

# City of Montebello

Los Angeles County, California

## 2020-2025 Consolidated Plan & 2020 Annual Action Plan

DRAFT September 2020



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## EXECUTIVE SUMMARY

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

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#### 1. Introduction

Each year the U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community development programs to the City of Montebello, specifically Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Program funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan (ConPlan).

The purpose of the ConPlan is to identify Montebello's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the next five years.

The City's Planning & Community Development Department (PCD) is the lead agency in developing the 2020–2025 ConPlan. The plan was prepared in accordance with HUD's Office of Community and Planning Development (CPD) eCon Planning Suite (launched in May 2012), including the ConPlan template in Integrated Disbursement and Information System (IDIS). Most of the data tables in the plan are populated with default data from the US Census Bureau, mainly 2011–2015 Comprehensive Housing Affordability Strategy (CHAS) and American Community Survey (ACS) data. Other sources are noted throughout the plan, including the addition of more recent data where practical. The research process involved the analysis of the following key components: demographic, economic, and housing data; affordable housing market; special needs populations (homeless and non-homeless); consultation with public and private agencies; and citizen participation.

The planning process also included the development of the first-year Action Plan, which is the annual plan the City prepares pursuant to the goals outlined in the ConPlan. The Annual Action Plan (AAP) details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG and other housing funds received during program year 2020–2021.

This report is divided into following sections, with the Needs Assessment, Market Analysis, and Strategic Plan forming the key sections of the ConPlan:

- Executive Summary
- Process
- Needs Assessment
- Housing Market Analysis
- Strategic Plan
- Annual Action Plan

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need demonstrated by the data that has been collected during plan preparation, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participate process; and the availability of resources to address these needs. Based on all of these components, housing needs, homelessness activities, fair housing, public services, and public improvements are considered high priority needs.

A summary of some of the findings used to determine priority needs include the following:

**Low Income and Poverty:**

- 63 % of the total households are at or below 80% of AMI and considered “low income,” per HUD regulations
- 20% of the total households are considered extremely low income or below 30% of AMI.
- 13% of all residents in the City are living below poverty of which 21% are African American and 17% are Hispanic
- 48% of the City’s low income households spend more than 30% of their households income on housing costs and 24% spend over 50% of their household income on housing costs
- 72% of the families with small children in the City are low income and 22% are extremely low income

**Housing:**

- 56% of the total dwellings are renter-occupied
- 40% of the City’s total housing units are multi-family
- Median income has decreased 11% over the last 7 years
- Number of households has increased 7%, however the increase in housing stock has only increased 4%
- Most common housing problems are cost burden households (74% are renters) (54% are from small related households)
- In the last 7 years however, the number of affordable units between \$500-\$999 per month has decreased by 18%, while the total number of units between \$1,000-\$1,499 and \$1,500-\$1,999 increased by 6.40% and 7.19% respectively. From 2010 to 2017 there was an overall increase of 1,284 housing units (Source: AI, 2020)
- Overall, lower income households, particularly 0-30% AMI and 30-50% AMI, as a whole are disproportionately affected by housing problems
- 47.7% of LMI households in the City experience a severe housing problem. Hispanic households in the 0-30% AMI category are disproportionately affected at a rate of 76.5%

**Homeless:**

- 92% of the homeless persons are single adults
- 42% of the homeless persons experience domestic violence
- There are no homeless shelters in the City however there were 170 unsheltered homeless persons counted in the 2020 Los Angeles Homeless Services Authority (LAHSA) homeless count

**Other Special Needs:**

- 13% of the City’s population is living with disabilities which, 85.08% are elderly
- 64% of LMI households have at least one person 62 years of age or older
- 29% of households are single parent households
- 78% of the total City population is Hispanic

**AI Summary:**

- Current zoning and land use policies deter affordable housing development

During the five-year plan period, the City expects to receive approximately \$650,000 annually in CDGB funding and \$300,000 annually in HOME funding for a five-year total of \$4,750,000. In 2019 the City utilized CDBG funds as a voluntary grant reduction in lieu of repayment on HOME administration activities. The City uses CDBG funds for public services, public improvement, housing activities, Section 108 loan repayments, and planning and administrative costs. HOME funds are used for providing decent affordable housing for lower-income households. The CDBG program’s primary objective is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds can be used for a wide array of activities, including the general funding categories of housing, homelessness, public services, public improvements, and economic opportunities.

<b>Previous 5-Year Allocations &amp; 2020-2025 Estimated Allocation</b>		
<b>Funding Year</b>	<b>CDBG</b>	<b>HOME</b>
2015	\$666,180	\$211,802
2016	\$631,664	\$213,753
2017	\$597,005	\$597,005
2018	\$669,491	\$299,865
2019	\$677,645	\$269,841
<b>Total</b>	<b>\$3,241,985</b>	<b>\$1,592,266</b>
2020-2025 Estimate	\$3,250,000	\$1,500,000
Future Annual Estimate	\$650,000	\$310,000

### **3. Evaluation of Past Performance**

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which outlines how the City met the needs and objectives outlined in the prior 2015-2020 ConPlan and 2015 AAP. The City’s most recent 2018-2019 CAPER reports on the fourth year of the five-year 2015-2020 ConPlan. The City’s key accomplishments over the 2015-2020 Consolidated Plan periods include the following:

- a) Provided housing rehabilitation loans to assist 7 homeowners improve their primary residence.
- b) Housing Authority of County of Los Angeles (LACDA) provided rental assistance utilizing the Section 8 – Housing Choice Voucher Program to about 726 households annually.
- c) Assisted 137 households with fair housing services to address impediments to fair housing. That is an estimated 685 households served over a 5 year period.
- d) Provided financial support to public and nonprofit agencies that assisted 30 lower-income youth.
- e) Provided financial support to public and nonprofit agencies that provided services to homeless and special needs low – and moderate – income persons, totaling 3,591 persons.
- f) Provided financial assistance for CDBG eligible projects that improved or upgraded the City’s public facilities or infrastructure, benefitting 23,112 low – and moderate – income persons.

#### **4. Summary of citizen participation process and consultation process**

The City of Montebello, in preparation of the 2020-2025 Consolidated Plan (ConPlan), implemented a variety of community engagement methods to solicit input on community and resident services, housing issues and future use of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME funds. The following engagement methods:

- Community Needs Survey
- Stakeholder Interviews
- Social Service Consultation

An online Community Needs Survey was available for resident and social services response. The link to the survey was printed on flyers and postcards and posted on the City's social media and website requesting community response. English and Spanish language postcards, roughly 3,500 were distributed to five (5) elementary schools and two (2) parochial schools in the City. The postcard invited residents to complete the online survey and participate in the outreach process for the development of the ConPlan. Two (2) Community meetings were held at City Hall Council Chambers. The meeting notice was published in the San Gabriel Valley Tribune on January 9, 2020 describing the two community meetings to be held on Thursday, January 23 and Monday, January 27, 2020 at 6pm. There was low attendance; noting only four residents were in attendance. The meeting agenda included a description of the ConPlan as well as the engagement process.

The Community Engagement Program included stakeholder interviews. Significant coordination was made with public, faith-based organizations, educational institutions, housing services, and health and social service organizations including: homeless persons and families, persons with HIV/AIDS, victims of domestic violence, senior citizens, and extremely low to low income populations. In January questionnaires and phone/or in-person interviews occurred with the following agencies, City staff and elected officials:

- Danilo Batson, Public Works Director
- Mayor Salvador Melendez
- Councilmember David Torres
- Heart of Compassion
- Housing Rights Center
- Councilmember Jack Hadjinian
- Los Angeles Homeless Services Authority
- Gateway Cities Council of Governments
- Mayor Pro Tem Kimberly Cobos-Cawthorne
- Joseph Palombi, Community Development Director
- Montebello Housing Development Corporation

#### **5. Summary of public comments**

Any public comments received were incorporated into the ConPlan as well as an attached Community Engagement Summary.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

Any comments received will be accepted and incorporated into the ConPlan.

## 7. Summary

The City's overall objective for the CDBG program is to create a viable community by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low – and moderate – income. To accomplish this objective in the City of Montebello, the following ConPlan goals were adopted:

- Increase affordable housing opportunities
- Maintain decent and energy efficient housing stock
- Create sustainable neighborhoods
- Expand fair housing choice and access
- Provide vital public services
- Increase earning capacity for LMI families
- Planning and administration
- Promote economic opportunities



## THE PROCESS

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONTEBELLO	Planning & Community Development Department
HOME Administrator	MONTEBELLO	Planning & Community Development Department

**Table 1 – Responsible Agencies**

#### **Narrative**

#### **Consolidated Plan Public Contact Information**

City of Montebello  
 Community Development Department  
 1600 West Beverly Boulevard  
 Montebello, California 90640  
 Phone: (323) 887-1200  
 Attn: Joseph Palombi, Director

## PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

### Introduction

Below is a discussion of the consultation process conducted during the development of the ConPlan

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I)).**

During the preparation of the AAP, the City consulted with a variety of agencies including local and regional social services agencies, Gateway Cities Council of Governments, Los Angeles Homeless Services Authority (LAHSA), County of Los Angeles Department of Public Health (DPH), and Los Angeles Center for Alcohol and Drug Abuse (LACADA), and Los Angeles Development Authority (LADA). Local social services included the Heart of Compassion, Housing Right Center (HRC), Montebello Housing Development Corporation (MHDC), Montebello-Commerce YMCA, SYEP, and the East San Gabriel Valley Coalition.

The goal of the consultation process was to solicit input and gather data on priority needs of the City of Montebello and to identify opportunities for coordination to improve availability and access to services.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of Montebello is a participant in the LAHSA Continuum of Care (CoC). The City is served by the Service Planning Area (SPA) 7 located in the East Los Angeles area. SPA 7 comprises of 28 cities, including Montebello. During the consultation process it became clear that the needs of the homeless persons in the city and the surrounding area are served through a network of agencies and service providers including LAHSA; the City; Montebello Police Department; the school districts in the area; and social service agencies.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards, and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

The City of Montebello does not have a sufficient population to receive Emergency Solutions Grant (ESG) funding directly. LAHSA administers ESG funding in the Los Angeles County metropolitan area.

The Homeless Management Information System (HMIS) is used by the CoC to collect client-level data and data on the provision of housing and services to homeless individuals and families, and persons at risk of homelessness. Through the HMIS, a community should be able to collect information from projects serving homeless families and individuals to use as part of their needs analyses and to establish funding priorities.

1. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction consultations with housing, social service agencies and other entities

1	<b>Agency/Group/Organization</b>	Los Angeles County Development Authority (LACDA)
	<b>Agency/Group/Organization Type</b>	Housing, PHA, Services-Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment, Public Housing Needs, Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	An in-person interview, July 2019, was conducted and identified as a valuable resource to the City for addressing local needs for publicly assisted housing.
2	<b>Agency/Group/Organization</b>	Hearts of Compassion
	<b>Agency/Group/Organization Type</b>	Services – Community Development
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted and provided input on fair housing issues, environmental justice, and economic development.
3	<b>Agency/Group/Organization</b>	Los Angeles Homeless Services Authority (LAHSA)
	<b>Agency/Group/Organization Type</b>	Services - Homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs Homeless Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Input was obtained by e-mail, website, and published reports Homeless count, strategies, and ongoing coordination
4	<b>Agency/Group/Organization</b>	Housing Rights Center
	<b>Agency/Group/Organization Type</b>	Services Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization was contacted and provided input on fair housing issues, and landlord/tenant complaints.
5	<b>Agency/Group/Organization</b>	Montebello Housing Development Corporation (MHDC)
	<b>Agency/Group/Organization Type</b>	Services – Homebuyer Assistance Services – Housing Services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via e-mails and phone-calls Improved input on fair housing issues.

<b>6</b>	<b>Agency/Group/Organization</b>	Gateway Cities Council Of Governments
	<b>Agency/Group/Organization Type</b>	Council of Governments
	<b>What section of the Plan was addressed by Consultation?</b>	Comprehensive Economic Development Strategy (CEDS)
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Via e-mails and review of published reports Improved coordination on addressing low skilled worker needs

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City consulted with a variety of agencies serving Montebello residents and the region. No agency types were specifically left out of the consultation process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	Both address issues pertaining to homelessness and special needs households
Housing Element 2016-2021 Update 2020	City of Montebello	Both address special needs populations (particularly single parent, elderly and larger households), build more affordable housing, high cost of housing, low vacancy rates, maintenance and conservation of housing, promote fair housing practices, density bonus, mixed use development, and home ownership assistance.
Measure H	Los Angeles County Homeless Initiative	Permanent housing, veteran homelessness, homeless incentive Program, landlord assistance. Over 900 individuals have been housed over the last 3 years.

Table 3 – Other Agency Participation Outreach

**Narrative (optional):** See description above.

## **PR-15 Citizen Participation**

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### **Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

In developing this Annual Action Plan, the City followed its approved Citizen Participation Plan, which meets HUD's Federal requirements for citizen participation. The City offered several opportunities for participation and comment throughout the ConPlan process. There were two public meetings held on January 23 and January 29, 2020 to solicit public input on the ConPlan, Analysis of Impediments (AI), and 2020 AAP process and community needs. A 30-day public review period for the ConPlan and 2020 AAP will be conducted in 2020. Following this, a final City Council public hearing will be held for the adoption of the ConPlan, AI, and 2020 AAP.

If public comments are received through the citizen participation process, they will be essential to identifying priority needs along with the results of the Community Needs Survey. Most of the needs identified throughout the ConPlan process were incorporated. Table 4 describes the ConPlan citizen participation initiatives.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Presentation will be given to City Council and public on the process and outcomes	There was no public comment.	There was no public comment.	
2	Community Needs Survey	Non-targeted/broad community	A survey summary was prepared (See attached)	The survey was completed online.	An online survey was completed and a summary is included in the ConPlan (See Appendix: Community Engagement Summary)	
3	Stakeholder Interviews and consultation	Targeted Stakeholders and social service agencies	A summary of the Stakeholder interviews was prepared (See Attached)	Interviews were conducted in person and over the telephone	All comments were documented and summarized (See Attachment)	
4	Public Hearing #1	Non-targeted/broad community	Presentation given to City Council and public on the process and to receive input and direction	There was no public comment	There was no public comment	
5	Public Hearing #1	Non-targeted/broad community	Presentation will be given to City Council and public on the process and outcomes	TBD	TBD	

**Table 3 – Citizen Participation Outreach**

## NEEDS ASSESSMENT

### NA-05 Overview

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#### Needs Assessment Overview

This section of the plan provides a summary of the City's needs related to affordable housing, special needs housing, community development, and homelessness. The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities, which form the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from CHAS, developed by the Census Bureau for HUD based on the 2011–2015 ACS 5-Year Estimates. Other sources are noted throughout the ConPlan.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by City residents, property owners, landlords and businesses. The main housing problems looked at are: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Housing problems, when compared to economic and demographic indicators, discern if certain groups or populations carry a disproportionate burden. Such as, are Black/African-American households more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City in setting evidence-based priorities and project work for the CDBG and HOME programs and funding.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The data in this section analyzes households with housing problems, those experiencing (1) overcrowding; (2) substandard housing; (3) cost burden (paying more than 30% of household income for housing costs); and (4) severe cost burden (spending over 50% of household income for housing costs). The following income categories are used throughout the plan:

- Extremely low – households with income less than 30% of AMI
- Very low – households with income between 30% and 50% of AMI
- Low – households with income between 51% and 80% of AMI
- Moderate – households with income between 81% and 120% of AMI
- Above moderate – households with income above 120% of AMI

Based on the data below, there are 63,530 people residing in the City comprising 19,815 households. Of these households, approximately 63% are at or below 80% of AMI and considered “low income,” per HUD regulations, and 20% of the City’s households qualify as extremely low income. 2013-2017 ACS data estimates state there is an estimated 19,844 occupied dwelling units in the City, 55.7% of which were renter-occupied.

The Center for American Progress published the 2018 California Report states that for every 100 renter households with very low incomes at or below 50% of the area median income, there are only 31 affordable units. For those living in poverty only 12.7% can afford health insurance coverage. In the City itself, the ACS 5-year Estimate lists 13.8% of the total population living with an income below the poverty line, just slightly higher than the rest of the state.

43% of the City’s LMI households (up to 80% of AMI) spend more than 30% of their household income on housing and 24% of them spend over 50% of their household income on housing. In both cases, about nearly twice as many renters face this problem as homeowners. Overcrowding for renters is also a housing problem, which may reflect the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	62,500	63,530	2%
Households	18,443	19,815	7%
Median Income	\$51,449.00	\$45,875.00	-11%

**Table 5 - Housing Needs Assessment Demographics**  
 Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,025	4,435	3,950	2,175	5,215
Small Family Households	970	1,700	1,980	1,170	2,755
Large Family Households	430	665	625	325	910
Household contains at least one person 62-74 years of age	1,045	850	860	500	1,385



	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	1,160	560	520	260	685
Households with one or more children 6 years old or younger	665	850	675	409	450

**Table 6 - Total Households Table**  
Data Source: 2011-2015 CHAS

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	70	15	10	200	15	10	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	95	130	95	20	340	0	20	10	25	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	370	425	285	155	1,235	25	75	90	80	270
Housing cost burden greater than 50% of income (and none of the above problems)	1,460	1,285	65	0	2,810	490	415	300	140	1,345

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	305	965	1,090	120	2,480	250	140	520	275	1,185
Zero/negative Income (and none of the above problems)	95	0	0	0	95	40	0	0	0	40

**Table 7 – Housing Problems Table**

Data 2011-2015CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,025	1,910	460	190	4,585	530	525	400	240	1,695
Having none of four housing problems	800	1,185	1,840	850	4,675	535	815	1,250	895	3,495
Household has negative income, but none of the other housing problems	95	0	0	0	95	40	0	0	0	40

**Table 8 – Housing Problems 2**

Data 2011-2015CHAS  
Source:

3. Cost Burden >30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	770	1,135	625	2,530	85	290	485	860
Large Related	305	340	95	740	85	95	135	315

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	860	360	215	1,435	480	204	170	854
Other	395	850	320	1,565	115	45	55	215
Total need by income	2,330	2,685	1,255	6,270	765	634	845	2,244

**Table 9 – Cost Burden > 30%**

Data 2011-2015CHAS  
Source:

**4. Cost Burden >50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	600	425	10	1,035	85	235	155	475
Large Related	255	170	10	435	85	40	80	205
Elderly	715	205	10	930	255	180	60	495
Other	350	610	30	990	90	15	15	120
Total need by income	1,920	1,410	60	3,390	515	470	310	1,295

**Table 10 – Cost Burden > 50%**

Data 2011-2015CHAS  
Source:

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	400	420	280	130	1,230	4	50	45	50	149
Multiple, unrelated family households	60	135	105	20	320	20	39	55	55	169
Other, non-family households	15	0	0	40	55	0	0	0	0	0
Total need by income	475	555	385	190	1,605	24	89	100	105	318

**Table 11 – Crowding Information – 1/2**

Data 2011-2015CHAS  
Source:

	1990		2000		2010	
	Renter	owner	Renter	Owner	Renter	Owner
5 or more person households	2,013	1,909	2,315	1,986	2,281	2,049
% of total occupied households	10.8%	10.3%	23.4%	22.3%	22.3%	23.3%

**Table 12 – Crowding Information – Data Source: Census 1990, 2000, 2010**

**Describe the number and type of single person households in need of housing assistance.**

The City’s Housing Element states that the housing stock growth has been, on average, similar to surrounding cities -- 3% to 7% and 79% for Montebello from 1990 to 2019. Single-family homes make up nearly 60% of the housing stock. The multi-family share is approximately 40% of the total housing units. While it is difficult to estimate the number of single-person households in need of housing assistance, short of having specific data available, it is likely that when single-person households experience financial hardships, they will be in need of housing assistance given there is only one household income. In support of this, the 2019 City Homeless Count reported by SPA 7 shows that that 4,714 out of 5,095 or 92 percent, of the homeless persons in SPA 7 were single adults, suggesting there are numbers of single-person households that fall into homelessness.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

According to housing choice voucher data for the city, assistance is provided to 582 households. However, there is no data that directly breaks down assistance provided to victims of domestic or dating violence, sexual assault, or stalking. Data does exist on homeless populations that may fall these categories, which can help estimate the number of these households in need. According to the 2019 Homeless Point-in-Time Count for SPA-7 in Los Angeles County, of the 5,095 total homeless persons, 2,155 individuals have had past experience with domestic violence.

**What are the most common housing problems?**

The two most common housing problems in the City are housing cost burden and severe housing cost burden. Of the 12,410 LMI households in the City, 68.6% (8,514 households) spend more than 30% of their income on housing. Additionally, 4,685 (37.8%) of them spend 50% or more of their income on housing. Out of all cost burdened households, 73.6% of them are renters compared to just 26.4% for owners.

**Are any populations/household types more affected than others by these problems?**

Small related family households that are also LMI are disproportionately affected by housing cost burden. In total, there are 8,575 small related households in the City, of which 54.2% are LMI. Out of this small related LMI group, 73.0% are cost burdened and spend more than 30% of their income on housing costs.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

According to CHAS and ACS data, there are currently 3,049 households in the City with children that are 6 years of age or less. Of these households, 71.8% of them are considered LMI (0-80% AMI). Additionally, 21.8% of these households are in the extremely low-income category alone (0-30% AMI). These households face unique needs by having to provide for young children with limited funds, which puts them in a situation with an increased risk of homelessness.

Los Angeles County has an extensive network of churches, nonprofit agencies, and governmental entities that offer assistance to keep people in their homes by providing temporary rental and utility assistance. Agencies providing homeless prevention services recognize that their common aim is to stabilize households and improve their housing stability to avoid future housing crises.

The CoC recognizes that families and individuals who become homeless are grappling with underlying issues that precipitated their housing crisis. The ultimate goal for those serving individuals and families at high risk of homelessness is to help them move toward self-sufficiency. Activities and services aimed at reducing the incidence of homelessness include:

- Rent/mortgage assistance
- Utility assistance
- Credit counseling
- Legal/mediation services
- Foodbanks and pantries
- Transportation/gas voucher
- Clothing assistance
- Prescription/medical/dental services
- Workforce development

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

This City has not conducted any type of at-risk population studies.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

For City residents, the primary housing characteristic that is linked to instability and an increased risk of homelessness is housing cost burden (paying more than 30% of gross income toward housing costs). Paying this percentage of income toward housing, especially for lower-income households, leaves insufficient resources to meet other needs such as food and clothing. This would also provide little, if any, ability to save money. Loss of a job or an unexpected bill can force these households to make difficult decisions.

## Discussion

CHAS defines the term “housing problem” as a household with a cost burden greater than 30% of income and/or overcrowding and/or without a complete kitchen or plumbing facilities. There are four major housing problems according to HUD. They are as follows:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost burden greater than 30 percent

Table 7 above is a summary of the housing problems in Montebello. Overall, 7,160 households experiencing housing problems are renters (71%) and 2,920 households are homeowners (29%).

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction

The next three sections will assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

The racial and ethnic makeup of the City of Montebello is as follows:

- White 7.32%; Black / African American 1.21%; Asian 12.77%; American Indian, Alaskan Native 0.24%; Native Hawaiian, Pacific Islander 0.07%; Some Other Race 0.00%; Two or More Races 0.74%; Hispanic 77.65%

The ConPlan must identify racial or ethnic groups that experience a disproportionately greater extent of housing problems. HUD defines a disproportionately greater extent as a racial or ethnic group with at least 10% more housing problems than the percentage of population in the category as a whole. A household is considered to have a housing problem when their home lacks a complete kitchen or plumbing facilities, when there is more than one person per room, or when a cost burden (30% or more of household income is used for housing expenses) exists.

For the purposes of this ConPlan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four housing problems will be assessed at the extremely low income level (0–30% of AMI), the very low income level (30–50% AMI) and the low income level (50–80% AMI).

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,110	780	135
White	380	170	15
Black / African American	35	0	0
Asian	350	255	39
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,310	345	80

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,540	890	0
White	295	145	0
Black / African American	30	4	0
Asian	260	250	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,940	490	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,470	1,480	0
White	165	110	0
Black / African American	4	10	0
Asian	210	290	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,070	1,070	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	1,355	0
White	135	165	0
Black / African American	0	4	0
Asian	95	190	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	550	945	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

Data shows that for the 0-30% AMI populations, Black/African American households and American Indian/Alaskan Native households are both disproportionately affected. Overall, the 0-30% AMI bracket is affected by housing problems at a rate of 79.9%, and the two aforementioned racial populations are affected at a rate of 100% in the 0-30% AMI bracket.

There are no disproportionately affected groups in the 30-50% AMI bracket or the 80-100% AMI bracket. However, American Indian/Alaskan Native households in the 50-80% AMI bracket are disproportionately affected by housing problems at a rate of 100% when compared to jurisdiction average of 62.5%.

Overall, lower income households as a whole are disproportionately affected by housing problems. The rates for each income bracket were as follows:

- 0-30% AMI – 79.9%
- 30-50% AMI – 79.9%
- 50-80% AMI – 62.5%
- 80-100% AMI – 37.8%

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction

A household is considered to have severe housing problems when their home lacks complete kitchen or plumbing facilities, when there is more than one and a half persons per room, or when a severe cost burden (50\$ or more of income spent toward housing) exists.

For purposes of this ConPlan, disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

A disproportionately greater need of households experiencing one or more of four severe housing problems will be assessed at the extremely low income level (0–30% of AMI), the very low income level (30–50% of AMI) and the low income level (50–80% of AMI).

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,555	1,335	135
White	280	280	15
Black / African American	35	0	0
Asian	180	420	39
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	2,035	625	80

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,435	2,000	0
White	215	225	0
Black / African American	10	30	0
Asian	155	355	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,040	1,390	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	860	3,090	0
White	60	215	0
Black / African American	4	10	0
Asian	70	425	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	720	2,425	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	430	1,745	0
White	100	200	0
Black / African American	0	4	0
Asian	45	240	0
American Indian, Alaska Native	10	20	0
Pacific Islander	0	0	0
Hispanic	275	1,220	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**Discussion**

Overall, 47.7% of LMI households in the City experience a severe housing problem. When all income brackets are pooled together, no racial or ethnic group is disproportionately affected. However, when broken down by income level, a few groups meet the threshold.

In the 0-30% AMI income bracket, all 35 black households suffer from a severe housing problem for a rate of 100%, compared to the jurisdiction wide rate of 65.7%. On a much larger scale, Hispanic households are also disproportionately affected at this income level at a rate of 76.5%. While not considered low-income, there are two groups in the 80-100% AMI group that are disproportionately affected when compared to the jurisdiction rate of 19.8%, and these are white households (33.3%) and American Indian/Alaskan Native households (33.3%).

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.**

### Introduction:

Housing cost burden is defined as a household spending more than 30 percent of its gross income on housing expenses. A severe cost burden exists when a household expends more than 50 percent of its gross income on housing expenses.

A disproportionately greater need is assumed to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole.

### Housing Cost Burden

Housing Cost Burden	≤30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,155	4,650	4,850	145
White	1,250	395	625	15
Black/African American	65	20	45	0
Asian	2,075	560	405	39
American Indian, Alaska Native	45	20	0	0
Pacific Islander	0	0	0	0
Hispanic	6,630	3,600	3,750	90

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

Overall, 48.3% of City households that are occupied experience a housing cost burden of at least 30 percent. At this overall level, there is no racial or ethnic group that meets the 10% threshold needed to declare a disproportionate need. In addition, there is no group with a cost burden between 30-50% with a disproportionate occurrence either. Without rounding, there is also no group that meets the 10% threshold for racial and or ethnic groups with a housing cost burden over 50%. The jurisdiction as a whole is cost burdened by at least 50% at a rate of 24.7%. Black/African American households spend at least 50% of their income on housing at a rate of 34.6% (a difference of 9.9% when compared to the overall jurisdiction. However, when rounding, Black/African American households are disproportionately affected by severe housing cost burden (Jurisdiction 25%; Black/African American 35%).

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### Housing Problems

Data shows that for the 0-30% AMI populations, Black/African American households and American Indian/Alaskan Native households are both disproportionately affected. Overall, the 0-30% AMI bracket is affected by housing problems at a rate of 79.9%, and the two aforementioned racial populations are affected at a rate of 100% in the 0-30% AMI bracket.

There are no disproportionately affected groups in the 30-50% AMI bracket or the 80-100% AMI bracket. However, American Indian/Alaskan Native households in the 50-80% AMI bracket are disproportionately affected by housing problems at a rate of 100% when compared to jurisdiction average of 62.5%.

Overall, lower income households as a whole are disproportionately affected by housing problems. The rates for each income bracket were as follows:

0-30% AMI – 79.9%  
30-50% AMI – 79.9%  
50-80% AMI – 62.5%  
80-100% AMI – 37.8%

### Severe Housing Problems

Overall, 47.7% of LMI households in the City experience a severe housing problem. When all income brackets are pooled together, no racial or ethnic group is disproportionately affected. However, when broken down by income level, a few groups meet the threshold.

In the 0-30% AMI income bracket, all 35 black households suffer from a severe housing problem for a rate of 100%, compared to the jurisdiction wide rate of 65.7%. On a much larger scale, Hispanic households are also disproportionately affected at this income level at a rate of 76.5%. While not considered low-income, there are two groups in the 80-100% AMI group that are disproportionately affected when compared to the jurisdiction rate of 19.8%, and these are white households (33.3%) and American Indian/Alaskan Native households (33.3%).

### Cost Burden

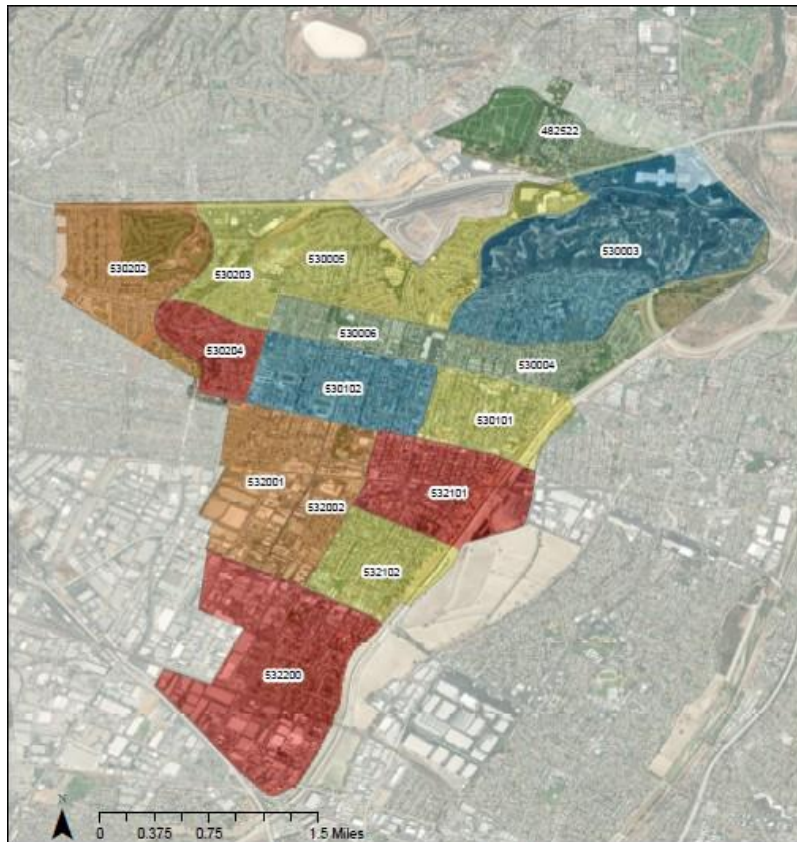
Overall, 48.3% of City households that are occupied experience a housing cost burden of at least 30 percent. At this overall level, there is no racial or ethnic group that meets the 10% threshold needed to declare a disproportionate need. In addition, there is no group with a cost burden between 30-50% with a disproportionate occurrence either. Without rounding, there is also no group that meets the 10% threshold for racial and or ethnic groups with a housing cost burden over 50%. The jurisdiction as a whole is cost burdened by at least 50% at a rate of 24.7%. Black/African American households spend at least 50% of their income on housing at a rate of 34.6% (a difference of 9.9% when compared to the overall jurisdiction. However, when rounding, Black/African American households are disproportionately affected by severe housing cost burden (Jurisdiction 25%; Black/African American 35%).

**If they have needs not identified above, what are those needs?**

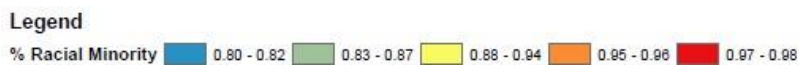
Any need corresponding to affordable housing measures and affordable housing improvements would serve the needs of these groups identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Due to the City having a Hispanic population that makes up 77.65% of the population, racial minorities appear to be widespread throughout the region, without much concentration of other groups in certain areas. Below is a map displaying racial or ethnic minorities at the census tract level, and percentages appear to be so high due to Hispanic populations being considered minorities, even though they are certainly the majority within the City.



City of Montebello %Racial Minority  
Census Tracts



## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing programs in Montebello are managed by LACDA. LACDA operates independently of the City of Montebello, and the City retains no control over its programs or housing units.

LACDA does not operate any public housing units in the City of Montebello, but it does offer the Housing Choice Voucher program to residents of Montebello. During the 2018–2019 program year, LACDA provided Housing Choice Vouchers to 582 Montebello households. Of that number, 276 were extremely low-income. The Housing Choice Voucher waiting list for the same year included 330 families. Housing Choice Vouchers require an inspection of the unit prior to move-in to ensure health and safety standards are met.

The numbers in the table below are the number of public housing units and housing vouchers for the entire Los Angeles County.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)



### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Not applicable. There are no public housing units in the City.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Overall, 68.6% of LMI households within the City experience a cost burden of at least 30% which shows the lack of affordability in the housing market for these populations. Additionally, households with seniors and persons with disabilities may be further impacted by these issues, due to the challenges of rising medical costs and limited financial support. These needs are partially filled by the Housing Choice Voucher program in the City, as 296 vouchers went to either extremely low- or very low-income households, 136 vouchers went to elderly families, and 116 vouchers went to families with disabilities. These groups need continued support in order for their needs to be met, since the Analysis of Impediments to Fair Housing shows that income in the city is in decline yet housing costs have risen for both owners and renters.

**How do these needs compare to the housing needs of the population at large**

While the small decrease in median income since the last ConPlan may create needs for the population at large when paired with a spike in median home price and a steady rental market, the needs for LMI populations are typically more pressing. This is evidenced by the large proportion of Housing Choice Vouchers given to extremely low-income families. This group faces housing cost burden at a rate of 76.9% compared to the overall rate of 48.3%. When these groups have to spend an outsized amount of income on housing, little remains for other living expenses.

**Discussion**

Since the City does not have any public housing developments, the Housing Choice Voucher program provides much needed housing assistance and services that will allow recipients to maintain their housing stability.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

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. The CoC comprises eight SPAs; SPA 7 comprises the eastside of the County of Los Angeles, including the City. The data provided in the table below is from the Greater Los Angeles County Point-In-Time counts.

<b>Table 26 - PIT Count (City of Montebello)</b>			
<b>Homeless Categories</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Total:	342	158	170
Unsheltered	334	158	170
Sheltered	8	0	0
Persons living in:			
Street	113	48	60
Makeshift shelters	35	31	47
Cars	42	15	18
Vans	49	23	20
RVs, campers	95	41	24
Tents	N/A	N/A	1

Data Source: LAHSA.org

<b>Table 27 – PIT Count 2019 (SPA-7)</b>					
<b>Population</b>	<b>Sheltered</b>	<b>Unsheltered</b>	<b>Total</b>	<b>Prevalence of Homeless Pop.</b>	<b>Percent Change from 2018</b>
<b>Total</b>	<b>904</b>	<b>4,191</b>	<b>5,095</b>	<b>100%</b>	<b>+12%</b>
<b>Individuals (those not in family units)</b>	<b>625</b>	<b>4,089</b>	<b>4,714</b>	<b>93%</b>	<b>+21%</b>
<i>Adults (over 24)</i>	<i>521</i>	<i>3,727</i>	<i>4,248</i>	<i>83%</i>	<i>+15%</i>

<i>Transition Age Youth (18-24)</i>	104	362	466	9%	+139%
<i>Chronically Homeless</i>	67	1,261	1,328	26%	+56%
<i>Veterans</i>	142	297	439	9%	+45%
<i>Unaccompanied Minors (Under 18)</i>	0	5	5	0.1%	+400%
<b>Family Members (In family units)</b>	<b>279</b>	<b>97</b>	<b>376</b>	<b>7%</b>	<b>-44.1%</b>
<i>Adult Family Members (Over 24 Head of Household)</i>	238	46	284	6%	-53%
<i>Young Family Members (18-24 Head of Household)</i>	41	51	92	2%	+46%
<i>Children in Families (Under 18)</i>	171	42	213	4%	-47%
<i>Chronically Homeless</i>	18	6	24	0.4%	-35%
<i>Veterans</i>	0	1	1	0.0%	N/A
<b>Veterans</b>	<b>142</b>	<b>298</b>	<b>440</b>	<b>9%</b>	<b>+46%</b>
<i>Chronically Homeless Veterans</i>	4	181	185	4%	+168%
<b>Chronically Homeless</b>	<b>85</b>	<b>1,267</b>	<b>1,352</b>	<b>27%</b>	<b>+52%</b>
<i>Individuals</i>	67	1,261	1,328	26%	+56%
<i>Family Members</i>	18	6	24	0.4%	-35%

Data Source: Greater Los Angeles Point-In-Time Count 2019

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

This data is not available for the City or SPA-7.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

LAHSA reported 170 homeless people were counted in January 2020. There is no breakdown of race/ethnicity or children etc. for the City as a whole. Overall, according to the Greater Los Angeles Homeless Point-in-Time Count, Table 28 shows there are 213 homeless children under 18 with their families in SPA-7, which represents about 4% of the total homeless population. This represents a significant decrease from 2018, a decline of 47%. However, LACDA PIT counts taken specifically for Montebello there were no Families with Children counted in 2019.

In addition, there is a total of 440 homeless veterans within SPA-7. Of this group, all but one are homeless individuals. According to the PIT counts taken for the City, there was just one homeless veteran family in 2019. The 440 homeless veterans represent 9% of the entire homeless population, an increase of 45% from 2018. Out of 440 homeless veterans, 185 are chronically homeless.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

The 2019 Greater Los Angeles Homeless Point-in-Time Count produced by LAHSA included data on homelessness by racial/ethnic group for SPA-7. Data was not available for the City alone. The breakdown is as follows:

Table 28 – Homelessness by Race/Ethnicity					
Race/Ethnicity	Sheltered	Unsheltered	Total	Prevalence of Homeless Pop.	Percent Change
American Indian/Alaska Native	5	65	70	1%	+192%
Asian	8	16	24	0%	-49%
Black/African American	372	290	662	13%	+21%
Hispanic/Latino	385	2,241	2,626	52%	-1%
Native Hawaiian/Other Pacific Islander	2	75	77	1.5%	+126%
White	124	1,416	1,540	30%	+24%
Multi-Racial/Other	8	88	96	2%	+380%

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Table 26, Table 27 and Table 28 detail the extent of unsheltered and sheltered homelessness for each specific population. Overall SPA-7, unsheltered homeless is far more common than sheltered

homelessness, especially among individuals. Of the 5,095 homeless persons, 4,191 (82.3%) experience unsheltered homeless. For homeless individuals, 86.7% are unsheltered. However, for families, 279 of 376 (74.2%) are sheltered.

Data for the City alone shows that all homeless persons, 170 out of 170, are unsheltered. This represents a defined need for homeless shelters, emergency housing, and transitional housing in the City.

**Discussion:**

See above.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

There are certain groups beyond homeless populations that may have more difficulty finding housing and may require specialized services or assistance. Due to their special circumstances, they are more likely to be low-income. These groups include the following:

- Elderly Households
- Disabled Households
- Large Households
- Single-Parent Households

### Describe the characteristics of special needs populations in your community:

**Elderly Households** - 2011-2015 CHAS data showed that the City had a total of 7,825 households with at least one person 62 years of age or older. Of this total, 4,995 (63.8%) are LMI households. Out of these households, housing cost burden is a problem for this group. Over 33% of LMI Elderly households experience a cost burden of at least 30%, while over 28% experience severe cost burden.

**Persons with Disabilities and Developmental Disabilities** – The City has a total of 8,248 individuals with a disability. This represents 13.06% of the Citywide population. These populations are vulnerable to housing problems due to increased medical costs, and their potential need for specialized living units. The population with disabilities also typically aligns with City elderly populations, thus sharing some common housing needs. This is evidenced by the fact that 85.08% of persons with disabilities are 65 years of age or older.

**Large Family Households** - The City has a total of 2,955 large family households. These families typically have to buy larger houses, which naturally cost more, and can lead to housing cost burden among other financial problems. Of 2,955 households, 1,720 are LMI. Out of the Large Family LMI households, a high percentage are cost burdened (61.3% experience cost burden; 37.2% are severely cost burdened).

**Single Parent Households** – Specific data on housing problems for single parent households within the City is not readily available. However, these types of households are represented at a rate of 28.6% of all City households. These types of households are vulnerable to housing problems, including cost burden, due to having to provide for children with only one source of income.

### What are the housing and supportive service needs of these populations and how are these needs determined?

**Elderly Households** - Senior housing needs may be more problematic to meet than the needs of other residents since seniors are often living on fixed incomes and many have special housing and care needs, primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households have other needs that help preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.



**Persons with Disabilities and Developmental Disabilities** - Persons with disabilities may have special housing needs because of health costs, fixed or limited incomes, and/or a lack of accessible and affordable housing. A disability is broadly defined by state and federal agencies as any physical, mental, or emotional condition that lasts over a long period of time, makes it difficult to live independently, and affects one or more major life activities. There are a number of housing types appropriate for people living with a developmental disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, and HUD housing.

**Large Family Households** - Large households represent about 15 percent of the city's population. These households are forced to buy housing with more bedrooms, which naturally leads to higher costs. If families cannot afford these larger households, they run a risk of being cost-burdened, or buying smaller households which would lead to overcrowding.

**Single Parent Households** - Single-parent households may have special housing needs due to limited income and child day care requirements. These special needs particularly affect female householders with children because their income tend to be lower than male householders. Single-parent households generally have a higher ratio between their income and their living expenses. Therefore, finding affordable, decent, and safe housing is often more difficult for single-parent households.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to Los Angeles County's annual survey on the matter, there was a total of 1,949 residents that were newly reported as diagnosed with HIV infection in the County in 2016. This is a rate of 19 new cases per 100,000 persons. In total, there are 51,438 persons living with diagnosed HIV infection in the County. The number of deaths among persons with HIV infection has been steady in the County since 2010, with slight decreases for 2016 and 2017.

**Discussion:**

See above.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Parks, recreation facilities, youth and community centers are all important elements to a family’s quality of life. The addition of new green spaces in dense residential area of the City was specifically recommended as well as potentially new park space. Currently the City’s ball fields are at capacity.

### **How were these needs determined?**

Pertinent information was collected from the community engagement activities including Community Needs Survey, stakeholder interviews, and interviews with the City’s public works department and Planning Department.

### **Describe the jurisdiction’s need for Public Improvements:**

Poor infrastructure affects or adds to the overall cost of development. Potential infrastructure constraints include low sewer and water service capacity (the City reports there are needed water system improvements); limited access to broadband particularly in lower income neighborhoods; road surfacing and accessible public facilities.

### **How were these needs determined?**

Determinations were provided by the 2020 Housing Element Update and information collected by community engagement activities including community needs survey, stakeholder interviews, agency consultations, and interviews with the City’s public works department and Planning Department. Also, the Community Needs Survey and interviews with City public works staff and Council determined that street improvements, sewer/storm sewer, and sidewalk and curbing improvements were needed.

### **Describe the jurisdiction’s need for Public Services:**

Public services come in many forms, and the jurisdiction has a particular need for community and public services such as park and recreation programs, programs for at-risk youth, homeless services, neighborhood crime prevention programs and childcare services and facilities.

### **How were these needs determined?**

The needs above were determined after compiling and analyzing input from the community survey, as well as other community engagement activities, including stakeholder interviews with people present in the community.

# HOUSING MARKET ANALYSIS

## MA-05 Overview

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### **Housing Market Analysis Overview:**

This section looks at the housing market and supply in the City by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The Housing Market Analysis, in conjunction with the Needs Assessment, will provide the basis for the Strategic Plan to identify programs and projects to be funded and administered as part of the CDBG program.

A summary of this section includes:

Housing types and sizes in the City vary, however 60% of the total housing market are single-family homes with 53% of units being single-family detached homes. Over 70% of the units in the City are 3 or more bedrooms with 45% of the total units being owner-occupied units. Notably nearly 88% of housing stock in the City was built in 1979 or earlier and a large portion of the housing stock may be in need of various forms of rehabilitation including lead-based paint removal, in order to improve conditions.

Currently, there are only 770 housing units affordable to the extremely low-income households. However, there is an estimated 4,025 households in the City that are present in this income bracket. There are similar problems and gaps in the housing market for households that make median income or less. In the last 10 years, the median income for the City has dropped nearly 10%. At the same time, the median contract rent has risen almost 10% creating more affordable housing issues. The non-homeless special needs populations experienced the highest rate of housing cost burden at 61%.

The City uses HOME funding to support efforts to increase affordable housing by assisting local Community Housing Development Organizations to acquire and/or rehabilitate rental properties for low- and moderate-income persons. LACDA administers the Housing Choice Voucher program for the area. Vouchers are currently held by 582 families within the City. City relies on several homeless-based organizations to provide a variety of public services for at-risk children, housing assistance, transitional shelters, motel vouchers, food, and counseling.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Single-family homes (1-unit structures) make up the majority of the housing market within the City. These homes comprise 60% of the housing market, with 53% of the housing market consisting of 1-unit detached structures alone. Multi-family units are relatively split between their respective brackets: 2-4 units (11%), 5-19 units (11%) and 20+ units (16%).

In terms of unit size, most owner-occupied homes are 3 or more bedrooms (76%), with a small amount representing 2-bedroom homes (21%), and just 4% consisting of one or zero bedroom homes. In total, owner-occupied homes represent 45.4% of the overall housing stock. This differs from renter-occupied units, where the largest portion consists of 2-bedroom units (46%). These are followed by one-bedroom units (32%), 3+ bedroom units (17%), and no bedroom units (5%). In total, renter-occupied households represent 54.6% of the housing stock.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,330	53%
1-unit, attached structure	1,585	7%
2-4 units	2,360	11%
5-19 units	2,365	11%
20 or more units	3,490	16%
Mobile Home, boat, RV, van, etc.	285	1%
<b>Total</b>	<b>21,415</b>	<b>100%</b>

**Table 29 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0.5%	500	5%
1 bedroom	240	2.5%	3,500	32%
2 bedrooms	1,910	21%	4,970	46%
3 or more bedrooms	6,800	76%	1,855	17%
<b>Total</b>	<b>9,000</b>	<b>100%</b>	<b>10,825</b>	<b>100%</b>

**Table 30 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City has three primary housing assistance programs serving different target groups. The HOME-funded Housing Rehabilitation and Preservation Program (HRPP) serves low- and moderate-income homeowners with home improvement loans to address code violations and preserve the housing stock. The City also provides for affordable housing by making HOME funds available to assist local Community Housing Development Organizations to acquire and/or rehabilitate rental properties for low- and moderate- income persons.

Also, the City benefits from LACDA which administers the Housing Choice Voucher program for the area. Vouchers are currently held by 582 families within the City. Of this number, 276 recipients are extremely low-income, 20 are very low-income, 136 are elderly families, and 116 are families with disabilities.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are no units at risk of conversion during the current planning period.

**Does the availability of housing units meet the needs of the population?**

According to CHAS housing affordability data (Table 35 in the following section), there are only 770 housing units affordable to the extremely low-income households. However, there is an estimated 4,025 households in the City that are present in this income bracket. Therefore, this group's needs are not met by the current housing stock, causing many of these households to severely overpay for housing. While not as pronounced as the extremely low-income group, there are similar problems and gaps in the housing market for households that make the median income or less. For these households, there are 13,055 units considered to be affordable. However, the total number of households in this income category equals 14,585, leaving a gap of 1,530 affordable units.

**Describe the need for specific types of housing:**

There is a need for affordable units for each LMI income level. This is shown by the aforementioned housing cost burden problems for these households. In addition, the City could use more affordable units for large families. Out of all non-homeless special needs populations, they experienced the highest rate of housing cost burden at 61.3%. Therefore, housing that is large enough to support the needs of these families yet remain affordable is an example of a specific need for the City.

**Discussion**

See above.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing affordability is crucial to a healthy housing market for the area. Affordability across all income levels and residents creates a stable housing market that meets the needs of its population. This section will dive into costs for the City, which will in turn show levels of affordability in the market. Table 31 shows a few changes since 2010. To start, median income for the City has dropped by 9.84%. However, median contract rent has risen by nearly the same percentage (+9.47%). This points to potential affordability problems in the rental housing market. While prospects do not look great for affordable rental households, the decrease in home value has actually been more drastic than the decrease in income.

### Cost of Housing

	Base Year: 2010 (\$)	Most Recent Year: 2015 (\$)	% Change
Median Home Value	456,500	402,600	(11.81%)
Median Contract Rent	1,045	1,144	9.47%
Median Income	50,881	45,875	(9.84%)

**Table 31 – Cost of Housing**

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,110	10.3%
\$500-999	3,500	32.4%
\$1,000-1,499	5,000	46.2%
\$1,500-1,999	940	8.7%
\$2,000 or more	260	2.4%
<b>Total</b>	<b>10,810</b>	<b>99.9%</b>

**Table 32 - Rent Paid**

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	770	No Data
50% HAMFI	2,080	195
80% HAMFI	7,660	660
100% HAMFI	No Data	1,690
<b>Total</b>	<b>10,510</b>	<b>2,545</b>

**Table 33 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent (90640 Zip Code)	\$1,080	\$1,290	\$1,670	\$2,240	\$2,460
High HOME Rent (LA Metro)	\$1,158	\$1,253	\$1,506	\$1,730	\$1,911
Low HOME Rent (LA Metro)	\$913	\$979	\$1,175	\$1,357	\$1,515

**Table 34 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Housing is considered affordable if housing costs do not equal 30% or more of the occupant's income. The table on housing affordability, Table 33, shows an insufficient supply of housing for some LMI levels in the City. For 4,025 households earning 30% AMI or less, only 770 rental units are affordable. Additionally, for 8,460 households earning 50% AMI or less, there are only 2,275 affordable units, including just 195 ownership units. This is evidenced further by housing cost burden rates for LMI populations. Out of 12,410 LMI households in the City, 8,514 households (68.6%) spend 30% or more of their income on housing, with 4,685 (37.8%) spending more than 50% of their income on housing.

### How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability will change differently for owner-occupied units when compared to renter-occupied units. Median income for the City decreased by 9.84% from 2010 to 2015. Therefore, in order for housing to remain affordable for City residents, prices would have to trend in a similar fashion. This is shown to be true for median home value, which has decreased by 11.81%, a rate that is even higher than the decrease for median income. Therefore, housing affordability for homeownership will remain steady for the City, or even potentially improve.

However, the affordability for the rental market shows a different trend. Again, median income has decreased by nearly 10%. However, median contract rent has increased by the direct opposite rate, a positive increase of nearly 10%. This points to an increasing affordability problem for the rental market, which makes up the majority of the housing stock for the City. Naturally, when income decreases for an area, yet housing costs are increasing in the opposite direction, this will cause affordability problems and add to rates of housing cost burden.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The City median contract rent of \$1,144 is relatively comparable to the High HOME Rent for an efficiency unit and the Low HOME Rent for a 2-bedroom unit. The median rent is below High HOME Rent for every bedroom category. Therefore, the City will need to focus its strategy on keeping affordability attainable at all levels for all household types and sizes. This will be an increased challenge as income declines and rents continue to increase.

### Discussion:

See above.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

A property in “substandard condition” means any dwelling unit that contains a circumstance that endangers the life, limb, health, property, safety, or welfare of the public or the occupants. The conditions that make a property a “substandard dwelling” are defined in detail in Section 17920.3 of the California Health and Safety Code.

For the purposes of the CDBG program, “substandard condition but suitable for rehabilitation” means that the cost of remedying all substandard conditions plus the current value of the property does not exceed the after-rehabilitation value of the property.

### Definitions

The four housing conditions are (1) lacks complete kitchen facilities, (2) lacks complete plumbing facilities, (3) more than one person per room, and (4) cost burden greater than 30 percent.

Costs that are eligible for HOME funding under the City’s Housing Rehabilitation and Preservation Program include: remediation of the hazards of lead-based paint; correction of all code violations to the City Code; correction of any deficiencies to meet the City’s Rehabilitation Standard; correction of incipient code violations that are likely to occur within the first 10 years of the loan term; addition of disability features to a property currently occupied by a disabled person; and improvements to the overall energy efficiency of the property.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,395	38%	6,125	57%
With two selected Conditions	200	2%	1,050	10%
With three selected Conditions	0	0%	80	>1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,405	60%	3,570	33%
<b>Total</b>	<b>9,000</b>	<b>100%</b>	<b>10,825</b>	<b>100%</b>

Table 35 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	120	1%	360	3%
1980-1999	620	7%	1,230	11%
1950-1979	5,470	61%	6,520	60%
Before 1950	2,785	31%	2,705	25%
<b>Total</b>	<b>8,995</b>	<b>100%</b>	<b>10,815</b>	<b>99%</b>

Table 36 – Year Unit Built



Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,255	92%	9,225	85%
Housing Units build before 1980 with children present	400	4%	85	1%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

HUD did not provide data for Table 38 – Vacant units.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

**Table 38 - Vacant Units**

### Need for Owner and Rental Rehabilitation

Homes built before 1980 represent housing stock that may need various forms of rehabilitation along with presenting possible Lead-Based Paint hazards for tenants. When houses become 30-40 years old and rehabilitation has been deferred, the overall housing condition may become affected. When paired with housing cost burden, it may be difficult for families to rehab their housing, and it is especially difficult to pay for housing improvements for LMI households.

This appears to be a relevant issue for the City. Data provided by the ACS and CHAS through 2015 shows that 88.2% of housing stock in the City was built in 1979 or earlier. Therefore, it can be assumed that a large portion of the housing stock may be in need of various forms of rehabilitation in order to improve conditions. In an effort to preserve the city's aging housing stock, the City has operated a Housing Rehabilitation and Preservation Program for a number of years and processed a number of housing rehabilitation loans resulting in Montebello residents investing in their homes and improving the housing stock. The City currently operates a HOME-funded Housing Rehabilitation and Preservation Program that provides loans for home improvements to continue to preserve the City's housing stock.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The use of lead-based paint in housing was banned in 1978, therefore, housing built before 1980 represents a potential risk of hazard. This is especially pertinent to housing with children, since children are most vulnerable to lead-poisoning. Table 38 shows the estimated number of units that could potentially be at risk of lead-based paint hazards for the overall housing stock and for households with children. Overall, 88.2% of stock was built before 1980 and could potentially be at risk. Just 485 of these households have children present, representing only 2.4% of housing stock.

## **Discussion**

See above.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There are no public housing units in the City, and the City does not operate a housing authority. Instead, public housing assistance for the City comes from Housing Choice Vouchers and other forms of support offered by the LACDA.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 39 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

The City does not own or operate any public housing developments within the jurisdiction.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City does not own or operate any public housing developments within the jurisdiction.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
0	N/A

**Table 40 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The City does not own or operate any public housing developments within the jurisdiction.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

The mission of LACDA is to build better lives and better neighborhoods by providing innovative programs that position the agency to end generational poverty and homelessness, encourage community development, and empower County residents and business to reach their full potential. It aligns and partners with HUD on their mission and various initiatives. For example, LACDA partners with HUD in the Family Self-Sufficiency Program which encourages and assists clients in increasing their earned income which in turn increases their ability to be economically self-sufficient. Resources in this program include job training and searching assistance, financial counseling, credit repair, and regular one-on-one or group support. The program also offers various incentives to encourage participation and enhance ability to achieve self-sufficiency, with the main incentive offering all clients the ability to build savings during their participation in the program. Programs and other partnerships, such as the Housing Choice Voucher program which has been mentioned many times, go a long way towards improving the living environment of LMI families in the City and County overall.

**Discussion:**

Note that Table 35 represents data for the County overall. For the City, 582 Housing Choice Vouchers are administered to residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The City partners with SPA-7 and County agencies to provide homeless services and social services to homeless individuals and families in the City. The City of Montebello does not have an emergency shelter within its jurisdiction. In the Housing Element, 2020, the report included information about shelter space and services. The report discussed two shelters Rio Hondo Temporary Home and the Women’s and Children’s Crisis Shelter. When combined there are 123 beds; they offer counseling and advocacy services; medical assistance, life skills, legal referrals, money management. Supportive Services for Veteran Families (SSVF) is a national program, run by the Volunteers of America in Los Angeles, offers housing assistance to homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis.

Table 41- Facilities and Housing Targeted to Homeless Households – shows that homeless facilities and housing are not located within The City of Montebello.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/ Seasonal/ Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households, 2019

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Homeless persons and those threatened with homelessness in the City of Montebello are served through a network of agencies serving the homeless, social services agencies, churches, City departments, and other county health and social services departments. There are several programs offered in the County that target different homeless client groups. A brief description of sample programs is provided below. Additionally, there is a federal program serving veterans and their families in the effort to end veteran homelessness. Other homeless programs include:

Homeless Family Solutions System—this program is a network of family homeless service providers that address the needs of homeless families or those in imminent risk of losing their housing. It works cooperatively with system partners to help families complete housing and service plans. The Whole Child is the lead operating agency in SPA 7.

Coordinated Entry System (CES)—The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Through the use of a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. CES also brings the coordination of county and federal resources from agencies such as the Department of Mental Health, Department of Health Services, housing authorities, and the Department of Veterans Affairs. People Assisting the Homeless (PATH) is the lead operating agency in SPA 7.

First 5 LA Supportive Housing Program—This program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with Department of Children and Family Services.

Supportive Services for Veteran Families (SSVF) – This program is a community-based, competitive grant program that rapidly rehouses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program’s objective is to achieve housing stability through a short-term, focused intervention. SSVF employs a “housing-first” model, which focuses on helping individuals and families access and sustain permanent rental housing as quickly as possible and without precondition, while facilitating access to those services that will help the veteran families keep their housing.

HUD-VASH Vouchers (VASH)—The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs. The department provides these services for participating veterans at Veterans Affairs medical centers (VAMCs) and community-based outreach clinics. Traditionally, the department controlled allocations of all VASH vouchers. However, there have been recent opportunities for service provider agencies to apply for the opportunity to manage limited numbers of vouchers. PATH manages allocation of VASH vouchers in SPA 7.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Those that are at-risk of homelessness, homeless, or chronically homeless in the City and surrounding area (SPA-7) are served through the coordination of County and Federal resources from many agencies or organizations such as the Department of Mental Health, Department of Health Services, housing authorities, and the Department of Veterans Affairs. In response to Montebello residents at-risk of homelessness, homeless, or chronically homeless, the City is implanting the Montebello Community Assistance Program (MCAP). The program will provide emergency motel vouchers, food vouchers, hygiene kits, showers, and case management.

Homeless and near-homeless families are served by two programs (described above) targeting families with children: Homeless Family Solutions System and First Five LA Supportive Housing Program. The former program serves homeless and near-homeless families through a network of homeless service providers by helping families complete housing and services plans in an effort to remove them from homelessness. The First Five LA Supportive Housing Program is targeted to address families with children from birth to 5 years old with housing and supportive services.

Homeless veterans and their families are served by two programs described above: HUD-VASH and SSVF. The former program combines Housing Choice Voucher rental assistance with case management and clinical services provided by the Department of Veterans Affairs. PATH manages the allocation of VASH vouchers in SPA 7. The SSVF program focuses on providing permanent rental housing as quickly as possible while providing for access to supportive services. The Bell Shelter applied for a grant to provide SSVF services in SPA 7 for a three-year period.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Special needs populations often have an increased need for housing, services, and facilities. Identified special needs populations in the City include the elderly (including frail elderly) and persons with disabilities.

Special needs populations often benefit from supportive housing, which is a combination of housing and services intended to help people live more stable, productive lives. Supportive housing is widely believed to work well for those who face the most complex challenges. Also, supportive housing is coupled with social services such as job training, life skills training, substance abuse programs, educational programs, and case management.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The Bell Shelter is one of the primary homeless shelters in SPA 7 which offers not only emergency and transitional housing but also supportive services including: case management; supportive and transitional housing; individual and group counseling; drug and alcohol treatment; "Back on Track" program to address emotional and psychological barriers to escaping homelessness; alternative sentencing for non-violent offenders; job search assistance; and a homeless veterans reintegration program. Other housing and supportive services in SPA 7 include Southern California Alcohol and Drug Program, Women & Children Crisis Shelter, Su Casa Ending Domestic Violence, and the Los Angeles County Department of Children and Family Services.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Support for mental and physical disabilities for the City is mostly administered by the Los Angeles County Department of Mental Health. The organization helps provide a fundamental level of stability for people to achieve their goals of wellness, recovery, and eventual self-sufficiency. The County uses subsidy funds for unit-based supportive housing, which includes youth-oriented programs, to address the long-term housing needs of persons with serious mental illness and emotional problems.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The population in the City is aging at a very slow rate, with the population of people 65 or older increasing by 1.30% over the past 7 years. The number of large households of five or more people made up roughly 15.34% of households, down from 19.30% in 2000. Single parent households make up an estimated 29% of households, which is higher than the County rate at 22%. According to the 2013-2017 ACS data, 13.06% of the City's population is living with disabilities of which, 85.08% are elderly. The total homeless



population in the City is estimated to be 170 unsheltered persons on a given night in 2020. Point-In-Time Counts are performed annually for Service Planning Area 7 (SPA 7) in January. SPA 7 combines the City's sheltered and unsheltered homeless population with surrounding cities. Exactly 50% live in vehicles (RVs, Campers, Vans, Cars), while the other half lives either on the street or in makeshift shelters. City zoning limits density for senior or other special needs housing. No provisions for density bonuses are given. The City may choose to amend the ordinance to permit higher densities as recommended by the City's 2016-2021 Housing Element.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Approximately 50% of the City's 2020-2021 CDBG allocation will be spent on activities that support services for special needs populations (see AP-35 for specific activities). The City plans to fund advocacy services for fair housing and implement improvements such as the Senior Center.

The City, CoC, and LAHSA support several homeless shelters and ancillary public services that provide food, shelter, clothing and counseling services within 1 to 7 miles from the city including: Bell Shelter-Salvation Army, HPRP Huntington Park Homeless Services, Family Promise of San Gabriel Valley, Dolores Mission, Ollie House and the Volunteers of America Homeless Support Services, Emmanuel Baptist Rescue Mission, and East San Gabriel Valley Coalition for the Homeless.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are many potential barriers to affordable housing, and these include anything from governmental regulations to market factors or shifts in funding. For example, the elimination of State redevelopment authorities directly impacted a primary funding source for many cities that allowed for the subsidy of affordable housing. City staff, stakeholders and the community at-large identified and prioritized fair housing issues and contributing factors to fair housing. Barriers to affordable housing as well as other housing information can be found in the City's draft 2020-2025 Analysis of Impediments to Fair Housing Choice (AI).

A summary of the high priority barriers to affordable housing include:

- High cost of housing
- Housing values are increasing faster than household incomes
- Low number of affordable homes vs. market rate or higher cost homes
- Low number of housing opportunities for larger families
- Low ability to become a homeowner
- Lack of household financial stability
- Lack of funds to subsidize economic development projects
- Undereducated residents
- Aging housing and infrastructure
- Homeless prevention services
- Current land use policies do not support the development of affordable housing

Governmental actions, environmental conditions, infrastructure capacity, and economic conditions related to the housing market can directly affect the supply and availability of housing. All of these factors can create barriers or impediments to affordable housing when there is no incentive to develop affordable units. The lack of land availability, community commitment, public policy and community issues can also affect the cost of development projects, forcing developers to deal with the design and implementation of various land use ordinances, fees and other standards. The City of Montebello 2016-2021 Housing Element concludes that the development review process does not put a constraint on development since building permit and plan check fees are in line with those charged by other jurisdictions in the area. In addition, no development impact fee is administered for new multi-family housing developments. Therefore, building codes and development standards in the City are not unusually restrictive.

In addition, some key market factors that could potentially form impediments to affordable housing include high land and construction costs. Construction costs typically represent a large bulk of development costs, and they are largely determined by regional prices for material and labor. New housing developments require land purchases, and due to the growing expansion of the County, prices for land to be acquired in such a built-out environment are usually very high. The per unit land cost is directly tied to density and development at higher densities can help to spread out costs and reduce overall development prices. The City's Housing Element also points out relevant State laws when it comes to development and densities. These laws serve to facilitate the development of affordable housing, and the City abides by these density requirements.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section is an examination of economic data and business data in the City. It will examine dominant employment sectors, educational attainment, labor force data, and sector data.

### Economic Development Market Analysis

Household income is one of several factors used to determine a household's eligibility for a home mortgage loan or a rental lease. Median household income (MHI) in the City is \$50,312. Across racial and ethnic groups, the American Indian/Alaskan Native population and Black population have the highest MHI, with the households earning \$69,792 and \$61,827 respectively. The largest population in the area, Hispanic or Latino, earns an average of \$54,483. The White population brings in the least, at an average of \$47,027. The top 10 employers in the City include (Comprehensive Annual Financial Report 2018):

- (1) Montebello Unified School District
- (2) Beverly Hospital
- (3) City of Montebello
- (4) Costco
- (5) Bimbo Bakeries USA
- (6) Macy's
- (7) Wilbur Curtis Co
- (8) Old Dominion Freight Line
- (9) Rio Hondo Convalescent Hospital
- (10) JCPenney

The City has experienced relatively slow economic growth. According to the ACS, as of 2017, the City's unemployment rate was estimated to be 7.8%. However, it should be noted, the unemployment rate noted by [www.homefacts.com](http://www.homefacts.com) as 5.0% as of September 2019. Out of 51,004 people 16 years and older in the City, 60.50% participate in the labor force. The highest unemployment rates reported in 2017 for the City belonged to three different racial groups: White alone (10.10%), Black (9.80%), and American Indian/Native Alaskan (9.80%). The top workforce industries (Table 42) include: educational services/health care/social assistance (48.08%), manufacturing (12.81%), and finance/insurance/real estate/rental and leasing (11.91%). However today, according to several sources such as [areavibes.com](http://areavibes.com), [bestplaces.net](http://bestplaces.net) and [civildashboards.com](http://civildashboards.com), the unemployment rate for the City ranges is 4.5 -5.5%. These sources also report the greatest number of people in the following occupations:

1. Health care and social assistance
2. Retail trade
3. Manufacturing
4. Education

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	208	10	1	0	-1
Arts, Entertainment, Accommodations	3,023	2,104	13	10	-3
Construction	908	331	4	2	-2
Education and Health Care Services	4,218	4,546	18	22	4
Finance, Insurance, and Real Estate	1,167	637	5	3	-2
Information	481	103	2	0	-2
Manufacturing	2,559	2,758	11	13	2
Other Services	909	1,106	4	5	1
Professional, Scientific, Management Services	1,723	803	7	4	-4
Public Administration	0	0	0	0	0
Retail Trade	2,843	4,844	12	23	11
Transportation and Warehousing	1,090	1,631	5	8	3
Wholesale Trade	1,969	1,189	9	6	-3
Total	21,098	20,062	--	--	--

**Table 42 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

<b>Total Population in the Civilian Labor Force</b>	<b>28,865</b>
Civilian Employed Population 16 years and over	26,560
Unemployment Rate	8.00
Unemployment Rate for Ages 16-24	21.54
Unemployment Rate for Ages 25-65	4.73

**Table 43 - Labor Force**

Data Source: 2011-2015 ACS

### Persons by Occupation

Occupations by Sector	Number of People
Management, business and financial	5,090
Farming, fisheries and forestry occupations	1,445
Service	2,640
Sales and office	7,560
Construction, extraction, maintenance and repair	2,030
Production, transportation and material moving	1,690

**Table 44 – Occupations by Sector**

Data Source: 2011-2015 ACS

### Travel Time

Travel Time	Number	Percentage
< 30 Minutes	9,400	37%
30-59 Minutes	11,135	44%
60 or More Minutes	4,565	18%
<b>Total</b>	<b>25,100</b>	<b>100%</b>

**Table 45 - Travel Time**

Data Source: 2011-2015 ACS

### Education: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,330	330	2,835
High school graduate (includes equivalency)	6,600	525	2,760
Some college or Associate's degree	6,290	450	1,730
Bachelor's degree or higher	5,295	275	950

**Table 46 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age:

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	415	1,080	3,170	2,350
9th to 12th grade, no diploma	1,165	1,055	975	1,805	1,280
High school graduate, GED, or alternative	2,140	3,170	2,520	4,215	2,585
Some college, no degree	2,825	2,000	1,690	2,415	1,180
Associate's degree	210	620	560	1,190	570
Bachelor's degree	305	1,615	1,100	1,950	1,090
Graduate or professional degree	14	565	700	605	405

**Table 47 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

**Educational Attainment – Median Earnings in the Past 12 Months:**

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	20,766
High school graduate (includes equivalency)	26,533
Some college or Associate's degree	35,334
Bachelor's degree	45,404
Graduate or professional degree	70,156

**Table 48 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to the above ACS data, the top employers in the City by business sector are Education and Health Care Services (18%, 4,218 Workers), Arts, Entertainment and Accommodations (13%, 3,023 Workers), and Retail Trade (12%, 2,843 Workers) as shown in Table 42.

**Describe the workforce and infrastructure needs of the business community:**

The labor force in the City is comprised of 26,560 employed persons age 16 and older. The total civilian population in the labor force is 28,865 persons with an unemployment rate of 8.0% as shown in Table 43. The top occupation sectors are detailed in Table 44, with the largest number of people employed in the Sales and Office sector (7,560), followed by Management, Business and Financial (5,090) and Service (2,640). In addition, the City’s labor participants are reasonably located to their places of work according to travel times. Table 45 shows that just 18% of the labor force has a work commute of over one hour.

Table 42 also helps detail some of the needs and gaps in the workforce and business community for the City. There are certain sectors where the share of workers does not meet the share of jobs, thus creating a need for the labor force. The largest gap is in the Retail Trade sector which represents 23% of jobs within the City yet represents just 12% of workers. The next largest need for the communities is the Education and Health Services sector which represents 22% of jobs in the City yet employs just 18% of workers.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The removal of all redevelopment authorities statewide continues to be a change for the City that requires an adjustment for planned local initiatives. In addition to this overall change, there are a few planned projects in the City that may affect job and business growth opportunities. For example, since the last ConPlan period, the Shops at Montebello has undergone changes and renovations, as well as added many new stores and tenants. This will add to the demand to the Retail Trade sector which was discussed under the previous heading. This will continue to present new opportunities for businesses and employees in the City. In addition, another major opportunity for employment and business growth is shown in the proposed Whittier Boulevard Downtown Mixed Use Development.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

The workforce for the City is relatively uneducated when it comes to attaining a Bachelor's degree. Out of 23,515 employed members of the workforce, just 22.5% have a Bachelor's degree. However, an additional 26.8% of the employed members of the workforce have some college or an Associate's degree. Therefore, nearly half of all employed workers in the City have some form of college education. This can potentially be tied to the City's decline in median income. Without a highly educated workforce, workers can expect lower paying jobs, as shown in Table 48.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The West San Gabriel Valley Work-Source Center serves the cities of Monterey Park, Alhambra, Bell, Montebello, San Gabriel, Temple City and Rosemead. The Center offers an array of services that include employment assistance, training, counseling and on-site case management assistance. Participants have full access to the resource r to utilize the services with assistance from an attendant that is on site. The attendant provides one-on-one service to clients. The Center offers several different programs including resume workshops, resource center, services to dislocated-individuals and the Workforce Investment Opportunities Act (WIOA) Program. The WIOA Program provides employment and training services to both Adult-individuals seeking to upgrade work skills and re-entry back into the workforce.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City does not participate in a Comprehensive Economic Development Strategy.

**Discussion**

See above.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Data was not available to map areas of multiple housing problems for the City. However, there are areas within the City that have higher concentrations of LMI populations than others. These areas are more likely to experience multiple housing problems (such as cost burden and crowding) than non-LMI areas. For the City, there are LMI concentrated populations in Census Tracts 4825.22, 5302.02, 5302.03, 5302.04, 5300.06, 5300.04, 5301.02, 5301.01, 5319.02, 5320.01, 5320.02, 5321.01, 5321.02 and 5322 (see LMI Map on following page).

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

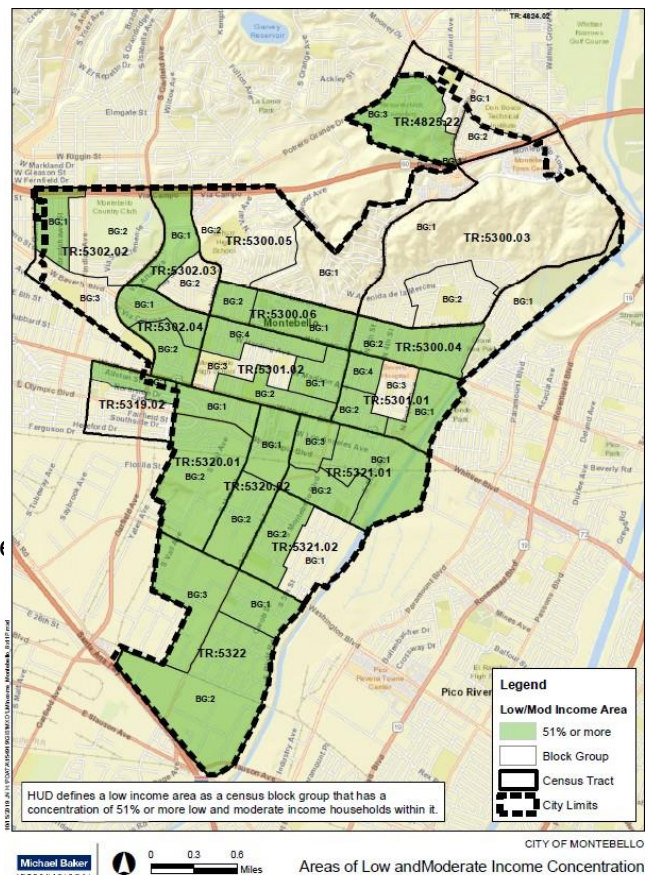
Data was not available to map areas of multiple housing problems for the City. However, there are areas within the City that have higher concentrations of LMI populations than others. These areas are more likely to experience multiple housing problems (such as cost burden and crowding) than non-LMI areas. For the City, there are LMI concentrated populations in Census Tracts 4825.22, 5302.02, 5302.03, 5302.04, 5300.06, 5300.04, 5301.02, 5301.01, 5319.02, 5320.01, 5320.02, 5321.01, 5321.02 and 5322 (see LMI Map on following page).

The City defines areas of LMI concentration as census tracts where at least 51% or more of households are classified as LMI. There are six census tracts in the City that entirely consist of LMI block groups. These are census tracts 5322, 5321.01, 5320.02, 5320.01, 5302.04, and 5300.06. There are six more census tracts in the City which are not entirely LMI but do include at least one block group of LMI

concentration. These include tracts 5302.02 (Block Group 1), 5302.03 (Block Group 1), 5300.04 (Block Group 2), 5301.01 (Block Groups 1, 2 and 4), 5301.02 (Block Groups 1, 2 and 4) and 5321.02 (Block Group 2). These areas can be seen in the LMI Map below.

**What are the characteristics of the market in these areas/neighborhoods?**

The characteristics of the market are discussed in detail in earlier sections MA-05 through MA-25. Most of the same characteristics as described in those discussions apply to the market in these areas.





Current census data identifies the five census tracts south of Whittier Boulevard with a higher concentration of Hispanics at 92.3 percent, who have an overall lower median income and higher poverty rates compared to the 10 census tracts north of Whittier Boulevard.

Many areas of LMI concentration are spread throughout the City, therefore, the characteristics of the market are discussed in detail in earlier sections MA-05 through MA-25. Most of the same characteristics as described in those discussions apply to the market in these areas. However, for the two census tracts with concentrations of Asian populations, LMI concentration is far less prevalent. These northern portions of the City have less areas of LMI concentration when compared to southern tracts, which are highly consisted of Hispanic populations.

### **Are there any community assets in these areas/neighborhoods?**

Community assets generally include facilities such as schools, libraries, community centers, parks, and access to commercial establishments such as grocery stores, general merchandise stores, and pharmacy retailers, among others. Community assets are distributed throughout the city. However, there are a few more notable community assets in the northern portion of the City, where there is less LMI concentration, and a higher Asian concentration. These tracts are home to some notable institutions in the area, including Don Bosco Technical Institute, Montebello Town Center, Montebello Country Club, and Schurr High School.

### **Are there other strategic opportunities in any of these areas?**

The City utilized grant funds to make major improvements along Whittier Boulevard to enhance the City's downtown area. In FY 2002–03, the City applied for a \$6.5 million Section 108 Revolving Loan along with a \$2 million Brownfields Economic Development Industrial grant to revitalize Whittier Boulevard in the city's downtown. Completed improvements included the replacement of sidewalks, curb and gutter, street irrigation, lighting, water and sewer lines, sidewalk improvements compliant with the Americans with Disabilities Act, landscaping and street furniture. The City is paying off the Section 108 loan which will be paid in full (from the yearly CDBG entitlement grant) in 2025.

In November 2019, groundbreaking began for a large Montebello Hills housing project which will be located towards the northern portion of the City, along Lincoln Avenue and Montebello Boulevard. Construction is finally underway after long delays. The project is estimated to bring in 4,000 new residents to the City and represent a boost to local businesses and restaurants. The Plan was approved in 2015 and will bring a total of 1,200 housing units to the area.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The vast majority of residents in the City have numerous options for broadband wiring and connections, and this includes LMI households and neighborhoods. According to Federal Communications Commission datasets, it is estimated that only about 1,000 City residents (around 3.0%) have their options limited to one or fewer internet/broadband providers. However, the community needs survey and stakeholder interviews offered more firsthand data on the subject including:

- Improve infrastructure to eliminate “dead zones” in the City
- Costs to upgrade internet services is prohibitive
- Low and moderate income families are most vulnerable to lack of access to information / education
- Access will enable disabled and special needs populations to stay connected socially
- Access increases employment opportunities
- Improve wireless connectivity on buses and at public facilities such as the senior center

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The City already has multiple providers competing for consumers in the City, however, competition falls off after the first 2 or 3 providers. Data from the FCC shows that 3 providers dominate the City, with AT&T, Spectrum, and EarthLink being available to 97% of all City residents. There are no providers available to roughly 4% of the City’s households. Only 3% of households have multiple options for broadband carriers. In summary, the number of providers is considered to be relatively limited for the City.

However, the competition between the three main providers has caused worthy competition to increase download speeds and win over consumers. FCC data for the City proves this by showing connection speeds relative to the State and National averages. Again, approximately 97% of households are served by multiple providers, with overall City connection speed averages of 66.78 Mbps. This rate is more than double the average rate of the State (+119.7% faster), and about 17.0% faster than National averages. It is also worth noting that the three main providers for the City all offer connection speeds of at least 940 Mbps, which is a far higher rate than the State. It is estimated that 95% of all State households receive connection speeds of 100 Mbps or higher. The City has an abnormally high rate of connection speed, with 97% of households offered at least 940 Mbps or higher.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change for the City makes certain weather forms more unpredictable for the area according to its Hazard Mitigation Plan, completed and updated in 2017. Leading up to the Plan being released, the State and City were both in the midst of a several-year drought. However, recently rain totals have risen. The Plan details that rainfall is sporadic and often comes in the form of heavy storms instead consistent intervals. As climate changes makes heavy storms more powerful and more common, this can affect the City and its rainfall patterns.

Risk index ratings included in the Plan identify many risks categorized as "possible" or "likely". The only risk with a "likely" label is for earthquakes, which are a constant threat for many areas in the County and State. However, it is difficult to detail the effects of climate change on these types of events. However, many events labeled as "possible" for the City can be tied to climate change. These include wildfire, flooding and dam failure. Flooding and dam failure can be tied to changing climate and stronger storms leading to high rainfall, while wildfires can be caused by increased temperatures and longer dry seasons in-between rainfall.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

As shown in MA-50, out of the 14 census tracts in the City, there are 6 census tracts that are entirely LMI concentrated, and there are 6 more tracts that contain at least one block group of LMI concentration. Therefore, most risks to any portion of the City will also put these LMI households at risk as well. The Hazard Mitigation Plan identifies risk areas and vulnerabilities for certain locations within the City.

For earthquakes and drought, these events put the entire project area (the City) at risk. This would include all LMI households in the City. The other events that were studied (wildfire, flooding, dam failure) each affect certain areas of the City differently. For wildfires, vulnerable areas were identified as the North and Eastern boundaries of the City. While the three census tracts present in the City that are not LMI concentrated are located in the Northeastern portion of the City, there are still many tracts along the Eastern boundary that are LMI concentrated and potentially vulnerable.

In addition, vulnerable areas for flooding include those surrounding the Rio Hondo Flood Control Channel which runs North to South across the entire City, and areas surrounding the San Gabriel River Basin along the Eastside of the City. Both of these flooding hazards come into contact with many LMI concentrated census tracts, presenting an elevated risk. Finally, vulnerable dam failure areas are somewhat aligned with flood risk as the main risk area is the Eastern boundary of the City along the Rio Hondo Flood Control Channel. Again, this comes into contact with many LMI concentrated census tracts for the City.

Overall, earthquakes, flooding, and drought have the highest probabilities of a major event affecting the City according to the Plan. All 3 of these will come into contact with vulnerable, LMI concentrated areas and neighborhoods.

# STRATEGIC PLAN

## SP-05 Overview

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### Strategic Plan Overview

The Strategic Plan is part two of the ConPlan and includes broad strategies for how the City will address affordable housing, homelessness, special needs and community development needs for the upcoming 5-year period of July 1, 2020 to June 30, 2025.

The City's 2020-2025 Analysis of Impediment to Fair Housing Choice (AI) revealed the following high priority barriers to affordable housing:

- High cost of housing
- Housing values are increasing faster than household incomes
- Low number of affordable homes vs. market rate or higher cost homes
- Low number of housing opportunities for larger families
- Low ability to become a homeowner
- Lack of household financial stability
- Lack of funds to subsidize economic development projects
- Undereducated residents
- Aging housing and infrastructure
- Homeless prevention services
- Current land use policies do not support the development of affordable housing

Priority needs identified in the ConPlan were obtained from community engagement activities and data collection and analysis. Priority needs are:

- Assistance for extremely low and low income households
- Affordable housing and lower housing costs (\*families with children, Hispanic and African American households, single parent households, elderly)(primarily 3 bedroom units)
- Increase home ownership
- Reduced housing improvement costs
- Pursue opportunities to increase household income
- Enhance facilities and programs for youth
- Improve and correct infrastructure issues
- Provide job training and opportunities for more jobs
- Homeless prevention services and shelter
- Amend zoning to support affordable and fair housing opportunities

ConPlan goals developed help reduce the conflicts to affordable housing, fair housing and services needed for the homeless.

1. Increase affordable housing opportunities.
2. Maintain decent and energy efficient housing stock.
3. Create sustainable neighborhoods.
4. Expand fair housing choice and access
5. Provide vital public services.
6. Increase the earning capacity for LMI families.
7. Expanding economic opportunities
8. Planning and administration.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

1	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Located in southern California, located 11 miles east of Los Angeles. The City of Montebello is 8.37 square miles. Routes 72, 60 and 5 run east-west through the City going toward Los Angeles. Major transportation corridors in the City include: Whittier Blvd, Beverly Blvd, Montebello Blvd, Washington Blvd. and Greenwood Ave.
2	<b>Area Name:</b>	Qualified Census Tracts
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	51% or greater LMI areas
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Census tracts within the City in which the percentage of low- and moderate-income residents is higher than 51 percent.
<b>Include specific housing and commercial characteristics of this target area.</b>	Please see CDBG LMI Map	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Community feedback on the needs of low/mod areas, households and individuals was gathered through meetings, a community-wide survey, and public meetings. Residents, local and regional social service agencies, and other nonprofits. These needs were determined during the consultation process where information was documented, needs were prioritized recommendations were created.	

<p><b>Identify the needs in this target area.</b></p>	<p>During the preparation of the ConPlan, a Community Needs Survey (in both English and Spanish) as well as stakeholder interviews was conducted. The following is a summary of survey result:</p> <ul style="list-style-type: none"> <li>• 2<sup>nd</sup> and 4<sup>th</sup> Streets off of Whittier Blvd.</li> <li>• Revitalize low income housing and infrastructure on both the north and south sides of Whittier Blvd.</li> <li>• Park improvements at City Park and additional ball fields</li> <li>• Improvements to the existing water system</li> <li>• Invest in the upgrade of the City’s broadband systems</li> <li>• Continue to fund the area’s social service agencies</li> <li>• Resolve food and shelter needs</li> <li>• Create more affordable housing</li> <li>• Invest in economic development and revitalization efforts</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The City remains committed to revitalize key corridors in the City. There have been street, sidewalk and other streetscape improvements. There are over 1,200 new homes planned for construction, Montebello Hills, this development and its new families are expected to increase economic opportunities and new tax revenues for the City. Senior Center and Fire Station improvements are also planned.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Creating sustainable neighborhoods takes more funding than readily available. While efforts are routinely made to maintain and rehabilitate vital infrastructure and community facilities, the City’s public infrastructure continues to age and deteriorate. Proper investigations and priorities should be established for capital projects and broadband capacities.</p>

**Table 49 - Geographic Priority Areas**

**General Allocation Priorities**

**Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)**

The City generally does not allocate funds on a geographic basis, with the exception of a slum and blight area for a portion of code enforcement activities. Funds are allocated to subrecipients that provide low-income households with housing and supportive services. On an annual basis, the City prioritizes the use of its CDBG funding for citywide housing and community development activities including housing, public services, fair housing, and a portion of code enforcement. Activities identified under the public service category and targeted to special needs populations are offered on a citywide basis and/or where resources can be coordinated with existing facilities or services. Public improvements and public facilities are qualified as benefitting low- and moderate-income persons.

The CDBG-eligible areas are identified below by census tract/block group, % pre-1980 units and by low/mod percentage for cases eligible under the Low-Mod Income (LMI) National Objective. The majority of beneficiaries of capital and community facilities projects are the City's primarily low- and moderate-income residents who reside within the census tract/block groups identified in this ConPlan.

The City has traditionally used 70% or more of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low and moderate-income people (whereas HUD regulations only require a minimum 70% low/mod benefit level for CDBG activities). In order to continue to achieve this high ratio of low/mod benefit for its CDBG resources, and because of the compelling need to assist these target areas, the City will continue to target CDBG resources to these special geographic areas.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs:

- Assistance for extremely low and low income households
- Affordable housing and lower housing costs
- Increase home ownership
- Reduced housing improvement costs
- Enhance facilities and programs for youth
- Improve and correct infrastructure issues
- Provide job training and opportunities for more jobs
- Homeless prevention services and shelter
- Amend zoning to support affordable and fair housing opportunities

1	<b>Priority Need Name</b>	<b>Assistance for extremely low and low income households</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low income; Low income; Large Families; Families with Children Chronic Homelessness Individuals; Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	-Maintain decent and energy efficient housing stock -Provide vital public services
	<b>Description</b>	Assistance such as rental, utility financial assistance, food and nutrition, and short-term and or transitional housing is needed for extremely low and low income.
	<b>Basis for Relative Priority</b>	Data from the NA and MA sections show that 20% of the total households are considered extremely low income and 72% of the families with small children in the City are low income and 22% are extremely low income.
2	<b>Priority Need Name</b>	<b>Affordable housing and lower housing costs</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low income; Low income; Large Families; Families with Children Chronic Homelessness Individuals; Mentally Ill; Chronic Substance Abuse Veterans; Persons with HIV/AIDS; Unaccompanied Youth; Elderly; Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Increase affordable housing opportunities
	<b>Description</b>	Additional affordable rental or owner-occupied housing is needed through rehabilitation and or new housing particularly for families with children, Hispanic and African American households, single parent households, elderly. Larger units, primarily 3 bedroom units are needed.



	<b>Basis for Relative Priority</b>	Data from the NA and MA sections show that 48% of the City's Low income households spend more than 30% of their household income on housing costs and 24% spend over 50% of their household income on housing costs. Most common housing problems are cost burden households (74% are renters; 54% are from small related households). Number of households has increased 7%, however the increase in housing stock has only increased 4%
<b>3</b>	<b>Priority Need Name</b>	<b>Reduced housing improvement costs</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low Income; Moderate Income; Large Families; Families with Children Elderly; Persons with Developmental Disabilities; Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Maintain decent and energy efficient housing stock
	<b>Description</b>	Housing rehabilitation programs are needed, they can reduce the cost of needed home improvements.
	<b>Basis for Relative Priority</b>	The MA section reports the median income has decreased 11% over the last 7 years. 47.7% of LMI households in the City experience a severe housing problem. Hispanic households in the 0-30% AMI category are disproportionately affected at a rate of 76.5%.the Community Needs Survey noted the greatest housing needs is energy efficient home improvements and housing rehabilitation.
<b>4</b>	<b>Priority Need Name</b>	<b>Increase home ownership</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low Income; Moderate Income; Large Families; Families with Children Elderly; Persons with Developmental Disabilities; Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Expand fair housing choice and access
	<b>Description</b>	Partner with banks, land trusts, and or community development groups for home ownership programs and lending programs.
	<b>Basis for Relative Priority</b>	Community Needs Survey prioritized home ownership and down payment assistance.
<b>5</b>	<b>Priority Need Name</b>	<b>Enhance facilities and programs for youth</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low Income; Moderate Income; Large Families; Elderly; Persons with Physical Disabilities; Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Create sustainable neighborhoods
	<b>Description</b>	Invest in the redevelopment or development of needed community facilities owned by the City of nonprofits for special needs populations including elderly, youth, and or where LMI residents benefit.

	<b>Basis for Relative Priority</b>	The Community Needs Survey prioritized parks and recreation facilities and programs for the youth. One of the Gateway Cities Council of Government's primary concerns is developing career pathways for the youth. Also, homeless data from SPA 7 indicates that there is a significant rise in young adults (18-24).
6	<b>Priority Need Name</b>	<b>Improve and correct infrastructure issues</b>
	<b>Priority Level</b>	Citywide
	<b>Population</b>	Low income; Moderate income; Families with Children; Elderly; Persons with Developmental Disabilities; Non-housing community development; Other
	<b>Geographic Areas Affected</b>	Eligible LMI areas
	<b>Associated Goals</b>	Create sustainable neighborhoods
	<b>Description</b>	Improve and fix aging infrastructure including roads, sidewalks, water/sewer, storm water, as well as add or expand broadband services to LMI areas and neighborhoods.
	<b>Basis for Relative Priority</b>	The Community Needs Survey and through stakeholder interviews with City staff and Council indicated the greatest neighborhood improvements include: street, sewer, water and storm sewer, and sidewalk and curbing improvements were most needed.
7	<b>Priority Need Name</b>	<b>Provide job training and opportunities for more jobs</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low income, Moderate income; Families with Children; Elderly; Persons with Developmental Disabilities; Non-housing economic development; Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Increase the earning capacity for LMI families
	<b>Description</b>	Partner with community colleges, technical-trade schools, healthcare and or manufacturing and or technology companies that can offer job or on-the job training opportunities for eligible residents
	<b>Basis for Relative Priority</b>	Interviews with stakeholders, staff and City officials noted the priority needs include Technical/soft skills training, career pathways for youth and retrain dislocated adult workers, Enhance focus on education, Need to improve infrastructure to eliminate "dead zones", and revitalization efforts on or near Whittier Boulevard.
8	<b>Priority Need Name</b>	<b>Homeless prevention services and shelter</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low income; Low income; Large Families; Families with Children Chronic Homelessness Individuals; Mentally Ill; Chronic Substance Abuse Veterans; Persons with HIV/AIDS; Unaccompanied Youth; Elderly; Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	-Increase affordable housing opportunities -Provide vital public services

	<b>Description</b>	Work with area homeless focused agencies on homeless prevention services and programs including emergency shelter needs, rapid rehousing, cash assistance for rent/security deposits/utility payments, counseling, crisis resolution and emotional assistance.
	<b>Basis for Relative Priority</b>	Interviews with stakeholders, staff and City officials noted the priority needs include proper accounting and identification of displaced residents, housing placement programs, accurate tracking of unsheltered persons and those living in transitional housing, and food and shelter insecurity. Also, the Community Needs Survey revealed the priority homeless needs are prevention services, emergency shelter space and transitional housing.
<b>9</b>	<b>Priority Need Name</b>	<b>Amend zoning to support affordable and equitable housing opportunities</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low income; Low income; Large Families; Families with Children Chronic Homelessness Individuals; Mentally Ill; Chronic Substance Abuse Veterans; Persons with HIV/AIDS; Unaccompanied Youth; Elderly; Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Increase affordable housing opportunities
	<b>Description</b>	Review and amend residential development local policies to favorably create more affordable housing opportunities. Also work with homebuilders and landlords to create models for affordability and expand fair housing choices.
	<b>Basis for Relative Priority</b>	The Community Needs Survey noted that 47%the public feel local land use laws do not support the development of affordable housing. The AI reveals the specific land use policies do not favor the development of affordable housing. Current zoning places limitations on bedroom count in higher density zones; location of emergency shelters; senior housing density; Single Room Occupancy units; and group homes; and parking requirements.

Table 50 – Priority Needs Summary

**Narrative (Optional)**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Montebello receives HOME funds but they will not be used to fund TBRA.
TBRA for Non-Homeless Special Needs	Montebello receives HOME funds but they will not be used to fund TBRA.
New Unit Production	According to data provided in the Needs Assessment, the 2012-2016 CHAS/ACS reveals an increasing cost burden for both owner-occupied households and renter-occupied households. The percent of occupied households in the City that are currently cost-burdened is estimated to be 47%. This includes 35% of owners and 57% of renters paying more than 30%. The number of households has increased 7%, however the increase in housing stock has only increased 4%. Based on this data and the housing market analysis completed as part of this plan, there is a need for more affordable housing units. A policy in the Housing Element indicates that the City will continue to pursue programs and funding sources and adoption of policies which allow for continued affordability of housing units.
Rehabilitation	Roughly 13.55% of the City's homes were built after 1980. Vacancy rates are low in the City, only 5.4% of all housing units that are or could be available for rent or purchase. In prior years, CDBG and HOME funds are primarily used for large and small housing rehab and code compliance projects. According to the Rental Property Reporter, dated September 2019, a healthy vacancy rate for a City is anywhere from 5-8% increasing the need for continued preservation of the City's older housing stock to keep older properties on the market.
Acquisition, including preservation	According to data provided in the Needs Assessment, the 2012-2016 CHAS/ACS reveals an increasing cost burden for both owner-occupied households and renter-occupied households. The percent of occupied households in the City that are currently cost-burdened is estimated to be 47%. This includes 35% of owners and 57% of renters paying more than 30%. Based on this data and the MA section completed as part of this plan, there is a need for affordable housing units. The City's HOME funds may be utilized, as available, to foster the availability of affordable housing.

**Table 51 – Influence of Market Conditions**

City benefits from LACDC which administers the Housing Choice Voucher program for the area. Vouchers are currently held by 582 families within the City. Of this number, 276 recipients are extremely low-income, 20 are very low-income, 136 are elderly families, and 116 are families with disabilities.

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City has been notified by HUD that they will be receiving \$665,346 in CBG funds for FY 2020-2021, and \$258,317 in HOME funds. The City is obligated to make payment on a Section 108 Loan (\$462,221) as well as administrative funds (\$231,826) which includes program income and prior year resources, allowing \$885,515 CDBG leftover to spend on public services, capital improvements and/or housing projects. The City also received \$391,402 in CDBV-CV funds in response to the COVID-19 pandemic.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public federal	Admin and Planning, Public Improvements, Public Services	\$665,346	\$493,785	\$420,431	\$1,579,562	\$2,584,654	The City expects to receive \$3,250,000 over the next 5 years CDBG entitlement funds; \$665,346 in Year 1. Any unencumbered funds from prior year (s) will be allocated to public facilities improvements, and Housing Rehabilitation Grants/Loans Program.
HOME	Public federal	Acquisition Homeowner rehab Multifamily rental new and rehab TBRA	\$258,317	\$143,853	\$0	\$402,170	\$1,031,693	The City expects to receive \$1,500,000 over the next 5 years in HOME entitlement funds; \$258,317 in Year 1.
CDBG-CV	Public federal	Public Service	\$391,402	\$0	\$0	\$391,402	\$391,402	The city Expects to receive \$391,402 in CDBG-CV funds in response to COVID.

Table 52 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds
- In-kind Donations
- Partnerships with local banks for home buying assistance

All sources and types of funds are more limited now due to the current economic climate, along with the demise of statewide redevelopment tax-increment funds and housing set-aside funds. The HOME program requires a local match which leverages local funds.

The City anticipates assisting ten low to moderate-income homeowners through the Owner-Occupied Housing Rehabilitation and Preservation Program over the next five years. The Program offers housing rehabilitation loans to eligible homeowners (up to 80% of the MFI) using HOME funds.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not have any publicly owned land that is being considered for affordable housing. However, the Montebello Housing Development Corporation (MHDC) offers several programs (home buyer classes) that helps families with the purchase of a home. MHDC's most recent development projects was the redevelopment of a blighted property given to the City for the purpose of quality affordable housing. The house has been sold to income eligible families.

**Discussion**

See discussion above.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Montebello	Other	<ul style="list-style-type: none"> <li>• Ownership &amp; Administration</li> <li>• Economic &amp; Community Development</li> <li>• Planning</li> <li>• Neighborhood Improvements</li> <li>• Public facilities</li> <li>• Public services</li> </ul>	Jurisdiction
MHDC	Development Corporation	• Community Development/ Housing	Jurisdiction
HRC	Subrecipient	Public services	Jurisdiction
Summer Youth Employment Program	Subrecipient	Public services	Jurisdiction
LAHSA and LACDA	PHA	Homelessness Advocacy and Outreach Programs Public Housing Rental Assistance	Jurisdiction

**Table 53 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Overall, the City's community development delivery system uses the commitment of many agencies to achieve these goals and over the past year, has seen enhanced coordination with all agencies and greater transparency of its activities. Increasingly, the City is focusing its greatest priorities on preserving families and the homeless.

The above table represents the lead agencies and organizations that will play a major role in administering CDBG and HOME, based on partnerships with these entities. This is not intended to be a comprehensive list given that some public services organizations will not be selected to participate until after the plan has been approved.

CDBG funds received by the City are administered by the Planning & Community Development Department with oversight by the Finance Department. The City relies on a number of governmental departments and agencies, private, nonprofit organizations, and for-profit developers to carry out the City's housing and community development program. The City's Planning and Community Development Department, which includes the Economic Development Division and the Housing Division, functions directly impact and facilitate the development of housing. Housing developers are an important partner and essential for the development of market-rate and affordable housing. Private developers are unable to build affordable units without government or other subsidies because of the high cost of land in the city. The Public Works Department is responsible for the design, construction, maintenance, and operation of public facilities as well as for administering infrastructure projects. LACDA administers the HUD Section 8 Housing Choice Voucher Program and public housing, which benefits the city's low-income population with publicly assisted rental housing. A number of nonprofit public services agencies provide emergency shelter, transitional and special needs housing, and services to the homeless population and to low- and moderate-income households.

The City staff works with limited budgets and will continue to work closely with these entities to make all efforts to achieve housing and community development goals. The gaps in the institutional delivery system is the lack of resources and city staff to implement affordable housing, economic development and infrastructure improvement projects. Coordination between multiple agencies has increased in order to avoid duplication of services.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			



Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics		X	
Other Street Outreach Services	X	X	
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other - Youth	X	X	

**Table 54 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City is served by the Service Planning Area (SPA) 7 located in the East Los Angeles area. SPA 7 comprises of 28 cities, including Montebello. The needs of homeless persons in the city and the surrounding area are served through a network of agencies and service providers including LAHSA, the City, the Montebello Police Department, the school districts in the area, and social service agencies. The City of Montebello is a participant in the CoC.

The City has an active homeless network, resources, and support from LAHSA as well as other service providers, including San Gabriel Valley Coalition for the Homeless and Family Promise of San Gabriel Valley and the newly implemented MCAP. LAHSA Emergency Response Teams (ERT's) are available to assist residents 24 hours a day, seven days a week through the 211 LA County line. LAHSA ERT's offer outreach services to homeless encampment dwellers, emergency services and shelter referrals to homeless families and unaccompanied adults and youth, direct emergency services and transportation, and emergency assistance and referrals to social service agencies for people in the County of Los Angeles who are homeless or at risk of experiencing homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Due to the aging infrastructure in the City and policies for housing service delivery for special needs populations (from group home approaches to scattered site housing approaches), the institutional delivery systems in the City are still catching up to addressing long-term housing needs of those with special needs. The City considers supportive services and housing for special needs populations a high priority. Supportive services are also considered a high priority in the CoC. In 2020-2021, the City will fund several public service programs that aid with shelter assistance, food subsidies and other supportive services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City may have minor gaps in the institutional structure and service delivery system at this time, however increased coordination and consultation with its partner organizations, SPA 7, and its subrecipients will begin to fill some of the holes in the institutional delivery system.

Still, one major obstacle to delivery of services through a variety of institutions is the continuing trend in reduction of federal and state funds for a variety of needed programs. Leveraging local, private, and state and federal funds in the future is paramount to attaining the goals and actions discussed in the ConPlan.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<b>Increase affordable housing opportunities</b>	2020	2025	Public Service Affordable Housing	Citywide	Affordable housing and lower housing costs	As funding becomes available	Construct affordable housing development: 1 project
2	<b>Maintain decent and energy efficient housing stock</b>	2020	2025	Affordable Housing Special Needs	Citywide	Assistance for extremely low and low income households	CDGB \$900,000	Homeowner Housing Rehabilitation. Households/Housing Units: 15
3	<b>Create sustainable neighborhoods</b>	2020	2025	Community Facilities Public Facilities	Eligible Low and Moderate Income Block Groups, Citywide	Enhance facilities and programs for youth and seniors. Correct infrastructure issues	CDBG \$885,515	Street Improvements Households: 20 Fire Station Improvements: 500 Persons Senior Center Improvements: 100 Persons
4	<b>Expand fair housing choice and access</b>	2020	2025	Public Services	Citywide	Increase homeownership	HOME \$100,000	Public Services Activities other than Low/Moderate Income Housing Benefit: 500 households assisted
5	<b>Provide vital public services</b>	2020	2025	Public Services	Citywide	Homeless prevention services	CDBG-CV \$313,122  CDBG \$200,000	MCAP: 175 LMI Persons
6	<b>Increase earning capacity for LMI families</b>	2020	2025	Non-Housing Economic Development	Citywide	Provide job training and opportunities for more jobs	CDBG \$100,000	SYEP: 48 LMI Persons

7	<b>Expanding economic opportunities</b>	2020	2025	Economic development	Citywide	Low Income Persons	\$2,700,000	Public facility or infrastructure activities other than low/moderate income housing benefit (Section 108)
8	<b>Planning and administration</b>	2020	2025	Delivery of organization and administration of the CDBG and HOME programs	Citywide	Planning and Administration	CDBG \$731,826 HOME \$286,542 CDBG-CV \$78,280 Total: \$1,096,648	Efficient and effective administration of planning and execution of CDBG and HOME programs

**Table 55 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	<b>Increase affordable housing opportunities.</b>
	<b>Goal Description</b>	Provide funding for the development of new affordable housing, homebuyer assistance programs and or utility or rent reduction programs for low and moderate income families. Fund housing solutions that may include: programs that increase homeownership, housing improvements for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City’s Analysis for Impediment to Fair Housing Choice.
2	<b>Goal Name</b>	<b>Maintain decent and energy efficient housing stock.</b>
	<b>Goal Description</b>	Provide funding for programs for rental and or owner–occupied housing rehabilitation including activities related to home improvements, energy efficiency, structural improvements, and or other home sustainability projects.
3	<b>Goal Name</b>	<b>Create sustainable neighborhoods.</b>
	<b>Goal Description</b>	Activities that improve the quality of life for residents including improving parks, creating green streets, improving accessibility, water and sewer system improvements, and road reconstruction and pedestrian safety.
4	<b>Goal Name</b>	<b>Expand fair housing choice and access.</b>
	<b>Goal Description</b>	The City will continue to collaborate with entities that provide assistance for families and individuals seeking counseling and or legal solutions to fair housing and discrimination problems.
5	<b>Goal Name</b>	<b>Provide vital public services.</b>
	<b>Goal Description</b>	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at -risk of homelessness, and other vital social services.
6	<b>Goal Name</b>	<b>Increase the earning capacity for LMI families.</b>
	<b>Goal Description</b>	Pursue opportunities that will connect LMI families with job training, career guidance, and part-time and full time work. The City also wishes to fund business recruitment, attraction and or expansion initiatives that generating jobs.
7	<b>Goal Name</b>	<b>Expanding economic opportunities</b>
	<b>Goal Description</b>	Public facility and infrastructure activities other than low/moderate income housing benefit (Section 108 loan).
8	<b>Goal Name</b>	<b>Planning and administration</b>
	<b>Goal Description</b>	Planning and Administration provides funds for program and project delivery, general operation and administration of CDBG and HOME funds as well as planning and support for CHDO.

**Table 56 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City anticipates providing funds for home improvements and or rehabilitation projects to LMI families using both CDBG and HOME funds. The City estimates in the next five years assisting 5 households per year.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City does not own any public housing units or any other types of housing units.

### **Activities to Increase Resident Involvements**

LACDA serves the City and provides Section 8 housing voucher assistance to the residents. The City will continue to provide support services as requested by LACDA.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

This does not apply.

### **Plan to remove the ‘troubled’ designation**

This does not apply.

## **SP-55 Barriers to affordable housing – 91.215(h)**

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### **Barriers to Affordable Housing**

City staff, stakeholders and the community at-large identified and prioritized fair housing issues and contributing factors to fair housing. Barriers to affordable housing as well as other housing information can be found in the City's draft 2020-2025 AI. A summary of the high priority barriers to affordable housing include:

- High cost of housing
- Housing values are increasing faster than household incomes
- Low number of affordable homes vs. market rate or higher cost homes
- Low number of housing opportunities for larger families
- Low ability to become a homeowner
- Lack of household financial stability
- Lack of funds to subsidize economic development projects
- Undereducated residents
- Aging housing and infrastructure
- Homeless prevention services
- Current land use policies do not support the development of affordable housing

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The AI provided goals and action steps developed as a result of specific data capture and existing programs and policies. Agency consultation, community outreach activities, data review and analysis process were needed to develop the plan's goals and associated action steps (Refer to the AI, Table 46 and 47):

Goal 1: Increase affordable housing opportunities.

Goal 2: Increase home ownership.

Goal 3: Create public awareness of fair housing laws and affordable housing advocacy.

Goal 4: Increase training, education and employment opportunities.

Table 47 presents the AI Goals and Action Steps, if put in place could further fair housing and affordable housing. As part of the engagement process, ideas and recommended action steps were documented to help provide clearer direction for Council, City staff and partnering agencies.



## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

LAHSA reported 170 homeless people were counted in January 2020. The City plans to fund organizations that assist seniors, and the homeless as well as advocacy services for fair housing. Approximately 18% of the City's 2020-2021 funds will be spent on activities that support services for special needs populations (see AP-35 for specific activities). The City, CoC, and LAHSA supports several homeless shelters and ancillary public services that provide food, shelter, clothing and counseling services within 1 to 7 miles from the city including: Whittier Area First Day Coalition, Bell Shelter-Salvation Army, HPRP Huntington Park Homeless Services, Family Promise of San Gabriel Valley, Dolores Mission, Ollie House and the Volunteers of America Homeless Support Services, Emmanuel Baptist Rescue Mission, and East San Gabriel Valley Coalition for the Homeless.

While Montebello does not appear to have a large homeless population, homeless persons and those at risk of homelessness both suffer economic hardship and are in need of permanent housing. Homelessness is a widespread problem best addressed at the regional level. The Los Angeles County Homeless Initiative prepared a Homeless Plan, adopted June 2018. As part of the planning process four Input Sessions were held and goals were created specifically for Montebello.

- Goal #1: Better understand the City's homeless population
- Goal #2: Coordinate with regional partners on homelessness plan implementation
- Goal #3: Explore the feasibility of shelter options and services
- Goal #4: Promote the development of affordable housing
- Goal #5: Enhance current homelessness engagement activities
- Goal #6: Expand access to workforce development and employment programs

Related to Goal #1 above the collection of data only once a year hinders the City to take adequate measures to reduce homelessness. The Coordinated Entry System (CES) is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Through the use of a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. CES also coordinates county and federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the Department of Veterans Affairs.

The City intends to implement the plan in the following ways:

1. Participates on cohort calls with the San Gabriel Valley Council of Governments to help address homelessness issues throughout the region.
2. Create bridge or interim housing for those exiting institutions.
3. Enhance CalWORKs Subsidized Employment Program for Homeless Families
4. Support area organization's Homeless Case Managers
5. Provide First-Responders Training
6. Strengthen CES
7. Amend land use ordinances to provide incentive zoning for affordable housing
8. Use public land for homeless housing

The City recognizes the importance of assisting the homeless and near homeless with a continuum of care approach that not only addresses a homeless person's immediate shelter needs but also provides transitional housing, support services, and employment opportunities to break the cycle of homelessness.

### **Addressing the emergency and transitional housing needs of homeless persons**

Bell Shelter is one of the primary homeless shelters in SPA 7 which offers not only emergency and transitional housing but also supportive services including: case management; supportive and transitional housing; individual and group counseling; drug and alcohol treatment; 'Back on Track' program to address emotional and psychological barriers to escaping homelessness; alternative sentencing for non-violent offenders; job search assistance; and a homeless veterans reintegration program. Other housing and supportive services in SPA 7 include Southern California Alcohol and Drug Program, Women & Children Crisis Shelter, Su Casa Ending Domestic Violence, and the Los Angeles County Department of Children and Family Services.

The CoC offers housing (nearly 300 beds available) and supportive services to address the needs of homeless persons. Within SPA 7:

Emergency Shelter:

- 541 beds serving individuals and families with children

Transitional Housing

- 615 beds serving individuals with families with children

Permanent Supportive Housing

- 615 beds serving individuals with families with children

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Priority needs statements that help homeless persons include:

- Assistance for extremely low and low income households
- Affordable housing and lower housing costs (\*families with children, Hispanic and African American households, single parent households, elderly)(primarily 3 bedroom units)
- Pursue opportunities to increase household income
- Provide job training and opportunities for more jobs
- Homeless prevention services and shelter
- Amend zoning to support affordable and fair housing opportunities

As a result, the City set three overarching goals that directly relate to helping homeless persons.

1. Increase affordable housing opportunities.
2. Increase the earning capacity for LMI families.
3. Provide vital public services

Within the County, veterans can take advantage of the Supportive Services for Veteran Families Program. This national program assists by providing grants for rapid rehousing and homeless prevention services. The program's objective is to achieve housing stability through a short-term, focused intervention. The SSVF employs a housing-first model, which focuses on helping individuals and families access and sustain permanent rental housing as quickly as possible and without precondition, while facilitating access to those services that will help the veteran's family keep their housing.

There are several programs in Los Angeles County that serve this unaccompanied youth including 1736 Emergency Youth Shelter, Hathaway-Sycamores: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone: Transitional Housing Program and Transitional Living.

The First 5 LA Supportive Housing Program (First 5 LA) is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the County Department of Children and Family Services.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Agencies involved with persons discharged from institutions and systems of care, including the Los Angeles County Department of Children and Family Services, Department of Health Services, Department of Mental Health, California Department of Corrections and Rehabilitation, and Los Angeles County Sheriff's Department, all have requirements stipulated by state law or county regulations requiring effective discharge planning and a specific transition plan to ensure individuals and families are not discharged into homelessness.

The County operates four locations that support the Long-Term Transitional Housing Program (THP). THP is geared towards long-term or life-term offenders seeking programming and support after years of incarceration. This program provides meals, support services, resources, and programming with housing and supervision in a safe, clean, and drug-free environment. THP offers services that focus on long-term offender needs such as employment, job search and placement training, stress management, victim awareness, computer supported literacy, and life skills. Substance use education and a 52-week certified domestic violence program is provided to applicable parolees. THP provides peer-driven support, assistance, and guidance to newly released long-term offenders to assist parolees with successful reintegration into their communities.

The Los Angeles County Department of Children and Family Services (DCFS) operates with three main goals in mind for the children under our care: Safety, Well-Being and Permanency. DCFS is committed to ensuring that all children have access to loving and safe homes, and that families have what they need to help their children thrive. A detailed listing of programs are shown on the following website. <https://dcfs.lacounty.gov/about/what-we-do/dcfs-specialized-programs/>.

The Department of Health Services (DHS) is an integrate system of providers, clinics, and hospitals that provide ongoing care for chronic medical conditions, adult/family medicine, emergency services, geriatric medicine, HIV/AIDS, inpatients services, pediatrics, pharmacy services, rehabilitation medicine, specialty care, urgent care, women's health.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Homes built before 1980 represent housing stock that may need various forms of rehabilitation along with presenting possible Lead-Based Paint hazards for tenants. When houses become around 30-40 years old and rehabilitation has been deferred, the overall housing condition may become affected. Lead-based paint hazards is a relevant issue for the City. Data provided by the ACS and CHAS through 2015 shows that 88.2% of housing stock in the City was built in 1979 or earlier. Therefore, a large portion of the housing stock may be in need of a lead risk assessments and potentially abatement in order to improve conditions. In an effort to preserve the city's aging housing stock, the City has operated a Housing Rehabilitation and Preservation Program for a number of years that requires lead-based paint assessments and abatement to be an integral part of the project.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City's HOME-funded Housing Rehabilitation and Preservation Program follows the requirements of Lead Safe Housing Regulation 24 CFR Part 35 effective September 15, 2000, and the subsequent September 2000 HUD transition assistance policy. The City will use, when required, state of California-certified lead-based paint inspectors/risk assessors to test for lead paint and perform risk assessments on houses testing positive, and certified lead-based paint contractors to remove and/or abate lead paint.

### **How are the actions listed above integrated into housing policies and procedures?**

The City complies with lead-based requirements at 24 CFR 570.608 as part of the administration of the HOME program. The implementation of the lead-based paint hazards strategy to reduce the risk of lead-based paint poisoning is incorporated as part of the procedures of the City's Housing Rehabilitation and Preservation Program (HRPP).

## SP-70 Anti-Poverty Strategy – 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Current census data identifies the five census tracts south of Whittier Boulevard with a higher concentration of Hispanics at 92.3 percent, who have an overall lower median income and higher poverty rates compared to the 10 census tracts north of Whittier Boulevard. The City has focused on the creation of jobs for low- and moderate-income persons through youth employment programs, capital improvement projects, and the extensive projects related to the Whittier Boulevard Corridor Revitalization (funded by Section 108 loan funds). Programs related to housing improvement, homeless shelters, supporting the County’s rental assistance program, and funding affordable housing creation have resulted in housing the homeless and improving the living conditions of the elderly and low-income families. The 2020-2025 Plan’s priority needs and goals that address reducing poverty include:

Needs	Goals
<ul style="list-style-type: none"> <li>Assistance for extremely low and low income households.</li> </ul>	<ul style="list-style-type: none"> <li>Increase affordable housing opportunities.</li> </ul>
<ul style="list-style-type: none"> <li>Affordable housing and lower housing costs.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain decent and energy efficient housing stock.</li> </ul>
<ul style="list-style-type: none"> <li>Reduced housing improvement costs.</li> </ul>	<ul style="list-style-type: none"> <li>Expand fair housing choice and access</li> </ul>
<ul style="list-style-type: none"> <li>Pursue opportunities to increase household income.</li> </ul>	<ul style="list-style-type: none"> <li>Provide vital public services.</li> </ul>
<ul style="list-style-type: none"> <li>Provide job training and opportunities for more jobs.</li> </ul>	<ul style="list-style-type: none"> <li>Increase the earning capacity for LMI families.</li> </ul>

### How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Center for American Progress published the 2018 California Report states that for every 100 renter households with very low incomes at or below 50% of the area median income, there are only 31 affordable units. For those living in poverty only 12.7% can afford health insurance coverage. In the City itself, the ACS 5-year Estimate lists 13.8% of the total population living with an income below the poverty line, just slightly higher than the rest of the state.

Forty-three percent of the City’s LMI households (up to 80 percent of AMI) spend more than 30 percent of their household income on housing and 24 percent of them spend over 50 percent of their household income on housing. In both cases, about nearly twice as many renters face this problem as homeowners. Overcrowding for renters is also a housing problem, which may reflect the inability of households to afford larger units, possibly as a result of a shortage of affordable housing for larger households.

#### Low Income and Poverty:

- 63% of the total households are at or below 80% of AMI and considered “low income,” per HUD regulations
- 20% of the total households are considered extremely low income or below 30% of AMI.
- 13% of all residents in the City are living below poverty of which 21% are African American and 17% are Hispanic

- 48% of the City's Low income households spend more than 30% of their household income on housing costs and 24% spend over 50% of their household income on housing costs
- 72% of the families with small children in the City are low income and 22% are extremely low income.

## **SP-80 Monitoring –91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

CDBG funds received by the City are administered by the Finance Department and monitoring is carried out by the City's Planning and Community Development Department. The City relies on a number of governmental departments and agencies, for-profit developers, and private, nonprofit organizations to carry out the City's housing and community development program. The City's Community Development Department's functions directly impact and facilitate the development of housing, infrastructure improvements, community facilities, and homeless prevention.

- Housing developers are important partners and essential for the development of both market-rate and affordable housing units. In the current market, private developers are unable to build affordable units without government or other subsidies because of the high cost of land in the city.
- The Public Works Department is responsible for the design, construction, maintenance, and operation of public facilities as well as for administering infrastructure projects.
- LACDA administers the HUD Section 8 Housing Choice Voucher Program and public housing, which benefits the City's low-income population with publicly assisted rental housing.
- A number of nonprofit public service agencies provide emergency shelter, transitional and special needs housing, and services to the homeless population and to low- and moderate-income households.

Gaps or weaknesses in the institutional structure may exist including: the loss of a redevelopment program is a significant challenge to fund future affordable housing projects. The primary funding source for affordable housing and its administrative costs is HOME. Also, CDBG funding reductions over the years has reduced funding that went to other community development programs. Essentially, these cutbacks resulted in staff and budgets reductions.



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# 2020-2021 Annual Action Plan

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## 2020 ANNUAL ACTION PLAN

### AP-15 Expected Resources – 91.220(c)(1,2)

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#### Introduction

The city anticipates utilizing the following resources during FY 2020-2021 to meet Consolidated Plan Goals:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public federal	Admin and Planning, Public Improvements, Public Services	\$665,346	\$493,785	\$420,431	\$1,579,562	\$2,611,384	The City expects to receive \$3,250,000 over the next 5 years CDBG entitlement funds; \$665,346 in Year 1. Any unencumbered funds from prior year (s) resources will be allocated to public facilities improvements.
HOME	Public federal	Acquisition Homeowner rehab Multifamily rental new and rehab TBRA	\$258,317	\$143,853	\$0	\$402,170	\$1,303,268	The City expects to receive \$1,500,000 over the next 5 years in HOME entitlement funds; \$258,317 in Year 1.
CDBG-CV	Public federal	Public Service	\$391,402	\$0	\$0	\$391,402	\$0	The city Expects to receive \$391,402 in CDBG-CV funds in response to COVID.

**Table 52 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City will continue to use state and local funds to leverage federal entitlement dollars, including but not limited to:

- City General Funds (Affordable housing projects)
- Preserve the City’s existing affordable housing stock for low- to moderate-income households (i.e. State CalHome Fund Owner-Occupied Rehabilitation Loan Program (OOR)— Emergency Grant, Grant & Rebate

Montebello implements the goals, objectives, and policies of the AI and ConPlan by using funds to bolster public services that will lead to housing benefits for low-to-moderate income residents.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The City does not have any publicly owned properties that will be used for CDBG projects or programs at this time.

**Discussion**

## ANNUAL GOALS AND OBJECTIVES

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

1	<b>Goal Name</b>	<b>Increase affordable housing opportunities.</b>
	<b>Goal Description</b>	Provide funding for the development of new affordable housing, homebuyer assistance programs and or utility or rent reduction programs for low and moderate income families. Fund housing solutions that may include: programs that increase homeownership, housing improvements for special needs populations, support integrated housing solutions and plans, and reduce barriers to affordable housing consistent with the City's Analysis for Impediment to Fair Housing Choice.
2	<b>Goal Name</b>	<b>Maintain decent and energy efficient housing stock.</b>
	<b>Goal Description</b>	Provide funding for programs for owner-occupied housing rehabilitation including activities related to home improvements, energy efficiency, structural improvements, and or other home sustainability projects.
3	<b>Goal Name</b>	<b>Create sustainable neighborhoods.</b>
	<b>Goal Description</b>	Activities that improve the quality of life for residents including improving parks, creating green streets, improving accessibility, water and sewer system improvements, and road reconstruction and pedestrian safety.
4	<b>Goal Name</b>	<b>Expand fair housing choice and access.</b>
	<b>Goal Description</b>	The City will continue to collaborate with entities that provide assistance for families and individuals seeking counseling and or legal solutions to fair housing, discrimination problems, and impacts due to the COVID-19 pandemic.
5	<b>Goal Name</b>	<b>Provide vital public services.</b>
	<b>Goal Description</b>	Provide needed public services that assist individuals and families in the following ways: crisis intervention, crime prevention, homeless prevention, services for at-risk families, shelter in-take services, senior and special needs services, nutrition and preventative health services, supplemental food/clothing/counseling and job search assistance to those who are homeless or at-risk of homelessness, and other vital social services including services in response to COVID-19 pandemic.
6	<b>Goal Name</b>	<b>Increase the earning capacity for LMI families.</b>
	<b>Goal Description</b>	Pursue opportunities that will connect LMI families with job training, career guidance, and part-time and full time work. The City also wishes to fund business recruitment, attraction and or expansion initiatives that generate jobs and respond to the impacts of the COVID-19 pandemic.
7	<b>Goal Name</b>	<b>Expanding economic opportunities</b>
	<b>Goal Description</b>	Needed infrastructure improvements
8	<b>Goal Name</b>	<b>Planning and administration</b>
	<b>Goal Description</b>	Planning and Administration provides funds for program and project delivery, general operation and administration of CDBG and HOME funds as well as planning and support for CHDO.

Table 53 – Goals Summary

## PROJECTS

### AP-35 Projects –91.220(d)

#### Introduction

#### Projects

#	Project Name
1	Southern California Housing rights Center (HRC)
2	Section 108 Loan Payment
3	Public Facilities Improvements
4	Street Improvements
5	Montebello Senior Center Improvements
6	Planning and Administration CDBG
7	Housing Rehabilitation and Preservation Program (HRPP)
8	Planning and Administration HOME
9	Montebello Community Assistance Program (MCAP)
10	CDBG-CV Program Administration

**Table 54 – Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The City recognizes that special needs populations encounter challenges due to low income and the special conditions that they face. Special needs populations are more likely to become homeless because of these factors. Special needs populations require housing and supportive services. The City considers supportive services and housing for special needs populations a high priority. Supportive services are also considered a high priority in the CoC. In 2020-2021, the City will fund a new public service homeless program improvement to public facilities and streets in eligible low-moderate areas.

In making project recommendations, consideration was given to a variety of thresholds that projects must meet to comply with CDBG objectives, including meeting one of the national objectives and addressing one of the community priorities set out in the Consolidated Plan. Staff also considered all engagement activities, housing and homeless data, established priority needs, cost reasonableness and effectiveness, activity management and implementation, experience with similar activities, past performance, leveraged funds, and completeness of the application. Project recommendations are for those projects determined most likely to be successful and maintain compliance with CDBG and HOME regulations.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	<b>Southern California Housing Rights Center (HRC)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Expand fair housing choice and access
	<b>Needs Addressed</b>	Support land use policies further affordable and equitable housing opportunities
	<b>Funding</b>	CDBG (Admin): \$20,000
	<b>Description</b>	HRC will provide fair housing services; handle fair housing cases and education.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 households assisted. Two housing rights workshops provided.
	<b>Location Description</b>	3255 Wilshire Blvd. Los Angeles, CA
	<b>Planned Activities</b>	CDBG funds will be used to provide fair housing services to residents to prevent discrimination, provide referrals, investigations, case management, and litigation, and resolve landlord tenant disputes.
2	<b>Project Name</b>	<b>Section 108 Loan Payment</b>
	<b>Target Area</b>	Whittier Revitalization Area
	<b>Goals Supported</b>	Expanding economic opportunities
	<b>Needs Addressed</b>	needed infrastructure improvements
	<b>Funding</b>	CDBG: \$462,2221
	<b>Description</b>	Completed improvements include the replacement of sidewalks, curbs and gutter, street irrigation, lighting, water and sewer lines, sidewalk improvements compliant with the Americans with Disabilities Act, landscaping, and street furniture.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Loan repayment - not applicable
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Section 108 Loan Payment
3	<b>Project Name</b>	<b>Public Facility Improvements</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public facility infrastructure

	<b>Needs Addressed</b>	Construct or upgrade public facilities or infrastructure
	<b>Funding</b>	CDBG: \$465,084
	<b>Description</b>	Funds will be used to undertake facility improvements to City Fire Stations.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	500 people
	<b>Location Description</b>	1166 S. Greenwood Ave., Montebello, CA 600 N. Beverly Blvd., Montebello, CA 2950 W. Via Acosta, Montebello, CA
	<b>Planned Activities</b>	Update and improve fire stations.
4	<b>Project Name</b>	<b>Street Improvements</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Create sustainable neighborhoods
	<b>Needs Addressed</b>	Infrastructure improvements
	<b>Funding</b>	CDBG: \$77,988
	<b>Description</b>	Street improvements including sidewalks, curbs, gutters, and street lighting.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 families/households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Replacement of sidewalks, curbs, gutters, and street lighting
5	<b>Project Name</b>	<b>Montebello Senior Center Improvements</b>
	<b>Target Area</b>	Montebello Senior Center
	<b>Goals Supported</b>	Construct or upgrade public facilities or infrastructure
	<b>Needs Addressed</b>	Infrastructure improvements
	<b>Funding</b>	\$342,443
	<b>Description</b>	Funds will be used to undertake facility improvements.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 seniors
	<b>Location Description</b>	115 S. Taylor Ave., Montebello, CA
	<b>Planned Activities</b>	Update facility
6	<b>Project Name</b>	<b>Program Administration CDBG</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$211,826



	<b>Description</b>	The City will continue to provide planning and administration services required to manage and operate the City's CDBG program. Such funds will assist in managing community development, housing, and economic development programs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Program administration
7	<b>Project Name</b>	<b>Housing Rehabilitation and Preservation Program (HRPP)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Maintain decent and energy efficient housing stock
	<b>Needs Addressed</b>	Homeowner rehabilitation program
	<b>Funding</b>	HOME: \$301,628
	<b>Description</b>	Rehabilitation and preservation
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 Families/households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Home improvements that correct code violations that
8	<b>Project Name</b>	<b>Program Administration HOME</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	HOME: 100,542
	<b>Description</b>	The City will continue to provide planning and administration services required to manage and operate the City's HOME program. Such funds will assist in managing community development, housing, and economic development programs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
	<b>Planned Activities</b>	Planning and Administration

9	<b>Project Name</b>	<b>Montebello Community Assistance Program (MCAP)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Provide vital public services
	<b>Needs Addressed</b>	Homeless prevention services and shelters
	<b>Funding</b>	CDBG-CV: \$313,122
	<b>Description</b>	Provide a variety of services for homeless persons and low income persons in the community.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75-100 homeless persons
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
<b>Planned Activities</b>	The City will provide outreach services, motel vouchers, food, and showers for homeless persons in the community.	
10	<b>Project Name</b>	<b>Program Administration CDBG-CV</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG-CV: \$78,280
	<b>Description</b>	The City will continue to provide planning and administration services required to manage and operate the City's CDBG-CV program. Such funds will assist in managing activities in response to the COVID-19 pandemic.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and Administration
	<b>Location Description</b>	1600 West Beverly Blvd., Montebello, CA
<b>Planned Activities</b>	Program administration costs for CDBG-CV operations.	

Table 55 – Project Information

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City anticipates spending at least 70 percent of its entitlement funds in target areas, including areas that have low- and moderate-income concentrations or minority concentrations. Maps of low- and moderate-income concentrations and minority concentrations are attached.

HUD's funded activities are limited to the city's low- and moderate-income areas, which encompass the majority of the city's residential areas. Areas of the city outside of the CDBG target areas will benefit from activities that are limited clientele in nature, i.e., a person/household can benefit from a federally assisted program provided they meet the program's eligibility criteria. Eligibility is typically established by household income and household size.

CDBG program funds will be expended based on program criteria. For example, public services are available on a citywide basis for qualified beneficiaries; fair housing and program administration activities will also be carried out on a citywide basis. Housing code enforcement and community development projects (e.g., street and park improvement projects) will be carried out in the city's low- and moderate-income areas, i.e., areas where most residents meet HUD's low- and moderate-income definition.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	70%

**Table 56 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City generally does not allocate funds on a geographic basis. On an annual basis, the City prioritizes the use of its CDBG funding for citywide housing and community development activities including housing, public services, fair housing, and public facilities. Activities identified under the public services category and targeted to special needs populations are offered on a citywide basis and/or where resources can be coordinated with existing facilities or services. Public improvements and public facilities are qualified as benefitting low- and moderate-income persons.

#### **Discussion**

See above discussion.

## AFFORDABLE HOUSING

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	75-100
Non-Homeless	300
Special-Needs (youth)	
Total	375

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City’s strategies relating to affordable housing efforts include maintaining the affordable housing stock through the Housing Rehabilitation and Preservation Program; and support for rental assistance programs through the County, such as the Section 8 Housing Choice Voucher. The City’s AI recommends amending portions of its zoning code that better supports affordable housing. The valued services help prevent homelessness and aim to assist at-risk youth and teenagers.

The City’s housing policies support a Rental Rehabilitation Program by providing loans to investor owned properties to assist in the ability to improve the City’s rental housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families. The City also puts funding toward the preservation of existing at-risk affordable housing for technical assistance to property owners and by monitoring Section 8 legislation. To facilitate the development of affordable units, the City uses the State’s density bonus law by offering a density bonus of between 20 and 35%.

Typically, the City uses its HOME funds for low income housing development and rehabilitation of owner-occupied single-family properties. The City must use the HOME affordable homeownership limits provided by HUD when setting price limits for affordable home sales and when using HOME funds for home rehabilitation. Also, the use of funds for HOME assisted activities requires that the value of the property after rehabilitation must not exceed 95% of the median purchase price for the area. The HOME Final Rule offers two options for determining the 95% of median purchase price limit for owner-occupied single-family housing, as noted below:

- (1) HUD will provide limits for affordable housing based on 95 percent of the median purchase price for the area; OR
- (2) Perform a local market survey to determine the 95 percent of median purchase price limit.

After review of the published 2019 HOME affordable homeownership limits provided by HUD, for Los Angeles County for determining 95 percent of the median purchase price limit, it was determined that the median price for Montebello homes is \$451,250. For a newly constructed unit, the limit is \$491,345. Based on FHA standard practice, the following multipliers are used for 2-, 3-, and 4-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively. Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for Montebello home sales for a three-month period using HdL data. This survey shows a median price of \$535,590 in the City of Montebello and a 95% median value price of \$508,810 (see home sales data table below).

FHA – Market Median Price	\$451,250
FHA – Market Median Price for newly constructed	\$491,000
Montebello Local Market Survey Median Price	\$535,590
<b>95% of Montebello Local Market Survey Median Price</b>	<b>\$508,810</b>

As a result of this conclusion, it is our recommendation that the City of Montebello use the local market survey price as the determinant of the 95 percent median purchase price limit as it is higher than the FHA-Market Median Price.

<b>3-Month Home Sales Data, Montebello, CA</b>			
December 2019 to February 2020			
<b>#</b>	<b>Sale Date</b>	<b>Address</b>	<b>Price (median sales price)</b>
1	2-18-2020	630 13 S Maple # 13 Ave	\$65,000
2	1/16/2020	8509 Beverly Blvd #87	\$105,000
3	1/17/2020	1620 Neil Armstrong St #209	\$230,000
4	12/27/2019	730 Frankel Ave Unit B1	\$310,000
5	2/21/2020	1661 Neil Armstrong St #253	\$338,000
6	2/21/2020	1791 Neil Armstrong St #206	\$355,000
7	12/18/2019	248 E Beverly Blvd Unit A	\$385,000
8	1/8/2020	203 Ridge Terrace Ln	\$385,000
9	12/11/2019	1635 Firvale Ave	\$390,000
10	12/27/2019	1701 Firvale Ave #58	\$390,000
11	2/19/2020	1610 Neil Armstrong St #104	\$395,000
12	2/3/2020	1133 Maxwell St	\$400,000
13	2/22/2020	1032 Carob Way #4	\$405,000
14	2/13/2020	336 N 1 <sup>st</sup> St	\$410,000
15	1/2/2020	1640 Neil Armstrong St #206	\$411,400
16	12/17/2019	1630 Neil Armstrong St #303	\$420,000
17	Not Listed	405 N Taylor Ave	\$450,000

18	12/27/2019	821 S 5 <sup>th</sup> St	\$485,000
19	12/23/2019	6700 Ferguson Dr	\$487,000
20	12/19/2019	416 Brady Ave	\$490,000
21	2/10/2020	1018 Roble Pl #6	\$490,000
22	2/12/2020	909 W Oakwood St #4	\$499,000
23	1/29/2020	909 W Oakwood St #2	\$499,000
24	2/3/2020	909 W Oakwood St #6	\$499,000
25	2/5/2020	909 W Oakwood St #3	\$499,000
26	2/6/2020	909 W Oakwood St #5	\$499,000
27	2/14/2020	909 W Oakwood St #7	\$499,000
28	1/23/2020	859 S Greenwood Ave	\$500,000
29	12/11/2019	605 Davis Ave	\$515,000
30	12/10/2019	4629 Grape St	\$520,000
31	12/13/2019	825 S 4 <sup>th</sup> St	\$520,000
32	Not Listed	716 Carmelita Pl	\$520,000
33	1/31/2020	2405 Findlay Ave	\$522,888
34	12/16/2019	392 S Gerhart Ave	\$524,000
35	1/13/2020	716 W Oakwood St	\$525,000
36	12/21/2019	348 S Pickering Way	\$530,000
37	1/21/2020	749 Via Del Oro St	\$530,000
38	Not Listed	796 W Fernfield Dr	\$530,000
39	1/28/2020	114 N 6 <sup>th</sup> St Unit B	\$530,000
40	1/17/2020	3005 Via Cerro	\$530,000
41	1/17/2020	709 Keenan St	\$535,000
42	1/23/2020	129 N 5 <sup>th</sup> St Unit E	\$535,590
43	1/13/2020	836 W Cleveland Ave	\$540,000
44	Not Listed	316 W Gleason St	\$548,000
45	1/9/2020	333 S Bluff Rd	\$553,000
46	1/22/2020	632 Carmelita Pl	\$560,000
47	2/10/2020	157 Ellingbrook Dr	\$570,000
48	2/5/2020	217 E Madison Ave	\$575,000
49	12/31/2019	5801 Repetto Ave	\$579,000
50	1/31/2020	125 N 5 <sup>th</sup> St Unit D	\$589,015
51	Not Listed	125 N 5 <sup>th</sup> St Unit A	\$589,500
52	Not Listed	540 N 7 <sup>th</sup> St	\$590,000
53	1/28/2020	506 N 18 <sup>th</sup> St	\$600,000
54	1/6/2020	620 Hendricks St	\$600,000
55	12/11/2019	2420 Foxglove Dr	\$600,000
56	2/14/2020	637 S Taylor Ave	\$625,000
57	Not Listed	1017 N 4 <sup>th</sup> St	\$630,000
58	1/10/2020	832 S 3 <sup>rd</sup> St	\$639,900
59	12/15/2019	448 E Los Amigos Ave	\$640,000
60	12/3/2019	816 E Avenida De La Merced	\$640,000
61	1/31/2020	620 N 4 <sup>th</sup> St	\$640,000
62	12/19/2019	1513 Masser Pl	\$645,000
63	12/6/2019	116 S 18 <sup>th</sup> St	\$655,000

64	12/5/2019	813 W Hughes Ave	\$660,000
65	1/31/2020	737 Agajanian Way	\$665,000
66	1/31/2020	113 N 21 <sup>st</sup> St	\$670,000
67	Not Listed	1008 W Madison Ave	\$683,500
68	1/28/2020	417 E Los Amigos Ave	\$690,000
69	12/11/2019	920 W Liberty Ave	\$715,000
70	12/30/2019	912 W Ashiya Rd	\$715,000
71	2/19/2020	1328 Carob Way	\$729,500
72	1/23/2020	1001 Rose Glen Ave	\$730,000
73	2/20/2020	203 Encanto Ln	\$730,000
74	2/3/2020	409 Taylor Ave	\$750,000
75	12/19/2019	1613 Appian Way	\$763,888
76	1/31/2020	2652 W Lincoln Ave	\$769,000
77	1/3/2020	716 Wilber Pl	\$770,000
78	12/10/2019	1521 Appian Way	\$815,000
79	1/17/2020	932 Lexington Ave	\$850,000
80	2/26/2020	252 S 7 <sup>th</sup> St	\$905,000
81	1/14/2020	113 S 10 <sup>th</sup> St	\$1,075,000
82	12/19/2019	2120 W Victoria Ave	\$1,200,000
83	12/30/2019	341 N 1 <sup>st</sup> St	\$2,150,000
84	Not Listed	2220 W Via Corona	\$2,400,000

## **AP-60 Public Housing – 91.220(h)**

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### **Introduction**

The City of Montebello does not own or manage public housing.

### **Actions planned during the next year to address the needs to public housing**

The City of Montebello does not own or manage public housing.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

LACDA offers the Family Self-Sufficiency Program to assist residents toward greater independence and homeownership opportunities.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

LACDA is not designated as troubled.

### **Discussion**

The City supports the efforts of LACDA in making rental assistance available to low-income households through the Section 8 program, but the City has no direct involvement in the ownership or management of public housing.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

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### **Introduction**

To address the needs of homeless individuals and families, the City continues its efforts to identify efficient and effective means to distribute limited resources for homeless needs. The City has designated emergency and transitional housing as high priorities for addressing homelessness. Other efforts undertaken by the City are identified below:

#### **1. Homeless Shelters**

To accommodate its share of the region's homeless, the City utilized numerous nonprofit organizations to offer shelter and services to homeless persons. The City plans on establishing a homeless program to help the homeless population in the City with emergency motel and food vouchers. The City also participates in the Los Angeles County Continuum of Care Community Forum. The City works within this collaborative to help identify needs and gaps in the housing/service needs of the region's homeless.

#### **2. Transitional and Supportive Housing**

Supportive housing, as defined by Section 50675.14 of the California Health and Safety Code, is housing with no limit on the length of stay and that is occupied by a target population. The target population for supportive housing includes low-income persons having one or more disabilities. These disabilities may include mental illness, HIV or AIDS, substance abuse, or other chronic health conditions. Such housing is also linked to on-site or off-site services that assist residents in retaining their housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. On- and off-site services may include, but are not limited to, tutoring, childcare, and career counseling.

Transitional housing, as defined by Section 50675.2 of the California Health and Safety Code, is housing configured as rental housing developments, which may include multifamily housing, single-family housing, or group homes. Such housing is operated under state or Federal program requirements that call for termination of assistance and recirculation of the housing unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Additional services that help individuals gain necessary life skills that support independent living are also allowed but not mandated.

State law allows a distinction in the permitting requirements for certain residential uses in single-family homes based on whether there are six or fewer, or seven or more, people served by the housing type. This size distinction currently exists in the City's Zoning Code for residential and group care facilities. Residential and group care facilities provide 24-hour per day residential living accommodations in exchange for the payment of money or other consideration, where the duration of tenancy is determined, in whole or in part, by the individual resident's participation in group or individual activities, such as counseling, recovery planning, or medical or therapeutic assistance. Residential or group care facilities include, but are not limited to, residential care facilities for persons with chronic, life-threatening illnesses, and alcoholism or drug abuse recovery or treatment facilities. Residential care facilities provide living accommodations for six or fewer persons and group care facilities provide living accommodations for seven or more persons.

This size distinction currently exists in the City's Zoning Code for residential and group care facilities. Residential and group care facilities provide 24-hour per day residential living accommodations in exchange for the payment of money or other consideration, where the duration of tenancy is determined, in whole or in part, by the individual resident's participation in group or individual activities, such as counseling, recovery planning, or medical or therapeutic assistance. Residential or group care facilities include, but are not limited to, residential care facilities for persons with chronic, life-threatening illnesses, and alcoholism or drug abuse recovery or treatment facilities. Residential care facilities provide living accommodations for six or fewer persons and group care facilities provide living accommodations for seven or more persons.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

The City plans on establishing a homeless outreach program to help the homeless population in the City with emergency motel vouchers. The City of Montebello also contracts with local service providers to assist in reducing homelessness.

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Los Angeles County is divided into eight Service Planning Areas (SPAs), 1 through 8. The division of the County makes it easier for the Department of Public Health to target and track the needs of each area. Montebello is located in SPA 7.

Every year, the Los Angeles Continuum of Care coordinates a Shelter/Housing Inventory Count (HIC), which is a point-in-time (PIT) inventory of service projects, and a record of utilization of services. HIC records how many beds and units are dedicated to serving people experiencing homelessness (e.g., emergency shelter, transitional housing, and safe haven) or people who have experienced homelessness and are now in permanent housing. The homeless count for the City of Montebello in 2020 was 170 unsheltered and 0 sheltered. The City will fund projects within the City in the 2020-2021 program year.

The CoC offers housing and supportive services to address the needs of homeless persons. Within SPA 7:

Emergency Shelter:

- 541 beds serving individuals and families with children

Transitional Housing

- 615 beds serving individuals with families with children  
Permanent

Supportive housing

- 615 beds serving individuals with families with children

For the 2021-2021 program year, the City will allocate CDBG-CV fund to the help establish the Montebello Community Assistance Program (MCAP) which will outreach and engage the City's homeless population to support with emergency motel vouchers, PPE's, and hygiene kits. The City will also be a participant of the region's CoC.

Several programs, detailed below, offered in SPA 7 target different homeless client groups. The program presented below focuses on assessing the individual needs of homeless persons:

**Coordinated Entry System (CES)** – The CES is a framework that unites regional providers working collaboratively to house chronically homeless individuals. Using a common assessment tool, individuals are prioritized into the most appropriate housing based on their needs. The CES also coordinates County and Federal resources from agencies such as the Department of Mental Health, the Department of Health Services, housing authorities, and the U.S. Department of Veterans Affairs.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

SPA7 offers a variety of homeless housing facilities serving different client groups, and includes emergency shelters, transitional housing and permanent supportive housing (See above information).

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City has the goal of assisting homeless persons, especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth, make the transition to permanent housing and independent living include shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

**Homeless Family Solutions System** – This program is a network of family homeless service providers that address the needs of homeless families or those at imminent risk of losing their housing. It works cooperatively with system partners to help families complete housing and service plans.

**First 5 LA Supportive Housing Program (First 5 LA)** – This program is a needs-based assistance program aimed at serving homeless or at-risk families with children from birth to age 5, some with current or past involvement with the County Department of Children and Family Services.

**Supportive Services for Veteran Families (SSVF)** – This program is a community-based, competitive grant program that rapidly rehuses homeless veteran families and prevents homelessness for those at imminent risk due to a housing crisis. The program’s objective is to achieve housing stability through a short-term, focused intervention. The SSVF employs a housing-first model, which focuses on helping individuals and families access and sustain permanent rental housing as quickly as possible and without precondition, while facilitating access to those services that will help the veteran’s family keep their housing.

**HUD-VASH Vouchers (VASH)** – The HUD-VASH program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the US Department of Veterans Affairs. The department provides these services for participating veterans at Veterans Affairs medical centers and community-based outreach clinics.

Unaccompanied Youth – Several programs serve this target group, including 1736 Family Crisis Center, Hathaway-Sycamores: Independent Living Program, Divinity Prophet: Independent Living Program, and Richstone Family Center: Transitional Housing Program and Transitional Living.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Agencies involved with persons discharged from institutions and systems of care, including the Los Angeles County Department of Children and Family Services, Department of Health Services, Department of Mental Health, and Los Angeles County Sheriff's Department, all have requirements stipulated by state law or county regulations requiring effective discharge planning and a specific transition plan to ensure that individuals and families are not discharged into homelessness.

### **Discussion**

The programs identified above, which address the needs of homeless persons and subpopulations of homeless, indicate that serving the homeless is a complex issue requiring a network of agencies, departments, and nonprofit community services agencies. It is fortunate that the City can utilize this network of agencies to provide housing and supportive services in addition to using limited CDBG funding.

## **AP-75 Barriers to affordable housing – 91.220(j)**

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### **Introduction:**

City staff, stakeholders and the community at-large identified and prioritized fair housing issues and contributing factors to fair housing. Barriers to affordable housing as well as other housing information can be found in the City's draft 2020-2025 AI. A summary of the high priority barriers to affordable housing include:

- High cost of housing
- Housing values are increasing faster than household incomes
- Low number of affordable homes vs. market rate or higher cost homes
- Low number of housing opportunities for larger families
- Low ability to become a homeowner
- Lack of household financial stability
- Lack of funds to subsidize economic development projects
- Undereducated residents
- Aging housing and infrastructure
- Homeless prevention services
- Current land use policies do not support the development of affordable housing

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The AI provided goals and action steps developed as a result of specific data captured and existing programs and policies. Agency consultation, community outreach activities data review and analysis process were needed to develop the plan's goals and associated action steps. (Refer to the AI, Table):

Goal 1: Increase affordable housing opportunities.

Goal 2: Increase home ownership.

Goal 3: Create public awareness of fair housing laws and affordable housing advocacy.

Goal 4: Increase training, education and employment opportunities.

Table 47 in the AI presents the Goals and Action Steps, if put in place could further fair housing and affordable housing. As part of the engagement process, ideas and recommended action steps were documented to help provide clearer direction for Council, City staff and partnering agencies.

In the 2020-2021 AAP, the projects and programs that reduce the barriers to affordable housing include:

- Acquisition for Affordable Housing, Housing Rehabilitation Grants/Loans
- Montebello Community Assistance Program (MCAP)
- Fair Housing (HRC):

To remove or ameliorate the barriers to affordable housing, the City has adopted the following goals in the 2016–2021 Housing Element:

- To minimize governmental constraints, market constraints, and environmental constraints that may impede the development of new housing;
- To ensure that fair and equal housing laws are enforced;
- To address future housing needs by expanding housing opportunities in the City;
- To increase the supply of affordable housing stock through new housing construction and the conservation of existing housing stock; and,
- To review the development standards for residential development as a means to improve site design, architectural quality, and the livability of multi-family housing for all segments of the community.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

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### **Introduction:**

One of the primary constraints to meeting the needs of low-income residents is a lack of funding to fully address all the needs. Economic challenges and cuts in grant funding have resulted in budgetary constraints not only with the City but with nonprofit service providers as well.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Montebello recognizes that special needs populations encounter challenges due to low income and the special conditions that they face. Special needs populations are more likely to become homeless as a result of these challenges. Special needs populations require housing and supportive services. The City considers supportive services and housing for special needs populations a high priority. Supportive services are also considered a high priority in the Continuum of Care. In 2020-2021, the City will fund a new public service that will aid with housing and supportive services.

### **Actions planned to foster and maintain affordable housing**

The City's strategies relating to CDBG-funded affordable housing efforts include maintaining the affordable housing stock through the Housing Rehabilitation and Preservation Program; maintaining rental assistance programs such as the Section 8 Housing Voucher program; and providing assistance to households before they lose their housing. The City will utilize a combination of Federal and non-Federal funds to maintain existing affordable housing units and foster the creation of new affordable housing opportunities.

### **Actions planned to reduce lead-based paint hazards**

The City's HOME-funded Housing Rehabilitation and Preservation Program follows the requirements of Lead Safe Housing Regulation 24 CFR Part 35 effective September 15, 2000, and the subsequent September 2000 HUD transition assistance policy. The City will use, when required, state of California-certified lead-based paint inspectors/risk assessors to test for lead paint and perform risk assessments on houses testing positive, and certified lead-based paint contractors to remove and/or abate lead paint.

### **Actions planned to reduce the number of poverty-level families**

The City of Montebello continues to look for ways to expand economic activities to include all people and provide programs to those people who are less fortunate. The City has focused on the creation of jobs for low- and moderate-income persons through capital improvement projects, Section 108 loan funds. Programs related to housing improvement, homeless shelters, supporting the County's rental assistance program, and funding affordable housing creation have resulted in housing the homeless and improving the living conditions of the elderly and low-income families.

Many factors can contribute to persons living at or below the poverty level. Lack of higher education opportunities, lack of marketable skills, unemployment or underemployment, lack of affordable childcare, lack of effective transportation, and lack of affordable housing all contribute to homelessness or persons living in poverty. These factors must be addressed to reduce the number of persons living in poverty.

While the City has no control over most of these factors, the City regularly provides referrals to those living below the poverty line. The City also 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.

### **Actions planned to develop institutional structure**

CDBG funds received by the City are administered by the Finance Department. The City relies on a number of governmental departments and agencies, for-profit developers, and private, nonprofit organizations to carry out homelessness programs, affordable housing projects, seniors, at-risk youth, and other community development programs.

- The City's Planning and Community Development Department's functions directly impact and facilitate the development of housing.
- The Public Works Department is responsible for the design, construction, maintenance, and operation of public facilities as well as for administering infrastructure projects.
- LACDA administers the HUD Section 8 Housing Choice Voucher Program and public housing, which benefits the city's low-income population with publicly assisted rental housing.
- The City will provide emergency motel vouchers and services to the homeless population and to low- and moderate-income households.
- Housing developers are an important partner and essential for the development of market-rate and affordable housing. Private developers are unable to build affordable units without government or other subsidies because of the high cost of land in the city.

Gaps or weaknesses in the institutional structure may exist including: the loss of a redevelopment program is a significant challenge to fund future affordable housing projects. The primary funding source for affordable housing and its administrative costs is HOME. Also, CDBG funding reductions over the years has reduced funding that went to other community development programs. Essentially, these cutbacks resulted in staff and budgets reductions.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City's Planning and Community Development Department maintains primary management and coordination of the various organizations involved in these processes. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low-and-moderate-income neighborhoods throughout Montebello. The administration of the program activities includes housing, public facility and infrastructure improvements, public and social service activities, and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

### **Discussion:**



## PROGRAM SPECIFIC REQUIREMENTS

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$493,785
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$420,431
5. The amount of income from float-funded activities	\$0
<b>Total Program Income</b>	<b>\$914,216</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City does not receive any atypical loans, grant instruments, nonconforming loan guarantees, or other forms of investments.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City has general recapture and resale provisions in its HOME program guidelines which apply only to CHDOs. The City will impose HOME recapture provisions on any property sold by a CHDO to a homebuyer when the City provides a direct subsidy for down payment and or closing costs to the homebuyer.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

In instances where the homebuyer's home is sold to a qualified low-income buyer at an affordable price, the HOME loan balance shall be transferred to the subsequent qualified buyer and the affordability period shall remain in force. The resale provision shall remain in force from that date the legal documents are executed at loan closing until the expiration of the affordability period.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City has no current plans to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Discussion**

The City relies on its HOME Policies and Procedures Manual to follow compliance requirements of the HOME program.

## APPENDIX

## Appendix A - Public Notifications



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CITY OF MONTEBELLO/CITY CLERK
1600 W. BEVERLY BLVD
MONTEBELLO, CA 90640

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: 2020-2025 Consolidated Plan & 2020 Analysis of Impediments to Fair Housing Choice Community Meetings

To the right is a copy of the notice you sent to us for publication in the SAN GABRIEL VALLEY TRIBUNE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

01/09/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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PUBLIC NOTICE
CITY OF MONTEBELLO

2020-2025 Consolidated Plan & 2020 Analysis of Impediments to Fair Housing Choice Community Meetings

TO ALL INTERESTED PARTIES: NOTICE IS HEREBY GIVEN that the City of Montebello is preparing the 2020-2025 Consolidated Plan and 2020 Analysis of Impediments for U.S. Department of Housing and Urban Development (HUD) Grants. Residents and Stakeholders are invited to attend a community meeting to learn about the process and provide opinions about current housing, community, and economic development needs.

The City will be hosting two (2) community meetings, at Montebello City Hall Council Chambers, 1600 W. Beverly Boulevard, Montebello, CA 90640. The dates and times of the meetings will be Thursday, January 23, 2020 and Monday, January 27, 2020, from 6:00 - 7:00 p.m.

The Consolidated Plan and Analysis of Impediments are important to the City's plan for projects and use of funds. Residents' opinions help the City gather information that directly impact where funds will be distributed. The City of Montebello can identify issues and priorities in the areas of housing, parks and recreation, community facilities, social services, and fair housing, by attending a meeting and filling out the survey below.

Residents are invited to complete an online survey, gathering opinions and data, by visiting the following link: https://www.surveymonkey.com/r/CityOfMontebello

Residentes estan invitados a completar una encuesta electronica, para adquirir datos y opiniones, visite el siguiente sitio: https://www.surveymonkey.com/r/CityOfMontebello

For more information, please contact: Contact: Ana Marie LeNoue, Consultant Phone: (909) 979-6588 Email: alenoue@agl.com.co

ESPAÑOL: Información en español puede ser obtenida llamando al (323) 987-1200 ext. 401, 1/9/20 CNS-3330098#



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CITY OF MONTEBELLO/CITY CLERK  
1600 W. BEVERLY BLVD  
MONTEBELLO, CA 90640

**COPY OF NOTICE**

Notice Type: HRG NOTICE OF HEARING  
Ad Description  
NOTICE OF PUBLIC HEARING AUGUST 26 2020

To the right is a copy of the notice you sent to us for publication in the MONTEBELLO NEWS. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):  
08/13/2020

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication \$630.00  
Total \$630.00

EWA# 3388353

**NOTICE OF PUBLIC HEARING  
CITY OF MONTEBELLO CITY COUNCIL**

**NOTICE TO RECEIVE PUBLIC INPUT CONCERNING THE DRAFT FIVE-YEAR CONSOLIDATED PLAN, COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP PROGRAM, ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, ANNUAL ACTION PLAN, AND CITIZEN PARTICIPATION PLAN**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Montebello ("City") will conduct a public hearing to receive input and provide direction concerning the draft Five-Year Consolidated Plan for the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program funds, the draft Analysis of Impediments to Fair Housing Choice, the 2020-2021 Annual Action Plan, and the Citizen Participation Plan. As an entitlement jurisdiction, the City is required by the United States Department of Housing and Urban Development (HUD) to complete the Consolidated Plan and Analysis of Impediments to Fair Housing Choice every five years.

**PUBLIC HEARING INFORMATION:**

**Date:** Wednesday, August 26, 2020

**Time:** 6:30 p.m. or as soon thereafter as the matter may be heard

**Place:** City Hall Council Chambers, 1600 W. Beverly Blvd., Montebello, CA 90640

**PROJECT DESCRIPTION:** Each year, HUD provides funding for housing and community development programs to the City, specifically CDBG and HOME Program funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan (ConPlan).

The purpose of the ConPlan is to identify Montebello's housing and community development needs, priorities, goals, and strategies and to stipulate how funds will be allocated to housing and community development activities over the next five years. The CDBG Program provides federal funds for local improvement projects and programs. Activities assisted with CDBG funds must meet one of the three national objectives: (1) principally benefit low and moderate-income persons, (2) aid in the prevention or elimination of slums and blight, or (3) meet other community development needs having particular urgency. The HOME Program provides formula grants - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

**The Consolidated Plan** is a HUD required plan assessing affordable housing and community development needs for the next five-year 2020-2025 period. The ConPlan determines how HUD funds will be used.

**The Analysis of Impediments to Fair Housing Choice** is a review of policies, procedures, and practices within the community that affect the location, availability and accessibility of housing and current residential



patterns and conditions related to fair housing choice.

□ **The Annual Action Plan** is submitted to HUD on an annual basis and identifies how the City plans to use the federal money during the next fiscal year to meet the goals and objectives approved by the City Council in the Five-Year ConPlan.

□ **The Citizen Participation Plan** sets forth the City of Montebello's policies and procedures for citizen participation in the development of the ConPlan documents and any subsequent amendments.

For Fiscal Year (FY) 2020-2021, the City expects to receive approximately \$665,346 in CDBG funds and approximately \$268,317 in HOME funds. Additionally, \$493,785 in CDBG Program Income and \$143,853 in HOME Program Income is available, as well as \$420,431 of unused CDBG funds that will be carried over from previous years.

Total funding available for FY 2020-2021:

CDBG Funds: \$1,579,562

HOME Funds: \$402,170

The City also received special HUD funding in response to the COVID 19 pandemic (CDBG-CV) in the amount of \$391,402.

**GENERAL INFORMATION:** As authorized by the Governor's Executive Order No. N-29-20, those interested in making public comments, may call on Wednesday, August 26, 2020 between 9:00 a.m. – 3:00 p.m. at (323) 887-1437. Staff will complete public comment cards in the order received. The public will be called during the City Council meeting. The exact call back time is not predictable due to the nature of the City Council agenda. As a result, you must be available until the end of the meeting to receive a live call from staff during the meeting. In addition, the City has created the following email address where the public can submit public comments from 4:30 p.m. – 5:30 p.m. on Wednesday, August 26, 2020: [ccpubliccomment@cityofmontebello.com](mailto:ccpubliccomment@cityofmontebello.com). These questions will be read out loud and submitted for the record. Written comments may also be mailed or delivered to the City Clerk's office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing. This notice is provided in accordance with Government Code Sections 65867, 65090 and 65091. Public comments or questions about the subject matter may be submitted to the City Clerk's Office by mail, at 1600 W. Beverly Blvd., City of Montebello, or email at: [lguzman@cityofmontebello.com](mailto:lguzman@cityofmontebello.com). All communications to the City Clerk or the City Council regarding this matter are public records and will become part of the City's files and records.

Published: August 13, 2020

8/13/20

**EWA-338863#**

**MONTEBELLO NEWS**

## **Appendix B - Community Engagement**



# City of Montebello

Los Angeles County, California

## Community Engagement Summary

City of Montebello 2020-2025 Consolidated Plan  
City of Montebello Analysis of Impediments  
DRAFT March 2020



The City of Montebello, in preparation of the 2025-2025 Consolidated Plan (ConPlan) and Analysis of Impediments (AI), a variety of community engagement methods to solicit input on community and resident services, housing issues and future use of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) and HOME funds. The following engagement methods:

- Community Needs Survey
- Stakeholder Interviews
- Social Service Consultation

### **Community Needs Survey:**

An online Community Needs Survey was available for resident and social services response. The link to the survey was printed on flyers and postcards and posted on City social media and website requesting community response. English and Spanish language postcards, roughly 3,500, were distributed to five (5) elementary schools and two (2) parochial schools in the City. The postcard invited residents to complete the online survey and participate in the outreach process for the development of the ConPlan. Final results of the survey are located in Appendix A. Schools participating in the distribution included:

- Fremont Elementary - 200 Madison Ave, Montebello, CA 90640 (601 students)
- Greenwood Elementary - 900 S Greenwood Avenue, Montebello, CA 90640 (379 students)
- La Merced Elementary - 724 N Poplar Avenue, Montebello, CA 90640 (806 students)
- Washington Elementary - 1400 W Madison Avenue, Montebello, CA 90640 (487 Students)
- Wilcox Elementary - 816 Donna Way, Montebello, CA 90640 (627 students)
- St. Benedict School, 217 N. 10<sup>th</sup> Street, Montebello, CA 90640
- Our Lady of Miraculous Medal School – 840 N. Garfield Ave., Montebello, CA 90640

## Consolidated Plan Survey



Each year, the US Department of Housing and Urban Development provides funding for housing and community development to the City of Montebello.

In order to utilize these funds properly, the City must complete a consolidated plan or "Con Plan", which identifies Montebello's housing and community development needs, priorities, goals, and strategies.

Data collection is a significant part of the Con Plan. By filling out this quick 10 minute survey, you are helping the City of Montebello gather accurate opinions to allocate the funds towards the areas you find most important.

The survey will be open until December 15<sup>th</sup>, 2019.

<https://www.surveymonkey.com/r/CityOfMontebello>

Highlights of the Community Needs Survey include: (in priority order)

**Housing Discrimination:**

- 75% have never encountered any form of housing discrimination?
- 50% feel housing discrimination likely occurs in the City and if discrimination occurs over 50% feel it's because of their source of income or race/ethnicity or they have a disability.
- Over 60% have not had an issue with home loan approval and 28% stated the reason was because of poor credit.
- 47% feel local land use laws do not support the development of affordable housing.

<p><b>Greatest Housing Needs:</b></p> <ol style="list-style-type: none"> <li>1. Home ownership down payment assistance</li> <li>2. Energy efficient home improvements</li> <li>3. Owner-occupied housing rehabilitation</li> </ol>	<p><b>Greatest programs and services needs:</b></p> <ol style="list-style-type: none"> <li>1. Recreational programs</li> <li>2. Programs for at-risk youth</li> <li>3. Childcare services and facilities</li> <li>4. Disaster and emergency preparedness services</li> </ol>
<p><b>Most needed community facilities:</b></p> <ol style="list-style-type: none"> <li>1. Parks and recreation facilities</li> <li>2. Youth centers</li> <li>3. Neighborhood community center</li> </ol>	<p><b>Most pressing challenge with maintaining your home:</b></p> <ol style="list-style-type: none"> <li>1. Cost of maintenance</li> <li>2. Lack of skills needed to maintain a home</li> </ol>
<p><b>Critical homeless needs:</b></p> <ol style="list-style-type: none"> <li>1. Homeless prevention services</li> <li>2. Emergency shelter space</li> <li>3. Transitional housing</li> </ol>	<p><b>What size housing units are most needed:</b></p> <ol style="list-style-type: none"> <li>1. 3-bedroom units 52%</li> <li>2. 2-bedroom units 37%</li> <li>3. 4-bedroom units 21%</li> </ol>
<p><b>What type of housing is most needed:</b></p> <ol style="list-style-type: none"> <li>1. Single-family 84%</li> <li>2. Low-barrier housing 31%</li> <li>3. Town homes 26%</li> <li>4. Mixed use (Residential with commercial uses) 26%</li> </ol>	<p><b>Greatest neighborhood improvement needs:</b></p> <ol style="list-style-type: none"> <li>1. Street improvements</li> <li>2. Sewer/storm sewer improvements</li> <li>3. Job generating businesses</li> <li>4. Sidewalk and curbing improvements</li> </ol>
<p><b>The reasons why residents may not be able to live in a preferred neighborhood are:</b></p> <ol style="list-style-type: none"> <li>1. Cannot afford the rent or mortgage in their preferred neighborhood 42%</li> <li>2. Poor credit history 32%</li> <li>3. Do not have enough money for a security deposit 16%</li> <li>4. Can't find a home for a larger family 16%</li> </ol>	

**Community Meetings**

Two (2) Community meetings were held at City Hall Council Chambers. The meeting notice was published in the San Gabriel Valley Tribune on January 9, 2020 describing the two community meetings to be held on Thursday, January 23 and Monday, January 27, 2020, at 6 p.m. There was low attendance noting only four residents were in attendance. The meeting agenda included a description of the ConPlan as well as the engagement process. English and Spanish language flyers were posted at public counters along with the link to the survey.



# Consolidated Plan Survey

Each year, the US Department of Housing and Urban Development provides funding for housing and community development to the City of Montebello.

In order to utilize these funds properly, the City must complete a 5-year Consolidated Plan or "Con Plan", which identifies Montebello's housing and community development needs, priorities, goals, and strategies. The City is also preparing an Analysis of Impediments to Fair Housing Choice, or "AI".

Data collection is a significant part of the Con Plan and AI. By filling out this quick 10-minute survey, you are helping the City of Montebello gather accurate opinions to allocate the funds towards the areas you find most important.



<https://www.surveymonkey.com/r/CityOfMontebello>



The City will be hosting two (2) community meetings to discuss the process. These meetings will be held at:

**Montebello City Hall Council Chambers**  
1600 W. Beverly Blvd., Montebello, CA 90640

The dates and times of the meetings will be:  
**Thursday, January 23<sup>rd</sup>, 2020** and  
**Monday, January 27<sup>th</sup>, 2020**,  
from 6:00 - 7:00 p.m.

Have questions?  
Please call:

(323) 887-4501 ext. 401

## Encuesta sobre el Plan Consolidado

Cada año, el Departamento Nacional de Vivienda y Desarrollo Urbano provee fondos a la Ciudad de Montebello para el desarrollo de vivienda y de la comunidad.

De manera que la ciudad pueda utilizar estos fondos efectivamente, la ciudad tiene que completar un Plan Consolidado o "Con Plan" de 5 años, el cual identifica las necesidades de vivienda, desarrollo comunitario, prioridades, metas y estrategias de la Ciudad de Montebello. La ciudad también está preparando un Análisis de Impedimentos a Elección de Vivienda Justa, o "AI".

El coleccionar este tipo de información es sumamente importante para el Plan Consolidado y AI. Usted puede ayudar a la Ciudad de Montebello a coleccionar opiniones precisas; llenando una encuesta que le tomara solamente 10 minutos en la cual usted puede identificar áreas de más importancia para usted.



<https://www.surveymonkey.com/r/CityOfMontebello>



La ciudad organizará dos reuniones comunitarias para hablar del proceso, en:

**Montebello City Hall Council Chambers,**  
1600 W. Beverly Blvd., Montebello, CA 90640

Las fechas y hora de las reuniones serán el **jueves 23 de enero de 2020** y el **lunes 27 de enero de 2020** de **6:00 a 7:00 p.m.**

¿Preguntas?  
Por favor llame:

(323) 887-4501 ext. 401

## Agency Consultation

The Community Engagement Program included stakeholder interviews. Significant coordination was made to public, faith-based organizations, educational institutions, housing services, and health and social service organizations including organizations providing services to: homeless persons and families, persons with HIV/AIDS, victims of domestic violence, senior citizens, and extremely low to low income populations. In January questionnaires and phone/or in-person interviews occurred with the following agencies, City staff and elected officials:

**Los Angeles Homeless Services Authority:** LAHSA is the lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing and services for homeless families and individuals in Los Angeles County. LAHSA was consulted on the Homeless Count. Specific concerns raised included:

- Accurate tracking and monitoring of unsheltered data persons including persons on the street, living in vans, RV/campers, and makeshift shelters.
- Accurate tracking and monitoring sheltered persons including those persons living in transitional housing.

**Montebello Housing Development Corporation (MHDC):** MHDC is a 501c (3) community-based non-profit corporation based in the City of Montebello serving the housing needs of Los Angeles County, The MHDC goal is to increase housing opportunities for the underserved. The MHDC is a HUD-certified agency, and its purpose is to develop a financing and housing stability plan for low to moderate-income families. Their specific concerns included:

- Dissemination of misinformation to the public, specifically pertaining to housing programs.
- Homeowners agreeing to loans they don't need or don't understand and, in some cases, can't afford.
- Lack of housing supply for the demand evident in the city. They would like to see more construction of new affordable housing and transitional housing units.

**Housing Rights Center:** The Housing Rights Center's mission is to actively support and promote fair Housing through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, gender identity, gender expression, national origin, familial status, marital status, disability, genetic information, ancestry, age, source of income or other characteristics protected by law. Their concerns include:

- The City's continued support of Housing Right Center services to ensure affirmatively furthering fair housing among CDBG recipients.
- Availability of fair housing services to meet the National Objective to benefit low and moderate-income persons, area-wide, throughout the entire city limits.

**Heart of Compassion:** Heart of Compassion (HOC) is a 501(c)(3) food bank and social service that works to alleviate hunger, food insecurities, and the suffering of those who have fallen on hard times. Heart of Compassion's concerns include:

- Improving food insecurity for low and moderate income households.
- Assisting moderate income households with fresh fruits and vegetables and food sources. Many of the households are just getting by and need additional assistance to make ends meet.
- Availability and development of more low-income housing.

**The Gateway Cities Council of Governments:** The Gateway Cities Council of Governments is a joint powers authority made up of representatives from 28 cities, 3 Los Angeles County Supervisorial Districts, and the Port of Long Beach. The Gateway Cities serves as a regional voice for its member agencies and works to improve the quality of life for the more than 2 million residents living in the region. The Gateway Cities Council of Governments works on issues of importance to its member agencies, including transportation, homelessness, the environment, and water, and seeks to address these regionally. The Gateway Cities Council of Governments: The primary concerns of Gateway Cities include:

- Fostering job creation.
- Enhance focus on education, technical/soft skills training, career pathways for youth and retrain dislocated adult workers.
- Initiatives to reduce homelessness

### Stakeholder Interviews

Stakeholder interview meetings were conducted at individual sites, by email or by direct phone contact with the following:

- Danilo Batson, Public Works Director
- Mayor Salvador Melendez
- Councilmember David Torres
- Heart of Compassion
- Housing Rights Center
- Councilmember Jack Hadjinian
- Los Angeles Homeless Services Authority
- Gateway Cities Council of Governments
- Mayor Pro Tem Kimberly Cobos-Cawthorne
- Joseph Palombi, Community Development Director
- Montebello Housing Development Corporation

STAKEHOLDER OUTREACH MAJOR THEMES:	ISSUES AND NEEDS
<b>HOMELESSNESS</b>	<ul style="list-style-type: none"> <li>- Proper accounting and identification of displaced residents</li> <li>- Scarcity of housing programs</li> <li>- Accurate tracking of unsheltered persons and those living in transitional housing.</li> <li>- Food and shelter insecurity</li> </ul>
<b>PRIORITY HOUSING NEEDS</b>	<ul style="list-style-type: none"> <li>- More affordable housing</li> <li>- Quality affordable single family units</li> <li>- Create a balance of affordable single family homes vs market rate or higher cost homes</li> <li>- Preservation of existing affordable housing</li> </ul>
<b>POTENTIAL SOLUTIONS TO HOUSING PROBLEMS</b>	<ul style="list-style-type: none"> <li>- Façade improvements in south Montebello</li> <li>- Incentivize developers</li> <li>- Need better programs</li> <li>- More Subsidized Housing programs</li> <li>- Require developers to include affordable units</li> </ul>
<b>TOP FAMILY ISSUES</b>	<ul style="list-style-type: none"> <li>- Dealing with the housing market</li> <li>- Access to information (what is happening in the City / education)</li> <li>- Assisting low and moderate income households with fresh food</li> <li>- Low-moderate income families face environmental hazards such as freeway, parking lots, and abandoned buildings.</li> <li>- Low-moderate persons are more vulnerable to low healthcare management</li> <li>- Economic development and revitalization</li> </ul>

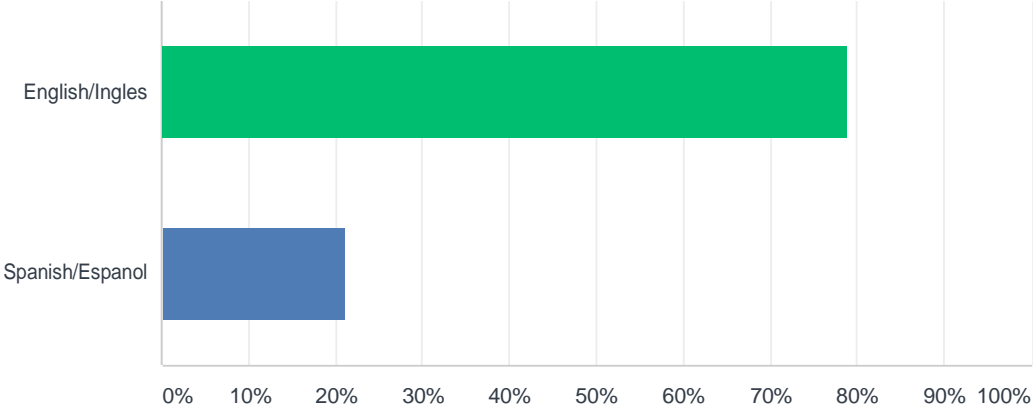
## COMMUNITY NEEDS SURVEY RESULTS SUMMARY

<b>PRIORITY FAMILY SERVICES</b>	<ul style="list-style-type: none"> <li>- Services that educate on household finance</li> <li>- Job skills and training classes</li> <li>- Proper dissemination of housing information; the public should know the pros and cons of programs.</li> <li>- Technical/soft skills training, career pathways for youth and retrain dislocated adult workers</li> <li>- One-stop-shop and education for navigating /accessing resources in the City</li> </ul>
<b>HOUSING AND SERVICE POLICIES</b>	<ul style="list-style-type: none"> <li>- Create revenue streams so programs can be implemented</li> <li>- Enhance focus on education</li> </ul>
<b>ECONOMIC DEVELOPMENT</b>	<ul style="list-style-type: none"> <li>- Beautification of corridors</li> <li>- Bring vibrant retail to south Montebello</li> <li>- Lack of funds to subsidize projects</li> </ul>
<b>NATURAL HAZARD VULNERABILITIES</b>	<ul style="list-style-type: none"> <li>- Earthquake damage to homes that have not been retrofitted or updated</li> <li>- Whittier Narrows Dam could fail and cause flooding</li> <li>- Older housing stock could be most vulnerable to earthquake damage</li> </ul>
<b>BROAD BAND ACCESS</b>	<ul style="list-style-type: none"> <li>- Need to improve infrastructure to eliminate “dead zones”</li> <li>- Cost is prohibitive</li> <li>- Low and moderate income families are most vulnerable to lack of access to information / education</li> <li>- Access will enable disabled and special needs populations to stay connected socially</li> <li>- Access increases employment opportunities</li> <li>- Improve wireless connectivity on buses and at public facilities (senior center)</li> </ul>
<b>PUBLIC WORKS</b>	<ul style="list-style-type: none"> <li>- Resurface roads from Whittier Boulevard south of 2<sup>nd</sup> to 4<sup>th</sup> street</li> <li>- Revitalization would benefit low income housing projects two blocks north and south of Whittier Blvd including sewer upgrades, electrical, water infrastructure, and hydrant pressure.</li> <li>- The dense housing in the Findlay area would benefit from improved green space</li> <li>- Hydrant pressure needs to be improved from Washington/Greenwood to Sycamore/Bluff</li> <li>- Park improvements needed at City Park also senior center needs to be updated.</li> <li>- Grant Rea Park ball diamonds at max capacity</li> <li>- Major improvements are needed to the City’s water system</li> </ul>
<b>FUTURE CDBG SPENDING</b>	<ul style="list-style-type: none"> <li>- Continue social services</li> <li>- Infrastructure improvements, water system</li> <li>- Economic Development</li> <li>- Infrastructure improvements to streets, accessible sidewalks and public facilities</li> <li>- Study of broadband needs throughout the City to determine if this is a priority</li> <li>- Broadband access at public facilities</li> </ul>



Q1 Would you like to complete the survey in English or Spanish?  
 ¿Prefieres completar la encuesta en Ingles o en Español?

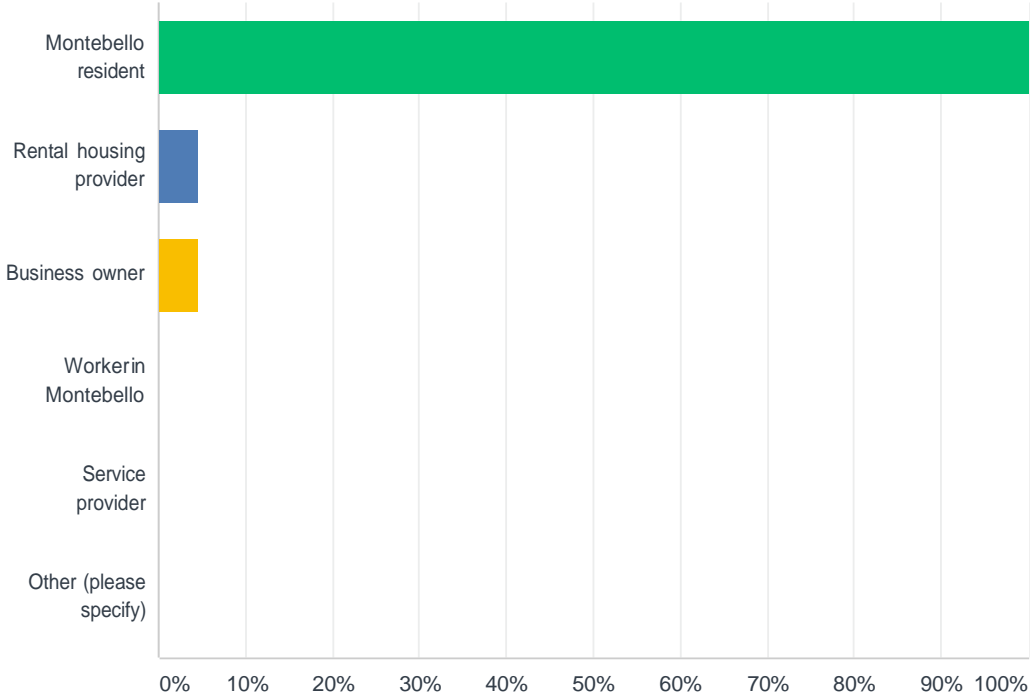
Answered: 33 Skipped: 1



ANSWER CHOICES	RESPONSES	
English/Ingles	78.79%	26
Spanish/Espanol	21.21%	7
TOTAL		33

### Q2 1. Are you a

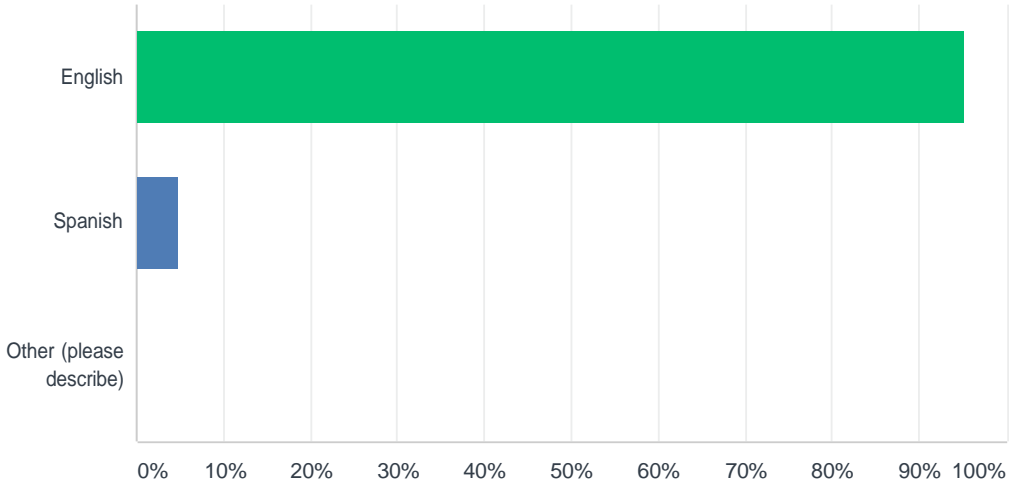
Answered: 22 Skipped: 12



ANSWER CHOICES	RESPONSES	
Montebello resident	100.00%	22
Rental housing provider	4.55%	1
Business owner	4.55%	1
Worker in Montebello	0.00%	0
Service provider	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 22		

### Q3 2. What is the primary language you speak at home?

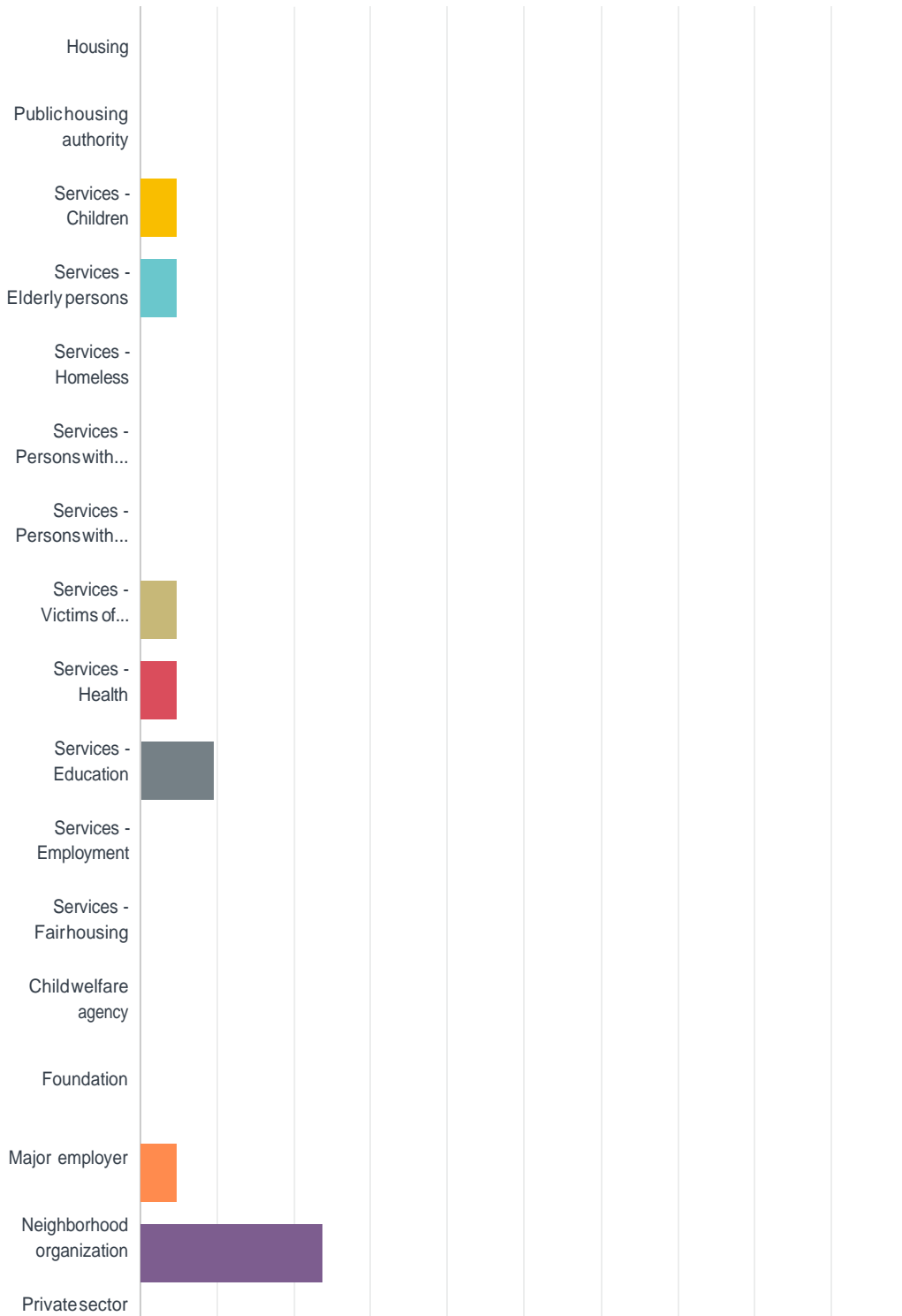
Answered: 21 Skipped: 13



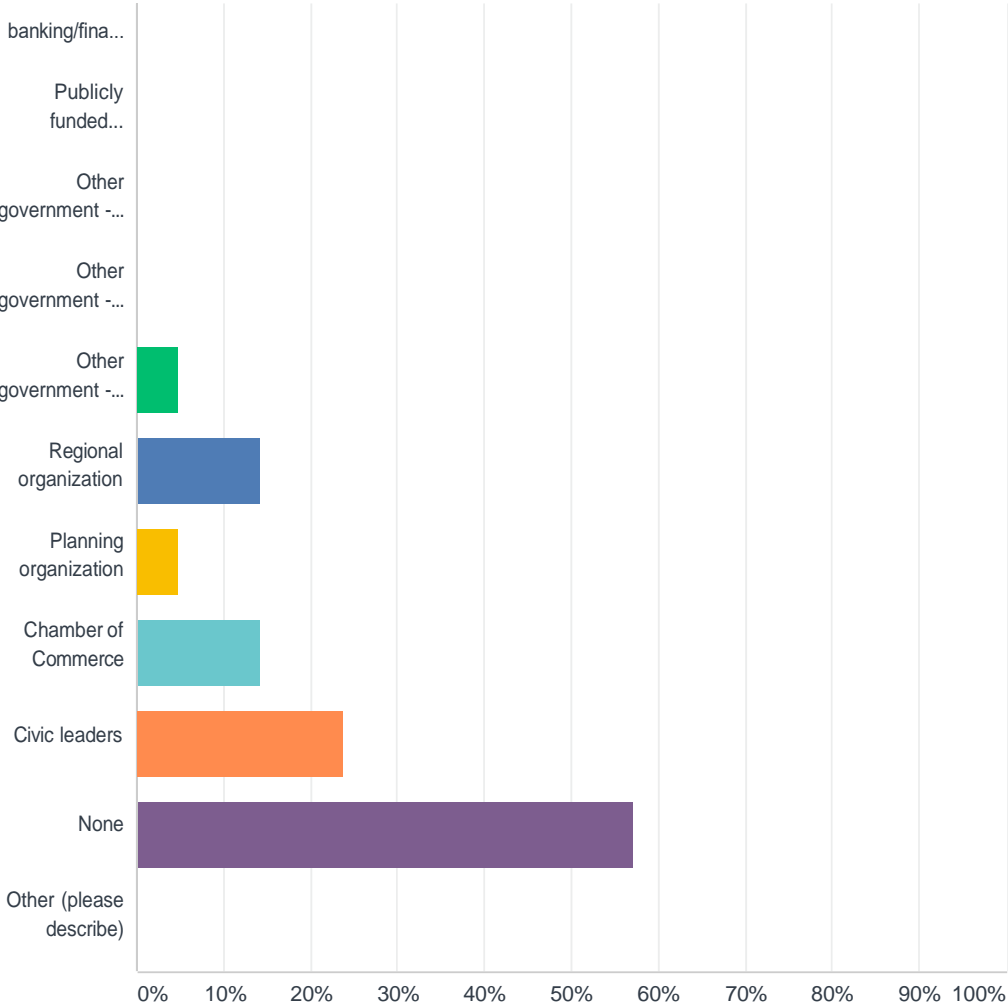
ANSWER CHOICES	RESPONSES	
English	95.24%	20
Spanish	4.76%	1
Other (please describe)	0.00%	0
<b>TOTAL</b>		<b>21</b>

**Q4 3. Please indicate if you are affiliated with any of the organization types listed below. If other, please specify.\*Organizations that may discharge persons into homelessness, such as health-care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions**

Answered: 21 Skipped: 13



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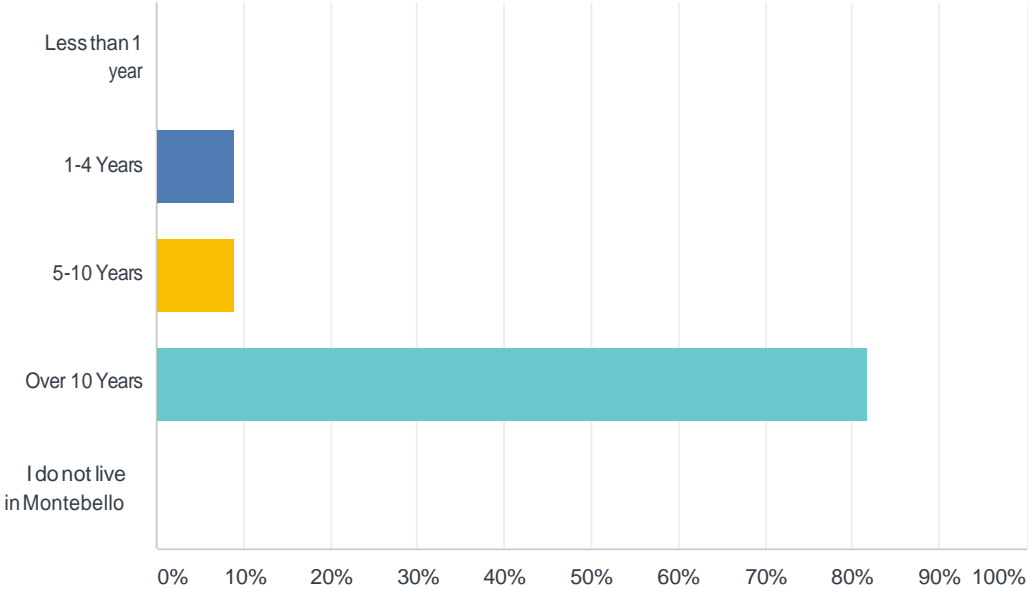


CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

ANSWER CHOICES	RESPONSES	
Housing	0.00%	0
Public housing authority	0.00%	0
Services - Children	4.76%	1
Services - Elderly persons	4.76%	1
Services - Homeless	0.00%	0
Services - Persons with disabilities	0.00%	0
Services - Persons with HIV/AIDS	0.00%	0
Services - Victims of domestic violence	4.76%	1
Services - Health	4.76%	1
Services - Education	9.52%	2
Services - Employment	0.00%	0
Services - Fair housing	0.00%	0
Child welfare agency	0.00%	0
Foundation	0.00%	0
Major employer	4.76%	1
Neighborhood organization	23.81%	5
Private sector banking/financing	0.00%	0
Publicly funded institution/system of care*	0.00%	0
Other government - Federal	0.00%	0
Other government - State	0.00%	0
Other government - Local	4.76%	1
Regional organization	14.29%	3
Planning organization	4.76%	1
Chamber of Commerce	14.29%	3
Civic leaders	23.81%	5
None	57.14%	12
Other (please describe)	0.00%	0
Total Respondents: 21		

### Q5 4. How long have you lived in the City of Montebello?

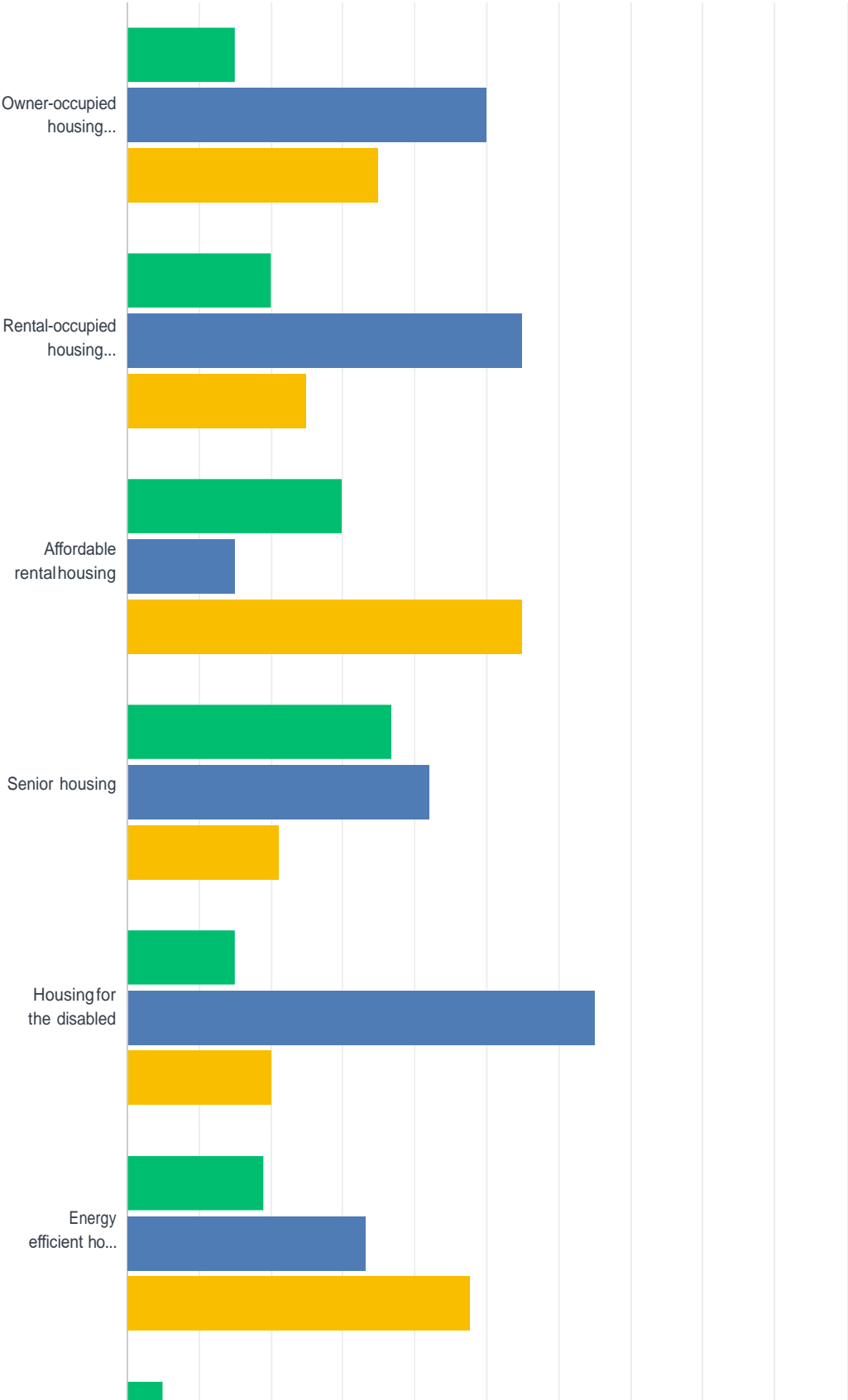
Answered: 22 Skipped: 12



ANSWER CHOICES	RESPONSES
Less than 1 year	0.00% 0
1-4 Years	9.09% 2
5-10 Years	9.09% 2
Over 10 Years	81.82% 18
I do not live in Montebello	0.00% 0
<b>TOTAL</b>	<b>22</b>

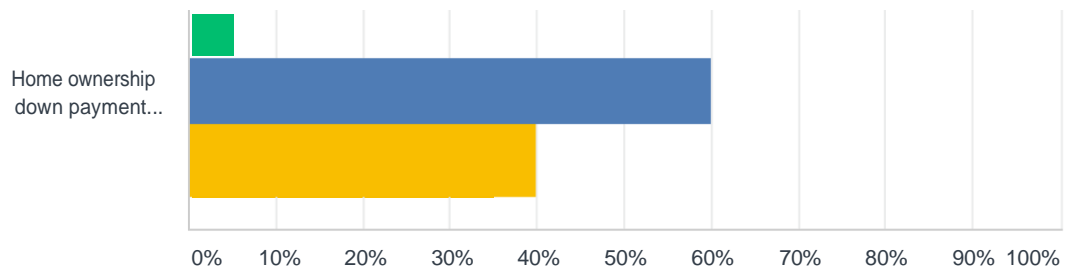
# Q6 5. Housing Needs

Answered: 21 Skipped: 13





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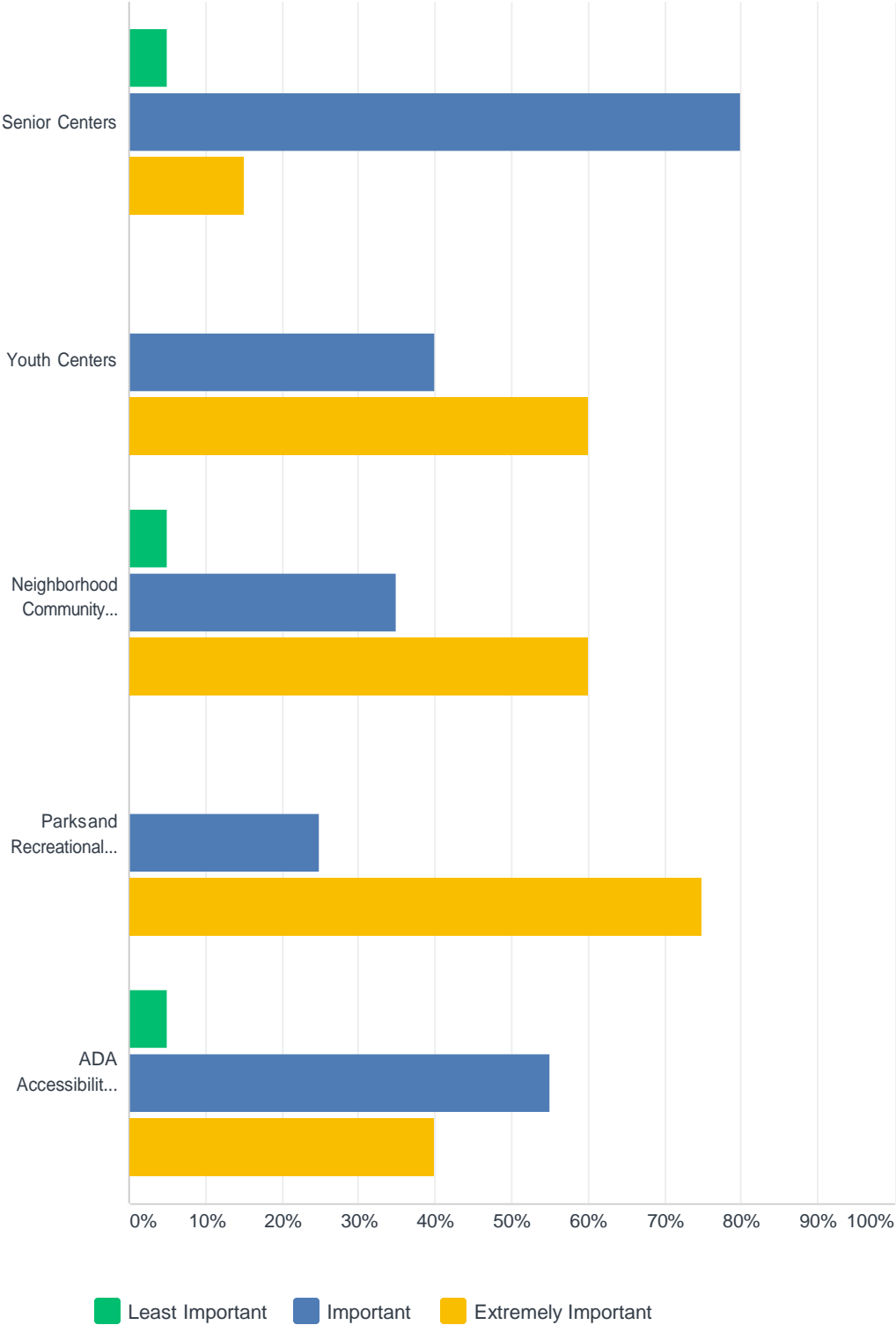


■ Least Important   
 ■ Important   
 ■ Extremely Important

	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Owner-occupied housing rehabilitation	15.00% 3	50.00% 10	35.00% 7	20	3.05
Rental-occupied housing rehabilitation	20.00% 4	55.00% 11	25.00% 5	20	2.85
Affordable rental housing	30.00% 6	15.00% 3	55.00% 11	20	2.95
Senior housing	36.84% 7	42.11% 8	21.05% 4	19	2.47
Housing for the disabled	15.00% 3	65.00% 13	20.00% 4	20	2.90
Energy efficient home improvements	19.05% 4	33.33% 7	47.62% 10	21	3.10
Home ownership down payment assistance	5.00% 1	60.00% 12	35.00% 7	20	3.25

### Q7 6. Community Facility Needs

Answered: 20 Skipped: 14

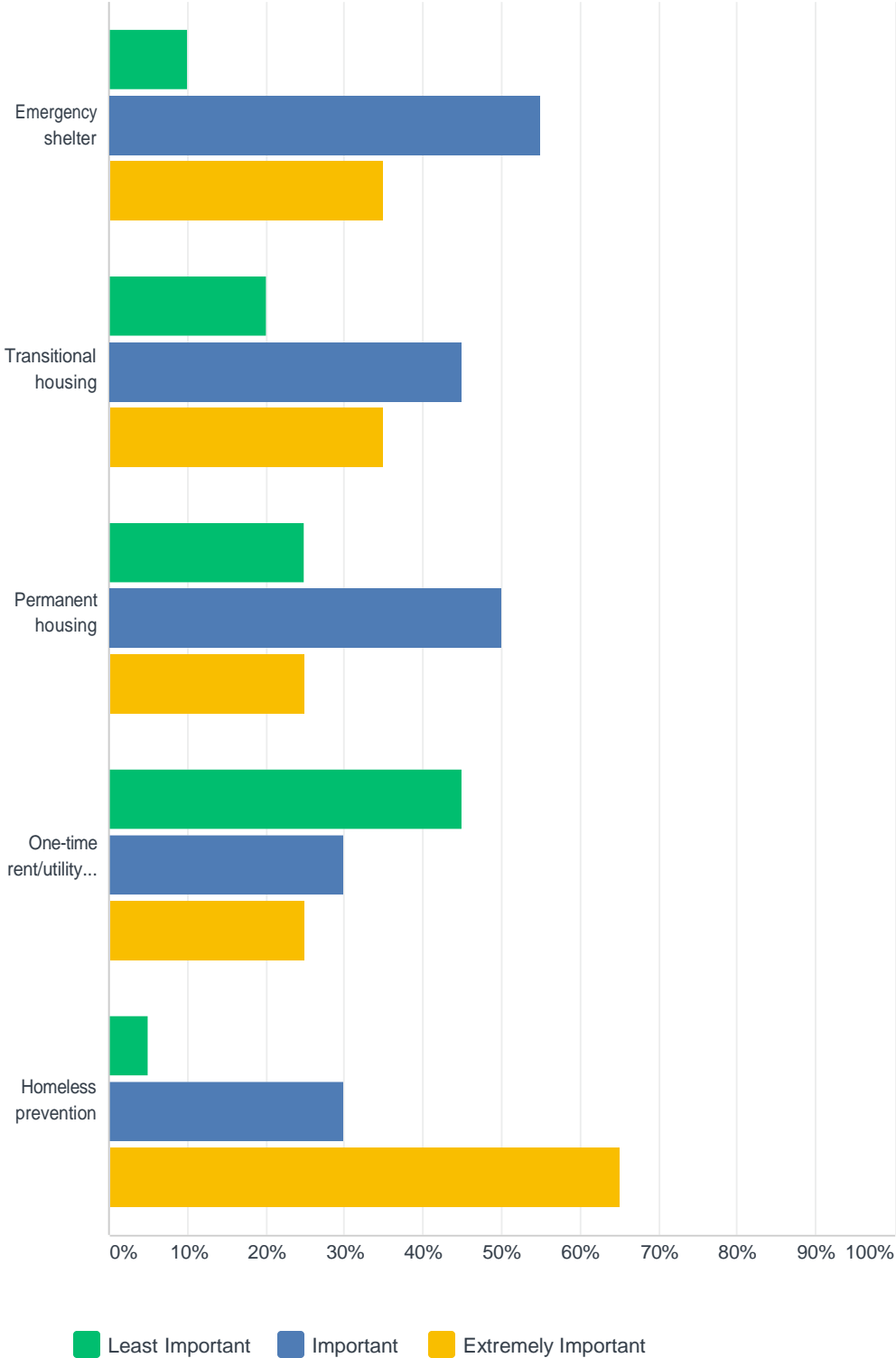


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	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Senior Centers	5.00% 1	80.00% 16	15.00% 3	20	3.05
Youth Centers	0.00% 0	40.00% 8	60.00% 12	20	3.60
Neighborhood Community Center	5.00% 1	35.00% 7	60.00% 12	20	3.50
Parks and Recreational Facilities	0.00% 0	25.00% 5	75.00% 15	20	3.75
ADA Accessibility Improvements to public roads/facilities	5.00% 1	55.00% 11	40.00% 8	20	3.30

### Q8 7. Homeless Housing Needs

Answered: 20 Skipped: 14

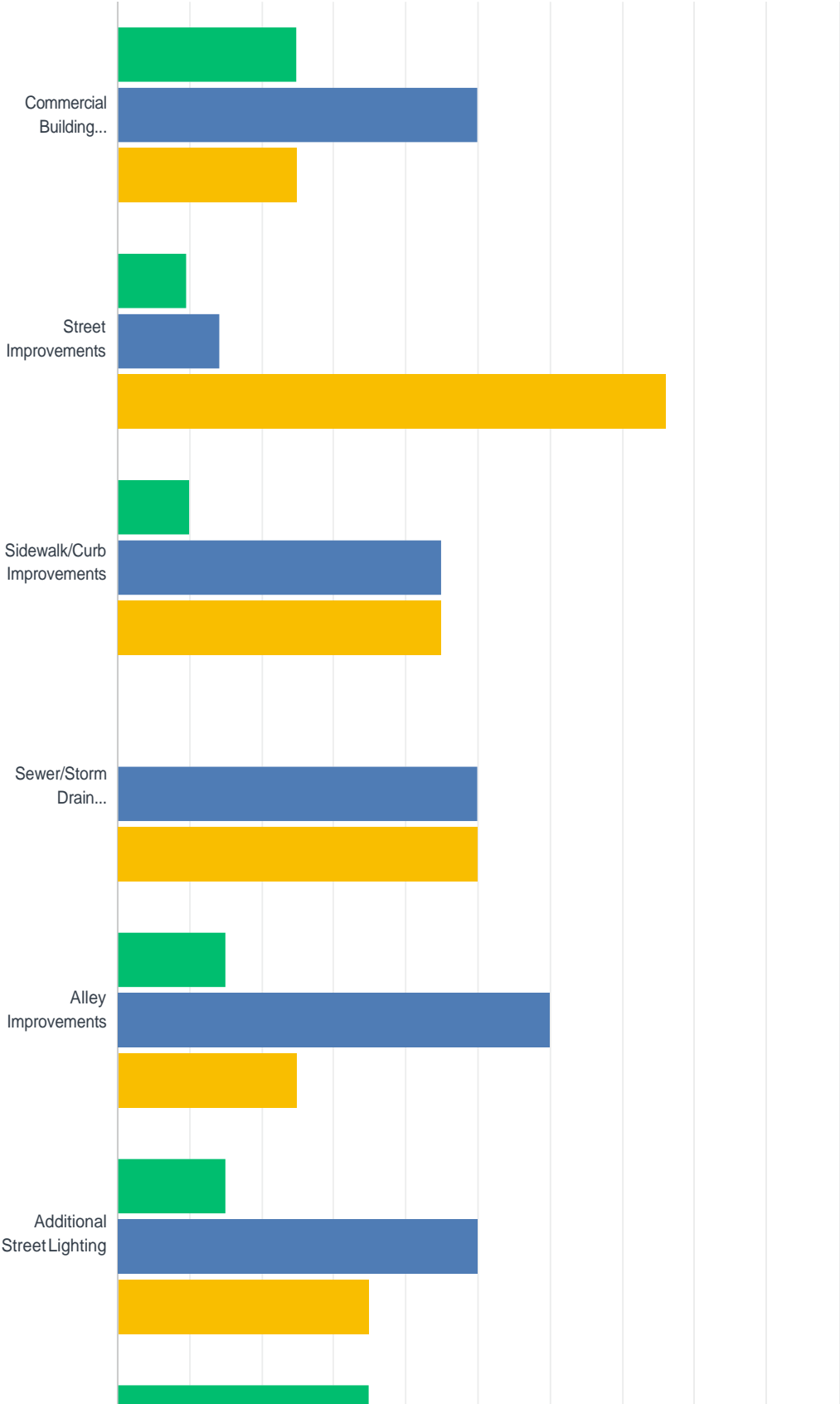


CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

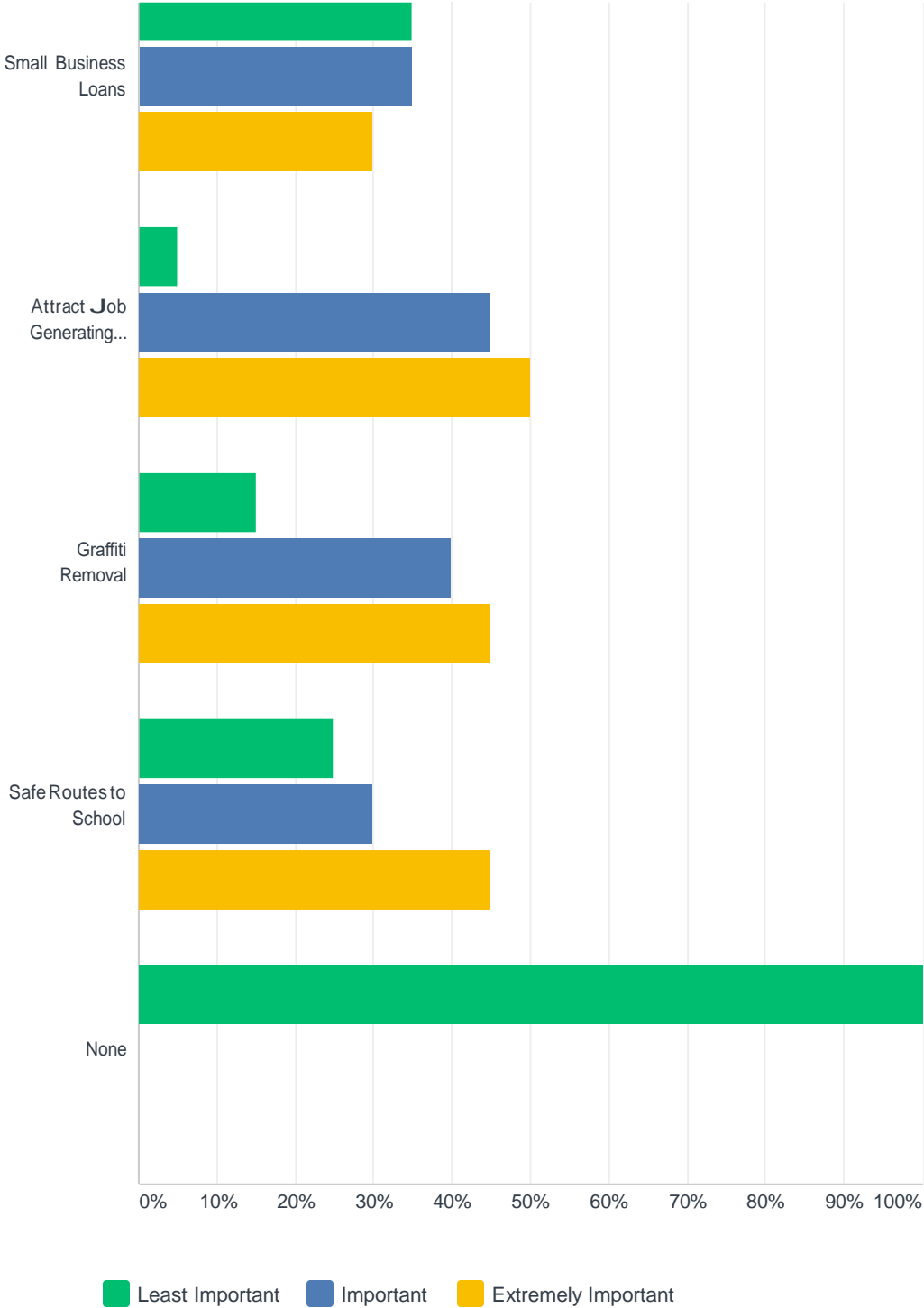
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Emergency shelter	10.00% 2	55.00% 11	35.00% 7	20	3.15
Transitional housing	20.00% 4	45.00% 9	35.00% 7	20	2.95
Permanent housing	25.00% 5	50.00% 10	25.00% 5	20	2.75
One-time rent/utility payments	45.00% 9	30.00% 6	25.00% 5	20	2.35
Homeless prevention	5.00% 1	30.00% 6	65.00% 13	20	3.55

### Q9 8. Neighborhood Improvement Needs

Answered: 21 Skipped: 13



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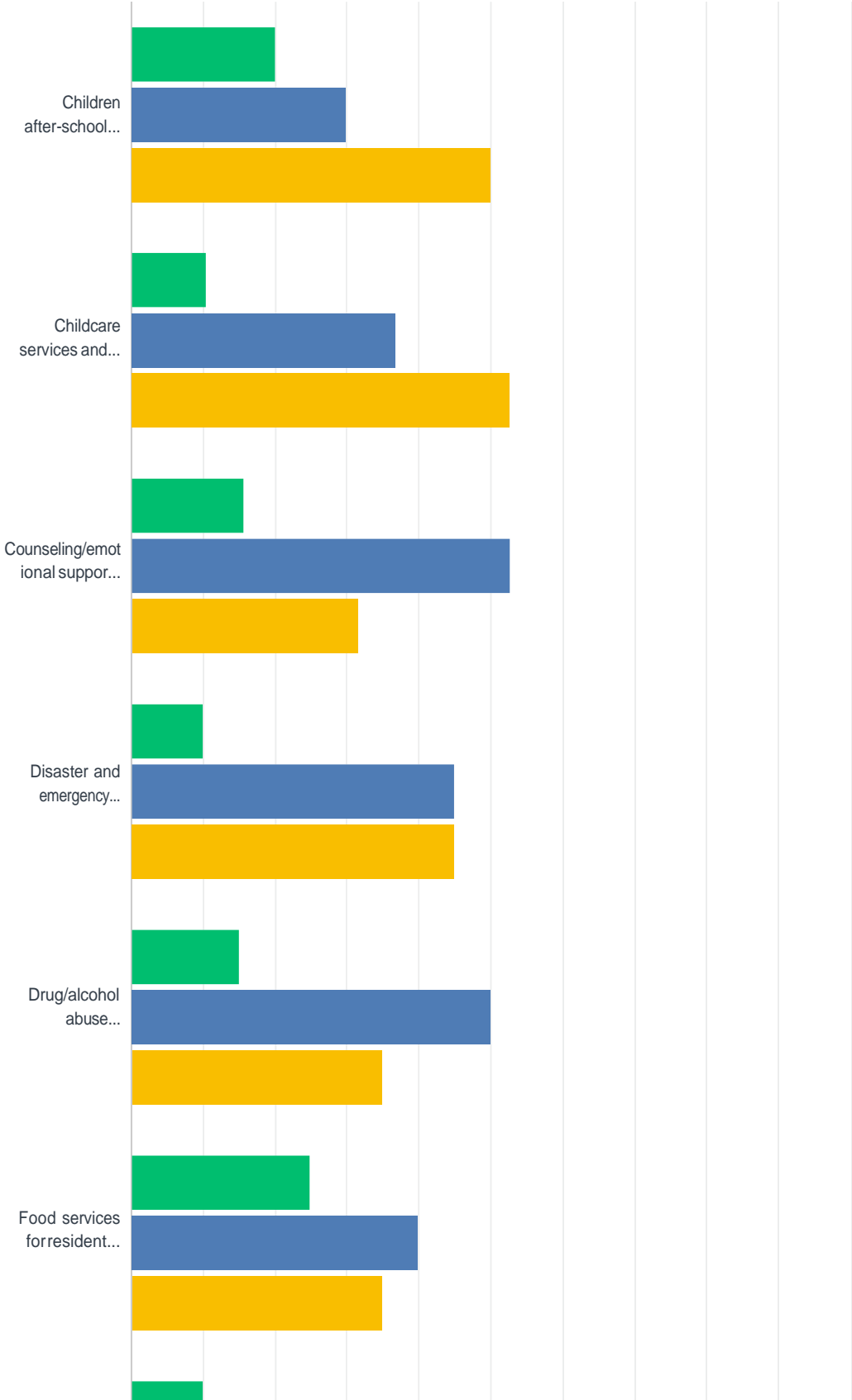
CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

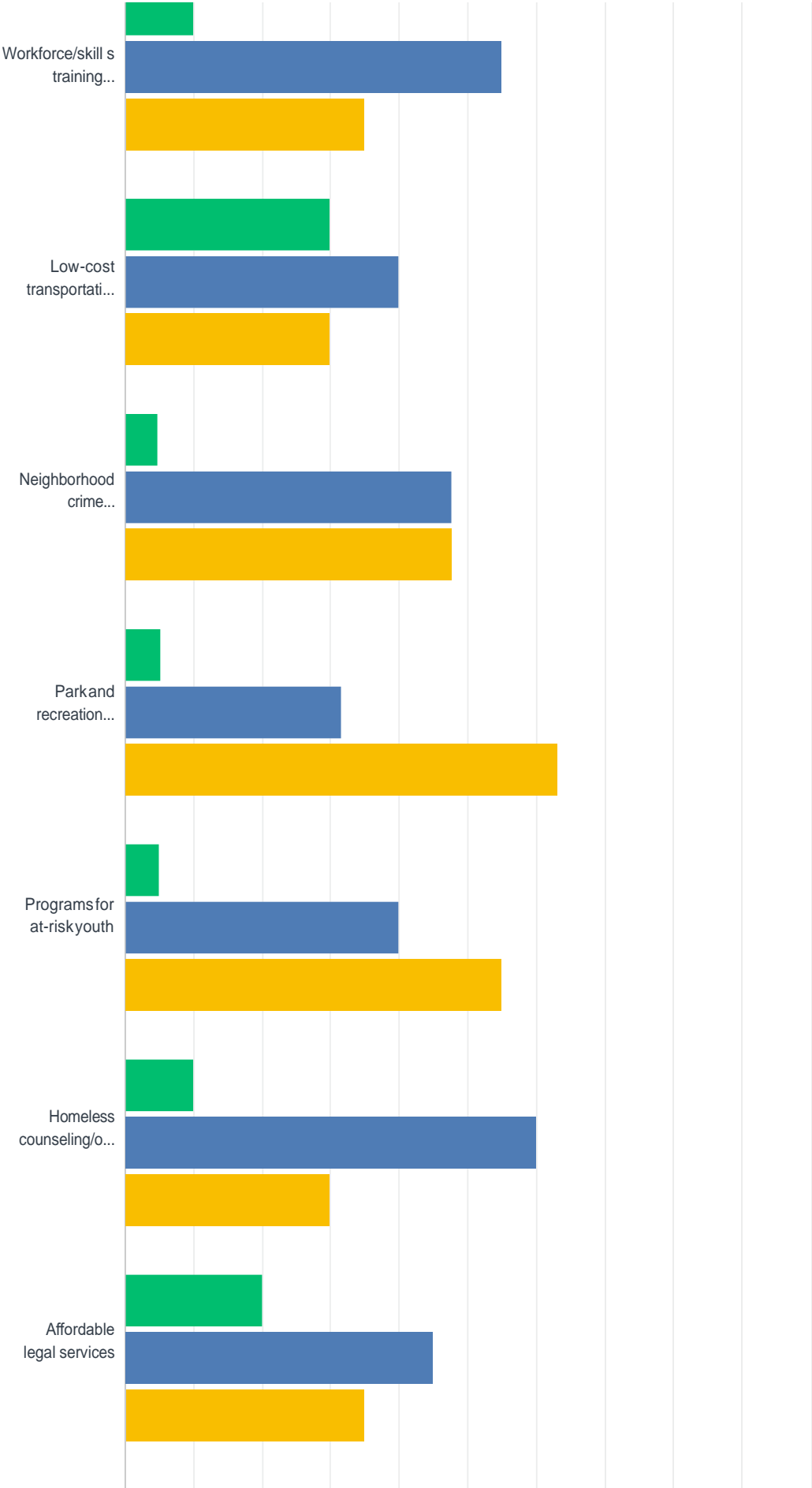
	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Commercial Building Rehabilitation	25.00% 5	50.00% 10	25.00% 5	20	2.75
Street Improvements	9.52% 2	14.29% 3	76.19% 16	21	3.57
Sidewalk/Curb Improvements	10.00% 2	45.00% 9	45.00% 9	20	3.25
Sewer/Storm Drain Improvements	0.00% 0	50.00% 10	50.00% 10	20	3.50
Alley Improvements	15.00% 3	60.00% 12	25.00% 5	20	2.95
Additional Street Lighting	15.00% 3	50.00% 10	35.00% 7	20	3.05
Small Business Loans	35.00% 7	35.00% 7	30.00% 6	20	2.60
Attract Job Generating Businesses	5.00% 1	45.00% 9	50.00% 10	20	3.40
Graffiti Removal	15.00% 3	40.00% 8	45.00% 9	20	3.15
Safe Routes to School	25.00% 5	30.00% 6	45.00% 9	20	2.95
None	100.00% 5	0.00% 0	0.00% 0	5	1.00



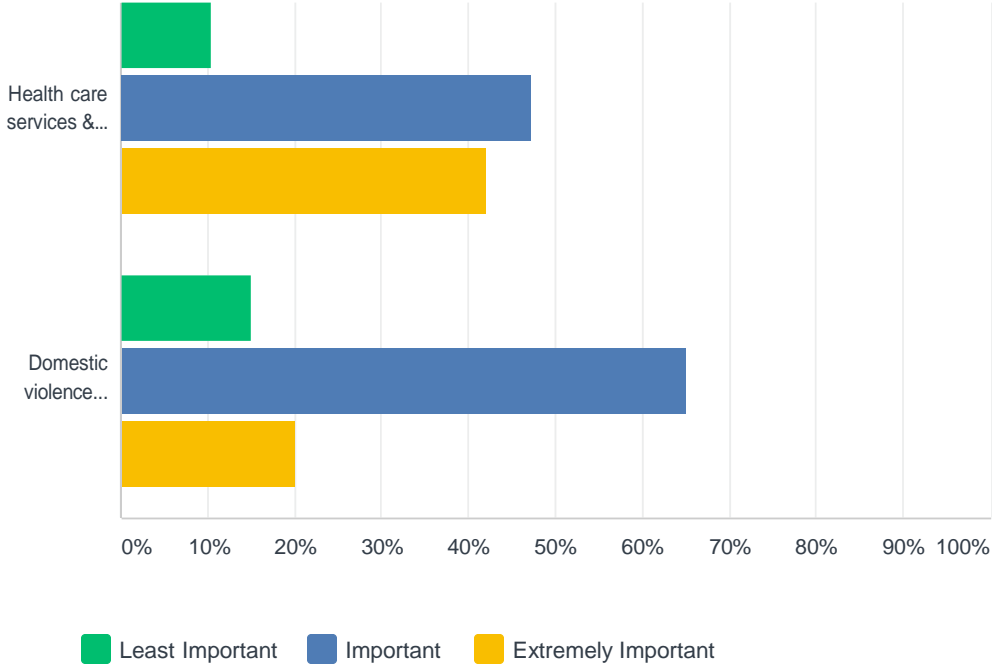
# Q10 9. Community Programs and Services Needs

Answered: 21 Skipped: 13





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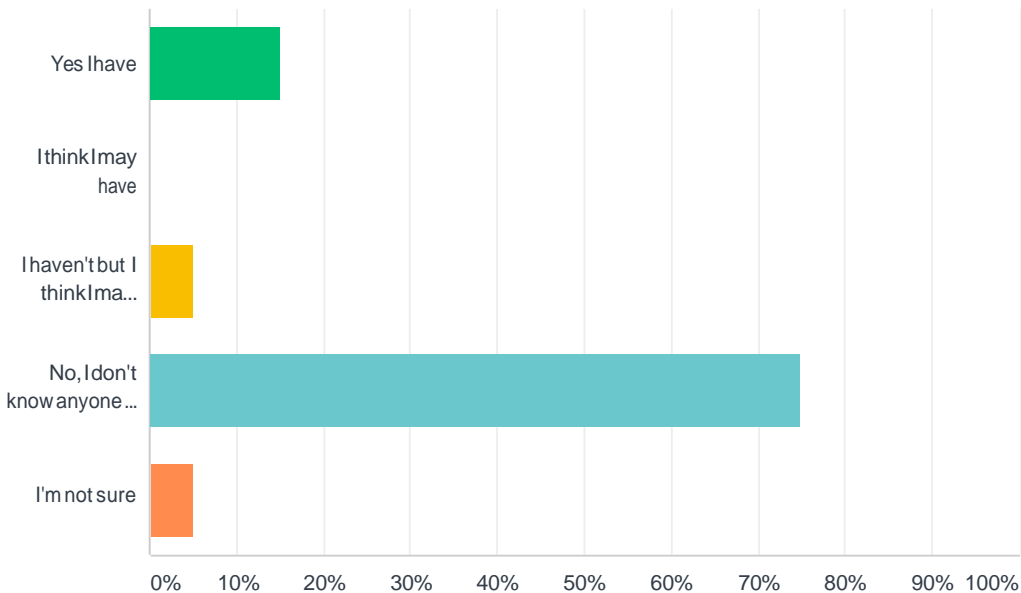


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	LEAST IMPORTANT	IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Children after-school/summer camp programs & services	20.00% 4	30.00% 6	50.00% 10	20	2.30
Childcare services and facilities	10.53% 2	36.84% 7	52.63% 10	19	2.42
Counseling/emotional support services	15.79% 3	52.63% 10	31.58% 6	19	2.16
Disaster and emergency preparedness services	10.00% 2	45.00% 9	45.00% 9	20	2.35
Drug/alcohol abuse counseling/treatment	15.00% 3	50.00% 10	35.00% 7	20	2.20
Food services for residents with special needs	25.00% 5	40.00% 8	35.00% 7	20	2.10
Workforce/skills training and/or job placement	10.00% 2	55.00% 11	35.00% 7	20	2.25
Low-cost transportation services (taxi coupons and Dial-A-Ride)	30.00% 6	40.00% 8	30.00% 6	20	2.00
Neighborhood crime prevention programs	4.76% 1	47.62% 10	47.62% 10	21	2.43
Park and recreation programs	5.26% 1	31.58% 6	63.16% 12	19	2.58
Programs for at-risk youth	5.00% 1	40.00% 8	55.00% 11	20	2.50
Homeless counseling/outreach services	10.00% 2	60.00% 12	30.00% 6	20	2.20
Affordable legal services	20.00% 4	45.00% 9	35.00% 7	20	2.15
Health care services & facilities	10.53% 2	47.37% 9	42.11% 8	19	2.32
Domestic violence counseling	15.00% 3	65.00% 13	20.00% 4	20	2.05

### Q11 10. Have you or someone you know ever encountered any of the forms of housing discrimination described above?

Answered: 20 Skipped: 14



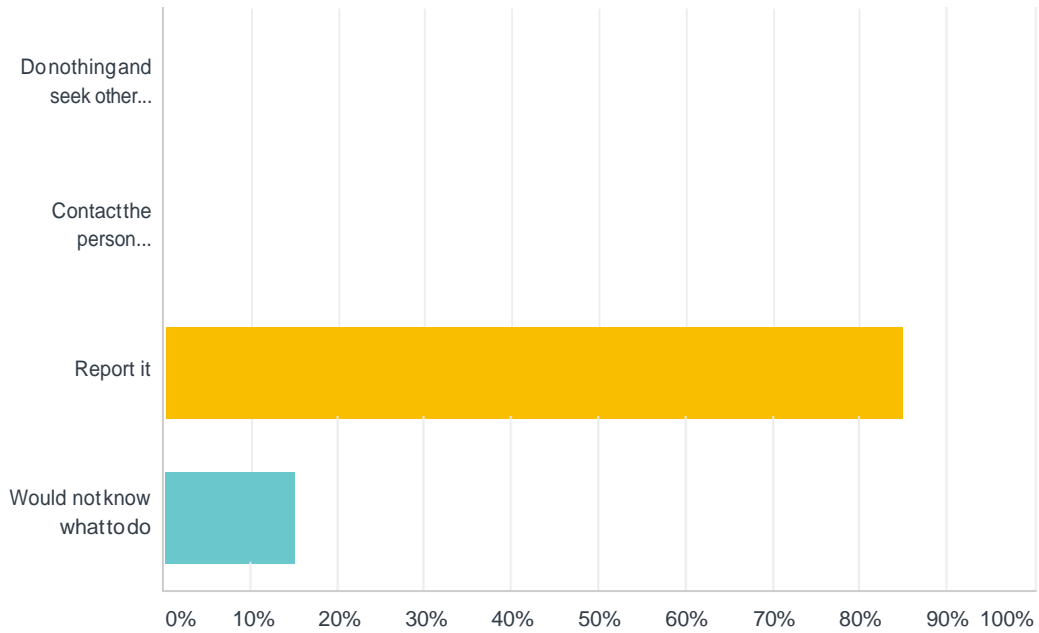
ANSWER CHOICES	RESPONSES	
Yes I have	15.00%	3
I think I may have	0.00%	0
I haven't but I think I may know someone who has	5.00%	1
No, I don't know anyone who has	75.00%	15
I'm not sure	5.00%	1
<b>TOTAL</b>		<b>20</b>

**Q12 11. If you believe you or someone you know has encountered housing discrimination, please describe.**

Answered: 7 Skipped: 27

### Q13 12. What would you do if you encountered housing discrimination?

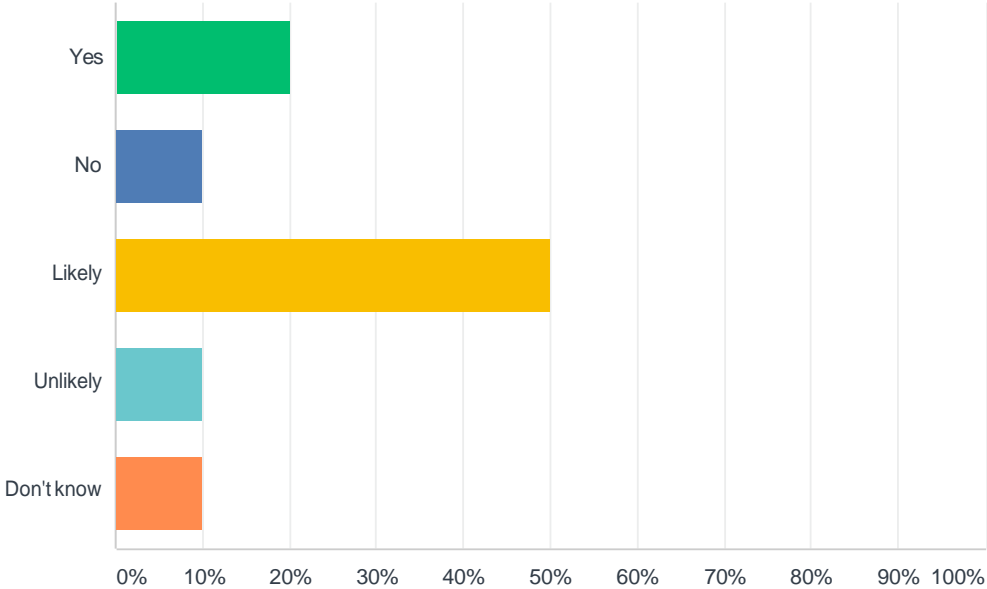
Answered: 20 Skipped: 14



ANSWER CHOICES	RESPONSES	
Do nothing and seek other housing options	0.00%	0
Contact the person responsible and let them know they are discriminating	0.00%	0
Report it	85.00%	17
Would not know what to do	15.00%	3
<b>TOTAL</b>		<b>20</b>

### Q14 13. Do you believe housing discrimination occurs in Montebello?

Answered: 20 Skipped: 14

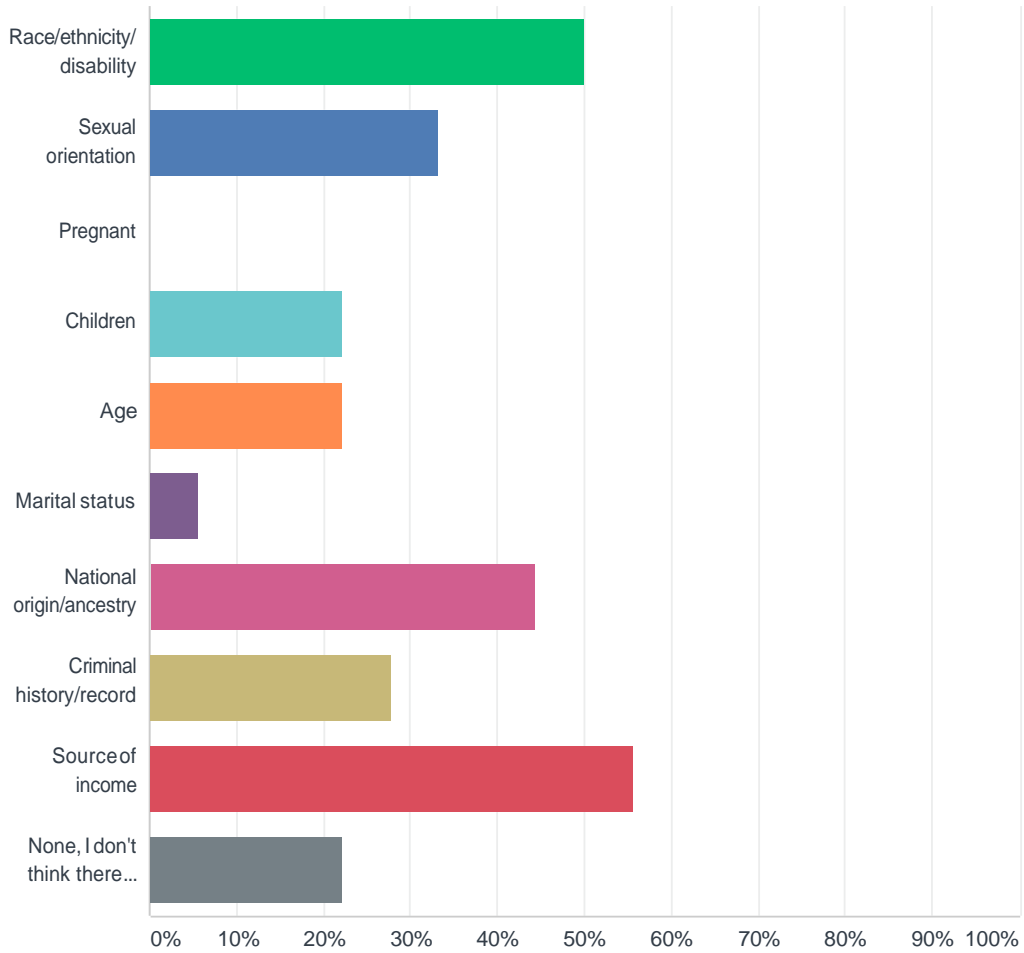


ANSWER CHOICES	RESPONSES	
Yes	20.00%	4
No	10.00%	2
Likely	50.00%	10
Unlikely	10.00%	2
Don't know	10.00%	2
<b>TOTAL</b>		<b>20</b>



### Q15 14. If you think housing discrimination is occurring, what types of discrimination do you think are most prevalent? (Please select all that apply)

Answered: 18 Skipped: 16

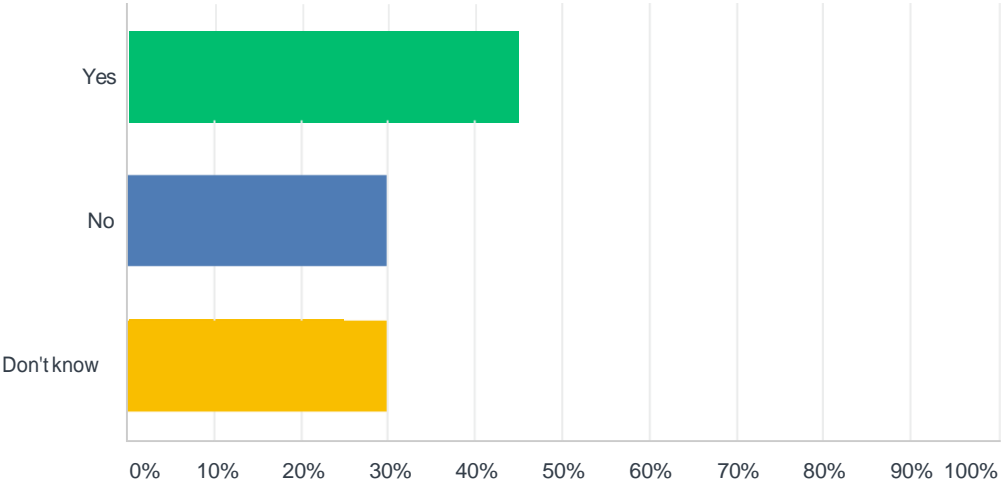


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ANSWER CHOICES	RESPONSES	
Race/ethnicity/disability	50.00%	9
Sexual orientation	33.33%	6
Pregnant	0.00%	0
Children	22.22%	4
Age	22.22%	4
Marital status	5.56%	1
National origin/ancestry	44.44%	8
Criminal history/record	27.78%	5
Source of income	55.56%	10
None, I don't think there is any housing discrimination	22.22%	4
Total Respondents: 18		

**Q16 15. Are you aware of a tenant's right to request, from a landlord, a physical change to make a home more accessible if necessary due to a disability (called "reasonable accommodation"?)**

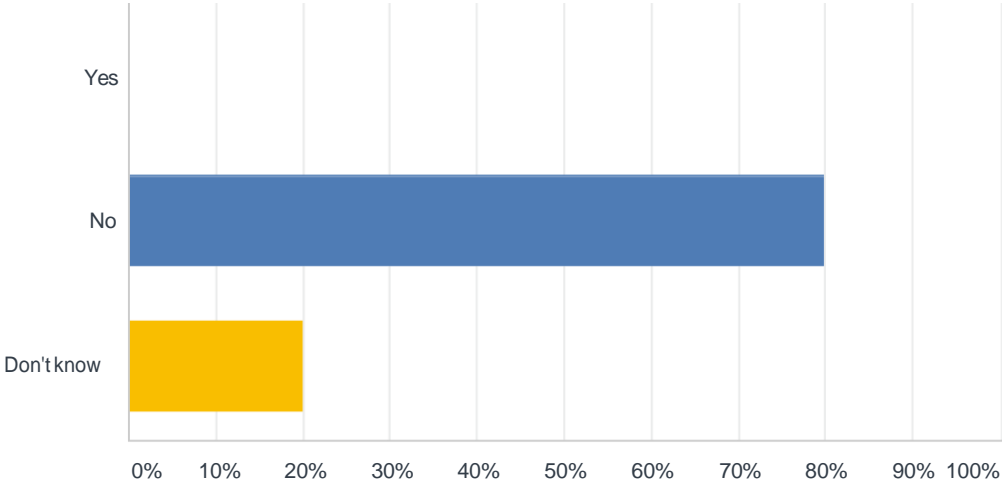
Answered: 20 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	45.00%	9
No	30.00%	6
Don't know	25.00%	5
<b>TOTAL</b>		<b>20</b>

### Q17 16. Have you, or someone you know, ever made a request for a reasonable accommodation?

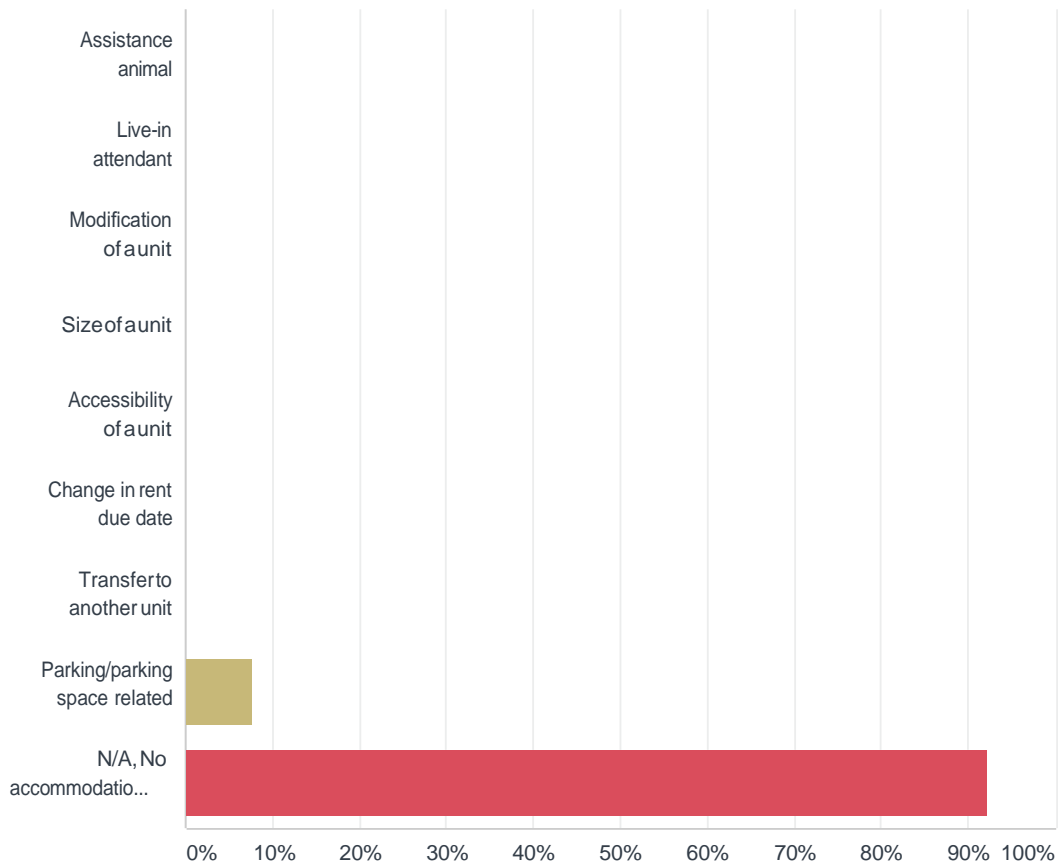
Answered: 20 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	80.00%	16
Don't know	20.00%	4
<b>TOTAL</b>		<b>20</b>

### Q18 17. If yes, what type of accommodation and/or modification did you or the person you know request?

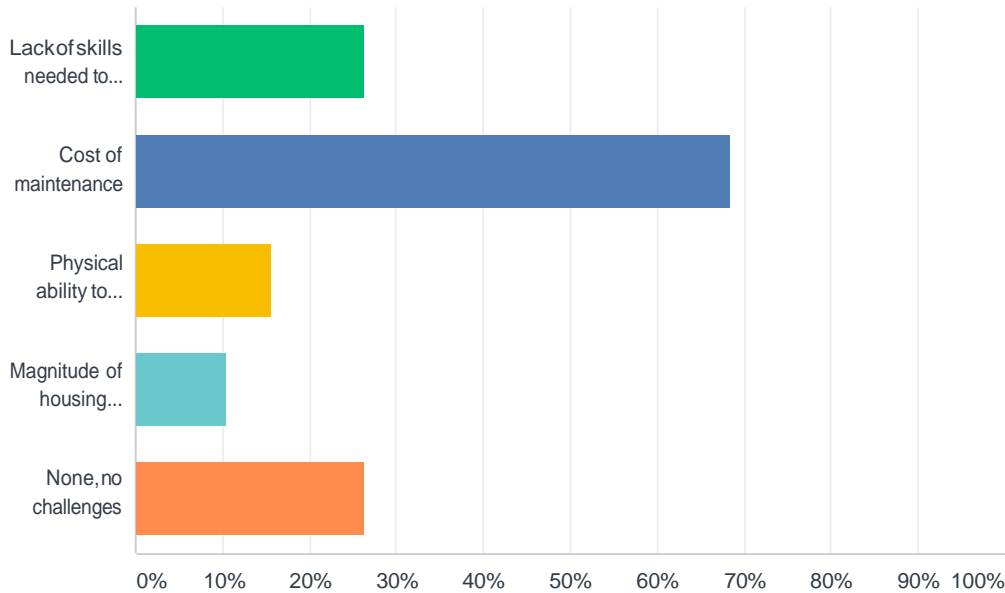
Answered: 13 Skipped: 21



ANSWER CHOICES	RESPONSES	
Assistance animal	0.00%	0
Live-in attendant	0.00%	0
Modification of a unit	0.00%	0
Size of a unit	0.00%	0
Accessibility of a unit	0.00%	0
Change in rent due date	0.00%	0
Transfer to another unit	0.00%	0
Parking/parking space related	7.69%	1
N/A, No accommodation requested	92.31%	12
<b>TOTAL</b>		<b>13</b>

### Q19 18. What are the most pressing challenges you have with maintaining your home? (Select no more than two)

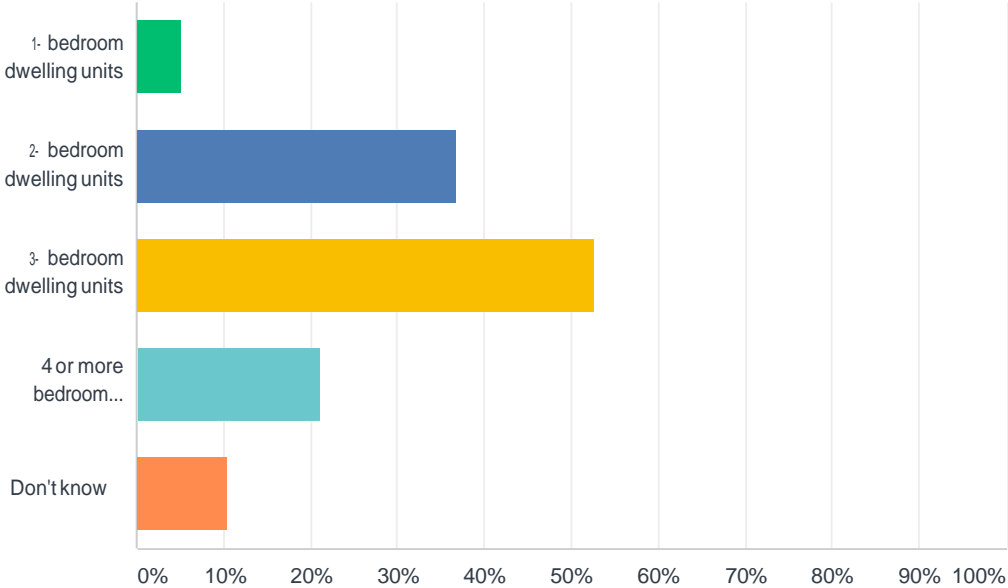
Answered: 19 Skipped: 15



ANSWER CHOICES	RESPONSES	
Lack of skills needed to maintain	26.32%	5
Cost of maintenance	68.42%	13
Physical ability to maintain your home	15.79%	3
Magnitude of housing problems is overwhelming	10.53%	2
None, no challenges	26.32%	5
Total Respondents: 19		

## Q20 19. What size of housing units are most needed in the City of Montebello?

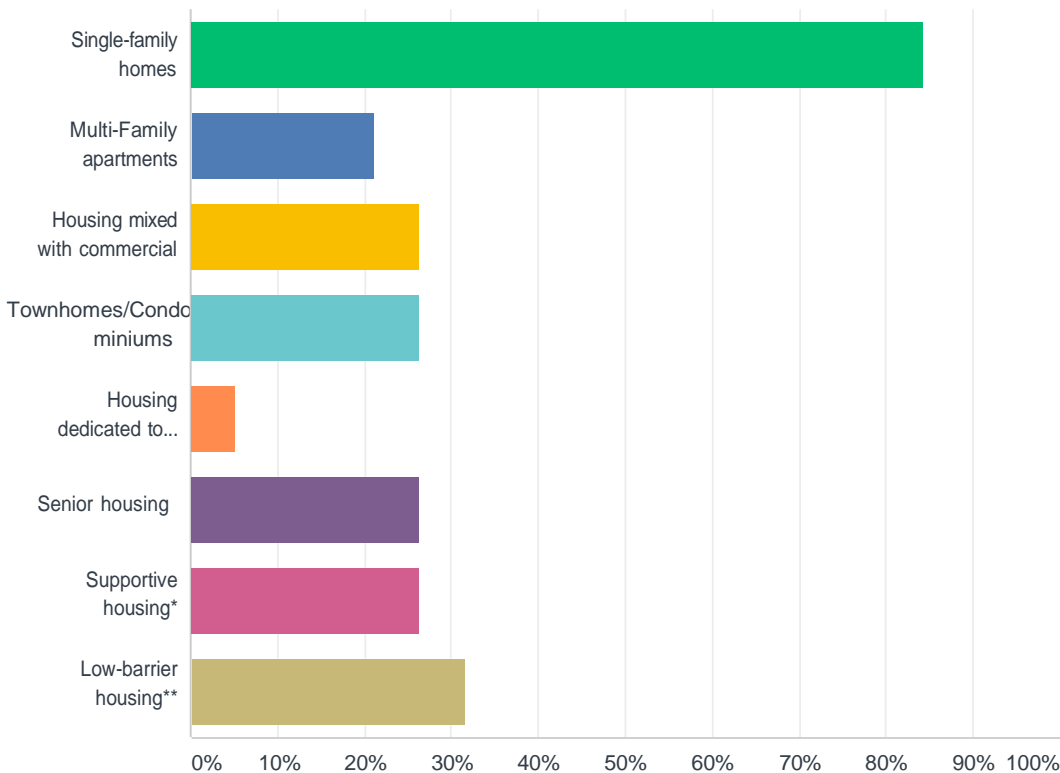
Answered: 19 Skipped: 15



ANSWER CHOICES	RESPONSES	
1-bedroom dwelling units	5.26%	1
2-bedroom dwelling units	36.84%	7
3-bedroom dwelling units	52.63%	10
4 or more bedroom dwelling units	21.05%	4
Don't know	10.53%	2
Total Respondents: 19		

## Q21 20. What type of housing is most needed in the City of Montebello? (Select all that apply)

Answered: 19 Skipped: 15

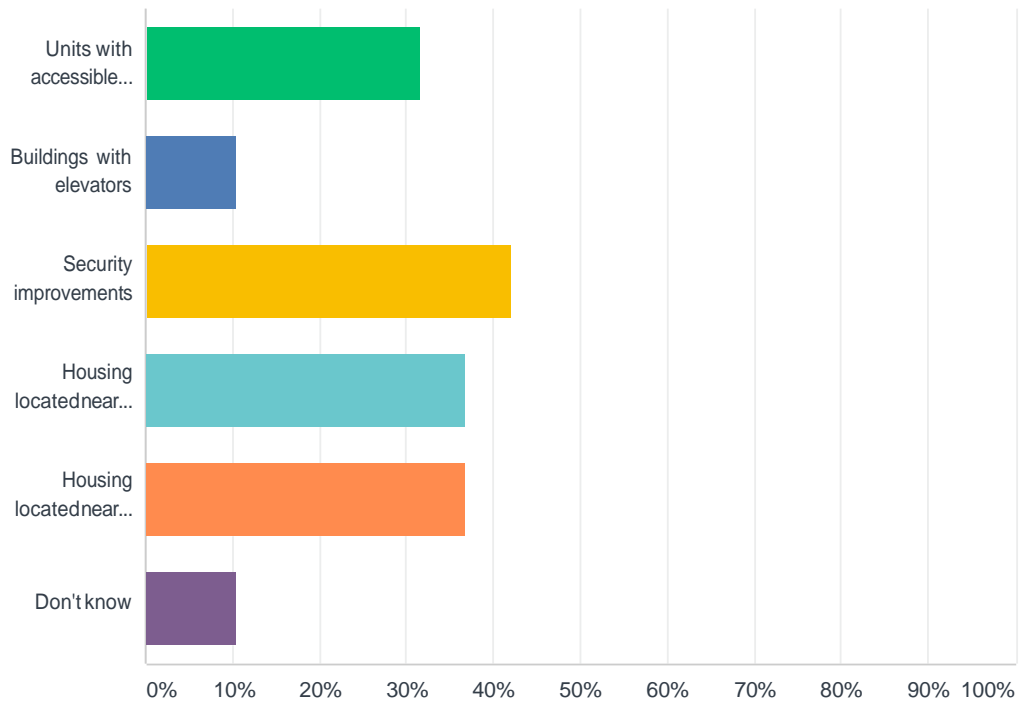


ANSWER CHOICES	RESPONSES	
Single-family homes	84.21%	16
Multi-Family apartments	21.05%	4
Housing mixed with commercial	26.32%	5
Townhomes/Condominiums	26.32%	5
Housing dedicated to those with mental and physical disabilities	5.26%	1
Senior housing	26.32%	5
Supportive housing*	26.32%	5
Low-barrier housing**	31.58%	6
Total Respondents: 19		



## Q22 21. What housing amenities do you think are needed in Montebello?

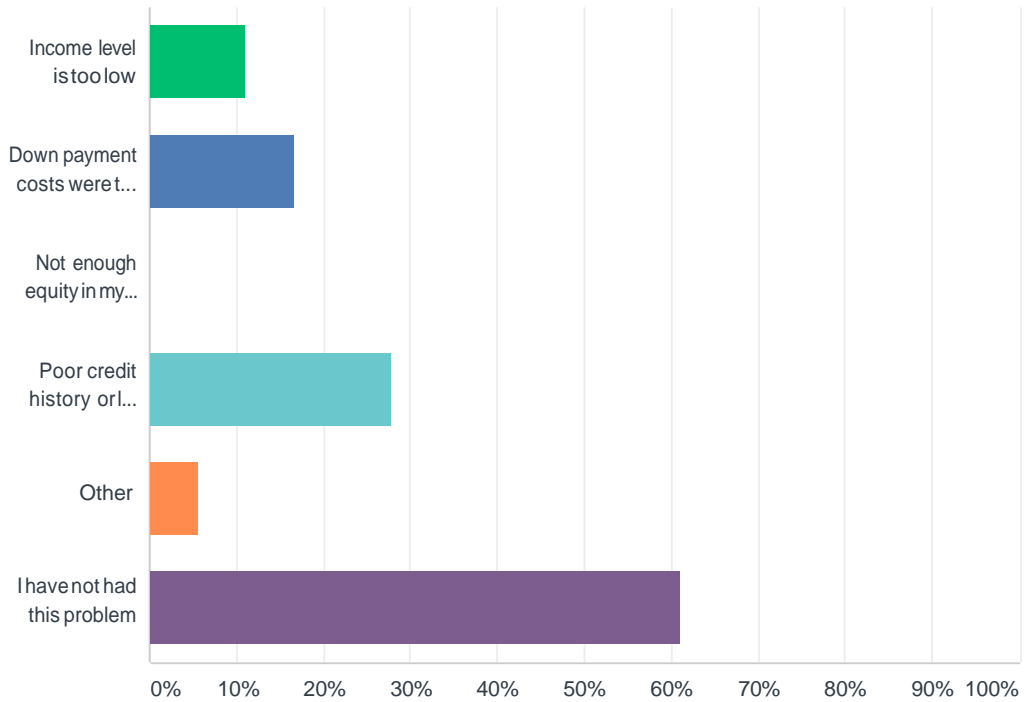
Answered: 19 Skipped: 15



ANSWER CHOICES	RESPONSES	
Units with accessible kitchens and bathrooms	31.58%	6
Buildings with elevators	10.53%	2
Security improvements	42.11%	8
Housing located near transit	36.84%	7
Housing located near schools and parks	36.84%	7
Don't know	10.53%	2
Total Respondents: 19		

### Q23 22. If you have ever applied for a home loan and your application was NOT approved, which of the following reasons were you given?

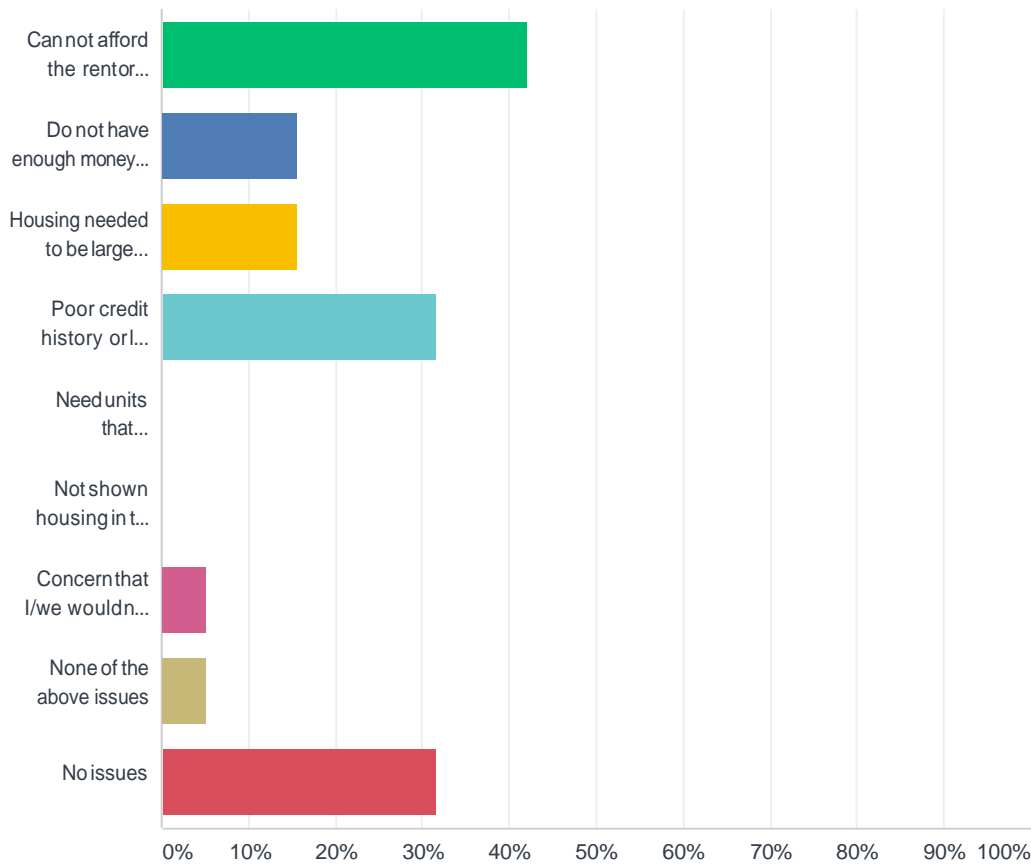
Answered: 18 Skipped: 16



ANSWER CHOICES	RESPONSES	
Income level is too low	11.11%	2
Down payment costs were too high	16.67%	3
Not enough equity in my property	0.00%	0
Poor credit history or low credit score	27.78%	5
Other	5.56%	1
I have not had this problem	61.11%	11
Total Respondents: 18		

### Q24 23. Which of the following issues, if any, have limited your housing options in a preferred neighborhood or area in Montebello? (Please select no more than 3)

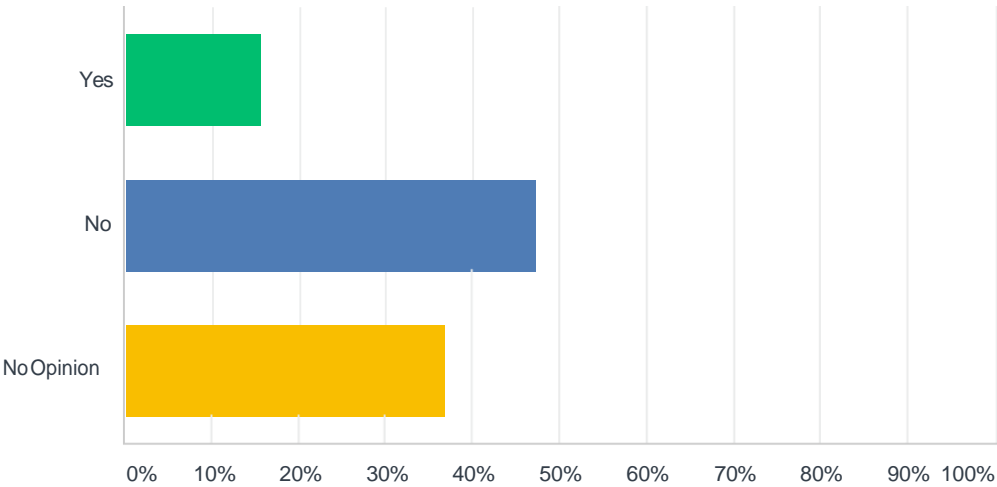
Answered: 19 Skipped: 15



ANSWER CHOICES	RESPONSES	
Can not afford the rent or mortgage in a preferred neighborhood	42.11%	8
Do not have enough money for a security deposit	15.79%	3
Housing needed to be large enough for my/our household	15.79%	3
Poor credit history or low credit score	31.58%	6
Need units that accommodate a disability (i.e. wheelchair accessible)	0.00%	0
Not shown housing in the neighborhood(s) I/we wanted to move to	0.00%	0
Concern that I/we would not be welcome in the neighborhood	5.26%	1
None of the above issues	5.26%	1
No issues	31.58%	6
Total Respondents: 19		

### Q25 24. Do you feel local land use regulations support the development of affordable housing?

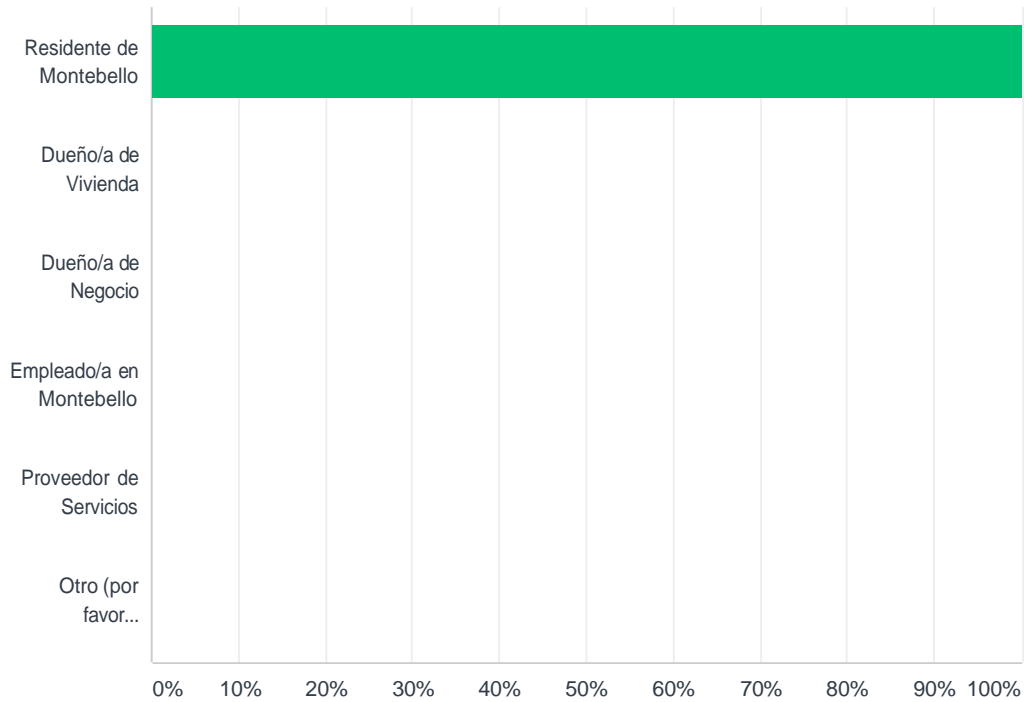
Answered: 19 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	15.79%	3
No	47.37%	9
No Opinion	36.84%	7
<b>TOTAL</b>		<b>19</b>

## Q26 1. Por favor seleccione todas las respuestas que apliquen. ¿Es usted:

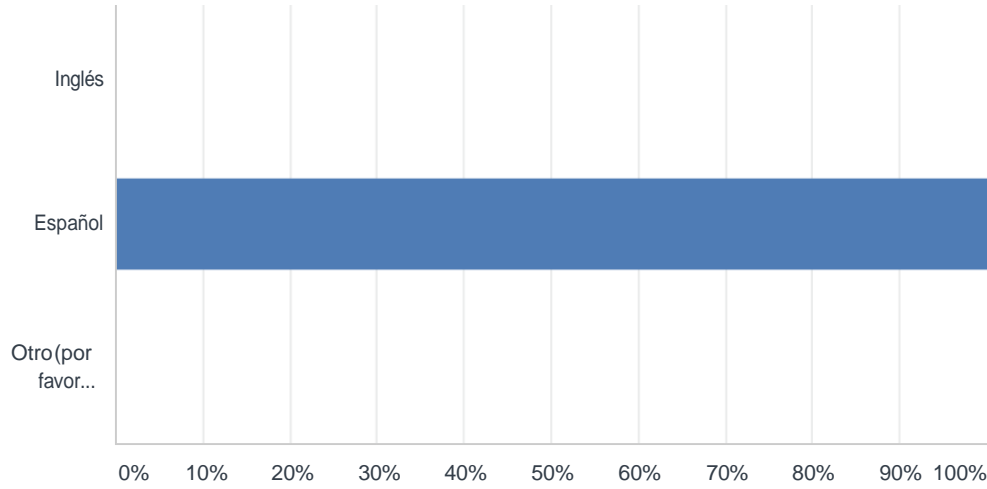
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Residente de Montebello	100.00%	1
Dueño/a de Vivienda	0.00%	0
Dueño/a de Negocio	0.00%	0
Empleado/a en Montebello	0.00%	0
Proveedor de Servicios	0.00%	0
Otro (por favor especifique)	0.00%	0
Total Respondents: 1		

## Q27 2. ¿Cuál es el idioma principal que habla en casa?

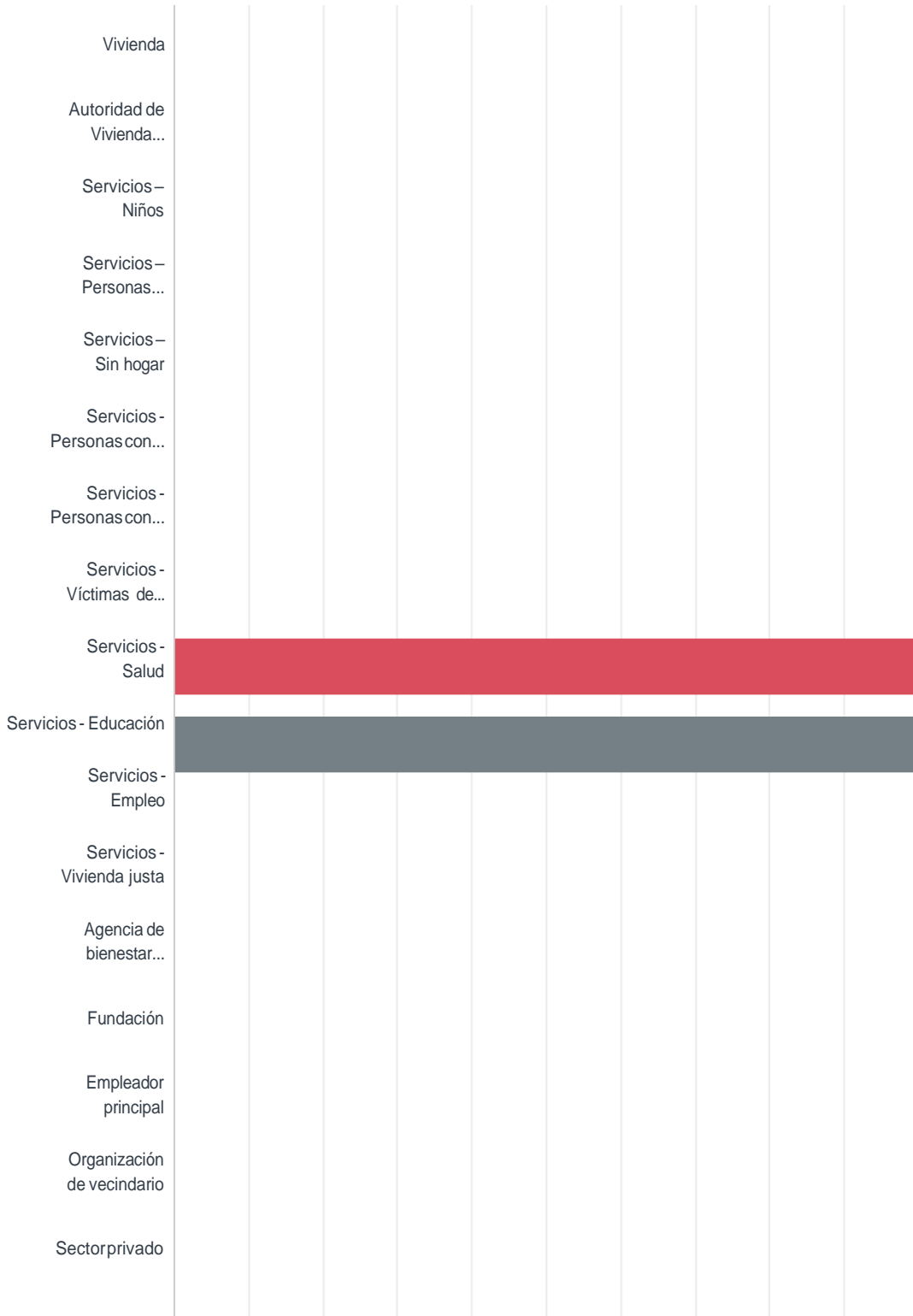
Answered: 1 Skipped: 33



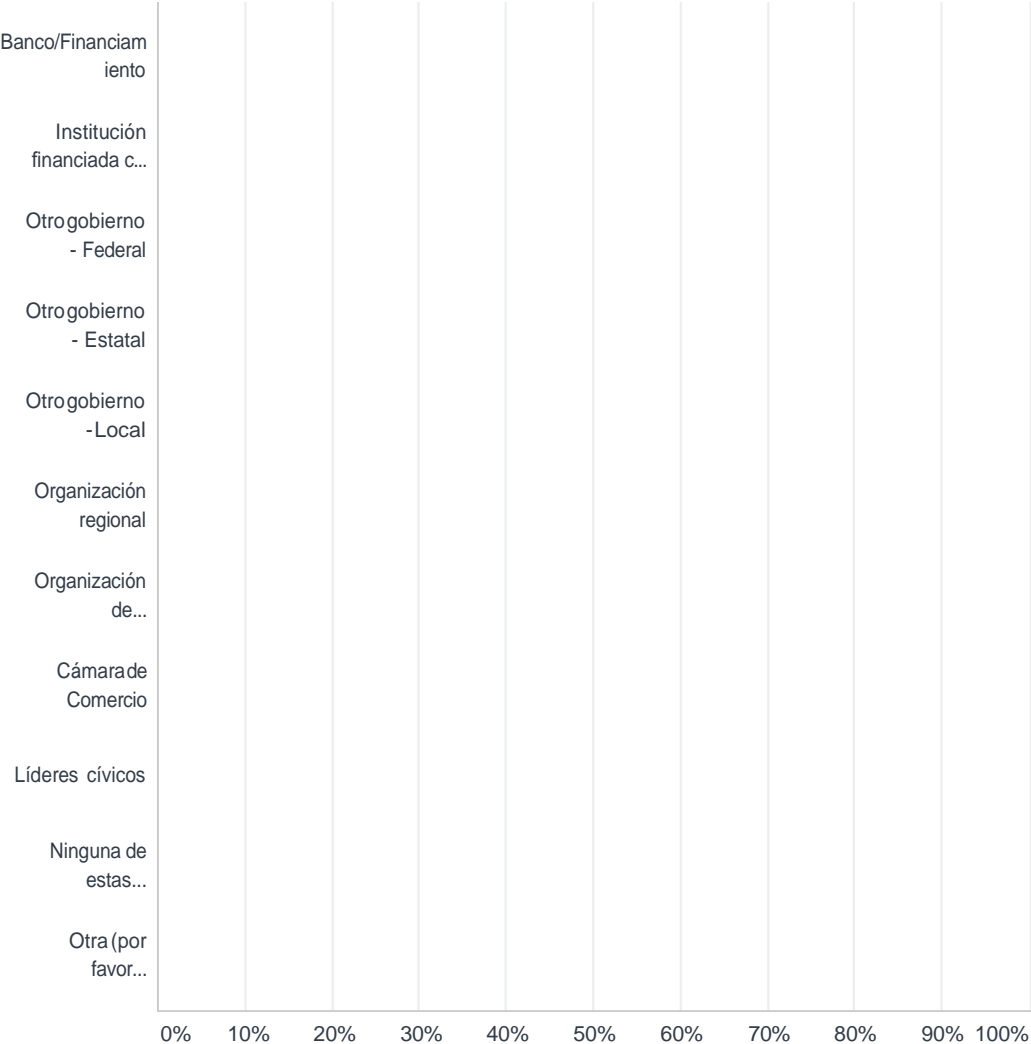
ANSWER CHOICES	RESPONSES	
Inglés	0.00%	0
Español	100.00%	1
Otro (por favor especifique)	0.00%	0
<b>TOTAL</b>		<b>1</b>

Q28 3. Por favor indique con cuales de estas organizaciones está usted afiliado/a.\*Organizaciones que pueden dar de alta a personas sin hogar, como centros de salud, centros de salud mental, orfanatos y otros centros juveniles, y programas e instituciones correccionales.

Answered: 1 Skipped: 33



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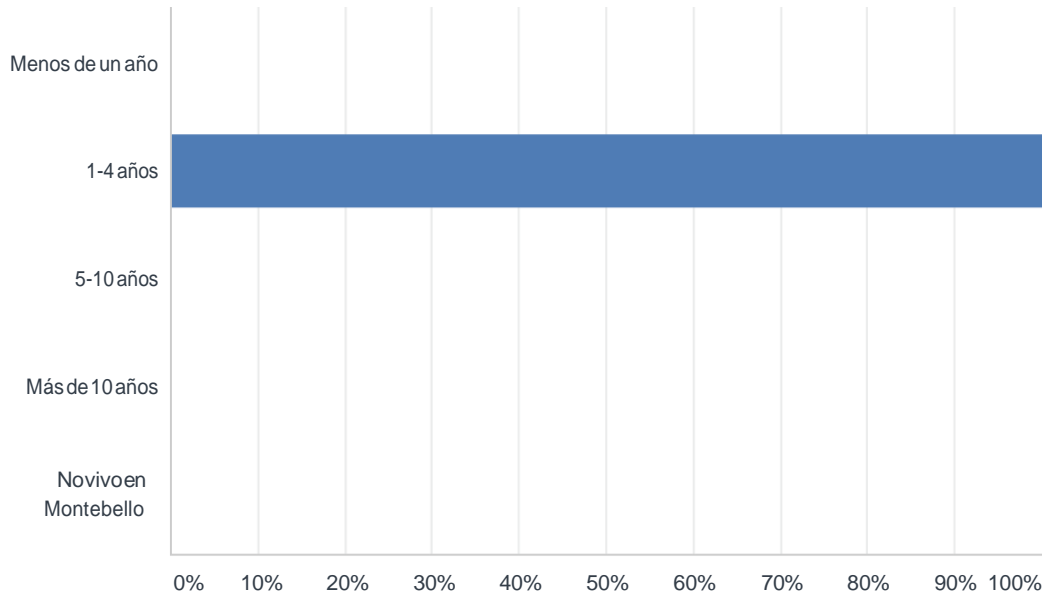


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ANSWER CHOICES	RESPONSES	
Vivienda	0.00%	0
Autoridad de Vivienda Publica	0.00%	0
Servicios – Niños	0.00%	0
Servicios – Personas mayores	0.00%	0
Servicios – Sin hogar	0.00%	0
Servicios - Personas con discapacidades	0.00%	0
Servicios - Personas con VIH/SIDA	0.00%	0
Servicios - Víctimas de violencia doméstica	0.00%	0
Servicios - Salud	100.00%	1
Servicios - Educación	100.00%	1
Servicios - Empleo	0.00%	0
Servicios - Vivienda justa	0.00%	0
Agencia de bienestar infantil	0.00%	0
Fundación	0.00%	0
Empleador principal	0.00%	0
Organización de vecindario	0.00%	0
Sector privado	0.00%	0
Banco/Financiamiento	0.00%	0
Institución financiada con fondos públicos/sistema de cuidado*	0.00%	0
Otro gobierno - Federal	0.00%	0
Otro gobierno - Estatal	0.00%	0
Otro gobierno - Local	0.00%	0
Organización regional	0.00%	0
Organización de planificación	0.00%	0
Cámara de Comercio	0.00%	0
Líderes cívicos	0.00%	0
Ninguna de estas organizaciones	0.00%	0
Otra (por favor especifique)	0.00%	0
Total Respondents: 1		

## Q29 4. ¿Cuánto tiempo ha vivido en la ciudad de Montebello?

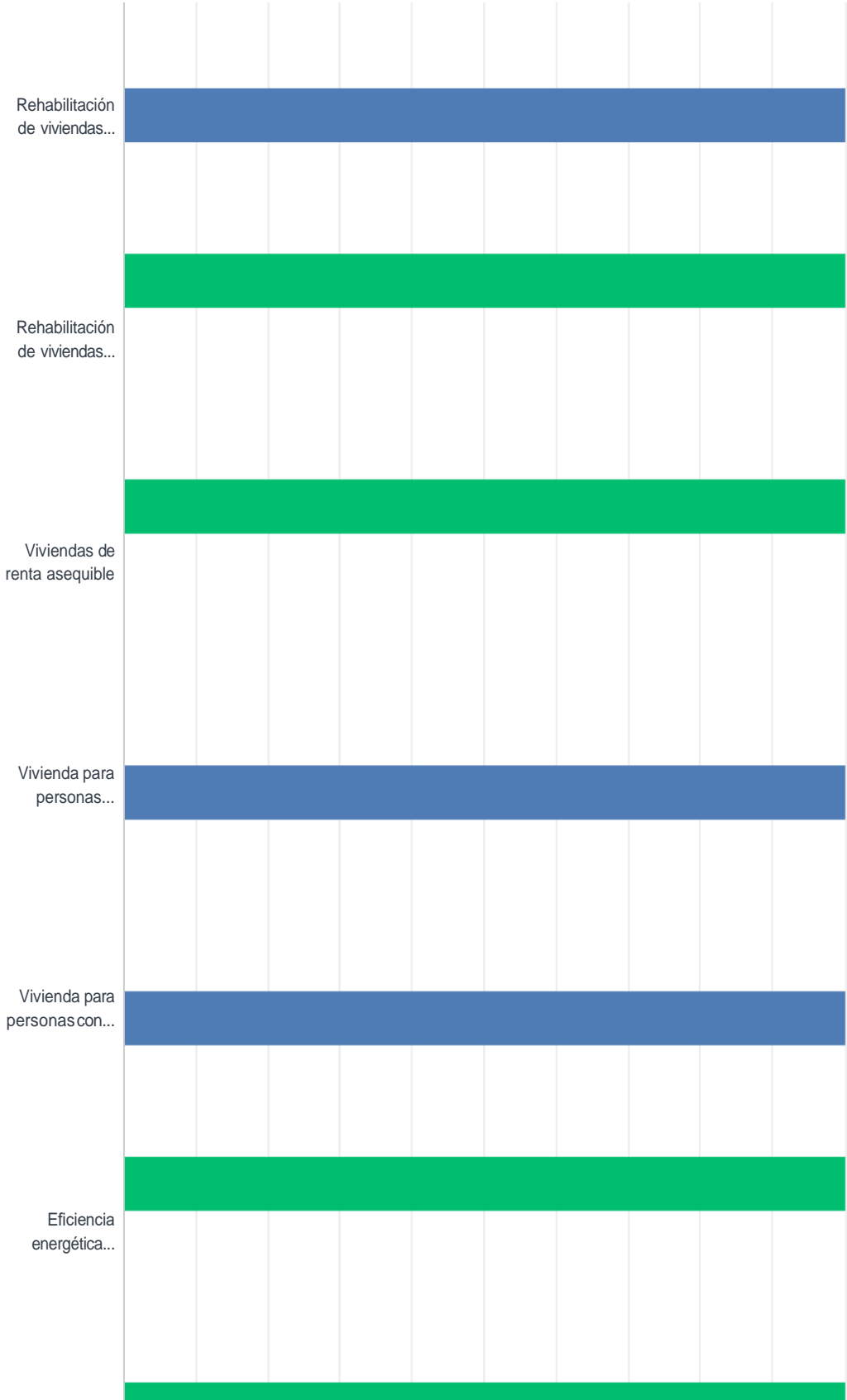
Answered: 1 Skipped: 33



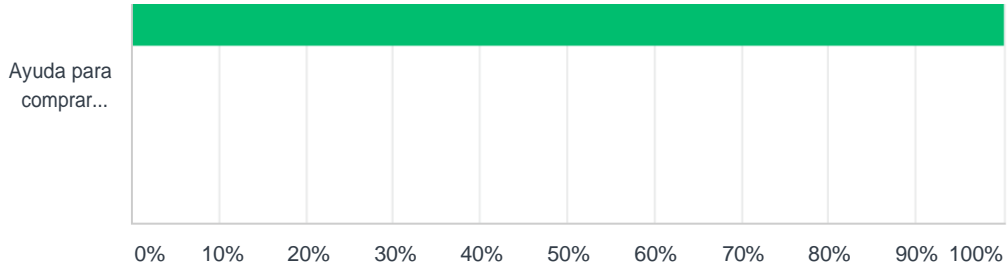
ANSWER CHOICES	RESPONSES
Menos de un año	0.00% 0
1-4 años	100.00% 1
5-10 años	0.00% 0
Más de 10 años	0.00% 0
No vivo en Montebello	0.00% 0
<b>TOTAL</b>	<b>1</b>

# Q30 5. Vivienda

Answered: 1 Skipped: 33



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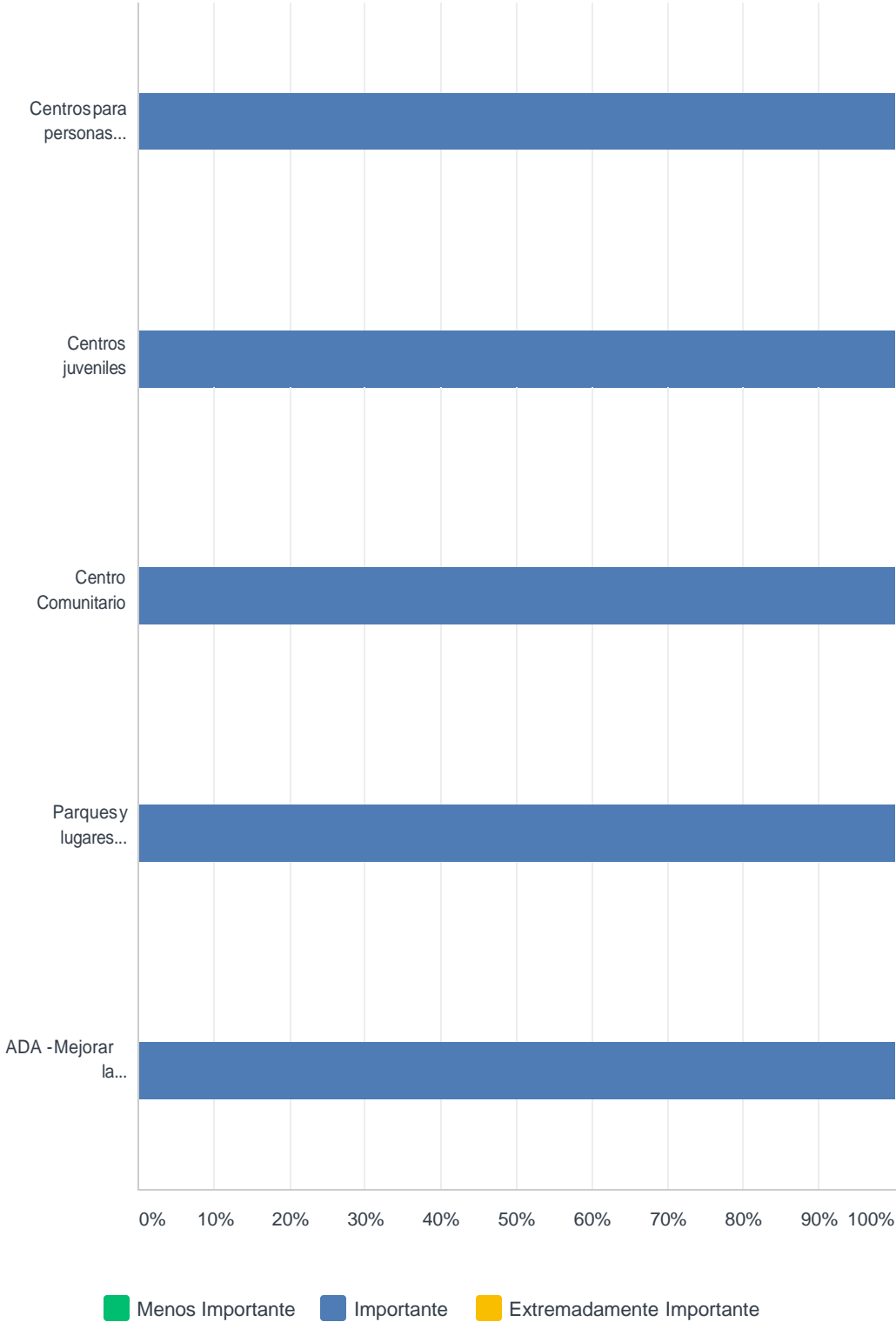


■ Menos Importante 
 ■ Importante 
 ■ Extremadamente Importante

	MENOS IMPORTANTE	IMPORTANTE	EXTREMADAMENTE IMPORTANTE	TOTAL	WEIGHTED AVERAGE
Rehabilitación de viviendas ocupadas por los dueños	0.00% 0	100.00% 1	0.00% 0	1	3.00
Rehabilitación de viviendas ocupadas por inquilinos	100.00% 1	0.00% 0	0.00% 0	1	1.00
Viviendas de renta asequible	100.00% 1	0.00% 0	0.00% 0	1	1.00
Vivienda para personas mayores	0.00% 0	100.00% 1	0.00% 0	1	3.00
Vivienda para personas con discapacidad	0.00% 0	100.00% 1	0.00% 0	1	3.00
Eficiencia energética dentro del hogar	100.00% 1	0.00% 0	0.00% 0	1	1.00
Ayuda para comprar vivienda	100.00% 1	0.00% 0	0.00% 0	1	1.00

### Q31 6. Lugares Comunitarios

Answered: 1 Skipped: 33

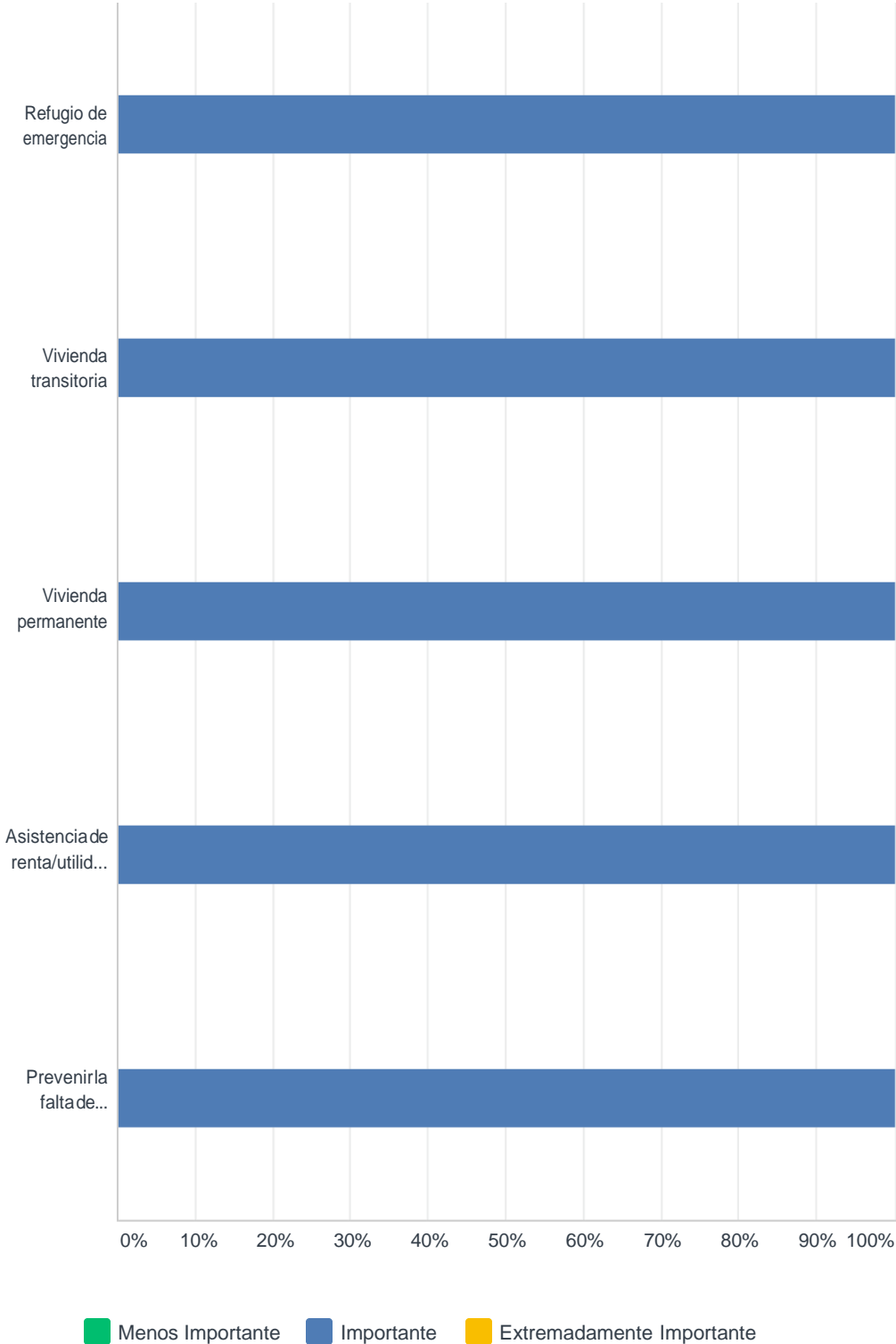


CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

	MENOS IMPORTANTE	IMPORTANTE	EXTREMADAMENTE IMPORTANTE	TOTAL	WEIGHTED AVERAGE
Centros para personas mayores	0.00% 0	100.00% 1	0.00% 0	1	3.00
Centros juveniles	0.00% 0	100.00% 1	0.00% 0	1	3.00
Centro Comunitario	0.00% 0	100.00% 1	0.00% 0	1	3.00
Parques y lugares recreativos	0.00% 0	100.00% 1	0.00% 0	1	3.00
ADA - Mejorar la accesibilidad de infraestructura y edificios públicos	0.00% 0	100.00% 1	0.00% 0	1	3.00

### Q32 7. Vivienda para Personas Sin Hogar

Answered: 1 Skipped: 33



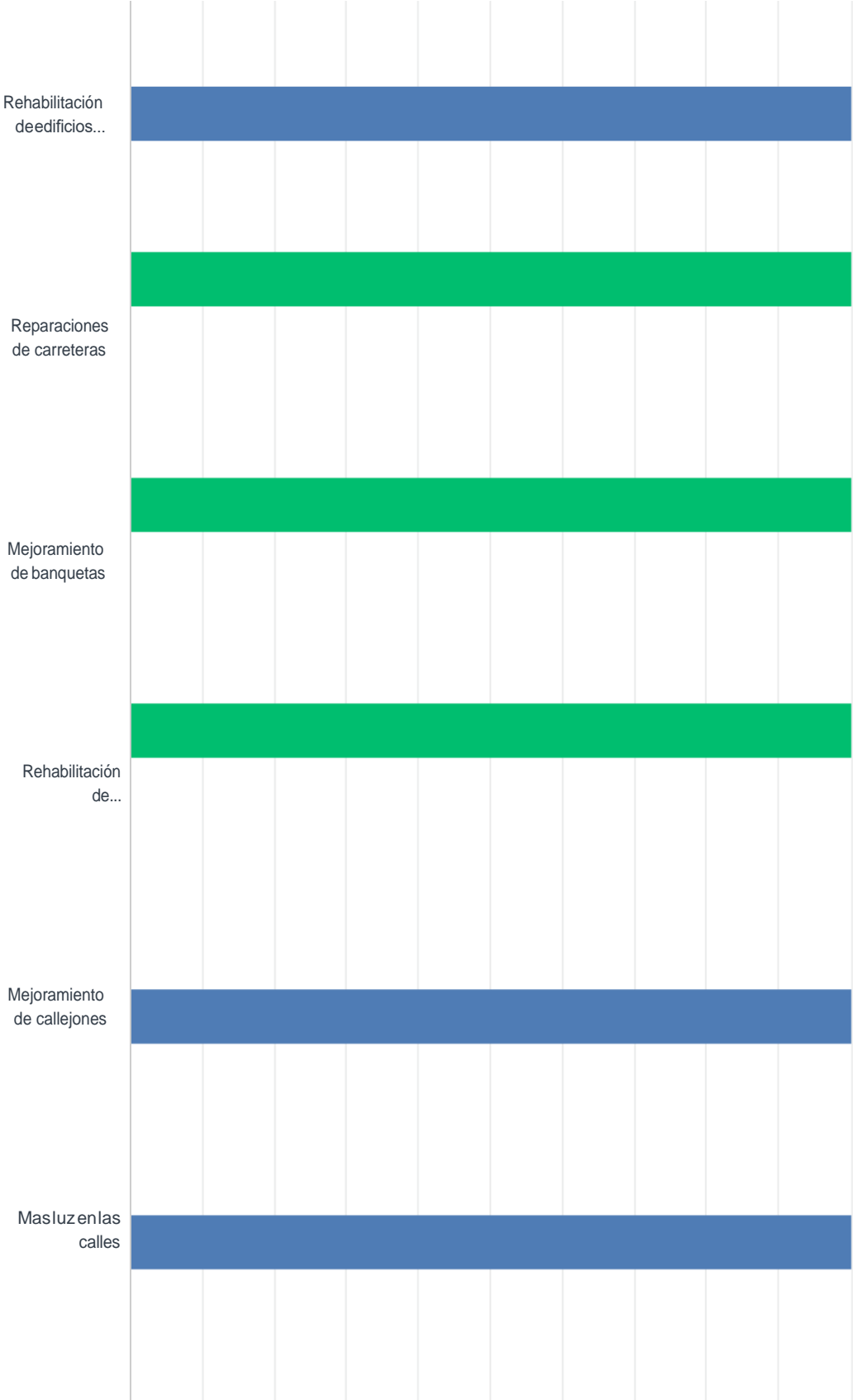
CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

	MENOS IMPORTANTE	IMPORTANTE	EXTREMADAMENTE IMPORTANTE	TOTAL	WEIGHTED AVERAGE
Refugio de emergencia	0.00% 0	100.00% 1	0.00% 0	1	3.00
Vivienda transitoria	0.00% 0	100.00% 1	0.00% 0	1	3.00
Vivienda permanente	0.00% 0	100.00% 1	0.00% 0	1	3.00
Asistencia de renta/utilidades publicas	0.00% 0	100.00% 1	0.00% 0	1	3.00
Prevenir la falta de vivienda	0.00% 0	100.00% 1	0.00% 0	1	3.00

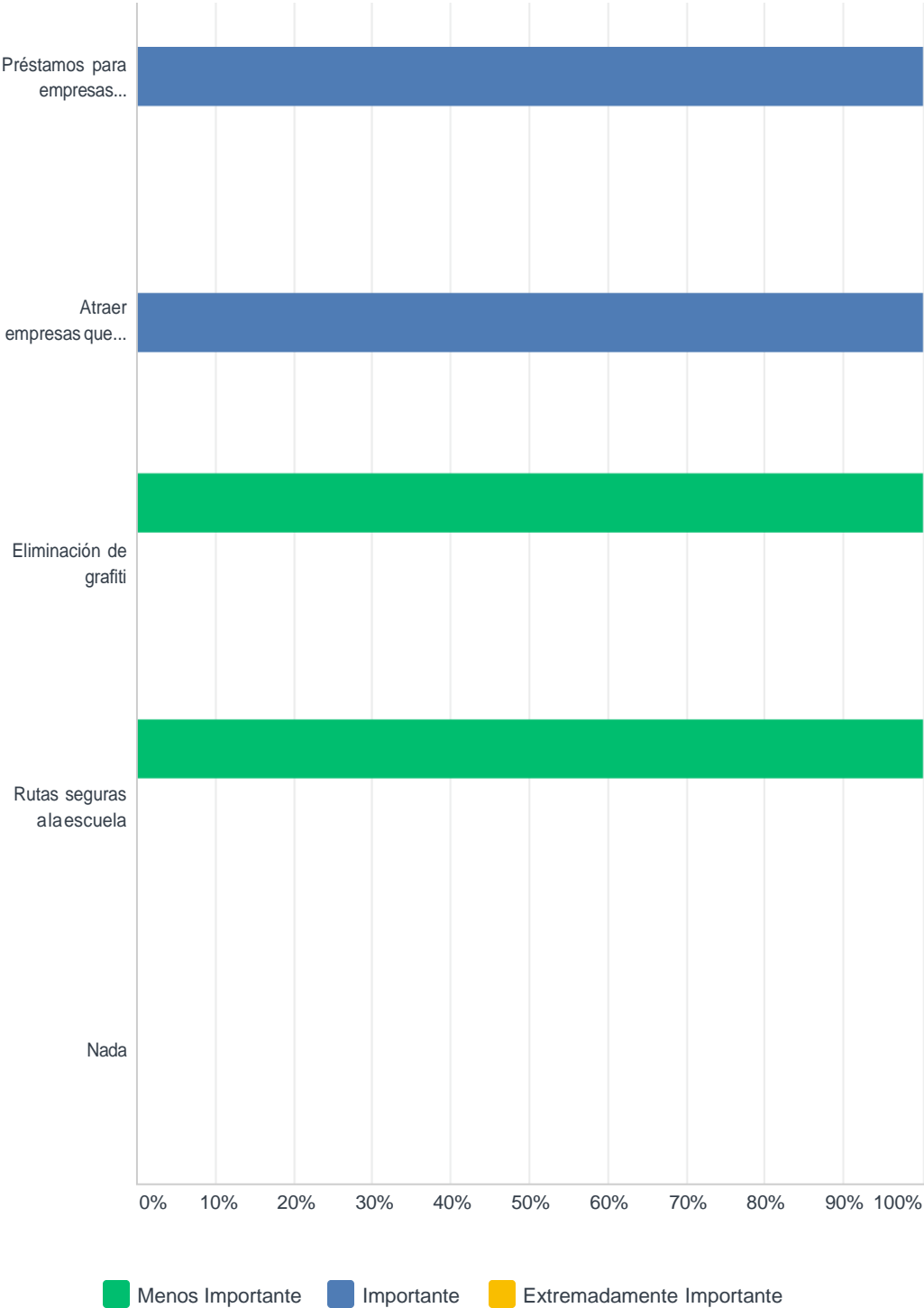


### Q33 8. Mejoramiento del Vecindario

Answered: 1 Skipped: 33



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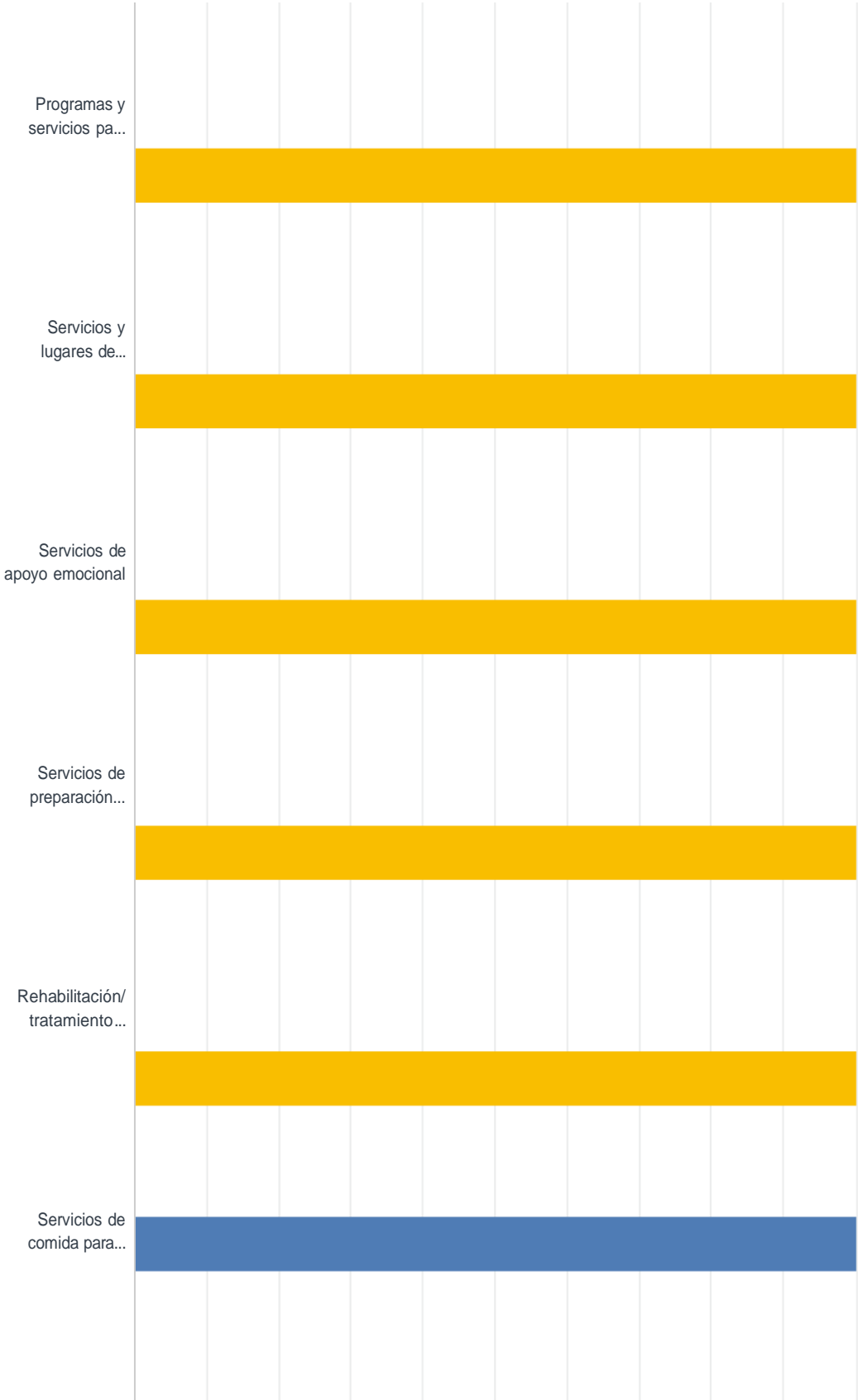


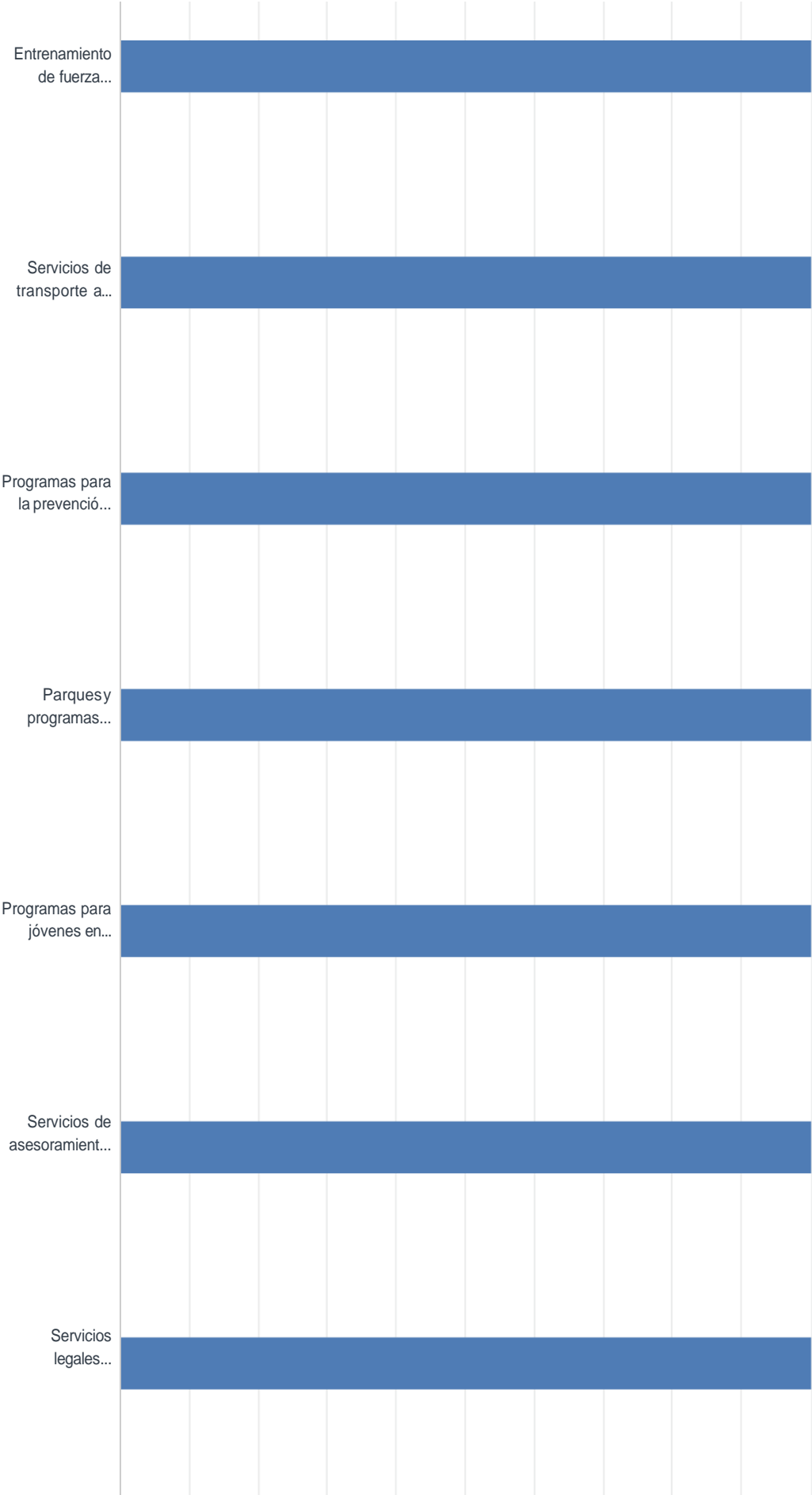
CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

	MENOS IMPORTANTE	IMPORTANTE	EXTREMADAMENTE IMPORTANTE	TOTAL	WEIGHTED AVERAGE
Rehabilitación de edificios comerciales	0.00% 0	100.00% 1		0.00% 0	1 3.00
Reparaciones de carreteras	100.00% 1	0.00% 0		0.00% 0	1 1.00
Mejoramiento de banquetas	100.00% 1	0.00% 0		0.00% 0	1 1.00
Rehabilitación de alcantarillado/drenaje	100.00% 1	0.00% 0		0.00% 0	1 1.00
Mejoramiento de callejones	0.00% 0	100.00% 1		0.00% 0	1 3.00
Mas luz en las calles	0.00% 0	100.00% 1		0.00% 0	1 3.00
Préstamos para empresas pequeñas	0.00% 0	100.00% 1		0.00% 0	1 3.00
Atraer empresas que generen empleo	0.00% 0	100.00% 1		0.00% 0	1 3.00
Eliminación de grafiti	100.00% 1	0.00% 0		0.00% 0	1 1.00
Rutas seguras a la escuela	100.00% 1	0.00% 0		0.00% 0	1 1.00
Nada	0.00% 0	0.00% 0		0.00% 0	0 0.00

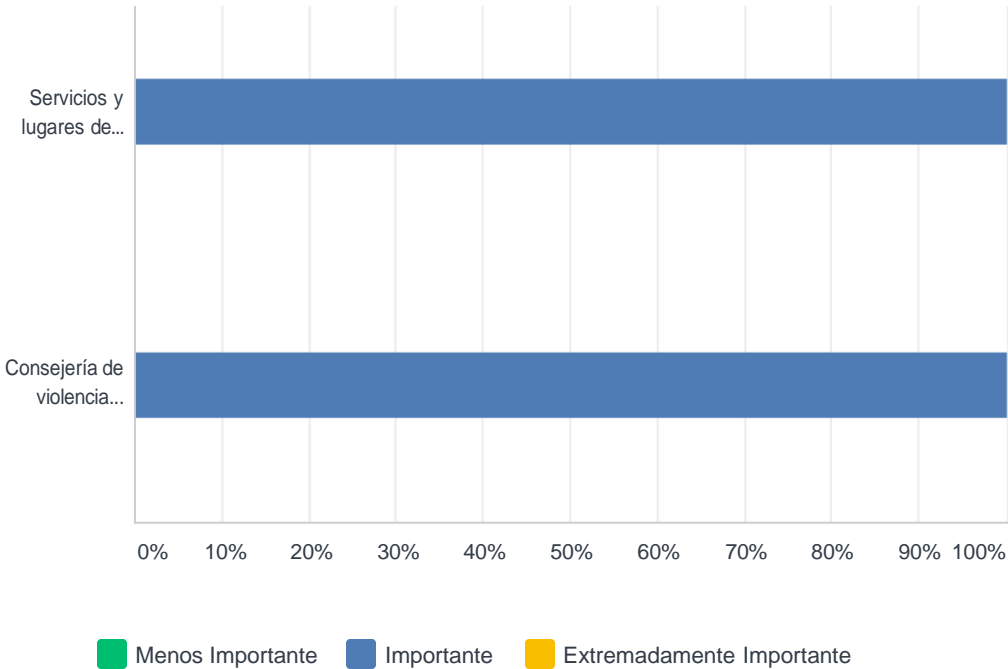
# Q34 9. Programas Comunitarios y Servicios

Answered: 1 Skipped: 33





CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

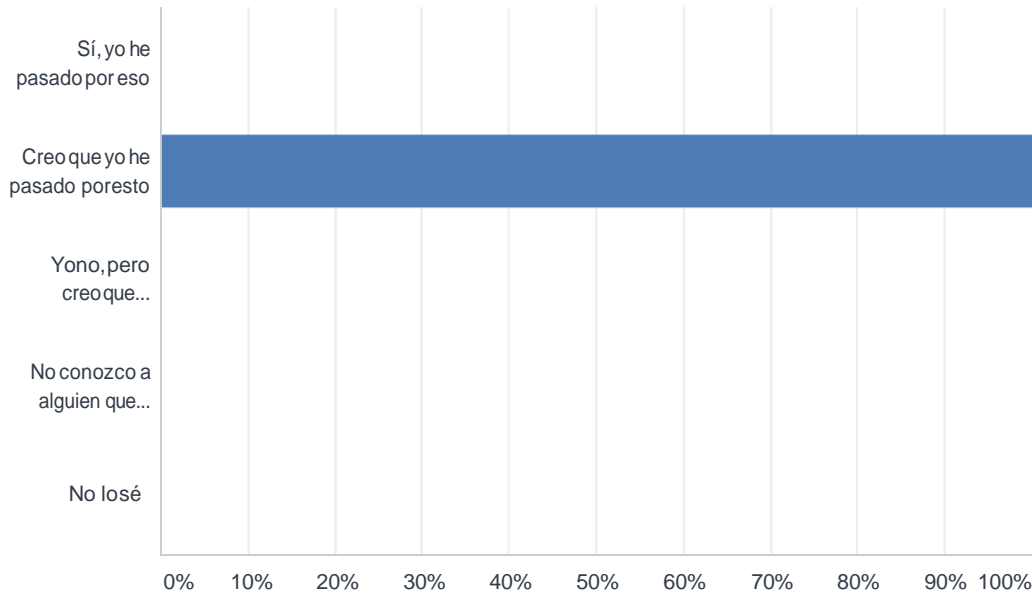


CITY OF MONTEBELLO 2020-2024 Consolidated Plan COMMUNITY OUTREACH

	MENOS IMPORTANTE	IMPORTANTE	EXTREMADAMENTE IMPORTANTE	TOTAL	WEIGHTED AVERAGE
Programas y servicios para niños después de la escuela y durante el verano	0.00% 0	0.00% 0	100.00% 1	1	3.00
Servicios y lugares de cuidado infantil	0.00% 0	0.00% 0	100.00% 1	1	3.00
Servicios de apoyo emocional	0.00% 0	0.00% 0	100.00% 1	1	3.00
Servicios de preparación para desastres y emergencias	0.00% 0	0.00% 0	100.00% 1	1	3.00
Rehabilitación/tratamiento de abuso de drogas/alcohol	0.00% 0	0.00% 0	100.00% 1	1	3.00
Servicios de comida para residentes con necesidades especiales	0.00% 0	100.00% 1	0.00% 0	1	2.00
Entrenamiento de fuerza laboral y/o colocación laboral	0.00% 0	100.00% 1	0.00% 0	1	2.00
Servicios de transporte a bajo costo (cupones para taxi y Dial-A-Ride)	0.00% 0	100.00% 1	0.00% 0	1	2.00
Programas para la prevención de delitos en el vecindario	0.00% 0	100.00% 1	0.00% 0	1	2.00
Parques y programas recreativos	0.00% 0	100.00% 1	0.00% 0	1	2.00
Programas para jóvenes en riesgo	0.00% 0	100.00% 1	0.00% 0	1	2.00
Servicios de asesoramiento para personas sin hogar	0.00% 0	100.00% 1	0.00% 0	1	2.00
Servicios legales asequibles	0.00% 0	100.00% 1	0.00% 0	1	2.00
Servicios y lugares de salud	0.00% 0	100.00% 1	0.00% 0	1	2.00
Consejería de violencia domestica	0.00% 0	100.00% 1	0.00% 0	1	2.00

### Q35 10. ¿Usted (o alguien que conoce) ha pasado por alguna forma de discriminación de vivienda?

Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Sí, yo he pasado por eso	0.00%	0
Creo que yo he pasado por esto	100.00%	1
Yo no, pero creo que conozco a alguien que ha pasado por eso	0.00%	0
No conozco a alguien que haya pasado por eso	0.00%	0
No lo sé	0.00%	0
<b>TOTAL</b>		<b>1</b>

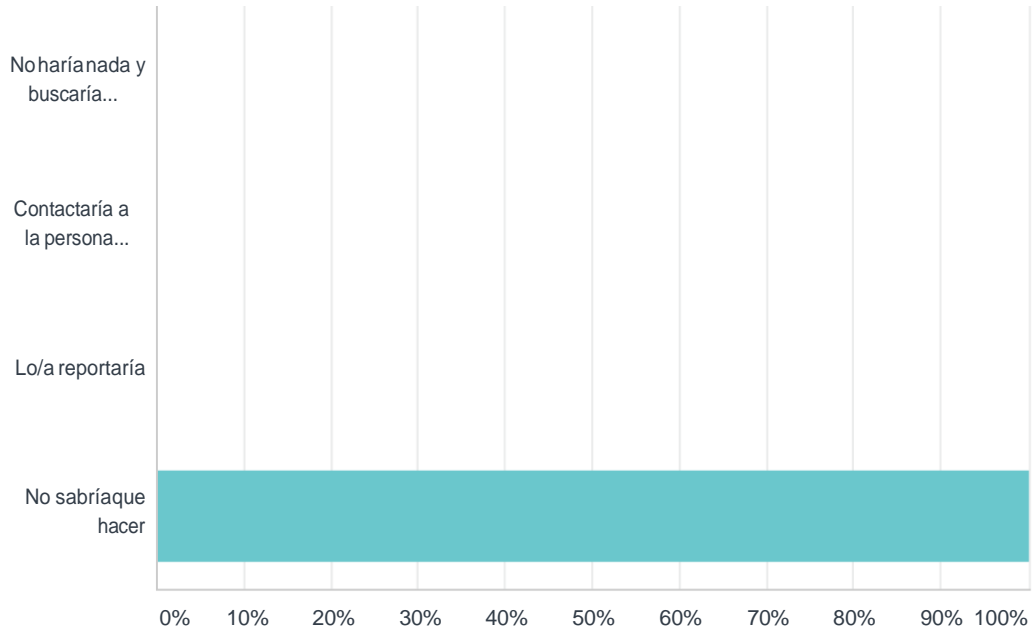


**Q36 11. Si cree que usted o alguien que conoce ha pasado por discriminación de vivienda, describa la ocurrencia**

Answered: 0 Skipped: 34

### Q37 12. ¿Qué haría usted si se encontrara con discriminación de vivienda?

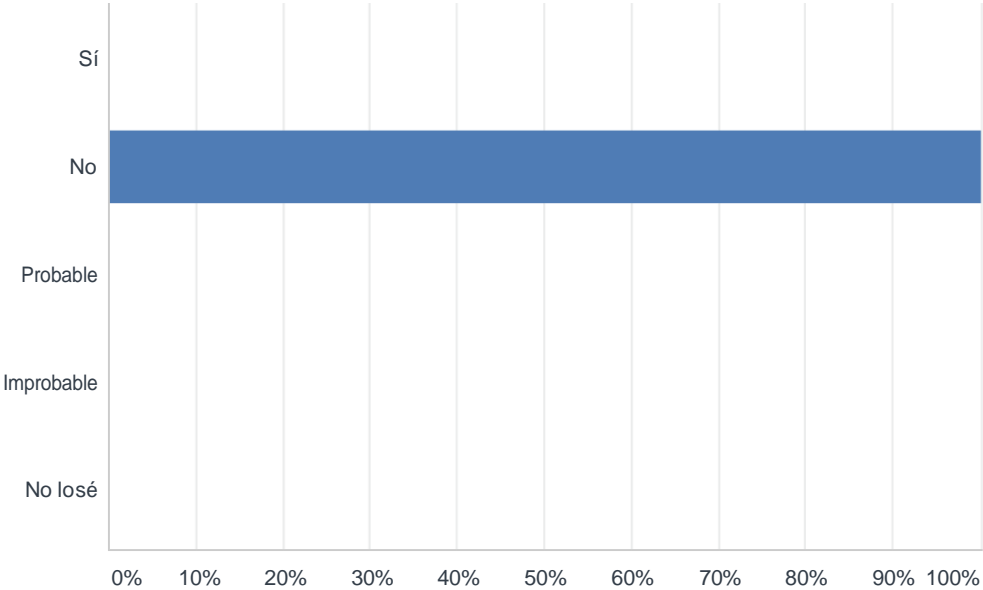
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
No haría nada y buscaría otras opciones de vivienda	0.00%	0
Contactaría a la persona responsable y le diría que me está discriminando	0.00%	0
Lo/a reportaría	0.00%	0
No sabría que hacer	100.00%	1
<b>TOTAL</b>		<b>1</b>

### Q38 13. ¿Usted cree que la discriminación de vivienda ocurre en Montebello?

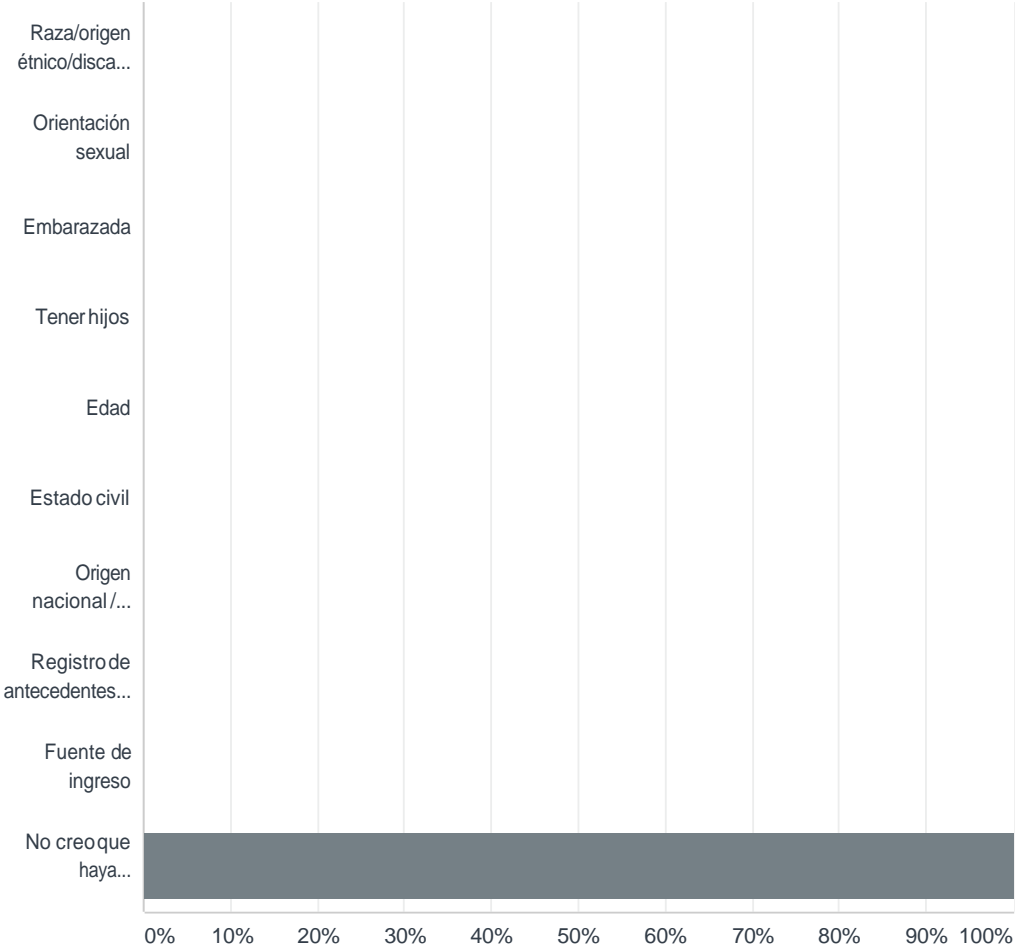
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
Probable	0.00%	0
Improbable	0.00%	0
No lo sé	0.00%	0
<b>TOTAL</b>		<b>1</b>

**Q39 14. Si cree que está ocurriendo discriminación de vivienda, ¿qué tipos de discriminación cree que son más frecuentes? (Por favor seleccione todas las respuestas válidas)**

Answered: 1 Skipped: 33

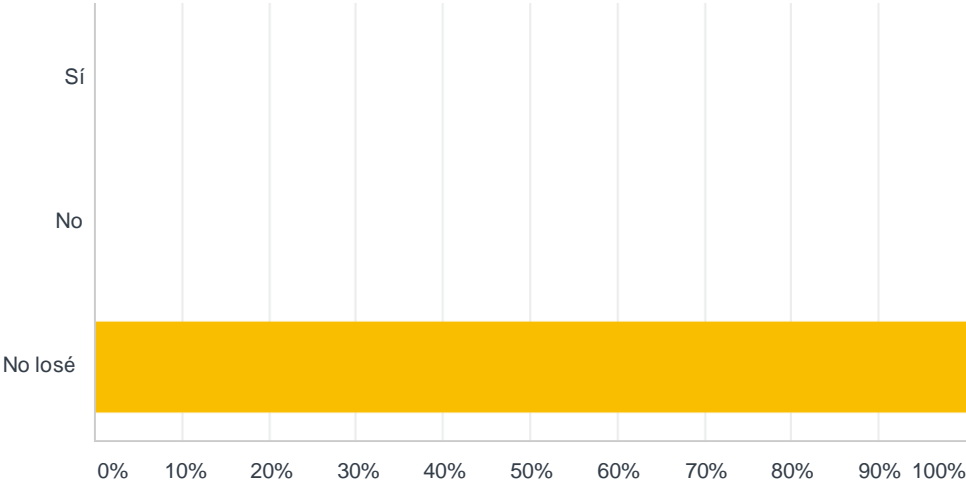


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ANSWER CHOICES	RESPONSES	
Raza/origen étnico/discapacidad	0.00%	0
Orientación sexual	0.00%	0
Embarazada	0.00%	0
Tener hijos	0.00%	0
Edad	0.00%	0
Estado civil	0.00%	0
Origen nacional / ascendencia	0.00%	0
Registro de antecedentes penales	0.00%	0
Fuente de ingreso	0.00%	0
No creo que haya discriminación de vivienda	100.00%	1
<b>TOTAL</b>		<b>1</b>

Q40 15. ¿Conoce el derecho de un inquilino a solicitar, al dueño, un cambio físico para hacer que una vivienda sea más accesible, si fuera necesario debido a una discapacidad (llamada "adaptación razonable")?

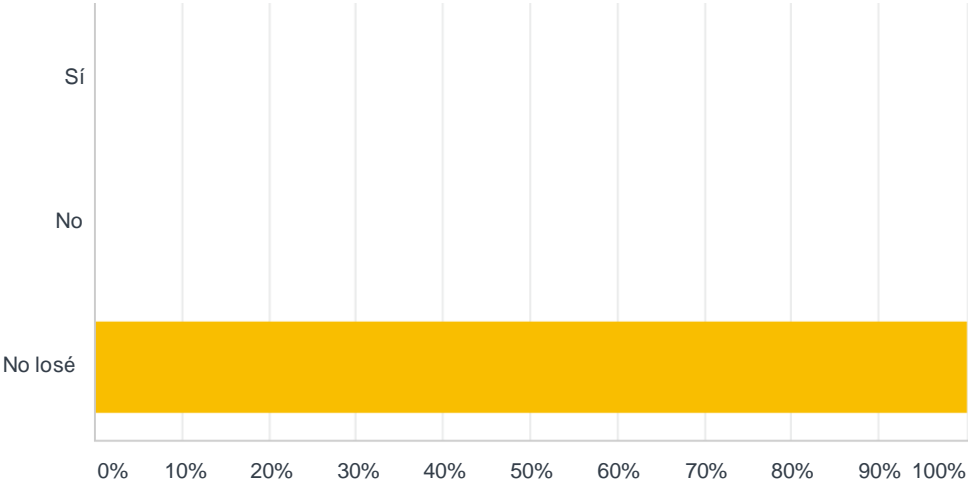
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
No lo sé	100.00%	1
TOTAL		1

### Q41 16. ¿Alguna vez usted, o alguien que conoce, ha solicitado una adaptación razonable?

Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
No lo sé	100.00%	1
<b>TOTAL</b>		<b>1</b>

## Q42 17. Si contesto que sí, ¿qué tipo de adaptación y/o modificación solicitó usted o la persona que conoce?

Answered: 0 Skipped: 34

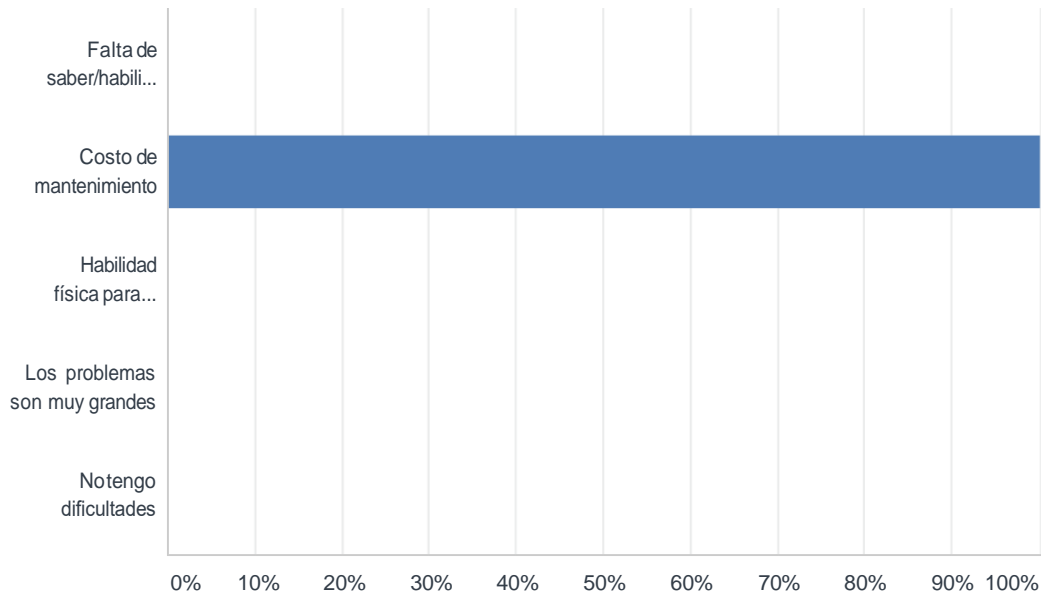
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Animal de asistencia	0.00%	0
Asistente en casa	0.00%	0
Modificación de una unidad	0.00%	0
Tamaño de una unidad	0.00%	0
Accesibilidad de una unidad	0.00%	0
Cambio de fecha de cuando se cobra la renta	0.00%	0
Cambiarse a otra unidad	0.00%	0
Estacionamiento/relacionado a un espacio de estacionamiento	0.00%	0
No aplica, no he pedido adaptación y/o modificación	0.00%	0
<b>TOTAL</b>		<b>0</b>



### Q43 18. ¿Cuál es la dificultad más urgente que tiene para mantener su hogar?

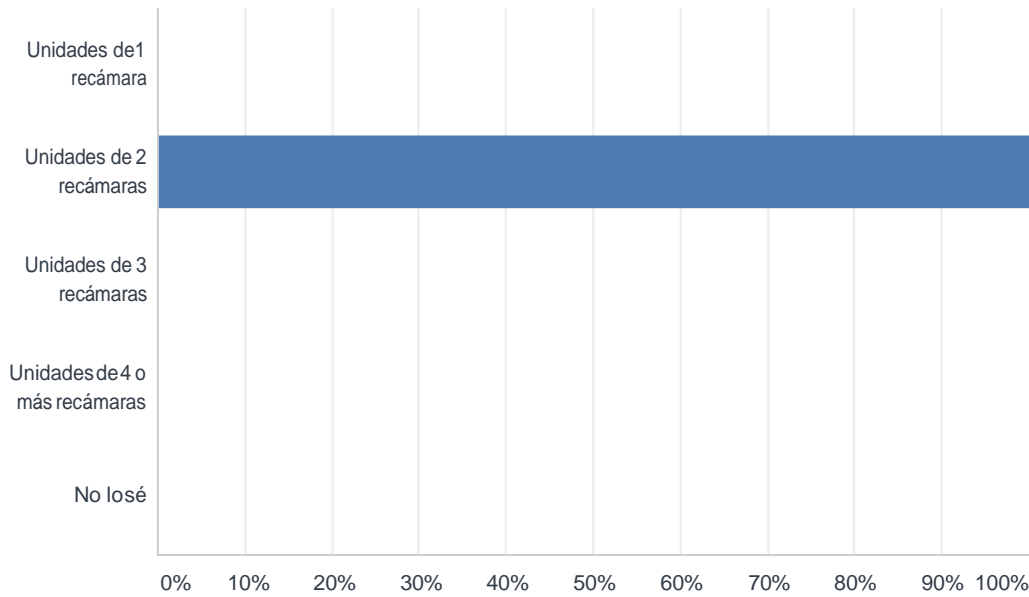
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Falta de saber/habilidad para mantener	0.00%	0
Costo de mantenimiento	100.00%	1
Habilidad física para mantener	0.00%	0
Los problemas son muy grandes	0.00%	0
No tengo dificultades	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Q44 19. ¿Qué tamaño de unidad es más necesaria en la ciudad de Montebello?

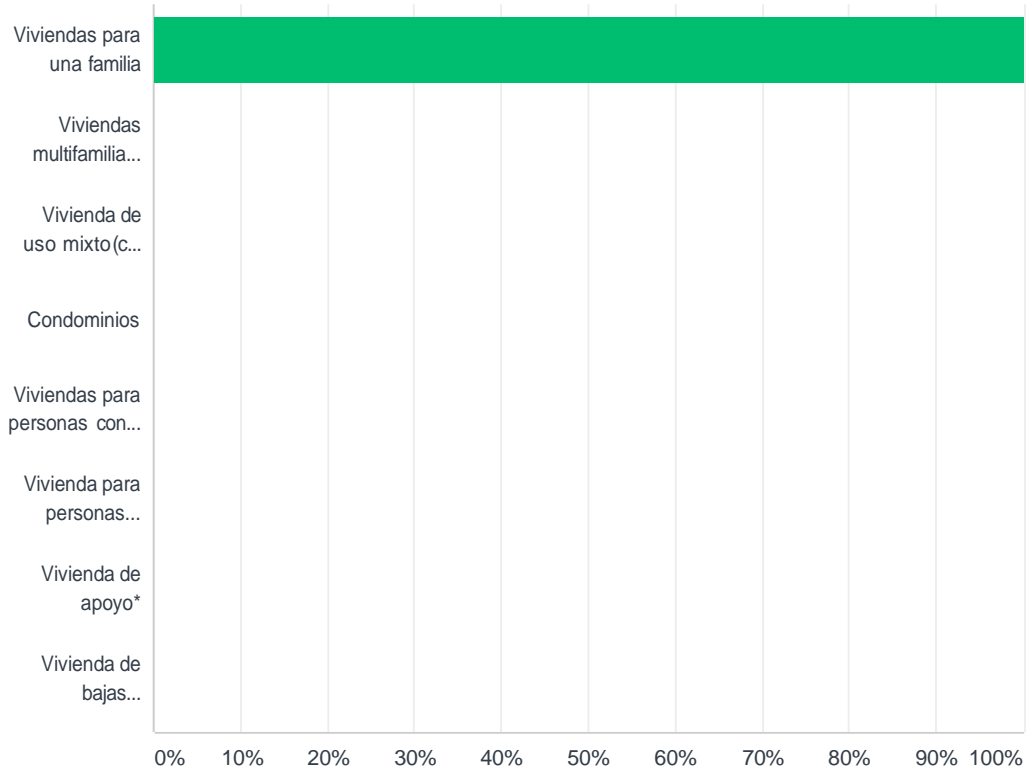
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Unidades de 1 recámara	0.00%	0
Unidades de 2 recámaras	100.00%	1
Unidades de 3 recámaras	0.00%	0
Unidades de 4 o más recámaras	0.00%	0
No lo sé	0.00%	0
<b>TOTAL</b>		<b>1</b>

## Q45 20. ¿Qué tipos de vivienda son más necesarias en la ciudad de Montebello? (Por favor seleccione todas las que apliquen)

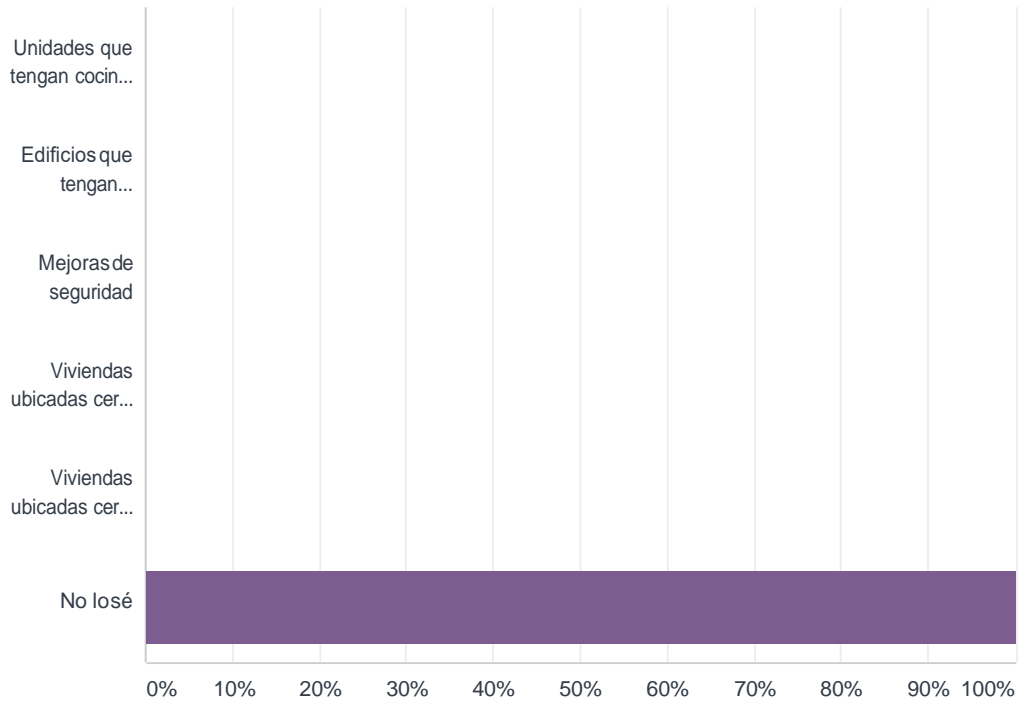
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Viviendas para una familia	100.00%	1
Viviendas multifamiliares/apartamentos	0.00%	0
Vivienda de uso mixto (con comercial)	0.00%	0
Condominios	0.00%	0
Viviendas para personas con discapacidades físicas y mentales	0.00%	0
Vivienda para personas mayores	0.00%	0
Vivienda de apoyo*	0.00%	0
Vivienda de bajas barreras**	0.00%	0
Total Respondents: 1		

## Q46 21. ¿Cuáles servicios de vivienda cree que son necesarios en la ciudad Montebello?

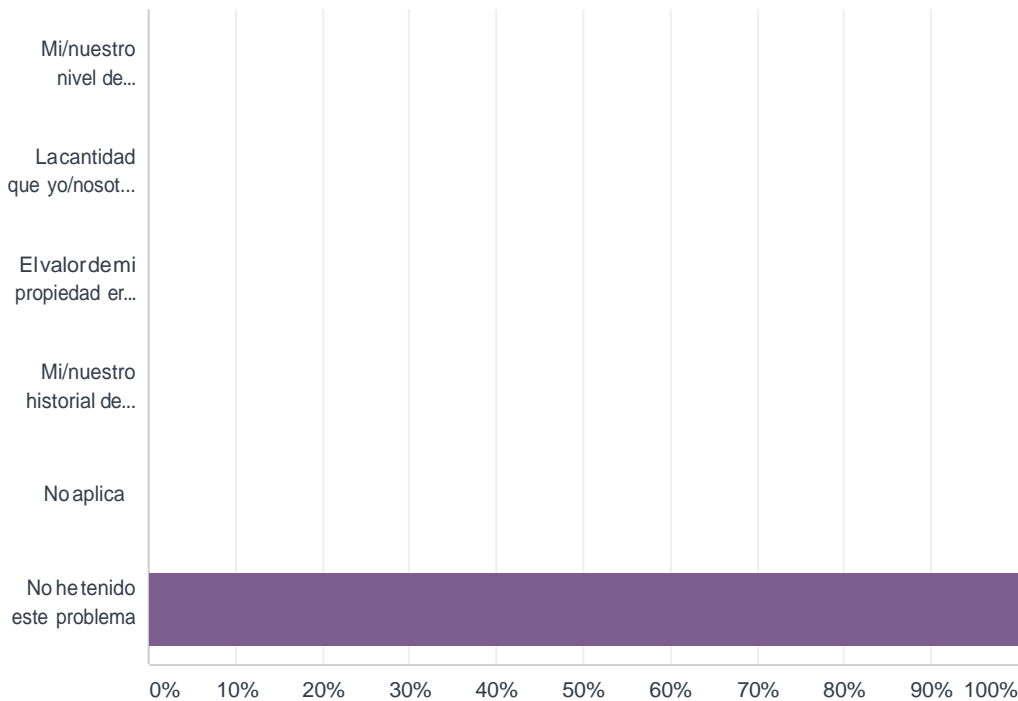
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Unidades que tengan cocinas y baños accesibles	0.00%	0
Edificios que tengan elevadores	0.00%	0
Mejoras de seguridad	0.00%	0
Viviendas ubicadas cerca de tránsito	0.00%	0
Viviendas ubicadas cerca de escuelas y parques	0.00%	0
No lo sé	100.00%	1
Total Respondents: 1		

**Q47 22. Si alguna vez ha solicitado un préstamo hipotecario y su solicitud NO fue aprobada, ¿cuál de las siguientes razones le dieron? Por favor seleccione todo lo que pueda aplicar.**

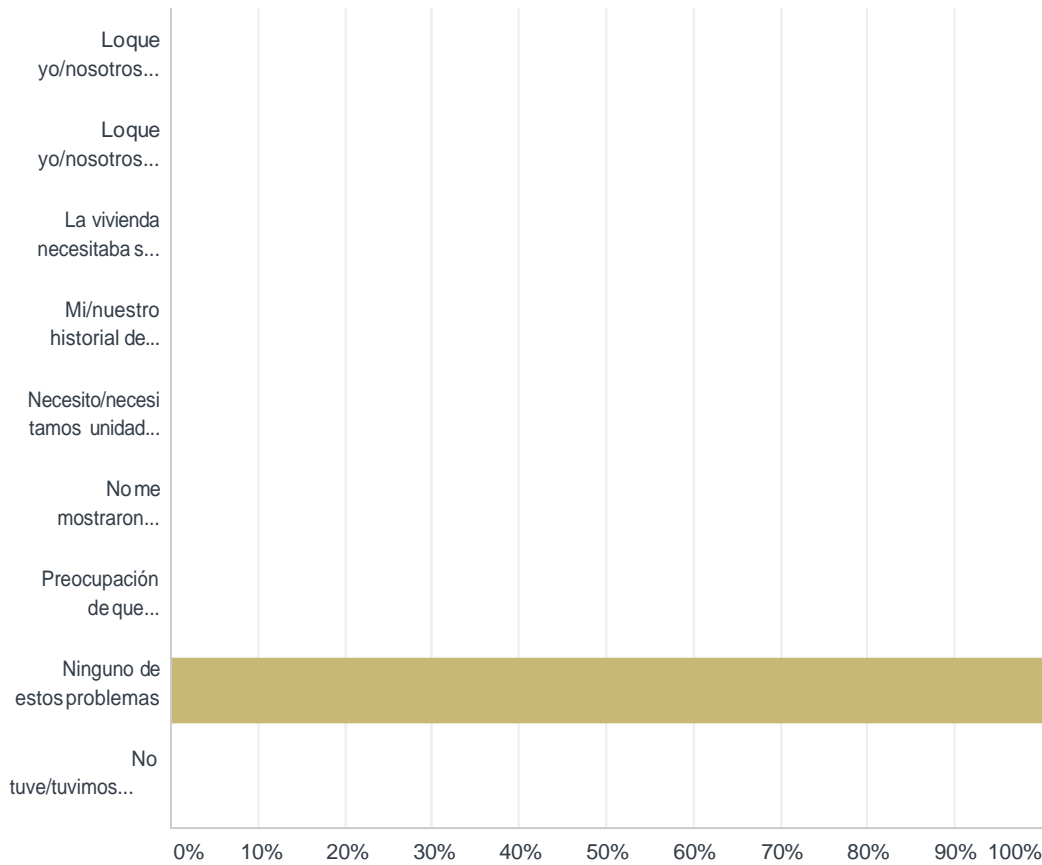
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Mi/nuestro nivel de ingresos es muy bajo	0.00%	0
La cantidad que yo/nosotros teníamos para el pago inicial era muy pequeña	0.00%	0
El valor de mi propiedad era muy bajo	0.00%	0
Mi/nuestro historial de crédito o puntaje(s) de crédito fue demasiado bajo	0.00%	0
No aplica	0.00%	0
No he tenido este problema	100.00%	1
Total Respondents: 1		

### Q48 23. ¿Cuál de los siguientes problemas ha limitado las opciones de vivienda que pudo considerar en la Ciudad de Norwalk? Por favor no seleccione más de tres de las siguientes opciones

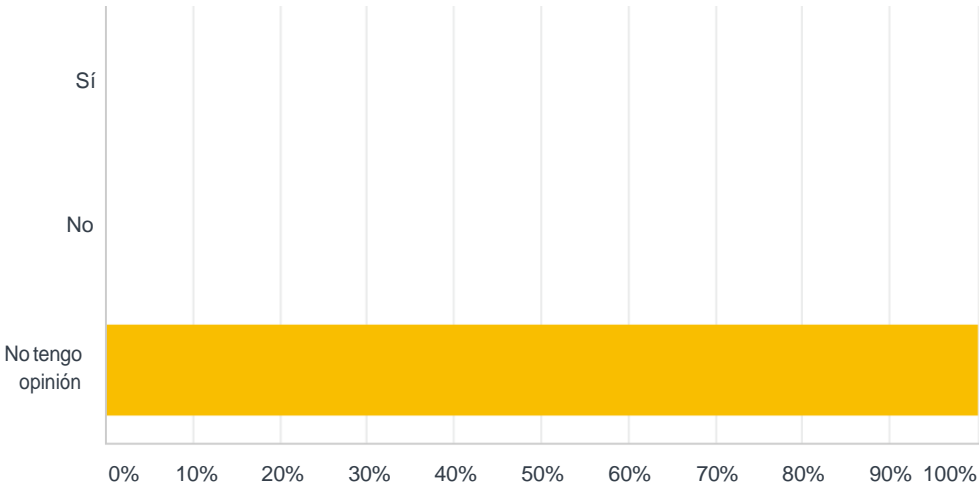
Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Lo que yo/nosotros podríamos pagar de renta o de la hipoteca	0.00%	0
Lo que yo/nosotros teníamos para el depósito era demasiado bajo	0.00%	0
La vivienda necesitaba ser lo suficientemente grande para mi/nuestro hogar	0.00%	0
Mi/nuestro historial de crédito o puntaje de crédito fue demasiado bajo	0.00%	0
Necesito/necesitamos unidades que se adapten a una discapacidad (por ejemplo, accesibles para sillas de ruedas)	0.00%	0
No me mostraron viviendas en el/los vecindario(s) que queríamos	0.00%	0
Preocupación de que yo/nosotros no seríamos bienvenidos en el vecindario	0.00%	0
Ninguno de estos problemas	100.00%	1
No tuve/tuvimos problemas	0.00%	0
Total Respondents: 1		

### Q49 24. ¿Cree que las regulaciones locales sobre el uso del terreno apoyan el desarrollo de viviendas asequibles?

Answered: 1 Skipped: 33



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	0.00%	0
No tengo opinión	100.00%	1
<b>TOTAL</b>		<b>1</b>