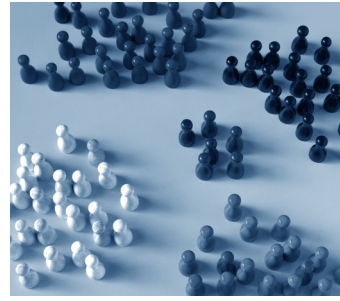


2021-2029 Montebello Housing Element

Adopted by Montebello City Council on June 22, 2022



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Acknowledgements

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1 Introduction

A CONTEXT

The City of Montebello is located about nine miles to the southeast of Downtown Los Angeles. Incorporated in 1920, Montebello has a footprint of 8.4 square miles and a population of approximately 63,544.

Along its northern city limit is an outcropping of chaparral-studded hills that were historically called the La Merced Hills and are now known as the Montebello Hills. Long the site of productive oil wells, the hills create a discernible geographic division between Montebello and the San Gabriel Valley. Montebello's eastern city limit abuts the Rio Hondo, a channelized tributary of the Los Angeles River. The northeast corner of the city is adjacent to the Whittier Narrows Dam, which restricts the flow of the Rio Hondo and the San Gabriel River.

The city is served by two major freeways: the Santa Ana Freeway (Interstate 5), which delineates a portion of the city's southern boundary, and the Pomona Freeway (SR-60), which delineates almost all of its northern boundary. In addition, there are two railroad rights-of-way that transect Montebello: one is located near the geographic center of the city and is operated by the Union Pacific Railroad, and the second is located near the southern city limit and is operated by the BNSF Railway Company. The Union Pacific Line is traversed by Metrolink and Amtrak passenger trains. Within the Montebello city limits is the Montebello/Commerce station, which serves Metrolink's Orange County Line.

Since Montebello's inception, the Union Pacific Railway right-of-way has historically divided the community into two discrete sections: north and south. The area to the north of the railroad tracks contains the historical core of the city and a majority of its residential neighborhoods. A majority of the city's commercial development and open spaces are also concentrated in this area. The area to the south of the railroad tracks contains a concentration of industrial uses, in addition to some residential neighborhoods. The majority of Montebello's housing stock was constructed between the 1940s and '70s, though some earlier dwellings are woven into the neighborhoods along Whittier Boulevard. Commercial development is generally confined to the city's major vehicular corridors. Public and private institutional uses are interspersed throughout the community.



1. Early Origins



The first European settlement in Montebello dates back to the founding of the original San Gabriel Mission by the Franciscan Missionaries, Fathers Angel Somera and Pedro Cambon. This mission was founded on September 9, 1771, on a site near San Gabriel Boulevard adjacent to the Rio Hondo River. The Mission was the third in a system comprised of 21 missions established under the direction of Father Junipero Serra. The Mission managed to flourish under hardships, but heavy rains and the resulting flooding caused the mission to relocate to its permanent location in San Gabriel in 1776.

The City of Montebello originally consisted of parts of Rancho San Antonio, Rancho La Merced, and Rancho Paso de Bartolo. Also within the City, on the banks of the Rio Hondo River, the last armed conflict was staged with Mexico for possession of California at the Battle of the Rio San Gabriel on January 8, 1847.

Originally an agricultural community, Montebello had an ideal climate, productive soil, and an abundance of water for farming. From the turn of the century continuing through the 1920's, the area was well known for its production of flowers, vegetables, berries, and fruits.

The discovery of oil by Standard Oil Company on the Anita Baldwin property in 1917, brought about a new era for the City. By 1920, Montebello oil fields accounted for one-eighth of total California crude oil production.

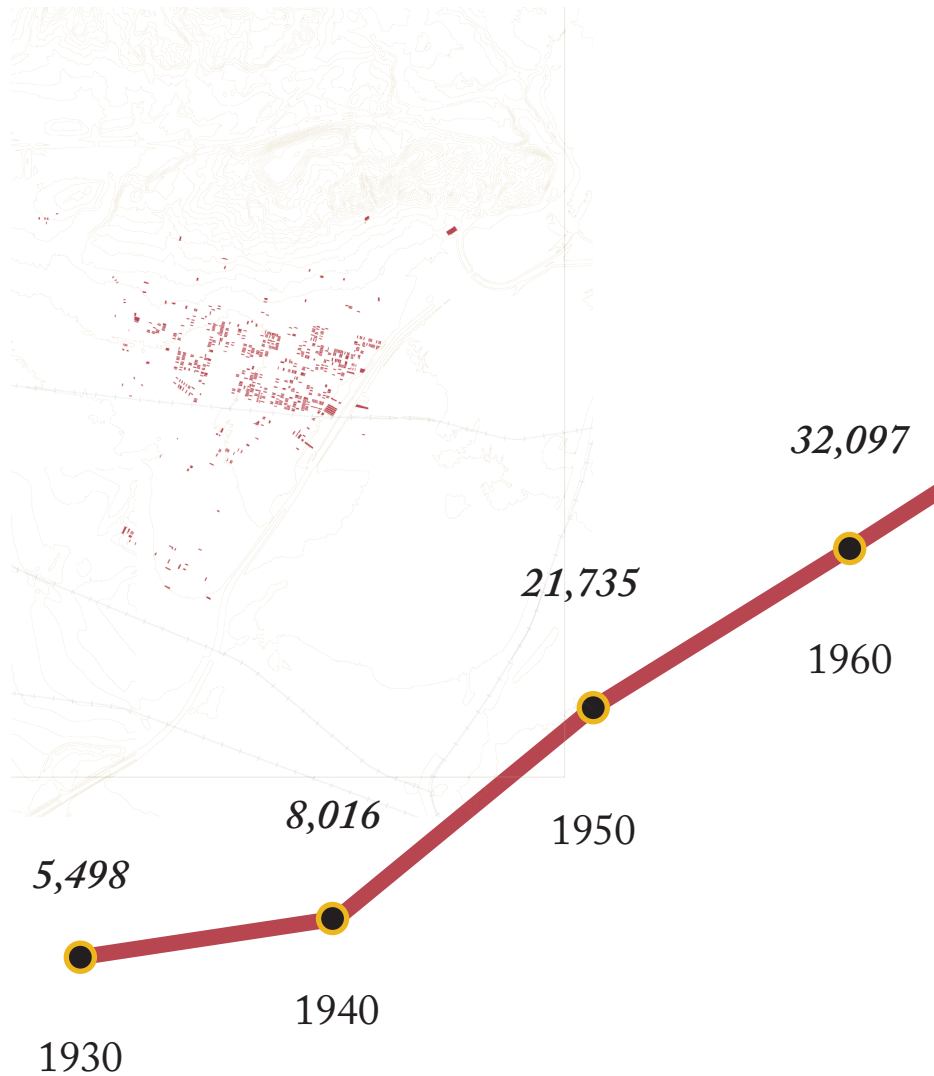


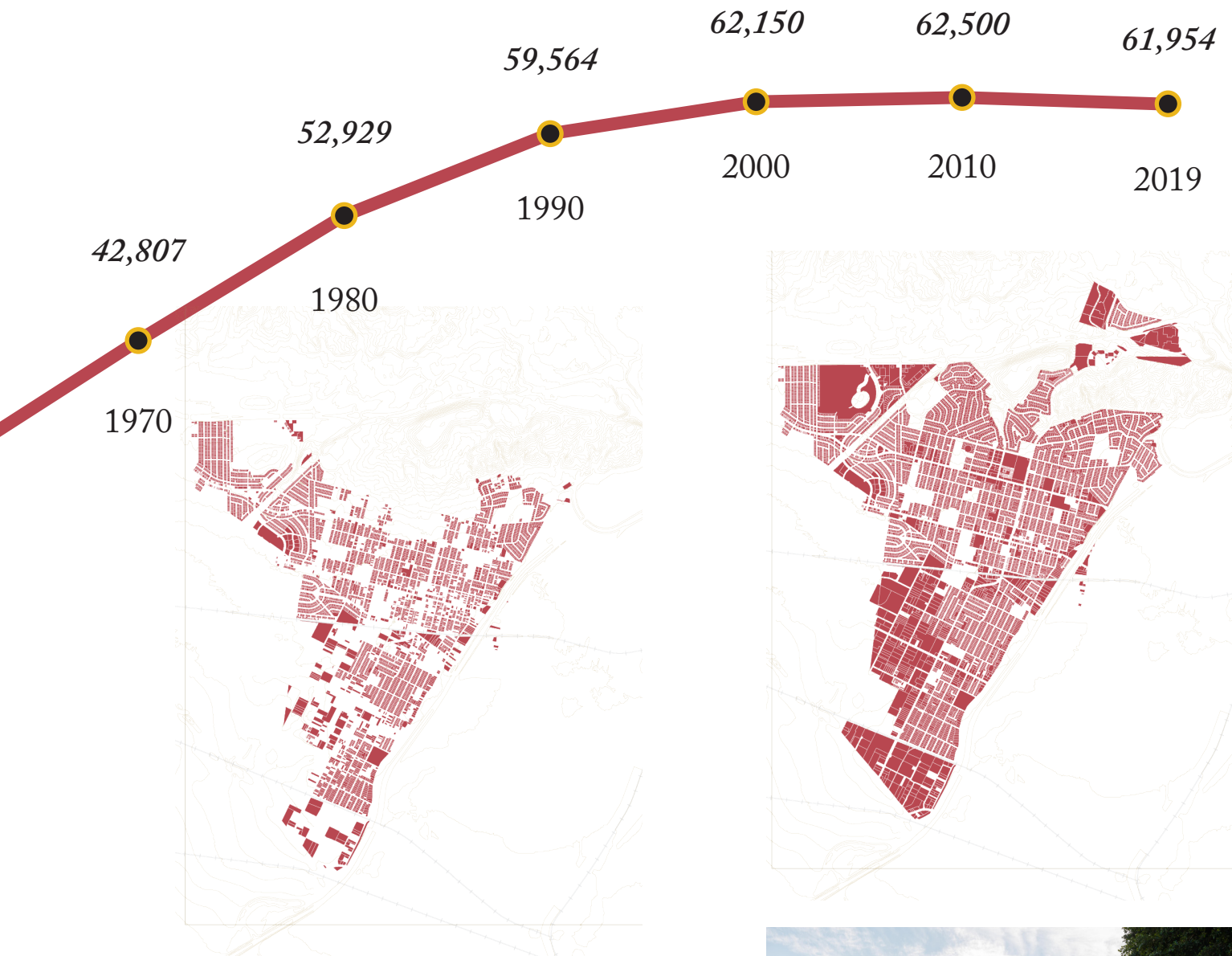
Figure 1.1. Historic Patterns of Growth

2. Postwar Development & Suburbanization

Rapid development in the postwar era heightened demand for new and affordable housing, particularly among military veterans who had recently returned from World War II. Federal policies and programs promoted home-ownership and the mass construction of detached, single-family dwellings.

Since Montebello's inception, the Union Pacific Railway right-of-way has historically divided the community into two discrete sections: north and south. The area to the north of the railroad tracks contains the historical core of the City and a majority of its residential neighborhoods. A majority of the City's commercial development and open spaces are also concentrated in this area. The area to the south of the railroad tracks contains a concentration of industrial uses, in addition to some residential neighborhoods.

Though Montebello contains a diverse mix of land uses, residential uses consisting of largely modest, single-family suburban houses account for majority of development in the City. The majority of Montebello's housing stock was constructed between the 1940's and 1970's.



Like many of the suburban communities in Southeast Los Angeles County, Montebello's population has become increasingly diverse over time. Today the community is home to a large Mexican American population, and roughly 80 percent of Montebello residents have Hispanic or Latino origin. The City is also home to a sizable Armenian American population.

3. Contemporary Development

The City has been completely urbanized for more than five decades. The new development that has occurred in the City has involved the redevelopment of existing urbanized sites that were either developed at lower residential densities or in other uses. New residential infill development has occurred throughout the City. Recent development activity in the City has involved the proposed construction of a large new housing development in the Montebello Hills. The new development would entail the construction of up to 1,200 new residential units.





B. PURPOSE

Increased access to quality, affordable housing reduces stress and infectious disease, which leads to improvement in both physical and mental health. Affordable housing also frees up funds for families' with tight budgets to spend on food, education, and health care. Economic benefits of affordable housing include greater tax generation, creation of jobs, opportunities for economic development, increased job retention and productivity, and the ability to address inequality.

California retains formidable advantages of climate, natural beauty, diversity and social vitality. However, lack of affordable housing and rising homelessness is a graphic reminder of extreme inequities and is now the most serious threat to California's future standard of living and quality of life. Our public institutions and private partners must show progress against the frightening spread of tents that dot our landscape to rebuild our faith in a just and safe future.

Montebello is committed on course toward making decent and affordable housing both a community benefit and a human right. Over the next eight years, Montebello will plan for the construction of its share of the 1.3 million units of housing that we need to serve all income levels in Southern California.

The purpose of the 2021-2029 Housing Element is finding community support for building substantial new housing, especially affordable housing, among their residents. Success will require patient dialogue, coalition-building, visionary thinking, and political will to put policies into action. The Housing Element identifies and analyzes the current and future housing needs of residents within Montebello and establishes goals, policies, and programs to meet Montebello's housing needs. The City seeks to conserve and rehabilitate existing housing as well as provide opportunities for new development. The Housing Element has enlisted Montebello's diverse constituencies to develop workable solutions.

C. HOUSING ELEMENT REQUIREMENTS

The Housing Element is the primary document that the State, region, and local jurisdictions in California use to plan for current and future housing needs. The California State Legislature identified the State's major housing goal as the attainment of a decent home and suitable living environment for every Californian at all income levels. As a result, the State Legislature requires that all jurisdictions prepare and periodically review and update a Housing Element.

Every eight years, the State Department of Housing and Community Development (HCD) sets a target for meeting housing needs, and assigns each region a share of the total housing needs. The Southern California Association of Governments (SCAG) then allocates the projected regional growth to local jurisdictions within the region. The total housing need for each jurisdiction is distributed among income categories, requiring each jurisdiction to update their Housing Element to meet the need for housing for households at all income levels.

Government Code Section 65583 lists requirements of the Housing Element. Montebello's Housing Element must contain "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled program actions for the preservation, improvement, and development of housing."

The Montebello Housing Element needs to:

- Conserve and improve the condition of the existing affordable housing stock;
- Identify and address the housing needs, including housing goals, policies, and programs;
- Identify and address constraints to housing maintenance, improvement, and development; and
- Promote equal housing opportunities for all residents.

This Housing Element updates the 5th Cycle Housing Element and addresses recent changes to State housing law.



D. 2040 GENERAL PLAN CONSISTENCY



The Housing Element is one of the seven required elements of the General Plan. This Housing Element update is developed in conjunction with the City's overall General Plan update. This provides an unprecedented opportunity to develop the General Plan and Housing Element from the ground up based on a renewed community vision and a system approach to planning, where housing is in complete sync with the transportation, economic, environmental, health, safety, cultural, recreational policies and programs.

For the better part of the past eight years, the City has weathered difficult fiscal circumstances but has begun to tackle its difficulties and in an effort to promote economic development. Montebello has recently taken definitive steps to enhance critical economic nodes throughout the City:

- Planning for the future light rail alignment along Washington Boulevard, will allow the City a unique opportunity to attract new investment on the south side with transit-oriented housing development;
- Approving the Montebello Hills Specific Plan will allow for the phased development of 1,200 housing units in a high-resource area, immediately south of the Shops at Montebello mall;
- Approving, over the past four years, numerous infill commercial and residential projects along Whittier and Beverly Boulevards has generated a renewed interest in corridor infill development; and
- Updating policies, standards, and processes allow greater residential densities and mixed use projects throughout the City.

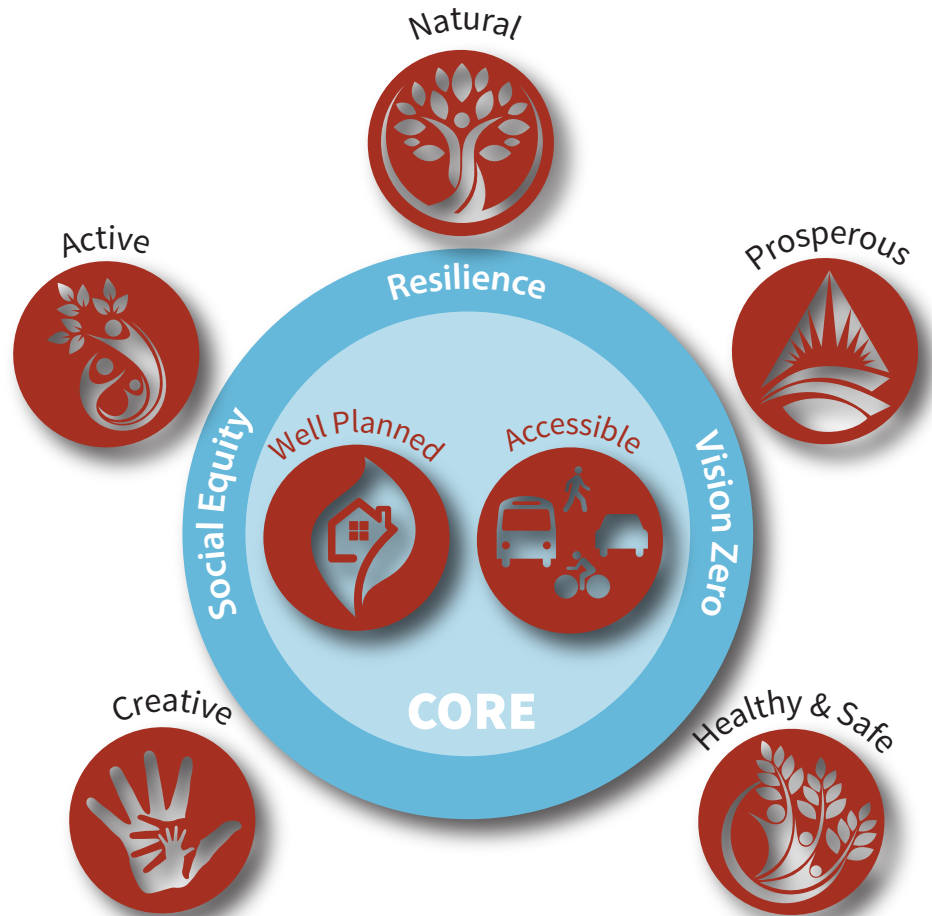


Figure 1.2. The General Plan Update and the Downtown Montebello Specific Plan will have seven focus areas that will link housing with other community needs. Each focus area will be additionally reviewed with three lenses: Resilience, Social Equity (environmental justice), and Vision Zero.

Downtown Montebello provides a huge opportunity for repurposing vacant and underperforming sites for infill housing. In conjunction with the General Plan Update, the City is also preparing a Downtown Montebello Specific Plan that will facilitate the building of more housing in the Downtown area.

These efforts will go a long way to promoting a more fiscally sustainable development environment and serve as a foundation to develop a Housing Element that will carry the City into the future.

The City has good economic development “bones” based on its superior in-fill location within the greater Los Angeles region. Additionally, many residents have lived in the City for a number of years and there is a fierce loyalty to Montebello. The updated General Plan, Downtown Montebello Specific Plan, and Housing Element will leverage this momentum and commitment to the City so that Montebello will be on solid footing to address its housing needs.

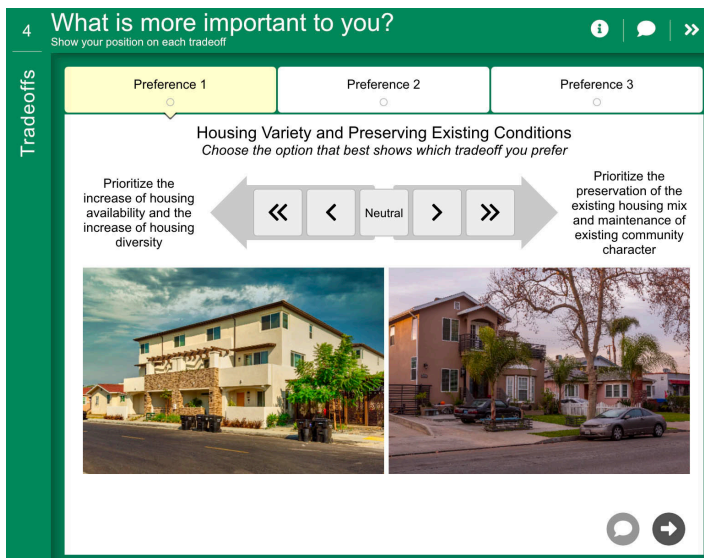


Figure 1.3. Community Survey. Survey respondents noted their preference between increasing housing variety and preserving the existing housing mix.

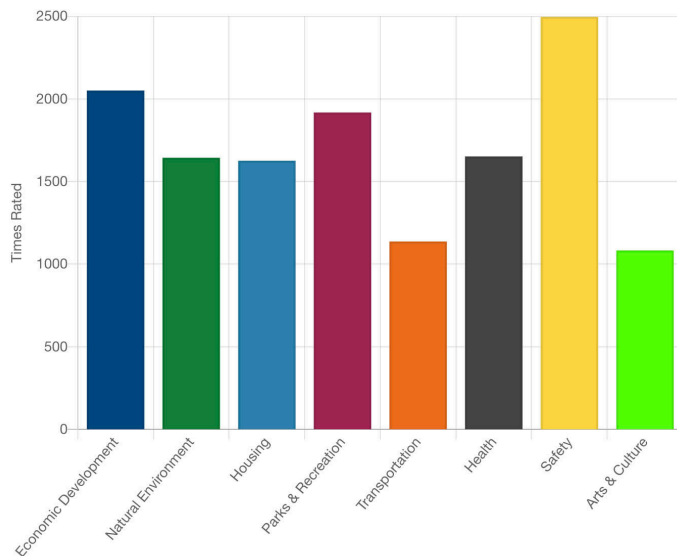


Figure 1.4. Community Survey. Housing was rated high on the list of priorities that the community wanted to address in the General Plan.

E. COMMUNITY ENGAGEMENT

The Housing Element Update was centered in racial, income, and social equity. Thus, the community engagement goal was to also hear from people that typically do not actively engage in planning processes and elevate those voices.

The extensive public engagement process combined new and trusted techniques to ensure participation was diverse and inclusive. Opportunities to participate included large visioning workshops, smaller focused meetings with housing partners and a survey. The survey was offered in both English and Spanish languages (online and hard copies).

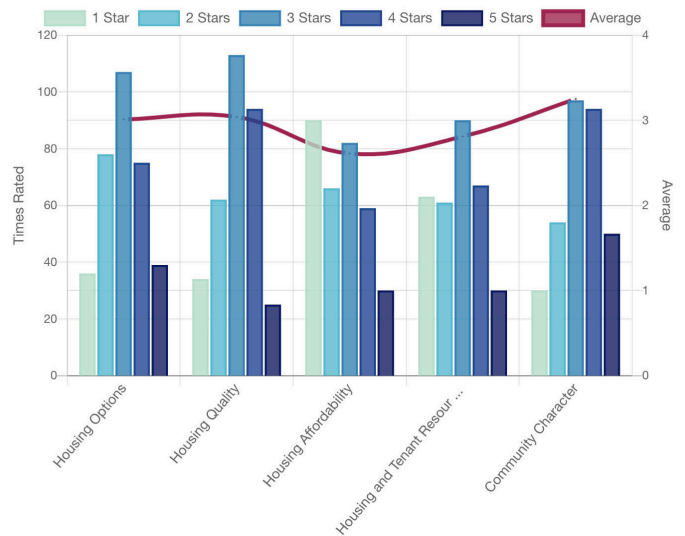


Figure 1.5. Community Survey. The community noted the need to address housing affordability and access to resources.

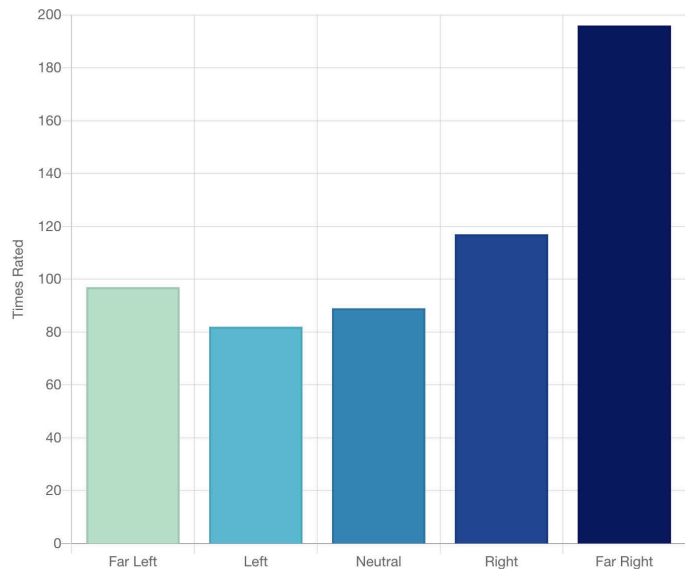


Figure 1.6. Community Survey. Any increase in the housing variety would need to take place in a contextual manner that preserves the existing community character.

1. Principles of Engagement

Inclusive representation: The Housing Element update process engaged Montebello residents representing a range of race, ethnicity, socioeconomic status, age, abilities, housing type and tenure.

Meaningful Collaboration: At each step of the update process the education and outreach efforts had a clear intent and outcome, including how input will be incorporated.

Access to information and participation: A variety of online and in-person platforms for participation were scheduled at times, and locations specifically accessible to households within low resource areas of the City.

Transparent Communication: The City maintained an updated website to document information and feedback gathered and use variety of methods to notify communities about upcoming events.

Even during the height of the COVID-19 pandemic, the community outreach/engagement efforts related to the Housing Element were extensive to engage all economic segments of the population. These efforts included, among other things, 24 community meetings, including focus group meetings. The City's outreach/engagement strategy for the housing element survey focused on reaching all segments of the population as it included:

- The distribution and collection of hard copy surveys (with pens) by the Montebello Community Assistance Program (MCAP) to solicit feedback from the City's lower-income population, including the unhoused community;
- The City's Code Enforcement Division distributed hard copies of the survey to residents and local businesses beginning March 2021 through June 2021;
- The survey with a link (and QR Code) was disseminated in the City newsletter (Spring and Summer editions, reaching all 24,000 resident and business addresses in Montebello twice) via The Montebello View that was delivered via U.S. Mail;
- All surveys were provided in English and Spanish given that more than 70% of the city is Hispanic. With over 700 responses received, the City received 18 responses in Spanish;
- The survey was blasted on all City-sponsored social media outlets including the City's website;
- The survey was made available at local libraries and all social media platforms (Facebook, Next-door, Twitter, Instagram and LinkedIn);
- The City offered incentives, including opportunities to win raffle prizes, for anyone who participated in the survey;
- The survey was included in the Chamber of Commerce Spotlight newsletter and Rotary Club meetings;
- The surveys were distributed to local parks, school students/faculty, and sports programs through the Parks and Recreation Department and the Montebello Unified School District;
- The survey was available at several City Council and Planning Commission public meetings and included in the public communications; and
- City staff together with representatives from the Gateway Cities COG engaged with individual community members to specifically discuss issues related to the unhoused and lower-income needs related to affordable housing.

2. Housing Element Task Force

The Montebello Housing Element Task Force (HETF) provided input on how the City's programs, regulations, and processes can be structured to formulate policies that protect Montebello's stable neighborhoods while providing desperately needed affordable, high-quality housing for all residents.

The HETF met jointly with the Planning Commission three times. The objective of the first meeting was to review the current housing needs and conditions; and the Housing Element update requirements, process, approach, and schedule. The objective of the second HETF meeting was to gather input on the effectiveness of existing housing goals, policies, and programs, review the AFFH requirements, and review potential sites for the housing inventory. The final meeting reviewed the vision and supporting goals, policies, and programs.

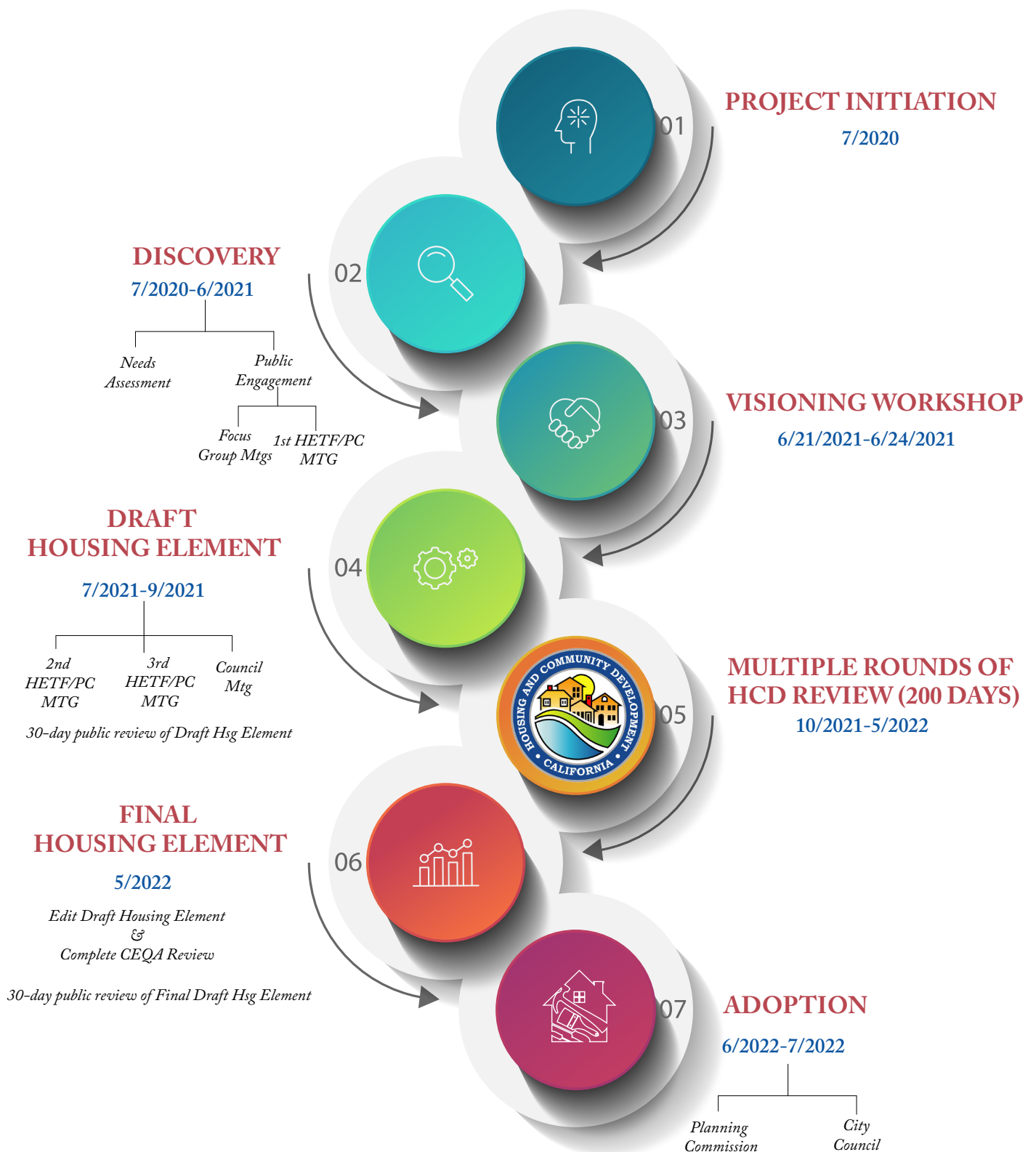


Visioning Workshop Open House: The community carefully reviewed the potential for each site identified in this Housing Element.

3. Visioning Workshop

In between the first and second HETF meeting, a 4-day Visioning Workshop for the General Plan, Downtown Montebello Specific Plan, and Housing Element was held. The 4-day workshop engaged the community to develop a consensus on a Citywide vision for growth, preservation, and renewal — specifically, the amount and location where new growth will be directed. The workshop headquarter and the evening community meeting locations were all located in low-income neighborhoods that typically are not represented in planning processes.

F. THE PROCESS



The Housing Element Draft was reviewed and discussed at a City Council meeting in September followed by a 20-day public review and comment period.

Promotion of these community outreach efforts have included:

- Established www.planmontebello.com to create a centralized location where information regarding the process and upcoming events is maintained and accessible to the public;
- Creation of generalplanupdate@Cityofmontebello.com to allow the public to reach out to the team about the General Plan Update;
- Creation of @PlanMontebello on Twitter, Facebook and Instagram where messaging about the process and upcoming events is posted;
- Additional messaging through City website, and Twitter, Facebook and Instagram accounts;
- Facebook live event;
- Posters and displays at City facilities, buses, and at businesses throughout the City;
- Door-to-door canvassing;
- Email messaging through City's email list, Chamber of Commerce email list, and General Plan Update email list compiled from various outreach efforts;
- Messaging on printed media including:
 - Montebello Reporter (monthly publication)
 - Spotlight on Montebello (bi-month publication)
 - City of Montebello View (quarterly newsletter)
- Direct calls and meetings with community members, businesses and City partners; and
- Planning staff promotions through links in signature lines and at meetings with developers and residents.

These outreach efforts have resulted in meaningful community engagement which is critical to developing a vision for the Housing Element Update and related General Plan and Downtown Montebello Specific Plan documents created and endorsed by the community. Community outreach highlights include:

- Approximately 17 community outreach events have been held to date;
- Over 700 survey responses were received; and
- Collaboration with over 1,000 residents, business, City partners and interested parties through these outreach efforts.

Montebello is committed to implementing this innovative community driven approach to establish a vision for planning for current and future housing needs. The planning process involved the larger community, interested developers, and property owners in an effort to identify realistic development opportunities using the site inventory list with conceptual project designs that were fine-tuned with the market and fiscal analysis.

—Joseph Palombi
Planning & Community Development Director

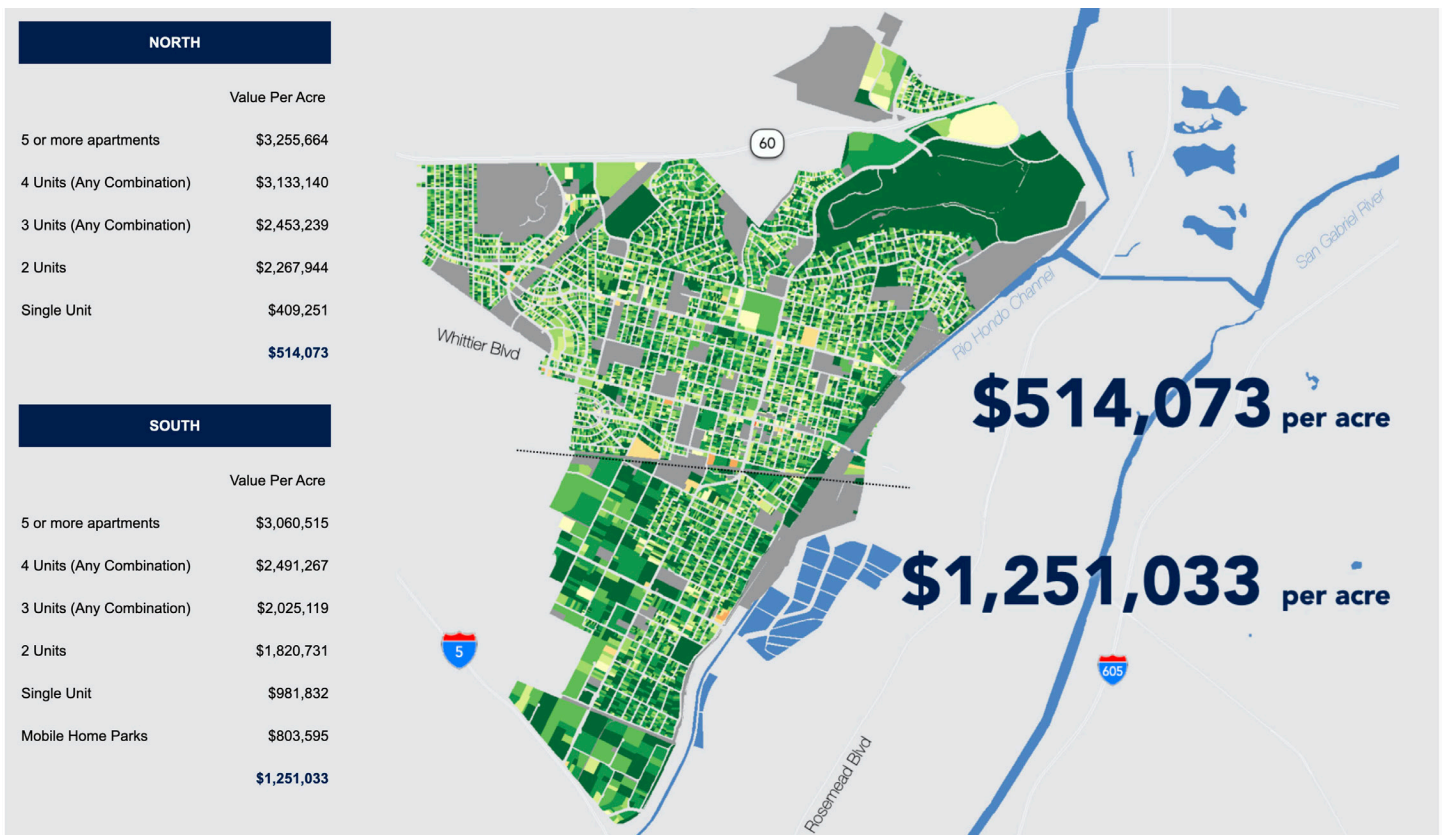


Figure 1.7. Fiscal Equity. The southern half of the City, a low-resource, diverse, lower-income, and dense segment of the community contributes more property tax revenue per acre than the high-resource, lower-density northern areas of the City. This information supports the City's focus to direct more investment and resources to South Montebello.

Outreach to Lower-Income and Special Needs Households

Survey: A community wide survey was conducted as part of the Housing Element update. The interactive survey was available in English and Spanish. The demographic profile of returned surveys was monitored throughout the survey process. Periodically, adjustments were made to the outreach strategy to gather responses from a wider economic segment of the population. Numerous community and business organizations and city leaders assisted in increasing the response rate particularly from lower income households.

A total of 694 responses in English and 18 responses in Spanish were completed. Survey respondents had the opportunity to submit written comments. A total of 970 written comments were received. These comments and resulting dialog helped shaped the proposed policies and programs in this Housing Element.

Workshops: Invitations to workshops were extended over multiple platforms favored by and accessible to lower-income and special-needs households. The workshops were held at various locations within the lower income neighborhoods and special needs households.

G. ENVIRONMENTAL JUSTICE

Residents and community members addressed specific concerns about environmental justice in public meetings, through the digital participation platform, and the community survey. Input focused on the need for safe and healthy housing, and access to healthy foods, open space and healthy environmental conditions. These items are being addressed in the General Plan update, the Downtown Montebello Specific Plan and through Programs in this Housing Element Update.

A Fiscal MRI of the City's revenues facilitated a shift in how we understand the economic potency of walkable urban areas, often underserved, like South Montebello, the Corridors, and Downtown area. The method simplified and visualized complex information to include everyone in real conversations about community growth and empower Montebello to promote fiscally positive development patterns that both secure its fiscal condition and create a strong sense of place.

2 Community Profile

A. PROFILE: PEOPLE, ECONOMY, & HOUSING

1. People

Understanding the characteristics of Montebello’s population is vital in the process of planning for its future needs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. This section describes and analyzes the various population characteristics and trends that affect housing needs.

	Population	% Change
1960	32,097	–
1970	42,807	33.4%
1980	52,929	23.6%
1990	59,564	12.5%
2000	62,150	4.3%
2010	62,500	0.6%
2019	61,954	-0.9%

Table 2.1. Population Growth Trends: 1960 to 2020. Source: US Census and DOF 2019.

The population in Montebello decreased by 0.9% from 62,500 in 2010 to 61,954 in 2019. Comparatively, the population in Los Angeles County grew by 2.2% during the same time period.

	1990	2000	2010	July 2019	% change 2010 to 2019
Montebello	59,564	62,150	62,500	61,954	-0.9%
El Monte	106,209	115,965	113,475	115,487	1.7%
Monterey Park	60,738	60,051	60,269	56,669	-5.9%
Whittier	77,671	83,680	85,331	85,098	-0.2%
LA County	8,863,164	9,519,338	9,818,605	10,039,107	2.2%

Table 2.2. Population Trends. Sources: US Census and 2019 DOF Estimates.

The Southern California Association of Governments (SCAG) long-term growth forecasts for the 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy anticipates an approximate expected growth of 6.1% in the City of Montebello’s population from 2016 to 2045, with an increase from 63,900 residents in 2016 to 67,800 residents in 2045. From 2016 to 2045, the City is expected to annually grow at 0.2%.

A. Population Forecast

On May 7, 2020, the SCAG adopted long-term growth forecasts for the 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy. These forecasts anticipate an approximate expected growth of 6% in the City of Montebello’s population from 2016 to 2045.

	Households		Population	
	2016	2045	2016	2045
Montebello	19,100	21,100	63,900	67,800

Table 2.3. Population Forecast. Source: 2016–2045 Regional Transportation Plan/Sustainable Communities Strategy.

The 2045 Montebello General Plan forecast a 77% percent growth over the 23 year planning period.

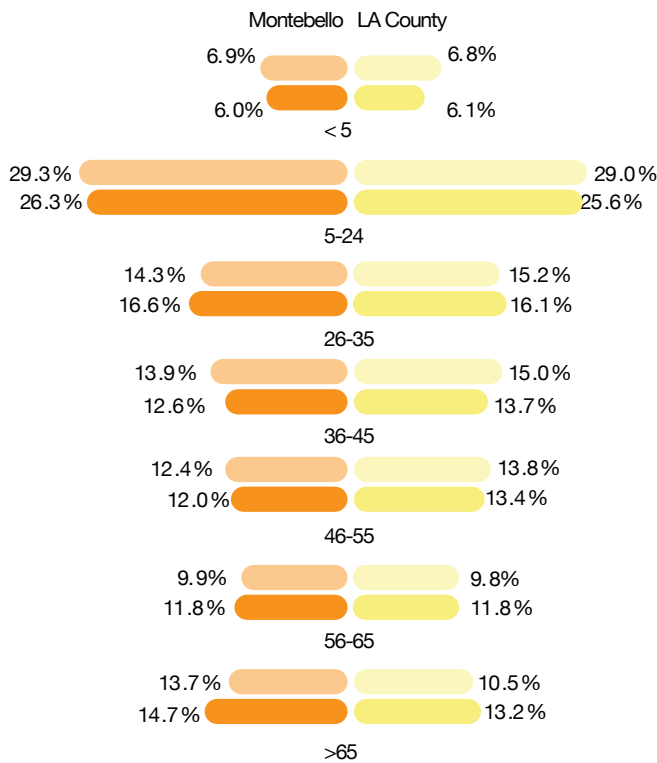


Figure 2.1. Comparative Age Cohorts.

Age Cohort	1990		2010		2019	
	Montebello	LA County	Montebello	LA County	Montebello	LA County
Under 5 years	8.4%	8.3%	6.9%	6.8%	6%	6.1%
5-24 years	31.2%	30.2%	29.3%	29%	26.3%	25.6%
25-34 years	18.3%	19.8%	14.3%	15.2%	16.6%	16.1%
35-44 years	12.7%	15.1%	13.9%	15%	12.6%	13.7%
45-54 years	8.9%	9.6%	12.4%	13.8%	12%	13.4%
55-64 years	8.6%	7.3%	9.9%	9.8%	11.8%	11.8%
65 and over	11.9%	9.7%	13.7%	10.5%	14.7%	13.2%

Table 2.4. Age. Source: US Census.

C. Race and Ethnicity

Household characteristics and cultural backgrounds differ by race and ethnicity and are indicators of varying housing preferences.

Table 2-6 indicates the racial composition of the City. According to the 2019 ACS, approximately 58% of the City's population was classified as white. Hispanics accounted for 77.4% of the City's population, larger than 48.5% of LA County population. Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians.

B. Age

Montebello's existing and future housing needs are influenced in part by the age characteristics of residents. Each age group has distinct lifestyles, family structures and sizes, income earning abilities, and therefore, housing preferences.

As people move through each stage of life, housing needs and preferences change. With the rapid aging of the Montebello population, the need for affordable, accessible, and supportive housing suitable for older adults is set to increase. The likelihood of living alone increases sharply after age 65. Homeownership rates among adults under age 65 are significantly lower today than in 2000. Shares of both renters and owners with cost burdens increase with age.

Over the last three decades, Montebello's younger population has reduced slightly while the older population has grown. In many instances, children from previous decades have grown up and moved out of Montebello. This trend resembles the overall county trend. In 2019, Montebello's median age was 36.1 years — younger than surrounding cities and the County.

	Under 18 years	Over 65 years	Median Age
Montebello	22.4%	14.8%	36.1
El Monte	23%	13.5%	38.2
Monterey Park	17.3%	21.3%	44.1
Whittier	22.9%	14%	37.1
LA County	21.4%	14.1%	37

Table 2.5. Comparative Age Distribution and Median Age. Sources: US Census and American Community Survey.

	Montebello	LA County
Race		
— White	58%	54.4%
— Black or African American	1.4%	9.2%
— American Indian and Alaska Native	1.2%	1.6%
— Asian	15%	16.3%
— Native Hawaiian and Other Pacific Islander	0.1%	0.6%
— Some other race	26.7%	22.2%
Hispanic or Latino and Race		
— Hispanic or Latino (of any race)	77.4%	48.5%
— Not Hispanic or Latino	22.6%	51.5%

Table 2.6: 2019 ACS 5-Year Estimate Data Profiles

2. Economy

A. Employment

Employment trends show information on the types of jobs held by Montebello residents, which can be an indicator for the types of housing that meets the needs of certain workers. Wage and income information can also indicate how much workers can spend on housing. Employment growth may also be an indicator of housing needs. According to employment data from the Employment Development Department (EDD), the unemployment rate for the City as of May 2021 was 11.9%, compared to 11% for the County.

During the 19 years between 2000 and 2019, the number of residents employed in the manufacturing, wholesale trade, information, and public administration declined significantly. During this same period, the number of residents employed in the construction, retail, transportation, professional jobs, and arts and entertainment sectors increased. Table 2.7 indicates the employment characteristics of the City's residents according to the 2000, 2010, and 2019 employment data.

	2000	2010	2019	% change 2010-2019
Agriculture, forestry, fishing, hunting, mining	58	123	130	6%
Construction	776	1295	1,618	25%
Manufacturing	4,150	3,332	3,028	-9%
Wholesale trade	1,367	1,392	1,206	-13%
Retail trade	2,476	2,983	3,695	24%
Transportation and warehousing, and utilities	1,484	2,238	2,775	24%
Information	665	744	543	-27%
Finance, insurance, and real estate.	1,244	1,503	1,497	-0.4%
Professional, scientific, management, administrative, etc.	1,770	2,208	2,817	28%
Educational, health, and social services.	4,655	5,869	5,952	1%
Arts, entertainment, recreation, accommodation and food services.	1,849	2,292	3,108	36%
Other services (except public admin.)	1,371	1,222	1,896	55%
Public administration	1,002	1,473	1,309	-11%
Total	22,867	26,450	29,574	

Table 2.7. Employment by Industry: 2000, and 2010 in Montebello. Source: US Census 2000, 2010, and ACS 2019.

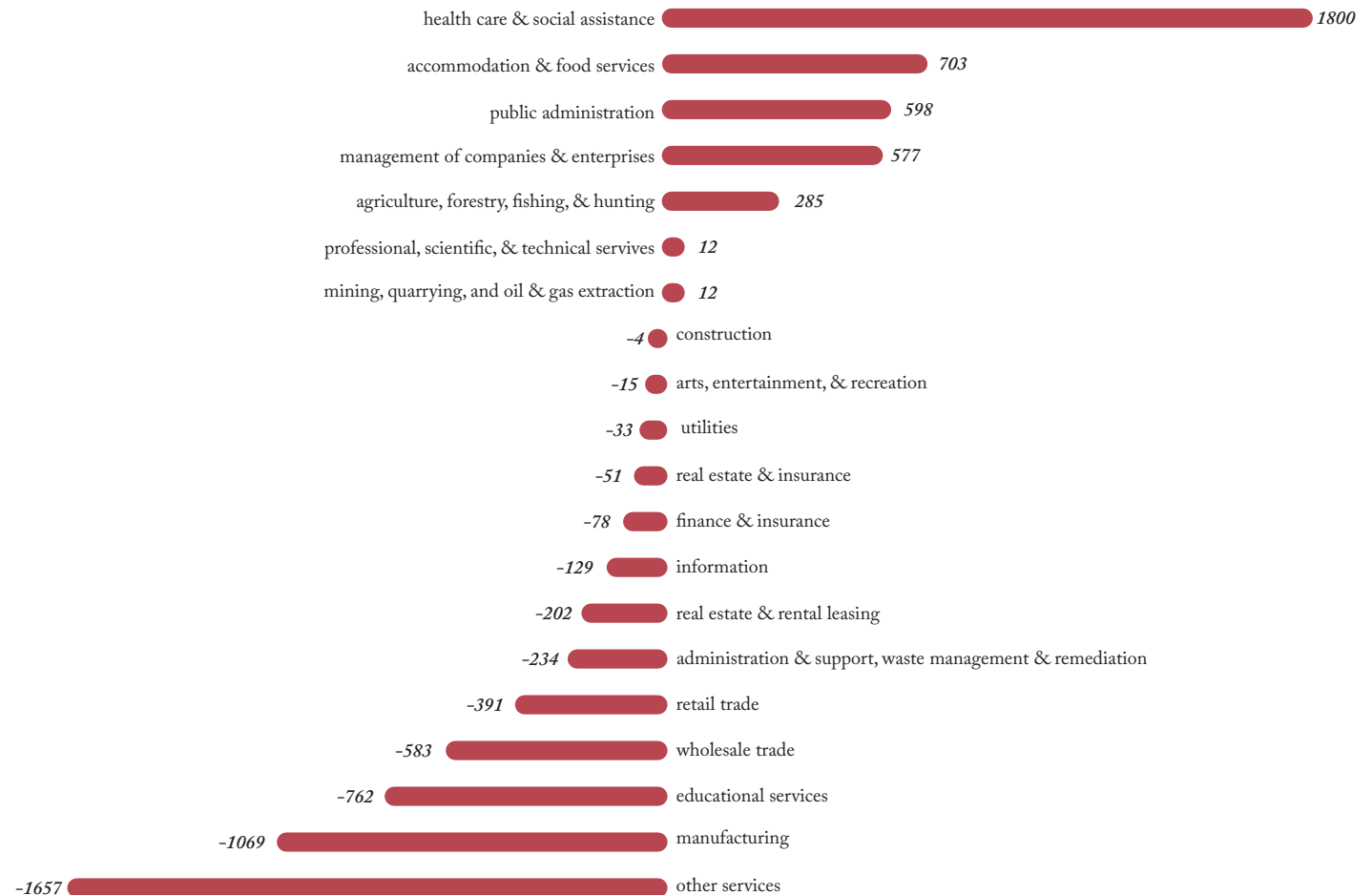


Figure 2.2. Employment Trend 2008-2018. Source: California Economic Development Department.

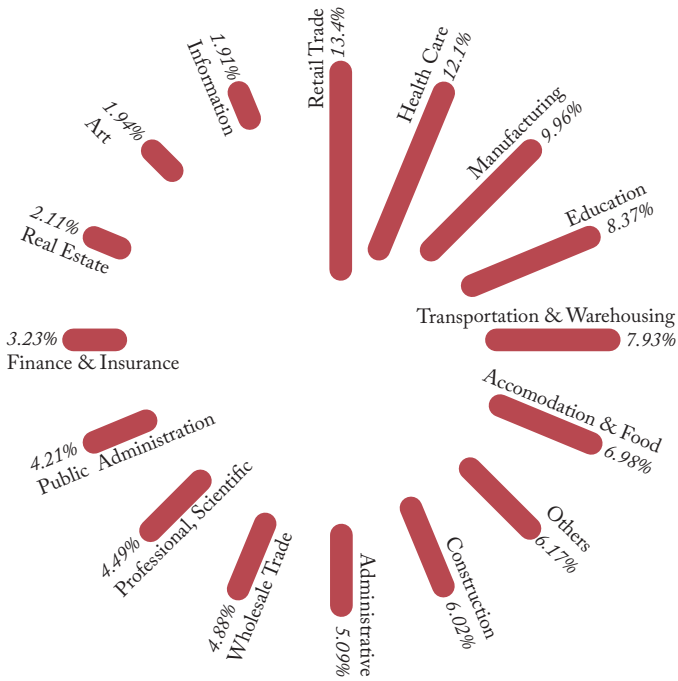


Figure 2.3. Employment by Industrial Sectors. Source: US Census, LEHD, California Economic Development Department.

Table 2.8 shows a steady growth in management and professional occupation while sales and office occupations decline from 1990 to 2019.

Occupation Category	1990	2000	2010	2019	2019-%
Management, professional, and related occupations	5,694	5,897	7,652	7,627	25.8%
Service	5,914	3,304	4,687	5,916	20%
Sales and office occupations	9,374	7,444	7,535	7,497	25.3%
Farming, fishing, and forestry	377	16	0	0	0%
Construction, extraction, and maintenance	3,687	1,728	2,085	2,440	8.3%
Production, transportation, and material moving	1,283	4,478	4,792	6,094	20.6%
Total	26,329	22,867	26,751	29,574	

Table 2.8. Employment by Occupation in Montebello. Source: US Census 1990, 2000, 2010, and 2019 ACS.



Employer	Employees	% of Total Employment*	Employees	% of Total Employment*
Montebello Unified School District*	1,638	6.02%	3,500	12.46%
Beverly Hospital	914	3.36%	912	3.25%
City of Montebello	422	1.55%	584	2.08%
Macy's Department Store	320	1.18%		
Bimbo Bakery	320	1.18%	715	2.54%
JCPenney Department Store	215	0.79%		
Rio Hondo Convalescent Hospital	214	0.79%		
R+L Carriers	143	0.53%		
Monarch Litho Inc.	135	0.50%	242	0.86%
Kaiser Permanente Montebello	124	0.46%	3,140	11.17%
Montebello Town Center			1,902	6.77%
Minson Corporation			620	2.21%
Costco**			292	1.04%
Royal Paper Box Company			155	0.55%
Total 10 Top Employers	4,445	16.34%	12,062	42.93%
Total City Employment (1)	27,200		28,100	

Table 2.9. City of Montebello Principal Employers. Source: MuniServices, LLC / Avenu Insights & Analytics. Results based on direct correspondence with City's local businesses.

(1) Total City Labor Force provided by EDD Labor Force Data.

*Includes ONLY schools within Montebello City limits.

** Costco is located in the City of Monterey Park.



B. Projected Job Growth

Future housing needs are driven by the number and type of new jobs created during the planning period. Generally, residents that are employed in well-paying occupations have less difficulty obtaining adequate housing than residents in low-paying occupations.

The top 10 employers represent approximately 23% of the total in-place employment. In-Place employment refers to jobs located in the City. Since 2008 the City has lost approximately 1,200 jobs.

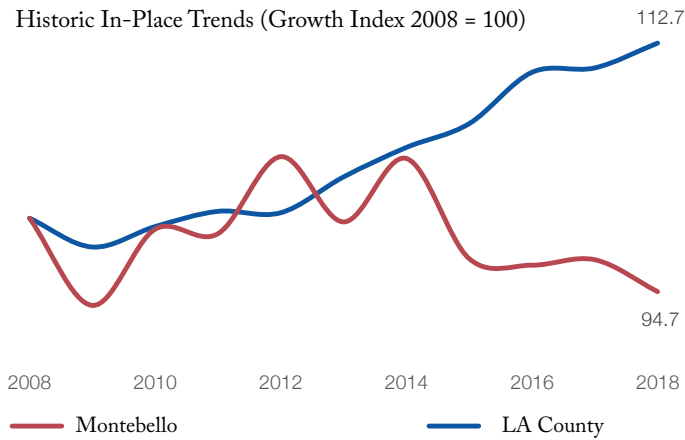


Figure 2.3. Historic In-Place Trends (Growth Index 2008=100). Source: US Census, LEHD.

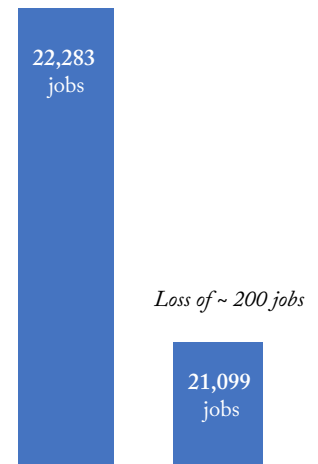


Figure 2.4. Historic In-Place Trends (Growth Index 2008=100). Source: US Census, LEHD.

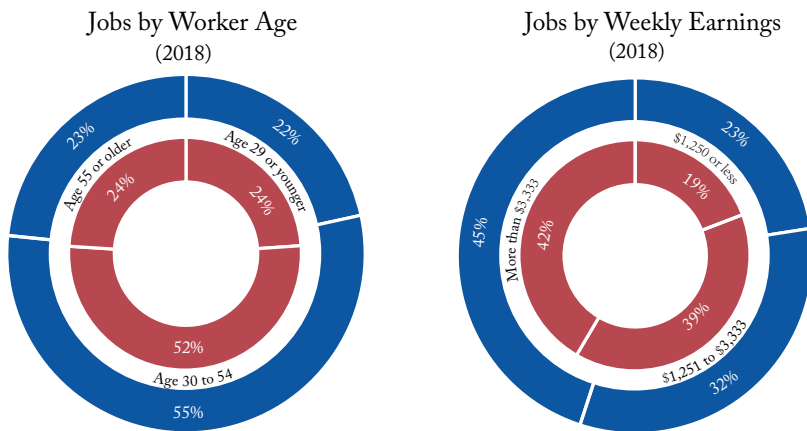


Figure 2.5. Left Image: Jobs by Worker Age (2018). Right Image: Jobs by Weekly Earnings (2018). Source: US Census, LEHD.

Workers in the City tend to have lower earnings than the County and have slightly different age characteristics. In some industries, such as Health Care, growth has followed larger County trends. In other industries, such as Information, growth has not followed larger County trends. Some employers are in projected growth industries such as Health Care while others are in Retail, where future employment may decline. The City's strongest concentration of jobs are in industries that are projected to grow in the near-term. Other growth industries with high wages, such as Information and Professional and Business Services, are underrepresented in the City.

Household incomes for residents in the City are lower than the County, particularly for those households earning over \$100,000. Overall, the Median Household income is approximately 20% lower than the County and due to higher Household size the per cap income is one-third lower than the County.

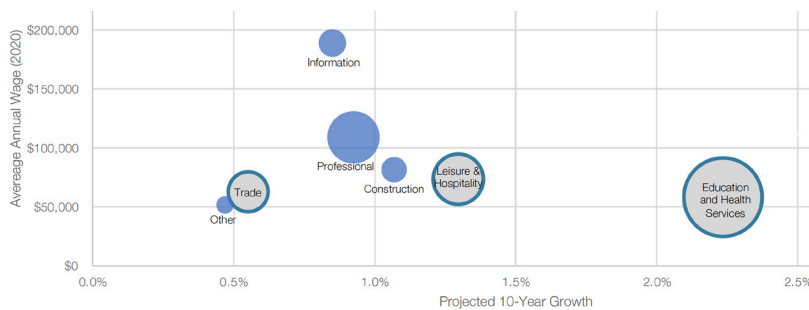


Figure 2.6. Near-Term Employment Growth Projections by Private Industry in Los Angeles County (2018 - 2028). Source: EDD.

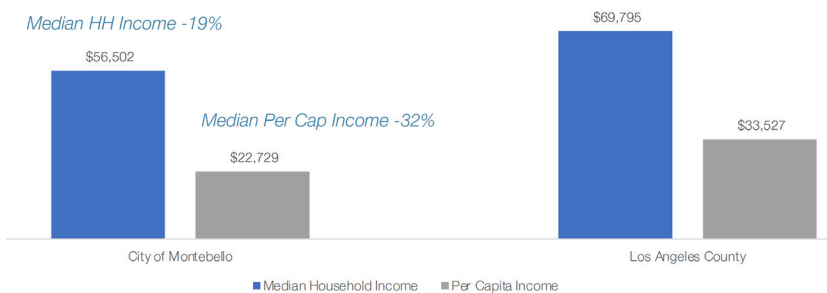


Figure 2.7. Household by Income, 2020. Source: ESRI Business Analyst.

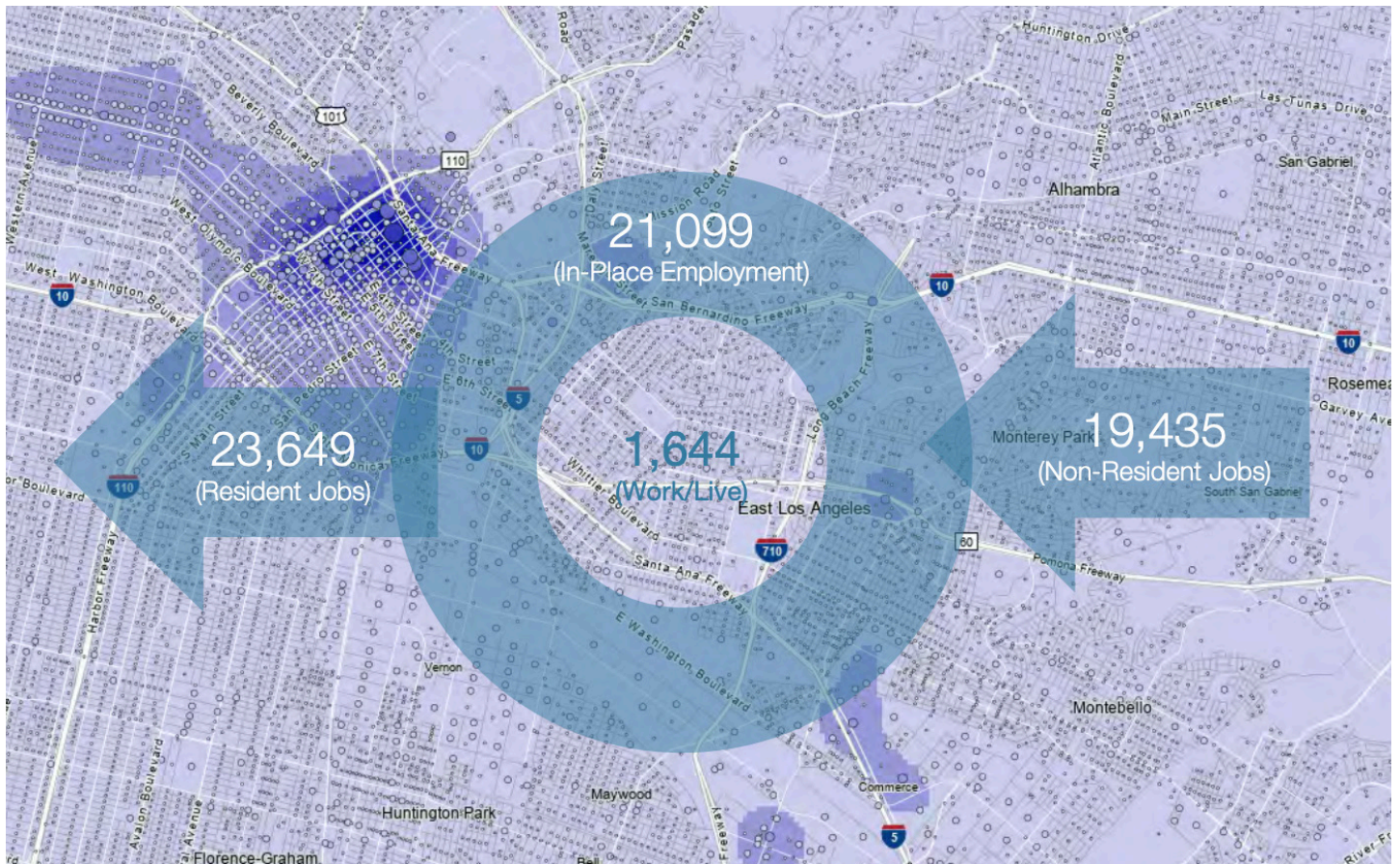


Figure 2.8. Commuter Flow. Only 6.6% of those who live in the City also work in the City. Source: US Census, LEHD.

C. Job-housing Ratio

Jobs-housing ratios express quantitative relation between where people work and where they live. A regional balance of jobs to housing helps to ensure that the demand for housing is reasonably related to supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets can become competitive, requiring households to pay a larger percentage of their income for housing. In addition, a tight housing market can result in overcrowding and longer commute times as workers seek more affordable housing in outlying areas.

In 2019, Montebello had 19,919 housing units (see Table 2.10) and a civilian workforce of 27,200 persons (see Table 2.7). Montebello’s current job-housing ratio is therefore 1.3 (one housing unit per 1.3 jobs). The current jobs-housing objective within the SCAG region is one new housing unit for every 1.5 jobs.

A housing unit is not truly affordable if located in an automobile-dependent area with high transportation cost burdens. Accessible multimodal areas minimize transportation costs thereby allowing more money for housing and other needs. The length of commute trips, rising fuel costs, and global climate have brought focus to jobs-housing balance to reduce vehicle miles travelled and work trips. Currently, only 6.6% of residents also work in Montebello. Montebello has an opportunity to encourage more people to live and work in the city. Recent housing developments in Montebello are pursuing a mix of uses that are located and arranged to be walkable or bikable and/or served by transit, and include amenities that draw people onto sidewalks and paths rather than into their individual vehicles.



D. Impact of Pandemic

The Coronavirus (COVID-19) pandemic and economic crisis have devastated Montebello's affordable housing residents and providers, threatening the long-term viability of these essential organizations and the housing and economic stability of low-income, vulnerable residents. While the lingering impacts of this disaster are still evolving, housing providers have noted threats to long term viability from operational challenges, such as increased expenses, reduced rental income, development approval process, and construction related delays.

Throughout the pandemic, residents of affordable housing in Montebello, like many people across the county, have struggled to pay for necessities like rent, food and healthcare. Many residents have lost work and fear becoming homeless. Anxiety, depression and loneliness are increasingly common. Many residents haven't been able to access unemployment benefits, rent relief, and other forms of public assistance.

A number of City, County, and State programs were available to Montebello residents and business during COVID-19. Some of these actions include:

- Montebello City Council declared local emergency as a precautionary measure to formalize coordination with public health agencies, smooth the way for quicker acquisition of supplies, and ease access to State and Federal funds should the need arise in response to COVID-19.
- City of Montebello joined the California's Great Plates meal delivery program to support Montebello's seniors and local food service businesses during the COVID-19 public health crisis. The Great Plates program is a partnership between FEMA, the State of California and the City of Montebello. The City identified local restaurants that could provide seniors with up to three nutritious meals per day.
- The Montebello Police Department suspended until further notice the enforcement of street cleaning parking regulations in light of citizens need to stay home or work remotely.
- The Montebello COVID-19 Emergency Housing Assistance Program provided temporary support grants to income-eligible Montebello households economically impacted during the pandemic through job loss, furlough or reduction in hours or pay. Grants are rental/mortgage payments made by the City on behalf of income-eligible households to maintain housing and/or reduce payment delinquency in areas due to economic hardship. A maximum total grant of \$2,400 was available per household for a time period not to exceed three-months.
- The Los Angeles County Temporary Eviction Moratorium, effective March 4, 2020, through September 30, 2021, unless repealed or extended by the Los Angeles County Board of Supervisors, placed a Countywide ban on evictions for residential and commercial tenants, including mobile-home space renters. Under the County's Moratorium, tenants can not be evicted for Coronavirus related nonpayment of rent, as well as no-fault reasons, nuisance, denying entry to a landlord, or unauthorized occupants or pets – if related to Coronavirus.
- The City addressed the needs of persons affected by the COVID-19 Pandemic by providing CDBG-COVID-19 funds to Heart of Compassion, the YMCA, Mexican American Opportunity Foundation (MAOF), and Montebello Community Assistance Program (MCAP) to provide much needed emergency services to Montebello residents.

3. Housing

A Household Characteristics

1. Household Composition and Size

The household type, income levels, the presence of special needs populations, and other household characteristics are important indicators of the amount, type, and size of housing needed. A household is defined by the U.S. Census as “all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together.” Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Family households are defined by the Census as two or more persons sharing a dwelling unit who are related.

Table 2.10 provides a comparison of households by type for the City and Los Angeles County as a whole, as reported in the 2019 ACS 5-Year Estimates. Household characteristics in Montebello were very similar to those for the entire county. Married-couple with family comprised almost half of all households while 18.3% of all households consisted of a single person living alone in Montebello compared to 25.7% in Los Angeles County as a whole. The percentage of households with at least one resident over 65, at least one resident under 18 years, average household size, and family size are slightly higher in Montebello than in the County overall.

2. Housing Tenure and Vacancy

Housing tenure describes the two legal status under which people have the right to occupy their accommodation: homeownership (both owned outright and mortgaged) and renting (which includes public and privately rented housing).

Montebello needs an adequate supply of rental and owner occupancy units to accommodate a range of households with varying income, family size, composition, and lifestyle. Table 2.11 shows more rental housing units than owner occupied units in Montebello and Los Angeles County. The total vacancy rate was 5.2% for the City, lower than 6.4% for the County.

	Montebello		LA County	
Total Household	18,888		3,316,795	
Married-couple family	8,739	46.3%	1,495,658	45.1%
— with own children of the householder under 18 years	3,498	18.5%	639,936	19.3%
Cohabiting couple household	1,266	6.7%	225,057	6.8%
— with own children of the householder under 18 years	661	3.5%	86,802	2.6%
Male householder, no spouse/partner present	3,165	16.8%	640,636	19.3%
— with own children of the householder under 18 years	437	2.3%	40,974	1.2%
—Householder living alone	1,364	7.2%	391,454	11.8%
—65 years and over	475	2.5%	97,099	2.9%
Female householder, no spouse/partner present	5,718	30.3%	955,444	28.8%
— with own children of the householder under 18 years	1,251	6.6%	170,488	5.1%
—Householder living alone	2,105	11.1%	459,850	13.9%
—65 years and over	1,285	6.8%	195,688	5.9%
Households with one or more people under 18 years	7,228	38.3%	1,094,289	33%
Households with one or more people 65 years and over	6,337	33.6%	930,438	28.1%
Average household size	3.3		2.99	
Average family size	3.71		3.66	

Table 2.10. Household Composition. Source: 2019 ACS 5-Year Estimate Data Profiles

	Montebello		LA County	
Total Housing Units	19,919		3,542,800	
Occupied housing units	18,888	94.8%	3,316,795	93.6%
— Owner occupied housing units	8,160	43.2%	1,519,516	45.8%
— Average household size of owner-occupied units	3.25		3.17	
— Renter occupied housing units	10,728	56.8%	1,797,279	54.2%
— Average household size of renter-occupied units	3.33		2.83	
Vacant Housing Units	1,031		226,005	
— Homeowner vacancy rate	0.5%		1%	
— Rental vacancy rate	3.6%		3.4%	

Table 2.11. Household Tenure. Source: 2019 ACS 5-Year Estimate Data Profiles

3. Overcrowding

Overcrowding is a result of too many people in a unit for the number of rooms it contains. It has nothing to do with the number of units on the lot. Overcrowding in housing occurs when there is a greater number of people living in a household than rooms available. People are usually forced into this due to a combination of poverty and high living costs. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure.

The U.S. Census considers a household to be overcrowded when there is more than one person per room, including living and dining rooms but excluding

bathrooms and kitchen. Units with more than 1.5 persons per room are considered severely overcrowded. Table 2.12 summarizes overcrowding for Montebello compared to Los Angeles County.

Overcrowding is higher in rental properties than ownership properties and is at a slightly higher rate compared to LA County. Overcrowding can be addressed by building more affordable units in Montebello so a greater number of people have their own place, and they would not need to live together.

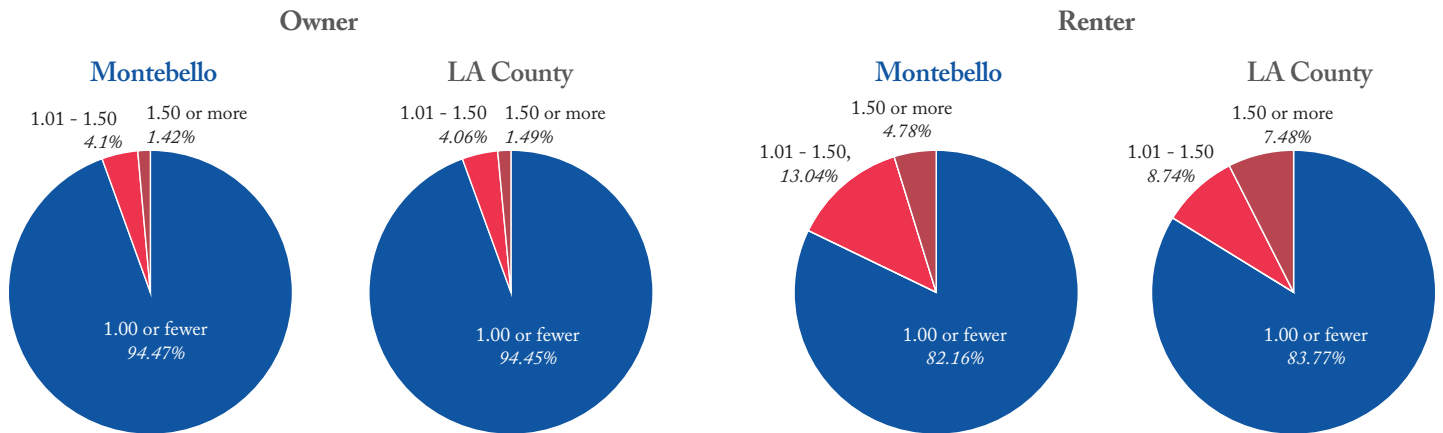


Figure 2.9. Comparative Overcrowding by Tenure.

Housing Type	Montebello				Los Angeles County			
	Owner		Renter		Owner		Renter	
Persons per room	Households	Percent	Households	Percent	Households	Percent	Households	Percent
1.00 or fewer	7,709	94.47%	8,814	82.16%	1,435,225	94.45%	1,505,658	83.77%
1.01 to 1.50	335	4.1%	1,401	13.06%	61,697	4.06%	157,166	8.74%
1.51 or more	116	1.42%	513	4.78%	22,594	1.49%	134,455	7.48%
Total	8,160		10,728		1,519,516		1,797,279	
% Overcrowded by tenure	5.53%		17.84%		5.55%		16.23%	
% Severely overcrowded by tenure	1.42%		4.78%		1.49%		7.48%	

Table 2.12. Tenure by Occupants. Source: 2019 ACS 5-Year Estimate Data Profiles

4. Overpayment



A household is said to be cost-burdened when it pays more than 30% of its income toward housing expenses. As a more extreme measure, a household is said to be severely cost-burdened when it pay at least 50% of its income toward housing expenses.

Although homeowners and renters can both be cost-burdened, the impact is

very different. Homeowners build equity with their monthly housing payments, the burden of excessive costs may be less worrisome for them. Their excessive payments are often viewed as a form of investment or savings. Renters are not building equity, and are getting no returns for their excessive payments.

Cost burden may vary by household size. Families with children likely have more after-housing expenses than single-person households, who can afford to spend more of their income on rent.

Additionally, both low- and high-income households are considered cost-burdened if they pay above the 30% threshold. However, even after paying their housing expenses, high-income households will

still have sufficient money available to take care of their basic living expenses.

Therefore, a higher focus is necessary on low-income renters paying a disproportionate share of their income for housing expenses.

While the high cost of housing impacts all income levels, the impacts are more widespread for extremely low income (ELI) residents. Approximately 4,085 ELI households resided in Montebello (Table 2.13). Approximately 81% of ELI renter-households had housing cost burden, while about 69% of ELI owners were cost burdened. To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options.

Income	Owners		Renters		Total Households	
	Households	%	Households	%	Households	%
Extremely low-income (<= 30% of HAMFI)	1,105		2,980		4,085	
— Households overpaying	765	69%	2,410	81%	3,175	78%
Very low-income 30% to 50% MFI	1,125		2,925		4,050	
— Households overpaying	565	50%	2,575	88%	3,140	78%
Low-income 50% to 80% MFI	1,740		2,310		4,050	
— Households overpaying	795	46%	1,155	50%	1,950	48%
All lower-income households	3,970		8,215		12,185	
— Households overpaying	2,125	54%	6,140	75%	8,265	68%
Moderate-income (>80% to <=100% HAMFI)	1,105		1,240		2,345	
— Households overpaying	430	39%	150	12%	580	25%
Moderate-income (>100% HAMFI)	3,725		1,590		5,315	
— Households overpaying	350	9%	4	0.2%	354	7%
All Households	8,800		11,045		19,845	
— Households overpaying	2,905	33%	6,294	57%	9,199	46%

HAMFI: Housing and Urban Development Area Median Family Income

Table 2.13. Montebello Households Overpaying by Income. Source: U.S. Department of Housing and Urban Development, CHAS 2013-2017

B. Housing Stock Characteristics

This section evaluate existing characteristics of Montebello's housing stock and identifies and prioritizes needs in specific housing types. The factors evaluated include the number and type of housing units, recent growth trends, housing age and condition, housing costs, and assisted affordable units at-risk of loss due to expiration of affordability covenants.

Structure Type	Montebello		Los Angeles County	
	Units	Percent	Units	Percent
Single-family, detached	9,783	49.1%	1,722,121	48.6%
Single-family, attached	1,441	7.2%	223,134	6.3%
Multi-family: 2 units	733	3.7%	94,619	2.7%
Multi-family: 3 or 4 units	2,119	10.6%	206,112	5.8%
Multi-family: 5 to 9 units	1,333	6.7%	278,393	7.9%
Multi-family: 10 to 19 units	1,103	5.5%	272,884	7.7%
Multi-family: 20 or more units	3,104	15.6%	685,810	19.4%
Mobile home	290	1.5%	57,197	1.6%
Boat, RV, van, etc.	13	0.1%	2,530	0.1%
Total	19,919		3,542,800	

Table 2.14. *Housing Type, Units in Structure*. Source: 2019 ACS 5-Year Estimate Data Profiles.

1. Housing Type and Growth Trends

Almost half the current housing stock in both the City and County is represented by single-family detached home. While the majority of existing housing is composed of single-family, the City is build out, and most new development will likely be infill multi-family residential. The infill multi-family development is consistent with the trend in Los Angeles County toward more compact development based on smart growth principles encouraged by State law and embodied in regional plans and programs.

2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table 2.15 shows that about 64.7% of all housing units in Montebello were constructed prior to 1970, compared to about 60.5% of those in the County as a whole.

Addressing substandard conditions in the housing stock is the task of the City's Code Enforcement Division (CED), which enforces compliance with current building and safety standards, and state and local laws intended to alleviate public nuisances. The CED seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock. Most code enforcement activities are either complaint-driven or the result of observations of City staff. An inventory of the number of units in need of rehabilitation and replacement is not available.

Year Built	Montebello		Los Angeles County	
	Units	Percent	Units	Percent
Built 2014 or later	60	0.3%	41,445	1.2%
Built 2010 to 2013	163	0.8%	42,088	1.2%
Built 2000 to 2009	466	2.3%	191,328	5.4%
Built 1990 to 1999	743	3.7%	223,835	6.3%
Built 1980 to 1989	1,737	8.7%	409,249	11.6%
Built 1970 to 1979	3,863	19.4%	489,762	13.8%
Built 1960 to 1969	4,236	21.3%	526,092	14.8%
Built 1950 to 1959	4,585	23%	726,702	20.5%
Built 1940 to 1949	2,873	14.4%	367,449	10.4%
Built 1939 or earlier	1,193	6%	524,850	14.8%
Total	19,919		3,542,800	

Table 2.15. *Age of Housing Stock*. Source: 2019 ACS 5-Year Estimate Data Profiles

3. Housing Cost

Given the age of the housing stock, the average renter-occupied housing units as well as the typical home value for owner-occupied units are below the County average. For renter-occupied units, the range of pricing by unit type range from 62% to 76% of the County average (70% for all units). The typical home value is more closely aligned with the County averages (86% for all units).

Rental Housing: Table 2.16 provides a survey of rental costs in Montebello in first quarter of 2021. Overall, average rental prices ranged from \$1,205 for a one-bedroom unit to \$1,825 for a four-bedroom unit.

	Montebello	LA County	Index
1 bedroom	\$1,105	\$1,450	76
2 bedroom	\$1,205	\$1,775	68
3 bedroom	\$1,445	\$2,050	70
4 bedroom	\$1,825	\$2,950	62
All	\$1,370	\$1,950	70

Table 2.16. *Montebello Rents (Q1 2021)*. Source: CoStar

For-Sale Housing: Average prices of homes sold (12 month average) by number of bedrooms are provided in Table 2.17. The average price of a two-bedroom home was \$498,000, three-bedroom was \$602,000, and \$727,000 for four bedrooms.

	Montebello	LA County	Index
1 bedroom	\$403,300	\$503,000	80
2 bedroom	\$498,000	\$608,000	82
3 bedroom	\$602,000	\$682,000	88
4 bedroom	\$727,000	\$807,000	90
All	\$611,000	\$709,000	86

Table 2.17. *Montebello Typical Home Value (12 month average)*. Source: Zillow

According to SCAG, median home sales price increased by 58.3% between 2010 and 2018. In 2018, the median home sales price in the City was \$505,000, \$92,500 lower than that in the county overall.

C. Population with Special Housing Needs

Persons with special needs, including those with physical disabilities, mental illness, homeless families, and the elderly may experience a higher prevalence of overpayment, overcrowding, or other housing problems. State Housing Element law defines “special needs” groups to include persons with disabilities (including developmental disabilities), the elderly, large households, female-headed households with children, homeless people, and farm workers.

Many households within these special needs groups also fall within the extremely-low-income category. This section contains a discussion of the housing needs facing these groups as well as City policies and programs that can help to address their needs.

1. Senior Households

For the purpose of this special needs analysis, individuals 65 years of age or more are considered “seniors.” This is different than “elderly” as defined in the Comprehensive Housing Affordability Strategy data (62 years of age or more). Households headed by seniors have special needs due to low, lower incomes, physical or mental disabilities, and other dependency needs. Seniors are often retired and rely on fixed or low incomes. They are also more prone to injuries and illnesses that increase their health care costs, thus reducing the income that would otherwise be available for housing. Their housing choices are also more specific because seniors often wish to be close to public transportation and other services.

	2010		2019	
	Own	Rent	Own	Rent
Senior Households	3,110	1,326	3,212	1,828
Total Senior Households	4,436		5,040	

Table 2.18. Senior Population. Source: 2010 Census and 2019 ACS 5-Year Estimate Data Profiles

According to the 2019 ACS, the number of households containing an individual 65 years of age or older was 5,040 households (26.5%). The number of owner-occupied, elderly-headed households increased between 1990 and 2000 by 3.2%, while the number of renters increased by 37.8%.

2. Disabled Households

Persons with disabilities are defined by the Americans with Disabilities Act (ADA) as those having physical or mental impairments that substantially limit one or more major life activities. Disabled persons often have a difficult time obtaining adequate housing because they earn lower incomes, pay higher health costs, depend on supportive services, or require special accessibility such as elevators and ramps that are not available in conventional designs.

The Census considers the following six disability categories that limit one or more major life activity:

- Sensory disability that includes blindness, deafness, or severe vision or hearing impairment.
- Physical disability refers to a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying;
- Mental disability refers to impaired ability to learn, remember, or concentrate;
- Self-care disability refers to an impaired ability to dress, bathe, or get around inside the home;
- Go-outside-home refers to those individuals that are physically unable to go outside the home alone to shop or visit a doctor’s office; and,
- Employment disability includes those individuals that are unable work.

	With a Disability	% with Disability
Disability Type by Age		
With a hearing difficulty	2,243	3.6%
Population under 18 years	0	0
Population 18 to 64 years	813	2.1%
Population 65 years and over	1,430	15.7%
With a vision difficulty	1,782	2.9%
Population under 18 years	123	0.9%
Population 18 to 64 years	915	2.3%
Population 65 years and over	744	8.2%
With a cognitive difficulty	2,935	5%
With an ambulatory difficulty	4,427	7.5%
With a self-care difficulty	2,136	3.6%
With an independent living difficulty	3,217	6.6%
Population 18 to 64 years	1,289	3.3%
Population 65 years and over	1,928	21.2%

Table 2.19. Disability characteristics. Source: 2019 ACS 5-Year Estimate Data Profiles

According to the State Department of Development Services (DDS), there are 725 persons residing in Montebello that have a developmental disability. A developmental disability is defined as “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual.” The disabilities may include an intellectual disability, cerebral palsy, epilepsy, and autism and other developmental disabilities (Welfare and Institutions Code Section 4512). The DDS administers programs for developmental disabilities via regional centers. The Eastern Los Angeles Regions Center serves the City of Montebello. The City requires that all new residential developments comply with California Building Standards (Title 24 of the California Code of Regulations) and Federal requirements for

accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- **Procedures for Ensuring Reasonable Accommodations.** The City does not have any Zoning Ordinance provisions that are specific to housing for disabled persons. Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.
- **Efforts to Remove Regulatory Constraints for Persons with Disabilities.** The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Montebello does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.
- **Retrofitting Requirements.** The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.
- **Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.** The City implements and enforces the current California Building Code (2019). The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

This Housing Element also includes a program that includes the provision of a new 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 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.

3. Farm Worker Housing

The United States Department of Agriculture, National Agriculture Statistics provides data on hired farm labor both at State and County level. In 2017, Los Angeles County had a total of 413 farms that employed 3,266 workers. Permanent workers are those who have worked 150 days or more in a year, while seasonal workers are those who have worked less than 150 days. In 2017, L.A. County reported 1,749 permanent workers and 1,517 seasonal workers. There were 395 migrant workers and 822 unpaid workers reported in 2017.

The 2019 ACS 5-Year Estimates reports that the median earnings for those employed in the agriculture, forestry, fishing, hunting, and mining industry in Montebello is \$21,369. This falls below 50% of the median income for Los Angeles County and is considered a very-low income (31%).

	2010	2019	%change
Montebello	123	130	6%
LA County	20,535	23,070	12%

Table: 2.20. Farm Workers. Source: Census 2010 and ACS 2019.

According to the Census, those working in agricultural, fishery, forestry, and hunting industry increased by 6% between 2010 and 2019 in Montebello (refer to Table 2.20). According to the ACS Census data, 130 persons residing in the City in 2019 worked in “agricultural-related” occupations. These occupations do not include active farming given that no agricultural lanes are located within the City. The occupations are related to nurseries where landscaping materials are cultivated. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farm worker population through its overall affordable housing programs. Also, because Montebello is an urban community in a metropolitan area and those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

The City of Montebello Zoning Code includes a single Residential-Agricultural (R-A) zone district. The purpose of the R-A zone is to provide for single-family residential development and the proper use of those lands best suited for agricultural purposes. According to the City’s Zoning Code, the R-A zone may also be used as a transitional classification for open or agricultural land, pending classification for a more permanent use. In addition to a single-family residence, non-commercial horticulture and agriculture crops are also permitted on the same lot.

4. Homeless and Emergency Shelter



The homelessness crisis largely began during World War II, when housing development could not keep up with the region's population growth. Redlining and exclusionary zoning practices excluded many people of color from the postwar housing boom, setting the stage for racial disparities that continue today. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem, and now the health and economic fallout from the pandemic has left many more low-income residents on the brink of housing insecurity.

The U.S. Department of Housing and Urban Development defines homeless persons as those in the following situations:

- Persons residing in spaces not meant for human habitation such as boxes, cars, abandoned buildings, and sidewalks;
- Persons residing in transitional housing or emergency shelters; and,
- Persons being evicted or leaving an institution and lacks the funding and support network to obtain housing.

There are two categories of need that should be considered in discussing the homeless:

- Transient housing providing shelter, and usually on a nightly basis; and
- Short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment.

	2019	2020
Total:	158	170
Unsheltered	158	170
Sheltered	0	0
Persons living in:		
Street	48	60
Makeshift shelters		
Cars	15	18
Vans	49	20
RVs, campers	41	24
Tents	n/a	1

Table 2.21. PIT Count (City of Montebello). Source: Street counts conducted by the Los Angeles Homeless Services Authority (LAHSA).

The City collaborates with several nonprofit and other agencies that provide shelter and supportive services for the purpose of serving homeless persons and preventing homelessness. The Los Angeles metropolitan area is served by LAHSA SPA 7, which comprises the eastside of the County of Los Angeles, and includes Montebello. The data provided in the table below is from the Greater Los Angeles Count Point-In-Time (PIT) counts.

The number of homeless in Montebello has fluctuated in the last six years. It was as low as 52 in 2016, then jumped to 359 in 2017, decreasing to 158 in 2019 and increasing slightly to 170 in 2020.

The City of Montebello addresses the homeless need as a participant of the Los Angeles Continuum of Care and by having an active contract with the East San Gabriel Valley Coalition for the Homeless (which provides a variety of services to homeless and at risk for homelessness, including transitional shelter, motel vouchers, food, and counseling). The City worked to provide shelter and homeless assistance services and through the continued coordination of housing programs with county and local public service agencies, including the Los Angeles County Department of Public Social Services, the Housing Rights Center, Montebello Community Assistance Program MCAP and other nonprofit and public service agencies. During the 2020 – 2021 Program year, the City served 457 persons thus far. The MCAP is a Fire Department program aimed at providing services to the homeless population within the City of Montebello. MCAP connects clients with the following services in the community:

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

The City refers homeless individuals to the Rio Hondo Temporary Home (RHTH) and the Women's and Children's Crisis Shelter. These two places offer services to the homeless as shown in Table 2.22.

Shelters/Services	Rio Hondo Temporary Home	Women's and Children's Crisis Shelter
Sleeping Capacity	92	31
Rental Assistance	No	No
Clients	Homeless families with children; all single parents, adult couples (18 or older), children from infancy to 18.	Victims of domestic violence (battered women and abused children)
Social Service Programs	Counseling and case management (mental health and pediatric occupational therapy), on-site childcare center and medical clinic, three meals seven days a week, and Federal Emergency Soup Program.	Counseling and advocacy Programs.
Day services	Life skills program (hygiene, sanitation, money management).	Advocacy, legal work, medical assistance, life skills
Food Voucher	No	No
Serve Special populations	No	Yes
Handle rehab clients	No	No
Mailing Address	12300 4th Street Bldg. 213 Norwalk, CA 90650	10007 Cole Rd. Whittier, CA 90603

Table 2.22. Homeless Agency Services. Source: Rio Hondo Temporary Home and Women's and Children's Crisis Shelter.

5. Female-Headed Household

Female-headed households represent about 16% of owner households and 25% of renter households (Table 2.23). Households headed by either a single male or single female without a spouse present are likely to have lower incomes and more difficulty finding affordable housing.

	Owners		Renters	
	Households	%	Households	%
Married couple family	4551	56%	4,188	39%
Male householder, no wife present	642	8%	1,340	13%
Female householder, no husband present	1280	16%	2,685	25%
Non-family households	1687	21%	2,515	23%
Total households	8160		10,728	

Table 2.23. Household Type by Tenure. Source: 2019 ACS 5-year estimates.

	CalWorks	General Relief	Cash Assistance Program for Immigrants	Medi-Cal	CalFresh	In Home Supportive Services	Unduplicated
Cases	464	151	46	11,528	4,290	1,976	15,211
Persons	1,152	152	46	21,393	7,695	1,976	24,310
Average Benefit Amount per Case	\$763.43	\$215.83	\$814.49	n/a	\$417.8	n/a	

Table 2.25. Public Assistance Programs. Source: Los Angeles County Department of Public Social Services, May 2021.

6. Poverty

People living in poverty have difficulty finding housing due to constrained incomes. According to the Census, poverty status of families or individuals is determined by comparing family size and composition to a money income (before tax) threshold. This income threshold is updated annually to reflect changes in the consumer price index, but does not vary geographically. The income threshold varies by family size and age of its members, and includes the income level people and families need to live. The poverty rate data, summarized in Table 2.24, shows the percentage of residents and families living in poverty in each category. In 2019, approximately 13.9% of Montebello residents lived in poverty, and of these 22.6% are less than 18 years old. The groups with the highest percentage living in poverty were female-headed households with children under 18 years old at 31.1%, followed by female-headed households at 20.8%.

Variable	% of Total Households
Population in Poverty	13.9%
— Under 18	22.6%
— 18 to 64 years	11.2%
— 65 years and over	12.4%
Married Couples in Poverty	7.7%
— With Children under 18	13.2%
Female Households w/ no Spouse Present in Poverty	20.8%
— With Children under 18	31.1%

Table 2.24. Poverty Status in Past 12 Months. Source: ACS 2019.

The number of persons receiving public assistance is another indicator of poverty rate. CalWORKs is a State program that provides temporary financial assistance and employment to qualified low-income families with children less than 18 years of age. The Food Stamp Program gives vouchers to low-income families for buying food. The Medical Assistance only program provides medical care to low-income families with children, expecting mothers, elderly over 65 years of age, the blind, and the disabled.

Table 2.25 indicates the numerous public assistance programs available to Montebello residents. Female adults comprise the majority of general relief recipients. The majority of persons receiving public assistance in Montebello consist of children and female adults.

Montebello has three licensed care facilities to assist residents with special needs such as the elderly or children in foster care. These facilities include two elderly care facilities and one children's facility that provide a total of 170 beds.

7. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Census data showed that about 11% of owner households and about 10% of renter households in Montebello had 5+ members (Table 2.26). This distribution indicates that the need for large units with three or more bedrooms is relatively low compared to the need for smaller units.

	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%
Total Households	8160		10,728	
Average household size	3.25		3.33	

Table 2.26. Source: Household size by tenure. Source: 2019 ACS.

B. ASSISTED HOUSING AT RISK OF CONVERSION

As of 2021, Montebello has six multi-family affordable rental housing developments providing approximately 637 affordable units to lower-income households (the multiple-family developments are indicated in Table 2.27). Many affordable rental housing developments financed with public funds have converted to market-rate housing once the public funding has been

repaid or the period of rent and occupancy restriction has expired. Throughout California, affordable housing units have been lost statewide to market-rate conversions, putting many lower-income households at risk of displacement. At-risk housing refers to property that may convert to market rate within this current housing cycle due to expiration of subsidy

or termination of Section 8 or other housing subsidy contracts. As indicated in Table 2.27, three assisted projects (Beverly Towers, Casa La Merced, and Montebello Downtown Plaza) are at risk of converting to market rate during the planning period ending in 2029.



Property (Overall) Expiration Date	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)
Beverly Towers 1315 W. Beverly Blvd. (2013-2023 period)	Elderly	189 units	189 units	133 Studio 561-bedroom	Federal Section 8
Casa La Merced 140 N. Montebello Blvd. (2027)	Elderly- Handicapped	130 Units	129 units	43 Studio 86 1-bedroom	Federal 202/811 Direct Loan/ Elderly- Handicapped Federal Section 8
Greenwood Gardens 1405 S. Greenwood Ave. (2033)	Families	40 units	30 units	2 2-bedroom 28 3-bedroom	Federal Section 8
Via Campo Senior Villas 2201 Via Campo (2101)	Elderly	75 units	75 units/ Low moderate	71 1-bedroom 2 2-bedroom 2 2-bedroom plus den	County Section 8 voucher accepted, subsidized rent
Montebello Senior Villas 2051 W. Whittier Blvd. (2098)	Elderly	160 units	32 CHFA units/ Very low income 128 low-income	150 1-bedroom 10 2-bedroom	CHFA, County Section 8 voucher accepted, subsidized rent
Montebello Downtown Plaza 815 W. Cleveland Ave (2024)	Independent Living for Seniors	54 units	54 units Low-income at or below 80% of MFI	1-bedroom unit	Enterprise Foundation, Federal Home Loan Bank Affordable Housing Program

Table 2.27. Publicly Assisted Housing Inventory.

1. Cost Analysis of At-Risk Housing Units

A. Preservation Costs

Most of the units at risk are either senior units or for persons with disabilities. Both groups tend to have smaller household size and fixed lower incomes. For a very low income two-person household in LA County, affordable rent is approximately \$1,000. The difference between what this household can afford and the median rent for a one-bedroom unit (\$1,450) is \$450 per month, resulting in an estimated \$5,400 in subsidy per unit per year and \$2.01 million per year for the 373 units for seniors and persons with disabilities.

B. New Construction/Replacement

The cost of constructing new housing units can vary greatly depending on factors such as location, density, unit sizes, construction materials, and on- and-off-site improvements. The cost to construct a new unit in Montebello can easily exceed \$387,900. To replace the 373 at-risk units would require more than \$144 million.

C. Cost Comparison

In Montebello, the costs to maintain affordability by providing subsidized rents are lower than new construction as available land is limited and expensive. The City will actively seek out funding sources, including federal preservation dollars, to preserve these at-risk units.

D. Entities with Capacity to Acquire/Manage At-Risk Projects

Listed below are public and non-profit agencies that have been actively involved in housing activities in Montebello:

City of Montebello: The City receives funds from the federal Department of Housing and Urban Development (HUD) to provide Section 8 rental assistance to low income individuals and families so that they can afford to rent decent, safe, and sanitary housing.

Additionally, following nonprofit developers have expressed interest in Los Angeles County or partnered with the City in providing affordable housing:

- Abode Communities
- Amcal
- Bridge Housing
- Century Housing Corporation
- Cesar Chavez Foundation
- Clifford Beers Housing
- Habitat for Humanity
- Jamboree Housing
- LINC Housing
- Mercy Housing
- Menorah Housing
- Meta Housing Corporation
- Montebello Housing Development Corporation
- National Community Renaissance (National CORE)
- San Gabriel Valley Regional Housing Trust (SGVRHT)
- San Gabriel Valley Council of Governments (SGVCOG)

C. SUMMARY OF HOUSING NEEDS

Demographic Shift	<p>The City's population is aging, particularly the northern half of the City. The market created from this demographic shift might require changes in the City's housing stock to provide opportunities for residents to age in place. Alternatively, changes in their housing preferences could create opportunities for younger families wanting to move into the city.</p>
Low Growth Rate	<p>SCAG projects continued low population growth of 3,900 people from additional 2,000 units for the City during the next 20-years, with a compound annual growth rate less than half of the County. Housing deliveries have historically not kept up with population increases since 1990, creating significant demand and pressure on housing prices. The City has had a very low average number of 23 building permits over the last 10-years. Only four percent of housing has been developed since 1990, with most development occurring prior to 1980. The owner-rental split is largely aligned with the County distribution.</p>
Employment	<p>Despite job growth in several sectors within Los Angeles County, Montebello has seen job losses of 1,200 net in-place jobs since 2008. Job growth in Montebello has been driven by Health Care & Social Assistance and Accommodation & Food Services.</p> <p>Household incomes for residents in the City are lower than the County, particularly for those households earning over \$100,000. Overall, the Median Household Income is approximately 20% lower than the County and due to higher household size the per cap income is one-third lower than the County.</p>
Household Characteristics	<p>Only 6.6 percent of those who live in the City also work in the City. There is a need and opportunity to encourage more people that both live and work in the City.</p> <p>The household characteristics in the City are comparable to other suburban communities and the growth, while slow, is in line with the previously noted population growth.</p> <p>About 64.7% of all housing units in Montebello were constructed prior to 1970. Residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.</p> <p>Given the age of the housing stock, the average renter-occupied housing units as well as the typical home value for owner-occupied units are below the County average.</p> <p>Ethnic diversity may change the market orientation of some residential and non-residential land uses.</p> <p>The vacancy rate is very low in the City below industry standards for stabilized vacancy, which typically suggests new development is demanded.</p> <p>Overcrowding is higher in rental properties than ownership properties and is at a slightly higher rate compared to LA County. More affordable units in Montebello are needed so a greater number of people have their own place, and they would not need to live together.</p> <p>Approximately 81% of extremely low-income renter-households and about 69% of extremely low-income owners are cost burdened. To accommodate population with Special Housing Needs and to ease the demand that drives purchase and rental prices up, Montebello must continue to build more mixed-income units and increase the range of housing options.</p> <p>Three assisted projects: 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 planning period ending in 2029. The City will have to monitor the status of the 372 affordable housing units that are at risk of converting to market-rate and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.</p>



3 Fair Housing Assessment

A. OVERVIEW

The established neighborhoods of Montebello today are largely the result of decades of structural racism deeply rooted in Federal, State, and local housing policies.

The Federal Housing Administration (FHA), which was established in 1934, furthered the segregation efforts by refusing to insure mortgages in and near African-American neighborhoods — a policy known as “redlining.” At the same time, the FHA was subsidizing builders who were mass-producing housing subdivisions for Whites — with the requirement that none of the homes be sold to African-Americans.

Local government also contributed to the patterns of segregation through the adoption of exclusionary zoning. Single-family zoning economically separates the wealthier Whites from other racial and ethnic groups. Since many people of color could not afford or were unable to receive mortgages for owning homes, they were effectively driven out of single-family zoned neighborhoods.

As a result, many segments of our population do not have access to safe and affordable housing. In some cases, housing units may not be located in areas in proximity to good jobs, easily accessible public transit, and other basic neighborhoods elements such as schools, parks, and open space.

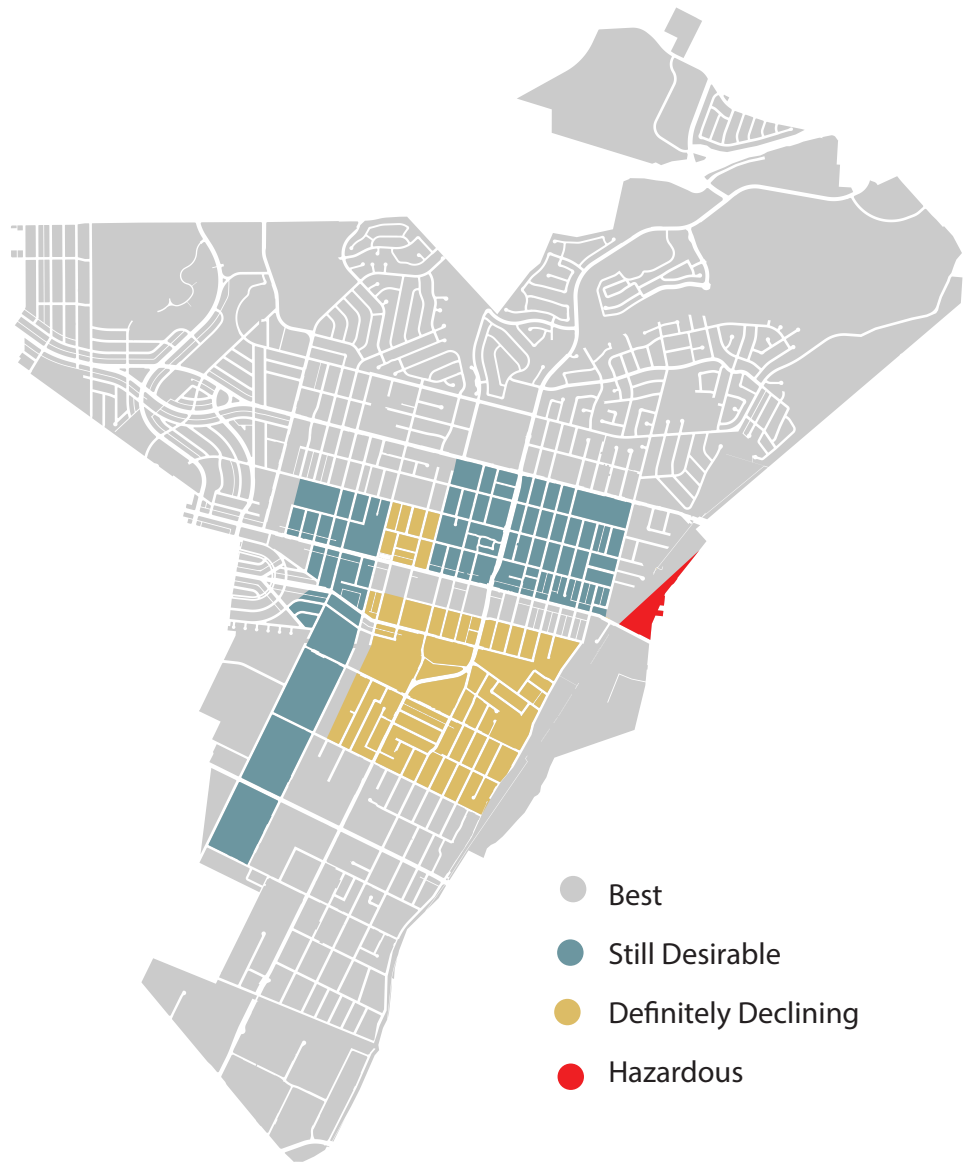


Figure 3.1: Redlined areas of Montebello

To address housing inequalities, in 2017, the State legislature passed AB 686 (2018) to require cities and counties to address discrimination and segregation by affirmatively use

programs, policies, and operations to promote inclusive places, increase housing choices, and address racial and economic disparities.

This Housing Element is intended to address current challenges directly related to inequities in housing that were previously overlooked. Previous practices resulted in missed opportunities to develop plans that ultimately lead to patterns of inaction that the City is looking to reverse through these actions. This process further demonstrates Montebello’s commitment in maintaining a current Housing Element that is compliant with State law. The City is also leading by example and has initiated projects on public land for those amongst us without a home and with lower incomes.

— René Bobadilla
Montebello City Manager

AB 686: AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. AB 686 requires that all housing elements to include an Assessment of Fair Housing (AFH), which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The City of Montebello is an entitlement jurisdiction and receives their HOME and CDBG funds directly from the State. As such, the City is required to prepare an Analysis of Impediments (AI) to Fair Housing Choice, which provides an overview of laws, regulations, conditions, and other possible obstacles that may affect an individual or household’s access to housing in Montebello for a five-year period. Information from the AI, prepared in August 2020, has been incorporated into the Housing Element to ensure consistency between the two documents.

B. ASSESSMENT OF FAIR HOUSING ISSUES

1. Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity relates to the ability of a local jurisdiction and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are informed of fair housing laws and tenants’ rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Patterns of complaints and enforcement are useful to assess the nature and level of potentially unfair or discriminatory housing practices in the private sector. Several public and private agencies may receive complaints about unfair housing practices or housing discrimination.

Office of Fair Housing and Equal Opportunity (FHEO): At the federal level, the Office of Fair Housing and Equal Opportunity (FHEO) of HUD receive complaints of housing discrimination. FHEO will attempt to resolve matters informally. However, FHEO may act on those complaints if they represent a violation of federal law and FHEO finds that there is “reasonable cause” to pursue administrative action in federal court.

California Department of Fair Employment and Housing (DFEH): At the state level, the Department of Fair Employment and Housing (DFEH) has a similar role to FHEO. DFEH also receives, investigates, attempts to settle, and can take administrative action to prosecute violations of the law. HUD and DFEH have overlap in jurisdiction, and depending on the nature of the case, may refer cases to one another. DFEH is a HUD Fair Housing Assistance Program (FHAP) grantee, meaning that it receives funding from HUD to enforce federal fair housing law in the state.

Organizational Capacity

The City of Montebello has limited in-house capacity to investigate complaints, obtain remedies, or engage in fair housing testing. The City recently hired a full time housing manager and is evaluating the feasibility of establishing a Housing Authority. In the meantime, the City contracts with the Housing Rights Center for enforcement of fair housing and outreach.



Housing Rights Center: The City contracts with the Southern California Housing Rights Center (HRC), a long-established nonprofit organization dedicated to promoting fair housing for all persons. HRC helps educate the public about fair housing laws and to investigate reported cases of housing discrimination. HRC provides the following Fair Housing Services for both landlords and tenants:

- Landlord/Tenant Counseling and/or mediation;
- Fair Housing Legal Services;
- Eviction prevention counseling and legal services;
- Rent increases;
- Security deposit issues;
- Harassment; and
- Discriminating Complaint Investigations.

The Housing Rights Center offers private counseling services over the phone or online. During the first and second quarter of 2020 (Q1 and Q2), the HRC assisted 48 Montebello Households. Most (97.9%) of the individuals were of income below 80% of AMI, two (4.2%) were female heads of households, five (10.4%) were seniors, five (10.4%) were disabled, and 60.4% were Hispanics/Latino. Five households contacted HRC with housing discrimination concerns — four implicating discrimination based on physical disability, and one on mental disability. HRC staff resolved all five of these discrimination matters. Of the general landlord-tenant questions posed by Montebello residents, the majority addressed rent increases (25.6%), repairs and substandard conditions (16.3%).

The HRC also conducted extensive outreach and education activities impacting residents throughout its Los Angeles and Ventura County service areas. Typical activities include Public Service Announcements; presentations to the community; distribution of literature; and management trainings.

Events of particular interest to Montebello residents included:

- HRC’s Annual Housing Rights Summit – the agency’s flagship event which brings together community members, local government representatives, and agencies dedicated to the cause of fair housing;
- Housing Rights Workshops conducted at Montebello City Hall for tenants and other community members;
- A booth staffed at the “Your Turn” Expo;

HRC Outreach and Education Activities.

	October 2020	November 2020	December 2020
Total Contacts	33,209	24,820	23,518
Total Literature Distributed	31,883	26,000	21,574
Total Media Activities	75	74	79

Table 3.1. Summary of Outreach and Education Activities.

- Public service announcements providing the public with essential information on fair housing and housing discrimination;
- Fair housing newsletters made available to each of HRC’s local service areas;
- At least 1,145 pieces of bilingual fair housing literature distributed to 15 agencies serving the City;
- An extensive social media campaign designed to provide community members with updates on fair housing generally;
- HRC provides free programs and services including workshops and clinics; and
- Routine social media posts on upcoming workshops and events over housing discrimination and with listings of available rental properties and other low-income housing.

2. Integration and Segregation

An analysis of integration and segregation, including patterns and trends, related to people with protected characteristics will inform the goals, policies, and programs in the Housing Element.

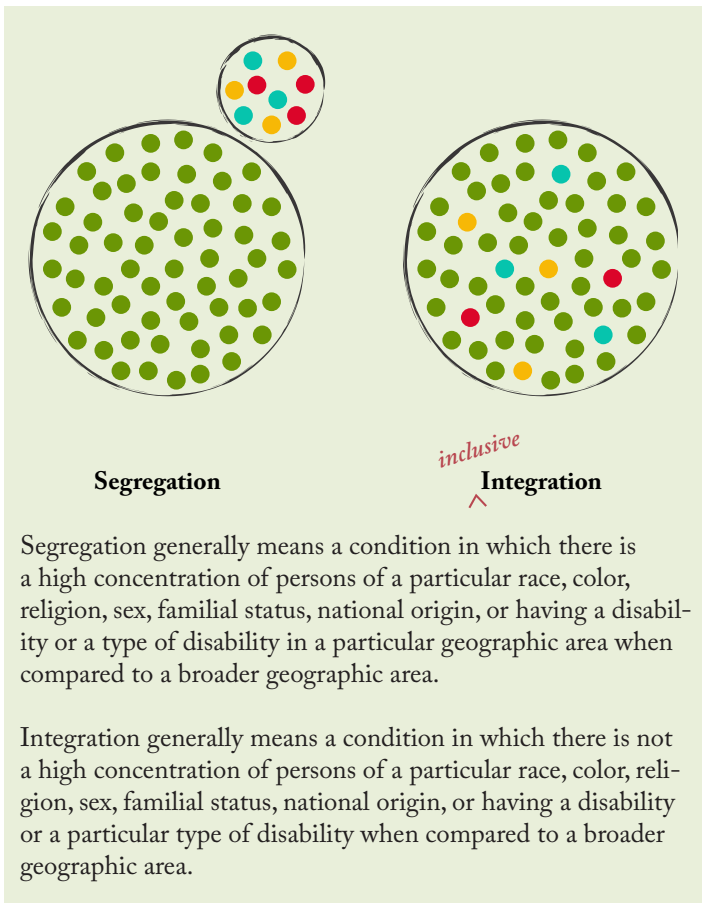
The Housing Element must address both integration and segregation in order to evaluate discriminatory patterns and practices and better identify and prioritize contributing factors to fair housing issues.

A. Race and Ethnicity

The Index of Dissimilarity measures the degree to which two groups are evenly distributed across a geographic area and is a commonly used tool for assessing residential segregation between two groups. The HUD's Dissimilarity Indices show the extent of distribution between racial/ethnic groups, across census tracts.

HUD's various levels of the index are:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation



Racial/Ethnic Dissimilarity Index	(Montebello, CDBG) Jurisdiction				Los Angeles-Long Beach-Anaheim Region			
	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	18.16	21.42	24.48	28.16	55.32	55.5	54.64	56.94
Black/White	36.76	36.12	36.59	43.84	72.75	68.12	65.22	68.85
Hispanic/White	25.08	27.54	30.04	33.4	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	41.68	41.4	37.04	39.53	43.46	46.02	45.77	49.78

Table 3.2. Racial/Ethnic Dissimilarity Trends. Source: HUD AFFH Data, 2020

Dissimilarity between non-White and White communities in the Los Angeles Region has worsened since 1990. Dissimilarity between Black and White communities has improved slightly, while dissimilarity between Hispanic/White and Asian or Pacific Islander/White communities has worsened.

Ethnic and racial composition of a region demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility and is useful in analyzing housing demand and any related fair housing concerns. According to the 2015-2019 ACS, approximately 93% of the Montebello population belongs to a racial or ethnic minority group. In comparison, racial/ethnic minorities make up 74% of the population countywide. The racial/ethnic minority population in most block groups has increased since 2010. Most of Montebello Block groups lie within the highest percent of racial/ethnic minorities (>81%) with the second largest percent (61% to 80%) located in the northeast corner of the City.

Brown University's Diversity and Disparities database has calculated an Index of Dissimilarity for cities throughout the United States using 2010 Census data. The dissimilarity index measures whether one particular group is distributed across census tracts in the metropolitan area in the same way as another group. A high value indicates that the two groups tend to live in different tracts. The value ranges from 0 to 100. A value of 60 (or above) is considered very high. It means that 60% (or more) of the members of one group would need to move to a different tract in order for the two groups to be equally distributed. Values of 40 or 50 are usually considered a moderate level of segregation, and values of 30 or below are considered to be fairly low. The City of Montebello's Index of Dissimilarity reveals a low to moderate level of segregation for all racial/ethnic group pairings.

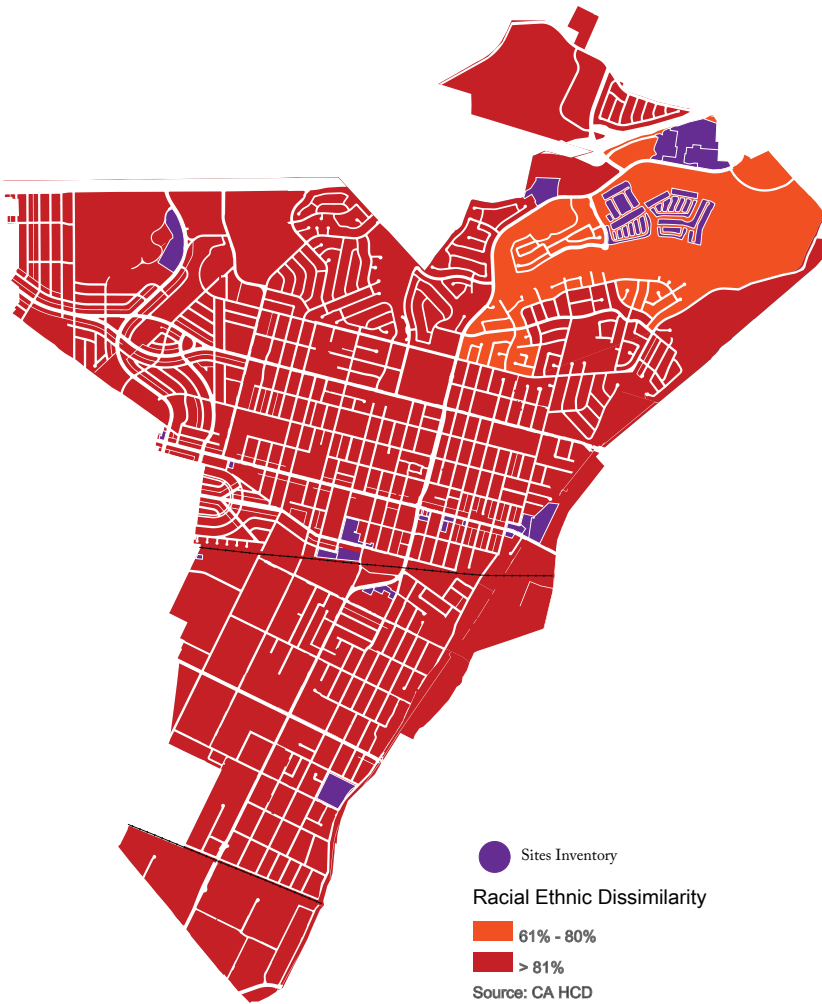


Figure 3.2: Racial Ethnic Dissimilarity.

	Montebello	LA County
White-Black/Black-White	36.7	66.9
White-Hispanic/Hispanic-White	29.8	65.2
White-Asian/Asian-White	36.7	42.4
Black-Hispanic/Hispanic-Black	33	49.8
Black-Asian/Asian-Black	44.5	63.2
Hispanic-Asian/Asian-Hispanic	53	51.2

Table: 3.3. Index of Dissimilarity. Source: Brown University's Diversity and Disparities, 2010.

As shown in Figure 3.3, the Census block group level of Montebello exhibits higher diversity than various surrounding cities and the broader Los Angeles region. Based upon the existing and historic data available for the City, it is largely integrated, with a diversity of residents based on racial/ethnic identity.

Across Los Angeles County, white communities are predominantly concentrated along the coast. In the Southern California Association of Governments (SCAG) region, residents that identify as Hispanic are concentrated in inland communities in Riverside, Orange, and San Bernardino counties.

Addressing patterns of segregation across the broader region will require implementing place-based community development interventions and non-place-based interventions to address inequities, including permanent measures of poverty alleviation and broader distribution of affordable housing.

There was no discussion or evidence found of ongoing or concentrated segregation within Montebello neighborhoods during the stakeholder interviews, focus group meetings, housing task force meetings, survey findings, and visioning workshop.

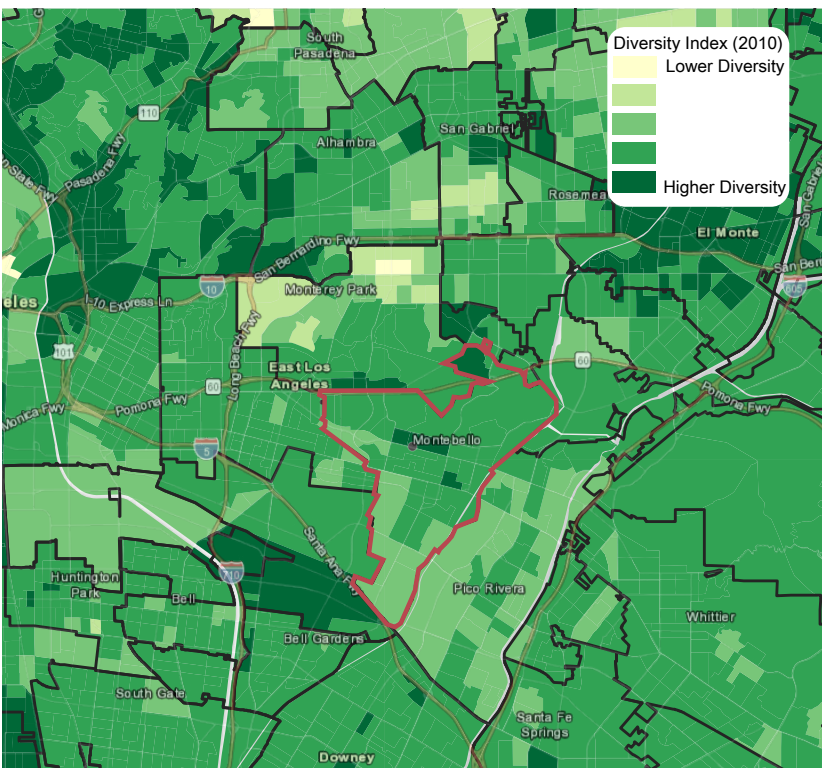


Figure 3.3. Diversity Index. Source: AFFH DataViewer.

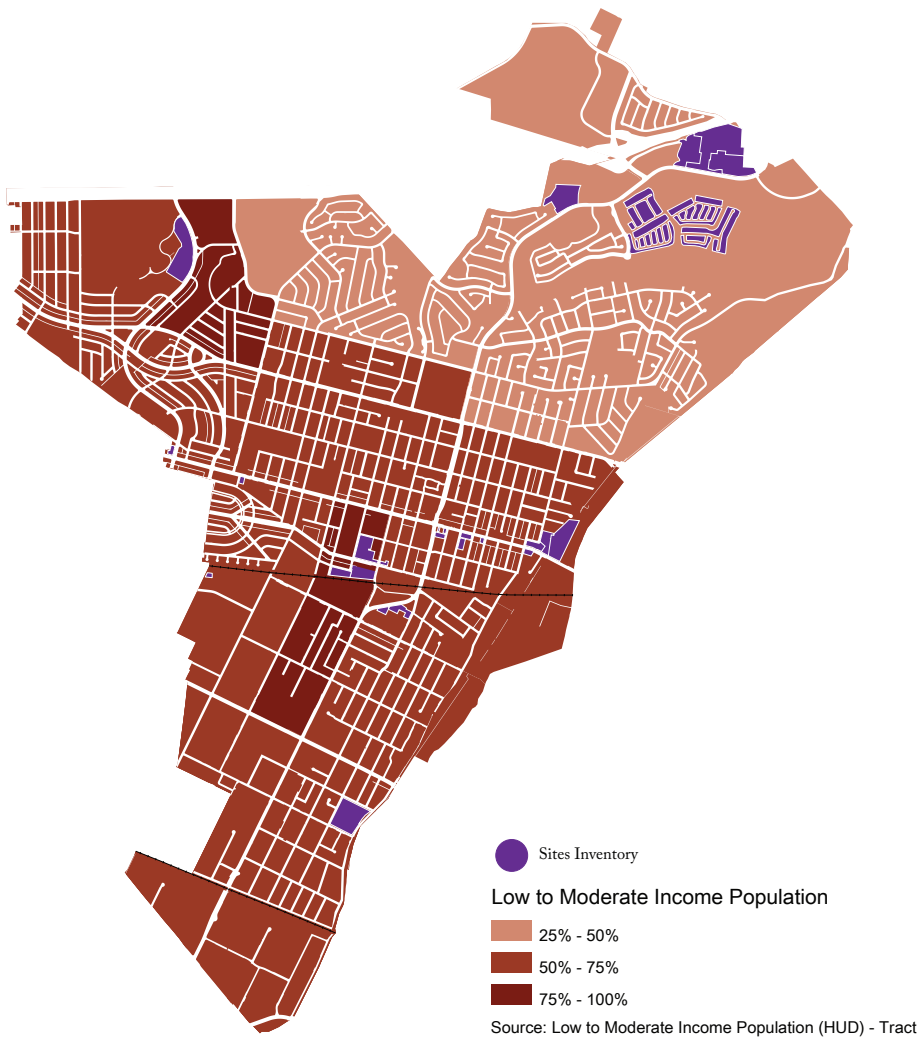


Figure 3.4. Concentration of LMI Households.

Income Category	Montebello		Los Angeles County	
	Households	Percent	Households	Percent
<30% AMI	4,085	20.6%	641,055	19.5%
31-50% AMI	4,050	20.4%	482,070	14.6%
51-80% AMI	4,050	20.4%	578,285	17.5%
81-100% AMI	2,345	11.8%	312,595	9.5%
>100% AMI	5,315	26.8%	1,281,185	38.9%
	19,845	100%	3,295,200	100%

Table: 3.4. Income Distribution. Source: HUD CHAS Data (based on the 2013-2017 ACS, 2020).



B. Income

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation.

HUD's 2013-2017 CHAS data (Table 3.4) shows that 61.4% of Montebello households earn 80 percent or less than the county area median income (AMI) and are considered lower income, a larger share than the county (51.6%). According to the 2015-2019 ACS, the median household income in Montebello is \$56,150, lower than \$68,044 in the County.

Figure 3.4 shows the Lower and Moderate Income (LMI) areas in the City by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI. Block groups along east-side of Garfield Avenue in the northwest corner of the City, and the westside of Greenwood Avenue (next to industrial area) in the southern section of the City show LMI populations exceeding 75%. Except for the northeast section, most of the City is made up of block groups where the LMI population is 50% to 75%. The sites used to meet the City's RHNA are generally evenly distributed throughout the City.

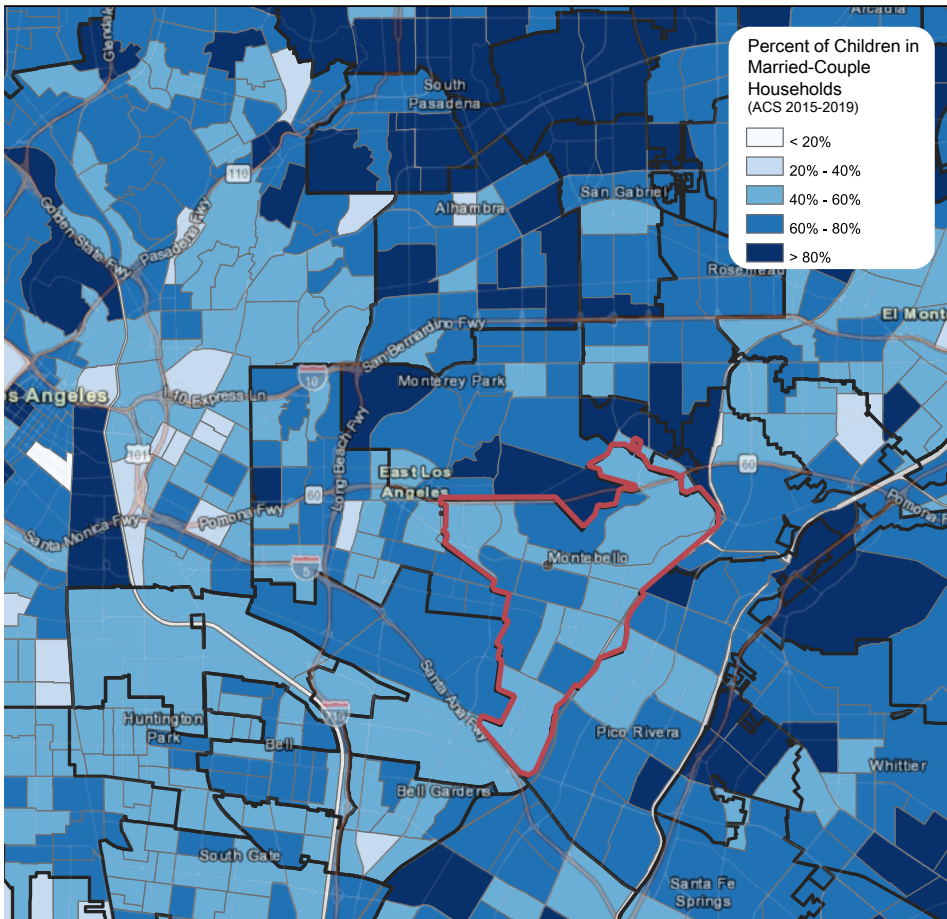


Figure 3.5. Children in Married Couple Households. Source: AFFH DataViewer.

C. Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Familial status discrimination includes refusing to rent to families with children, charging higher prices, and limiting families to certain parts of the property, such as the first floor or a separate building.

Approximately 38.3% of Montebello households have one or more child under the age of 18. The City's share of households with children is larger than LA County (33%), and the neighboring cities of Monterey Park (28.6%) and the City of Los Angeles City (29.3%), but smaller than neighboring cities of East Los Angeles (47%), Pico Rivera (41.3%), and Downey (41%).

Single parent households are also protected by fair housing law. Female-headed

households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 6.6% of households in Montebello are single female-headed households with children, higher compared to the county (5.1%).

As shown in Figure 3.5, while married households with children are the predominant family structure in Montebello, the number of families, with and without children, is lower than surrounding cities in the SCAG region.

Program 6 in this Housing Element is aimed at increasing the supply of affordable housing, including larger units for families. The City offers a range of educational opportunities and one-on-one counseling with the Southern California Housing Rights Center for low-income residents, including single-parent households.

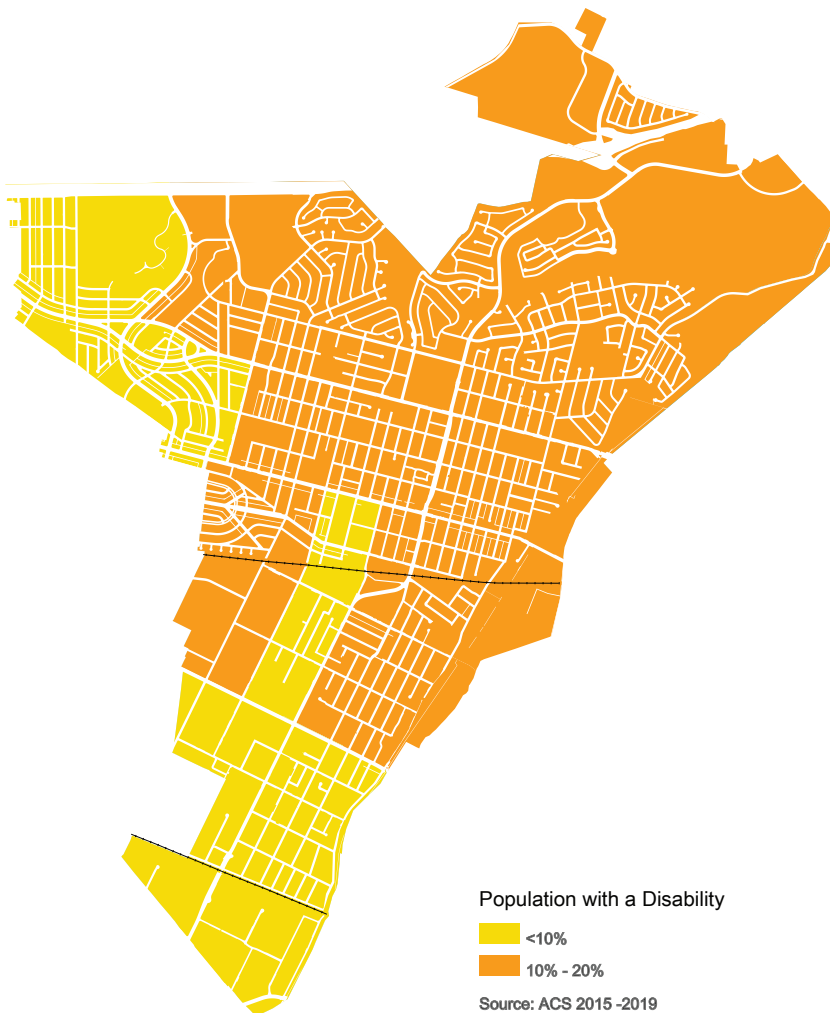


Figure 3.6. Distribution of Persons with Disabilities.

D. Persons with Disabilities



According to the 2015-2019 ACS, approximately 12.4% of Montebello residents experience a disability, compared to 9.9% countywide.

Figure 3.6 show the distribution of persons with disabilities in Montebello. Majority of the City tracts have 10 to 20% population with disabilities. In the remainder of the City, less than 10% of the population experiences a disability. Tracts with larger populations of persons with disabilities are not generally concentrated in one area of Montebello.

Currently, the City's Zoning Ordinance contains no provisions for reasonable accommodation for persons with disabilities. Program 15 in this Housing Element includes the provision of a new 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. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee.

3. Racially or Ethnically Concentrated Areas of Poverty

A. Racially/Ethnically Concentrated Areas of Poverty

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower.

According to HUD’s 2020 R/ECAP mapping tool based on the 2009–2013 ACS, there are no R/ECAPs in Montebello. A regional view of R/ECAPs in Los Angeles County is shown in Figure 3.7. There are no R/ECAPs in the City.

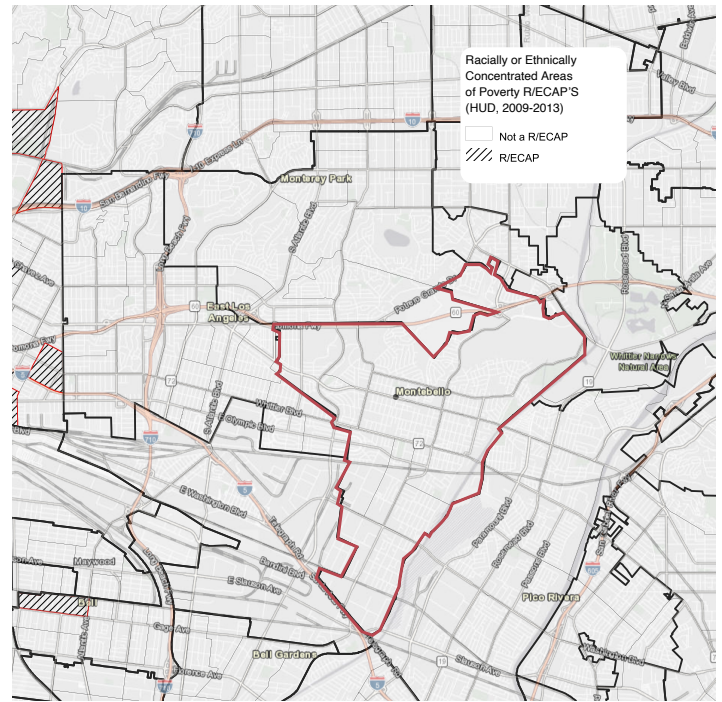


Figure 3.7. R/ECAPs map. Source: AFFH DataViewer.

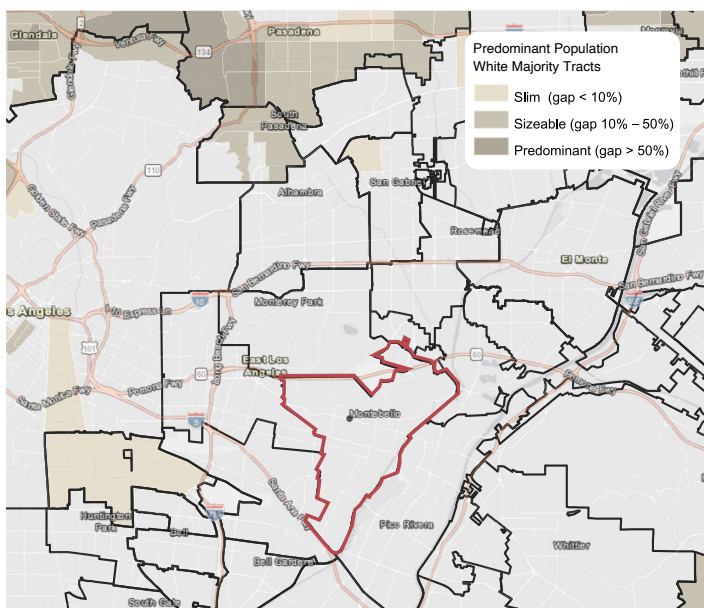


Figure 3.8. RCAAs map. Source: AFFH DataViewer.

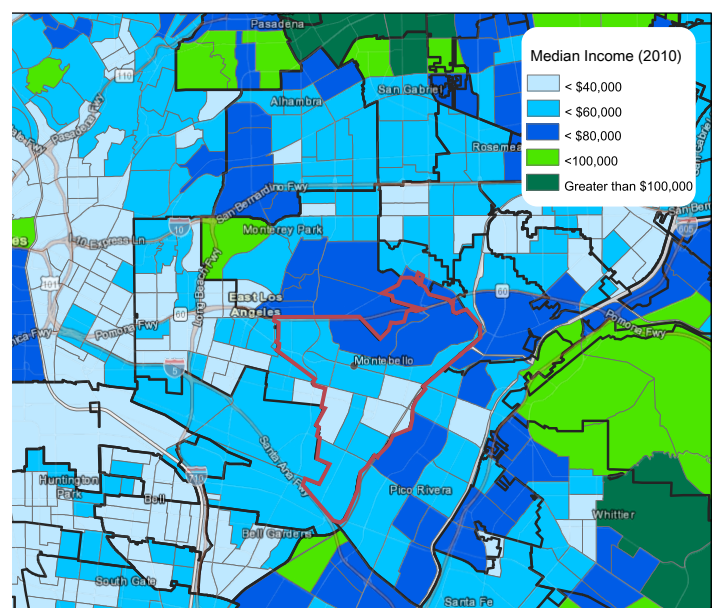


Figure 3.9. Median Income. Source: AFFH DataViewer.

B. Racially/Ethnically Concentrated Areas of Affluence

Racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies. To ensure fair and integrated housing choices, the racially concentrated areas of affluence (RCAAs) at the other end of the spectrum must also be analyzed.

HUD defines racially concentrated areas of affluence as affluent, White communities. Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

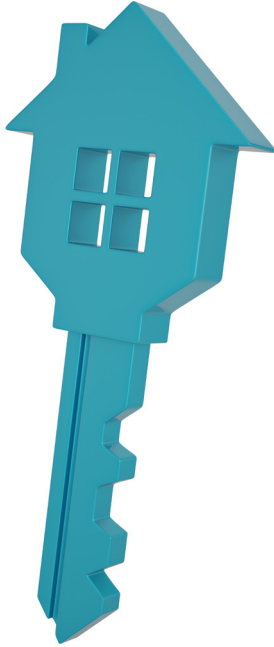
HCD defines RCAAs as census tracts where:

- 80% or more of the population is white, and
- The median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

Figure 3.8 shows predominantly White populations by census tract and Figure 3.9 shows median income by block group. No block groups in the City have median incomes over \$125,000. Block groups along the northeast City boundary have median incomes below \$125,000. Rest of the City blocks are below the State average of \$87,100. No tracts in Montebello are White predominant.

4. Access to Opportunities

Access to opportunity includes improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods.



HUD has created seven opportunity indices to allow jurisdictions to measure exposure to opportunity in their neighborhoods. Table 3.5 shows index scores for the following opportunity indicator indices. Each opportunity index is percentile ranked on a 0–100 scale, with a score closer to 100 indicating a higher level of opportunity:

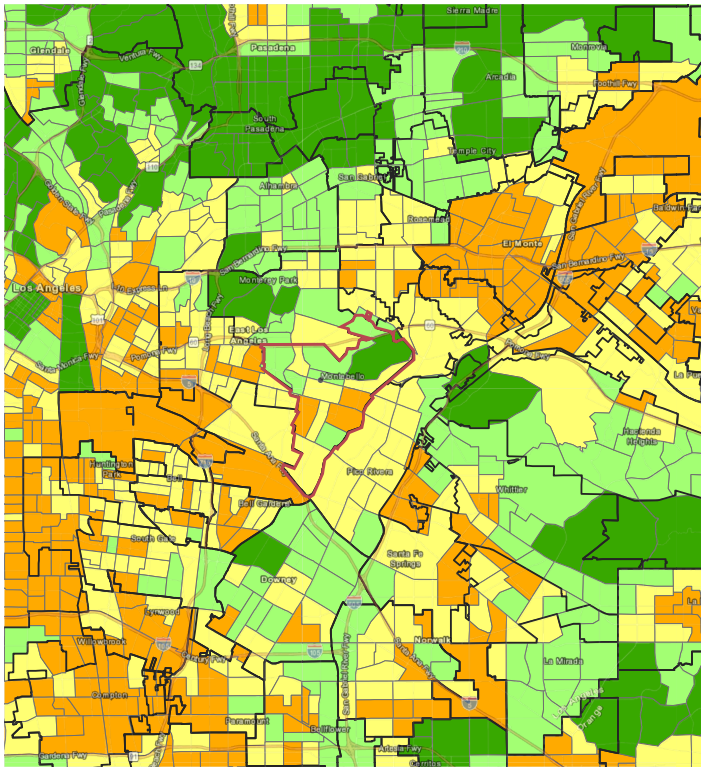
- **Low Poverty Index:** Captures poverty in a neighborhood using the poverty rate. The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** Uses fourth-grade performance to assess the quality of an elementary school in a neighborhood. The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** Describes the relative intensity of labor market engagement and human capital in a neighborhood, using the unemployment rate, labor force participation rate, and educational attainment. The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** Quantifies the number of public transit trips taken annually by a three-person single-parent family with income at 50 percent of the median income for renters. The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** Estimates the transportation costs for a three-person single-parent family with income at 50 percent of the median income for renters. The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** Quantifies the accessibility of a neighborhood to job locations within the larger region, with larger employment centers weighted accordingly. The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** Describes potential exposure to harmful toxins at the neighborhood level. The higher the index value, the less exposure to toxins harmful to human health and the better environmental quality of a neighborhood.

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Montebello							
Total Population							
White, Non-Hispanic	52.51	53.54	38.47	89.43	78.89	59.68	6.9
Black, Non-Hispanic	46.71	55.21	38.59	90.39	81.71	66.23	6.54
Hispanic	45.84	52.51	33.92	90.31	81.41	64.39	6.68
Asian or Pacific Islander, Non-Hispanic	60.85	56.34	46.11	89.74	77.63	57.57	6.99
Native American, Non-Hispanic	42.77	50.26	32.7	90.46	81.52	62.05	6.68
Population below federal poverty line							
White, Non-Hispanic	45.95	51.33	31.72	89.31	80.26	61.73	6.76
Black, Non-Hispanic	38.93	51.37	35.27	89.04	81.15	79.59	6
Hispanic	40.08	51.03	29.67	90.68	82.85	67.23	6.59
Asian or Pacific Islander, Non-Hispanic	57.47	54.96	41.83	89.98	79.79	56.69	6.78
Native American, Non-Hispanic	40.21	41.05	24.52	90.1	82.85	58.42	6.39
Los Angeles County							
Total Population							
White, Non-Hispanic	70.12	72.18	68.22	76.66	67.6	55.1	22.89
Black, Non-Hispanic	46.29	41.09	42.82	84.1	73.91	41.1	14.44
Hispanic	40.7	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander, Non-Hispanic	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American, Non-Hispanic	54.75	55.06	48.03	77.8	69.62	45.65	20.02
Population below federal poverty line							
White, Non-Hispanic	61.23	66.91	61.96	79.48	71.45	55.51	20.59
Black, Non-Hispanic	29.03	29.31	27.29	85.47	76.25	30.59	12.84
Hispanic	28.75	35.77	26.1	87.23	76.67	41.99	10.38
Asian or Pacific Islander, Non-Hispanic	61.63	70.67	62.58	83.88	72.41	51.16	13.3
Native American, Non-Hispanic	41.92	47.9	41.36	84.81	73.95	51	12.82
<i>The higher scores between the Los Angeles County and the City of Montebello have been shaded green for ease of comparative analysis.</i>							

Table 3.5. Opportunity Indicators, by Race/Ethnicity. Source: HUD AFFH Data, 2020.

Regional Trend: Montebello is intrinsically integrated within the Los Angeles County. In the Los Angeles County, Hispanic residents are most likely to be impacted by poverty and school proficiency.

Local Trend: Montebello has lower labor force participation and human capital compared to the County. Montebello residents are more likely to utilize public transit, have a lower the cost of transportation, and better access to employment opportunities compared to the County. The potential exposure to harmful toxins is higher in both the County and the City of Montebello. The health and environmental quality of the County and the City needs to improve.



TCAC Opportunity Areas (2021) - Economic Score

- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)

Figure 3.10. Regional TCAC Opportunity Areas, Economic Score. Source: HCD AFFH Data Viewer, 2021.

Regional Economic Score

Figure 3.10 shows economic scores based on poverty, adult education, employment, job proximity, and median home value.

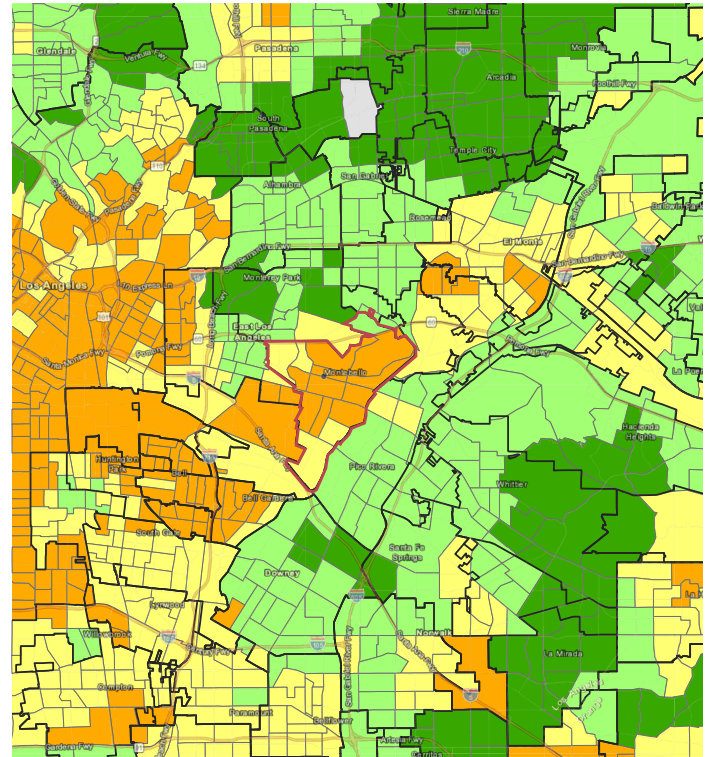
Cities to the north of Montebello, such as Monterey Park, Alhambra, South Pasadena; and cities to the east of Pico Rivera such as eastern portions of Whittier and La Habra Heights have high economic score. Cities to the west such as East Los Angeles and Bell Gardens have lower economic score.

Regional Education Score

High performance schools function not only as centers for providing education but also as hubs for neighborhoods to organize a range of supports and opportunities for children and their families.

The education scores in Figure 3.11 show level of math and reading proficiency, high school graduation rates, and student poverty rates within the region.

Generally, cities west of Montebello have lower educational scores and cities to the north and east have higher educational scores.



TCAC Opportunity Areas (2021) - Education Score

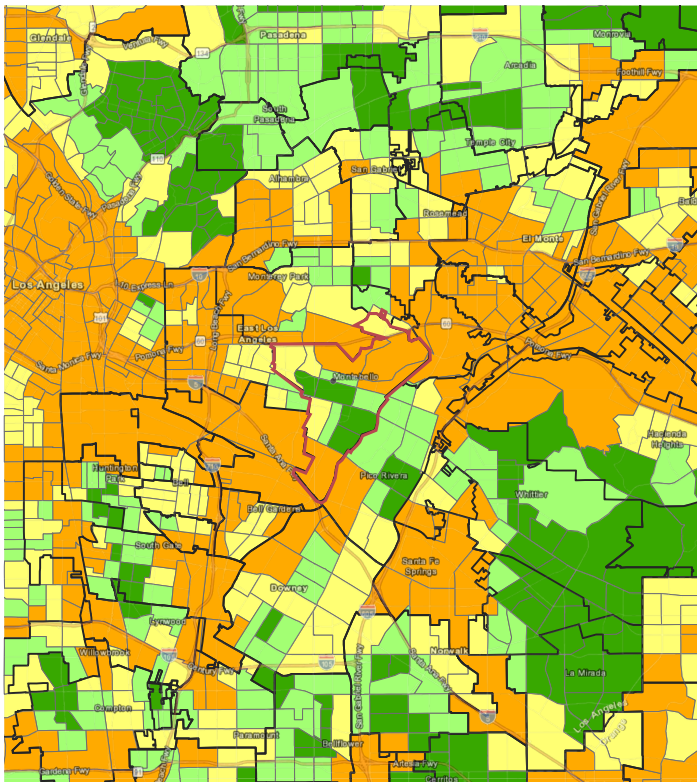
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data

Figure 3.11. Regional TCAC Opportunity Areas, Education Score. Source: HCD AFFH Data Viewer, 2021.

Regional Environment Score

Figure 3.12 shows potential exposure to harmful toxins. The higher values represent better environment and lesser exposure to harmful toxins. Generally, cities west of Montebello have lower environmental scores and cities to the east have higher environmental scores.

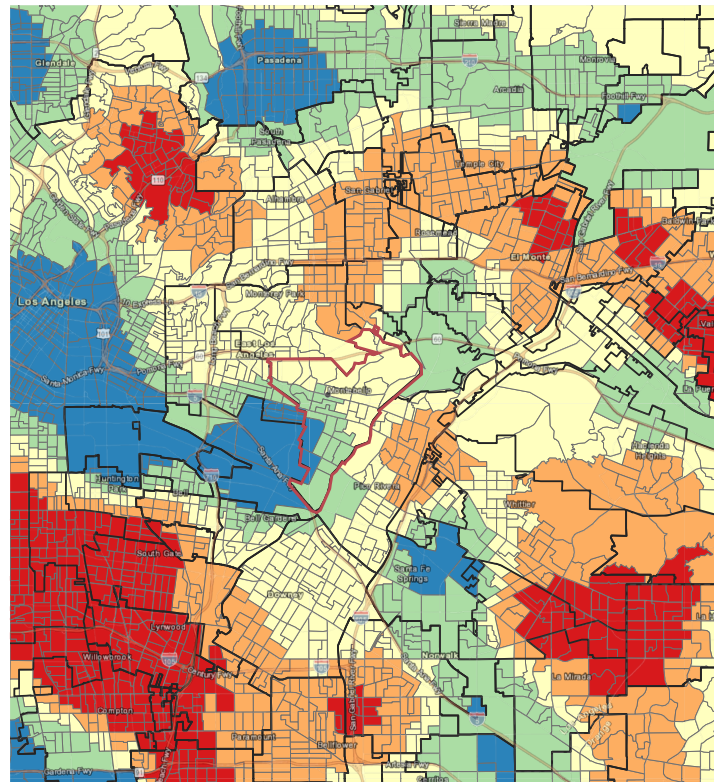
The unique geographic location of Montebello brings unique environmental challenges. For instance, air pollution generated in the southern portions of the region gets carried by the winds and trapped by the mountains to the north. Creative local solutions such as tree planting and measures to reduce greenhouse gas emissions can create a micro-climate of healthy environment.



TCAC Opportunity Areas (2021) - Environmental Score

- < .25 (Less Positive Environmental Outcomes)
- .25 - .50
- .50 - .75
- .75 - 1 (More Positive Environmental Outcomes)

Figure 3.12. Regional TCAC Opportunity Areas, Environmental Score. Source: HCD AFFH Data Viewer, 2021.



Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

Figure 3.13. Regional TCAC Opportunity Areas, Job Proximity Score. Source: HCD AFFH Data Viewer, 2021.

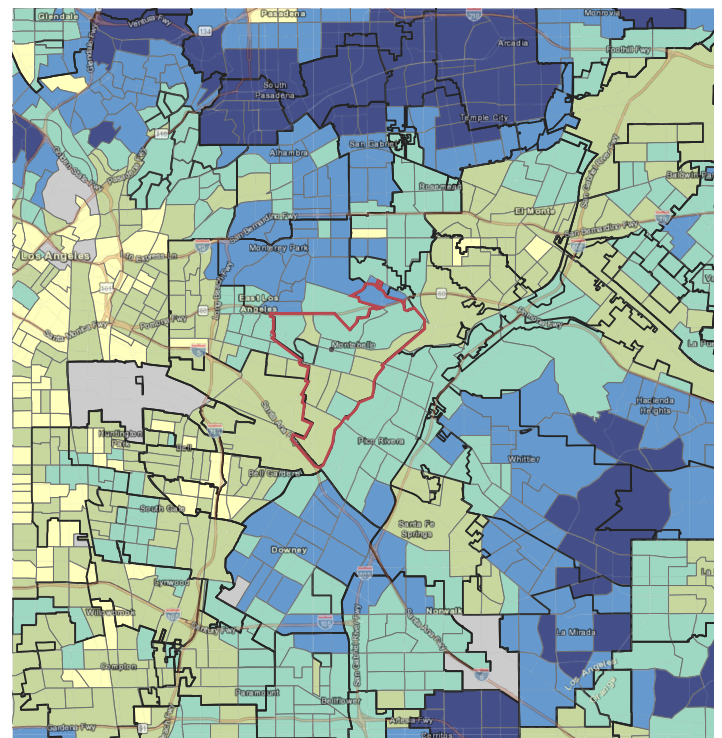
Regional Proximity to Jobs Score

Higher values in Figure 3.13 suggest better access to employment opportunities for residents. Affordable, efficient, and safe transportation options facilitate access to opportunities within the region. Housing and jobs within five minute or half-mile access to transit stop improves access to jobs.

Montebello Bus Lines is the third largest municipal bus system in Los Angeles County. With a fleet of 66 buses, MBL serves over 8 million passengers a year throughout the communities of Alhambra, Bell Gardens, Boyle Heights, Commerce, Downtown Los Angeles, East Los Angeles, La Mirada, Montebello, Monterey Park, Pico Rivera, Rosemead, South Gate and Whittier. Montebello and its surrounding cities have higher scores suggesting better access to employment opportunities for residents.

Composite Score for the Region

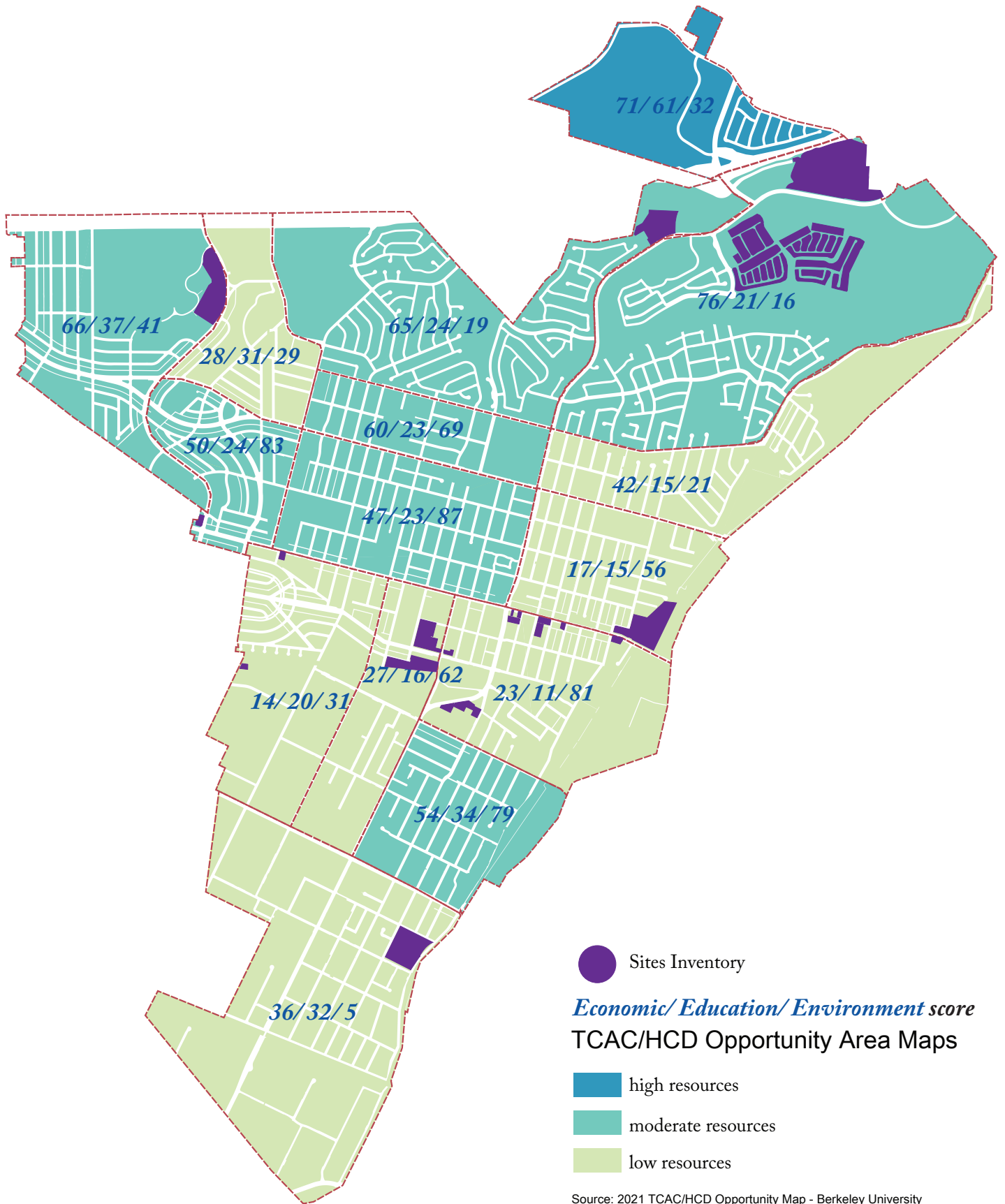
Generally the cities with higher resource areas are to the north, south, and east of Montebello. Cities with lower resource areas are to the west (East Los Angeles) and to the northeast (El Monte and Baldwin Park) of Montebello.



TCAC Opportunity Areas (2021) - Composite Score

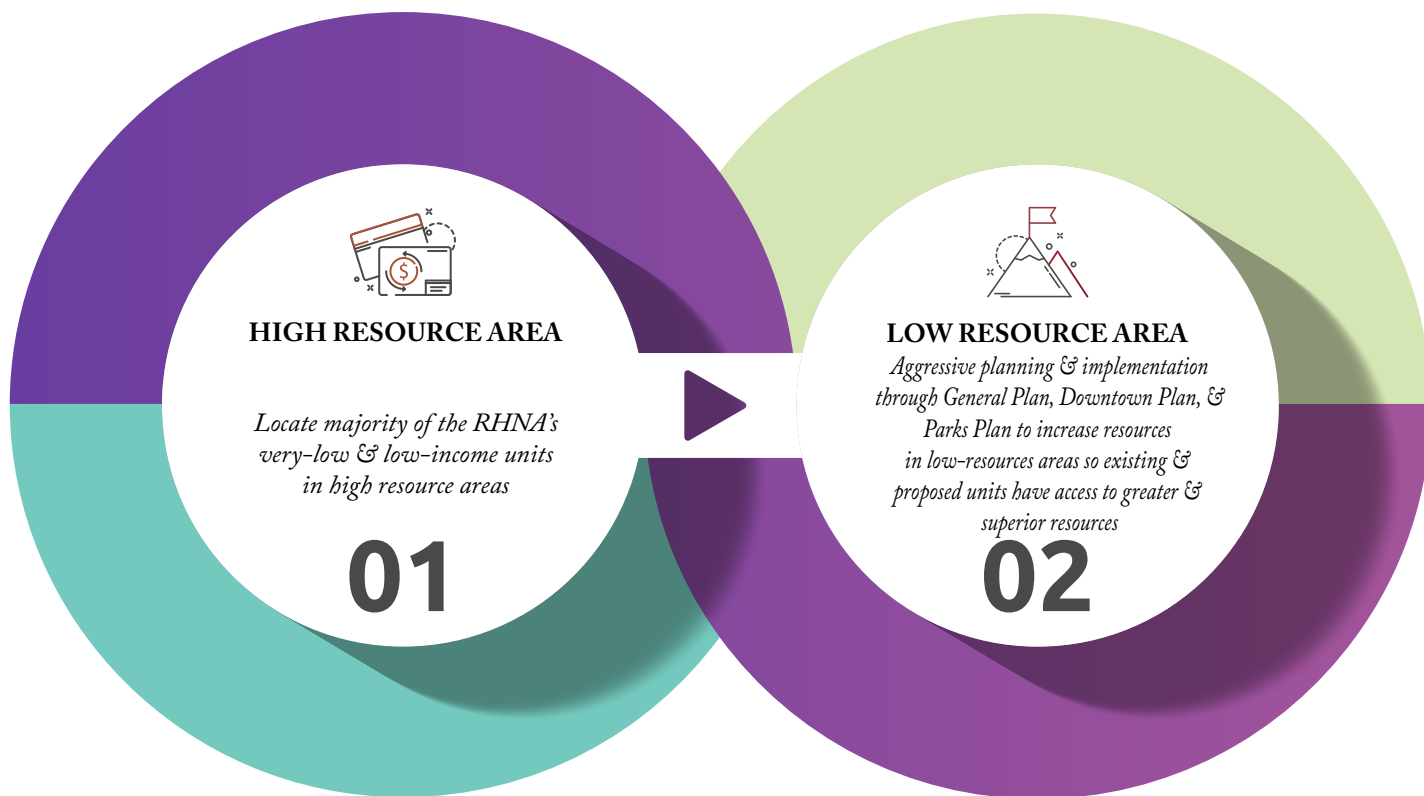
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

Figure 3.14. Regional TCAC Opportunity Areas, Composite Score. Source: HCD AFFH Data Viewer, 2021.



Source: 2021 TCAC/HCD Opportunity Map - Berkeley University

Figure 3.15. California Tax Credit Allocation Committee (TCAC) Opportunity Areas (2021) with Montebello Housing Element Sites Inventory. Source: HCD, AFFH Data Viewer.



Two-part strategy: Increase low-income housing in high resource areas and increase access to resources in low resource areas.

A. Mapping Opportunities

Opportunity mapping is a way to measure and visualize place-based characteristics linked to critical life outcomes, such as earnings from employment, educational attainment, and economic mobility. Opportunity maps can be used to inform how to target investments and policies in a way that is conscious of the independent and inter-related effects that research has shown places have on economic, educational, and health outcomes. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty.

Opportunity map scores for Montebello census tracts are presented in Figure 3.10. A single-tract north of State Route-60 is considered high resource. Most tracts in the northern section of the City and one tract in the southeastern area of the City are categorized as modest resource, two tracts are considered high resource, and one tract in the western corner on the City is considered moderate resource. There are no tracts in the City that are categorized as areas of high segregation and poverty.

The individual scores for economic, environment, and education domain for each census tract are shown on Figure 3.15.

Figure 3.15 also includes the sites used to meet Montebello's 2021-2029 RHNA. Majority of the larger sites and resulting larger unit count are proposed within the high resource areas. The General Plan update, Downtown Montebello Specific Plan, and the recently adopted Parks Master Plan are all targeting new resources such as light rail transit, parks, and improvements to the facilities and infrastructure within the low resources areas where the remainder of the units are proposed.

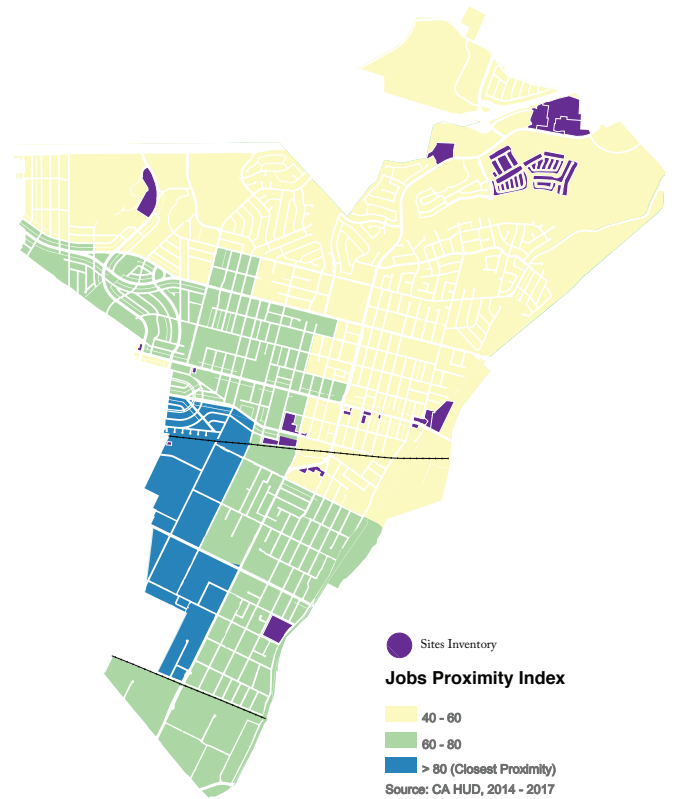
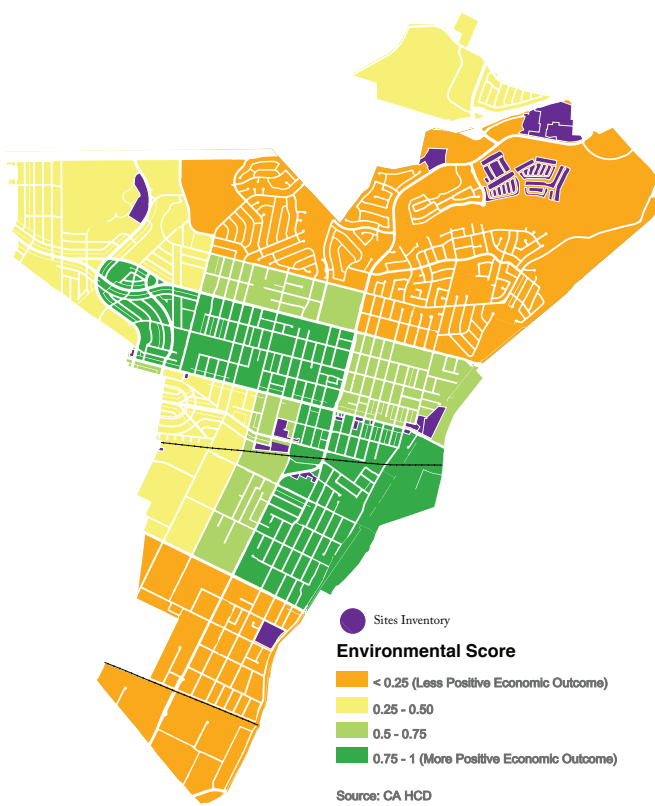
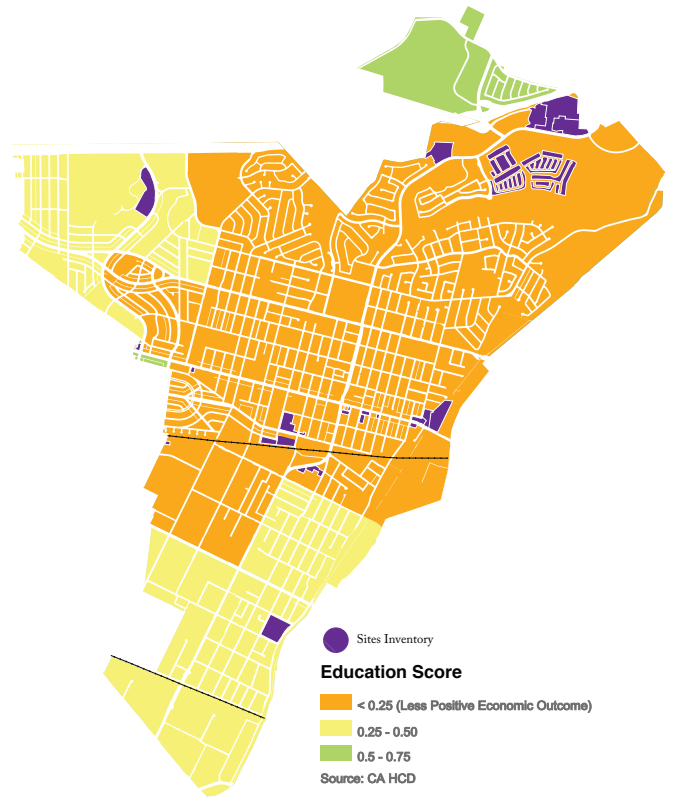
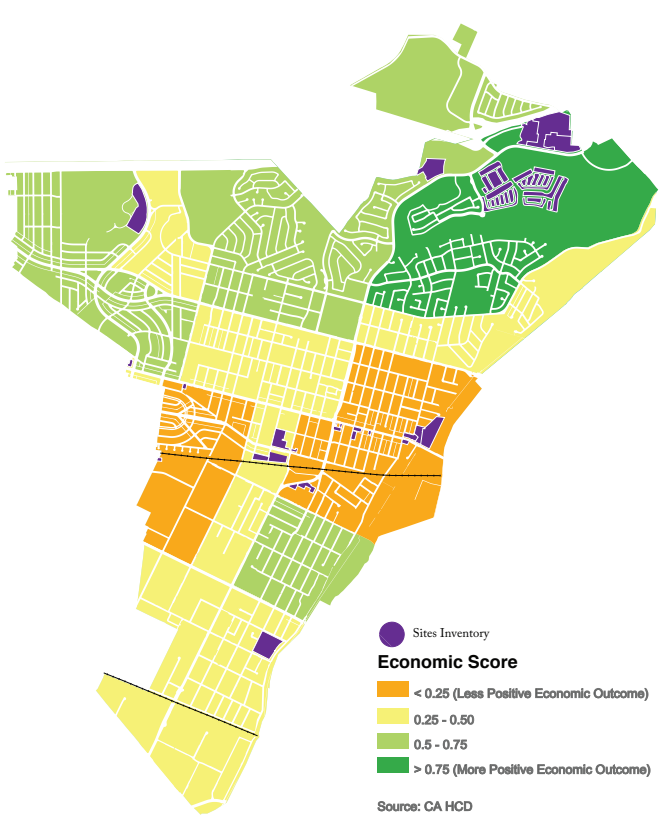


Figure 3.16 (top left). Economic Score. Figure 3.17 (top right). Education Score. Figure 3.18 (bottom left). Environmental Score. Figure 3.19 (bottom right). Job Proximity Index.

1. Economic



The economic scores are based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 TCAC/HCD map presented in Figure 3.16, the economic scores in the highest quartile were to the north, while two census tracts in the central area has lower economic scores. The mix scores are similar to other surrounding cities in Los Angeles County.

The City provides a listing of public services agencies and homeless resources, and links to social service agencies. In addition, the City supports other government agencies, private developers, and nonprofit agencies that are involved in creating affordable housing and economic opportunities for low- and moderate-income residents. Additionally, using CDBG and most recently, CDBG-CV funds, the City supports local non-profits such as YMCA, Mexican American Opportunity Foundation, Heart of Compassion, and the newly established Montebello Community Assistance Program which strive to address the needs of underserved persons in the community.

2. Education



Montebello Unified School District (MUSD) serves approximately 26,000 students from Headstart to grade twelve. There are seventeen elementary schools, six intermediate schools, four comprehensive high schools, an alternative high school, and community day school.

As shown in Figure 3.17, the tract north of State Route-60 received score of 0.5 to 0.75. The northwest and southern tract of the City received a lower education score of 0.25 to 0.50. The rest of the City tracts received the lowest education scores of less than 0.25. These education scores are based on math and reading proficiency, high school graduation rates, and student poverty rates.

Based on a review of performance on the state indicators and local performance indicators included in the California School Dashboard, Montebello USD has made a significant (3.2%) increase in the graduation rate. Additionally, the two student groups with the lowest graduation rates made very large increases to their graduation percentages: English Learners (12.1% increase) and Students with Disabilities (5.9% increase). Another significant student group, Foster Youth, experienced a graduation rate increase of 16.8% to 88.5%, where the rate is only 59% state-wide.

District and school personnel are specifically assigned to support our Foster and Homeless students. MUSD connects with county services to support students in transition and who have experienced multiple adverse childhood experiences (ACEs). Personnel throughout the district have worked to understand how ACEs affect a student's ability to learn and perform in school. This emphasis will continue. Dashboard data indicate the MUSD's chronic absenteeism declined significantly and is below the state average. The MUSD homeless student group suspension rate (2.9%) made a 0.7% decline to just above the district average and is in the green performance level. This is especially significant when the state average is 5.9%.

3. Environment



The environmental score mirrors the California Office of Environmental Health Hazard Assessment (OEHHA)'s approach to CalEnviroScreen 3.0, a risk assessment methodology based on twelve indicators used to measure the cumulative impacts of pollution-related exposures and environmental effects. Exposure indicators include: ozone concentrations, PM_{2.5} concentrations, diesel PM emissions, drinking water contaminants, pesticide use, toxic releases from facilities, and traffic density. Environmental effect indicators include: cleanup sites, groundwater threats, hazardous waste generators and facilities, impaired water bodies, and solid waste sites and facilities.

Figure 3.18 shows that tracts in the northeastern, and southern corners of Montebello received environmental scores in the lowest quartile. The proximity of State Route 60, high traffic volumes, oil wells to the north; and Interstate-5 and industrial land uses to the south shape the poor environmental scores for these tracts. Tracts in central section of Montebello scored the highest quartile for more positive environmental outcomes.

4. Transportation



Transportation service began in Montebello in 1910 with one motorized coach. By 1917, there were four private companies competing for passengers among the influx of workers drawn to the area. In 1922, two years after the incorporation of the City of Montebello, the City officially initiated a municipal bus service. Six years later, the City sold the operation to the Motor Transit Company, a division of Southern Pacific Railroad. Motor Transit later became Pacific Electric, operators of the famed “red cars.”

In 1931, the City purchased the lines back from the Motor Transit Company and launched its second municipal bus line. The City purchased a lot on Greenwood Avenue with a fleet of four coaches and began Montebello Bus Lines (MBL).

Montebello Bus Lines’ (MBL) primary responsibility is to provide transportation services to residents of Montebello and neighboring cities. MBL is the third largest municipal bus system in Los Angeles County, behind Long Beach Transit and Santa Monica’s Big Blue Bus. With a fleet of 66 buses, MBL serves over 8 million passengers a year throughout the communities of Alhambra, Bell Gardens, Boyle Heights, Commerce, Downtown Los Angeles, East Los Angeles, La Mirada, Montebello, Monterey Park, Pico Rivera, Rosemead, South Gate and Whittier.

HUD’s Job Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure 3.19, employment opportunities are very accessible for most block groups in the City. Block groups in the southwest sections of the City are located closest to employment opportunities. Employment opportunities are slightly less accessible on the northeastern side of the City. This area is considered high and moderate resource according to the Fair Housing Task Force maps (Figure 3.15).

The City’s General Plan update and Downtown Montebello Specific Plan proposes a safe, interconnected, multimodal transportation system that meets the needs of all users, of all ages and abilities. The policies and actions encourage travel by a variety of modes, including walking, bicycling, and public transit to reduce dependency on private automobiles. These Plans highlight the ability to connect people to high resource areas within the City and the region via active transportation (walking, biking, transit).

5. Disproportionate Housing Needs

Disproportionate Housing Needs typically refers to a condition in which significant disparities exist in the proportion of members of a protected class experiencing a category of housing need when compared to members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard

housing conditions. This analysis is important to understand how some groups of individuals experience severe housing needs when compared to other populations within a local level and region. Particularly important to this analysis is local data and knowledge, since some areas could be impacted by market conditions that put households at risk of displacement or pending or upcoming planning decisions that may exacerbate displacement risk.

A. Cost Burden

Figure 3.20 compares cost burdened owner households using the 2010-2014 and 2015-2019 ACS. The proportion of cost bur-

dened homeowners has decreased in the southern portion of the City, since the 2010-2014 ACS.

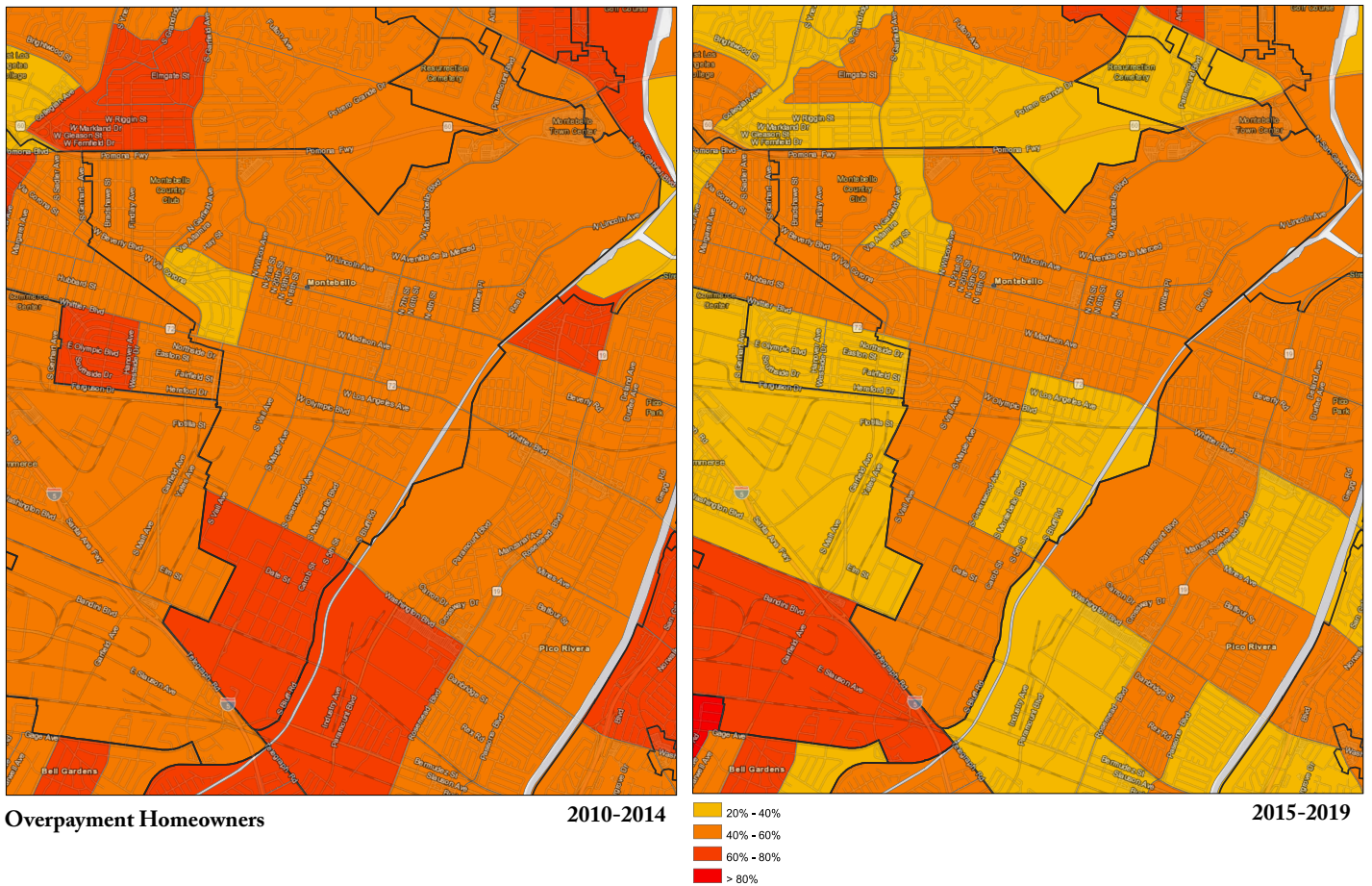


Figure 3.20. Overpayment Homeowners. Source: HCD AFFH Data Viewer.

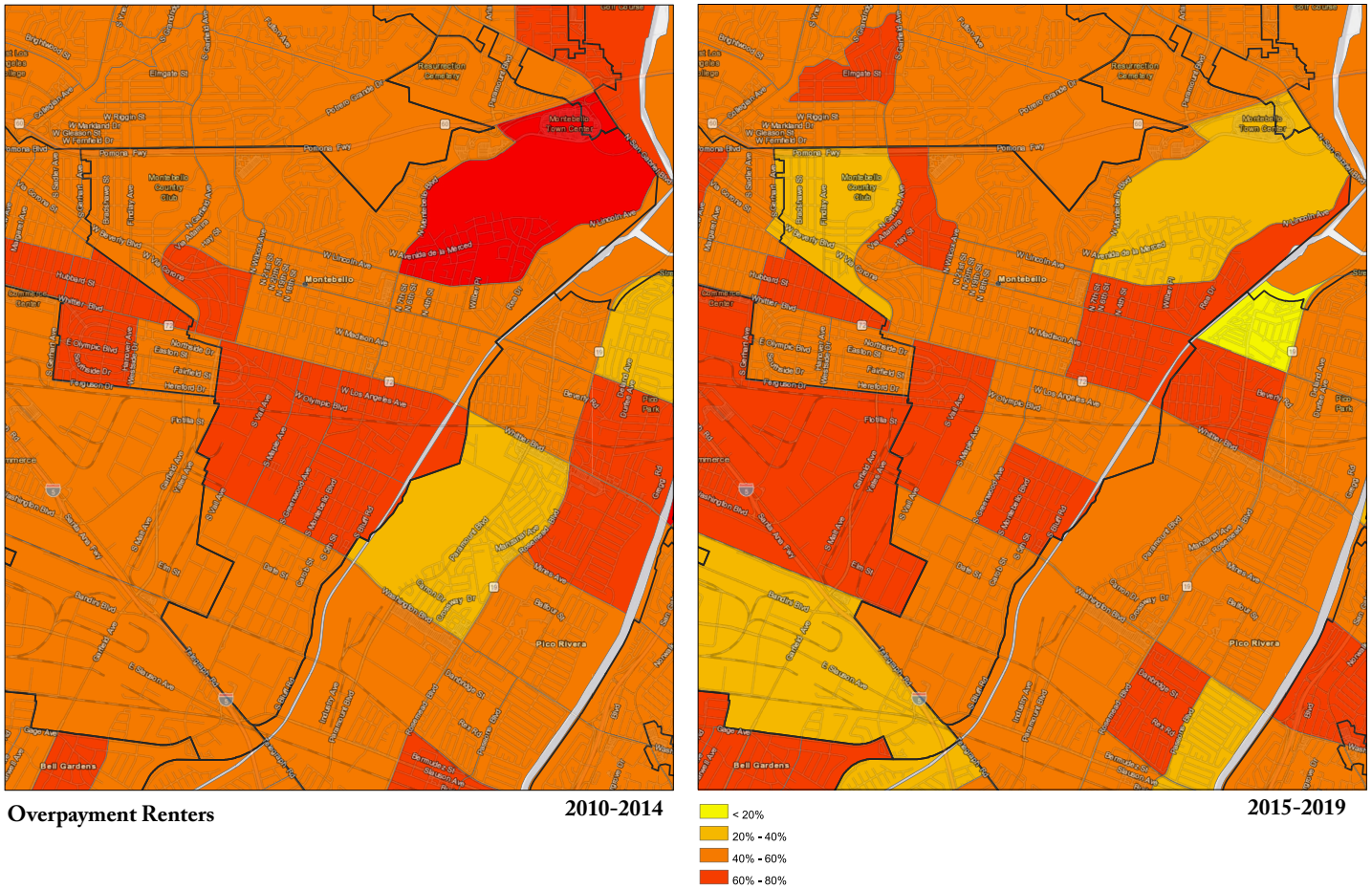


Figure 3.21. Overpayment Renters. Source: HCD AFFH Data Viewer.

Cost burden trends for renter-occupied households is shown in Figure 3.21. Since the 2010-2014 ACS, the proportion of cost burdened renters has decreased throughout the City.

All identified sites to meet RHNA will have appropriate General Plan recommendation and clear and precise objective

zoning standards within a year of the Housing Element adoption. Predictable process and outcomes will encourage more very low- or low-income housing in the City to aid in lowering the percent of disproportionate housing needs experienced by protected classes.

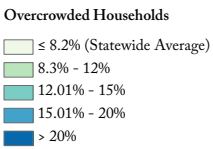
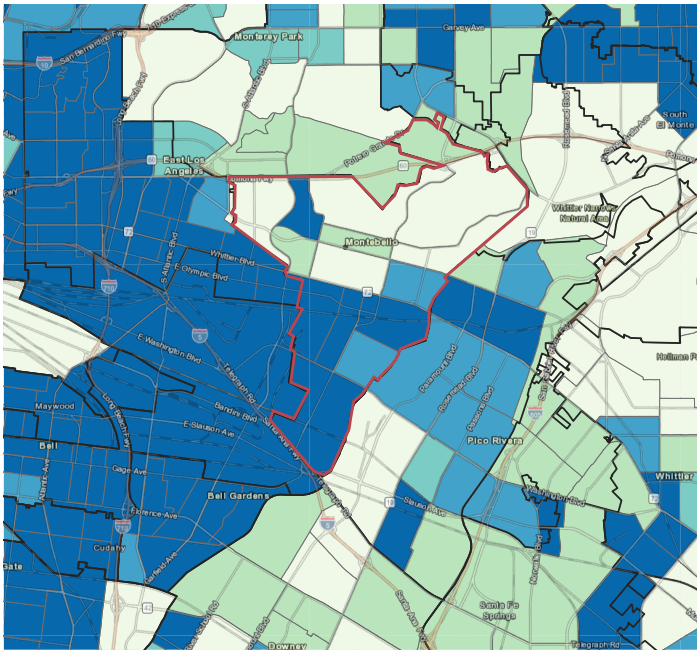


Figure 3.22. Overcrowded Households in the Region.

B. Overcrowding

Figure 3.22 shows concentrations of overcrowded households by tract regionally. Overcrowded households are most concentrated to the west and southeast of Montebello in East Los Angeles, Commerce, Bell Gardens, and Pico Rivera.

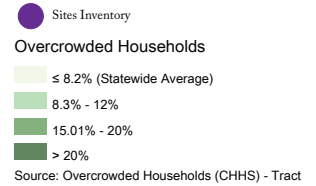
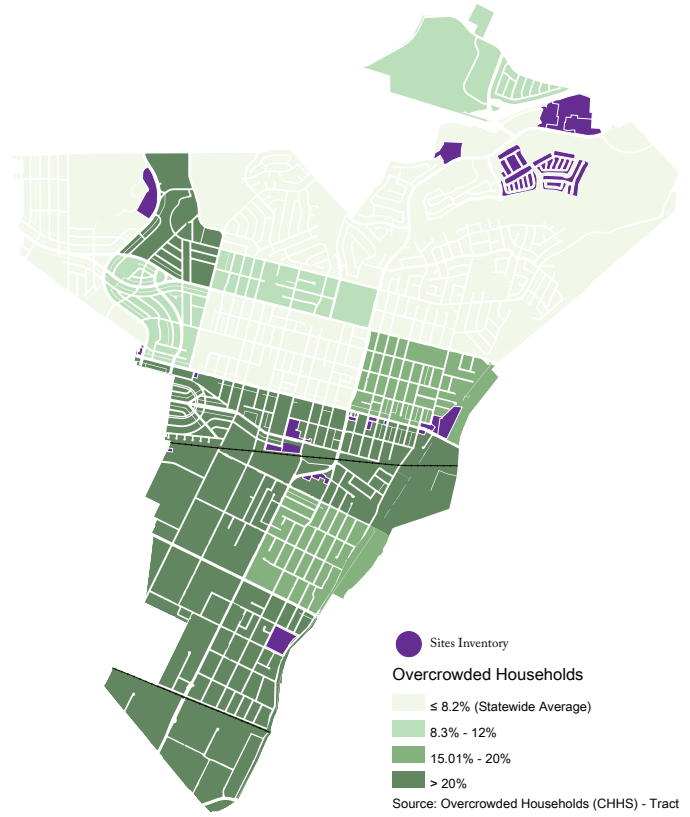


Figure 3.23. Overcrowded Households.

As discussed in the Community Profile of the Housing Element, 6% of owner-occupied units and 18% of renter dwelling units in Montebello are overcrowded. The rate of overcrowding is far greater for very low-income households. The census tracts with a higher concentration of overcrowded households (>20 percent) are located in the southern portion and the northwestern area, east of Garfield Avenue (darkest green color on Figure 3.23). Overcrowding is defined as housing units where there is more than one person per room, suggesting there is a disproportionate need for affordable, larger housing units in these census tracts. Within the 2021-2029 Housing Element, Program #6 is aimed at providing incentives and support for affordable housing, including larger units for families to reduce instances of overcrowding.



C. Substandard Housing Conditions

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Montebello 130 households lack complete plumbing facilities, 214 households lack kitchen facilities, and 366 households have no telephone services. The percentages are relatively low and comparable to the County.

	LA County		Montebello	
	Count	Percentage	Count	Percentage
Lacking complete plumbing facilities	15,082	0.5%	130	0.7%
Lacking complete kitchen facilities	50,264	1.5%	214	1.1%
No telephone service available	57,649	1.7%	366	1.9%

Table: 3.6. Substandard Housing Conditions. Source: ACS 2019 5-year Estimates Data Profiles.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

Table 2.14 and Figure 3.24 shows that about 64.7% of all housing units in Montebello were constructed prior to 1970, compared to about 60.5% of those in the County as a whole.

Code Enforcement

The City's Code Enforcement Division enforces compliance with current building and safety standards as well as state and local laws intended to alleviate public nuisances. The Code Enforcement Division seeks to maintain a high quality of life for residents and visitors by addressing health and safety hazards, visual blight and other deficiencies in the current housing stock.

Most code enforcement activities are either complaint-driven or the result of observations of City staff. An estimated 20-25% of housing units that are inspected by Code Enforcement staff are found to be substandard and in need of rehabilitation. This estimate is based on Code Enforcement observations of typical enforcement activities and age of the City's housing stock.

The Code Enforcement Division pro-actively initiates and responds to complaints regarding municipal code violations; conducts initial and follow-up inspections; issues notice of violations, issues administrative citations for non-compliant properties, and forwards to the City Attorney's office for possible prosecution. The primary goal is to gain voluntary compliance through education prior to any citation being issued.

The City is divided into three geographic areas with an assigned officer:

- East quadrant is north of Olympic Blvd and East of Howard/12th;

- West quadrant is north of Olympic Blvd and West of Howard/12th; and
- South quadrant is South of Olympic Blvd.

The East and West areas of the City receive a majority of complaints related to general property maintenance violations and graffiti. The type of violations include: trash cans stored in public view, overgrown vegetation and outdoor storage of personal items. The average time to close a case for these type of violations in these areas is approximately 22 days.

In addition to property maintenance violations and graffiti, the South portion of the City receives increased complaints related to illegal dumping, parking violations and homeless encampments. The average time to resolve a property maintenance violation in the South portion of the City is 30 days.

Increased overcrowding in the City reduces the ability to conduct pro-active enforcement which diminishes the overall health and safety of the community. More city programs are needed to assist residents and business owners in gaining compliance.

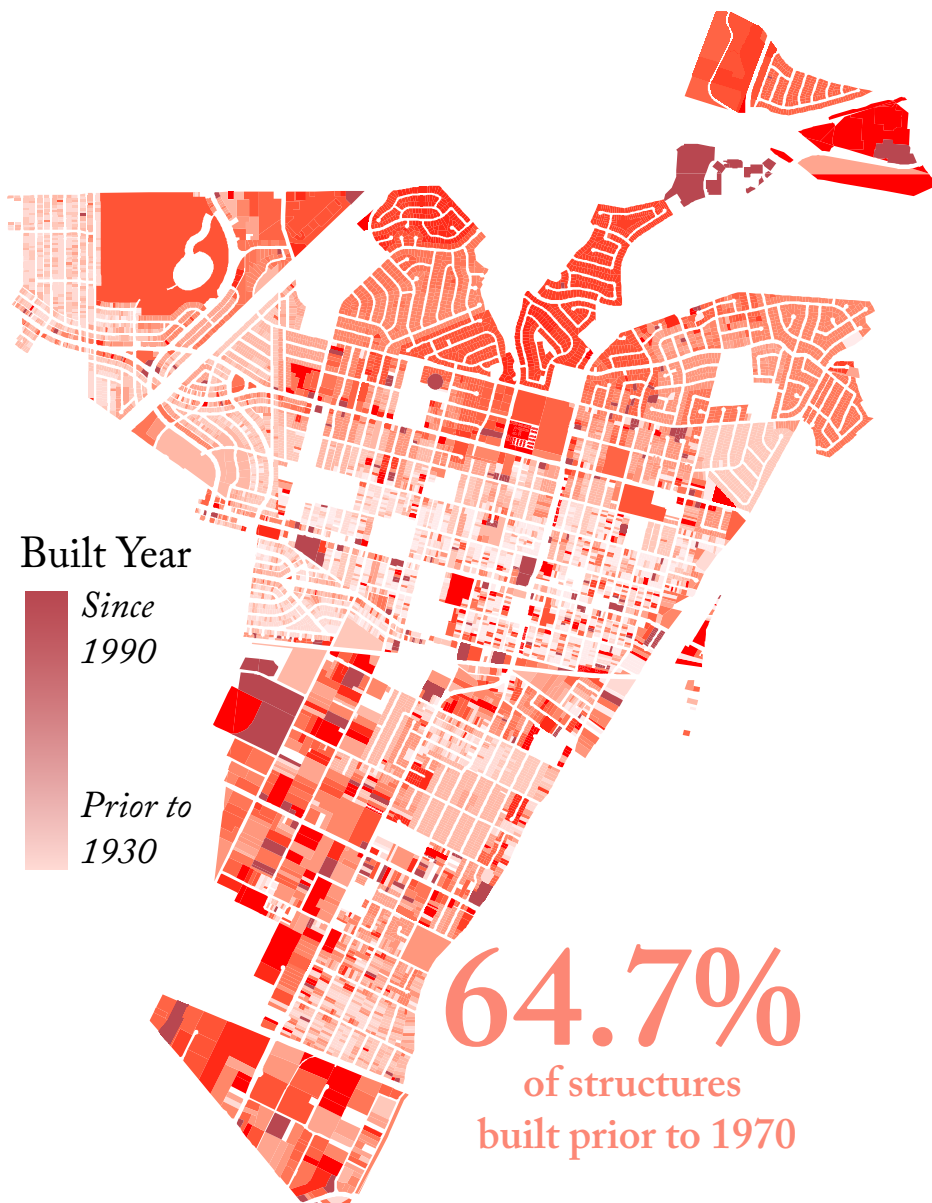
During the 2021-2029 Housing Element Planning cycle, Code Enforcement Division will continue to increase proactive enforcement throughout the City. Additional resources will be needed to pro-actively address and concentrate on sub-standard housing complaints. In addition, the need to work closely with the Housing Division to identify abandoned properties for abatement or assistance will be necessary.

Windshield Survey: On April 14, 2022, the City Staff conducted a windshield survey of over 200 homes to document the number of residential units that are in need of rehabilitation or replacement. The northern portion is recently built and the structures are in relatively stable conditions. The City Staff surveyed the following neighborhoods in the southern portion of the City:

1. Southeast portion of the intersection of Whittier Boulevard and Greenwood Avenue;
2. Southeast portion of the intersection of Olympic Boulevard and Greenwood Avenue;

3. Southwest portion of the intersection of Bluff Road and Mines Avenue; and
4. Southeast portion of the intersection of Montebello Boulevard and Jacmar Drive.

Based on the neighborhoods surveyed, Staff identified a total of 66 housing units that were found to be substandard and in need of rehabilitation. Staff observed that the majority of homes were in need of a new roof or stucco repair. Many residential units, while still habitable, were showing various stages of disrepair.

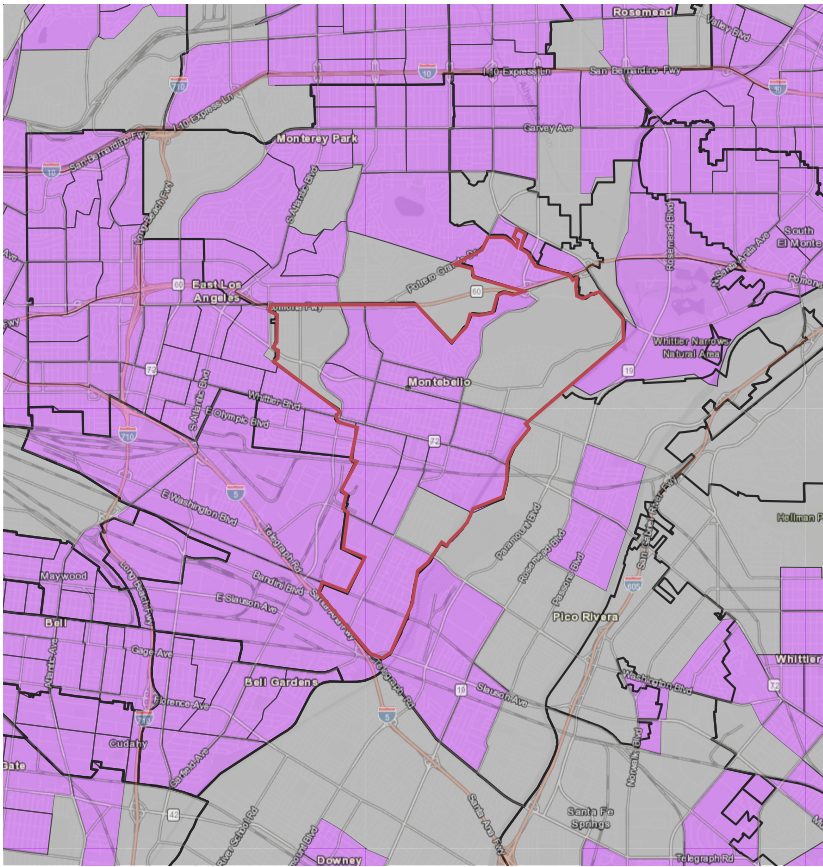


Before (top) and after (bottom) image of 1914 W. Victoria Ave. An example of a property brought into compliance through code enforcement actions.

Figure 3.24: Age of Housing Stock

Housing units built prior to 1978 may contain lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing. The City of Montebello provides to the public educational

resources related to lead-based paint hazards through the Annual Action Plan, brochures distributed and public announcements. All CDBG- and HOME-funded housing programs and projects have incorporated lead-based paint hazard reduction efforts.



Sensitive Communities (UCB, Urban Displacement Project)
 Vulnerable Other

Figure 3.25. Sensitive communities in the region at risk of displacement.

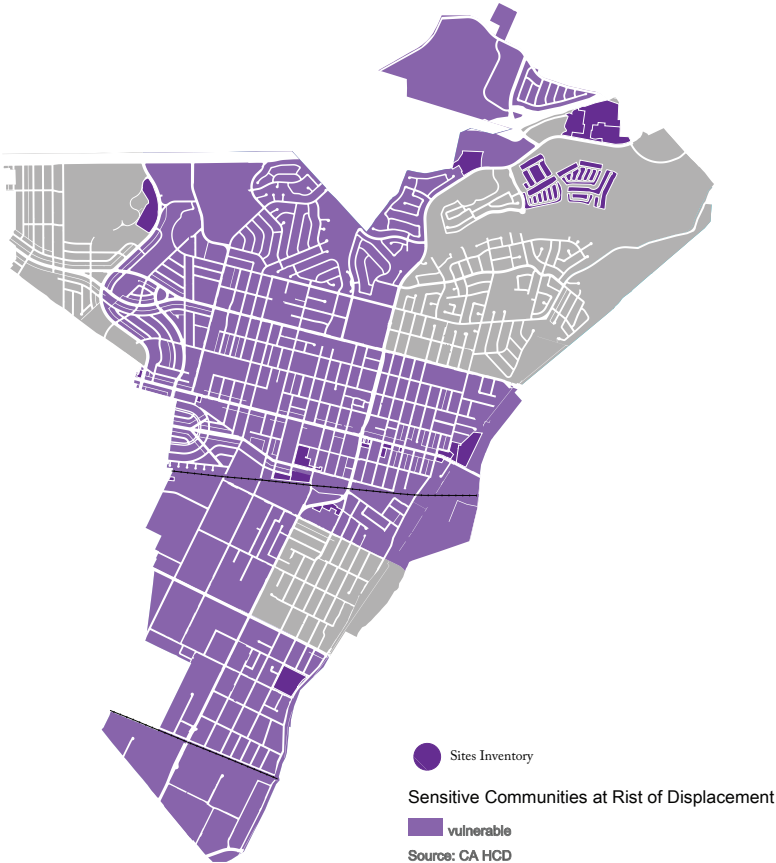


Figure 3.26. Sensitive communities at risk of displacement.

60 Montebello Housing Element

D. Displacement

HCD defines sensitive communities as communities that “currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low income residents is above 20%; and
- The tract meets two of the following criteria:
 - » Share of renters is above 40%,
 - » Share of people of color is above 50%,
 - » Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
 - » They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
 - » Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

Figure 3.25 shows sensitive communities at risk of displacement in the region. City of Los Angeles, East Los Angeles, and parts of the San Gabriel Valley are vulnerable communities around Montebello.

HCD has identified multiple tracts in Montebello with populations that may be vulnerable to displacement in the event of increased redevelopment or drastic shifts in housing cost (Figure 3.26). These tracts also have higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters.

The majority of new growth in this Housing Element is directed in high and moderate resource areas (see Figure 3.15). This takes pressure off sensitive communities vulnerable to displacement. By welcoming homes where they are most desired, and where land values are highest, Montebello will channel much of a city’s growth into its opportunity-rich quarters.

E. Homelessness

The Los Angeles Homeless Services Authority (LAHSA) estimates there were 66,436 persons experiencing homelessness in the Los Angeles County, according to the 2020 Greater Los Angeles Homeless Point-in-Time (PIT) Count. Figure 3.27 shows the Los Angeles County homeless populations from 2015 to 2020. Approximately 72% of the homeless population is unsheltered and 28% is sheltered. The homeless population has increased nearly 50% since 2015, and 12.7% since 2019. As of January 2020, the total Los Angeles County population has increased by only 0.5% since 2015 and decreased by 0.1% since 2019 according to Department of Finance (DOF) estimates.

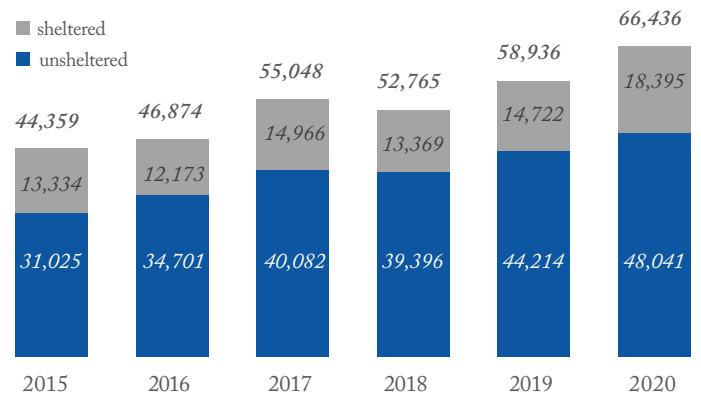


Figure 3.27. Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

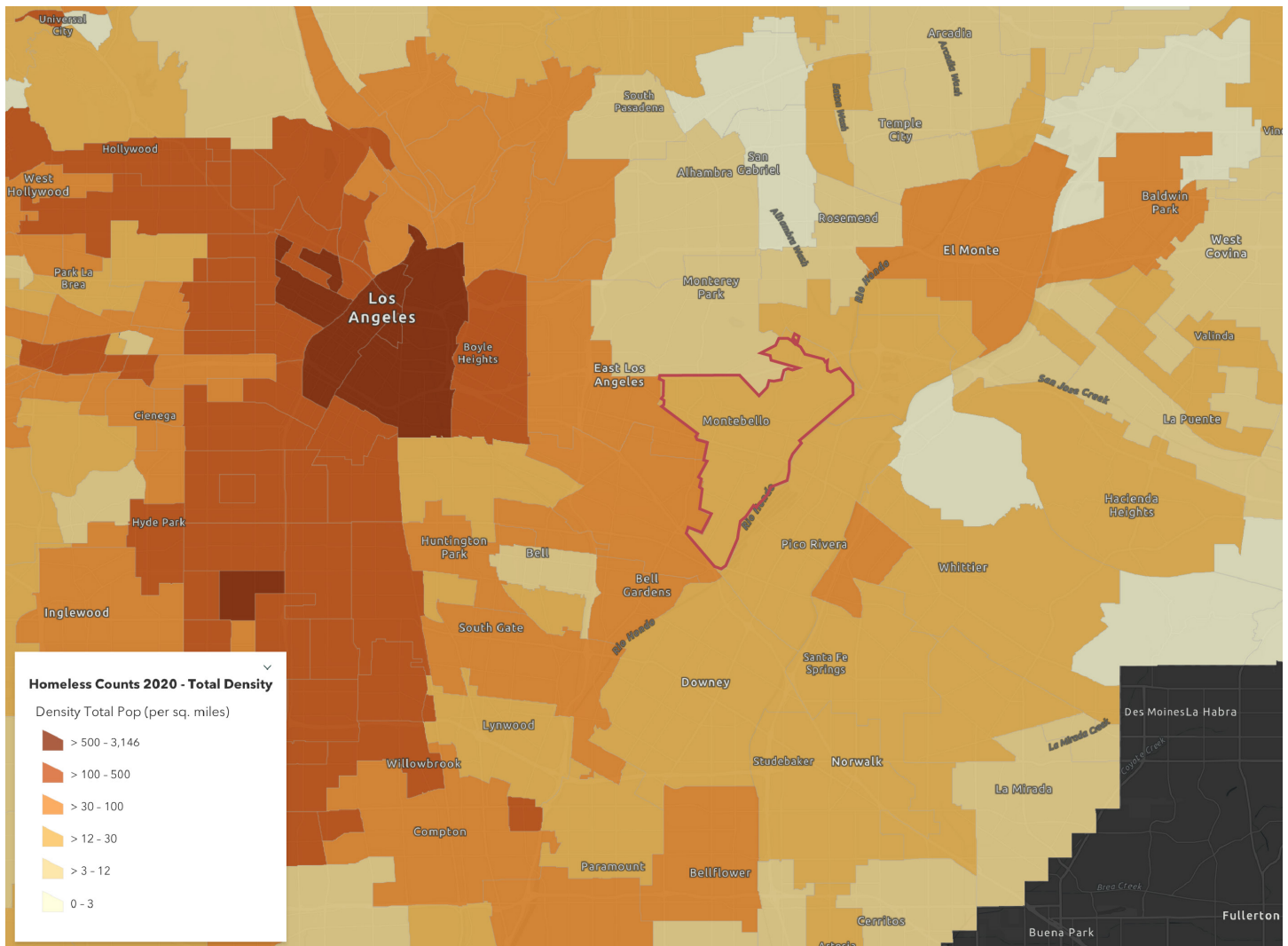


Figure 3.28. Los Angeles County Homeless Count Density (2020). Source: Los Angeles County Homelessness & Housing Map (based on 2020 LAHSA Homeless PIT Count), 2021.

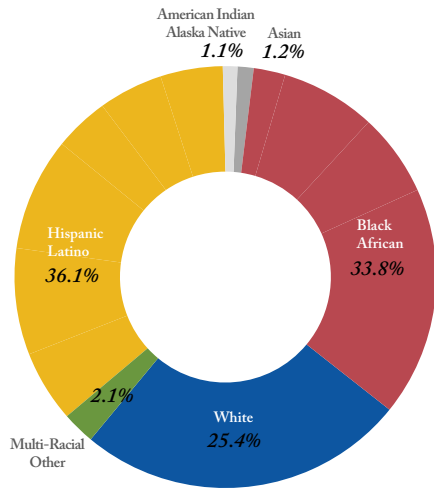


Figure 3.29. Los Angeles CoC Homeless Population by Race/Ethnicity

Special Needs Group	Sheltered	Unsheltered	Total
Developmental Disability	32.1%	67.9%	5,292
Physical Disability	17.3%	82.7%	10,833
Family Members	76.3%	23.7%	12,416
62+	21.5%	78.5%	6,290

Table 3.7. Homeless Populations and Special Needs Groups. Source: LAHSA, 2020 LA Continuum of Care (CoC) Homeless Counts; 2015-2019 ACS (5-Year Estimates).

Table 3.7 shows 32% of homeless persons with a developmental disability, 17.3% with a physical disability, and 21.5% of homeless seniors are sheltered. Over 75% of family members are sheltered.

Figure 3.29 shows the Hispanic/Latino, Black/African American, and White populations make up the largest proportions of the homeless population.

Figure 3.30 shows adults aged 25 to 54 make up most of the homeless population. Children account for 11.8% of the homeless population.

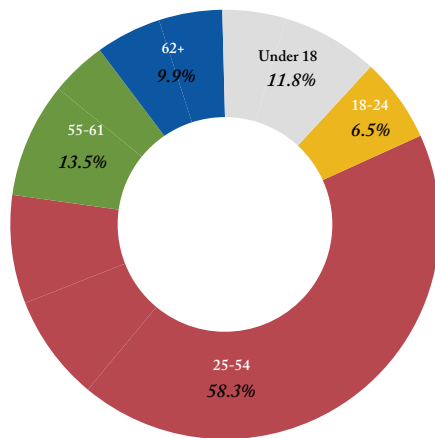


Figure 3.30. Los Angeles CoC Homeless Population by Age

I have growing concerns regarding the housing crisis and see a need for sustainable and equitable housing in Montebello. Extensive discussions during the Housing Element Update process allowed the partners to discuss and review existing conditions, barriers to accessing resources and support systems, trends, options, and opportunities for Transitional and Emergency housing. The result is the comprehensive Homeless Prevention Program for Montebello.

— Veronica Rodriguez-Cabrera, LCSW
Community Housing Expert
Montebello Housing Task Force Member

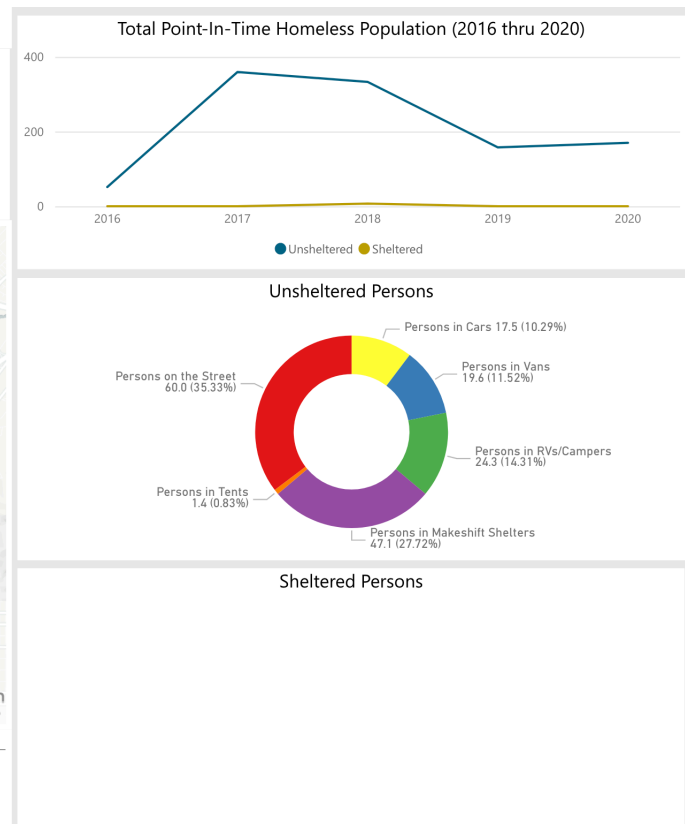
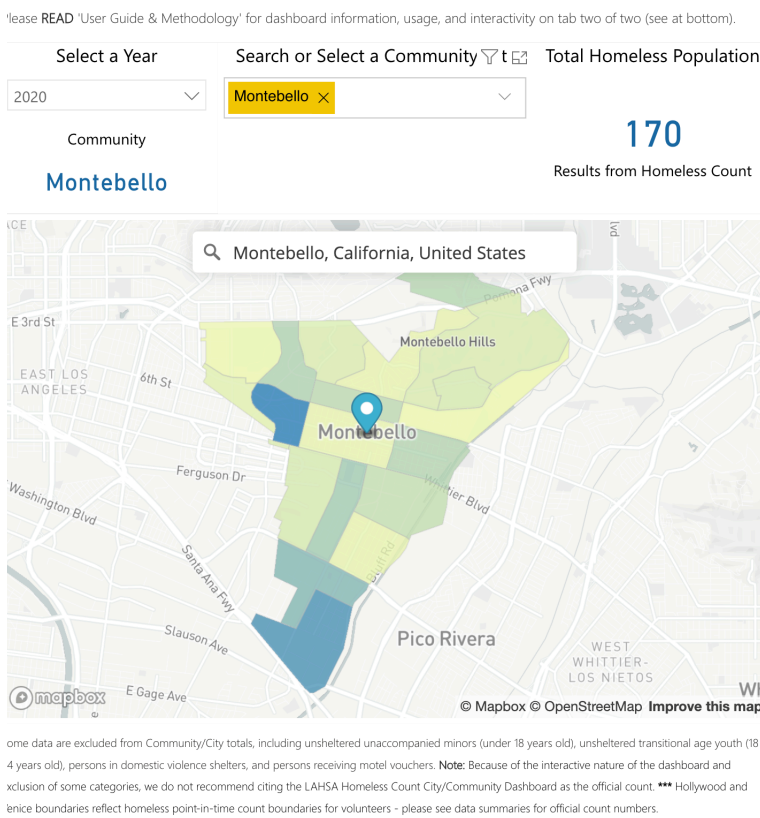


Figure 3.31. Estimates from the 2020 Greater Los Angeles City/Community Homelessness dashboard. Source: LAHSA 2020 Homeless Count by Community/City.

City of Montebello collaborates with several nonprofit and other agencies that provide shelter and supportive services. The Los Angeles metropolitan area is served by LAHSA SPA 7, which comprises the eastside of the County of Los Angeles, and includes Montebello. Figure 3.31 is LAHSA's summary of the homeless population in Montebello. The tracts in the south and southwest portions of the City had the largest popula-

tions based on the 2020 PIT Count.

The number of homeless in Montebello has fluctuated in the last six years (see Table 2.2). It was as low as 52 in 2016, then jumped to 359 in 2017, decreasing to 158 in 2019 and increasing slightly to 170 in 2020.

C. SUMMARY OF FAIR HOUSING NEEDS

Table 3-5, below, shows a summary of the issues identified in this Assessment of Fair Housing. Fair housing issues are most concentrated in tracts on the southern side of the City along the northwestern border west of Garfield Avenue, where there are

higher concentrations of racial/ethnic minorities, LMI households, and cost burdened renters. These areas are also considered vulnerable communities at risk of displacement. One of the tracts in the southern area is categorized as a moderate resource area.

Fair Housing Issue		Proposed Programs
1 Enforcement and Outreach		
Enforcement and Outreach	HRC provides fair housing services, including outreach and education, to the Los Angeles Urban County including Montebello. In Q1 and Q2 of 2020, the HRC assisted 48 Montebello Households. Most of the individuals were of income below 80% of AMI, two were female heads of households, five were seniors, five were disabled, and 60.4% were Hispanics/Latino. Five households contacted HRC with housing discrimination concerns — four implicating discrimination based on physical disability, and one on mental disability. Of the general landlord-tenant questions posed by Montebello residents, the majority addressed rent increases, repairs and substandard conditions.	Program # 14: The City will continue to contract with the Housing Rights Center to provide a range of enforcement and outreach activities aimed towards discouraging discriminatory housing practices.
2 Integration and Segregation		
Race/Ethnicity	The racial/ethnic minority population has grown since 2010 in most Montebello block groups.	Program #6: The sites in the inventory are distributed citywide with a focus on high resource areas to increase socio-economic mobility and access to resources.
Income	61.4% of Montebello households earn less than 80% of the county AMI, compared to 51.6% countywide. Block groups along east-side of Garfield Avenue in the northwest corner of the City, and the westside of Greenwood Avenue in the southern section of the City show LMI populations exceeding 75%.	Program #6: The sites in the inventory are distributed citywide with a focus on high resource areas to increase socio-economic mobility and access to resources. Program # 9: The City will amend zoning standards to allow a range of housing types affordable to a range of incomes.
Familial Status	38.3% of Montebello households have one or more child under the age of 18. The City's share of households with children is larger than LA County (33%). 6.6% of households in Montebello are single female-headed households with children, higher compared to the county (5.1%).	Program # 6: Seeks to increase the supply of affordable housing for larger units for families.
Disability	12.4% of Montebello residents experience a disability, compared to 9.9% in the County.	Program # 15: 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.
3 Racially or Ethnically Concentrated Areas of Poverty		
Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)	There are no R/ECAPs in Montebello; there are also no tracts categorized as areas of high segregation and poverty by the Fair Housing Task Force.	No program necessary.
Racially/Ethnically Concentrated Areas of Affluence (RCAAs)	No tracts in Montebello are predominantly White. No block groups in the City have median incomes exceeding \$125,000. None of the block groups in the City are considered RCAAs.	No program necessary.
4 Access to Opportunities		
Economic	Two census tracts in the central area received a lower economic score.	Program #6: The sites in the inventory are distributed citywide with a focus on higher resource areas to increase socio-economic mobility and access to opportunities.
Education	The northwest and southern tract of the City received a lower education score of 0.25 to 0.50. The rest of the City tracts received the lowest education scores of less than 0.25.	
Environmental	Tracts in the northeastern, and southern corners of Montebello received environmental scores in the lowest quartile.	
Transportation	Employment opportunities are very accessible for most block groups in the City. Employment opportunities are slightly less accessible on the northeastern portion of the City.	

Fair Housing Issue		Proposed Programs
5	Disproportionate Housing Needs	
Cost Burden	Cost burden is high. However, trends for both owner-occupied and renter-occupied households show a Citywide decrease.	Program #6: Identifies sites for 5,778 mixed-income units that will ease the demand that drives purchase and rental prices up.
Overcrowding	6% of owner-occupied units and 18% of renter dwelling units are overcrowded. The rate of overcrowding is far greater for very low-income households. The census tracts with a higher concentration of overcrowded households (>20 percent) are located in the southern portion and the northwestern area, east of Garfield Avenue.	Program #6: Identifies sites for 5,778 mixed-income units so a greater number of people could have their own place, and ease overcrowding.
Substandard Housing Conditions	Less than 2% of households lack complete plumbing or kitchen facilities in the City. Montebello has an aging housing stock, where about 64.7% of all housing units were constructed prior to 1970, compared to about 60.5% of those in the County as a whole.	Program #1: Continue code enforcement activities to bring substandard housing units into compliance with City building and zoning codes. Program #2: Seeks to facilitate rehabilitation of five housing units annually or 40 units during the planning period.
Displacement	Multiple tracts in the City are considered vulnerable communities at risk of displacement.	Program #6: The sites in the inventory are distributed citywide with a focus on higher resource areas. This will take pressure off sensitive communities vulnerable to displacement. Many of the opportunity sites are infill commercial sites along the corridors. Redevelopment of these sites would not displace any residents.
Homelessness	The tracts in the south and southwest portions of the City had the largest homeless populations based on the 2020 PIT Count.	Program #5: Seeks to avoid or exit homelessness quickly by either retaining the house or using other housing strategies to ensure people move into permanent and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive.

D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

The purpose of AFFH is to take proactive steps to address longstanding patterns of segregation, discrimination, and disinvestment. Established neighborhoods of Montebello today are largely the result of decades of structural racism deeply rooted in Federal, State, and local housing policies. Integration and segregation will not occur overnight. Simultaneously enacting all AFFH programs in this Housing Element at once is hardly possible given the limited and constantly shrinking resources and would also be undesirable in terms of the economic and

social upheaval it would entail. However, based on community input and dialog it is clear that past and current exclusionary and discriminatory processes are no longer acceptable modus operandi in the future. The Housing Element provides a framework for the community to prioritize policy reforms and zoning amendments based on impact and ease of adoption. The following are contributing factors and corresponding programs and actions proposed to promote and enhance fair housing choice in Montebello.

Priority	Contributing Factor	Nexus to Fair Housing Issue	Program Action	Metrics and Milestones
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1. Lack of Housing Opportunities in High Resource Areas and Housing Mobility

1	<p>Underinvestment in low-income areas</p> <p>Patterns of public and private investments including redevelopment programs</p>	<p>Southern areas of Montebello experience a disproportionate level of poverty, cost burden, overcrowding, environmental risks, and limited mobility options. This is particularly striking since the dense and lower resource southern portion contributes more property tax revenue per acre to then the higher resource, and less dense northern area of the City.</p> <p>Lack of infrastructure limits opportunities to develop housing.</p>	<p>The General Plan update and Downtown Specific Plan underway (see Program 6), and the recently adopted Parks Master Plan seek to increase resources and improve access to existing resources. Some of the resources include light rail station, improved public facilities, new parks, enhance access to the regional trail and park system, complete streets, and strategies to address air and water quality.</p> <p>Subsequent citywide zoning amendments to accommodate variety of housing types and neighborhood serving uses tailored to disadvantaged communities (see Program 6 and 9) and Capital Improvement Plan will coordinate enhancement of public resources with new development.</p>	<p>The Parks Master Plan was adopted in 2021. The General Plan and Downtown Specific Plan is target for adoption in January 2023.</p>
2	<p>Policies and zoning regulations that promote socioeconomic segregation.</p> <p>Past practices of nationwide redlining, documented evidence of racially restrictive covenants, and lending discrimination.</p>	<p>Exclusionary zoning laws with minimum lot size and setback requirements, prohibitions on multi-family homes, and limits on the height of buildings has created pockets of concentrated prosperity and poverty. This has prevented low-income families from having access to the education and employment opportunities typically found in prosperous neighborhoods in Montebello.</p>	<p>Amend the Zoning Code to facilitate a variety of housing types in low density zones.</p> <p>Facilitate targeted investment in underserved communities through General Plan and Specific Plans.</p> <p>The City is actively leveraging public lands such as golf course for affordable units in high-resource areas (Site # 8 on the site inventory list). Locate majority of the RHNA's very-low and low-income units in high resource areas.</p> <p>The proposed Inclusionary Zoning Ordinance will require, and the proposed Density Bonus Ordinance will provide incentive for new development to include percentage of affordable housing on larger sites within the high resource areas (see Program 8).</p> <p>Facilitate developments that include large units (with three or more bedrooms). A potential policy update may be requiring a mix of unit sizes (number of bedrooms) for projects above a certain size.</p> <p>Establish a pilot program to providing funding (grants or loans) in exchange for the deed restriction of housing units for low income households, targeting units in high resource areas.</p>	<p>The General Plan and Downtown Specific Plan is target for adoption in January 2023.</p> <p>Rezoning will be completed within one year of adoption of the Housing Element. By 2025, the City will identify and begin implementing the incentives to promote deed restricted ADUs being built for lower- and moderate-income households.</p> <p>Inclusionary Zoning and Density Bonus Ordinance will be adopted within one year of adoption of the Housing Element.</p> <p>Monitor housing production to determine the geographic distribution of units. Provide annual reporting on the ratio of unit production in these sensitive areas relative to city wide production.</p> <p>Establish pilot program by the end of 2023.</p>

Priority	Contributing Factor	Nexus to Fair Housing Issue	Program Action	Metrics and Milestones
2. Displacement Risk				
1	<p>Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.</p> <p>Increased market demand for luxury apartments and single-unit housing is causing housing costs to rise dramatically.</p> <p>Lack of economic mobility for marginalized residents.</p>	<p>Housing cost burden increases the risk of displacement. Cost-burdened households may choose to move to a more affordable area or they may be forced to move by eviction or foreclosure -- as a result of their inability to continue paying for housing. Severe housing cost burdens among households in the lowest income categories generally indicate households at the greatest risk of displacement with the potential to become homeless.</p>	<p>Code enforcement program will bring substandard housing units into compliance with City building and zoning codes (Program 1).</p> <p>Montebello will preserve and conserve the City's affordable housing stock.</p> <p>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 (see Program 3)</p> <p>Rental assistance will complement construction of affordable housing by providing immediate, flexible relief to vulnerable households (see Program 4).</p> <p>The Housing Rights Center will assist the City in enforcing tenant protection laws (see Program 14).</p> <p>Strategic preventive measures will reduce the risk of homelessness, by addressing the elements that contribute to this risk and by establishing protective factors that contribute to reducing social and health inequities (see Program 5).</p>	<p>The City will continue to implement the code enforcement program to inspect and bring 50 housing units per month into compliance with City building and zoning codes.</p> <p>The City will facilitate rehabilitation of five housing units annually or 40 units during the eight year planning period.</p> <p>The City will 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.</p> <p>The City will continue to encourage local landlords to accept rental vouchers. Benefits of the Housing Choice Voucher program will be included in the City's newsletter.</p> <p>The HRC will conduct 2-3 workshops per year on fair housing rights and resources in areas at risk of displacement. Fair Housing information will be posted on the City's website within six months of the adoption of the Housing Element.</p> <p>The Homelessness Prevention Toolkit will be developed within two years of the adoption of the Housing Element.</p>
2	<p>Households are indirectly compelled to move by rising housing costs, or lack of affordable housing.</p>	<p>Housing cost burdens and shortages in affordable and available rental housing increase risks of economic displacement. Low-income renters in Montebello pay a disproportionate share of their income for housing expenses. Families with children have a higher cost burden than single-person household.</p>	<p>To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options (see Program 6). The City plans to increase supply and reduce displacement by permitting housing on underperforming commercial corridor sites -- redeveloping strip malls entails no direct displacement as no one lives there yet.</p> <p>Reach out to interested developers, facilitate any necessary zoning amendment, and offer priority processing of entitlements and permits for the City-own sites, and assist, support, and pursue funding applications proactively working with housing developers to identify development opportunities for extremely-low, very-low, low- and moderate income housing and offer priority processing for entitlements and building permits.</p> <p>Affordability requirements and incentives will deliver affordable, income-restricted housing at no cost to the public (see Program 8).</p>	<p>Rezoning will be completed within one year of adoption of the Housing Element.</p> <p>Inclusionary Zoning and Density Bonus Ordinance will be adopted within one year of adoption of the Housing Element.</p>

E. SITE INVENTORY & AFFH

Montebello's families of low-income and color find the city's high opportunity areas out of reach. Limited housing stock and new construction has increase cost of housing and shrunk the affordable housing options. The City has been challenged to keep pace with increasing demand due to restrictive zoning, legal and political opposition from residents, escalated construction costs, and shrinking federal and state investment in affordable housing. The racial and economic segregation has continued unchallenged for decades.

Montebello needs to build more housing, and expand investments for the unhoused. Montebello's affordable housing vision and strategy is based on the City's housing needs, affordability gap analysis, existing community assets, and available resources. Several broad policies establish the framework for the City's housing strategy as applied to new construction, preservation, rehabilitation, and other housing program objectives.

The proposed housing units on the site inventory are distributed throughout the City. A majority of the housing units are identified on parcels located within the high resource areas. Combination of redevelopment of larger parcels, smaller infill development along corridors, and slow and steady construction of affordable ADUs will vastly improve socio-economic integration and access to opportunities. The City is currently updating its General Plan and developing a Specific Plan for its downtown area. In 2021, the City adopted a Parks Master Plan. All of these planning efforts together with the City's Capital Improvements Plan will increase resources and improve access to resources within the City and the Region. The existing and proposed housing units in low resource areas will benefit from this investment.

The new Downtown Montebello Specific Plan vision calls for a vibrant, more walkable, mixed-use, and transit accessible place with many cultural, dining, and retail options. A future light rail line is being studied for Washington Boulevard which will provide access to regional jobs and resources while attracting private investment to the southern portion of the City. Greenwood Avenue, redesigned as a complete street, will link the Downtown and proposed transit area along Washington Boulevard.

Additionally, the General Plan has a two part strategy to increase mobility from low to high resource areas and to provide more resources into lower income neighborhoods:

1. The first strategy seeks to integrate affordable housing in high resource income-segregated areas by:
 - Requiring new developments in high resource areas to increase housing choices by providing affordable housing units for the City's diverse cultures, lifestyles, abilities, family structures, and income levels; and
 - Promoting construction of accessory dwellings units in

single-family subdivisions.

2. The new General Plan and Downtown Plan, and the recently adopted Parks Master Plan identifies opportunities to increase transit access, parks, public facilities, and complete streets in historically low resource areas.

As shown in Figure 3.15, sites to accommodate the City's RHNA allocation are located in the higher resource areas in the northern portion of the City and along Corridors where significant enhancement to resources and access is planned. The impacts on patterns of socioeconomic and racial concentrations are further discussed below:

Improved Conditions: A variety of suitable sites to meet the City's RHNA allocation have been identified in the 2021-2029 Housing Element Update. Spatial analysis of the data available on the Affirmatively Furthering Fair Housing Data Viewer showed that the tracts with low to moderate income households, concentrated minorities, and housing problems were located in the southern and central tracts of the City (tracts 5322.00, 53202.02, 53201.01, 5318.00, 5321.01, 5301.01). As seen in Table 3.8 and Figure 3.15, a majority of identified sites are located within these tracts that experience socioeconomic or racial disparities in the City of Montebello. Redevelopment of the selected sites combined with the City's Comprehensive Housing Affordability Strategy, would be able to accommodate residential development of all income levels to further fair housing in the City of Montebello.

Exacerbated Conditions: Factors assessed in calculating realistic capacity included market demand, development trends, property or developer interest to redevelop the site, the size and location of the sites, testing potential development layouts, feasibility for lot consolidations where appropriate, the number of owners, and the existing and/or additional infrastructure improvements needed. The General Plan update, Downtown Specific Plan, and proposed zoning update contemplate increased densities at variety of income levels. A program EIR will be prepared for the General Plan update and Specific Plan. As a result, individual compliant parcels can tier off this EIR and not require additional environmental documentation removing a significant cost, time, and unpredictable hurdle to redevelopment of infill sites. The City together with an affordable housing development partner is currently pursuing grants to upgrade the cement sewer lines in the Downtown Area. The City's current site inventory and approach to accommodate future growth through comprehensive planning and zoning efforts is an effective strategy to meet the City's 2021-2029 RHNA allocation.

1. Segregation and Integration

The Census tracts with the highest concentration of low and moderate-income populations are also the highest concentration

	Census Tract HHs	RHNA Site Capacity			AFFH Indicators					
		Low	Moderate	Above Moderate	non-white	Income (LMI)	TCACHigh Segregation & Poverty	Overpymt	% of HH Overcrwd	Displacement
Tract 5302.02 (block group 2)										
805-865 Garfield Ave	1,270	25%	26.25%	48.75%	41%	63.18%	No	Renter: 26.20% Owner: 45.50%	5.91%	non-vulnerable
Tract 5300.05 (Block Group 1)										
1345 Montebello Blvd	1,264	53.7%	10.57%	35.71%	67%	33.07%	No	Renter: 49.80% Owner: 50.20%	0.83%	vulnerable
Tract 5300.03 (Block Group 1)										
Montebello Hills Specific Plan	961	0	6.58%	93.41%	39%	28.21%	No	Renter: 30.60% Owner: 44.80%	4.31%	non-vulnerable
2134 Montebello Town Center										
Tract 5301.01 (Block Group 1)										
140 E. Whittier Blvd	1,651	0	0	100%	47%	69.44%	No	Renter: 61% Owner: 48%	15.31%	vulnerable
116, 128, 129, 133, 136 N. Poplar Avenue		0	35.25%	64.74%						
104,116, 128 Whittier Blvd		0	0	100%						
Tract 5321.01 (Block Group 1)										
101/111 E Whittier Blvd	1,844	0	0	41%	50%	71.88%	No	Renter: 53.70% Owner: 30.30%	25.38%	vulnerable
401 W Whittier Blvd		0	33.33%	66.66%						
112-132 6th St, 501-525 Whittier Blvd		71.21%	9.84%	18.93%						
Block Group 2										
501 S. Montebello Blvd		0	0	100%	45%					
Block Group 3										
122 S. Montebello Blvd		0	34.61%	65.38%	52%					
715 W Whittier Blvd		0	40%	60%						
701 W Whittier Blvd		0	30%	70%						
1018 W. Olympic Blvd		0	33.33%	66.66%						
Tract 5318.00 (Block Group 3)										
113 N. Garfield Ave	1,304	0	0	44%	41%	72.82%	No	Renter: 61% Owner: 46.10%	32.63%	vulnerable
Tract 5320.01 (Block Group 1)										
2113 Whittier Blvd	914	0	0	100%	40%	68.4%	No	Renter: 63% Owner: 51%	21.99%	vulnerable
Block Group 2										
2000 Flotilla Street		100%	0	0	42%					
Tract 5320.02 (Block Group 1)										
236/234 George Hensel Dr, 1100 & 1112 W. Olympic Blvd	1,001	0	0	100%	44%	83.96%	No	Renter: 59.10% Owner: 42.70%	31.91%	vulnerable
400 S. Taylor Ave		64.95%	12.25%	22.79%						
Tract 5322.00										
1105 S. Bluff Road	1,744	100%	0	0	38%	72.58%	No	Renter: 58% Owner: 56.50%	23.22%	vulnerable

Table 3.8. RHNA Site Capacity and AFFH Indicators

of minority races (in this case, a Hispanic majority). These tracts are located in the central and southern portion of Montebello (tracts 5322.00, 53202.02, 53201.01, 5318.00, 5321.01). The existing affordable units identified as at-risk units within these tracts are proposed to be preserved. The new units on the site inventory parcels include a range of housing types for various family incomes (see table 3.8). The City's place-based strategy to enhance the resources, amenities, and facilities in the central and southern areas of the City will preserve affordable housing in addition to developing other housing options in these areas will encourage a diverse housing market that will attract people from all races and income levels in these areas.

Improvements in the southern and central section include schools, parks, community resources, employment centers, transportation, and construction of a variety of housing types, which will increase access to higher wage earning. The new housing developments and associated improvements in the southern and central portions of the City will improve livability and provide well-rounded services for households with various income levels. Therefore, the selected RHNA sites would result in improved conditions.

The racial makeup of the census block groups where the selected RHNA sites are located is diverse (non-white population ranges from 38% percent to 67%). The lower income household tracts tend to be more racially diverse. The City's housing strategy is to implement a variety of evenly distributed housing types and affordability levels within each of the housing sites. As a result, the selected sites would improve diversity and would not concentrate affordable housing within areas of minority populations. In addition to a variety of housing opportunity, new resources and amenities, such as those implemented in the central and southern area, would be improvements to these areas and provide a benefit to the community. Therefore, selected RHNA sites would result in improved conditions.

2. Racially and Ethnically Concentrated Areas of Poverty and Affluence

While no racially/ethnically concentrated areas of poverty (per HUD's definition) were found in Montebello, some tracts with a high concentration of minorities and LMI populations were found in the southern parts of the city (tracts 5322.00, 53202.02, 53201.01, 5318.00, 5321.01, 5301.01). Tract 5302.02 in the northwest also had a higher LMI population. Many of the same tracts that have higher LMI population also have a higher ratio of non-white population. As identified in Table 3.8 below, the sites selected for RHNA allocation include a range of housing types for different incomes. The City's housing strategy is to implement a variety of evenly distributed housing types and affordability levels within each of the housing sites. By doing so, the selected sites would improve diversity and would not concentrate affordable

housing within areas of high poverty. Therefore, selected RHNA sites would result in improved conditions.

3. Disparities in Access to Opportunity

The southern and central portions (tracts 5322.00, 53202.02, 53201.01, 5318.00, 5321.01) of the City, a low-resource, diverse, lower-income, and dense segment of the community contributes more property tax revenue per acre than the high-resource, lower-density northern areas of the City. However, historically the public and private investments in Montebello have favored the northern tracts. As a result, the southern and central tracts having a disproportionate level of property, cost burden, overcrowding, environmental risks, and limited mobility options. Lack of improvements to public infrastructure, facilities, and amenities, impacts quality of life and quality of place which limits new housing construction.

Majority of the larger sites and resulting larger unit count on the sites inventory (see table 3.8) are proposed within the high resource areas. The General Plan update, Downtown Montebello Specific Plan, and the recently adopted Parks Master Plan are all targeting new resources such as light rail transit, parks, and improvements to the facilities and infrastructure within the low resources areas where the remainder of the units are identified.

The City's General Plan update and Downtown Montebello Specific Plan proposes a safe, interconnected, multimodal transportation system that meets the needs of all users, of all ages and abilities. These Plans call for public transit, quality pedestrian, and bicycle infrastructure to connect residents without vehicles to jobs, schools, and other critical services. Multimodal access to public transportation is proposed to support physical activity and reduces the most significant contributors to health-harming pollution and climate change.

The synergy of improvements to streets, schools, parks, community resources, employment centers, and transportation systems when carefully integrated with existing housing and a variety of new housing types will increase opportunity within the southern and central tracts of Montebello. Therefore, selected RHNA sites would result in improved conditions.

4. Disproportionate Housing Needs, including Displacement

Cost Burden: Since the 2000-2014 ACS, the proportion of cost burdened renters has decreased throughout the City, and the proportion of cost burdened homeowners has decreased in the southern portion of the City. All identified sites to meet RHNA will have appropriate General Plan recommendation and clear and precise objective zoning standards within a year of the Housing Element adoption. Predictable process and outcomes

will encourage more very low-or low-income housing in the City to aid in lowering the percent of disproportionate housing needs experienced by protected classes.

Overcrowding: In Montebello, overcrowding occurs in 6% of owner-occupied units and 18% of renter dwelling units. The rate of overcrowding is greater for very low-income households. The census tracts with a higher concentration of overcrowded households are located in the southern portion and the northwestern area, east of Garfield Avenue (tracts 5322.00, 53202.02, 53201.01, 5318.00, 5321.01, 5301.01, and 5302.02). Overcrowding is defined as housing units where there is more than one person per room. Therefore, the site inventory has identified a range of housing types that can accommodate larger families in these census tracts.

Displacement: As is consistent with surrounding cities in Los Angeles County, Montebello has multiple tracts (tracts 5300.05, 5300.03, 53201.01, 5318.00, 5321.01, 5301.01, 5302.02, and 5322.00) with populations that may be vulnerable to displacement (Figure 3.26). These tracts also have higher concentrations of racial/ethnic minorities, LMI households, and cost burdened

renters. The majority of new growth in the Site Inventory is directed in high and moderate resource areas (see Figure 3.15). This takes pressure off sensitive communities vulnerable to displacement. By welcoming homes where they are most desired, and where land values are highest, Montebello will channel much of a city's growth into its opportunity-rich quarters.

Homelessness: The tracts in the south and southwest portions of the City had the largest homeless populations based on the 2020 PIT Count. The site inventory includes an approximately 0.49 acre site located in the southwest corner of the parking lot at the Montebello/ Commerce Metrolink Station to allow 25 tiny homes to assist homeless individuals within the City. This is a joint program with San Gabriel Valley Regional Housing Trust (SGVRHT), the San Gabriel Valley Council of Governments (SGVCOG), and the City of Montebello.

There are no provisions that would deter accommodating very low- or low-income housing in the City to aid in lowering the percent of disproportionate housing needs experienced by protected classes.

F. TARGETS FOR AFFORDABLE UNITS IN HIGHER RESOURCE AREAS

	Income Category				
	Very Low	Low	Moderate	Above Moderate	Buffer
2021-2029 RHNA Allocation	1,314	707	777	2,388	
Proposed Housing Element Target	1,317	714	860	5,778	11.4% ↑

Table 3.9. RHNA Allocation and Proposed Targets for Housing Element

	Very Low	Low	Total
2021-2029 RHNA Allocation	1,311	705	2,016
Housing Element Site Inventory			
Pipeline Units	130	70	200
Housing Opportunity Areas	719	405	1,124

Table 3.10. Proposed Housing Targets in Higher Resources Area

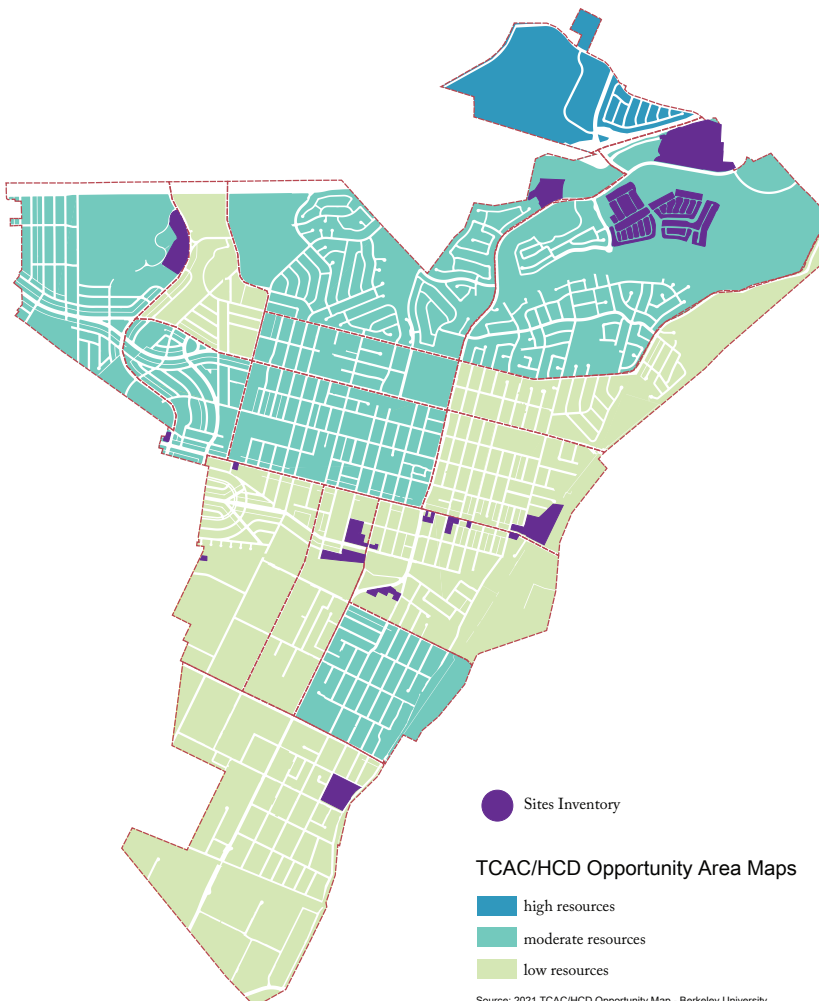


Figure 3.32. Site Inventory on TCAC/HCD Opportunity Area Maps

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In accordance with SCAG’s RHNA Allocation Plan, the City’s 2021-2029 Housing Element must accommodate a total of 5,186 units, of which 2021 units must be affordable to lower income households (Very Low and Low).

To ensure that sufficient capacity exists in the Housing Element to accommodate the RHNA throughout the planning period, the draft plan sets a target capacity of 5,778 units that is 11.4% higher than the RHNA requirements. This includes sites that were identified through three key components, including expected development potential on vacant and underutilized sites, planned and approved development projects, and non-site-specific development potential that provide additional alternative means of meeting the RHNA.

AFFH: Metrics (see Program 14)

- Minimum 25% of CDBG funds will be spent in making improvements within areas of low resources.
- The City will direct CDBG and HOME funds to annually rehab and preserve two households and to acquire and rehab property for low-income housing.
- The City will add 8 acres of new parks in the next 8 years in lower resource areas of the City — at an average of 1 acre of new park every year for the next eight years.

In addition to identifying sites to accommodate the RHNA Allocation, cities must evaluate the sites to determine consistency with requirements to Affirmatively Further Fair Housing (AFFH). Specifically, the plan must contextualize the distribution of sites in relation to historical patterns and trends of socio-economic characteristics and racial/ethnic concentrations of poverty and affluence. The goal is to have identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, and ultimately transforming racially and ethnically concentrated areas of poverty into areas of opportunity. In line with guidance provided by the state, the table below uses the TCAC/HCD Opportunity Map and index to analyze the distribution of identified sites and unit potential in relation to the overall citywide distribution of areas with higher resources (or opportunity).

Table 3.11 sets annual targets for achieving the RHNA allocations for the next eight years. Over 56% of very low and low income units are proposed within the higher resources area. The units within the first four years are pipeline units that are at various stages of the entitlement process.

The City will adopt an Inclusionary Zoning Ordinance that requires all new development to provide a percentage of affordable housing on-site, occasionally allowing for an in-lieu fee to fund off-site affordable housing instead. With the Inclusionary Zoning Ordinance, about 20% of all housing units produced annually will be for extremely low, very low, and low income households -- i.e. about 100 units annually (see Program 8).

The City will adopt an Ordinance by 2023 allowing lot splits and duplexes under the parameters of SB 9, and pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. The City estimates about 5 lot splits annually.

Montebello will monitor housing production to determine the geographic distribution of units, especially lower income units, to be monitored by TCAC opportunity area, CalEnviroScreen ranking and RECAP status, and tracked by geographic tracts in the north, central, and south. The City will develop annual reporting on the ratio of unit production in these sensitive areas relative to city wide production (see Program 6).

	Housing Units Income Category					
	Very Low		Low		Moderate	Above Moderate
Year 1 (2022)	30	58	10	9	107	263
Year 2 (2023)	30	59	15	8	108	272
Year 3 (2024)	30	58	20	8	107	762
Year 4 (2025)	40	59	25	8	108	774
Year 5 (2026)	181	58	100	51	107	208
Year 6 (2027)	180	59	100	52	108	200
Year 7 (2028)	179	58	100	51	107	200
Year 8 (2029)	179	59	105	52	108	208
Subtotal	849	468	475	239	860	2,887
Total						5,778


 Very low and low-income units located in higher resource area.

Table 3.11. Annual Targets for Affordable Units in Higher Resource Areas.



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4 Review of Previous Policies and Programs



A. PROGRESS IN IMPLEMENTING 2016-2021 PROGRAMS

Table 4-1 shows the RHNA allocations for the 5th cycle (2016 through 2021) period and the housing units that were built, approved, or under construction through the end of 2020. Table 4-2 on the following pages presents an analysis of the programs presented in the Montebello 2016–2021 Housing Element.

	RHNA 5th cycle Allocation	Units Built (2016-2021)	Units Approved	Remaining RHNA
Very Low Income	269			269
Low Income	161			161
Moderate Income	175		244	175
Above Moderate Income	461	36	105	425
Totals	1066			1030

Table 4.1. RHNA allocations for the 5th cycle.

Table 4-2 on the following pages lists the 23 programs in the 2016-2021 Housing Element, the implementation status of each program as of June 2021, and direction to Continue, Amend and Continue, or Delete the program for the 6th cycle (2021-2029). Of the 23 programs, 17 are recommended to continue (74%), 3 should be amended and continued (13%), and 3 programs are marked for deletion (13%). Additional programs are proposed in Chapter 8 (Goals and Policies) that respond to recent State legislative requirements or other circumstances that warrant some level of City action. All programs are subject to funding and staff availability.

Table 4.2: Evaluation of Programs in the 2016–2021 Housing Element

		Implementation Status	Recommendation
1	<p>Code Enforcement Program</p> <p>Code enforcement is essential to ensuring housing conservation and rehabilitation. The City has long maintained an aggressive code enforcement program (CEP) to preserve and protect existing neighborhoods against the harmful effects of deterioration caused by neglect, graffiti, and deferred maintenance. In addition, a property maintenance ordinance was adopted to allow code enforcement to abate specific conditions on private property as a public nuisance.</p> <p>Objective: To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes.</p> <p>Responsibility: Planning and Community Development Department, Code Enforcement Division</p> <p>Funding: Departmental Budget, CDBG</p> <p>Timeframe: Ongoing</p>	<p>The Code Enforcement Division has a staff of 4 field officers and one manager who carry an average of 88 open cases per month. They close/resolve approximately 57 cases per month. Typical cases related to residential properties were on: substandard housing, property maintenance, weed abatement, and zoning violations.</p>	Continue
2	<p>Home Improvement Program</p> <p>The City offers multiple home improvement programs to lower income homeowners with homes in need of repair. The Home Improvement program maintains affordable single-family housing stock through provision of amortized and deferred loans to extremely low, very low, low, and moderate income (as defined by HUD) homeowners for major home repairs. The Senior Grant Program provides grants for up to \$10,000 to very low income senior homeowners to fund home repairs.</p> <p>Objective: To provide brochures at the City’s Community Development Department and on the City’s website regarding the Home Improvement and Senior Grant programs; to work with the Montebello Housing Development Corporation to provide seminars, advocacy, and education sessions to provide information on available housing programs in the City; to assist 10 owner-occupied units per year, for a total of 60 units; and to rehabilitate 10 properties per year through the Senior Grant Program, for a total of 60 units during the 2014–2021 Housing Element cycle.</p> <p>Responsibility: Planning Division</p> <p>Funding: HOME funds</p> <p>Timeframe: Ongoing</p>	<p>This program was continuously implemented during 2020.</p>	Continue
3	<p>Rental Rehabilitation Program</p> <p>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.</p> <p>Objective: To publicize the programs to owners of multi-family developments through flyers at the City’s Community Development Department and on the City’s website; to focus efforts on investor owned, small-scale multi-family rental properties, providing amortized and deferred loans at a 3% interest rate for a 10 to 15-year loan period; and to assist a total of 12 units during the 2014–2021 period.</p> <p>Responsibility: Planning Division, Code Enforcement Division</p> <p>Funding: HOME Funds, CDBG</p> <p>Timeframe: Ongoing</p>	<p>Due to staffing and resource constraints, this program has not yet been implemented.</p>	Continue and consolidate with Home Improvement Programs (Program #2)

		Implementation Status	Recommendation
4	<p>Neighborhood Revitalization</p> <p>The goal of the neighborhood revitalization program is to eliminate slum and blight conditions and improve living conditions through the provision of rehabilitation activities and public improvement projects. The City's goal is to stabilize neighborhoods and create a viable and livable community through rehabilitation and new homeownership opportunities.</p> <p>Objective: To continue to support neighborhood revitalization programs, working with nonprofit organizations and community groups to improve living conditions throughout the City; and to target the South Greenwood area for neighborhood revitalization.</p> <p>Responsibility: Economic Development Division</p> <p>Funding: HOME Funds, CDBG</p> <p>Timeframe: Ongoing</p>	6 new affordable housing units were build using HOME Funds.	Continue and consolidate with Home Improvement Programs (Program #2)
5	<p>Preservation of At-Risk Housing</p> <p>The City is committed to guarding against the loss of housing units reserved for lower income households. One assisted project in the City of Montebello, the Beverly Towers, which provides 189 affordable units, has an expiring Section 8 contract and is at risk of converting to market rate. However, because the project is owned and operated by a non-profit organization, it is considered to be at low risk of converting to market rate. The City will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate, and assist property owners in maintaining the affordability of these units. In addition, the City will require the notification of tenants in the event the owners intend to convert the affordable units to market-rate units.</p> <p>Objective: To annually monitor the status of the 189 affordable housing units that are at risk of converting to market-rate during the 2014-2021 Housing Element planning period; to monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary; and to continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budgets</p> <p>Timeframe: Ongoing</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
6	<p>Density Bonuses</p> <p>The City abides by State density bonus law to facilitate the development of affordable and senior housing. Pursuant to State law, the City offers density bonuses of between 20% and 35% for the provision of affordable housing, depending on the amount and type provided. The City will work with developers to discuss potential opportunities related to the use of density bonus incentives as a means to promote the development of affordable housing. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing. Due to changes in state density bonus law in the last few years the City will update the density bonus regulations in their zoning.</p> <p>Objective: To continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development; and to include the specific requirements of State Density bonus law into the Zoning Ordinance for reference by developers.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Ongoing and update ordinance by Spring 2021</p>	<p>The City regularly meets with housing developers to facilitate the development of affordable housing and discuss potential opportunities to qualify for incentives or concessions available through State Density Bonus Law.</p> <p>The City is partnering with Cesar Chavez Foundation, an affordable housing developer, to allow the development of an affordable housing project on City owned land and offer concessions available through State Density Bonus Law to vary from setbacks, open space, and trash enclosure requirements. For this project, existing zoning allows for 45 residential dwelling units. With Density Bonus Law, 63 residential dwelling units are proposed. This project was approved in 2021.</p>	Continue

		Implementation Status	Recommendation
7	<p>Water and Sewer Service Providers</p> <p>In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver the Housing Element to all public agencies or private entities that provide water or sewer services to properties within Montebello. Water service for the City is provided by five service providers in five different districts: California Water Service Company, Central Basin/Metropolitan Water District (MWD), Montebello Land and Water, San Gabriel Valley Water Company, and the South Montebello Irrigation District. Water availability and service delivery is a critical element in the planning and review of new residential developments. The local water purveyors consider regional and local growth projections developed by the Southern California Association of Governments (SCAG) for the Regional Transportation Plan (RTP) and the RHNA. These projections are used in the preparation of water master plans that indicate the necessary capital improvements that may be required in future years.</p> <p>Objective: By the end of the 4th quarter of 2019, the City will formalize notification procedures to SCAG.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Review of the City submittals to SCAG</p>	This program has not yet been implemented.	Delete
8	<p>Energy Conservation Program</p> <p>There are a number of programs that, in addition to providing for new opportunities for housing, also have the added benefit of promoting resource conservation. An important element of any energy conservation measure will be to identify strategies for retrofitting energy conserving devices in both new residential development and in the rehabilitation of existing development.</p> <p>Objective: 100 referrals</p> <p>Responsibility: Housing Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Ongoing and will continue to be implemented throughout the planning period. The City's website will be updated by the end of the 4th quarter of 2019</p>	This program was continuously implemented during 2020 and will be continued throughout the 2014-2021 planning period.	Continue
9	<p>Extremely Low Income, Very Low Income, and Low Income Housing Program</p> <p>The City intends to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties; to maintain, on an ongoing basis, a vacant and underutilized residential sites inventory, and provide sites information to interested developers; and to provide technical assistance and information on available vacant and underutilized parcels in the City.</p> <p>Objective: To maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density to facilitate the development of housing for extremely low income households that have a developmental disability through the measures identified above.</p> <p>Responsibility: Planning Division</p> <p>Funding: HOME funds, Section 8 vouchers, and Departmental Budget for outreach and exploring funding sources.</p> <p>Timeframe: The 4th Quarter of 2019 and then ongoing. The Inclusionary Housing Ordinance will be adopted by the end of the 4th Quarter of 2019.</p>	<p>HOME funds set aside for acquisition and construction of affordable housing throughout the City.</p> <p>The Inclusionary Housing Ordinance is on 2021-22 work program and budget for the Planning Division.</p> <p>City participates in the County's Housing Choice Voucher program.</p>	Continue

		Implementation Status	Recommendation
10	<p>First Time Homebuyer Program</p> <p>The goal of this program is to increase the percentage of homeowners in the community and assist with the stabilization of residential neighborhoods. The Montebello Housing Development Corporation provides second mortgage loans to first time homebuyers of low- to moderate-income means. These loans are provided for acquisition of homes on the City of Montebello open market. The loans provide the bridge between sales purchase price of homes and the available buying power of the first time homebuyers of low to moderate-income means, and are funded through a CalHome grant.</p> <p>Objective: To provide information on the First Time Homebuyer Program at City Hall and on the City’s website; to provide homeownership assistance to 5 low- and 5 moderate-income households, annually for a total of 60 households during the 2014-2021 planning period.</p> <p>Responsibility: Montebello Housing Development Corporation and Economic Development Department</p> <p>Funding: CalHome; HOME.</p> <p>Timeframe: Ongoing</p>	<p>This program has not yet been implemented.</p> <p>The City will evaluate whether this program will be carried into the next Housing Element planning cycle.</p>	Continue
11	<p>Section 8 Rental Subsidies</p> <p>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.</p> <p>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.</p> <p>Responsibility: County of Los Angeles Housing Authority; Planning and Community Development Department.</p> <p>Funding: HUD, Departmental Budget</p> <p>Timeframe: Ongoing</p>	Participating in County’s Housing Choice program. LACTA administers program which benefits the City’s low income population with publicly assisted rental housing.	Continue
12	<p>Fair Housing Services/Housing Rights Services</p> <p>The City contracts with the Housing Rights Center to provide fair housing services in Montebello. 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 Division Lobby, and at the local libraries in the City. In addition, the City will continue to maintain fair housing referral information on its public website.</p> <p>Objective: To continue to assist households through the Housing Rights Center and to continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. The City will sponsor an outreach event in 2018 and on an annual basis thereafter.</p> <p>Responsibility: California Housing Rights Center, Planning and Community Development Department</p> <p>Funding: Housing Rights Center CDBG Funds; Departmental Budget</p> <p>Timeframe: The City will continue to work with the Long Beach Fair Housing Council is maintaining the existing program.</p>	<p>Quarter 1 of 2020: assisted 21 Montebello households.</p> <p>Quarter 2 of 2020: assisted 48 Montebello households.</p>	Continue

		Implementation Status	Recommendation
13	<p>Housing Mediation Board</p> <p>The City will continue to encourage a resolution of owner/tenant disputes through the Housing Mediation Board. The Housing Mediation Board is designed to provide an atmosphere in which disputing parties of rental housing are able to reach a mutual workable solution to excessive rent increases, claims of wrongful notices to quit, and clarification of general rights and responsibilities of property owners and tenants.</p> <p>Objective: To provide assistance to property owners and renters and regularly update the Analysis of Impediments to Fair Housing Choice, consistent with HUD guidelines; and to offer workshops and trainings to property owners and managers of rental properties.</p> <p>Responsibility: Planning and Community Development Department</p> <p>Funding: CDBG and Departmental Budget</p> <p>Timeframe: Ongoing</p>	This program has not yet been implemented.	Delete. Combine this with the Fair Housing Services/Housing Rights Services Program (program #12).
14	<p>Reasonable Accommodation and Developmentally Disabled Program</p> <p>Under this program, the City will adopt a reasonable accommodation ordinance to provide exception in zoning and land-use regulations for housing for persons with disabilities including those individuals that are classified as having developmental disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee.</p> <p>Objective: To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities; and to provide information to residents on reasonable accommodation procedures via public counters and the City website.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Completed by the end of the 4th Quarter of 2019</p>	<p>The City continuously reviewed and accepted reasonable accommodation requests in 2020 through the approval of building permits to accommodate persons with disabilities.</p> <p>This program has not yet been fully implemented.</p>	Continue
15	<p>Zoning Ordinance Revisions</p> <p>The Montebello Zoning Ordinance will be amended to accommodate a number of new provisions that are now required under State housing law. The City will revise the Zoning Code to remove the requirement of a CUP for senior housing and handicapped housing projects that essentially function as a multi-family development. The CUP for congregate care and support services that are ancillary to a senior housing development will be eliminated.</p> <p>Objective: The rezoning will occur within 12 months following the adoption of the Housing Element to remove the CUP requirement for Senior Housing and Handicapped Housing projects and to conform to the EHA requirements.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Completed by the end of the 4th Quarter of 2020</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue

		Implementation Status	Recommendation
16	<p>Emergency Shelter/Housing Program</p> <p>This program proposes to amend the Zoning Code to permit emergency shelters by-right in the Heavy Commercial-Limited Industrial (CM) zone.</p> <p>Objective: The Zoning and GPA will be changed to accommodate the emergency shelter use within the CM Zone.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Amend M-1 zone regulations before or at the same time as housing element adoption. Amend C-M zone regulations by December 2020.</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
17	<p>Transitional Housing Program</p> <p>The definition of transitional housing will be changed in order to consider transitional housing as a residential use in all zones that allow residential uses subject to those restrictions that are applicable to the other residential uses of the same type in the same zone.</p> <p>Objective: Rezoning has been completed. Handouts will be prepared and information will be posted on the City's website.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Zoning Revision has been completed.</p>	<p>Rezoning has been completed. Handouts will be prepared and information will be posted on the City's website.</p> <p>This program has been partially implemented.</p>	Continue
18	<p>Single-room Occupancy (SRO) Housing Program</p> <p>To facilitate the development of SROs, the Zoning Code will be amended to specify siting, development standards, and conditions for approval.</p> <p>Objective: Rezoning within 12 months.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Completed by the end of the 4th Quarter 2019.</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
19	<p>Supportive Housing Program</p> <p>Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. The City of Montebello will permit supportive housing within all the zones that permit residential uses subject to the same requirements of residential uses of the same type in the same zone. The City will comply with all State requirements governing supportive housing.</p> <p>Objective: Rezoning within 12 months.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Completed by the end of the 4th Quarter 2019.</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue

		Implementation Status	Recommendation
20	<p>Manufactured Housing Units/Mobile Home Parks Program</p> <p>The City will review the current code sections that apply to manufactured housing to ensure the existing code requirements do not conflict with State law.</p> <p>Objective: The Zoning Ordinance, with respect to the review and approval of manufactured housing units, will be amended to comply with State law.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: The rezoning will occur within 12 months following the adoption of the Housing Element (Completed by the 4th Quarter of 2020).</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
21	<p>Zoning Ordinance Revision for Removing Zoning Constraints</p> <p>As part of the comprehensive Zoning Ordinance revision, the City will remove the number of bedroom requirements and square footage requirements to allow more flexible design and higher density residential developments. The City will also review the existing off-street parking requirements (including the guest parking requirements, for the R-2, R-3, and R-4 zone districts).</p> <p>Objective: To review the Zoning Ordinance to ensure it is not a constraint or impediment to the development of units that will be effective in providing housing for larger families.</p> <p>Responsibility: Planning Division</p> <p>Funding: Departmental Budget</p> <p>Timeframe: Completed by the 4th Quarter 2019</p>	Due to staffing and resource constraints, this program has not yet been implemented.	Continue
22	<p>Adopt Housing Opportunity Overlay to Address Remaining Regional Housing Need</p> <p>The rezoned site(s) must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the CEQA review process.</p> <p>Objective: Create zoning overlay to address at least 577 units of lower income RHNA.</p> <p>Responsibility: Planning Division</p> <p>Funding: General Fund</p> <p>Timeframe: Overlay adopted before or at the time of housing element adoption.</p>	An ordinance was adopted by the City Council on 5/17/2020 to create a Housing Opportunities Overlay Zone and apply it to 5 properties to provide capacity for at least 577 lower income units.	Delete

		Implementation Status	Recommendation
23	<p>Affirmatively Furthering Fair Housing</p> <p>Specific actions will include:</p> <ul style="list-style-type: none"> • Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws. • Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year. • Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies. • Ensure environmental hazards are not disproportionately concentrated in low-income communities and low-income communities of color. • Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. • Provide education to the community on the importance of completing Census questionnaires. <p>Objective: To affirmatively take actions to end housing discrimination and to promote diverse, inclusive neighborhoods.</p> <p>Responsibility: Planning Division</p> <p>Funding: To be determined</p> <p>Timeframe: Create Plan by December 2020 and implement on an ongoing basis.</p>	Due to Coronavirus restrictions, some plans were put on pause (no public counters, no in-person meetings).	Amend

Table 4.2: Evaluation of Programs in the 2016–2021 Housing Element

B. CUMULATIVE EFFECTIVENESS IN ADDRESSING HOUSING FOR SPECIAL NEEDS POPULATION

Elimination of redevelopment funds, past political disarray, changes in leadership, global pandemic, and shortage of staff capacity has affected City’s ability to address all the special housing needs planned for in the 2016–2021 Housing Element.

Many special needs housing programs were either reduced in scope or simply were not carried out due to funding and staffing limitation. Nevertheless, the City was able to:

- Partner with San Gabriel Valley Regional Housing Trust (SGVRHT) and the San Gabriel Valley Council of Governments (SGVCOG) to develop a tiny home program to assist homeless individuals within the City;
- Use HOME funds to get 6 new affordable housing units built;

- Partner with Cesar Chavez Foundation, an affordable housing developer, to allow the development of an affordable housing project on City owned land and offer development standards concessions through State Density Bonus Law; and
- Amend zoning ordinance to allow transitional housing in all zones that allow residential uses, and create zoning overlay to address at least 577 units of lower income RHNA.

The City has recently hired a Housing Manager and is evaluating the feasibility of creating a Housing Authority. The City will continue to pursue additional funding to facilitate affordable housing and special needs housing.



84 Montebello Housing Element

5 Resources and Opportunities

Land, financial, and administrative resources available for the development and preservation of housing in Montebello are discussed in this section. The analysis includes an evaluation of the availability of land resources for future housing development; the City's ability to satisfy its share of the region's future hous-

ing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies. Opportunities for energy conservation are also explored.

A. LAND RESOURCES



Total Acres



63,544

Population (2020)



20,051

Housing Units (2020)



44%

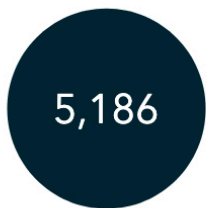
Owner-occupied (%)



56%

Renter-occupied (%)

FINAL 6TH CYCLE REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) ALLOCATION



Total RHNA Allocation



1,314

Very Low Income (<50% of AMI)



707

Low Income (50-80% of AMI)



777

Moderate Income (80-120% of AMI)



2,388

Above Moderate Income (>120% of AMI)

Figure 5.1 Montebello's RHNA allocation for the 6th cycle. Source: SCAG.

The total housing growth need for the City of Montebello during the 2021-2029 planning period is 5,186 units. This total is distributed by income category as shown in Figure 5.1.

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." The

results of this analysis are summarized in the Site Inventory Table (Table 5.1). The table shows that under the City's current General Plan available capacity is not adequate to accommodate the 6th cycle RHNA, based on the selection of available sites using objective criteria and known conditions. After adopting the 2045 General Plan (anticipated in 2022) opportunities for housing development in Montebello would be significantly expanded.

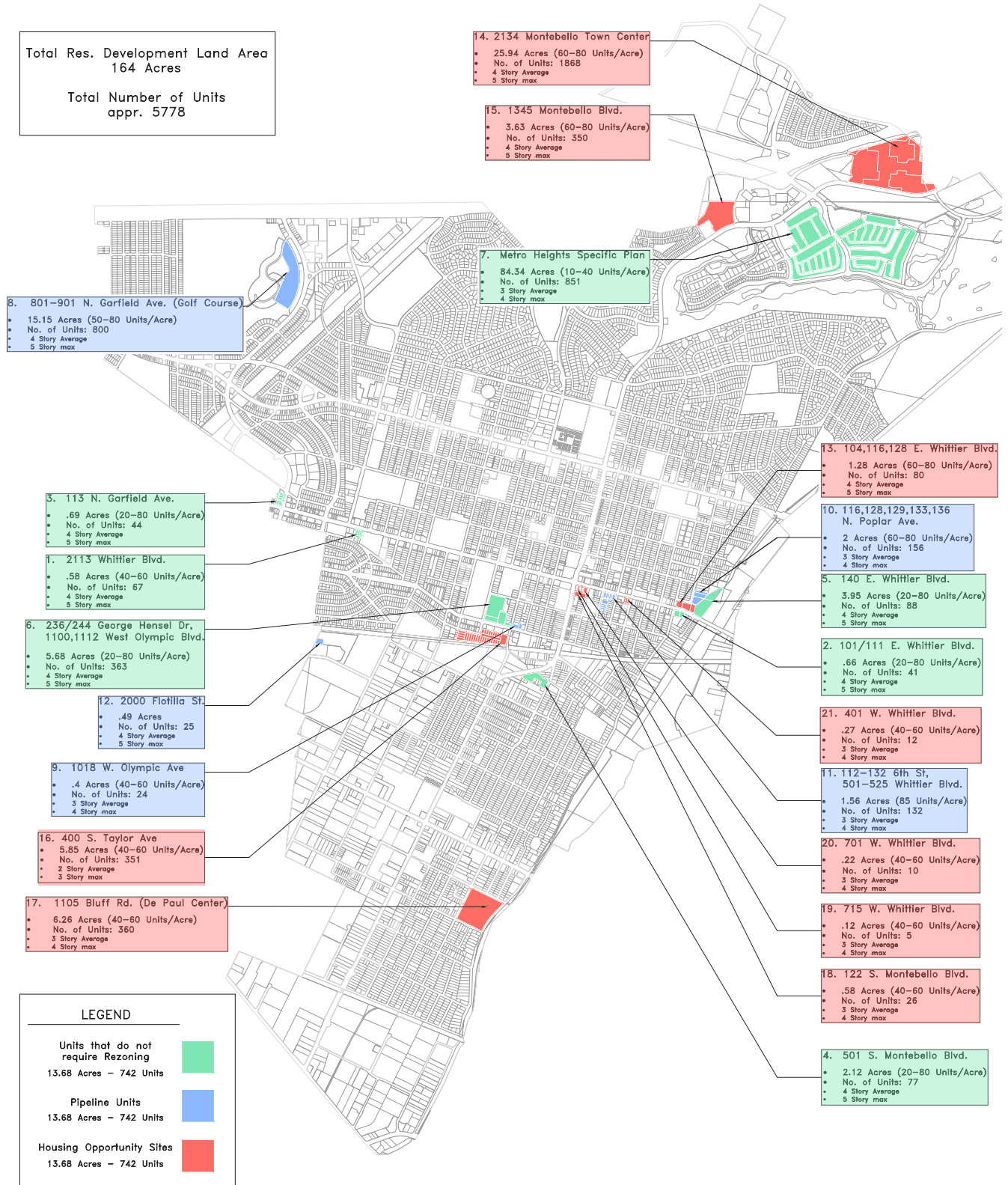


Figure 5.2: Sites Inventory Map

	Site Address/Inter-section	General Plan		Zoning		Density		Parcel Size acres	Existing Use	Total Capacity	Adjustment	Realistic Capacity	Income Capacity			
		Current	Proposed	Current	Proposed	Min	Max						Very Low	Low	Moderate	Above Moderate
Sites that do not require Rezoning																
1	2113 Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2 (PD)	Mixed-Use Corridor	40	60	0.58	Vacant	—	—	67	—	—	—	67
2	101/111 E Whittier Blvd	Boulevard Commercial	Mixed-Use Corridor	C-2 (HOO)	Mixed-Use Corridor	20	80	0.66	Vacant Building & Lot	53	77%	41	—	—	—	41
3	113 N. Garfield Ave	Boulevard Commercial	Mixed-Use Corridor	C-2 (HOO)	Mixed-Use Corridor	20	80	0.69	Car wash	55	80%	44	—	—	—	44
4	501 S. Montebello Blvd	High Density Residential	Mixed-Use Corridor	R-3, M-1, C-2 (HOO)	Mixed-Use Corridor	20	80	2.12	Industrial	170	45%	77	—	—	—	77
5	140 E. Whittier Blvd	Industrial and High Density Residential	Mixed-Use Corridor	R3, M-1 (HOO)	Mixed-Use Corridor	—	150	3.95	Vacant	593	13%	80	—	—	—	80
6	236/244 George Hensel Drive, 1100 & 1112 West Olympic Boulevard	Parks and Open Space, Medium Residential	Mixed Use Corridor & Neighborhood	C-2, R-3 (HOO)	Mixed Use Corridor & Neighborhood	20	80	5.68	Warehouse	454	80%	363	—	—	—	363
7	Montebello Hills Specific Plan	Low- & High-Density Residential, & Oil Production	Mixed-Use Neighborhood	Montebello Hills Specific Plan	Medium Density	10	40	84.34	Vacant Hills	3,374	25%	851	—	—	56	795
Pipeline Units																
8	805-865 N. Garfield Ave (Golf Course)	Parks and Open Space	Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	50	80	15.15	Golf Course	1,212	66%	800	130	70	210	390
9	1018 W. Olympic Ave	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.4	Parking Lot	24	100%	24	—	—	8	16
10	116, 128, 129, 133, 136 N. Poplar Avenue	Medium- & High-Density Residential	Mixed-Use Neighborhood	R-3	Mixed-Use Neighborhood	60	2	2	Apartment	160	98%	156	—	—	55	101
11	112-132 6th St, 501-525 Whittier Blvd (Cesar Chavez Foundation)	General Commercial, Medium Density Residential	Mixed Use Corridor & Neighborhood	C-2, R-3	Mixed Use Corridor & Neighborhood	—	85	1.56	Retail, Vacant, Residential	132	100%	132	61	33	13	25
12	2000 Flotilla Street	Industrial	Commerce	M-2	Industrial	—	—	0.49	Parking Lot	25	100%	25	25	—	—	—
Housing Opportunity Sites																
13	104,116, 128 Whittier Blvd	Boulevard Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	60	80	1.28	Commercial, retail	102	78%	80	—	—	—	80
14	2134 Montebello Town Center	General Commercial	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	25.94	Shopping Mall	2,075	90%	1,868	616	320	420	512
15	1345 Montebello Blvd (Former Costco Site)	General Commercial	Mixed-Use Neighborhood	C-2	Mixed-Use Neighborhood	60	80	7.04	Parking for vacant building	563	62%	350	103	85	37	125
16	400 S. Taylor Ave	Industrial	Mixed-Use Neighborhood	M-1, R-3	Mixed-Use Neighborhood	40	60	5.85	Municipal Bus Facility	351	100%	351	148	80	43	80
17	1105 S. Bluff Road (De Paul Center)	Institutional	Mixed-Use Neighborhood	R-1	Mixed-Use Neighborhood	40	60	6.26	Vacant Religious Facility	376	96%	360	234	126	—	—
18	122 S. Montebello Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.58	Parking lot	490	75%	26	—	—	9	17
19	715 W Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.12	Vacant storefront	35	75%	5	—	—	2	3
20	701 W Whittier Blvd	General Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	0.22	Vacant restaurant	7	75%	10	—	—	3	7
21	401 W Whittier Blvd	Boulevard Commercial	Mixed-Use Corridor	C-2	Mixed-Use Corridor	40	60	.27	Parking lot	16	75%	12	—	—	4	8
Accessory Dwelling Units																
22	Citywide ADUs (7units per year)															56
	Total												1,317	714	860	2,887
	Overall Total															5,778

Table 5.1: Site Inventory

Site #2 to Site #6 in Table 5.1 constitutes all sites that were included in the 5th Cycle Housing Element.

Table 5.2: Acreage of Parcels Listed in Site Inventory

	Site Address	APN	Parcel Size (acres)	Total Size (acres)
Sites that do not require Rezoning				
1	2113 Whittier Blvd			
	APN	6337-007-001	0.44	0.58
	APN	6337-007-002	0.14	
2	101/111 E Whittier Blvd			
	APN	6348-001-015	0.28	0.66
	APN	6348-001-014	0.38	
3	113 N. Garfield Ave			
	APN	6343-014-031	0.69	0.69
4	501 S. Montebello Blvd			
	APN	6350-022-020	2.12	2.12
5	140 E. Whittier Blvd			
	APN	6347-012-009	2.78	3.95
	APN	6347-011-020	1.17	
6	236/244 George Hensel Drive, 1100 & 1112 West Olympic Boulevard			
	APN	6350-011-900	3.68	5.68
	APN	6350-011-901	0.76	
	APN	6350-011-023	1.02	
	APN	6350-001-021	0.22	
7	Montebello Hills Specific Plan			
	APN	5271-001-048, 5271-001-049	84.34	84.34

	Site Address	APN	Parcel Size (acres)	Total Size (acres)
Pipeline Units				
8	805-865 N. Garfield Ave			
	APN	5267-010-907	15.15	15.15
9	1018 W. Olympic Ave			
	APN	6350-010-010	0.28	0.4
	APN	6350-010-012	0.38	
10	116, 128, 129, 133, 136 N. Poplar Avenue			
	APN	6346-020-012	0.12	2
	APN	6346-020-013	0.12	
	APN	6347-012-008	0.74	
	APN	6347-011-019	0.61	
	APN	6347-011-013	0.34	
	APN	6347-011-013	0.34	
11	112-132 6th St, 501-525 Whittier Blvd			
	APN	6349-005-006	0.14	1.56
	APN	6349-005-011	0.17	
	APN	6349-005-012	0.11	
	APN	6349-005-013	0.1	
	APN	6349-005-014	0.11	
	APN	6349-005-015	0.09	
	APN	6349-005-037	0.18	
	APN	6349-005-900	0.29	
	APN	6349-005-901	0.1	
	APN	6349-005-902	0.14	
	APN	6349-005-903	0.14	
12	2000 Flotilla Street			
	APN	6336-002-902	0.49	0.49

	Site Address	APN	Parcel Size (acres)	Total Size (acres)
Housing Opportunity Sites				
13	104,116, 128 Whittier Blvd			
	APN	6347-012-011	0.42	1.28
	APN	6347-012-012	0.44	
	APN	6347-012-010	0.42	
14	2134 Montebello Town Center			
	APN	5271-020-063	8.3	25.94
	APN	5271-020-062	0.57	
	APN	5271-020-061	0.66	
	APN	5271-020-077	0.25	
	APN	5271-020-081	13.62	
	APN	5271-020-082	0.3	
	APN	5271-020-084	7.02	
15	1345 Montebello Blvd			
	APN	5293-001-023	7.04	7.04
16	400 S. Taylor Ave			
	APN	6350-016-904	2.19	5.85
	APN	6350-017-906	3.66	
17	1105 S. Bluff Road			
	APN	6352-001-055	6.26	6.26
18	122 S. Montebello Blvd			
	APN	6349-007-910	0.31	0.58
	APN	6349-007-915	0.27	
19	715 W Whittier Blvd			
	APN	6349-007-004	0.12	0.12
20	701 W Whittier Blvd			
	APN	6349-007-917	0.22	0.22
21	401 W Whittier Blvd			
	APN	6349-004-016	0.27	0.27

1. Realistic Capacity

The specific methodology for arriving at realistic capacity is based on updates proposed to General Plan, Specific Plan, and Zoning Ordinances, current trends of similar recent projects approved or built in the area, or in some cases expressed interest from property owners. The identified housing sites have been targeted in the General Plan update, Downtown Specific Plan, and proposed Zoning Amendments to allow 100% residential uses. None of the sites identified would require commercial uses. If the market supports commercial uses, some mixed-use developments may include limited supporting commercial and entertainment uses at street level.

The likelihood that the selected sites will be built with residential uses is very high. The City's high level of confidence for residential uses is due to the following reasons:

- A 2021 Market Study of Montebello points towards a stronger market for residential development and a weaker market for commercial uses with repositioning of existing underperforming commercial uses along the corridors.
- None of the selected sites will require nonresidential development.
- The property owners and developers have expressed interest with many residential projects already in the pipeline in various stages of the development process.
- The proposed General Plan and Zoning land use framework encourages residential development for the selected sites.
- Additional a zoning performance standards will require minimum 20 percent residential development on all of the selected sites.
- The City will monitor and review the development trends every two years. If a significant majority (over 75%) of non-residential development is being proposed or built then within six months the City will adopt additional performance standards to ensure residential construction.

	Current Zone	Parcel Size (acre)	Capacity (maximum density)	Entitled (density)	Affordability (very low & low income)
116, 128, & 136 N. Poplar Ave (Project Site A)	R-3-PD	2	25 units (12.5 units/acre)	140 units (82 units/acre)	none
129 & 133 N. Poplar Ave (Project Site B)				16 units (56 units/acre)	
2113 Whittier Blvd	C-2(P)	0.58	0	67 units (116 units/acre)	none
112-132 South 6th St (Phase 1)	C-2-R-3-PD	1.56	45 units (29 units/acre)	63 units (85 units/acre)	71% units
501-525 East Whittier Boulevard	C-2-PD				
140 E. Whittier Blvd	R-3-PD-D-32	3.95	0	80 units (20 units/acre)	none
1029 Montebello Blvd	R-3-PD-D-38	0.52	7 units (12.5 units/acre)	17 units (33 units/acre)	none

Table 5.3: Development trends show projects being entitled through rezoning at significantly higher density than initially permitted by zoning.

2. Suitability of Non-Vacant Sites

Montebello is a built-out city with relatively few vacant sites. The vast majority of the vacant lots are either too small to develop or have substantial barriers to development, such as environmentally sensitive parcels not ideal for development. Therefore, the site inventory must rely primarily on non-vacant sites.

To ensure sites selected for the site inventory do not have existing uses that are impediments to housing development, an extensive analysis was conducted to only select sites that are most likely to develop during the planning period, filtering out parcels.

Development likelihood and feasibility was determined by a number of different variables, including improvement-to-land value ratio, existing lot coverage, lot size, future development potential, and existing use and unit count where applicable. The City analyzed the most current parcel-level data across such variables to determine which sites were most appropriate for inclusion into the site inventory and to estimate the number of additional units that are likely to be developed. Additionally, development sketches were prepared for each site to get a full understanding of the development potential within specific neighborhood contexts.

Threshold Assumptions for non vacant sites include: an improvement to land value ratio of 1 or less; and any structure in need of major repair or restoration or over 30 years of age.

A market and fiscal study was prepared to support assumptions around parcel turnover at commercial sites. Many of the non-vacant sites in the inventory have an existing commercial use or are in a zone that is currently zoned commercial only but will soon allow residential uses once the zoning district is updated to align with the new Land Use Element designation.

The commercial and office vacancy rates in Montebello are higher than in the Los Angeles County and have only increased since the start of the pandemic. Given these high commercial vacancy rates even compared to the region, as well as the new allowance for multi-family residential development under the citywide rezoning program, it is likely that such sites will turnover during the planning period.

The City also verified its assumptions by analyzing recent project approvals, submittals and inquiries for the past four years to assess development trends. An analysis of these applications reflects the residential use assumptions about development likelihood for sites within the City's Housing Element Site Inventory.

Interviews with local developers who are working in Montebello also informed the factors and assumptions in the Site Inventory and verified that the sites on the Inventory are likely to redevelop. The proximity to downtown Los Angeles, easy Freeway access, and quality of life are often quoted reasons that make Montebello a desirable location for residential development according to developers, and most of the respondents are actively investigating sites and seeking investment opportunities on non-vacant sites in the City.

A multitude of fiscal and land use policies and programs in the

proposed General Plan and Downtown Specific Plan as well as the Housing Element support the site inventory strategy of encouraging reuse of non-vacant sites such as under-utilized commercial sites along the Corridors.

Therefore, based on this substantial evidence, the City of Montebello has determined that the sites on the Site Inventory are feasible for residential development, do not have impediments due to existing uses, and are the sites in the City most likely to be developed with housing during the planning period.

3. Environmental Constraints

Environmental issues could possibly affect the type and amount of residential development in a given location. If not addressed, these types of constraints could preclude a jurisdiction from facilitating the development of housing that is needed to meet its RHNA allocation. None of the sites being used to address the City's new RHNA targets have environmental constraints.

Nevertheless, this section addresses the environmental constraints in the City of Montebello and the actions that have been taken to mitigate these constraints with regard to the potential development of housing.

In 2019, the Montebello City Council approved the Montebello Hills Project, a 1,200 units master planned residential development on a hilly site with abandoned oil wells. Phase I of the project was approved and is currently under construction. The Final Environmental Impact Report that extensively addressed abandoned oil wells was certified by the City Council. To date, the City has approved 1,200 new units in two phases (Phase A: 349; and Phase B: 851). Plan check is underway with the City's Building Division and it is our understanding that Toll Brothers and Lennar intend to develop all of the approved units. Toll Brothers obtained all required approvals, permits, and authorization in connection with its grading efforts and construction of the project for Phase A has commenced with sales of a portion of the new homes later this month. All work on the Montebello Hills Project site is proceeding in accordance with local approvals, the 2019 updated US Fish and Wildlife Service Biological Opinion and Technical Assistance letter dated December 3, 2020.

No other sites have any known environmental constraints.

4. Infrastructure

Montebello was incorporated 102 years ago in 1920. Today, the City is highly urbanized and fully developed. The growth opportunities are mostly limited to redevelopment of underutilized parcels that can be recycled for new uses. No new streets are needed; water, sewer and power lines service all properties. The capacity has been studied as part of the proposed General Plan Update and Downtown Specific Plan. The City has demonstrated that there is sufficient existing and planned infrastructure capacity, including water, wastewater treatment services, stormwater drainage, telecommunications facilities, and solid waste to facilitate the City's RHNA. The Infrastructure Report pointed out sewer infrastructure investments needed to meet the sanitation needs of growing Montebello.

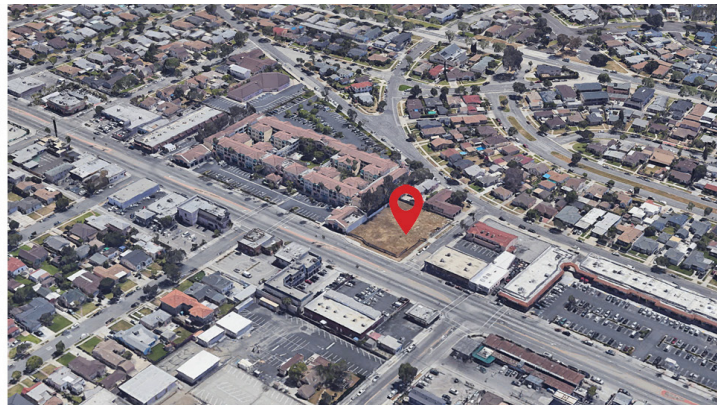
Montebello's downtown area is identified in the Housing Element and the Downtown Montebello Specific Plan area for higher density residential development. The downtown sewer system will need to be replaced to support additional residential development and to prevent sewage from leaking into the region's groundwater supply.

The Federal and State budget appropriations process has provided an opportunity and the City of Montebello has submitted the Sewer System Rehabilitation Project for consideration by State and Federal representatives. Projects submitted to the Federal and State representatives are to provide a portion of funding to address sewer in the downtown area of Montebello. The City is looking for additional funding sources including the Affordable Housing and Sustainable Communities Program (AHSC) through HCD. In addition, the City is exploring options to establish an Enhanced Infrastructure Financing District (EIFD) to help offset future infrastructure improvements.

In November 2021, the City Council approved a 4-story, 132 residential units in the downtown area — majority of the units will be available for persons with lower income. The City is partnering with the Cesar Chavez Foundation (CCF), an affordable housing developer, to help facilitate this project. The Cesar Chavez Foundation has committed to ensure infrastructure in the surrounding area meets capacity requirements to accommodate the net new residential units associated with the CCF 6th Street Grande Project. In addition, CCF is working with the City to compete for AHSC funding intended to upgrade a portion of the infrastructure along Whittier Blvd. and 6th Street within the City of Montebello.

Additionally, the long and short term Capital Improvement Programs are designed to maintain the infrastructure in good condition and working at optimal levels to serve the needs of residents and businesses.

5. Sites that Do Not Require Rezoning



1 2113 Whittier Boulevard					
APN	6337-007-001, 6337-007-002			Parcel Size	0.58 acres
Existing Use	Vacant	General Plan	General Commercial	Zoning	C-2 (PD)
TCAC Category	Low Resource	Estimated Capacity	67 units	VL-L-M-AM	0-0-0-67



Approved development for 2113 Whittier Boulevard.

The vacant site consists of four parcels totaling 0.58 acres located at the southeast corner of West Whittier Boulevard and South 22nd Street. This Whittier Boulevard site is within walking distance to schools, parks, shopping centers, markets, restaurants, and public transportation. The Montebello Senior Villas (160 units) is located to the east.

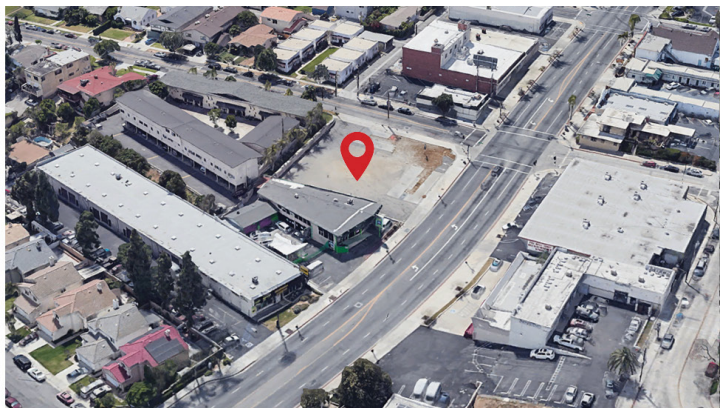
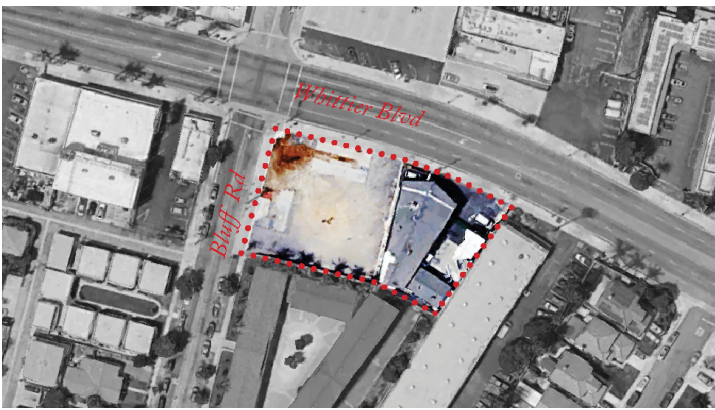
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 67 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

The City's General Plan Land Use map designates this site as General Commercial. In 2015, the site was rezoned to add a Planned Development District (PD) overlay zone to the existing General Commercial (C-2) zone to facilitate the development of 67 rental residential dwellings (40 one bedroom and 27 two bedrooms). The developer has obtained building permits for this development, which is expected to be constructed within the 6th Cycle Housing Element planning period.

The development of this vacant site would not displace any existing units.

In 2015, the site was rezoned to C-2 (PD) to allow for 67 market rate units. The 67 potential housing units have been allocated to the above moderate category within the City's Regional Housing Needs Assessment (RHNA) allocation percentages.

The parcels fall within a Qualified Census Tract (QCT). QCTs are census tracts with a poverty rate of at least 25% or in which 50% of the households have incomes below 60% of AMI.



2		101/111 E Whittier Boulevard			
APN	6348-001-015, 6348-001-014			Parcel Size	0.66 acres
Existing Use	Vacant lot, vacant building	General Plan	Boulevard Commercial	Zoning	C-2 (HOO)
TCAC Category	Low Resource	Estimated Capacity	41 units	VL-L-M-AM	0-0-0-41

The vacant site consists of two parcels totaling 0.66 acres located at the southeast corner of West Whittier Boulevard and South Bluff Road. One lot is occupied with a vacant single-story 4,319 square foot commercial building built in 1972, and another is unoccupied with a partially paved vacant lot.

The low 0.83 improvement to land value ratio for this prime downtown Montebello location; proximity to the regional 17-mile Rio Hondo loop of trails, parks, and greenway; and recent entitlements of residential development in the immediate area makes this site viable for redevelopment.

This Whittier Boulevard site is located within the downtown area, and is walking distance to parks, shopping centers, markets, restaurants, and public transportation.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 41 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element. The City is in continued discussion with property owners to construct residential units on the subject properties using a lot-tie covenant to combine the lots.

The redevelopment of this site would not displace any existing units.

The City’s General Plan Land Use map designates this site as Boulevard Commercial. The site is zoned C-2 with a Housing Opportunity Overlay (HOO) zone that allows maximum of 80 units per acre

The parcels are located in the downtown area. It is likely that street level uses may be non-residential uses. Therefore, a conservative capacity of 77% of maximum allowed density has been allocated for residential uses. The 41 potential housing units have been allocated to the above moderate category within the City’s RHNA allocation percentages.



3		113 N. Garfield Avenue			
APN	6343-014-031			Parcel Size	0.69 acres
Existing Use	Carwash facility	General Plan	Boulevard Commercial	Zoning	C-2 (HOO)
TCAC Category	Moderate Resource	Estimated Capacity	44 units	VL-L-M-AM	0-0-0-44

The highly visible 0.69 acre site is located at the northwest corner of North Garfield Boulevard and Whittier Boulevard. This site is currently improved with a carwash facility and surface parking.

The low (0.00) improvement to land value ratio for this busy Montebello intersection; and the age (built in 1971) and condition of the 7,832 square feet building makes this site viable candidate for redevelopment.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 44 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

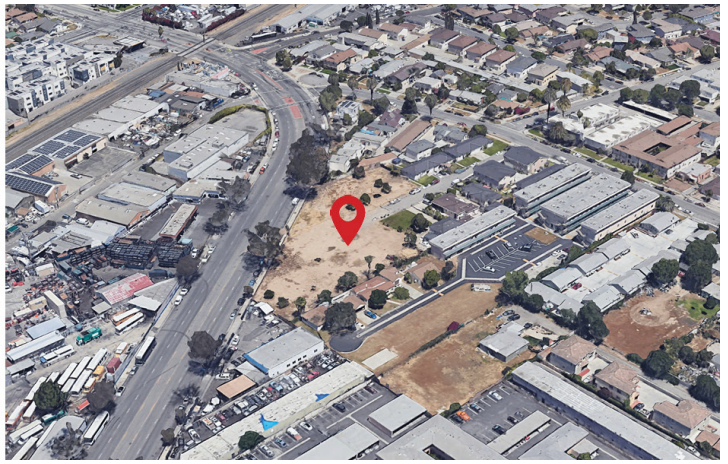
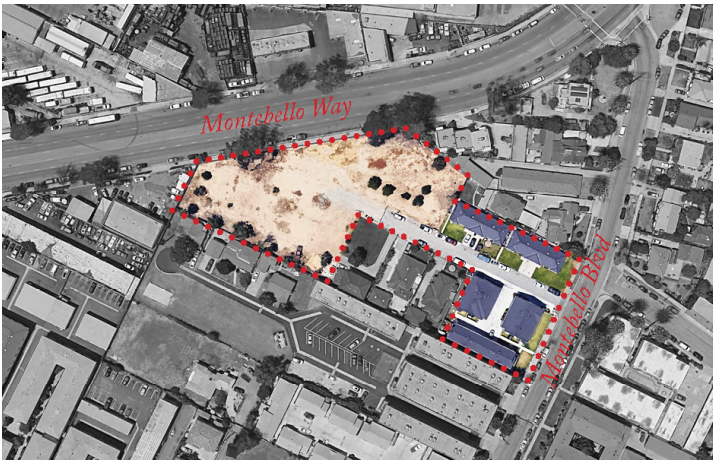
This Whittier Boulevard site is located at the intersection of two important corridors in the City, and is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

This site was identified in the 5th Cycle Housing Element. The property owner is motivated to have this site redeveloped as housing.

The development of this site would not displace any existing units.

The City's General Plan Land Use map designates this site as High Density Residential. The site is zoned Multiple-Family Residential (R-3), Light-Manufacturing (M-1), with a HOO zone that allows maximum of 80 units per acre.

The parcels are located at a busy and highly visible intersection. It is likely that street level uses may be non-residential uses. Therefore, a realistic capacity of 80% of maximum allowed density has been allocated for residential uses. The 44 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.



4		501 S. Montebello Boulevard			
APN	6350-022-020			Parcel Size	2.12 acres
Existing Use	Vacant lot, 2 duplexes, 6 townhomes	General Plan	High-Density Residential	Zoning	R-3, M-1, C-2 (HOO)
TCAC Category	Low Resource	Estimated Capacity	77 units	VL-L-M-AM	0-0-0-41

The 2.12 acre site is located along Montebello Boulevard. The site is currently occupied by a manufacturing use and outdoor storage area. The site is very underutilized and similar sites have been developed in the past in the City. A new multi-family development was built just south and across the street. Additional multi-family development exists to the north, south, and east.

The low (0.48) improvement to land value ratio for this significant corridor site, largely vacant, makes this site viable for redevelopment.

This urban parcel is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 77 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element. The development of this site would not displace any existing units. New development would occupy the vacant portion of the site fronting Montebello Boulevard.

The City's General Plan Land Use map recommends multi-family residential on this parcel. The site has an Overlay Zone that allows maximum of 80 units per acre.

The parcels are located along a busy and highly visible section of Montebello Boulevard, which is the City's main north-south corridor. It is likely that street fronting uses may be non-residential uses. The site is also large enough to provide private open space (such as courtyards) for the residents. Therefore, a conservative capacity of 45% of maximum allowed density has been allocated for residential uses. The 77 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.



5		140 East Whittier Boulevard			
APN	6347-012-009, 6347-011-020			Parcel Size	3.95 acres
Existing Use	Vacant	General Plan	Industrial and High Density Residential	Zoning	R-3, M-1 (HOO)
TCAC Category	Low Resource	Estimated Capacity	80 units	VL-L-M-AM	0-0-0-80



The vacant 3.95 acre site along Whittier Boulevard is a gateway site into the Downtown Area.

The site is surrounded by general commercial and multi-family residential uses to the north and west. The Rio Hondo Channel open space is to the east.

This Downtown parcel is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. During the entitlement review process, the existing and proposed infrastructure improvements were carefully assessed to ensure that adequate capacity for 80 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element. The development of this site would not displace any existing units.

The City's General Plan Land Use map designates this site as Industrial and High Density Residential. The site is zoned R-3, M-1 with a HOO zone that allows maximum of 150 units per acre. In 2016, the site was approved for the development of 80 residential dwellings. The developer has obtained building permits for this development, which is expected to be constructed within the 6th Cycle Housing Element planning period.

In 2015, the site was approved for 80 market rate units. The 80 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.



Approved site plan for 140 East Whittier Boulevard.



6 236/244 George Hensel Drive, 1100 and 1112 West Olympic Boulevard					
APN	6350-011-900, 6350-011-901, 6350-011-023, 6350-001-021			Parcel Size	5.68 acres
Existing Use	Open space, youth center facility, and warehouse buildings	General Plan	Parks and Open Space, Medium Residential	Zoning	C-2, R-3 (HOO)
TCAC Category	Low Resource	Estimated Capacity	363 units	VL-L-M-AM	0-0-0-363 This site will include affordability consistent with the Surplus Lands Act.

This site is currently improved with open space, youth center facility, and warehouse buildings that are used periodically. The property owners are interested in redeveloping and there is opportunity for consolidation with neighboring publicly owned sites including State surplus and City-owned properties.

Adjacent uses include single- and multi-family residential uses next to a recreation center, park, and variety of commercial uses. This parcel is also walking distance to public transportation, schools, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 363 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This site was identified in the 5th Cycle Housing Element.

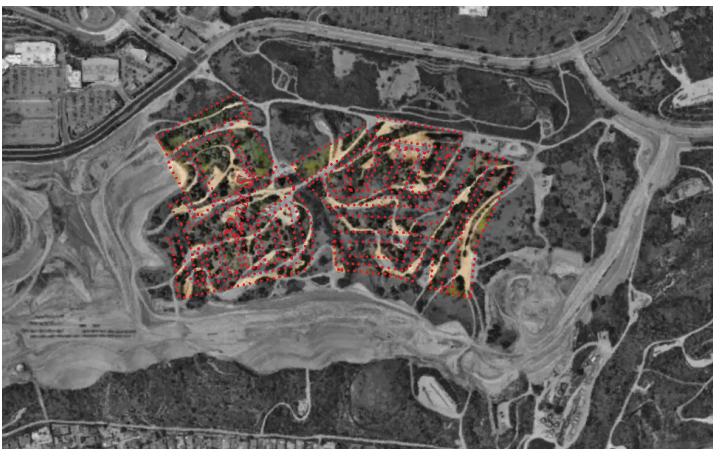
The development of this site would not displace any existing units.

The City's General Plan Land Use map designates this site as Parks and Open Spaces, and Medium Density Residential. The site is zoned C-2, R-3 with a HOO zone that allows maximum of 80 units per acre. The parcel located at 244 George Hensel Drive is owned by the State of California and was identified as surplus land by the State Department of General Services (DGS). As part of the disposition process, the property was

made available for affordable housing developers who may acquire it to develop housing for persons of low or moderate income. In addition to this, the City has had discussions with housing developers, including the owner of 1100 and 1112 West Olympic Boulevard, about combining this parcel together with the City-owned parcels to the north and residential properties to the east to redevelop the entire site with a mixed-use development which would include affordable housing.

The Olympic Avenue frontage of the parcel could be developed with neighborhood serving commercial development. Therefore, a realistic capacity of 80% of maximum allowed density has been allocated for residential uses. The 363 potential housing units have been allocated to the above moderate category within the City's RHNA allocation percentages.

This site will include affordability consistent with the Surplus Lands Act, subject to local approval.



7 Montebello Hills Specific Plan					
APN	5271-001-048, 5271-001-049			Parcel Size	84.34 acres
Existing Use	Unimproved, abandoned oil wells	General Plan	Low Density Residential, High Density Residential, and Oil Production Overlay	Zoning	Montebello Hills Specific Plan
TCAC Category	Moderate Resource	Estimated Capacity	851 units	VL-L-M-AM	0-0-56-795



In 2019, the Montebello City Council approved the Montebello Hills Project, a master planned residential development consisting of up to 1,200 residential dwelling units; public and private parks; walking trails; open space; internal infrastructure and circulation network, a community center; off-site and on-site infrastructure; and 343 combined acres of open space, 263.2 acres of which will be dedicated as habitat reserve for the California Gnatcatcher. Phase I of the project was approved and is currently under construction. The Phase II plan for 851 units was approved by Planning Commission in September 2021. City Council subsequently approved the Tract Map in November 2021.

Access to water, sewer, and dry utilities is presently being extended into the Phase I project area and will be available for the Phase II plan.



Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

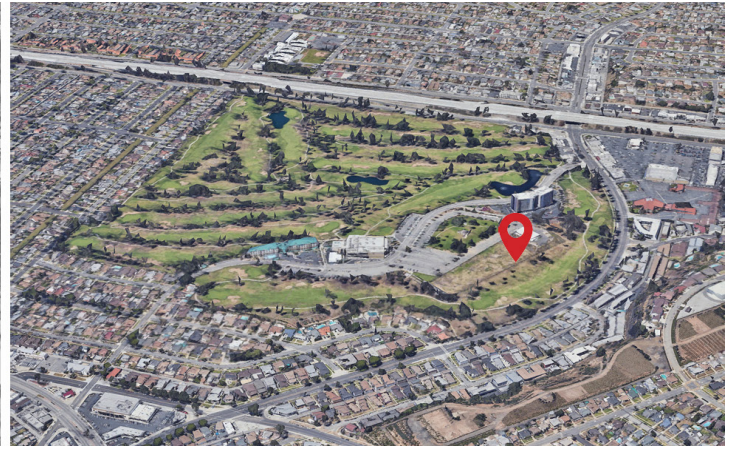


The City's General Plan Land Use map designates this site as Low Density Residential, High Density Residential and Oil Production Overlay. The Montebello Hills Specific Plan regulates development on this parcel.

Substantial portion of the large tract is planned as a natural habitat. A variety of walking trails and parks are proposed. Therefore, a very conservative capacity of 25% of maximum allowed density has been allocated for residential uses. The 851 housing units will include 56 moderate income units and 795 above moderate income units.

Top: Illustrative Site Plan from Montebello Hills Specific Plan; middle: renderings of housing types; bottom: site work.

5. Pipeline Units



8	801-901 North Garfield Avenue				
APN	5267-010-907			Parcel Size	15.15 acres
Existing Use	Golf course	General Plan	Parks and Open Space	Zoning	R-1
TCAC Category	Moderate Resource	Estimated Capacity	800 units	VL-L-M-AM	130-70-210-390

The City has carved out a 15.15 acre frontage parcel on a City-owned property located along North Garfield Avenue to facilitate residential development. The parcel is presently used as a golf course and has an 8-story Homes 2 Suites hotel, 3-story Hilton Garden Inn hotel, and the Armenian Genocide Martyrs Memorial located to the west of the parcel.

This parcel is also walking distance to golf course, recreation and entertainment facilities, public transportation, schools, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 800 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

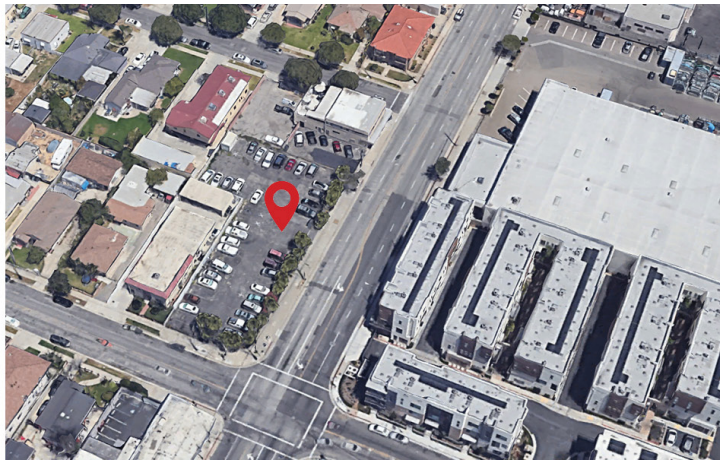
The City owns the underlying land and has complete control over the number of lower income housing units that gets built on the site. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase

the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction that requires the low-income units to remain affordable.

The City's General Plan Land Use map designates this parcel as Parks and Open Space. The site is zoned R-1. To facilitate residential development at higher density (50 to 80 units range) the General Plan and Zoning designations will be amended to Mixed-Use Neighborhood.

The Garfield Avenue frontage of the parcel could be developed with neighborhood serving commercial development.

The site is large enough to accommodate a 3-acre public park and series of smaller public and private open spaces for the residents consistent with the park like setting. The public park would not only serve the residents within the development but would be a welcome amenity for the lower resource areas across the street. Therefore, a conservative capacity of 66% of maximum allowed density has been allocated for residential uses. The 800 potential housing units will include 130 very low income units, 70 low income units, 210 moderate income units and 390 above moderate income units.



9	1018 West Olympic Avenue				
APN	6350-010-010, 6350-010-012			Parcel Size	0.4 acre
Existing Use	Vacant, parking lot	General Plan	General Commercial	Zoning	C-2
TCAC Category	Low Resource	Estimated Capacity	24 units	VL-L-M-AM	0-0-8-16



The 0.4 acre parcel is located at the northeast corner of Olympic Boulevard and Greenwood Avenue. The vacant parcel is currently used as a parking lot and surrounded by recently built multi-family residential, commercial, and industrial uses.

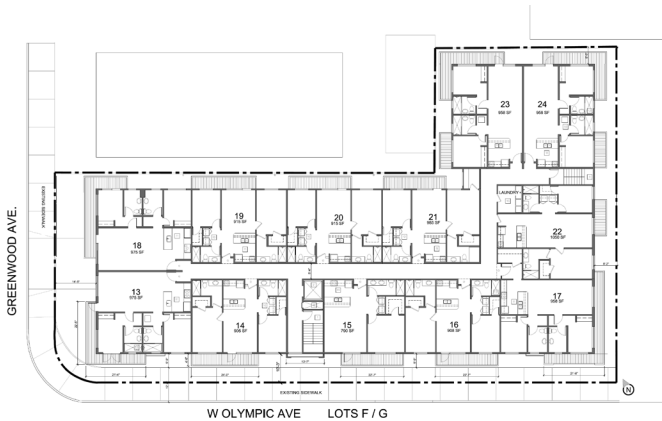
This parcel is also walking distance to parks, recreation and entertainment facilities, public transportation, schools, shopping centers, markets, and restaurants.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 24 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

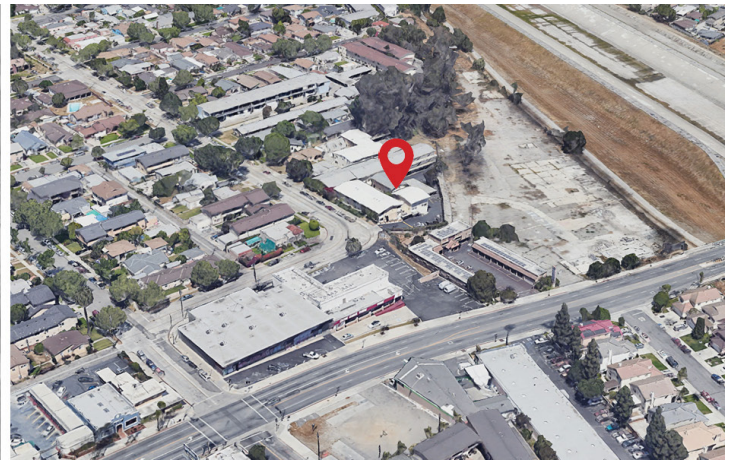
The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map designates this site at General Commercial. The site is zoned C-2. To facilitate urban residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

The City is processing a development application to allow the construction of a 3-story, 24 unit development with 2,000 square feet of street level retail use, and 1,675 square feet of roof-top recreation area. Therefore, a capacity of 100% of maximum allowed density has been allocated for residential uses. The 24 housing units will include 8 moderate income units and 16 above moderate income units.



Rendering and floor plan from the development application.



10	116, 128, 129, 133, 136 North Poplar Avenue				
APN	6346-020-012, 6346-020-013, 6347-012-008, 6347-011-019, 6347-011-013			Parcel Size	2 acres
Existing Use	Golf course	General Plan	Medium Density Residential and High-Density Residential	Zoning	R-3
TCAC Category	Low Resource	Estimated Capacity	156 units	VL-L-M-AM	0-0-55-101

The 2 acre site is located adjacent to the downtown core area. The parcel is currently improved with multi-family housing and is surrounded by multi-family development to north and west, a motel to the south, and a vacant site to the east. The sites to the south and east are identified for multi-family residential development.

This parcel is also walking distance to parks, recreation and entertainment facilities, public transportation, schools, shopping centers, markets, and restaurants.

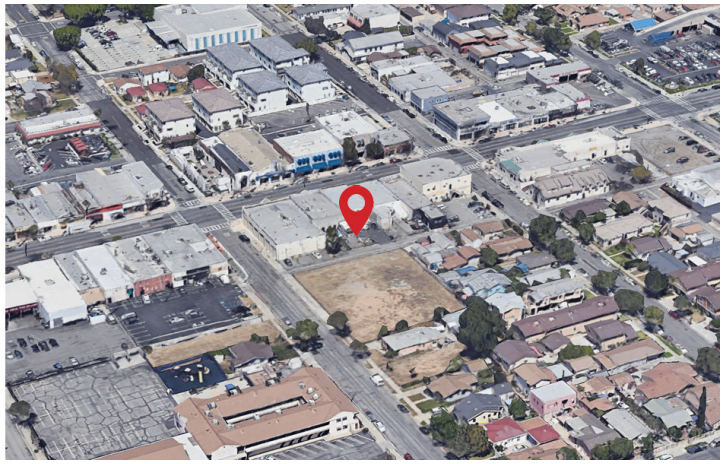
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 156 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

The City's General Plan Land Use map designates this site as Medium Density Residential and High-Density Residential. The site is zoned R-3. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

The City is processing a development application to allow the construction of a 4-story, 156 unit development which is presently going through the City's entitlement process. A number of amenities will be provided on the first-floor deck including a courtyard, swimming pool, gym, and children's play area. A capacity of 98% of maximum allowed density has been allocated for residential uses. The 156 housing units will include 55 moderate income units and 101 above moderate income units.



Rendering and floor plan from the development application.



11 112-132 South 6th Street, 501-525 East Whittier Boulevard					
APN	6349-005-006, -011, -012, -013, -014, -015, -037, -900, -901, -902, and -903			Parcel Size	1.56 acres
Existing Use	Vacant, parking lot	General Plan	General Commercial, Medium Density Residential	Zoning	C-2, R-3
TCAC Category	Low Resource	Estimated Capacity	132 units	VL-L-M-AM	61-33-13-25



In November 2021, Montebello City Council approved plans for a 132-unit affordable housing complex on a 1.5-acre stretch along Whittier Boulevard.

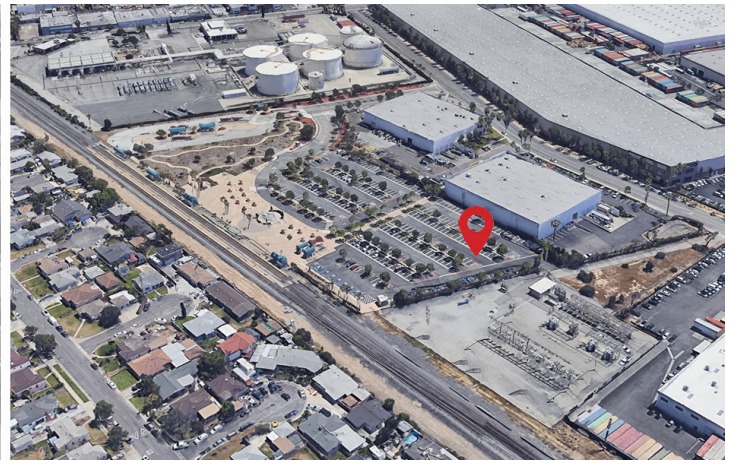
The 1.56 acre site is located in the downtown core area. The parcel consists of five vacant City owned lots on 6th Street, and five frontage lots along Whittier Boulevard. The parcel is surrounded by main street commercial uses to north and east; multi- and single-family uses to the east; parking, vacant lot, and single-family residential uses to the west; and single- and multi-family residential uses to the south. This parcel is walking distance to downtown amenities, shopping centers, markets, and restaurants, recreation and entertainment facilities, public transportation, schools, and parks.

The site currently has access to water, sewer, and dry utilities. During the entitlement review process, the existing and proposed infrastructure improvements were carefully assessed to ensure that adequate capacity for 132 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The City’s General Plan Land Use map designates the Whittier Boulevard fronting parcels as General Commercial, and Medium Density Residential for the

parcels along 6th Street. Majority of the site is zoned C-2, and the lots along 6th street are zoned R-3. The City is currently developing a Downtown Montebello Specific Plan which includes this parcel. To facilitate urban residential development (at 60 to 85 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor for Whittier Boulevard fronting parcels and Mixed-Use Neighborhood for parcels along 6th Street.

In November 2021, the City Council approved the construction of a 4-story, mixed use development containing 132 residential units. The City is partnering with the Cesar Chavez Foundation, an affordable housing developer, to help facilitate this project and assist with the affordability of the project to ensure that the majority of the units will be available for persons with lower income. A capacity of 100% of maximum allowed density has been allocated for residential uses. The 132 potential housing units will include 61 very low income units, 33 low income units, 13 moderate income units and 25 above moderate income units. To assist with supportive services for the victims of domestic violence residential population, Cesar Chavez Foundation will partner with the Downtown Women’s Center.



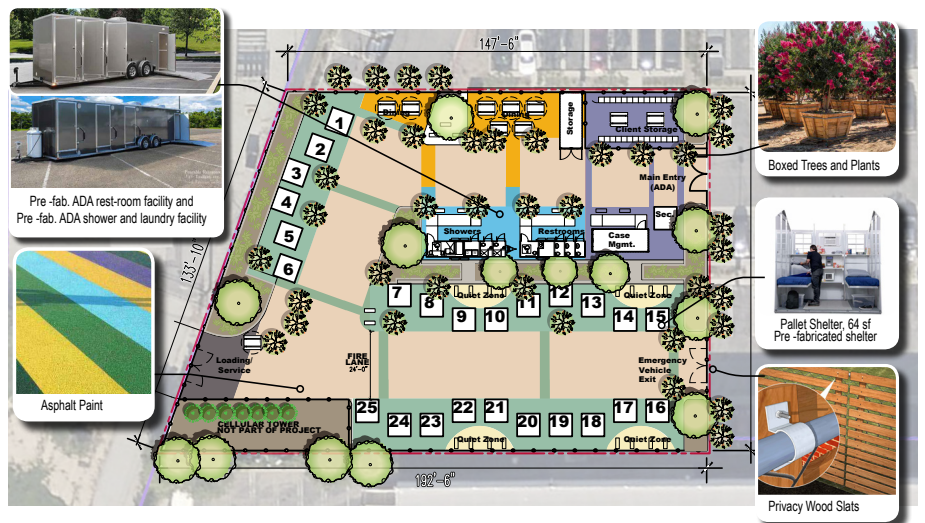
12	2000 Flotilla Street				
APN	6336-002-902			Parcel Size	0.49 acre
Existing Use	Parking lot	General Plan	Industrial	Zoning	M-2
TCAC Category	Low Resource	Estimated Capacity	25 units	VL-L-M-AM	25-0-0-0

The City has carved out this approximately 0.49 acre site located in the southwest corner of the parking lot at the Montebello/Commerce Metrolink Station to allow 25 tiny homes to assist homeless individuals within the City. Besides the Station, the parcel is surrounded by industrial development.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 25 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

This is a joint program with San Gabriel Valley Regional Housing Trust (SGVRHT), the San Gabriel Valley Council of Governments (SGVCOG), and the City of Montebello.

Participants will be primarily selected through local street outreach and will be assigned a unit for the duration of their stay. Case management includes connecting clients to healthcare, job training, and a permanent housing solution. The target length of stay is 90 days and it is anticipated that the site will serve up to 100 individuals in a year.



SRK 2000 Flotilla Street, Montebello, CA 91704
 San Gabriel Valley Regional Housing Trust
 Operation Stay Safe SK 02m July 20, 2021

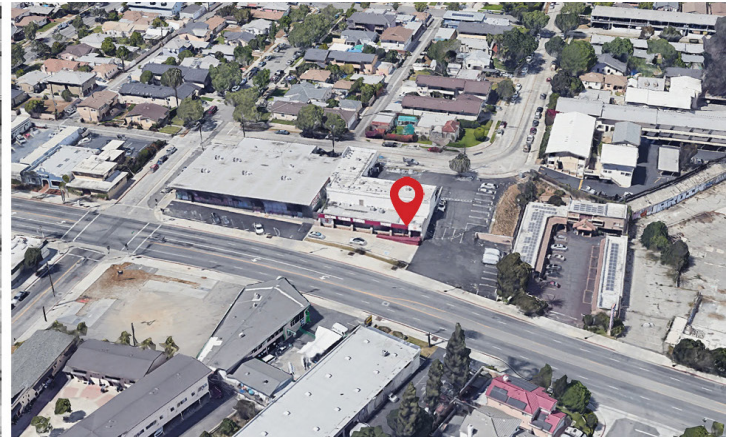
Each unit provides a bed, shelves, overhead light, A/C heat, an outlet, and a door that locks. The site will also provide a shared restroom, shower, and laundry facilities, as well as a communal meal space offering participants, increased access to hygiene and a sense of community. The site will have security 24 hours a day, privacy fencing, and a secured entry for the benefit of participants and neighbors.

The City's General Plan Land Use map designates this site as Industrial. The site is zoned M-2.

As the applicant, the City is exempt from any entitlement process.

The parcels fall within a Qualified Census Tract (QCT). QCTs are census tracts with a poverty rate of at least 25% or in which 50% of the households have incomes below 60% of AMI.

6. Housing Opportunity Sites



13	104, 116, 128 East Whittier Boulevard				
APN	6347-012-011, 6347-012-012, 6347-012-010			Parcel Size	1.28 acre
Existing Use	Motel, commercial building	General Plan	Boulevard Commercial	Zoning	C-2
TCAC Category	Low Resource	Estimated Capacity	80 units	VL-L-M-AM	0-0-0-80

This 1.28 acre site includes three frontage lots in the Downtown area. The lots are improved with a motel and commercial buildings.

The parcel is surrounded by auto repair facility and vacant tract to the south, vacant lot to the east, office and multi-family residential uses to the west, and multi-family residential uses to the north.

The property owners have listed the properties for sale and have also expressed interest in redeveloping the site. Additionally, sites to the south, north and east are being actively pursued for mixed-use redevelopment or have been approved or are being processed to allow multi-family residential development. This area is on the precipice of major changes which will be further advanced through a Downtown Montebello Specific Plan that is scheduled to be completed in 2022.

This parcel is walking distance to downtown amenities, shopping centers, markets, and restaurants, recreation and entertainment facilities, public transportation, schools, and parks.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 80 additional units.

Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map designates this site as Boulevard Commercial. The three lots are zoned C-2. The Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

For this downtown parcel with frontage on Whittier Boulevard, it is likely that street level uses may be non-residential uses. Based on recently approved projects in the vicinity, a capacity of 78% of maximum allowed density has been allocated for residential uses. The 80 potential housing units will be above moderate income units.



14	2134 Montebello Town Center				
APN	5271-020-063, 5271-020-062, 5271-020-061, 5271-020-077, 5271-020-081, 5271-020-082, 5271-020-084			Parcel Size	25.94 acre
Existing Use	Shopping mall	General Plan	General Commercial	Zoning	C-2
TCAC Category	Moderate Resource	Estimated Capacity	1,868 units	VL-L-M-AM	616-320-420-512

This 25.94 acre parcel is home to The Shops at Montebello, a 758,504 square foot shopping mall mainly located within the City limits of Montebello with over 120 national and local retail outlets. A small portion of the eastern side of the mall is within the City limits of Rosemead. The parcel is located south of State Route 60 and north of the Montebello Hills. The shopping mall shares a common driveway with a medical office development to the west. The site currently has access to water, sewer, and dry utilities.

As shopping dollars migrated online and a parade of well-known retailers closed shop, the malls that have not evolved fast enough stumbled into a devastating cycle of dwindling traffic, lower sales, and disappearing storefronts. The pandemic has only sped up this trend, as health and safety concerns keep shoppers at home. The property owner is interested in transforming the single-use mall into an integrated, mixed-use place with residential uses.

Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

The City’s General Plan Land Use map designates this site at General Commercial. The parcel is zoned C-2. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

For this freeway parcel with frontage on State Route 60, it is likely that freeway fronting uses would be non-residential uses. Also, a project of this magnitude would likely be carried out in phases, with some areas extending beyond the eight year threshold of this Housing Plan.

The site is visually screened from existing neighborhoods by Montebello Hills and the I-10 Freeway. A dense and urban redevelopment of this site can occur without impacting any existing established neighborhoods in Montebello. A 2021 market and fiscal study supports urban high density residential redevelopment of this site with supporting retail and entertainment uses. Based on similar mall retrofits of regional malls underway in Montclair and West Covina, a capacity of 90% of maximum allowed density has been allocated for residential uses.

The 1,868 potential housing units will include 616 very low income units, 320 low income units, 420 moderate income units and 512 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.



15	1345 Montebello Boulevard				
APN	5293-001-023			Parcel Size	7.04 acre
Existing Use	Parking for vacant building	General Plan	General Commercial	Zoning	C-2
TCAC Category	Moderate Resource	Estimated Capacity	350 units	VL-L-M-AM	103-85-37-125

This 7.04 acre parcel is the parking lot for a vacant warehouse building, formerly occupied by Costco (“former Costco building”). The parcel is at a lower elevation than the site to the west which is used as a public utility facility. To the south is Montebello Hills and to the east is a shopping center.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 350 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

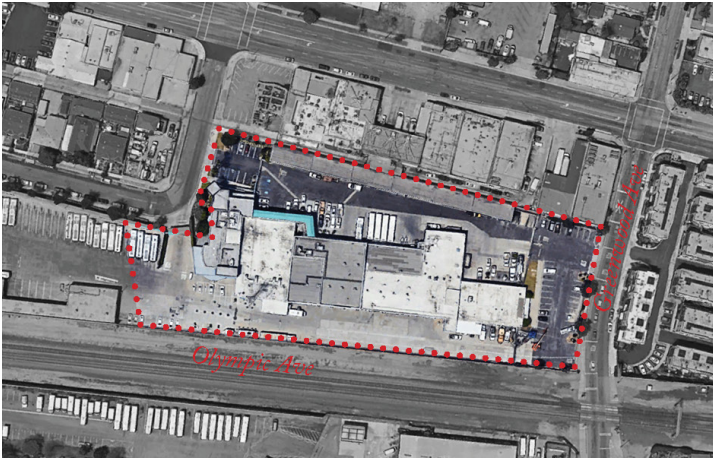
The former Costco building is planned to be repurposed for another use. In June 2021, the City entered into a Development Agreement to allow the former Costco building to be used as a “last-mile delivery facility” and reserving the surface parking lot for a future mixed-use development and/or residential development, subject to discretionary land use approvals by the City.

The very low (0.13) ratio of improvement assessed value to land assessed value makes this site an ideal candidate for redevelopment. The owner is actively pursuing the development of a mixed-use project and intends to replace the surface parking spaces within a multi-story parking structure to be located to the north of the former Costco building. Preliminary plans for the mixed-use project have been informally presented to the City and the owner intends to formally submit the development proposal to the City.

Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

The City’s General Plan Land Use map designates this site as General Commercial. The parcel is zoned C-2. To facilitate urban residential development (at 60 to 80 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

The parcel frontages next to existing commercial uses may be developed for non-residential uses. This is a large site that is likely to provide a range of public and private open spaces. A capacity of 62% of maximum allowed density has been allocated for residential uses. The 350 potential housing units will include 103 very low income units, 85 low income units, 37 moderate income units, and 125 above moderate income units.



16	400 South Taylor Ave				
APN	6350-016-904, 6350-017-906			Parcel Size	5.85 acre
Existing Use	City's Transportation Facility	General Plan	Industrial	Zoning	M-1
TCAC Category	Low Resource	Estimated Capacity	351 units	VL-L-M-AM	148-80-43-80

This 5.85 acre parcel is the City's Transportation Facility. To the north and west is industrial and multi- and single-family uses. To the east are recently built multi-family residential buildings, and to the south is the Union Pacific Rail Line.

This parcel is walking distance to parks, shopping centers, markets, and restaurants, recreation and entertainment facilities, public transportation, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 351 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this publicly owned parcel would not displace existing units.

The City's General Plan Land Use map recommends the site for industrial uses. The parcel is zoned M-1. To facilitate urban residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

Across Greenwood Avenue and east of the subject site, Montebello Collection -- South, a 35 townhomes project was recently built at 100% residential capacity. A similar capacity of 100% of maximum allowed density has been allocated for residential uses on the subject site.

The City owns the site and can prescribe the low-income unit distribution on this site. The 351 potential housing units will include 148 very low income units, 80 low income units, 43 moderate income units, and 80 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.



17	1105 South Bluff Road				
APN	6352-001-055			Parcel Size	6.26 acre
Existing Use	Vacant Religious Facility	General Plan	Institutional	Zoning	R-1
TCAC Category	Low Resource	Estimated Capacity	360 units	VL-L-M-AM	234-126-0-0

This 6.26 acre was home to De Paul Center that closed in 2020. To the north is multi- and single-family uses. To the south and west are single-family residential buildings. To the east is the Rio Hondo Channel.

This parcel is walking distance to parks, trails, neighborhood retail, recreation facilities, public transportation, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 360 additional units. Furthermore, the General Plan Update underway will examine and address any infrastructure or maintenance needs identified.

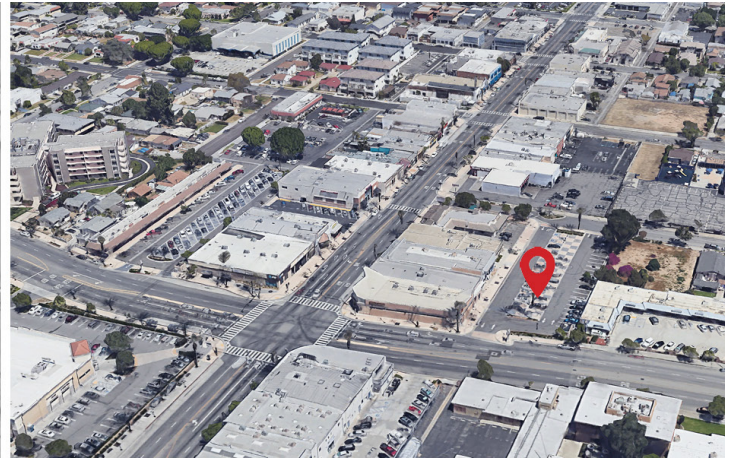
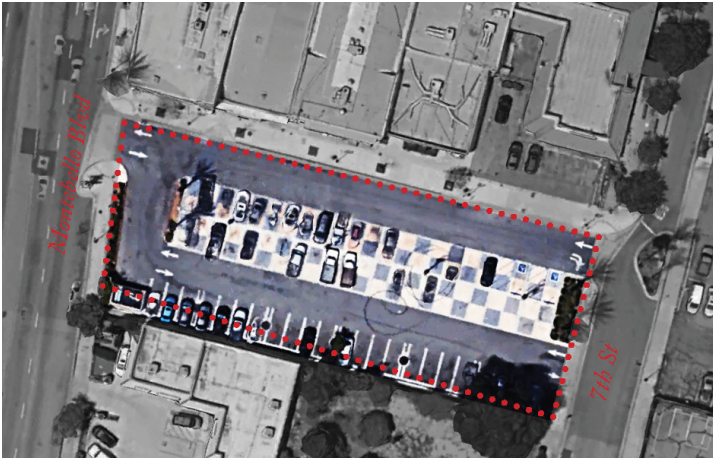
The redevelopment of this site would not displace existing units.

The City’s General Plan Land Use map recommends the site for institutional related uses. The parcel is zoned R-1. To facilitate residential development (at 40 to 60 units per acre range)

the General Plan and Zoning will be amended to Mixed-Use Neighborhood.

The property owner would like to sell the property. A leading non-profit affordable housing development company has expressed interest in developing affordable housing at this location. The General Plan visioning workshop identified a new 6 acre neighborhood park next to this site in conjunction with context sensitive affordable housing.

This site is located in an established residential neighborhood. A capacity of 96% of maximum allowed density has been allocated for residential uses. The 360 potential housing units will include 234 very low income units and 126 low income units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.



18	122 South Montebello Boulevard				
APN	6349-007-910, 6349-007-915			Parcel Size	0.58 acre
Existing Use	Vacant lot, parking	General Plan	General Commercial	Zoning	C-2
TCAC Category	Low Resource	Estimated Capacity	26 units	VL-L-M-AM	0-0-9-17

The 0.58 acre site is the City’s parking lot serving the Downtown area. The site is surrounded by commercial uses to the north, east, and west. To the south is a commercial strip center and a vacant lot.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 26 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

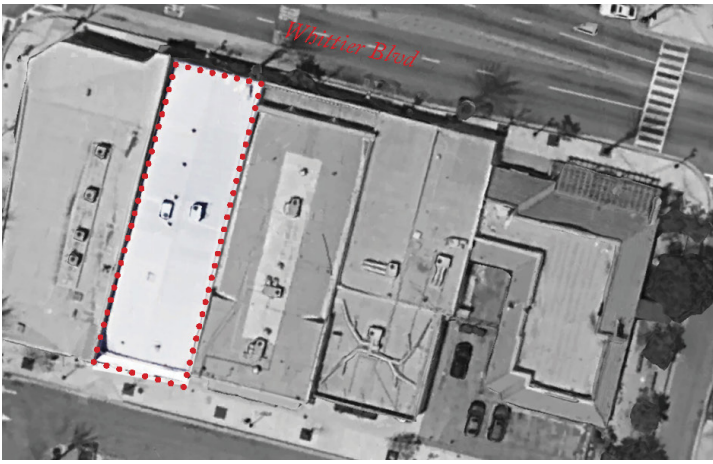
The redevelopment of this site would not displace existing units.

The City’s General Plan Land Use map recommends the site for General Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production,

identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

It is likely that non-residential uses may occupy the Montebello Boulevard frontage. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses.

The City owns the site and can prescribe the low-income unit distribution on this site. The 26 potential housing units will include 9 moderate income units and 17 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.



19	715 West Whittier Boulevard				
APN	6349-007-004			Parcel Size	0.12 acre
Existing Use	Vacant building	General Plan	General Commercial	Zoning	C-2
TCAC Category	Low Resource	Estimated Capacity	5 units	VL-L-M-AM	0-0-2-3

This City owned 0.12 acre site in the Downtown area is improved with a vacant storefront. The site is surrounded by commercial uses to the north, east, and west. To the south is the City’s parking lot.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 5 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City’s General Plan Land Use map recommends the site for General Commercial uses. The parcel is zoned C-2. The

Downtown Montebello Specific Plan currently under production, identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

The City owns the site and can prescribe the low-income unit distribution on this site. It is likely that non-residential uses may occupy the Whittier Boulevard frontage at street level. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses. The 5 potential housing units will include 2 moderate income units and 3 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.



20	701 West Whittier Boulevard				
APN	6349-007-917			Parcel Size	0.22 acre
Existing Use	Vacant building	General Plan	General Commercial	Zoning	C-2
TCAC Category	Low Resource	Estimated Capacity	10 units	VL-L-M-AM	0-0-3-7

This City owned 0.22 acre site in the Downtown area is improved with a vacant restaurant building. The site is surrounded by commercial uses to the north, east, and west. To the south is the City's parking lot.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 10 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City's General Plan Land Use map recommends the site for General Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production,

identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

The City owns the site and can prescribe the low-income unit distribution on this site. It is likely that non-residential uses may occupy the Whittier Boulevard frontage at street level. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses. The 10 potential housing units will include 3 moderate income units and 7 above moderate income units. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.



21	401 West Whittier Boulevard				
APN	6349-004-016			Parcel Size	0.27 acre
Existing Use	Vacant, parking lot	General Plan	Boulevard Commercial	Zoning	C-2
TCAC Category	Low Resource	Estimated Capacity	12 units	VL-L-M-AM	0-0-4-8

The 0.27 acre site is used as a parking lot in the Downtown area. The site is surrounded by commercial uses to the north, east, and west. To the south is a religious facility.

This parcel is walking distance to shopping, restaurants, entertainment and recreation facilities, public transportation, parks, and schools.

The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 10 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

The City’s General Plan Land Use map recommends the site for Boulevard Commercial uses. The parcel is zoned C-2. The Downtown Montebello Specific Plan currently under production,

identifies the parcel as a catalytic site. To facilitate residential development (at 40 to 60 units per acre range) the General Plan and Zoning will be amended to Mixed-Use Corridor.

It is likely that non-residential uses may occupy the Whittier Boulevard frontage at street level. A conservative capacity of 75% of maximum allowed density has been allocated for residential uses. The 12 potential housing units will include 4 moderate income units and 8 above moderate income units.

The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is also planning to adopt a Density Bonus Ordinance (see Program #8) that will provide an incentive to a developer to increase the maximum allowable development on a site in exchange for production of additional low-income housing units. The City has the option to pursue deed restriction during entitlement review that would require the low-income units to remain affordable.

B. FINANCIAL AND ADMINISTRATIVE RESOURCES

1. State and Federal Resources

A. Community Development Block Grant Program (CDBG)

Federal funding for housing programs is provided by the Department of Housing and Urban Development (HUD). The CDBG program is flexible in that funds can be used for a wide range of activities including acquisition and or disposition of real estate, public facilities and improvements, relocation, rehabilitation and construction of housing, home ownership assistance, and clearing activities. Montebello is an “entitlement City” and receives CDBG funds directly from HUD. The current level of CDBG funding is approximately \$650,000 per year.

B. Home Investment Partnership (HOME) Program

Activities that are expected to be supported by HOME funds include new construction and acquisition/rehabilitation of affordable housing. The current level of HOME funding is approximately \$300,000 per year.

C. Section 8 Rental Assistance

The City applies to the U.S. Department of Housing and Urban Development (HUD) for local allocations of Section 8 Housing Choice Vouchers, which provide rent subsidies to very low income residents (up to 50% AMI). Under the Section 8 program, most tenants pay about 30% of their income for rent. The remainder – the difference between what the tenant pays and the actual rent – is paid directly to the landlord by the public housing agency. The Los Angeles County Development Authority manages the Section 8 Housing Voucher program. Per LACDA data from 2019, the City had 726 households with Section 8 vouchers.

D. SB 2-Grants

Governor Brown signed the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Montebello received \$310,000 for planning efforts to facilitate housing production. For the second year and onward, 70% of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). Montebello is eligible for an estimated \$610,000 from funding received during FY 2020-2021.

E. Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each State receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded



under the Tax Credit programs include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income, for a term of 15 years.

The City will seek to gain funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. The capital subsidy allows rents to be set below the cost of development and maintenance of the property.

2. Nonprofit Agencies and Public Service Groups

Through its federal entitlement and other resources, Montebello interacts with various nonprofit agencies and public service groups in the delivery of programs. These agencies and groups include the following:

- Housing Rights Center;
- YMCA;
- Heart of Compassion;
- Montebello Community Assistance Program;
- Mexican American Opportunity Foundation; and
- Summer Youth Employment Program.

C. ENERGY CONSERVATION

Energy poverty, results due to the high costs of heating or cooling relative to low household income, high energy prices and poor building energy efficiency.

The primary uses of energy in urban areas are for transportation, lighting, water heating, and air conditioning. The high cost of energy and the environmental impacts of energy consumption warrant efforts to reduce or minimize energy consumption.

All of the properties included in the housing sites inventory are situated within transit-served corridors and in close proximity to key public and commercial amenities. Accommodating the City's future housing growth in these walkable areas is expected to reduce vehicle miles travelled (VMT) and minimize energy consumption associated with the provision of water and the disposal of both wastewater and solid waste.

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels for dwelling units. The standards of Title 24 supersede local regulations, and mandate implementation by local jurisdictions. The City will continue strict enforcement of local and state energy regulations for new residential construction, and continue providing residents with information on energy efficiency.

The City's goal is to achieve maximum use of conservation measures and alternative, renewable energy sources in new and existing residences. By encouraging and assisting residents to utilize energy more efficiently, the need for costly new energy supplies, and the social and economic hardships associated with any future shortages of conventional energy sources, will be minimized.



6 Constraints

Governmental policies and regulations can have both positive and negative effects on the availability and affordability of housing and supportive services. This section describes the policies and strategies that provide incentives for housing in Montebello that have resulted in significant contributions to the City’s housing stock. This section also analyzes City policies and regulations that could potentially constrain the City’s abilities to achieve its housing vision. Constraints to housing can include land use controls, development standards, residential development fees, and development approval processes, along with non-governmental constraints such as market, infrastructure, and environment. A brief discussion of the City’s policy and regulatory context is presented below.

A. GOVERNMENTAL CONSTRAINTS

The supply and availability of housing may be constrained by governmental actions that can affect the supply and cost of housing by increasing development costs and reducing the availability of land on which to build housing. The local government has power to control and adjust land use policies, site improvement requirements, permit and impact fees, and permit processing procedures — all of which impacts housing production. The local regulations and land use policies also shape the pattern of development.

1. General Plan

One of the biggest challenges facing Montebello is identifying and implementing strategies that can help revitalize underserved communities in ways that minimize displacement and increase access to opportunity. These challenges are systemic and the task ahead will require ongoing engagement, partnerships, research, and policy innovation.

Affordability is not only about being able to afford to buy or rent a house, but also being able to afford to live in it. This goes beyond meeting expenses related to operations and maintenance; it also involves considerations of transportation, infrastructure and services that are established by patterns of development. If a house is cheap enough to buy and run, but located far from livelihood opportunities or amenities such as schools, it cannot be said to be affordable. Besides affordable housing, a well-functioning neighborhood requires that employment and recreation opportunities, neighborhood-serving retail, schools, and public gathering space are all available within a walkable, transit-oriented environment. To build and reknit holistic neighborhoods requires a new approach, one that taps into the power of small and incremental changes, leverages partnerships between big and small actors, harnesses a community vision, and emphasizes robust community engagement. Smaller, more gradual changes occur at a pace and on a scale that does not overwhelm the character of a place. If resilience is the strength of many parts, incremental development encourages the many small pieces needed to build stronger neighborhoods. Innovation, flexibility, adaptation, and a nimble response are all baked in.



The City’s current General Plan has not been updated for over three decades. The current land use plan can not accommodate the 6th cycle RHNA. After adopting the 2045 General Plan (anticipated in 2022) opportunities for housing development in Montebello would be significantly expanded.

The City of Montebello must play a critical role by maximizing infrastructure investments to design safer streets and more appealing public places. Updates to General Plan and Zoning Ordinances can make redevelopment easier and more cost effective. These improvements can encourage the growth of local talent, increase personal stake in revitalization efforts, and spark a local entrepreneurial spirit. Rebuilding whole, inclusive communities after systemic exclusionary practices have torn them apart is an extraordinary task.

Combining new and old tools, discovering powerful policy changes, and uplifting the work of diverse and innovative practitioners can be the first step. Providing meaningful paths to engagement and allowing for local knowledge and lived experience to drive a shared vision ensures that community members are central to any change.

2. Zoning Regulations

A. Use Requirements:

Zoning regulations prescribe the uses allowed; standards that manage the impact of the uses, such as parking and landscaping; and standards such as setback and height that define the shape of the public realm.

Table 6.1 summarizes the residential development types allowed in the various districts in Montebello that permit residential uses. This table also shows whether they are permitted, require a Conditional Use Permit, or are not allowed in a given district.

Residential Uses	R-A	R-1	R-2	R-3	R-4	C-R	C-1	C-2	C-M	M-1	M-2
Single-family detached dwelling	P	P	P	P	P	—	—	—	—	—	—
Single-family attached dwelling	—	P	P	P	P	—	—	—	—	—	—
Duplex	—	—	P	P	P	—	—	—	—	—	—
Multi-family dwelling	—	—	—	P	P	—	—	—	—	—	—
Accessory Dwelling Unit	P	P	P	P	P	—	—	—	—	—	—
Children's Home	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		
Convents and Monasteries	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—
Dwellings, Caretaker (Quarters)	—	—	—	—	—	—	—	—	P	P	P
Emergency Shelters	—	—	—	—	—	—	—	—	P	P	—
Family Care for 7 or More Persons	CUP	CUP	CUP	CUP	CUP	—	—	—	—	—	—
Homes for Seniors and Handicapped	—	—	—	CUP	CUP	CUP	CUP	CUP	—	—	—
Mobile Home Parks	—	—	—	CUP	CUP	—	—	—	—	—	—
Mobile/Manufactured Housing	—	P	P	P	P	—	—	—	—	—	—
Supportive Housing	—	P	P	P	P	—	—	—	—	—	—
Transitional Housing	—	P	P	P	P	—	—	—	—	—	—

P = Permitted Uses; CUP = Conditional Use Permit; “—” = Uses Not Permitted

Table 6.1. Residential Use Standards. Source: City of Montebello Zoning Code.

For the residential zones, Table 6.2 summarizes the standards that control number of dwelling units allowed on a lot, lot size, lot coverage, and building size requirements.

Zone	Maximum Density	Maximum Number of Bedrooms	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth	Maximum Coverage	Maximum Building Height	Maximum Building Length
R-A & R-1	1 dwelling unit per lot	(no limit)	5,000 sq.ft. south of Beverly Boulevard 6,000 sq.ft. north of Beverly Boulevard	50 ft. south of Beverly Boulevard (60 ft. corner lots) 60 ft. north of Beverly Boulevard (70 ft. corner lots)	100 ft.	40%	35 ft.	None
R-2	1 dwelling unit per 3,000 sq. ft. of lot area, not to exceed 2 dwelling units per lot	1 bedroom per 1,000 sq. ft. of lot area	6,000 sq. ft.	50 ft.	100 ft.	50%	25 ft.	None
R-3	1 dwelling unit per 3,000 sq. ft. of lot area	1 bedroom per 1,000 sq. ft. of lot area	10,000 sq. ft.	50 ft.	100 ft.	60%	25 ft.	150 ft.
R-4	1 dwelling unit per 2,000 sq. ft. of lot area	1 bedroom per 1,000 sq. ft. of lot area	20,000 sq. ft.	50 ft.	100 ft.	60%	25 ft.	250 ft.

Table 6.2. Residential Development Standards Table. Source: City of Montebello Zoning Code.

Emergency Shelter

Senate Bill No. 2 (2007) amended Sections 65582, 65583, and 65589.5 of the Government Code relating to local planning. This bill added emergency shelters to these provisions and required that the Housing Element identify zones in the City where emergency shelters are allowed as a permitted use without a Conditional Use Permit. State law defines an emergency shelter as a means of housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Emergency shelters are permitted in the M-1 zones, subject to the same development and operational standards that apply to residential uses within residential zones. The City proposes to amend zoning standards to also allow emergency shelters in C-M zones. A large central and southern portion of the City is zoned C-M and M-1 where emergency shelters would be permitted by right. In many instances, single-family residential areas are located adjacent to C-M and M-1 zoned areas. Emergency shelters would be transitional buffer uses for many underperforming industrial sites. Though properties vary in size, they include many large sites. The market and fiscal study noted various underperforming commercial and industrial parcels and recommends transitioning to other land uses.

These sites are generally well served by public transit, particularly those along commercial corridors many of which are high quality transit corridors. The existing Metrolink Station is located within M-1 District and future light rail transit line is planned along Washington Boulevard fronting the C-M zoned parcels. In anticipation of the transit service the proposed General Plan updates recommends multi-family residential uses.

The analysis shows there are a multitude of opportunity sites throughout the City. Emergency shelters are allowed in zones and locations appropriate for human habitability, including commercial, and industrial zones found in central and southern areas of the City. Given the zones where shelters are permitted, some of the largest and most opportune sites in the city are available for siting an emergency shelter.

Montebello Municipal Code 17.34.030 prescribes standards for Emergency shelters. These standards will be revised to be in compliance with Government Code 65583(a)(4)(A) -- see Chapter 8, Program 9.

The City is leading by example. The City in partnership with the San Gabriel Valley Regional Housing Trust (SGVRHT), the San Gabriel Valley Council of Governments (SGVCOG) has carved out a 0.49 acre site to build 25 emergency shelters (see Chapter 5 Resources and Opportunities, Land Resources, site #12).

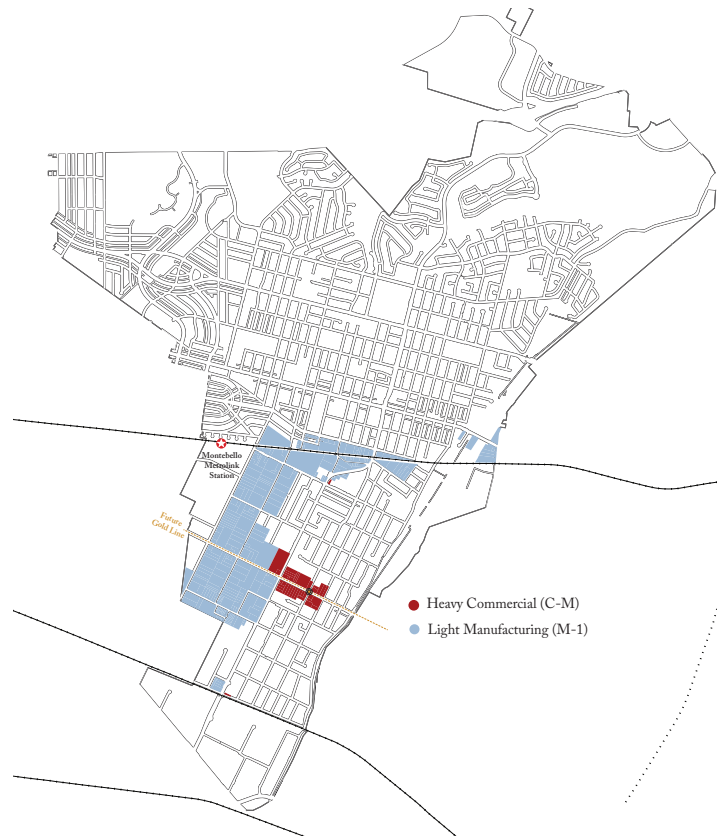
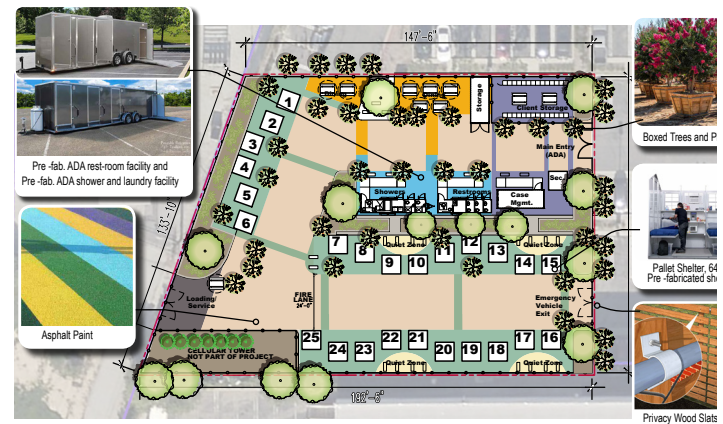


Figure 6.1. Emergency shelters are allowed by right in C-M and M-1 Zone.



25 emergency shelter units proposed on industrial zoned parcel at the Metrolink Station.

Supportive Housing

AB 2162 requires that supportive housing be permitted by right in zones where multifamily and mixed-use development is permitted. See Chapter 8, Program 9, proposed zoning ordinance amendment for compliance with AB 2162.

Manufactured Housing

Manufactured homes offer an affordable homeownership option for some families, and the improvements in their quality and safety have made them a more desirable option in recent decades. Presently, Manufactured homes are not permitted in R-A zone. The zoning code is proposed to be amended to allow manufactured homes in R-A zones. See Chapter 8, Program 9, proposed zoning ordinance amendment.

B. Setback Requirements

The setback requirements for residential development included in the City of Montebello Zoning Ordinance are summarized below in Table 6.3.

Yard	Adjacent Property	Setback
Front	Street	20 ft.
Side	Other lots	5 ft. for habitable structures; zero for non-habitable structures
	Alley	5 ft. for garage opening on alley; zero for non-habitable structures
	Street	10 ft. , 20 ft. for garage opening on street
Rear	Other lots	10 ft. for habitable structures; zero for non-habitable structures; 5 ft. for reverse corner lots
	Alley	5 ft. for habitable structures, or garage opening; zero for non-habitable structures

Table 6.3. Minimum Residential Setbacks. Source: City of Montebello Zoning Code.

Once the City has adopted the new General Plan, a comprehensive review and update to the Zoning Code will take place to ensure that the Zoning Code is consistent with and can effectively implement the new General Plan and Housing Element. The City's current setback standards will be revised as part of the comprehensive update to the Zoning Code.

Minimum setback requirements will be reexamined and will vary depending on context, adjacent land uses, and building design. For example: an urban townhouse with a stoop raises the livable areas from street level and can provide lesser setback while a residence with floor area closer to street level may need larger setback to allow privacy for living areas.

The smaller the lots are, the greater the percentage of land that must be reserved for the setback. When land values go up, land is more valuable to waste in setbacks. Thus, setbacks motivate us to consolidate land into fewer lots with an incentive to cover entire blocks in single buildings. Setbacks force us to consume more land than needed and encourage land consolidation, they break the sense of enclosure on urban streets, and space our built environment out — making us travel farther to get places.

C. Open Space Requirements

Residential development within the two-family residential R-2 zone is required to provide 100 square feet of private and 300 square feet of total open spaces per unit (private or common space). Development within the R-3 and R-4 zones is required to provide 150 square feet of private open space and 100 square feet of common open space per unit, for a total of no less than 300 square feet of total open space per unit. The City's requirements for open space does not constrain the development of housing, and are comparable, and often less than those in surrounding communities, such as Alhambra and Monterey Park.

The open space requirements in the Downtown Montebello Specific Plan and the objective design standards that will be developed following the adoption of the General Plan are proposed to be carefully integrated with block, street, building, and frontage standards to work in consort to create the specific urban place desired by the community. The function and location of all small and large open spaces and their relationships with the streets and buildings will be called out. The individual building types will specify private open spaces required at the lot and building level. This approach will allow housing units access to a range of public and private open spaces.

D. Parking

Above- or below-ground parking in Montebello can cost \$30,000 to \$50,000 per space and can account for nearly 20% of a household's rent. Generous parking requirements reduce housing affordability and impose various economic and environmental costs. Parking costs increase as a percentage of rent for lower priced housing. The lower income households tend to own fewer vehicles. Therefore, minimum parking requirements can be regressive and unfair.

For all residential zones, a minimum of two enclosed parking spaces per dwelling unit are required. For medium- to very high-density zones such as R-3, and R-4, one guest parking space per three dwelling units is also required. Mobile homes and mobile home parks require one parking space plus 0.5 guest parking space per site. The parking requirement for Accessory Dwelling Units (ADUs), one space per ADU, has been eliminated.

The City encourages various parking management strategies to increase affordability, economic efficiency, and equity. For example: the Planning Commission may authorize the joint use of parking facilities. For a joint use parking permit to be approved, the applicant must show that there is no substantial conflict in the principle operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.

The proposed General Plan update and Downtown Specific Plan recommends following policies to manage parking and address future parking demand and requirements for new land uses and transit systems.

Within two years of the adoption of the Housing Element, the City will adopt flexible parking standards that varies the amount of required off-street parking for new developments or substantial renovations based on multiple factors, including:

- Provision of on-site transportation demand management (TDM) measures;
- Provision of unbundled parking;
- Vicinity to high-quality transit;
- Amount of walkable destinations;

3. Site Improvement Requirements

Montebello is a build out city with access to existing infrastructure. Future housing redevelopment will occur primarily in infill areas where roadway and other offsite improvements will be a fraction of what they would be for “greenfield” development. Montebello Municipal Code (16.32.020) requires the developer to construct all internal streets, sidewalks, curb, gutter, affected off-street arterials, and landscaping. On-site and off-site improvements such as water, sewer, other utility extensions, street and sidewalk construction, trails, and traffic control device installation, where deemed necessary to provide basic public services to the housing units, may be conditioned by Public Works.

Although on- and off-site improvement requirements increase the cost of housing, the improvements are necessary to provide basic public services and facilities to the housing units being built, and are typical for most jurisdictions in Los Angeles County. The City’s Capital Improvement Program (CIP) contains a schedule of public maintenance and improvements, and helps coordinate construction of public improvements with private development. The City of Montebello can mitigate the cost of improvement requirements for affordable housing developments by assisting

- Auto ownership rates;
- Amount of affordable housing;
- Adjacency to citywide bicycle facilities; and,
- Availability of on-street or public off-street facilities.

(See Program 11 in Chapter 8)

These standards when adopted will reduce costs for developers and residents, prioritize urban form, reduce parking variants, increase walking activities and mobility, encourage transit usage, and maximize efficiency of parking resources.

with grant funding applications or providing regulatory and financial incentives.

As an example, in November 2021, the City Council approved a 4-story, 132 residential units in the downtown area, wherein majority of the units proposed are for persons with lower income. The City is partnering with the Cesar Chavez Foundation (CCF), an affordable housing developer, to compete for AHSC funding intended to upgrade a portion of the infrastructure along Whittier Boulevard and 6th Street. In addition, the City is exploring options to establish an Enhanced Infrastructure Financing District (EIFD) to help offset future infrastructure improvements.

A review of recent projects that recently underwent the Site Plan Review process demonstrated that when off-site conditions were imposed, conditions generally required the improvement of utilities or the public right-of-way to serve the proposed development. For example, the projects required the improvement of sidewalks, planting of street trees, construction of storm drain system connection, and provision of community amenity spaces.

A. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities including Montebello have to rely on planning and development impact fees to fund facilities and infrastructure necessitated by new housing.

Fee Category	Single-family	Multi-family *
Planning Application Fees		\$2,442
Subdivision		
Tentative Tract Map		\$5,860
Lot Merger		\$4,883
Planned Development		\$9,767
Environmental Fees		
CEQA Exempt Project		\$3,418
Permit and Inspection		
Building Permit	\$9,186	\$105,263
Building Inspection	\$7,833	\$37,767
Development Tax Per Unit (Impact Fees)		\$96,490
Total Fees	\$17,019	\$265,890
Cost Per Unit Fee	\$17,019	\$3,323

* for 80 units

Table 6.4. Sample fees for single-family and multi-family development

B. Development Review and Permit Processing

Processing procedures may pose some constraints to the production and improvement of housing. Some typical constraints that have been identified include processing time, multiple discretionary review requirements, and costly conditions of approval. Additionally, the constraints identified can increase construction cost and pose a financial risk on developers.

1. Processing Timeline

The City of Montebello's current development review process facilitates housing development projects of various levels of complexity. For example, proposed Accessory Dwelling Units (ADU) located within an existing structure (conversion of existing space) are typically reviewed "over the counter" or within one to two business days for electronic submittals.

For the larger -scale housing projects under the Housing Opportunity Overlay (HOO), the City will develop clear and precise objective standards within two years of adoption of the Housing Element. Projects that comply with these standards can be reviewed administratively. Processing times may vary based on the complexity of the project. Table 6.5 illustrates typical approvals required for single-family and multi-family projects along with the estimated planning and building processing times.

	Single-Family Unit	Subdivision	Multi-Family (3 units or more)	HOO projects
Typical Approval Requirements	Planning staff level review.	Tentative Map (may include a Site Plan Review based on # of proposed units)	Site Plan Review	Director review (if criteria is met). If not, discretionary review will be required)
	Building permit plan check	Planning Commission	Planning Commission	Criteria Met: Building Permit plan check
		City Council Final Map		Criteria not met: Planning Commission
	Building Permit plan check	Building Permit plan check	Building Permit plan check	Building Permit plan check
	Permitting: Permits may be obtained after all department clearances have been obtained.			
Estimated total processing time	Planning = 30 calendar day review period (per Permit Streamlining Act) for every submittal/correction. Typical approval time is between 1 to 4 months. Plan Check = 5- 10 business days per plan check. Approval depends on rounds of corrections. Typically between 1 to 6 months.			

Note: Processing times vary by square feet, building type, complexity, and volume of workload.

Table 6.5. Typical Processing Procedures by Project Type

2. Streamlining

The City offers applicants preliminary site plan/cursory review as a free service via email or in-person, to provide preliminary feedback on project compliance with zoning regulations. The City also offers preliminary project meetings in which various department (Fire, Public Works, Building, etc.) participate to discuss the project at hand. A comprehensive list of comments from various departments is provided to the applicant along with direction on project submittal requirements.

The City has engaged a consultant to develop objective design standards and explore development streamlining options with the community and the Planning Commission — specifically to increase the 3-unit threshold for Planning Commission Site Plan Review. Within two years of the adoption of the Housing Element, the 3-unit threshold will be increased to allow more housing development that complies with objective standards to be approved by Planning Staff.



- Step in the process
- Critical step with specific outcome
- Point of decision

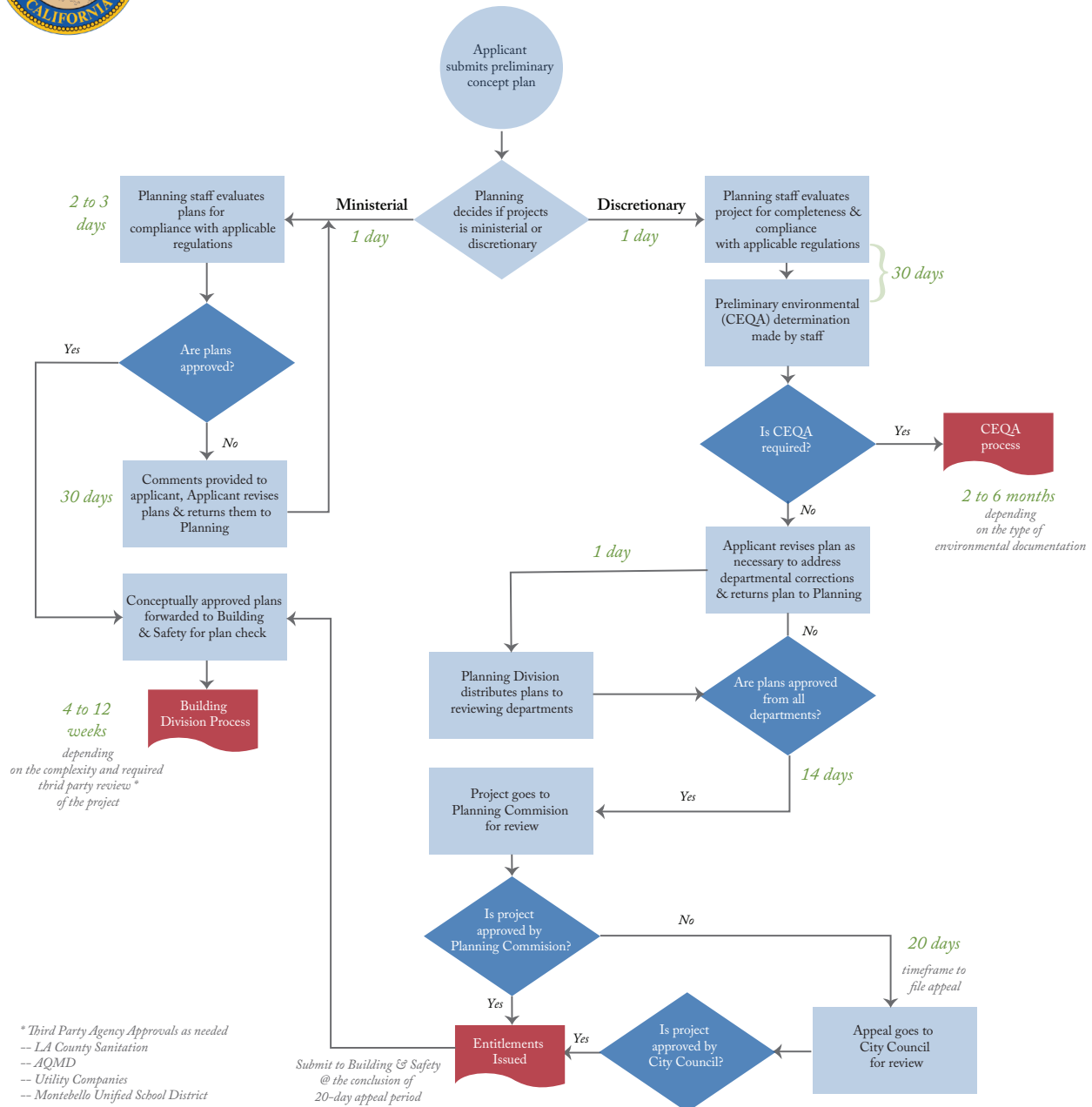


Figure 6.2. Planning Process

Long and uncertain development review process increase the cost of development. To recoup the cost, developers market to higher-income residents; investors expect higher returns for added risk; and renters and buyers must wait longer for new homes to become available, limiting their choices and increasing demand pressure on the existing housing stock.

The City is obligated to comply with various time requirements imposed by State law, including the California Environmental Quality Act, Permit Streamlining Act, and the Subdivision Map Act. However, many proposed residential developments can be approved administratively and discretionary aspects of approval can be eliminated or minimized with

objective standards. To make the entitlement process more predictable and less expensive the City is proposing to:

1. Adopt a general plan that clarifies the community vision and preferences;
2. Involve the community in developing objective design standards that are vision-based (see Program 11);
3. Complement the objective standards with approvals by right and administrative approval (see Program 11) for all housing sites identified on the sites inventory list (see Table 5.1).

C. Development Review Requirements

Table 6.6 summarizes the Development review requirements in Montebello, indicating the review authority for a variety of planning decisions.

Type of Application	Role of Review Authority		
	Director	Planning Commission	City Council
Administrative reviews			
Residential projects (2 or less units)	Decision		
Accessory Dwelling Units	Decision		
Commercial development (less than 5,000 sq. ft.)	Decision		
Industrial development (less than 5,000 sq. ft.)	Decision		
Discretionary Reviews			
General Plan Amendment	Recommend	Recommend	Decision
Density Overlay	Recommend	Recommend	Decision
Text Code Amendment	Recommend	Recommend	Decision
Zone Change	Recommend	Recommend	Decision
Site Plan Review	Recommend	Decision	Appeal
Conditional Use Permit			
Minor	Recommend	Decision	Appeal
Major	Recommend	Decision	Appeal
Variance			
Minor	Recommend	Decision	Appeal
Major	Recommend	Decision	Appeal
Planned Sign Program	Recommend	Decision	Appeal
Planned Development Districts	Recommend	Recommend	Decision
Hillside Plan Review	Recommend	Recommend	Decision
Parking Management Plan	Recommend	Decision	Appeal
Tentative Parcel Maps	Recommend	Decision	
Tentative Tract Maps	Recommend	Recommend	Decision
Lot Line Adjustments	Recommend	Decision	
Lot Mergers	Recommend	Recommend	Decision
Housing Opportunity Overlay Zone (HOO)*	Decision	Appeal	Appeal

* Decisions on HOO reviews are by the Director, except when the project is determined not to be in compliance with the development standards set forth shall be subject to a discretionary review of the Planning Commission.

Table 6.6. Development review process

Findings for Site Plan Approval (MMC 17.74)

1. The proposed residential development complies with all requirements of the Montebello Municipal Code;
2. The proposed residential development is consistent with the City's General Plan; and
3. The proposed design for implementation will not have any significant adverse impact on the surrounding properties or on the general public welfare.

1. Ministerial Review

Small scale housing development projects are typically considered and “over-the-counter” approval, such as single-units, ADUs, residential room additions and residential rehabs. For ADUs, no discretionary review process is required (assuming proposal satisfies all zoning requirements). For ADUs or Junior ADUs that are built from converted structures, applications are vetting by Planning for clearance and once approved, the application in submitted through the building plan check process. The City is working on a process to allow concurrent reviews for Planning, Building and Fire Department to improve processing times for “over-the-counter” plan checks.

2. Discretionary Review

Discretionary projects (such as CUPs, Variances, Site Plan Reviews, etc.) typically require 2 to 6 months to review and process for a public hearing, and processing time varies with the type of environmental review and complexity of project. Plans can be submitted for plan check prior to Planning Commission and City Council final approval of the project with the submittal of a hold harmless letter signed by the applicant/property owner. The Planning flowchart provides an overview of the typical process for a discretionary application.

3. Plan Check

Building plans are reviewed and construction is inspected by the Building Division. The City's Building Code incorporates the California Building Codes 2019 Edition with minor revisions and amendments that exceed state standards.

The building permit plan check review period for the processing of residential building permits is generally 4 to 12 weeks depending on the complexity and required third party review of the project. Third party agency approvals, typically include:

- LA County Sanitation;
- AQMD,
- Utility Companies; and
- Montebello Unified School District.

Although this requirement adds incrementally to the cost of construction, it is a vital public safety review that eliminates sub-standard housing, and not only saves lives and property, but also saves money -- property insurers may not cover work or damages caused by work done without permits and inspections.

Demand to Develop at Lower Densities

The sites identified in the 5th Housing Element cycle have not been redeveloped with the exception of 140 E. Whittier, for which building permits have been obtained and currently under construction. Development applications submitted for review and entitled during the past (5th) Housing Element cycle have sought maximum allowable densities. No applications have requested lower density than those anticipated in the 5th Housing Element cycle.

Timing Between Approval and Building Permit

Typically, development review team schedules an in-person meeting with the applicant to review the development concept for preliminary compliance with zoning and building standards and provides early direction and feedback. Once a complete application has been received, staff responds within 30 days with a comment letter, which includes comments from various departments. Typically, projects are scheduled for public hearing within 3 to 6 months. Once a project is entitled, at the conclusion of 20 day appeal period, the applicant may submit the project for building permits.

4. Accessory Dwelling Units

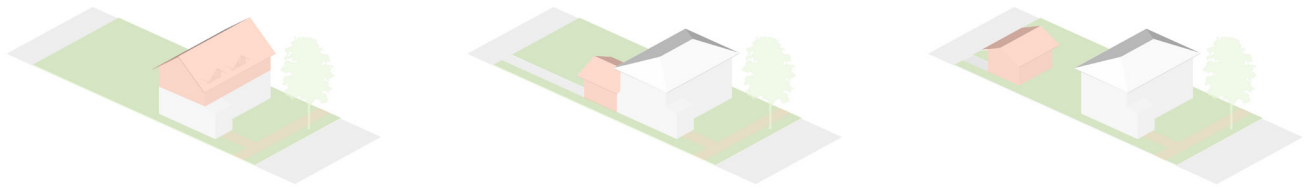


Figure 6.3. Junior Accessory Dwelling Units (left and center image) differ from typical ADUs (right image) in that they must exist within the existing home or an attached accessory structure such as a garage.

Accessory Dwellings Units (ADUs) and Junior Accessory Dwelling Units (JADUs) play an important role in the production of housing, particularly within single-unit residential zoning districts where historically only one unit is permitted.

In recognition of this, over the past four years, the State has enacted several laws to help spur the production of housing through the development of ADUs and JADUs.

Accessory dwelling units are permitted by right in residential zoning districts consistent with State law (California Government Code Section 65852.2). In Montebello, accessory units are permitted by right in R-1, R-2, R-3, and R-4 zones. In 2019, the ADU ordinance was revised to provide greater flexibility for development of accessory dwelling units. The ordinance was intended to increase opportunities for ADUs by reducing minimum lot size and setback requirements, and eliminating off-street parking requirements for ADUs. The City will monitor and

revise, as needed, its ADU ordinance to comply with subsequent State Law changes pertaining to ADUs.

In 2020, the City issued permits for 7 ADUs. For the purpose of RHNA credits, the City assumes 7 ADUs annually for a total of 56 ADUs over the eight-year planning period of the Housing Element.

To encourage construction of ADUs for lower- and moderate-income households, the City is planning to create a program where the homeowners would pay off the construction loan with the rental income that is subsidized by the Section 8 program. In return, the ADU would be deed restricted for lower income tenants.

The City is planning to develop updated handouts and post information on the City's website to inform eligible property owners of the incentives to construct ADUs.

5. Housing for Persons with Disabilities

Restricted mobility or self-care challenges typically associated with physical, mental, and/or developmental disabilities may pose unique housing needs. The city's provisions for these housing needs are discussed below.

A. Residential Care Facilities

In compliance with the Lanterman Developmental Disabilities Services Act, the City of Montebello permits the siting of State-licensed small group homes serving six or fewer persons by right in all residential zones and treated in the same manner a single-family home. No special permits are required.

For residential care facilities with seven or more, the use is conditionally permitted within the residential zones (R-A, R-1, R-2, R-3, R-4). The conditional use permit (CUP) could potentially be a constraint on housing for persons with disabilities. To address this concern, the City proposes to replace or modify the CUP requirement to provide greater objectivity and certainty.

B. Definition of Family

The Montebello Municipal Code currently defines "Family" as: an individual; two or more persons related by blood, marriage or adoption; or any other bona fide single housekeeping unit consisting of a group of persons, all of whom voluntarily reside together in one dwelling on a relatively permanent basis and share the use of the entire dwelling unit. The definition of "family" will be revised to comply with all federal and state fair housing laws. The definition will not distinguish between related and unrelated persons and will not impose limitations on the number of people that may constitute a family.

C. Reasonable Accommodation Ordinance

The City contains no specific provisions geared to housing and/or improvements for persons with disabilities. Program #15 in this Housing Element calls for the adoption of a Reasonable Accommodation Ordinance (RAO) within one year of adoption of the Housing Element. Under this program, the City will adopt a RAO to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities, and provide streamlined permitting process for making homes more accessible to persons with disabilities.

6. SB 9 and SB 10

Senate Legislative Bills 9 (SB 9) and 10 (SB 10) are intended to help alleviate the affordable housing crisis by easing perceived land use and California Environmental Quality Act (CEQA) barriers to increase density and streamline the production of multi-family housing development statewide. Senate Bill 9 allows property owners to split a single-family lot into two lots and place up to two units on each, creating the potential for up to four housing units on certain properties that are currently limited to single-family houses. Senate Bill 10 eases the process for local governments to rezone neighborhoods near mass transit

or in urban areas to allow for increased density with apartment complexes of up to 10 units per property. The new legislation also allows cities to bypass lengthy review requirements under the California Environmental Quality Act in an attempt to help reduce costs and the time it takes for projects to be approved.

Both legislations will undoubtedly increase production of infill units throughout the city. As both of these legislations are new there is no track record or a reasonable way to predict how many units would likely be built. This Housing Element update does not include any projected units as a result of SB9 and SB 10.

7. Density Bonus Ordinance

A density bonus is a provision of State law which allows a developer to ask for and receive additional housing density in return for providing affordable or senior housing. Over the past 40 years, the law has been amended several times to encourage developers to incorporate affordable units within a residential project in exchange for density bonuses and relief from other base development standards. The most recent amendment is AB 2345. AB 2345 increases the maximum density bonus from thirty-five percent (35%) to fifty percent (50%) for qualifying projects with affordable and senior housing components and expands and enhances development incentives. The Density Bonus Law requires all cities to adopt an ordinance that specifies how the City will implement compliance with the Density Bonus Law. Failure to adopt an ordinance does not relieve a City from complying with the Density Bonus Law.

The City of Montebello will adopt a Density Bonus Ordinance that is consistent with Government Code 65915 and its subsequent amendments (like AB 2345). The City can tailor the requirements to address local conditions and establish streamlined procedures for addressing incentive or concessions requests. The density bonus will be an important tool for the City to meet its RHNA requirements.

8. Inclusionary Housing Ordinance

The City of Montebello negotiates inclusionary requirements on a project-by-project basis, often on larger projects. These ad hoc requirements are problematic and do not ensure that all new residential development includes housing affordable at a range of income levels. Adopting an Inclusionary Housing Ordinance (IHO) will require multi-family housing developers to make available a portion of their units to low-income buyers or renters. The IHO could be applicable to projects of certain size, such as 10 or more residential units, and would require a percentage of the units (15% to 20%) of a proposed residential housing development be affordable. The IHO would allow developers the option of paying an in-lieu fee to the City rather than providing affordable units as part of their project.

While IHOs are not required by state law, they can provide Montebello with an effective tool to facilitate and encourage the construction of affordable housing units Citywide, help satisfy state-mandated affordable unit production requirements under RHNA, and develop diverse, inclusive neighborhoods.

B. NON-GOVERNMENTAL CONSTRAINTS



1. Market Constraints

Availability of land, cost of land and construction, and financing can increase housing costs and limit the number of housing units affordable to low and moderate-income households, seniors, disabled, and others with special housing needs.

2. Financing Constraints

In May 2021, the mortgage interest rate for new home purchases was 2.96% for a fixed-rate 30-year loan. Variable interest rate mortgages on affordable homes can potentially increase to a point where the interest rate exceeds the cost-of-living adjustments and becomes a constraint on affordability.

In Montebello, availability of financing is a lesser constraint on homeownership, then the ability of potential buyers to fulfill down-payment requirements on a home that is not affordable. Conventional home loans typically require 5% to 20% of the sales price as a down payment. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds.

A. Development Costs

Montebello is a predominantly urban area that is built out. Even though land costs fluctuate with market conditions and location, land represents one of the most significant components of the cost of new housing. The limited availability of vacant land is a

constraint to the development of new housing within the City. However, underutilized or underperforming commercial sites in the Downtown area and along the City's corridor offer the greatest potential for housing redevelopment. Additionally, the demographic and customer shift from auto-oriented single-use retail centers to mixed-use, urban and walkable places open up the large parcels along the freeway for residential development.

Pursuant to the California Labor Code regulations, developers of federally funded or assisted projects must pay prevailing wages for construction, alteration, installation, demolition, or repair work. Single-family homes and apartments up to four stories that are publicly funded are also required to pay prevailing wages. Public works projects exceeding \$1,000 in value also are subject to prevailing wage requirements. Even public transfer of an asset for less than fair market value such as a land write-down would be considered to be paid for by public funds. If public funds are involved, prevailing wages rates may be triggered. Although the difference between prevailing wages and standard wages vary regionally and by occupation, prevailing wages add significantly to the development cost and reduce the number of affordable units that could have been completed otherwise.

Construction costs include construction type, material, and custom versus conventional unit design, site conditions, finishes, amenities, size, structure, and construction schedule/timeline. According to International Code Council's Building Valuation Data, typical, wood-frame residential construction ranged from \$131 to \$139 per square-foot for single-family housing and

Length of Time between Application Approval and Building Permit Issuance

New Housing Element Law requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, none of which are directly influenced or controlled by the City.

Factors that may impact the timing of building permit issuance include:

- Required technical or engineering studies;
- Completion of construction drawings and detailed site and landscape design;
- Securing construction and permanent financing; and
- Retention of a building contractor and subcontractors.

The majority of residential permits in Montebello are for multi-family homes, with building permit issuance generally taking 4 to 12 weeks after entitlement. Among the City's recent multi-family developments, the time between approvals and permit issuance has averaged 6 to 8 weeks. In Montebello, most approved projects are constructed in a reasonable time period.

\$120 to \$125 per square-foot for multi-family housing in 2021. Updates to the California Title 24 Energy Code require higher insulation values that requires thicker, often more expensive materials that have increased building costs. Construction costs make up a large portion of development costs depending on the size and timeline of the project. The construction backlogs and the material supply chain have been impacted by the continuing Coronavirus crisis. Due to the pandemic, prices for all categories under the materials and equipment subindex have increased. However, since construction costs are similar regionally, they are not considered a major constraint to housing production.

New developments often require site improvements that can significantly increase development costs. The Subdivision Code (Section 16.32.020 of the Montebello Municipal Codes) requires on- and off-site improvements for subdivision and all division of land. The City requires the following systems designed and constructed to serve each proposed lot:

- Domestic water distribution, sewage, storm water drainage systems;
- Public and/or private street and alley system;
- All necessary utilities, including, but not limited to, facilities of water, natural gas, electricity, and telephone service; and,
- All public improvements necessary to provide services.

To complete these requirements, developers must submit construction plans for approval. Developers may also be required to provide supplemental improvements that are dedicated to the public as indicated in Government Code Section 66485 such as off-site sewer lines. Portions of curbs, gutters, sidewalks and driveways may be required to be replaced, depending on their condition. Subdivisions must abide by requirements of grading and erosion control including the prevention of sedimentation or damage to off-site property, and provide a preliminary soils report. A soils investigation report is typically required as necessary to ensure suitable development.

B. Infrastructure Constraints

Infrastructure that is substandard and needs to be replaced or the need for new facilities may also add to development costs. The potential infrastructure constraints that should be considered as part of any future residential development are outlined in this section.

1. Water Service

Water service for the City is provided by five service providers in five different districts: California Water Service Company, Central Basin/Metropolitan Water District (MWD), Montebello Land and Water, San Gabriel Valley Water Company, and the South Montebello Irrigation District.

2. Sewer Service

The County Sanitation District maintains and operates the sewer system in the City of Montebello. Sewer lines are maintained by the County Department of Public Works with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Cerritos. The wastewater generated by future development within the project site will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos. This plant has a design capacity of 37.5 million gallons per day (mgd) and is currently treating an average of 31.3 mgd.

3. Storm Drainage

Storm drainage is facilitated using catch basins and storm drains. These lines ultimately connect to the drainage pipes maintained by the Los Angeles County Department of Public Works and are disposed into the San Gabriel River, the Los Angeles River and the Rio Hondo River. Storm water flows from future major development will be conveyed to a gutter system, into clarifiers, and then continues into existing storm drains. The majority of the potential development sites was previously paved or otherwise covered with impervious surfaces. As a result, no additional storm water infrastructure will be required to accommodate the projected demand. Nevertheless, new development will be required to comply with Federal Clean Water Act requirements, and to obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Los Angeles Regional Water Quality Control Board.

4. Solid Waste

Trash collection service is provided by Athens Services. Athens Services separates the recycling from the trash at its Materials Recovery Facility (MRF) located in the City of Industry. Other residual waste is disposed of at area landfills. All residential development in Montebello is required to adhere to City and County ordinances with respect to waste reduction and recycling.

5. Energy

ElectriCity is provided by Southern California Edison and Southern California Gas Company provides natural gas services to individual properties. The Southern California Gas Company offers rebates on qualifying appliances such as clothes washers, dishwashers, furnaces, water heaters, and insulation.

6. Communications

Every residential property in the City has access to phone and internet services through a variety of private service providers.

C. Environmental Constraints

The City of Montebello is an urban environment susceptible to many natural hazards including wildfire, earthquakes, floods, and hazardous materials. Residential developments located near active earthquake faults should provide seismic reinforcements and comply with appropriate seismic codes. Future residential developments located near excessive transportation-related noise or other nuisances should have adequate insulation to protect residents from noise pollution.

1. Wildfire

The City of Montebello is an urbanized area with limited vegetation to raise major concerns regarding wildfire. However, to ensure emergency access and provision of fire protection flows in the case of a fire, the City's Fire Department requires the following: fire protection flows of 1,500 gallons per minute; a minimum 20-foot road width for fire vehicle access; and a 100-foot clearance around structures located in brushy hillside areas.

2. Earthquake

Montebello does not contain an active fault identified within its boundaries. Thus, the City is not required to withhold permit issuance or require geologic investigations to demonstrate structural safety associated with fault rupture. However, since Montebello is located close to the Whittier Fault and atop several blind thrust faults, all structures must abide by seismic reinforcement requirements of the City's Building Code.

3. Landslide

The northern portion of the City consists of hillside areas (Montebello Hills and the eastern part of the Montebello Town Center). The City requires submission of soil and geologic condi-

tions surveys by State-licensed engineering geologists for review of development proposals involving steep slopes, grading, unstable soils and other hazardous conditions. Based on the results of surveys, mitigation measures may be required.

4. Liquefaction

Areas of Montebello that may be subject to potential liquefaction are located along the eastern boundary of the City, parallel to the Rio Hondo River. Liquefaction affects stability of foundation soils and requires soil investigation prior to construction of buildings for occupancy.

5. Flood Hazard

100-year and 500-year flood zones are located along Garfield Avenue south of the Pomona Freeway to Hay Street just south of Beverly Boulevard; industrial areas near the Montebello School District property at the corner of Mines Avenue and Maple Avenue; the west side of Mines Avenue at Beach Street; and the area south of Lincoln Avenue and north of the Whittier Narrows Dam.

6. Hazardous Materials

Every hazardous material handler is required to submit a business plan and an inventory of hazardous substances and acutely hazardous materials to the Montebello Fire Department on a yearly basis. If the hazardous materials inventory of a business should change, a revised business plan must be submitted. Hazardous material users and generators in the City include gasoline stations, auto repair shops, printers and photo labs, clinics, dry cleaners, schools, fire stations, and a variety of other commercial and industrial land uses. Developments on brownfield sites and other sites with hazardous materials will require additional costs to clean them of dangerous contaminants. Additional environmental studies, reports, and mitigation measures can increase development costs, but also ensure safety.

There are no known brownfield sites in Montebello. Typically, a Phase I Environmental Site Assessment (ESA) is prepared for a real estate transaction that identifies potential or existing environmental contamination. The process for a Phase I ESA take about 2 to 4 weeks and the study can typically be conducted in conjunction with the development application process. As a result, the Phase 1 report does not pose a significant constraint to housing development. If Phase I ESA determines a likelihood of site contamination a Phase II would be required. While the additional study may constrain residential development to some extent, it is necessary to protect public health and safety.



7 Vision

The Housing Element is being updated in conjunction with the General Plan and Downtown Montebello Specific Plan. This provides a unique opportunity for Montebello to develop a long term vision for housing and to intrinsically integrate housing with the City's economic, environment, mobility, place-making, health, recreation, and arts and culture strategies. A holistic approach that brings a range of resources to areas of concentrated poverty, alongside home repair programs linked to code enforcement has a significant impact in reducing disparities in access to opportunity.

A. COMMUNITY ENGAGEMENT

An interactive online survey in English and Spanish captured input from 712 people with 970 written comments on Housing and variety of other related topics. The Vision was developed with extensive community involvement at multiple Focus Group Meetings, Housing Task Force Meetings, and 4-day Visioning Workshop.

B. COMMUNITY VISION

Montebello has been a built out community with new growth primarily focused around small infill developments. As a result not many units have been built over the past two decades. The declining affordability of the greater Los Angeles area will continue to push demand to the east. The City is well positioned to capture housing demand even though historically it has been a low growth area.

Many of Montebello's high opportunity neighborhoods are out of reach for communities of low-income families and color due to a lack of affordable housing options and legal and political opposition from residents. Escalated construction costs, shrinking federal and state investment in affordable housing, particularly the elimination of Redevelopment Agency funding, has limited the City's ability to keep pace with the demand and need for affordable housing.

The combination of high costs, insufficient investment in affordable housing and tenant protections, restrictive zoning, auto-oriented sprawling development patterns, and opposition to new housing have allowed racial and economic segregation to continue unchallenged for decades. Montebello has been working to change policies and find new resources to address the symptoms of these problems. Montebello needs to build more housing, expand investments for the unhoused, and take actions to slow displacement and evictions.

In an uncertain post pandemic environment, the City is moving forward boldly led by its values and convictions. For Montebello, it starts by defining a future vision, a way to play, and differentiate capabilities, and then put investments behind them. The City is rewiring old habits and patterns to identify and eliminate constraints and build more



context sensitive housing. Uncertainty also tends to paralyze deal making or to push the City into transactions that are defensive and reactive. Instead, the city is proactively leveraging its assets to create value with deals. The City is leveraging public land, streamlined regulatory process, infrastructure improvements, and creative partnerships to develop affordable housing. Examples include proposed 25 tiny homes for homeless individuals, 800 mixed-income units on a small portion of the City's golf course, 132 mixed-income housing in the downtown area, and many more units that are currently in various stages of entitlement process.

The new Downtown Montebello Specific Plan vision calls for a vibrant, more walkable, mixed-use, and transit accessible place with many cultural, dining, and retail options. A future light rail line is being studied for Washington Boulevard which will provide access to regional jobs and resources while attracting private investment to the southern portion of the City. Greenwood Avenue, redesigned as

Through the City’s outreach efforts, local knowledge and data was gathered and utilized to appropriately plan for housing growth in the City, which is reflected in the sites inventory of the Housing Element.

—Jessica Serrano
Montebello Resident & Planning Manager for Monterey Park

a complete street, will link the Downtown and proposed transit area along Washington Boulevard.

Additionally, the General Plan has a two part strategy to increase mobility from low to high resource areas and to provide more resources into lower income neighborhoods:

1. The first strategy seeks to integrate affordable housing in high resource income-segregated areas by:
 - a. Requiring new developments in high resource areas to increase housing choices by providing affordable housing units for the City’s diverse cultures, lifestyles, abilities, family structures, and income levels; and
 - b. Promoting construction of accessory dwellings units in single-family subdivisions.
2. The new General Plan and Downtown Plan, and the recently adopted Parks Master Plan identifies opportunities to increase transit access, parks, public facilities, and complete streets in historically low resource areas.

Montebello seeks to preserve and enhance its existing supply of housing; increase the supply of housing by requiring and providing incentives to build more affordable housing; and to increase access to variety of housing types at various income levels throughout the City. Simply put, the community vision for housing is to:

- Make home ownership accessible and affordable;
- Welcome new homes, rather than fear them; and
- Make renting safe, clean, stable, and affordable.

Collectively, these changes will take many years, and parts of the City could likely appear somewhat different than they do now. But these changes are essential to preserving the cultural heritage, the vitality and the diversity of Montebello.

C. GUIDING PRINCIPLES

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

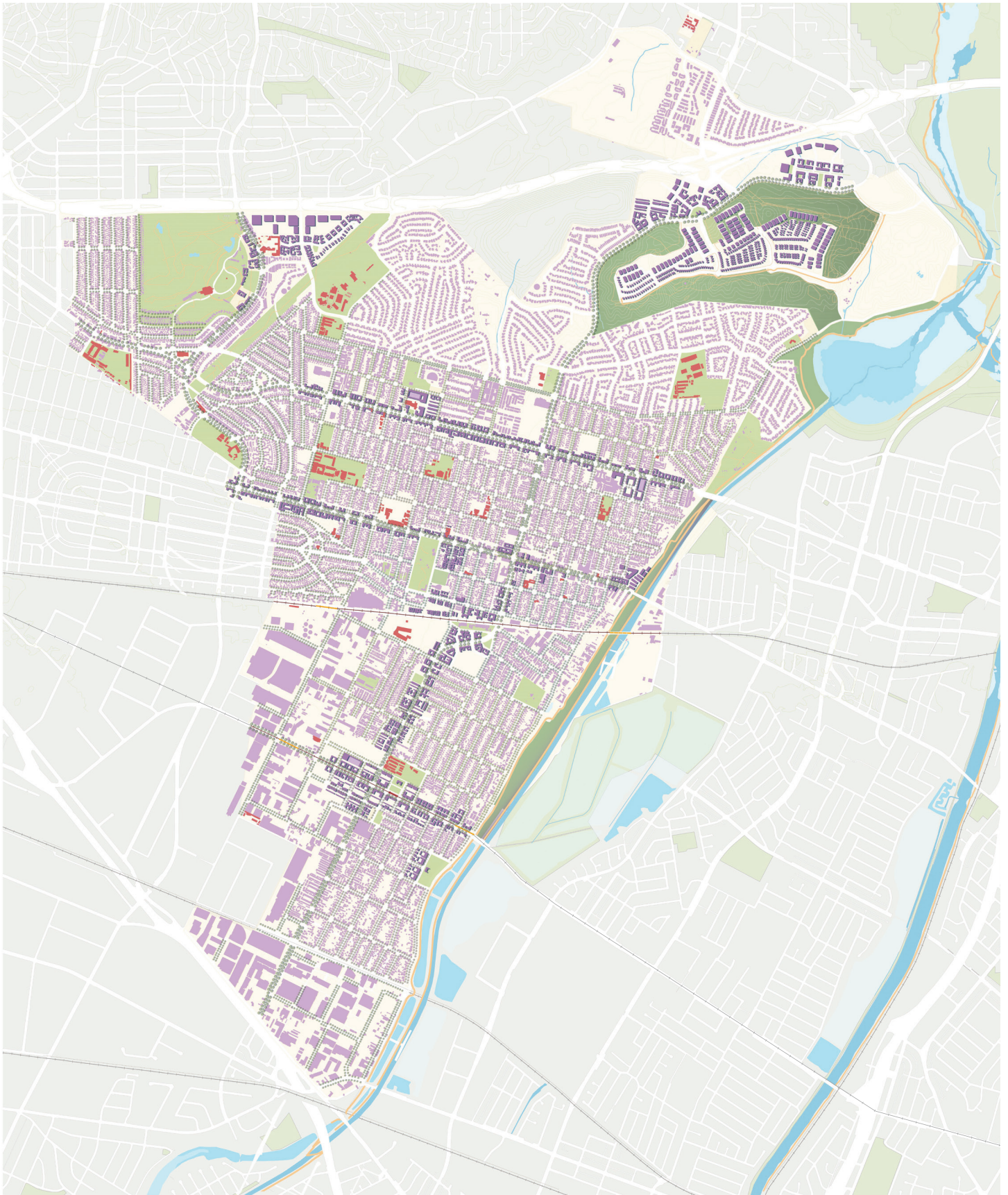


Figure 7.1. Illustrative Plan developed at the Visioning Workshop. The Plan shows new short (8 to 10 years) and long term (10 to 20 years) housing growth being directed to Downtown, Corridors, and larger commercial tracts along the highway.



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8 Goals, Policies, & Programs

City of Montebello establishes three goals with corresponding policies and implementing programs that address the maintenance and improvement of existing housing units and their neighborhoods and provide opportunities for development for new housing for all economic sectors and special needs populations.

The 15 programs address Montebello's housing needs and issues identified in community survey, interviews, focus group meetings, housing task force meetings, planning commission and

city council meetings. During the 4-day Visioning Workshop, the community came together to review existing conditions, trends, and options and developed a preferred scenario for growth, redevelopment, and preservation. Taken together the 15 programs listed in this chapter will implement the community vision to grow the supply of housing to meet the current and future needs, protect tenant households, and preserve existing rental housing options, and to improve the quantity and effectiveness of public spending on housing programs for those most in need.

A. GOALS AND POLICIES

The following three goals and respective policies are based on comprehensive study of existing and future housing needs, extensive community dialog, and shared community vision:

Goal 1: Conservation and Preservation of existing supply.

Goal 2: Increase housing production to improve affordability for the City's current and future residents.

Goal 3: Ensure fair and equal housing opportunity.

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

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

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

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

Policy 3.2: Through General Plan update, development of Downtown Montebello 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 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 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 3.3: The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

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

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 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.

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.

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.

B. PROGRAMS



For the 2021-2029 planning period, this section describes the City’s housing programs, including the program objectives, and identifying the timeframe, the agency with primary responsibility to carry out the programs, and funding sources.

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. The Code Enforcement Division has a staff of 4 field officers and one manager who carry an average of 88 open cases per month. They close/resolve approximately 57 cases per month. Typical cases related to residential properties were on: substandard housing, property maintenance, weed abatement, and zoning violations. Subject to staff and resource availability, in the next four years the City will review the feasibility of establishing a proactive Rental Housing Inspection program that focuses on physical/structural conditions. By 2025, the existing Code Enforcement program will be evaluated for its effectiveness and impact on neighborhood conditions to determine if the program needs to be adjusted or continued.

Program Objective	To continue to implement the code enforcement program to inspect and bring 50 housing units per month into compliance with City building and zoning codes.
Timeframe	Within two days Code Enforcement Division will respond to complaints and direct owners to appropriate City department to achieve compliance. In the next four years, the City will review the feasibility of a proactive Rental Housing Inspection program and report findings to the City Council.
Responsible Agency	Code Enforcement Division
Funding Sources	General Fund

2. Home Rehabilitation and Preservation Program (HRPP)

The City offers deferred loans to lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs. The City of Montebello offer loans of up to \$50,000 to eligible Montebello homeowners to rehabilitate their home.

The City’s Home Rehabilitation and Preservation Program (HRPP) is designed to improve the existing housing stock. The City will continue to provide funding for the Home Rehabilitation and Preservation Program (HRPP) to improve the City’s housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families.



Information on this program will be posted on the City’s website and places of public interest like the Public Library and Senior Center. Information outlining the benefits of the HRPP program will also be included in the City’s newsletter.

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 Fund

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 technical assistance will be provided. When possible, financial assistance could be provided to ensure long-term affordability;
- 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;
- Provide information on rental assistance available to affected tenants; and
- Pursuant to new State law, contact property owners at least 3 years prior to covenant expiration dates for at-risk projects. If owners intend to file a Notice of Intent to opt out of affordable housing, ensure their compliance with the 3-year, 1-year, and 6-month noticing requirements.

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.

Timeframe Ongoing

Responsible Agency Housing Division

Funding Sources General Fund

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.

The City will continue to encourage local landlords to accept rental vouchers. Information can be included in the City’s newsletter outlining the benefits of the Housing Choice Voucher program.

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.

Timeframe Ongoing

Responsible Agency County of Los Angeles Housing Authority; Housing Division

Funding Sources Los Angeles County

5. Homeless Prevention

Developing strategic preventive measures that aim in reducing the risk of homelessness, by addressing the elements that contribute to this risk and by establishing protective factors that contribute to reducing social and health inequities. Providing a series of timely interventions to reduce the likelihood that someone will experience homelessness. For those who have experienced homelessness, identifying the necessary resources that will contribute in developing stable housing options, enhancing safety, and social inclusion, reducing health disparities and decreasing the risk of the recurrence of experiencing homelessness.

The City will take the following actions:

- a. Collaborate and build partnerships with community agencies to develop a shared universal data system and triage toolkit that will track clients and services provided, evaluate eligibility and identify housing barriers in order to prioritize referral to specialized support resources;
- b. Continue to support and engage with community-based organizations (CBOs), social services agencies and faith-based providers that provide services to the those experiencing homelessness, persons at risk of becoming homeless and non-homeless persons with special needs;
- c. Continue to support efforts by local nonprofits to expand the transitional and temporary housing units (Operation Safe Stay) with support services within the City;
- d. Continue to develop, implement and update the City's Plan to Prevent and Combat Homelessness;
- e. Develop appropriate cultural and inclusive housing strategies that target communities at higher risk of entering homelessness, such as outreach programs, landlord incentives, veterans, seniors, youth and Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit (LGBTQIA2S+);
- f. Develop mechanism to increase funding and sustainability through grant funding that address homeless prevention, such as interim housing, transitional housing, and other supportive services (rental arrears, utility payments, or security deposits for rental housing);
- g. Create homelessness prevention toolkit with overview of resources for legal services, tenant-landlord issues, benefits, and workforce development, etc.;
- h. Engage local businesses and business groups about hiring homeless and formerly homeless individuals, providing job training, or becoming an employment site program; and
- i. Adopt an Economic Empowerment Ordinance to encourage local hiring of homeless and formerly homeless individuals in City-supported contracts.

Homeless service providers that the City partners with include:

- People Assisting the Homeless (PATH)
- Los Angeles County Department of Health Services (DHS)
- Jovenes, Inc
- Los Angeles County Department of Mental Health (DMH)
- Whole Child Services
- Los Angeles Housing and Services Authority (LAHSA)

Program Objective To avoid or exit homelessness quickly by either retaining their housing or using other housing strategies to ensure people move into permanent and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive.

Timeframe Ongoing. The Economic Empowerment Ordinance will be adopted within one year of the adoption of the Housing Element. The homelessness prevention toolkit will be developed within two years of the adoption of the Housing Element.

Responsible Agency Housing Division and Fire Department

Funding Sources San Gabriel Valley Council of Governments, CDBG and HOME

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. Total of 21 sites and citywide ADUs are projected to accommodate 5,778 units. This includes residential zoned sites that were included in the 5th cycle, pipeline units, opportunity sites, and 56 ADUs. A total of 1,523 units are proposed on sites zoned appropriately. A total of 3,062 units proposed on opportunity sites and 312 pipeline units are currently not zoned for residential uses and would comply with all of the by-right development review provision pursuant to Government Code section 65583.2, subdivisions (h) and (i). Each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided. Two pipeline unit projects for total of 825 units are on City owned parcels and are exempt from zoning process.

The City will take the following actions:

- a. Amend the Zoning Code to facilitate a variety of housing types in low density zones.
- b. Evaluate the effectiveness of current City policy on facilitating developments that include large units (with three or more bedrooms) and update City policy if appropriate. A potential policy update may be requiring a mix of unit sizes (number of bedrooms) for projects above a certain size.
- c. Monitor housing production to determine the geographic distribution of units, especially lower income units, to be monitored by TCAC opportunity area, CalEnviroScreen ranking and RECAP status, and tracked by geographic tracts in the north, central, and south. Provide annual reporting on the ratio of unit production in these sensitive areas relative to city wide production.
- d. Establish a pilot program to providing funding in the form of grants or loans in exchange for the deed restriction of housing units for low income households, targeting units in high resource areas.
- e. Reach out to interested developers annually, facilitate any necessary zoning amendment, offer priority processing of entitlements and permits for the publicly-own sites, and assist, support, and pursue funding applications proactively working with housing developers to identify development opportunities for extremely-low, very-low, low- and moderate income housing and offer priority processing for entitlements and building permits. These sites will comply with all the Surplus Lands Act requirements.
- f. The City will prioritize development of 801-901 North Garfield Avenue where 200 affordable units are proposed in a higher resource area. The City will issue Request for Proposal within two years of the adoption of the Housing Element and with the selected partner initiate the necessary entitlements to ensure development of the affordable units within the planning period.
- g. A zoning performance standards will require minimum 20 percent residential development on all of the sites on the inventory list.
- h. The City will monitor and review the development trends every two years. If a significant majority (over 75%) of non-residential development is being proposed or built then within six months the City will adopt additional performance standards to ensure residential construction.

Program Objective	Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.
Timeframe	Rezoning will be completed within one year of adoption of the Housing Element. Establish pilot program by the end of 2023.
Responsible Agency	Planning Division, Housing Division
Funding Sources	Local Early Action Planning (LEAP) Grant funds, General Fund

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 Housing Division will create incentives by offering homeowners comprehensive assistance for available funding, 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.

Timeframe Ongoing. By 2025, the City will identify and begin implementing the incentives to promote ADUs being built for lower- and moderate-income households.

Responsible Agency Planning and Community Development Department

Funding Sources HUD

8. Implement Inclusionary Zoning and 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. With the Inclusionary Zoning Ordinance, about 20% of all housing units produced annually will be for extremely low, very low, and low income households -- i.e. about 100 units annually.

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.

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

Responsible Agency Planning Division

Funding Sources General Fund

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 1398): 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. Montebello Municipal Code 17.34.030 prescribes standards for Emergency shelters. These standards will be revised to be in compliance with Government Code 65583(a)(4)(A). Zoning Ordinance will be amended to also allow emergency shelters in C-M zones.

Supportive Housing (AB 2162): Requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed. Currently transitional and supportive housing is not permitted in R-A zone. Therefore, a zoning amendment is necessary to allow transitional and supportive housing in R-A zone.

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.

Manufactured Homes: The City will amend the zoning ordinance to allow manufactured homes in R-A zones.

Zoning Code Updates Tailored to Housing For Persons with Disabilities: The City will replace or modify the CUP requirement for residential care facilities with 7 or more persons, to provide greater objectivity and certainty. The definition of “family” will be revised to comply with all federal and state fair housing laws.

Zoning Code Updates Tailored to Disadvantaged Communities: The zoning ordinance update will tailor regulations to meet both housing needs and community interest in neighborhood serving commercial uses and amenities needed such as parks and corner grocery stores with healthy food options. The City will identify and mitigate negative environmental, neighborhood, housing and health impacts associated with undesirable land uses such as liquor stores in disadvantaged communities. New zoning districts for central and southern tracts will incentivize more desirable and sustainable uses in disadvantaged communities such as housing and grocery stores.

Program Objective	Bring the City’s Zoning Ordinance into compliance with federal and state fair housing laws, AB 101, AB 139, AB 2162, and the Employee Housing Act and to increase the range of housing types in the City.
Timeframe	Revise the Zoning Ordinance within one year of adoption of the Housing Element.
Responsible Agency	Planning and Community Development Department
Funding Sources	CDBG, General Fund, and Local Early Action Planning (LEAP) Grant Funding

10. Montebello Community Assistance Program

The Montebello Community Assistance Program (MCAP) is a first responder and behavioral para-medicine model approach launched by the City of Montebello Fire Department. The program establishes collaborations with various 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/EMT, 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. 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 linkages to housing needs, and raise awareness among local leaders and community residents to decrease social stigma as it relates to behavioral issues and homelessness. MCAP connects clients with the following services in the community:

- Food/Showers Assistance
- Substance Use Disorder Assistance
- Medical and Social Service Assistance
- Mental Health Assistance
- Dental Assistance
- Linkages to Housing Services (Interim and Long-Term Housing)

Program Objective To use the 911 dispatch/mobile crisis response team to support individuals with the proper resources to address chronic homelessness.

Timeframe Ongoing

Responsible Agency Fire Department

Funding Sources Gateway Cities Council of Governments and CBDG

11. Objective Design Standards, Approvals By-right and 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. The objective standards will also be drafted for larger-scale housing projects located within the Housing Opportunity Overlay and allow complying projects to be approved administratively.

The City has engaged a consultant to develop objective design standards and explore development streamlining options with the community and the Planning Commission — specifically to increase the 3-unit threshold for Planning Commission review. Within two years of the adoption of the Housing Element, the 3-unit threshold will be increased to allow more housing development that complies with objective standards to be approved administratively.

The City will amend the zoning code to adopt objective and context based variable setback standards and reduce parking standards that facilitates affordable housing.

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. This program will apply to all sites identified on the sites inventory list (see Table 5.1).

This program meets the definition of by-right approval found in Government Code Section 65583.2, subdivision (h) and (i) Pursuant to State Housing Element statutes (Govt Code section 65583.2(h)), sites identified for rezoning to address the City's lower income RHNA shortfall will meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right for projects with 20% or more units affordable to lower income households;
- Permit a minimum density of 20 units per acre;
- Allow a minimum of 16 units per site; and
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only.

The City will monitor how long housing production takes by establishing a housing data dashboard showing average, minimum and maximum days to obtain any permits required for housing construction, including entitlements and building permits.

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

Timeframe Adopt objective design standards within two years of adoption of the Housing Element. Housing Data Dashboard will be established by 2028.

Responsible Agency Planning Division

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

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.

Timeframe Development review process has been mapped in conjunction with the development of this Housing Element. In conjunction with the General Plan and related development code updates, by February 2023 the City will review and eliminate development review steps that add no value or marginal value. The Town Architect Services will also be instituted by February 2023.

Responsible Agency Planning Division

Funding Sources General fund, Developer Fee for Town Architect Services

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 provide incentives to promote walkable urban housing along transit corridors, encourage passive or active energy saving features such as solar panels, efficient appliances, efficient building materials in new construction and remodels, promote energy audits and participation in utility conservation programs, and facilitate energy conserving retrofits.

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.

Timeframe Ongoing

Responsible Agency Building and Safety Division and Planning Division

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

14. Affirmatively Furthering Fair Housing

To discourage discriminatory housing practices, the City will contract with the Housing Rights Center (HRC). Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the HRC for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the HRC Council at a kiosk in the City Hall lobby, the Planning and Community Development Department lobby, and at the local library in the City. The outreach literature is available in English and Spanish language. 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.

Specific actions to remedy impediments to Fair Housing include the following:

- a. The City will continue to retain the HRC to process housing discrimination complaints.
- b. The City's website will post background information on fair housing and how to contact the HRC.
- c. The HRC will conduct 2-3 workshops per year on fair housing rights and resources in areas at risk of displacement. Educational and outreach materials will be disseminated to residents, local real estate agents, and the on-site apartment managers of the larger apartment communities.
- d. The City will amend its agreement with the HRC to include a periodic review of newspaper and online advertising. When discriminatory advertising is found, the HRC will then contact the on-site manager of the apartment community placing the ad.
- e. The City will amend its agreement with the HRC to include coordinating with local newspapers to include a statement that disabled people have a right to request a reasonable accommodation for a service or companion animal.

Place-based Actions: In June 2021, the City adopted the Parks Master Plan which calls for comprehensive upgrade of existing parks and facilities, and strategies for providing new parks and facilities in underserved areas.

- a. The City is continuing the community driven planning process with a comprehensive update to its General Plan and preparing a Downtown Specific Plan. Both these planning efforts prescribe a multitude of public and private improvements. Three examples of these improvements are: 1) the new five-acre public park with extensive trail connectivity approved with development of the Montebello Hills Specific Plan; 2) the proposed six-acres of open space area at De Paul Center; and 3) the proposed three-acre public park along Garfield Avenue proposed in connection with any future housing development at the golf course. The City will add 8 acres of new parks in the next 8 years in lower resource areas of the City — at an average of 1 acre of new park every year for the next eight years.
- b. Additionally, the City is partnering with neighboring cities in collaboration with L.A. Metro to develop a community-driven Corridor Plan for the future light rail along Washington Boulevard as well as the Greenwood station. A proposed city moratorium will restrict further commercial development Citywide in an effort to facilitate redevelopment of urban mixed-use residential development in key corridor areas including Washington Blvd. and the area surrounding the proposed Greenwood station.
- c. The City will adopt an Ordinance by 2023 to expand the housing supply in Higher Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. The City will pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. The City estimates about 5 lot splits annually.
- d. Minimum 25% of CDBG funds will be spend in making improvements to parks, public facility improvements, economic development, social services, and infrastructure improvements within areas of low resources.

14. Affirmatively Furthering Fair Housing (continued)

Anti-displacement Actions: To ensure that development projects support and uplift the most vulnerable communities to displacement, and the residents struggling with cost of living increases are able to stay in their neighborhoods and enjoy the benefits of new public investments the City proposes the following anti-displacement actions:

- a. Amend the Ordinance to require the replacement of all units affordable to the same or lower income level as a condition of any development on the site that have existing residential units.
- b. The City will annually monitor displacement concerns, and if necessary, extend additional legal protections for renters and expand programs aimed at helping people remain in place.
- c. The City will preserve the existing stock of affordable housing to secure the availability of housing options for residents of lower economic means. The City will direct CDBG and HOME funds to annually rehab and preserve two households and to acquire and rehab property for low-income housing. Also see Programs 1, 2, and 3.
- d. Include community members vulnerable to displacement in meaningful ways through all stages of development entitlement process so these new projects address their needs.
- e. The General Plan update and Downtown Specific Plan will catalyze and support long-term economic prosperity efforts for un(der)employed residents by ensuring that existing workforce and economic development programs are accessible as well as providing new pathways to prosperity for workers and local small business owners.

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

Timeframe Ongoing. The City will continue to retain HRC to process housing discrimination complaints. Fair Housing information will be posted on the City's website within six months of the adoption of the Housing Element. The agreement with HRC will be amended by 2023. The General Plan and Downtown Specific Plan will be adopted by end of 2023. The Light Rail Corridor Plan will be adopted by the end of 2026. All Ordinance amendments will be adopted by end of 2023.

Responsible Agency Housing Division; Southern California Housing Rights Center

Funding Sources CDBG

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.

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

Responsible Agency Planning Division and Building and Safety Division

Funding Sources General Fund

C. QUANTIFIED OBJECTIVES

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on October 15, 2021, and ending October 15, 2029.

The quantified objective section shows how the City will meet its remaining RHNA allocation. While the City intends to make every effort to achieve these goals, Montebello cannot assure that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low, very-low, and low and moderate-income households. Additionally, the economy and market forces heavily influence the housing production.

Table 8.1 presents the City's quantified objectives in three categories:

1. Construction of new affordable units;
2. Substantial rehabilitation of substandard units, and assistance through Housing Choice Vouchers; and
3. Protect existing affordable housing units from risk of displacement.

New construction of housing units focuses on the City's ability to accommodate its 2021-2029 RHNA allocation of 5,186 units (see Table 8.1) on land identified with the Housing Opportunity Areas, as shown in the City's Sites Inventory. This projection assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influence the timing, type, and cost of housing production in Montebello.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation	—	1,314	707	777	2,388	5,186
Produce						
Sites that do not require rezoning					1,467	1,523
Pipeline Units	108	108	103	286	532	1,137
Housing Opportunity Areas	550	551	611	518	832	3,062
Accessory Dwelling Units	—	—	—	—	56	56
Preserve						
Rehabilitation ^a	—	—	20	20	—	40
Housing Assistance (Vouchers)	363	363	—	—	—	726
Protect						
Stability from Displacement ^b	186	186	—	—	—	372

^a Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock.

^b The conservation/preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk.

Projection for Extremely Low-Income Households

The impacts of high housing cost are more widespread for extremely low income (ELI) residents. Approximately 4,085 ELI households resided in Montebello. Approximately 81% of ELI renter-households had housing cost burden, while about 69% of ELI owners were cost burdened. To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options.

The projected housing need for ELI households assumes that 50% of very low-income households will qualify as ELI households (see Table 8.1).

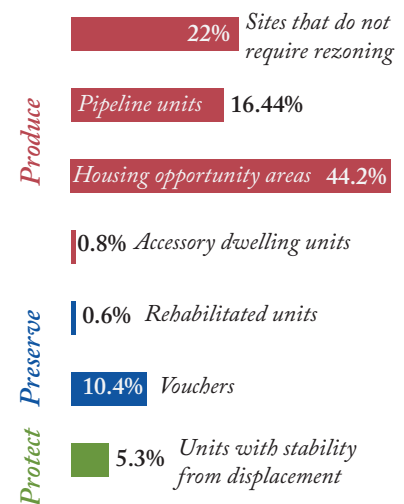


Table 8.1. Quantified Objectives.
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