

3rd Housing Element Task Force Meeting



Goals, Policies, & Program

8-26-21

**Project
Initiation**

Discovery

**Visioning
Workshop**

**Draft
Hsg. Element**

**HCD Review
(60 days)**

**Final
Hsg. Element**

Adoption

7/2020

7/2020 — 6/2021

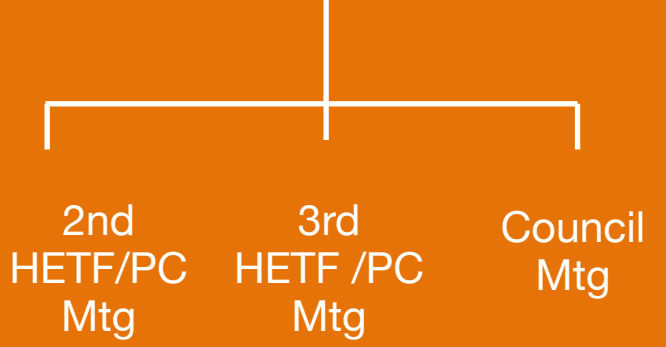
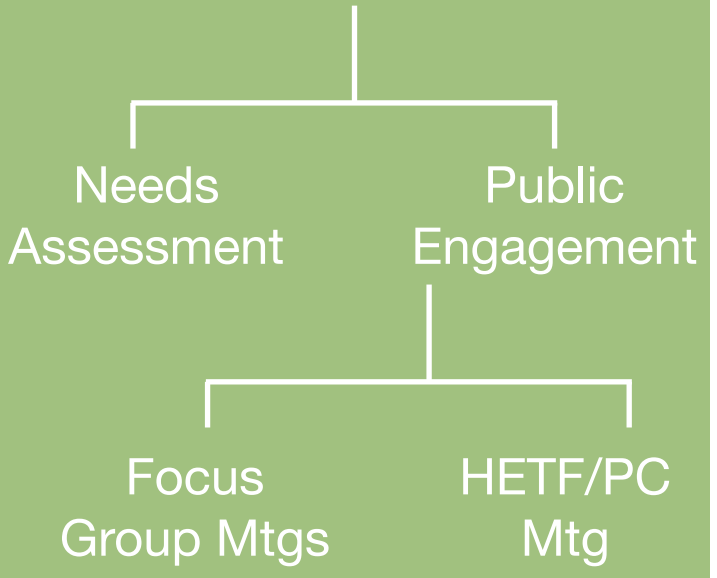
6/21/2021 to 6/24/2021

7/2021 to 9/2021

10/2021 to 11/2021

12/2021

1/2022 to 2/9/2022



20 -day public review
of Draft Hsg Element

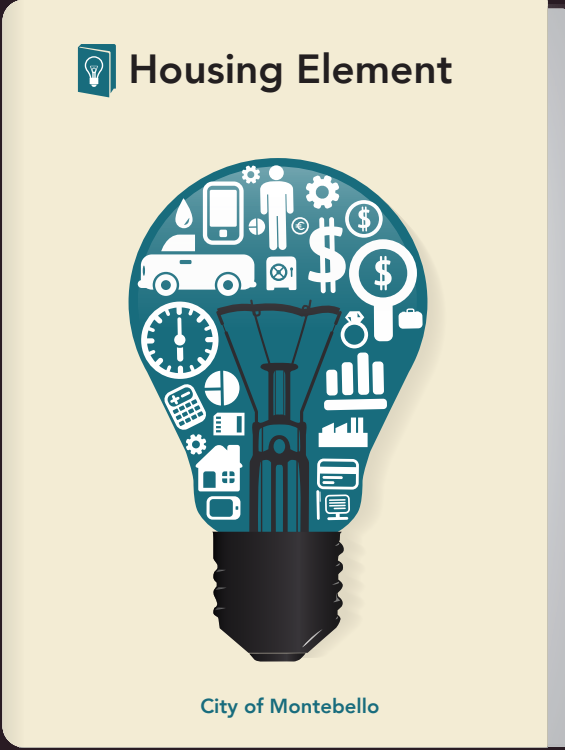


Initiate CEQA Review

Edit Draft Hsg. Element
&
Complete CEQA review

PC
Mtg

CC
Mtg





Update



Site Selection

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

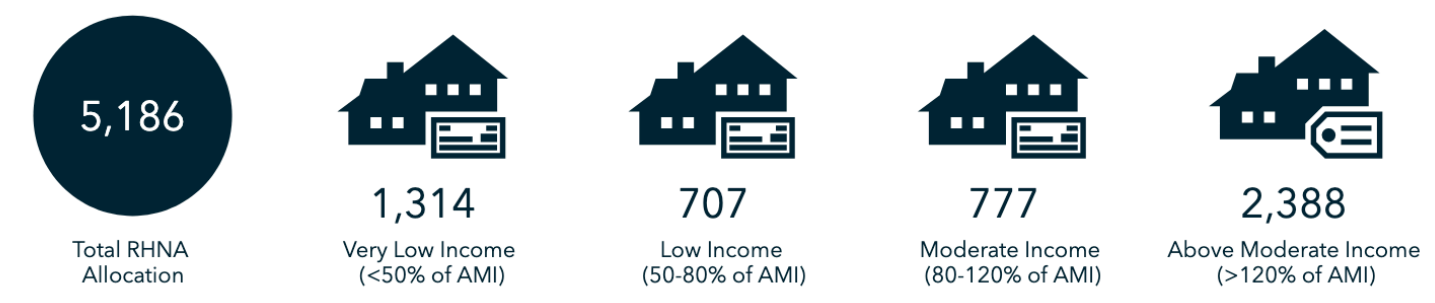
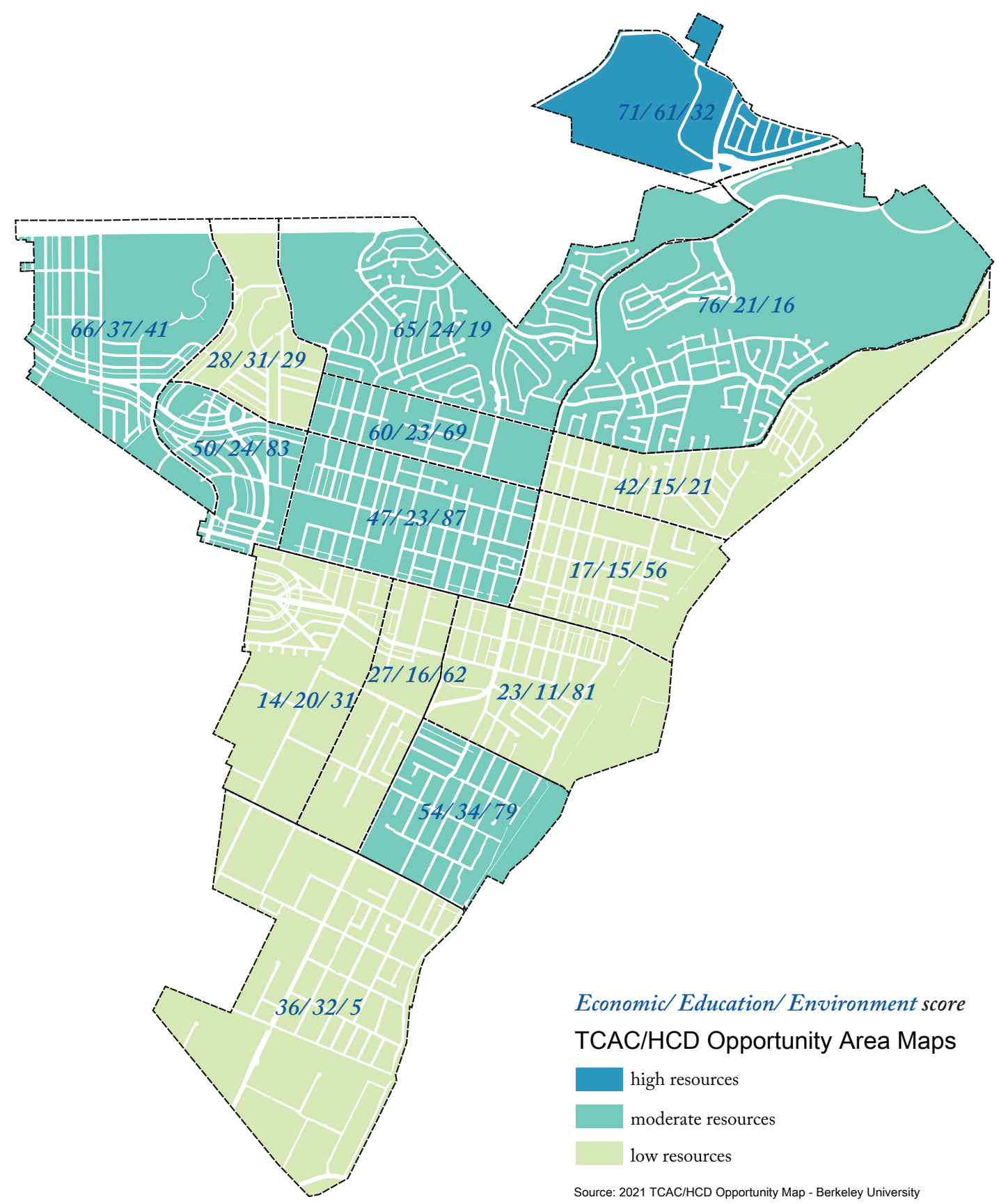
Above Moderate (>120% AMI) 2,383 units

Total 5,174 units 1,035 units

20% Buffer for
No Net Loss
(SB166)



	Site Address/ Intersection	General Plan		Zoning		Density Allowed (units/acre)		Parcel Size (Acres)	Existing Use/ Vacancy	Infrastructure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Total Capacity	Adjust ment	Realistic Capacity	Income Capacity			
		Current	Proposed	Current	Proposed	Min	Max										Very Low	Low	Moderate	Above Moderate
Units that do not require Rezoning																				
1	2113 Whittier Blvd		Mixed-Use Corridor	PD	Mixed-Use Corridor			0.58	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			67	—	—	—	67
2	101/111 E Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2 w/HOO	Mixed-Use Corridor	20	80	0.66	Vacant Building and Vacant Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	314	13%	41	—	—	—	41
3	113 N. Garfield Ave	Boulevard Commercial	Mixed-Use Corridor	C-2 w/HOO	Mixed-Use Corridor	20	80	0.69	Car wash	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	55	80%	44	—	—	—	44
4	501 S. Montebello Blvd	High Density Residential	Mixed-Use Corridor	R-3/ M-1C-2 w/HOO	Mixed-Use Corridor	20	80	2.12	Manufacturing	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	170	45%	77	—	—	—	77
5	140 E. Whittier Blvd	High Density Residential	Mixed-Use Corridor	R3C-2 w/HOO	Mixed-Use Corridor	20	80	3.95	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	316	47%	150	—	—	—	150
6	244/236 George Hensel Dr., 1100 W Olympic Blvd., and 1112 W. Olympic Blvd.	High Density Residential	Mixed Use Corridor & Mixed-Use Neighborhood	C-2, R-3 C-2 w/HOO	Mixed Use Corridor & Mixed-Use Neighborhood	20	80	5.68	Warehouse	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	454	99%	363	—	—	—	363
Pipeline Units																				
7	North Garfield Ave (Montebello Golf Course)					50	80	15.15	Golf Course	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1,212	66%	800	130	70	210	390
8	Metro Heights (Montebello Hills Phase II)		Mixed-Use Neighborhood	Montebello Hills Specific Plan	Medium Density	10	40	84.34	Vacant Hills	YES - Planned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	3,374	25%	851	—	—	56	851
9	1018 W. Olympic Ave		Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.4	Parking Lot	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	24	100%	24	—	—	8	16
10	116, 128, 136 N. Poplar Avenue		Mixed-Use Neighborhood	R-3	Mixed-Use Neighborhood	60	80	1.71	Apartments	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	137	100%	137	—	—	48	89
11	112-132 6th St, 525-501 Whittier Blvd (Cesar Chavez Foundation)		Mixed Use Corridor & Mixed-Use Neighborhood	C-2, R-3	Mixed Use Corridor & Mixed-Use Neighborhood	—	85	1.56	Retail, Vacant, Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	132	100%	132	61	33	13	25
12	2000 Flotilla Street			M-2	Industrial				Parking Lot	YES - Current	Yes - Publicly Owned	Pending Project	Not Used in Prior Housing Element	25	100%	25	25			
Housing Opportunity Sites																				
13	104,116, 128 Whittier Blvd		Mixed-Use Corridor		Mixed-Use Corridor	60	80	1.28	Commercial, retail	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	102	98%	80	—	—	—	80
14	2,134 Montebello Town Center (The Shops at Montebello)	Regional Town Center	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	25.94	Shopping Mall	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2075	90%	1868	616	318	354	668
15	1,345 Montebello Blvd (Former Costco Site)	Auto Center	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	3.63	Shopping Center, (w/ large vacant building)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	563	62%	350	103	85	67	125
16	South of Olympic Ave		Mixed-Use Corridor	M-1, R-3	Mixed-Use Corridor	40	60	5.85	Municipal Bus Facility	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	351	100%	351	148	80	43	80
17	1,105 Bluff Road (De Paul Center)		Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	10	40	12.26	Vacant Religious Facility	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	490	73%	360	234	126	—	—
18	City Parking Lot					40	60	0.58	Parking lot	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	35	75%	26	—	—	9	17
19	715 W Whittier Blvd					40	60	0.12		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	7	75%	5	—	—	2	3
20	701 W Whittier Blvd					40	60	0.22		YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	13	75%	10	—	—	3	7
21	401 W Whittier Blvd					40	60	0.27		YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	16	75%	12	—	—	4	8
Accessory Dwelling Units																				
22	Citywide ADUs (7units per year)																			56
	Total																1317	712	817	3157
	Overall Total																			6003





Vision

1. Make home ownership accessible & affordable;
2. Welcome new homes, rather than fear them; &
3. Make renting safe, clean, stable, & affordable.

Guiding Principles

- Protect against displacement & poor housing conditions.
- Adopt mandates & incentives to stimulate the creation of dedicated affordable housing in resource-rich areas.
- Adopt objective rules that facilitate contextual development with predictable outcomes.
- Streamline development review process.
- Avoid over concentration of investment and gentrification by more geographically distributed up-zones citywide, occurring simultaneously.
- Increase supply & reduce displacement by allowing housing along commercial corridors.
- Build housing where it also best supports the City's economic, environmental, health, & social priorities.
- Help households access & afford private-market homes.
- Prevent homelessness before it starts.



Goals, Policies, & Programs



Goals

Goal 1. Conservation & preservation of existing supply

Goal 2. Increase housing production to improve affordability for the city's current & future residents.

Goal 3. Increase housing choices for the city's diverse cultures, lifestyles, abilities, family structures, & income levels.



Goal

Policies

Conservation & Preservation of existing supply

Policy 1.1 The City shall strive to ensure safe, sanitary, and decent housing for all segments of the community.

Policy 1.2 The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods and encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.3 The City shall strive make every effort to continue to provide assistance for rehabilitation of existing structures, and will advertise the availability of housing rehabilitation assistance.

Policy 1.4 The City shall continue to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.

Policy 1.5 Stabilize rent levels and provide protection from unwarranted evictions to prevent displacement and ensure existing residents enjoy access to improved amenities and services.

Program

Conservation
& Preservation
of existing
supply

1. Code Enforcement

Code enforcement is essential to ensuring housing conservation and rehabilitation. The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety. Code Compliance officers respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City has long maintained an aggressive code enforcement program (CEP) to preserve and protect existing neighborhoods, and to avoid deterioration caused by neglect, graffiti, and deferred maintenance.

Program Objective: To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes.

Timeframe: Ongoing

Responsible Agency: Code Enforcement Division

Funding Sources: General Funds



Program

Conservation
& Preservation
of existing
supply



2. Home Improvement & Rental Rehabilitation Program

The City offers amortized and deferred loans to lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs. The Senior Grant Program provides grants for up to \$10,000 to very low income senior homeowners to fund home repairs.

The City's Rental Rehabilitation Program is designed to improve the existing rental housing stock and to allow lower income renters to afford the rehabilitated units. The City will continue to provide funding for the Rental Rehabilitation Program to improve the City's rental housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families.

Program objective: To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of five housing units annually or 40 units during the planning period.

Responsible Agency: Planning and Community Development Department

Timeframe: Ongoing

Funding source: HOME, CDBG

Program

Conservation & Preservation of existing supply

3. Preservation of At-Risk Housing

The City is committed to guarding against the loss of housing units reserved for lower income households. Three assisted projects in the City of Montebello, the Beverly Towers, Casa La Merced, and Montebello Downtown Plaza have expiring affordability contracts and are at risk of converting to market rate during the 6th Housing Cycle (2021-2029). The projects are owned and operated by a non-profit organization, therefore are at low risk of converting to market rate.

The City will:

- Maintain and annually update the inventory of “at-risk” projects through the use of existing databases;
- Monitor the status of affordable projects, rental projects, and mobile homes in Montebello. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, to ensure long-term affordability; and
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure the long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding-and-preservation strategies on a project basis.

The City will annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. If conversion of units is likely, the City will work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program.

Program objective: To annually monitor the status of the 372 affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element planning period and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.

Responsible Agency: Housing Division

Timeframe: Ongoing

Funding source: General Fund



Program

Conservation
& Preservation
of existing
supply

4. Section 8 Rental Subsidies

Under the project-based Section 8 program, subsidies are distributed to apartments that house very-low-income households. The County of Los Angeles Housing Authority distributes tenant-based Section 8 Housing vouchers to renters who wish to apply the voucher to landowners who accept such vouchers. Montebello participates in the Section 8 program by advertising the program and referring potential recipients to appropriate authorities.

Program objective: To support the County's efforts to maintain the current level of Section 8 rental assistance, and direct eligible households to the program; to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program; and to advertise Section 8 rental assistance programs at community centers, City Hall, the City website, and at other public locations.

Responsible Agency: County of Los Angeles Housing Authority; Housing Division

Timeframe: Ongoing

Funding source: HUD, General Fund



RENT

Program

Conservation
& Preservation
of existing
supply

5. Homeless Prevention

Series of timely interventions can reduce the likelihood that someone will experience homelessness. For those who have been homeless, providing them with the necessary resources and supports, stabilizes their housing option, enhances social inclusion, and reduces the risk of the recurrence of homelessness.

The City will:

- Continue to support agencies providing services to the homeless, persons at risk of becoming homeless and non-homeless persons with special needs;
- Continue to support efforts by local nonprofits to expand the transitional and temporary housing units (Operation Safe Stay) with support services within the City;
- Provide grants for rental arrears, utility payments, or security deposits for rental housing;
- Create homelessness prevention toolkit with overview of resources for legal services, tenant-landlord issues, benefits, and workforce development;
- Engage local businesses and business groups about hiring homeless and formerly homeless individuals, providing job training, or becoming an employment site for the CalWORKS program; and
- Adopt an Economic Empowerment Ordinance to encourage local hiring of homeless and formerly homeless individuals in city-supported contracts.

Program objective: Prevent the occurrences of homelessness & address the housing needs of people experiencing homelessness.

Responsible Agency: Housing Division and Fire Department

Timeframe: Ongoing

Funding source: CDBG & HOME



Conservation & Preservation of existing supply

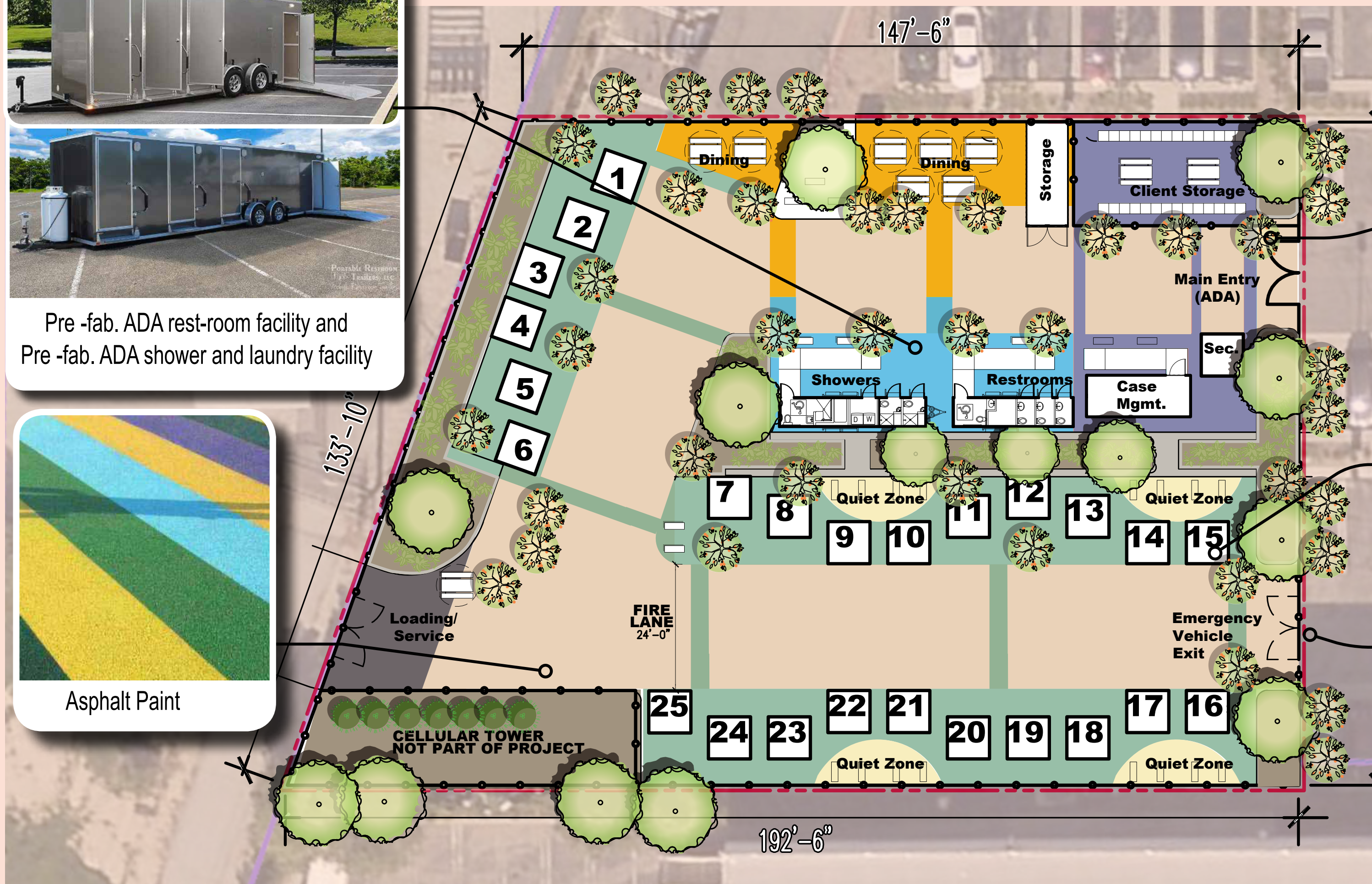
Operation Stay Safe



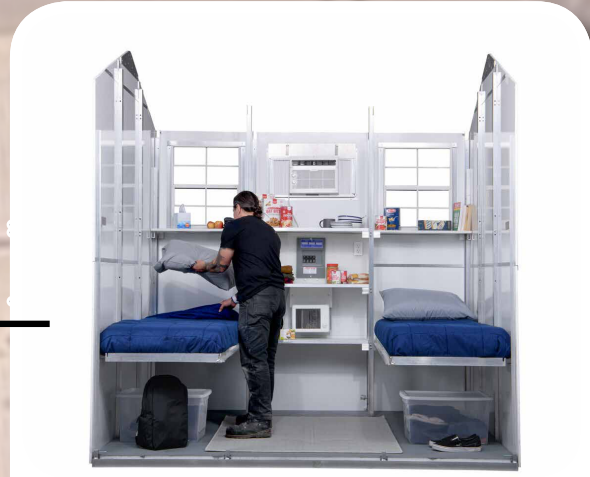
Pre -fab. ADA rest-room facility and Pre -fab. ADA shower and laundry facility



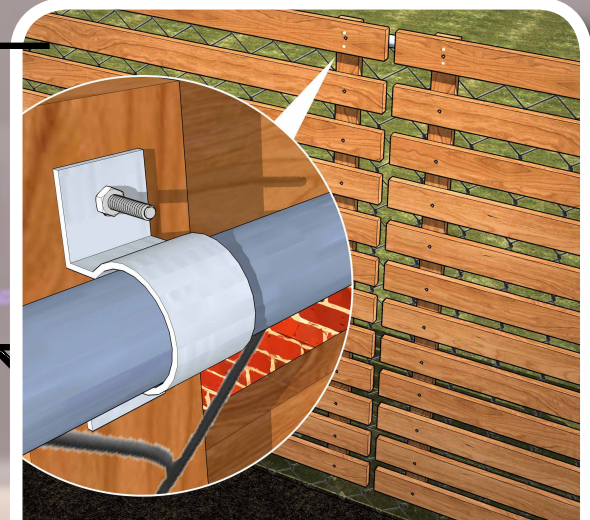
Asphalt Paint



Boxed Trees and Plants



Pallet Shelter, 64 sf Pre-fabricated shelter



Privacy Wood Slats

Goal

Policies

Increase housing production to improve affordability for the city's current & future residents.

Policy 2.1 The City shall increase zoning capacity to allow more housing to be built.

Policy 2.2 The City shall avoid over concentration of investment (and possible gentrification) by spreading the increased zoning capacity throughout the City.

Policy 2.3 The City shall encourage more attainable housing to be built where it will best support the City's other social, economic, and environmental priorities.

Policy 2.4 The City shall increase housing supply and reduce displacement by permitting housing in commercial zones.

Policy 2.5 The City shall develop objective design standards and make development approvals for complying projects by right.

Policy 2.6 The City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.

Program

Increase housing production to improve affordability for the city's current & future residents.



6. Adequate Sites to Accommodate the RHNA

To address the 2021–2029 RHNA, the City shall amend the General Plan and the Zoning Code to allow residential uses on identified sites together with objective design standards that promote contextual development. The City has a Regional Housing Needs Allocation (RHNA) of 5,186 units, including 1,314 very low income, 707 low income, 777 moderate income, and 2,388 above moderate income units for the 2021-2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential land inventory to meet its RHNA.

The City will develop a monitoring procedure to ensure adequate capacity remains to accommodate the City's remaining RHNA for all income groups, as sites are being developed. The City will also conduct a mid-term review of the effectiveness of the new land use policies and objective standards to ensure the City is on track with its housing production goals.

Program objective: Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.

Responsible Agency: Planning Division, Housing Division

Timeframe: Rezoning will be completed within one year of adoption of the Housing Element.

Funding source: Local Early Action Planning (LEAP) Grant funds, General Fund

Program

Increase housing production to improve affordability for the city's current & future residents.



7. Accessory Dwelling Units (ADUs)

ADUs provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. The City will continue to promote ADUs in accordance with the State laws, provide handouts and/or informational displays at the Planning and Community Development Department counter, on the City's website, and other appropriate locations detailing the requirements and the process for obtaining approval.

The City will create incentives by offering homeowners comprehensive assistance for financing, designing, permitting, and constructing a new affordable rental unit on their property. To eliminate the life-safety risks associated with an existing unpermitted ADU or illegal garage conversion, financial assistance will also be extended to rehabilitate and bring up to code existing accessory units. The homeowners would pay off the construction loan with the rental income that is subsidized by the Section 8 program.

Program objective: To provide a variety of housing options for lower- and moderate-income households, with the goal of approving at least 7 ADUs per year, for a total of 56 ADUs during the 2021-2029 Planning Period.

Responsible Agency: Planning and Community Development Department

Timeframe: Ongoing

Funding source: HUD

Program

Increase housing production to improve affordability for the city's current & future residents.

8. Implement Inclusionary Zoning & Density Bonuses

The City will adopt an Inclusionary Zoning Ordinance that requires all new development to provide some percentage of affordable housing on-site, occasionally allowing for an in-lieu fee to fund off-site affordable housing instead.

The City will adopt a Density Bonus Ordinance that permits a developer to increase the maximum allowable development on a site in exchange for either funds for off-site affordable housing or in-kind support for production of additional low-income housing units.

Program objective: To require and encourage development of affordable housing citywide.

Responsible Agency: Planning Division

Timeframe: Revise the Zoning Ordinance within one year of adoption of the Housing Element

Funding source: General Fund



Program

Increase housing production to improve affordability for the city's current & future residents.

9. Zoning Ordinance Amendments

To facilitate shelter development and housing for persons with disabilities (AB 101, AB 139, AB 2162), and to comply with the Employee Housing Act (Health and Safety Code Section 17021.5), the City will review and revise the zoning ordinance, as appropriate, to ensure compliance with State law:

Low Barrier Navigation Centers (AB 101): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A "Low Barrier Navigation Center" is defined as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for resident's possessions.

Emergency and Transitional Housing (AB 139): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. The City's Zoning Ordinance does not include specific parking requirements for emergency shelters. Therefore, an amendment is not necessary but may be considered to ensure consistent implementation.

Supportive Housing (AB 2162): Requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed.

Employee Housing Act (Health and Safety Code Section 17021.5): Requires cities to consider farmworker housing with up to 36 beds or 12 units an agricultural use and be similarly permitted. Furthermore, it requires the cities to consider employee housing for six or fewer employees as a single-family residential use.

Smaller Units: The City will amend the zoning ordinance to allow smaller homes such as Single-Room Occupancy (SROs) and Tiny Homes.

Program objective: Bring the City's Zoning Ordinance into compliance with AB 101, AB 139, AB 2162, and the Employee Housing Act and to increase the range of housing types in the City.

Responsible Agency: Planning and Community Development Department

Timeframe: Revise the Zoning Ordinance within one year of adoption of the Housing Element.

Funding source: CDBG, General Fund, and Local Early Action Planning (LEAP) Grant Funding

Program

Increase housing production to improve affordability for the city's current & future residents.

10. Montebello Community Assistance Program

The Montebello Community Assistance Program (MCAP) is a collaborative effort between the City of Montebello Fire Department, community-based organizations, local healthcare providers, and work with surrounding cities.

Working in a field-based outreach and services model, MCAP is staffed by a Firefighter/Paramedic, Social Worker, Field-Based Case Manager, and Housing Navigator. This team works in partnership with people experiencing homelessness to address complex medical conditions, mental health, and/or substance abuse disorders. In effect, the MCAP team determines the evidence-based treatments and impactful system navigation services through the data collection and evaluation. MCAP also provides intensive care management services, behavioral health support, assist with housing needs, and raise awareness among local leaders and community residents to decrease social stigma. MCAP connects clients with the following services in the community:

- Food/Showers Assistance
- Substance Use Disorder Assistance
- Medical Assistance
- Mental Health Assistance
- Dental Assistance
- Housing/Social Service Assistance

Program objective: To empower individuals with the proper resources to address those impacted by chronic homelessness.

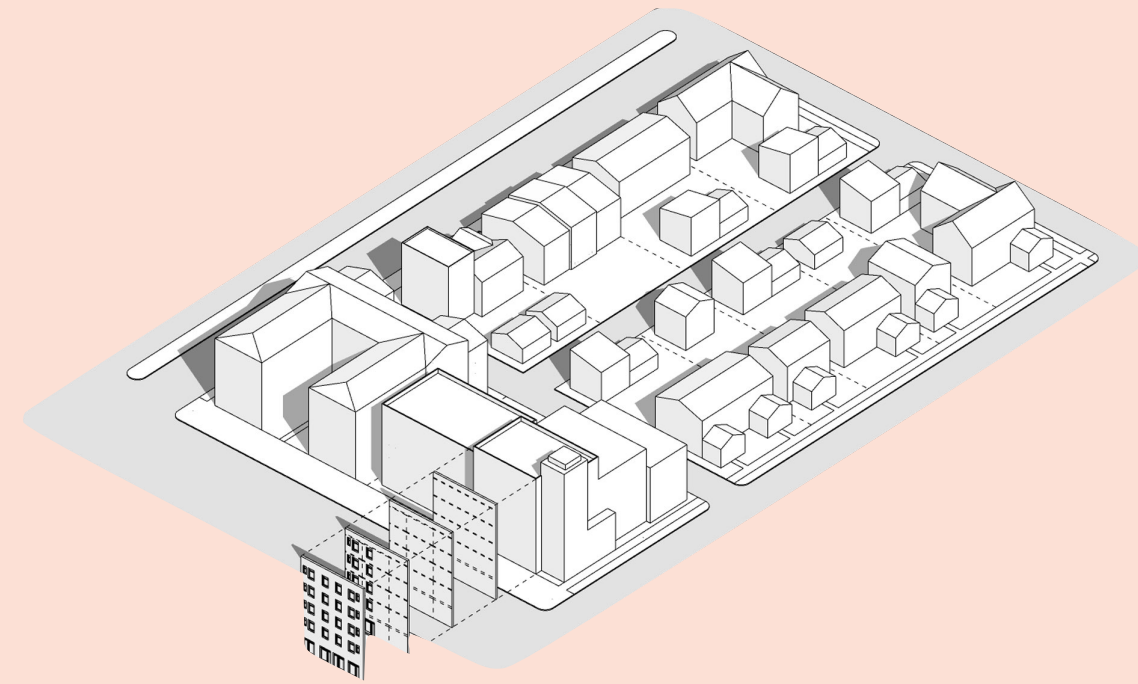
Responsible Agency: Fire Department

Timeframe: Ongoing

Funding: San Gabriel Valley Council of Governments

Program

Increase housing production to improve affordability for the city's current & future residents.



11. Objective Design Standards, Approvals By-right & Administrative Approvals

Discretionary approval processes are time-consuming, unpredictable, and can lead to denial of housing development that meets all standards. The City shall adopt clear, precise, and objective standards (SB 330) based on community vision and streamline the approval process for projects that conform to those rules.

Pursuant to AB 1397, RHNA sites that require rezoning to accommodate the lower-income RHNA shortfall are subject to by-right approval if the project includes 20% affordable units. To facilitate consistent application of this incentive, the City will extend an administrative approval (Director's Approval) process to all projects that include 20% lower income units, comply with objective design standards, and engage a town architect to facilitate a spatial and contextual review of the project.

Program objective: To make the entitlement process more predictable and less expensive.

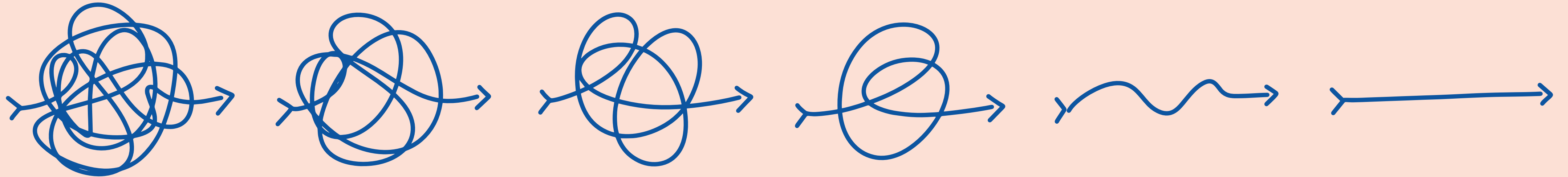
Responsible Agency: Planning Division

Timeframe: Adopt objective design standards within one year of adoption of the Housing Element.

Funding source: General Fund and Local Early Action Planning (LEAP) Grant Funding

Program

Increase housing production to improve affordability for the city's current & future residents.



12. Streamline Development Review Process

Regulatory relief that streamlines and increases the predictability of permitting and regulatory review processes can lower development costs and stimulate new construction. The City will map all of its discretionary review and approval processes and eliminate steps in the development review process for affordable housing projects that add no value or marginal value to the process or outcome.

For affordable housing projects involving more than 4 units, a town architect will be brought in to assist in the review and explore win-win solutions to facilitate a spatial and contextual review with a smoother process and superior outcomes.

Program objective: Streamline affordable housing projects.

Responsible Agency: Planning Division

Timeframe: Ongoing

Funding source: General fund, Developer Fee for Town Architect Services

Program

Increase housing production to improve affordability for the city's current & future residents.

13. Energy Conservation

The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access. The City will encourage development of affordable housing units that utilize passive or active energy saving features such as solar panels, efficient appliances, efficient building materials and will assist developers in pursuing funding for these types of developments.

Program objective: Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements.

Responsible Agency: Building and Safety Division and Planning Division

Timeframe: Ongoing

Funding source: General Fund, Strategic Growth Council Affordable Housing and Sustainable Communities Program Grant (Cap and Trade)



Goal

Policies

Ensure fair & equal housing opportunity.

Policy 3.1 Through Inclusionary Housing requirements and Density Bonus incentive, the City will facilitate development of affordable housing within high resources areas.

Policy 3.2 Through General Plan update, development of Downtown Specific Plan, and Parks Master Plan, the City will expand transit, parks and open spaces, public facilities, and jobs to underserved areas of the City so existing and new housing units in these areas will also have access to higher degree of resources.

Policy 3.3 The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 3.4 The City will avoid displacement of low-income households and where necessary, ensure that it is carried out in an equitable manner.

Policy 3.5 The City shall oppose any discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

Program

Ensure fair & equal housing opportunity.



14. Affirmatively Furthering Fair Housing

To discourage discriminatory housing practices, the City will contract with the Housing Rights Center. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the Housing Rights Center for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Housing Rights Center Council at a kiosk in the City Hall lobby, the Planning and Community Development Department lobby, and at the local library in the City. In addition, the City will continue to maintain fair housing referral information on its public website. During the planning period, the California Housing Rights Center will hold Landlord Workshops and include discussions on the prohibited discriminatory practices pertaining to service and companion animals, reasonable accommodations, and reasonable modifications.

Program objective: To discourage discriminatory housing practices in the City of Montebello.

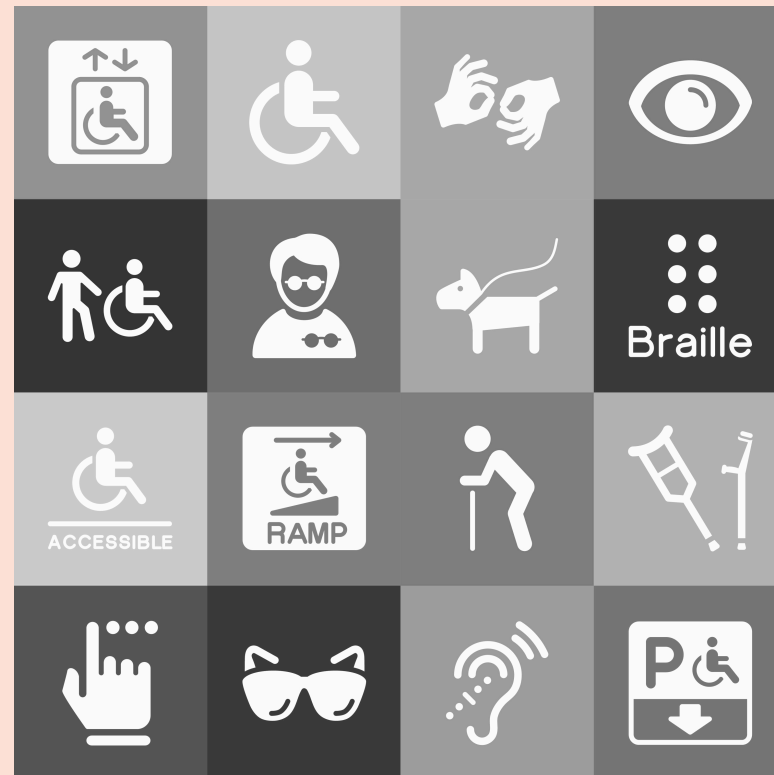
Responsible Agency: Housing Division; Southern California Housing Rights Center

Timeframe: Ongoing

Funding source: CDBG

Program

Ensure fair & equal housing opportunity.



15. Reasonable Accommodation Program

Under this program, the City will adopt a Reasonable Accommodation Ordinance to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Planning and Community Development Director subject to the following findings:

- The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws;
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

Program objective: To provide streamlined permitting process for making homes more accessible to persons with disabilities.

Responsible Agency: Planning Division and Building and Safety Division

Timeframe: Adopt the Reasonable Accommodation Ordinance within one year of adoption of the Housing Element.

Funding source: General Fund

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