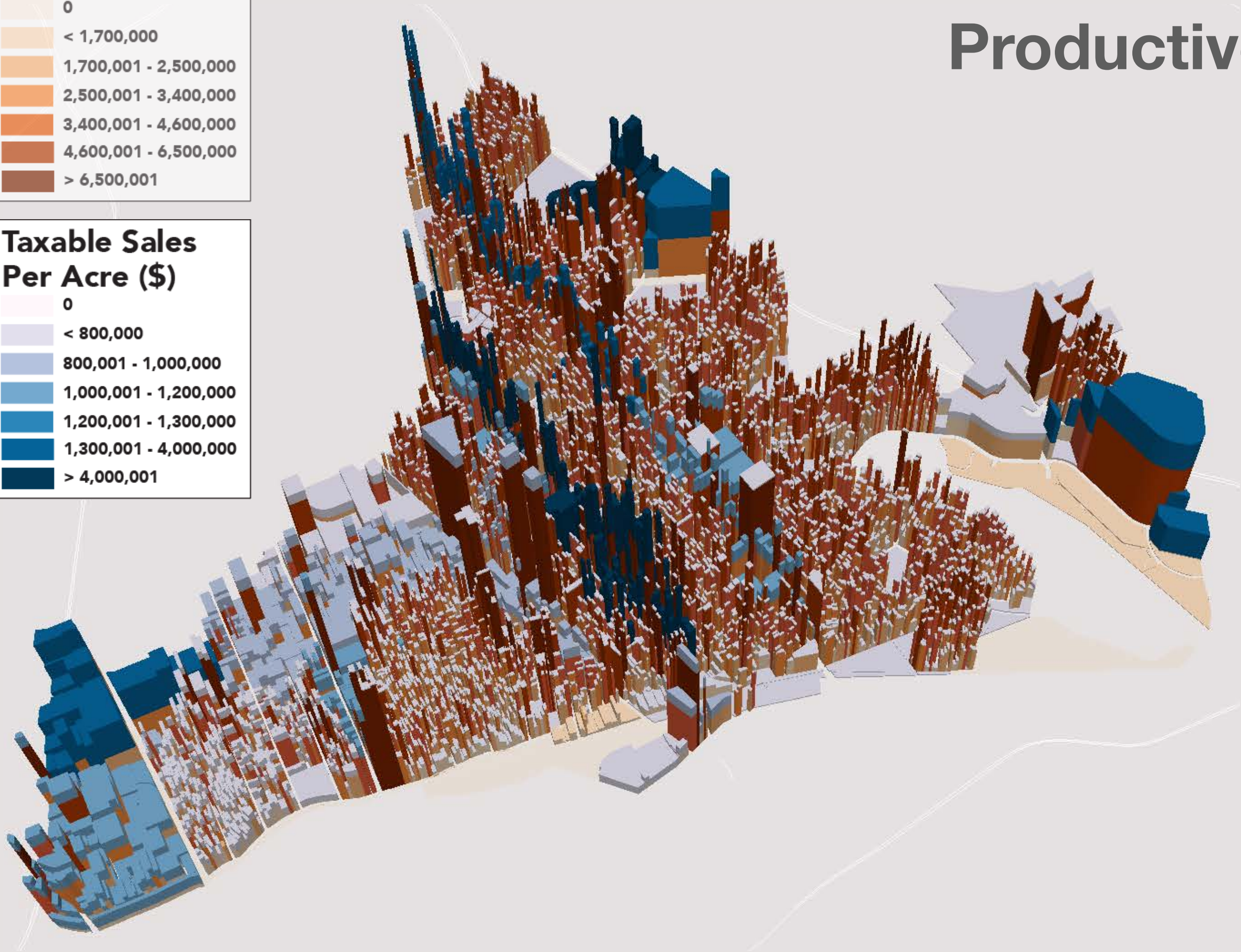
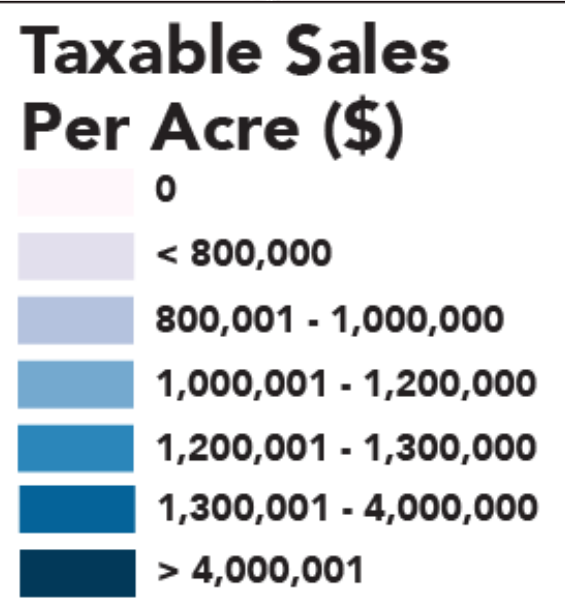
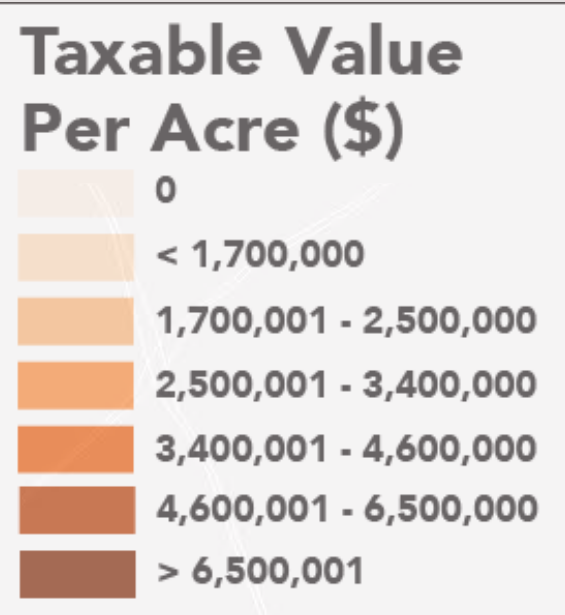
Languages

█ 6% Other Indo-European Languages
█ 4% Languages
█ 11% Asian & Pacific Island languages
█ 10% languages
█ 39% Spanish
█ 60%

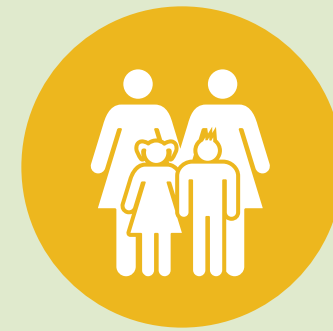
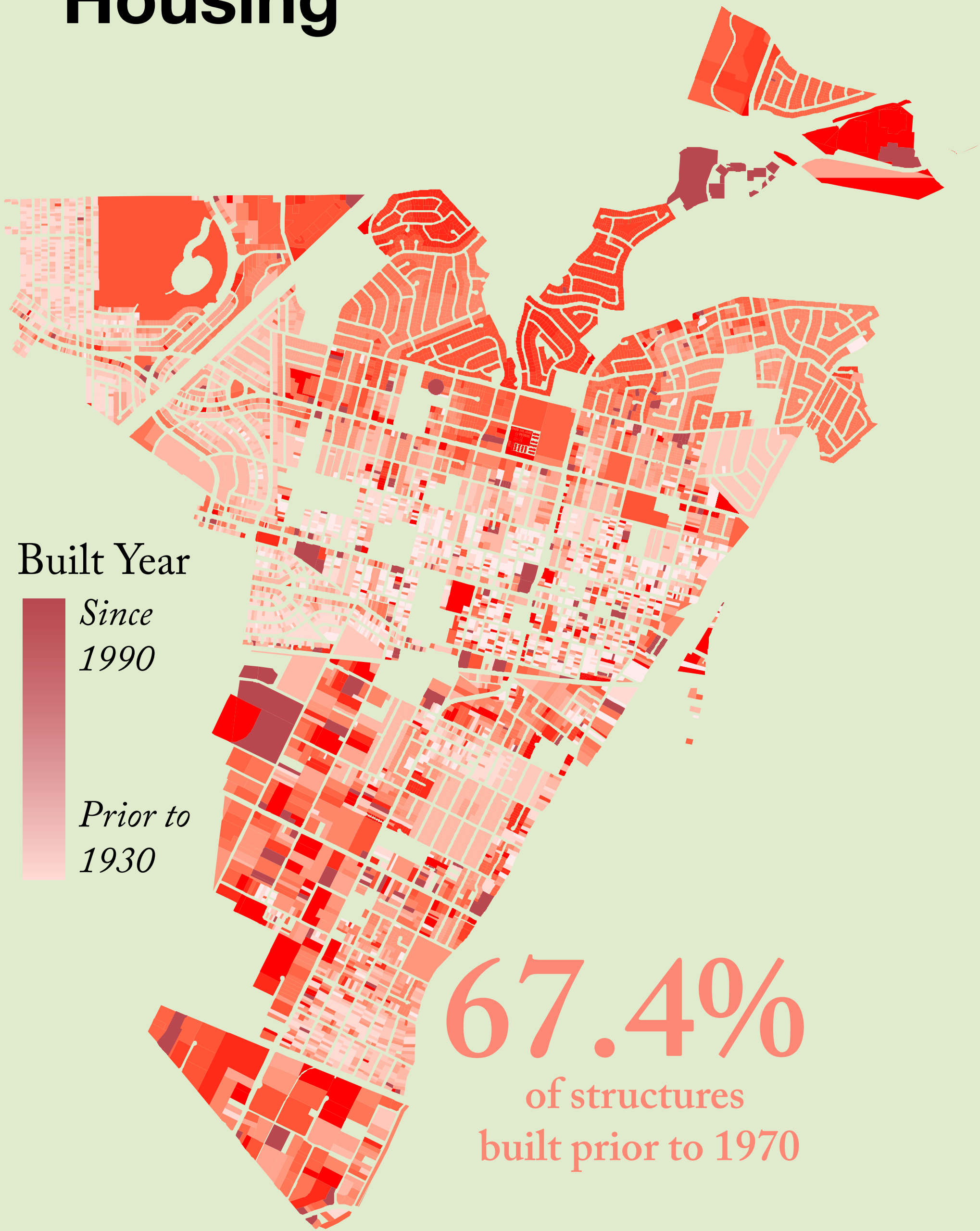
Economy



Productive



Housing



Average household size

Montebello

3.30

Los Angeles County

2.99

State of California

2.95



Median home value

\$492,300

\$583,200

\$505,000



Median household income

\$56,150

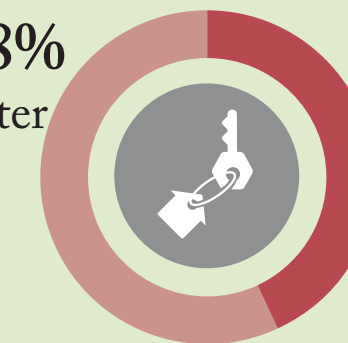
\$68,044

\$75,235



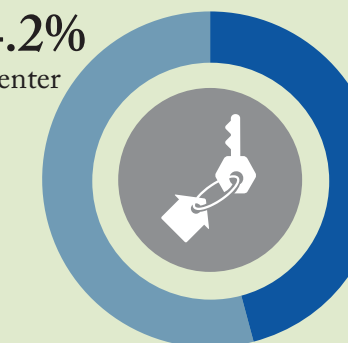
Housing tenure

56.8% Renter



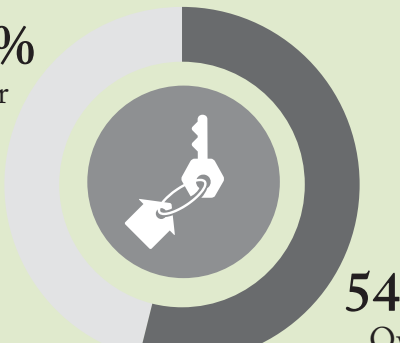
43.2% Owner

54.2% Renter



45.8% Owner

43.2% Renter



54.8% Owner



Average commute time

33.4 mins

31.8 mins

29.8 mins

Cost



Rent

	Montebello	Los Angeles County
Studio	\$1,105	\$1,450
1 bedroom	\$1,205	\$1,775
2 bedrooms	\$1,445	\$2,050
3 bedrooms	\$1,825	\$2,950
All	\$1,370	\$1,950

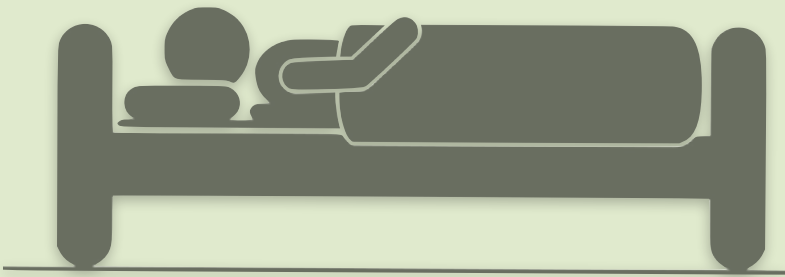
Source: CoStar

Own

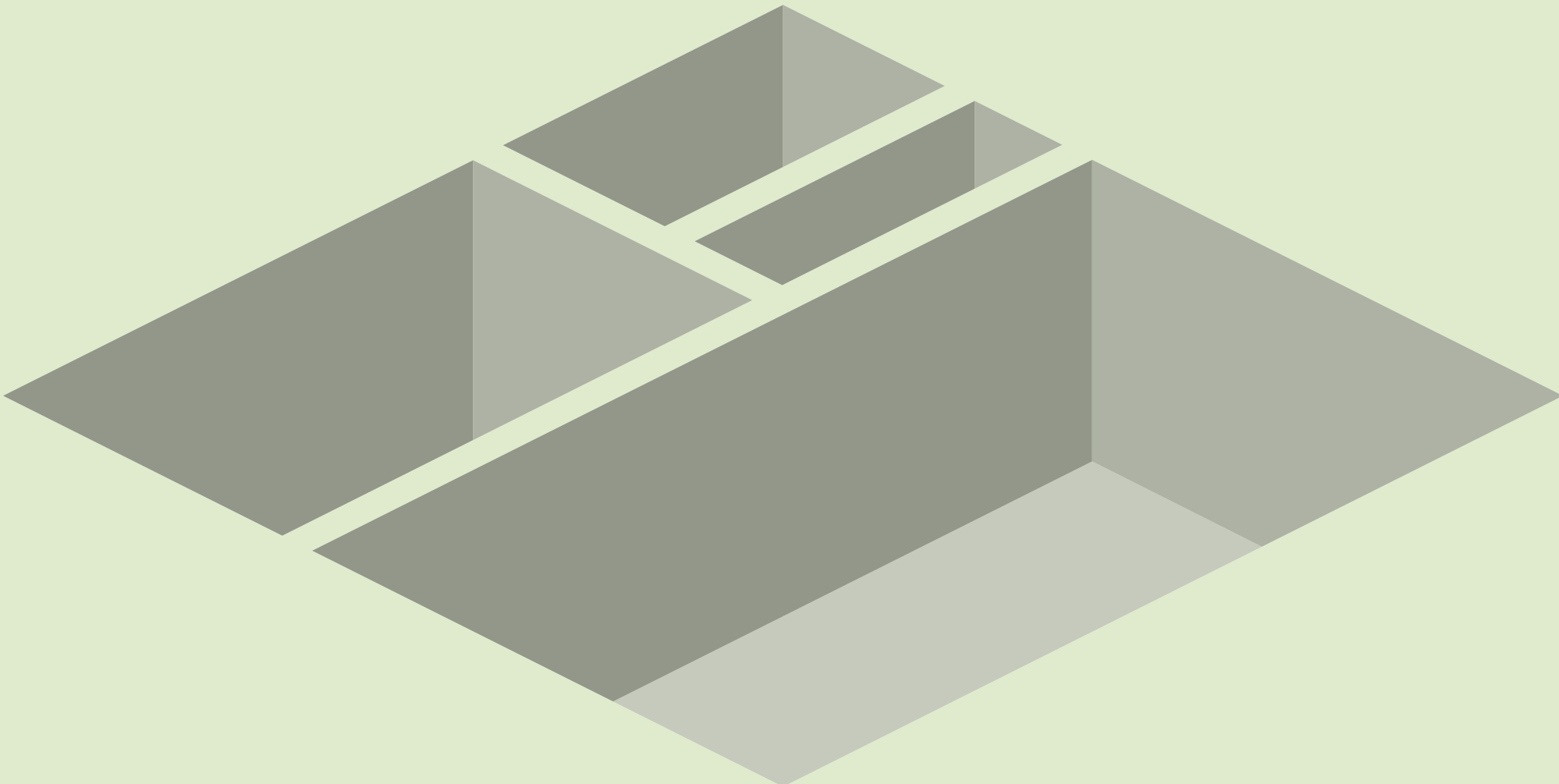
	Montebello	Los Angeles County
1 bedroom	\$403,300	\$503,000
2 bedrooms	\$498,000	\$608,000
3 bedrooms	\$602,000	\$682,000
4 bedrooms	\$727,000	\$807,000
All	\$611,000	\$709,000

Source: Zillow

Overcrowding



more than one person per room



Owner

Renter

Persons per room	Owner		Renter	
	Households	%	Households	%
1 to 1.50	335	4.1%	1,401	13.06%
1.51 or more	116	1.42%	513	4.78%
% Overcrowded	5.53%		17.84%	
% Severely overcrowded	1.42%		4.78%	

Owners

Renters

	Owners		Renters	
	Households	%	Households	%
1 person	1448	18%	2,021	19%
2 persons	2463	30%	2,640	25%
3 persons	1529	19%	2,083	19%
4 persons	1283	16%	2,081	19%
5 persons	897	11%	1,021	10%
6 persons	312	4%	549	5%
7 or more persons	228	3%	333	3%
Average household size	3.25		3.33	

Source: 2019 ACS 5-Year Estimate Data Profiles

Cost Burden

household pays more than 30% of its income toward housing expenses

	Owners		Renters	
	Households	%	Households	%
Extremely low-income (<= 30% of HAMFI)	1,105		2,980	
— Households overpaying	765	69%	2,410	81%
Very low-income 30% to 50% MFI	1,125		2,925	
— Households overpaying	565	50%	2,575	88%
Low-income 50% to 80% MFI	1,740		2,310	
— Households overpaying	795	46%	1,155	50%
Moderate-income (>80% to <=100% HAMFI)	1,105		1,240	
— Households overpaying	430	39%	150	12%
Moderate-income (>100% HAMFI)	3,725		1,590	
— Households overpaying	350	9%	4	0.2%
All Households	8,800		11,045	
— Households overpaying	2,905	33%	6,294	57%

Source: U.S. Department of Housing and Urban Development, CHAS 2013-2017



Public Assisted Housing

@ risk for conversion

Via Campo Senior Villas

2101

75 units

Beverly Towers



2013-2023

189 units

Montebello Downtown Plaza



2024

54 units

Casa La Merced



2027

130 units

Montebello Senior Villas



2098

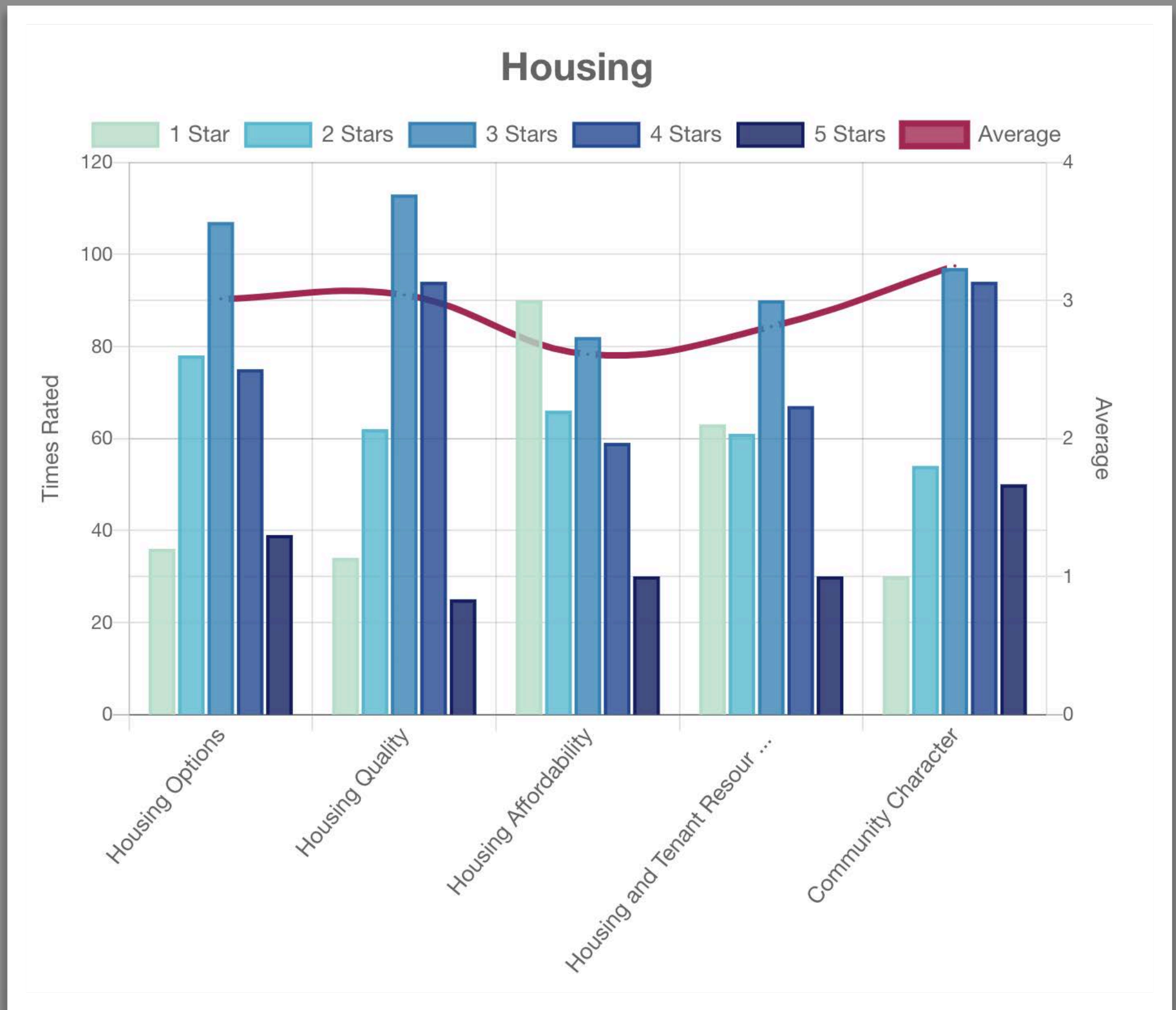
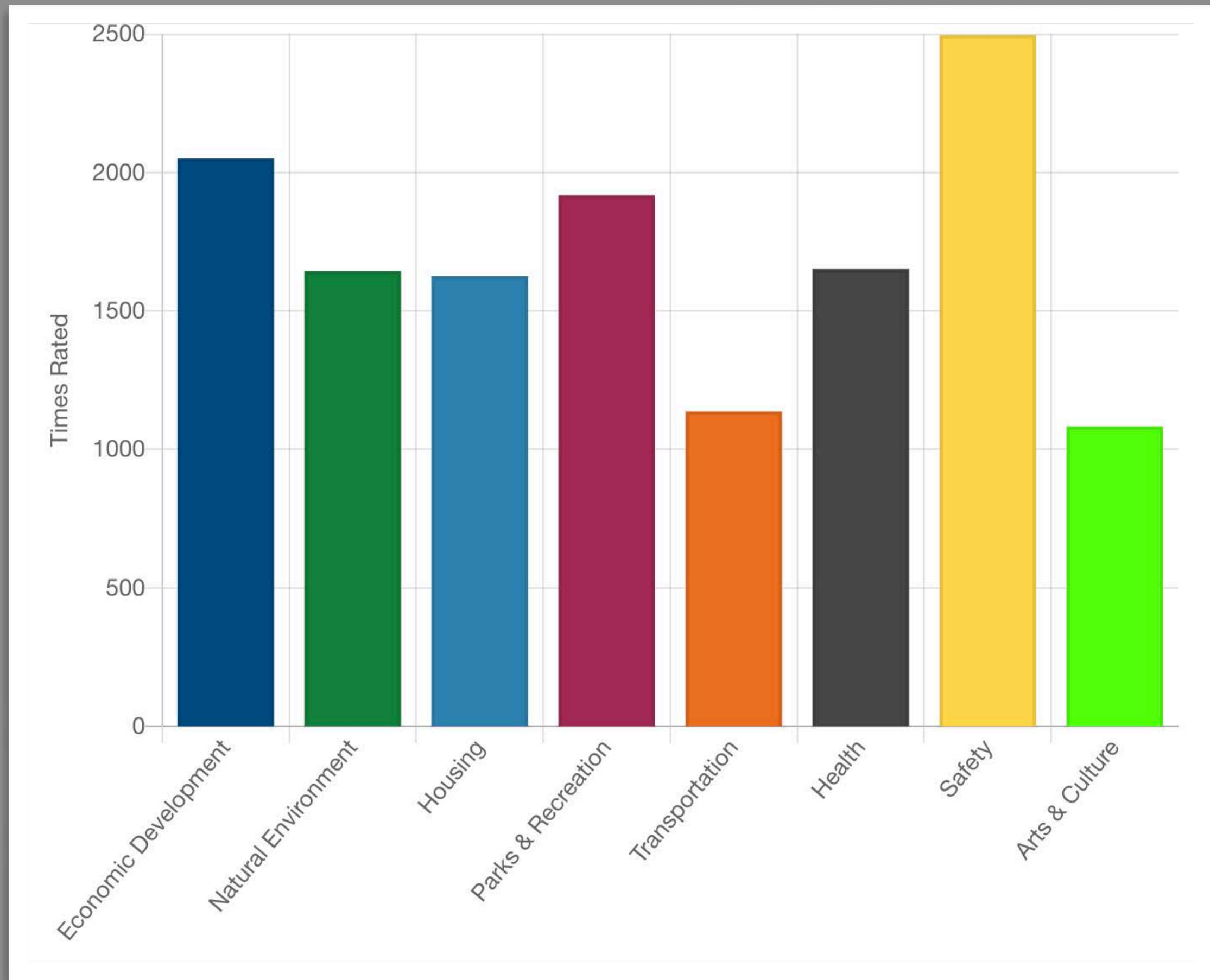
160 units

Greenwood Gardens



2033

40 units



Survey



What is more important to you?

Show your position on each tradeoff



Tradeoffs

Preference 1

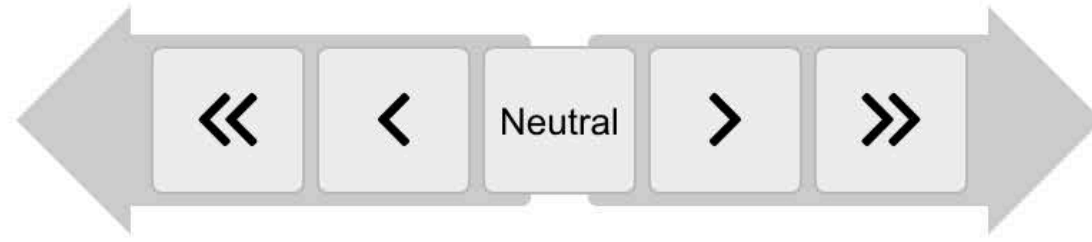
Preference 2

Preference 3

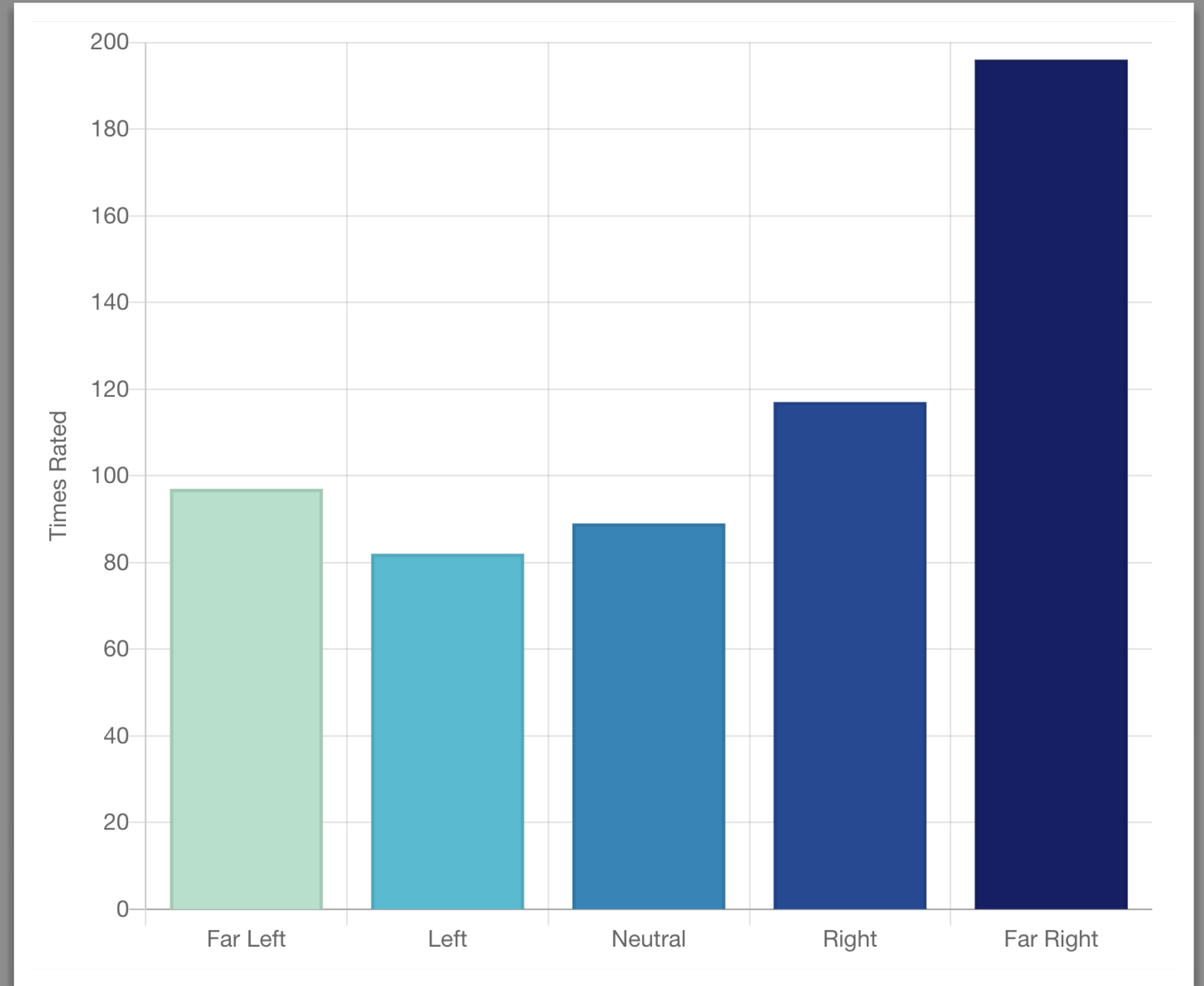
Housing Variety and Preserving Existing Conditions

Choose the option that best shows which tradeoff you prefer

Prioritize the increase of housing availability and the increase of housing diversity



Prioritize the preservation of the existing housing mix and maintenance of existing community character



Survey



Housing Need

Regional Housing Needs Allocation (RHNA) quantifies the housing need in each city



Housing Need

6th Cycle RHNA Allocations

Very Low (<50% AMI) 1,311 units

Low (50 -80% AMI) 705 units

Moderate (80-120% AMI) 775 units

Above Moderate (>120% AMI) 2,383 units

Total 5,174 units 1,035 units

20% Buffer for
No Net Loss
(SB166)

Housing Constraints

Market, Government, Infrastructure, Environment



Goals

Current Housing Element

1

The City shall strive to maintain & improve the quality of existing housing & residential neighborhoods in Montebello.

2

The City will remove potential constraints to housing production & housing affordability.

3

The City will continue to identify adequate housing sites through appropriate land use, zoning, & specific plan designations to accommodate the City's share of regional housing needs & will provide land use policy that encourages, promotes, & provides for the development of various housing types.

4

The City will continue to pursue programs & funding sources & adoption of policies which allow for continued affordability of housing units.

5

The City will continue to promote fair housing practices & equal housing opportunity for all residents.

Development Pattern

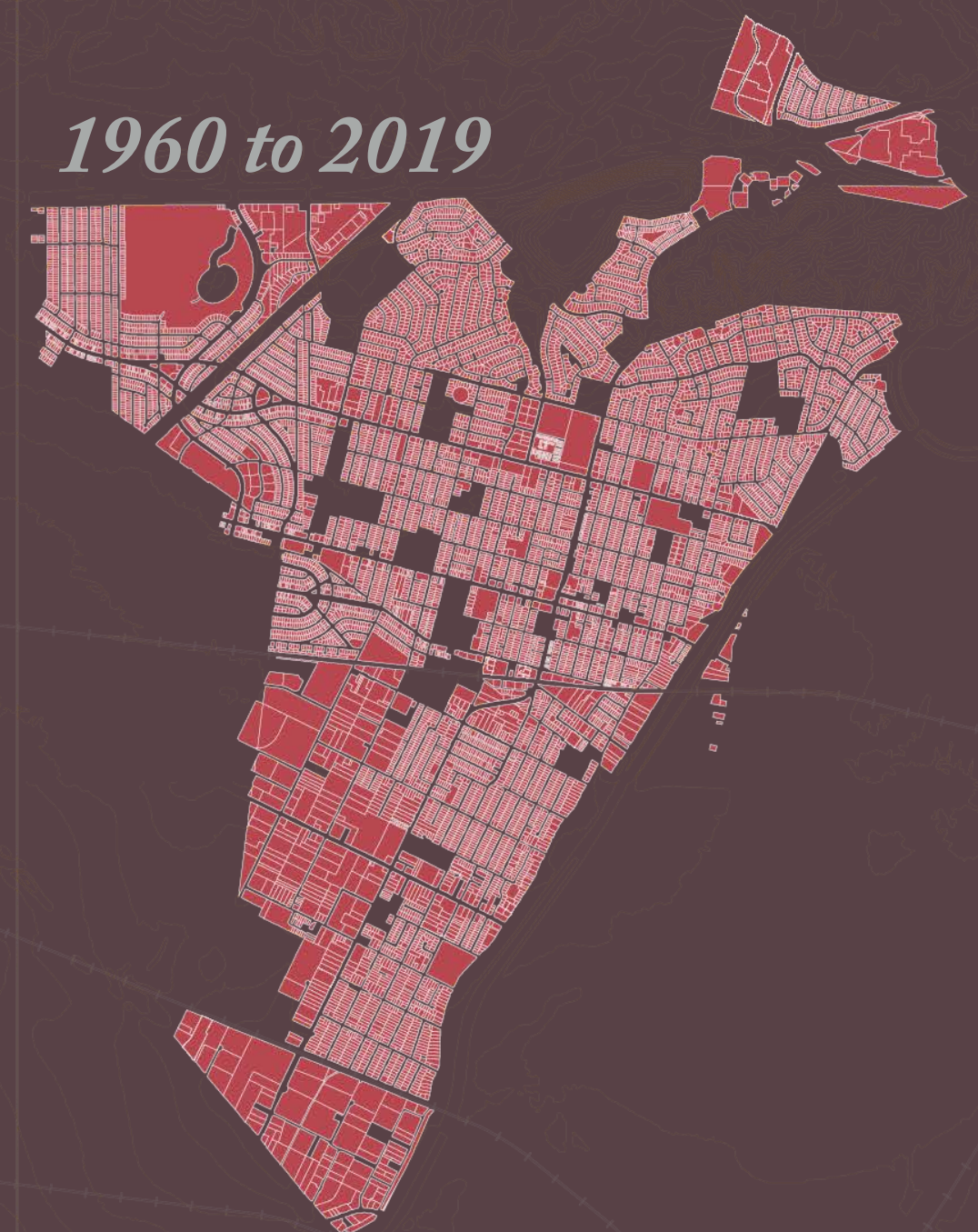
up to 1930



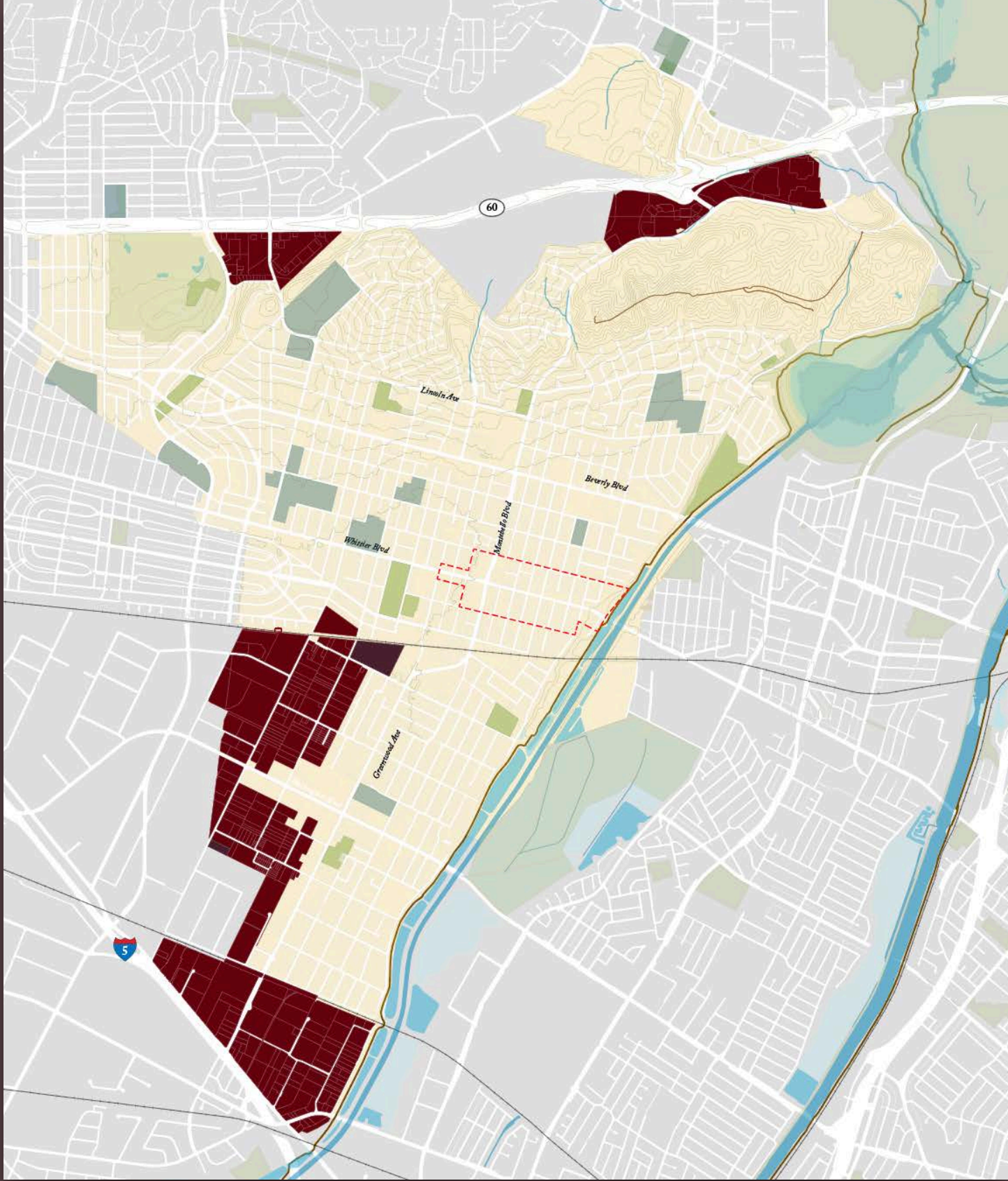
1930 to 1959



1960 to 2019

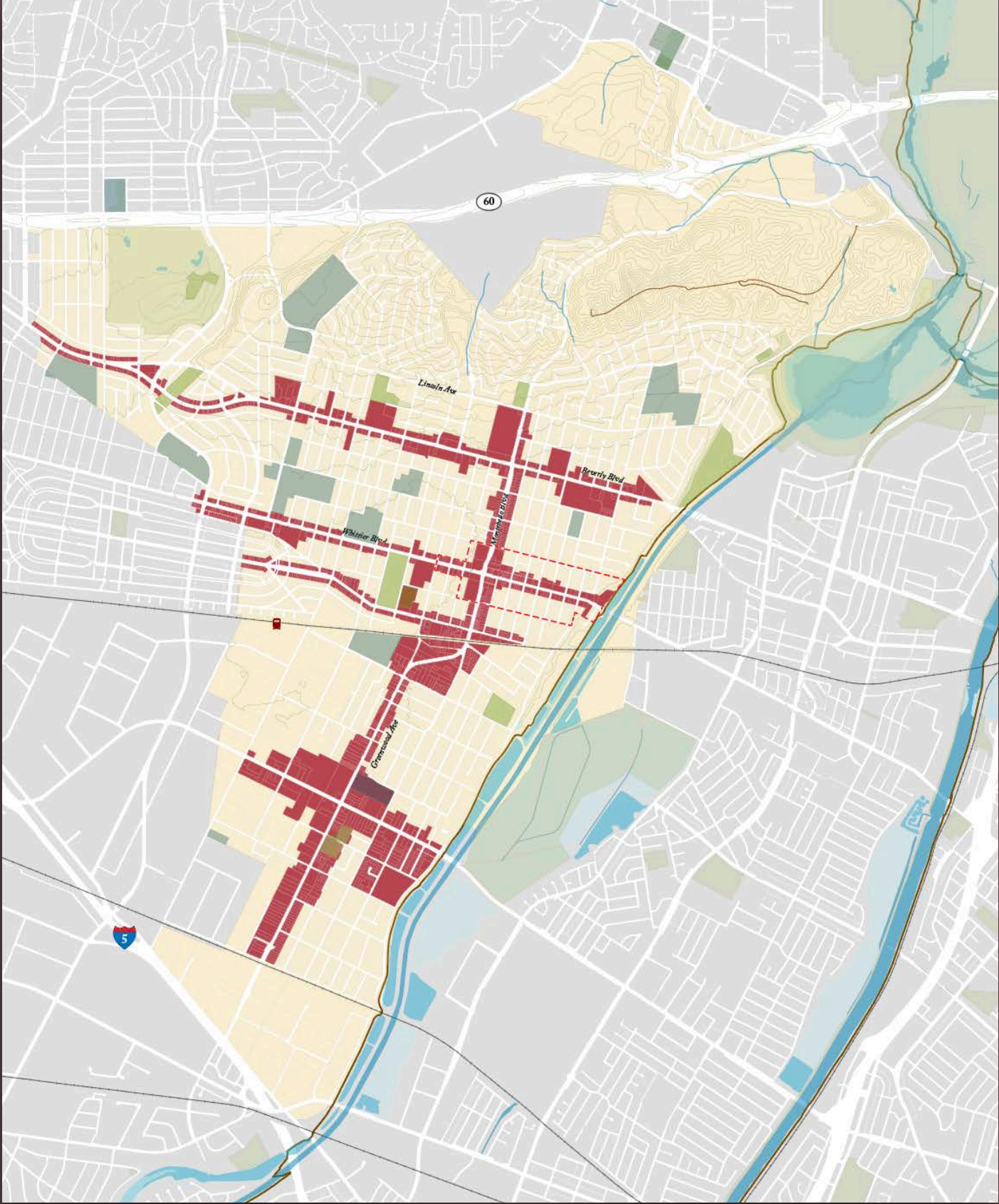


Urban Form



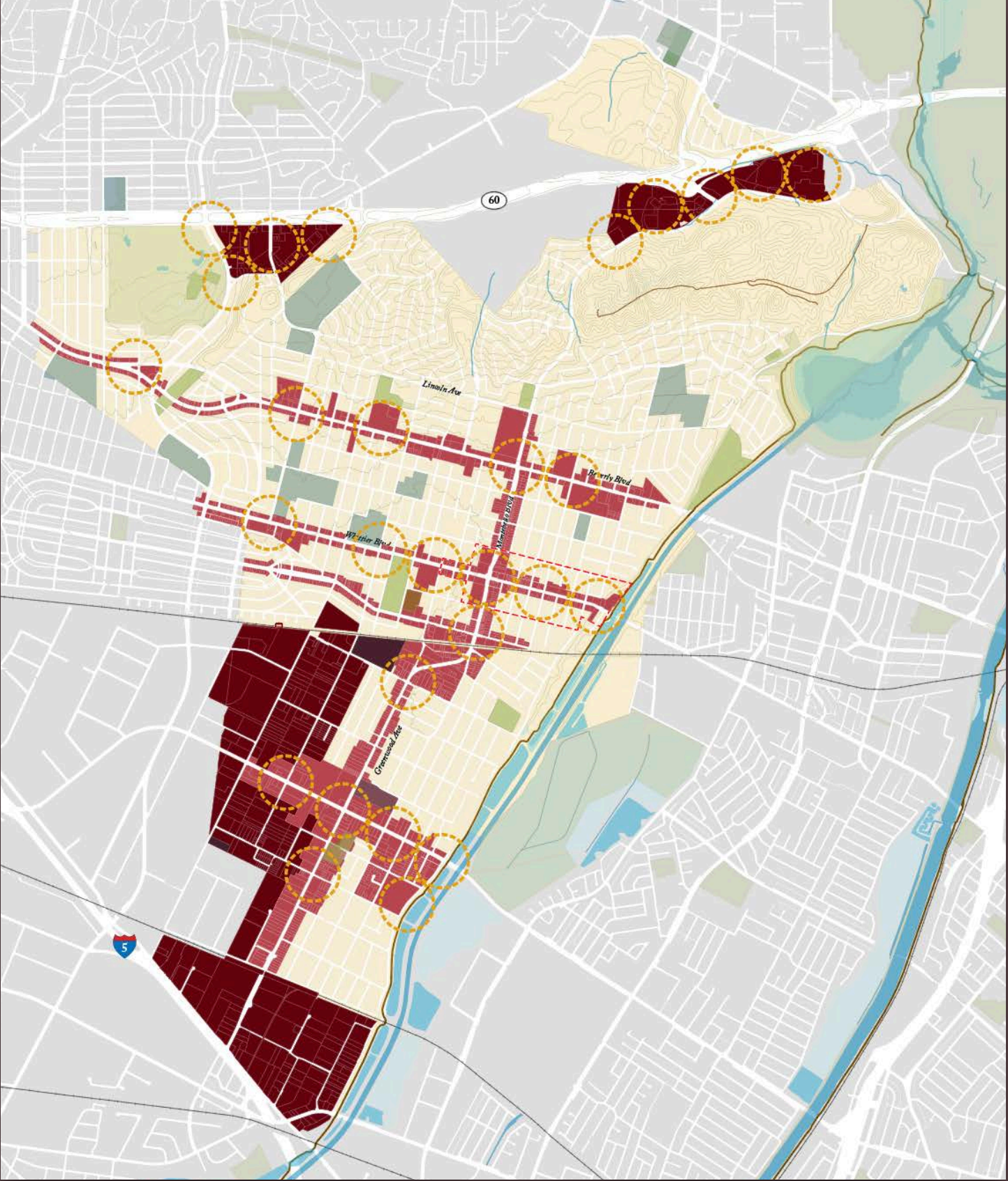
Districts

+



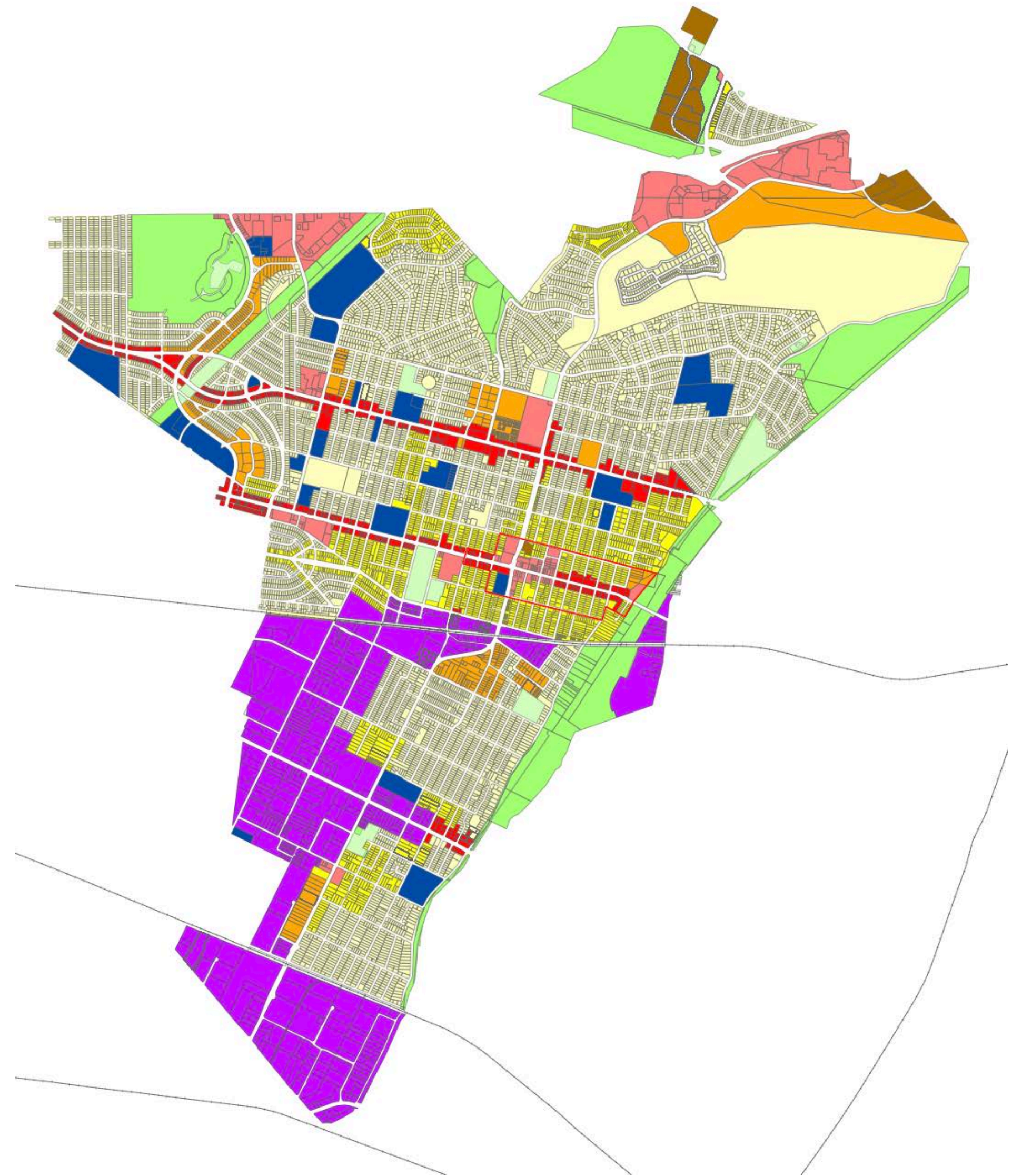
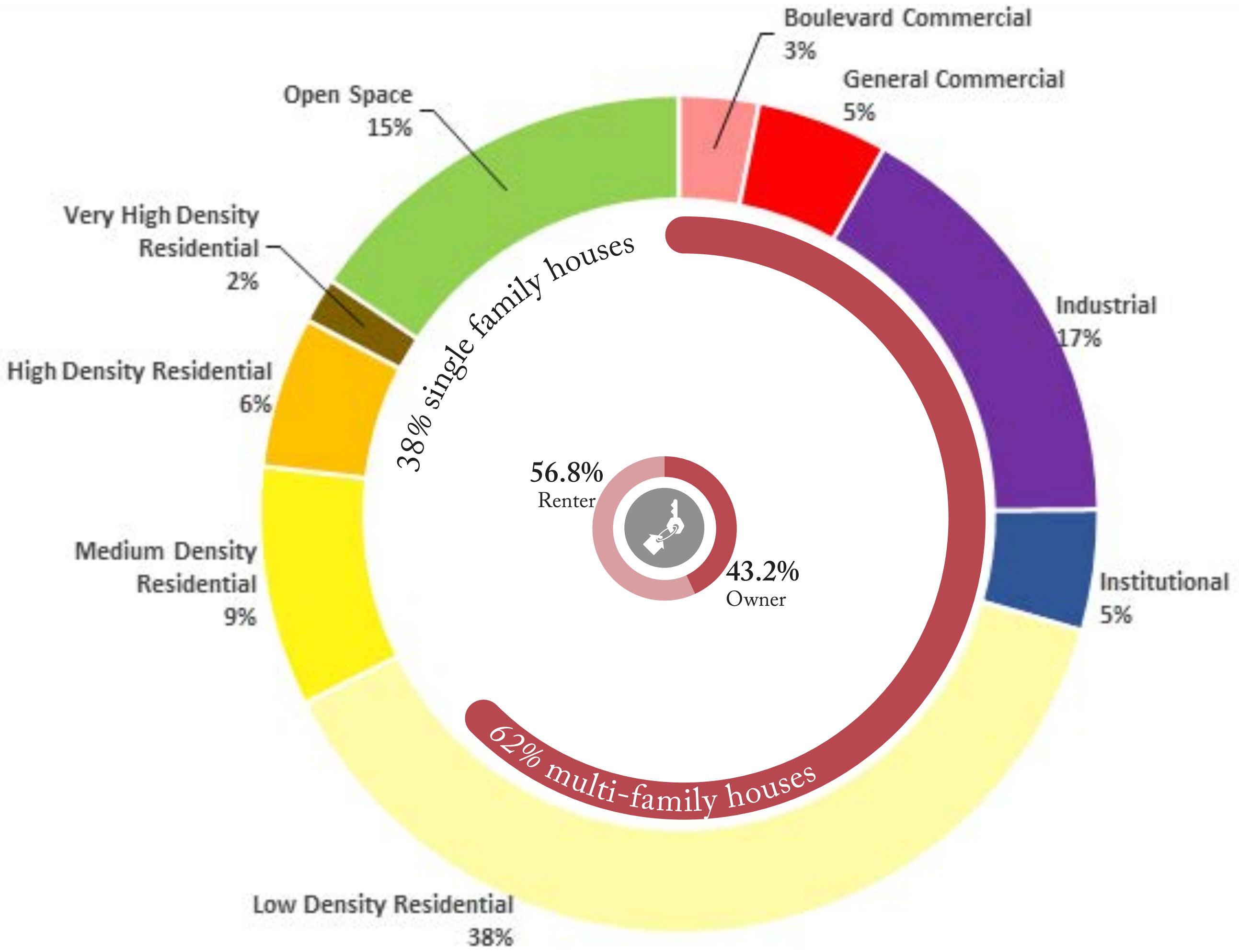
Corridors

=



*Neighborhoods, Corridors,
Districts*

Land Use

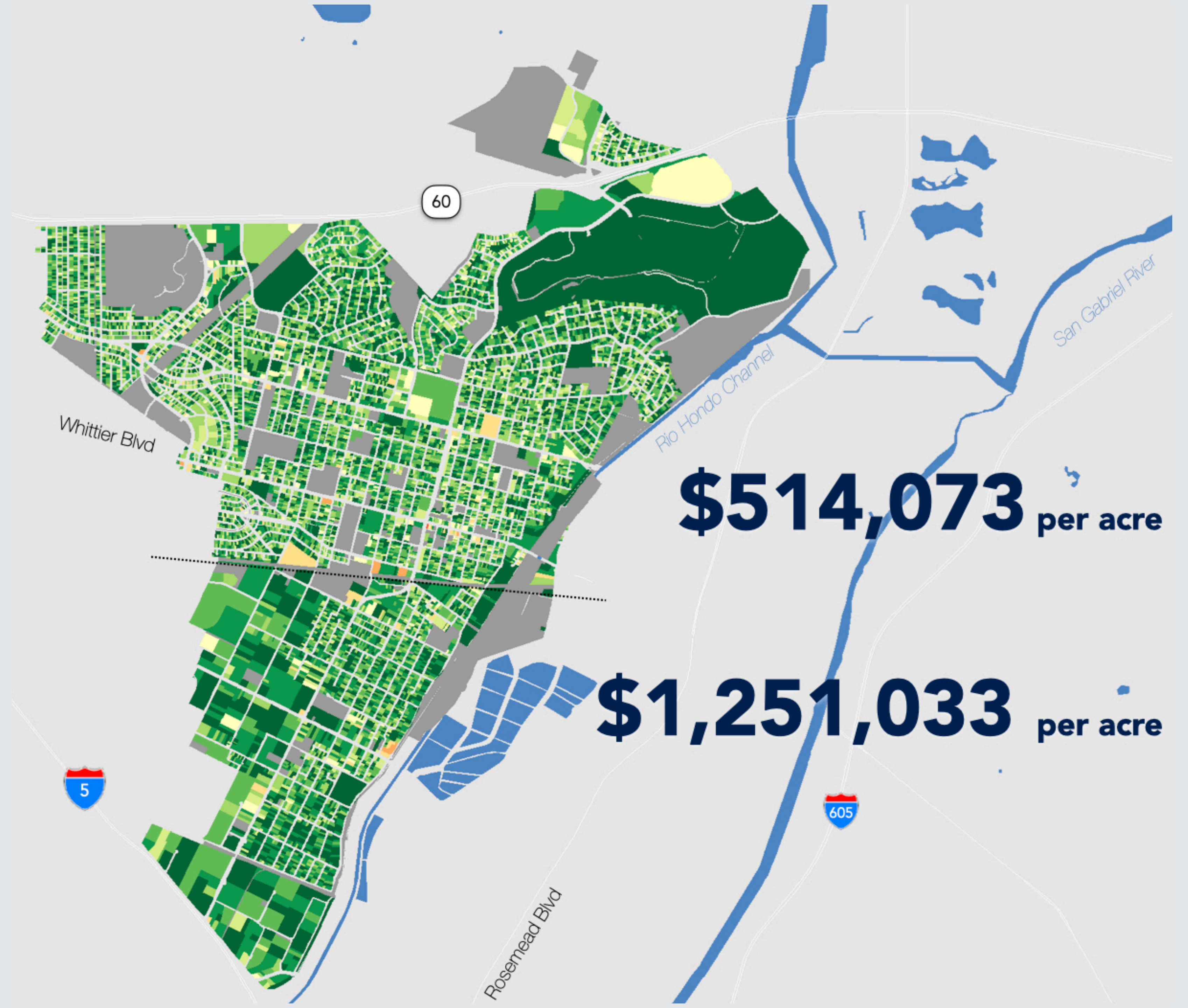


NORTH

	Value Per Acre
5 or more apartments	\$3,255,664
4 Units (Any Combination)	\$3,133,140
3 Units (Any Combination)	\$2,453,239
2 Units	\$2,267,944
Single Unit	\$409,251
	\$514,073

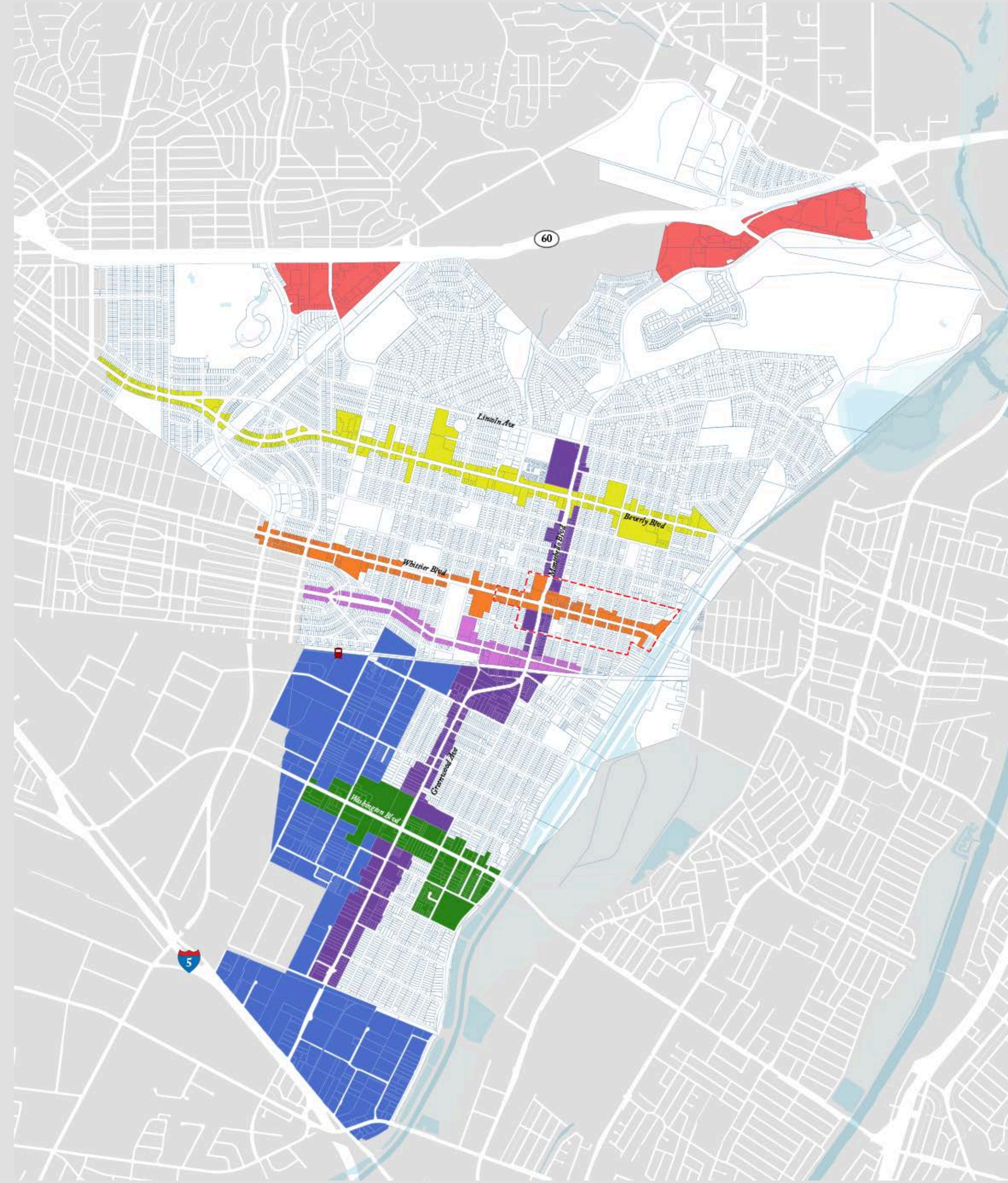
SOUTH

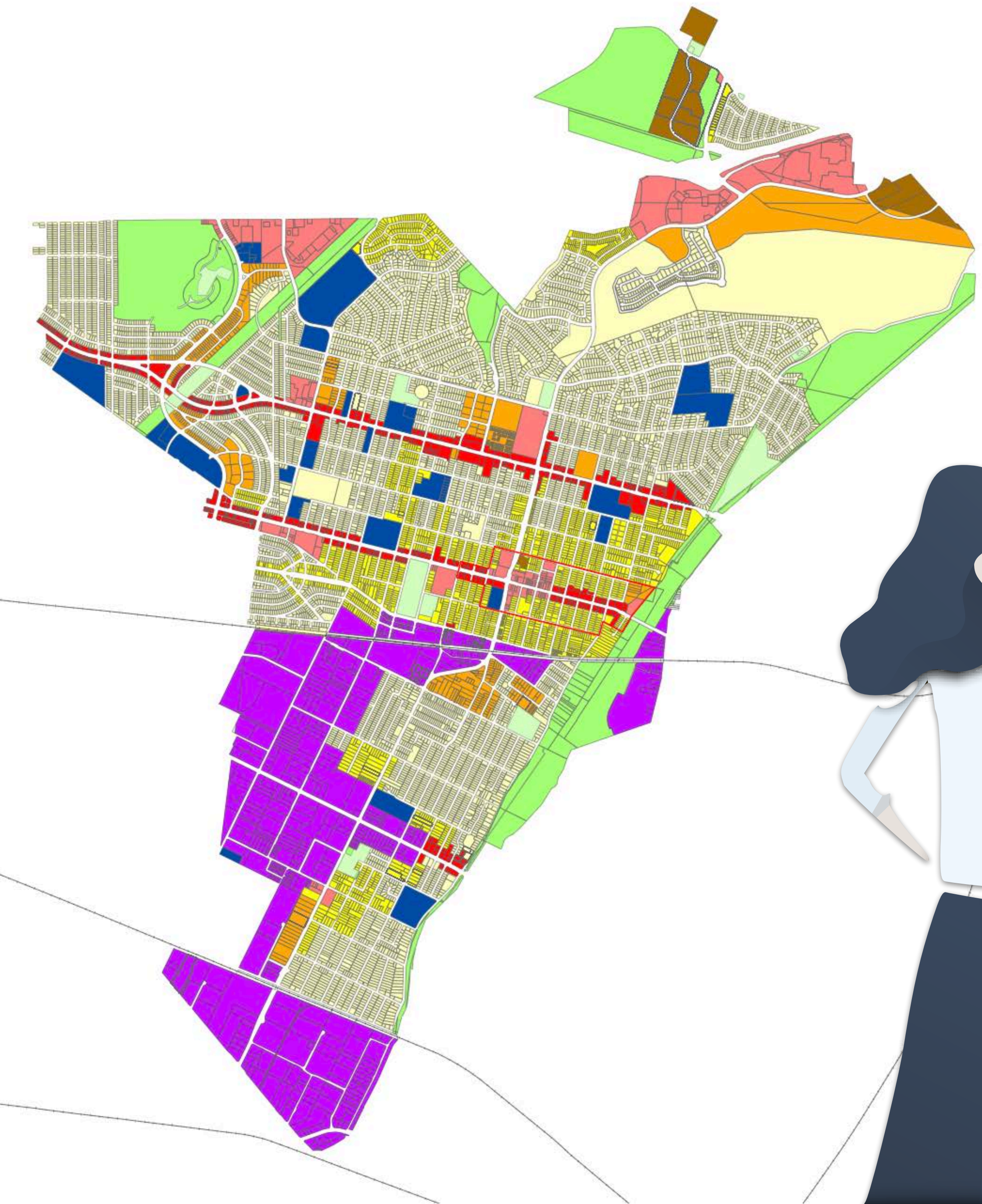
	Value Per Acre
5 or more apartments	\$3,060,515
4 Units (Any Combination)	\$2,491,267
3 Units (Any Combination)	\$2,025,119
2 Units	\$1,820,731
Single Unit	\$981,832
Mobile Home Parks	\$803,595
	\$1,251,033



Focus Areas

5,174 units in 8 years





Q

Focus Group Meeting

Do you **agree** or **disagree**?

Over the next 20 years, Montebello should

- a) *Direct new housing growth to commercial districts & corridors*
- b) *Enhance the appearance of districts, & corridors*
- c) *Allow intensification through conversion of vacant lots, underutilized sites, & parking areas to buildings in the downtown*
- d) *Create a range of housing opportunities & choices*



Furthering Fair Housing

- AB 686**
Requires meaningful actions to address:
- Housing Mobility
 - Housing choices in high resource areas
 - Anti Displacement
 - Segregation & Integration
 - Placed based strategies to improve neighborhoods

Overlay to permit housing on Religious Facility Properties

- AB 1851**
Parking relief if partnering with a nonprofit developer to provide affordable housing on site

Development of ADUs

- AB 68**
Incentives:
- Pre-approved site & floor plans
 - Streamlined permit process
 - Reduced fees
 - Allow ADUs larger than 1,200 sf by discretionary approval



Visioning Workshop

Technical Presentation @ Noon

Monday, 6/21, Montebello Economy, Lance Harris

Tuesday, 6/22 Vibrant Places, Vinayak Bharne

Wednesday, 6/23 Mobility & Parking, Tim Erney

Thursday, 6/24 Great Neighborhoods & Codifying the Vision, Vinayak Bharne & Kaizer Rangwala

Evening Presentations

Monday, 6/21 @ 6 pm

Holifield Park Basketball Courts

Tuesday, 6/22 @ 6 pm

Wednesday, 6/23 @ 6 pm

Open House

Thursday, 6/24 @ 6 pm

Senior Center



www.planmontebello.com
generalplanupdate@cityofmontebello.com