HOUSING ELEMENT

CITY OF MONTEBELLO
2016-2021 HOUSING ELEMENT

CITY OF MONTEBELLO
DEPARTMENT OF COMMUNITY DEVELOPMENT
1600 WEST BEVERLY BLVD.
MONTEBELLO, CALIFORNIA 90640

APRIL 8, 2020

MONT 029

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

Section **Page**

1. Introduction 5

1.1 Introduction to the Housing Element 5
1.2 Overview of the City of Montebello 5
1.3 Purpose and Authority of the Housing Element 8
1.4 Relationship to Other General Plan Elements 11
1.5 Public Participation 12
1.6 Sources of Information 15

2. Housing Needs Assessment 17

2.1 Population Characteristics 17
2.2 Age Characteristics 18
2.3 Race and Ethnicity of the City's Population 20
2.4 Employment Trends 20
2.5 Household Characteristics 23
2.6 Household Income and Housing Affordability 23
2.7 Special Housing Needs 28
2.8 Unit Housing Characteristics 41

3. Housing Constraints 59

3.1 Governmental Constraints 59
3.2 Environmental Constraints 68
3.3 Infrastructure Constraints 69
3.4 Market Constraints 71

4. Housing Plan 75

4.1 Introduction to the RHNA 75
4.2 Housing Element Policies 80
4.3 Housing Programs 84

5. Review of Past Accomplishments 99

5.1 Programs in the Previous Housing Element 99
5.2 Conformity with New 2018 Housing Requirements 99

Appendices **105**

Appendix A 109
Appendix B 113

SECTION 1 - INTRODUCTION

1.1 INTRODUCTION TO THE HOUSING ELEMENT

The State of California requires that all local governments (both cities and counties) to prepare and maintain housing elements to identify planning strategies so as to conserve, rehabilitate, and provide housing to meet the existing and future needs of the community. Specific requirements concerning the scope and content of housing elements have been established by the State Legislature over the years. The Department of Housing and Community Development (HCD) is the State Agency that is responsible for ensuring that State housing law is being implemented at the local level. As a result, HCD is responsible for reviewing and approving (certifying) those housing elements that have been prepared by local governments. The State housing element requirements are designed to address the following concerns:

- Local governments must recognize their responsibility in contributing to the attainment of the State's housing goals.

- Local governments must prepare and implement housing elements that are coordinated with State and Federal efforts in providing opportunities for new housing.

- Local governments must cooperate with other agencies and governments to address regional housing needs.

This Housing Element establishes goals and policies to address the housing needs for the City of Montebello. The focus of this Element is to conserve the existing housing resources through housing rehabilitation and to provide opportunities for new housing.

1.2 OVERVIEW OF THE CITY OF MONTEBELLO

This Housing Element applies to the land area included within the City's corporate boundaries and the unincorporated areas the City have designated in its Sphere of Influence. The City of Montebello is located approximately seven miles southeast of downtown Los Angeles and is bounded by the cities of Monterey Park and Rosemead on the north; the City of Commerce and unincorporated portions of Los Angeles County on the west; the Whittier Narrows Recreation area on the east; the City of Commerce on the southwest; and the City of Pico Rivera on the southeast. The regional location of the City is shown in Exhibit 1-1 while a City-wide map is provided in Exhibit 1-2.

The first European settlement in Montebello dates back to the founding of the original San Gabriel Mission by the Franciscan Missionaries, Fathers Angel Somera and Pedro Cambon. This mission was founded on September 9, 1771, on a site near San Gabriel Boulevard adjacent to the Rio Hondo River. The Mission was the third in a system comprised of 21 missions established under the direction of Father Junipero Serra.

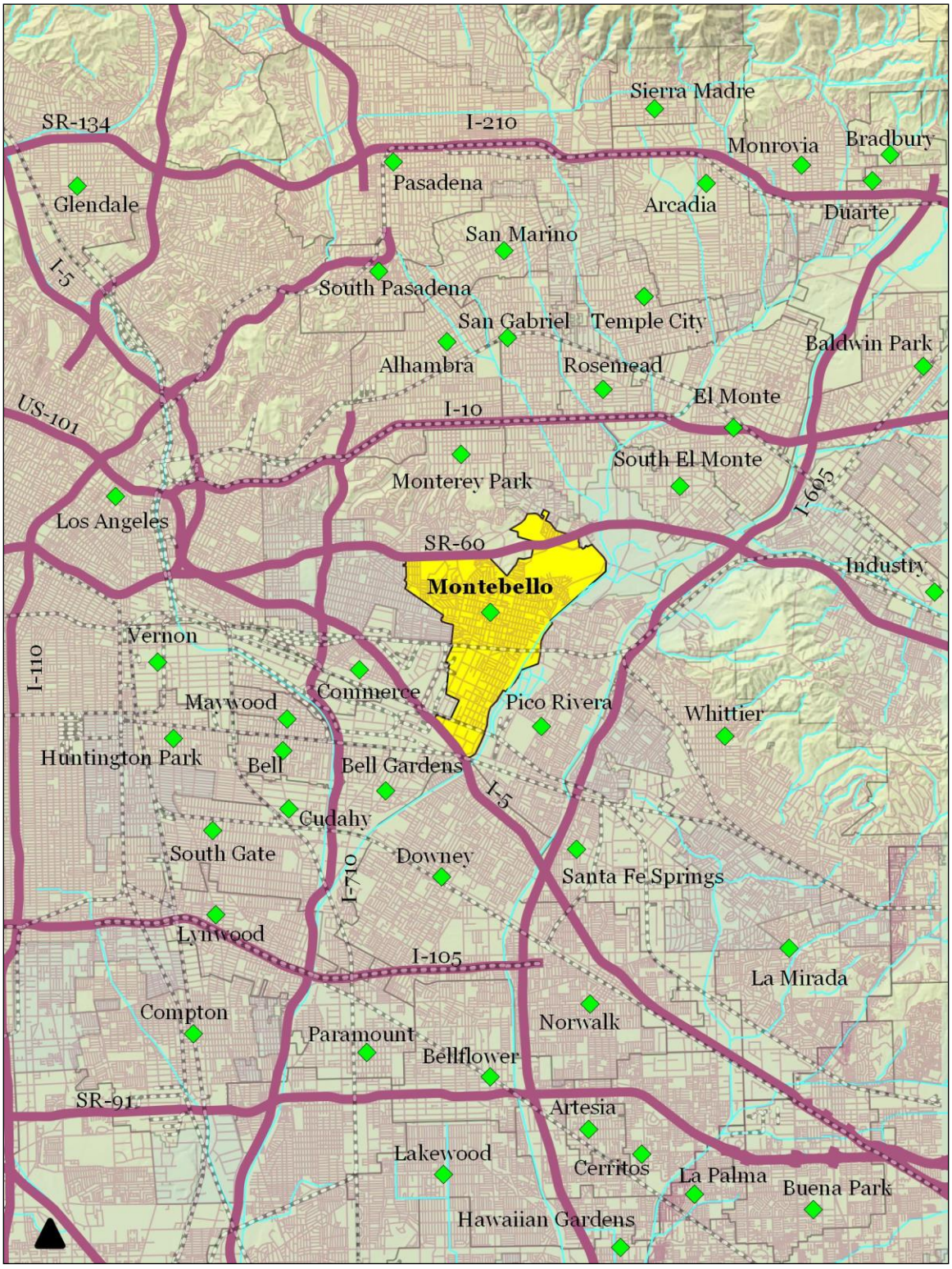


EXHIBIT 1-1. REGIONAL LOCATION OF THE CITY OF MONTEBELLO
SOURCE: QUANTUM GIS

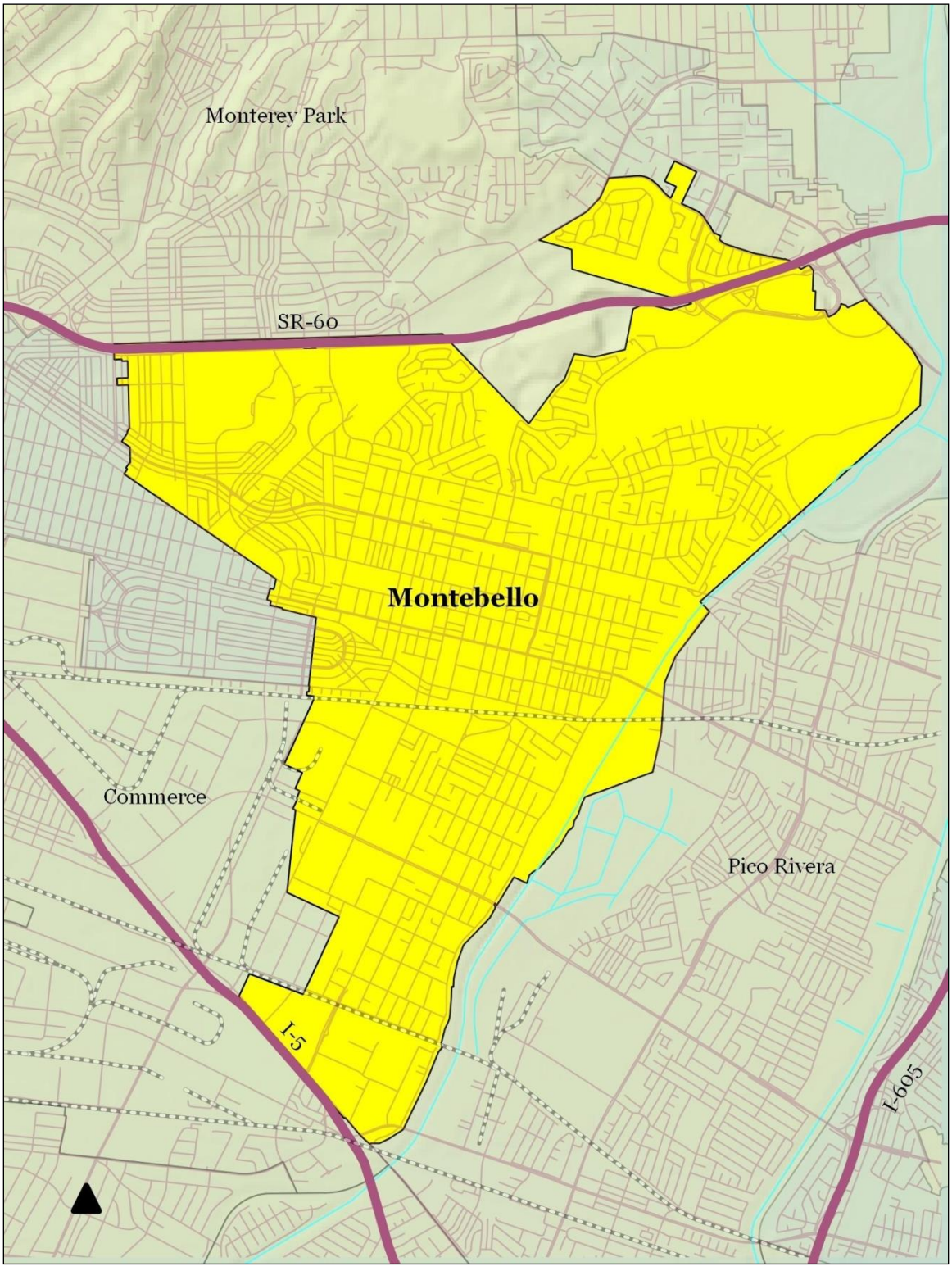


EXHIBIT 1-2. AREA-WIDE LOCATION OF THE CITY OF MONTEBELLO
SOURCE: QUANTUM GIS

The Mission managed to flourish under hardships, but heavy rains and the resulting flooding caused the mission to relocate to its permanent location in San Gabriel in 1776. The City of Montebello originally consisted of parts of Rancho San Antonio, Rancho La Merced, and Rancho Paso de Bartolo. Also within the City, on the banks of the Rio Hondo River, the last armed conflict was staged with Mexico for possession of California at the Battle of the Rio San Gabriel on January 8, 1847.

Following the Civil War, one of the early settlers in the area, Alessandro Repetto, constructed a ranch located ½-mile north of where Garfield Avenue crosses the Pomona Freeway. Repetto never married and, when he died in 1885, his brother Antonio sold his inheritance to Harris Newmark, Kaspar Cohn, John A. Bicknell, Stephen M. White, and I.W. Hellman, a group of business men well known in Los Angeles financial circles at that time. The landholdings of Newmark and Cohn consisted of 1,200 acres that included what is now the City of Montebello. The original town site of forty acres was bounded by First Street on the east, Fifth Street on the west, Cleveland Avenue on the north, and Los Angeles Avenue on the south.

Originally an agricultural community, Montebello had an ideal climate, productive soil, and an abundance of water for farming. From the turn of the century continuing through the 1920's, the area was well known for its production of flowers, vegetables, berries, and fruits. The discovery of oil by Standard Oil Company on the Anita Baldwin property in 1917, brought about a new era for the City. By 1920, Montebello oil fields accounted for one-eighth of total California crude oil production. On October 19, 1920, Montebello was incorporated as the 35th city in Los Angeles County.

Montebello has a total land area of 8.25 square miles. According to the most recent (January 1, 2019) Department of Finance (DOF) estimates, the City's population was 64,548 persons. The City has been completely urbanized for more than five decades. The new development that has occurred in the City has involved the redevelopment of existing urbanized sites that were either developed at lower residential densities or in other uses. New residential infill development has occurred throughout the City in recent years. One of the larger residential developments that had been approved in recent years was the Montebello Hills project that would include 1,200 residential units.

1.3 PURPOSE AND AUTHORITY OF THE HOUSING ELEMENT

The City of Montebello endeavors to provide a balanced housing supply in various ways. The City aims to address future housing needs through long-range planning, the removal barriers to housing, and the utilization of available resources to conserve existing housing and to provide new housing. The key objectives of this Housing Element include the following:

- 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.

State law requires counties and cities to update housing elements every five years to better reflect changes in the market condition. The previously adopted Housing Element addressed housing conditions between January 1, 1989, and December 31, 1997. Because the City of Montebello did not adopt an updated element for the previous planning period, this Housing Element also analyzes housing needs for the previous 4th Cycle planning period (2008-2014) as well as the current 5th Cycle planning period (2014-2021). This Housing Element differs from the other General Plan Elements in that the Housing Element was reviewed by HCD to ensure it conforms to State requirements. Pursuant to State law (Section 65580) of the Government Code, this Housing Element must conform to the following requirements:

- This Housing Element must identify sites, with appropriate zoning, development standards, and infrastructure to accommodate the City's Regional Housing Needs Assessment (RHNA).

- This Housing Element must examine strategies that will assist in the development of new housing designed to meet the needs of existing and future residents.

- This Housing Element must identify and address potential governmental constraints that may impede the maintenance, improvement, and development of new housing, including housing for lower income households and for persons with disabilities.

- This Housing Element must strive to conserve the existing affordable housing stock and to preserve lower income housing developments that exist in the City.

- This Housing Element must continue to support equal housing regulations for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

This Housing Element establishes specific actions, objectives, and timelines for addressing the above requirements. In response to changing State law pertinent to housing elements, this Housing Element also addresses new State laws that are intended to facilitate and expedite the construction of affordable housing. The more recent regulations related to the scope and content of local housing elements include the following:

- *Extremely Low Income Households.* AB 2635 requires local jurisdictions to assess the housing needs of extremely low income households, in addition to the established requirement to examine the needs of very low, low, and moderate income households. Extremely low income households are defined as households with annual incomes of less than 30% of the median income for the County (also referred to as the Area Median Income).

- *Land Inventory and Analysis*. AB 2348 (Chapter 724) amended the housing element law to include more specific requirements related to the analysis of available land for new housing. Specifically, the land inventory must include parcel-specific listing of available sites. The land inventory is included in Appendix B of this Housing Element.

- *Constraints for Persons with Disabilities*. SB 520 requires that housing elements identify potential and actual constraints on the development, maintenance and improvement of housing for persons with disabilities. The State now requires all cities to maintain a "reasonable accommodation ordinance" to ensure that zoning and development requirements do not hinder the implementation of housing improvements that aid disabled persons.

- *Emergency shelters*. SB 2, Chapter 633 requires that local governments assess homeless need and identify opportunities for addressing this need through establishing candidate sites for potential emergency shelters. The requirement is related to the provision of appropriate zoning regulations that would permit such uses in a particular zone by right. The law does not require the City to construct and/or operate an emergency shelter.

- *Density Bonus Requirements*. The City is required under State law to have adopted density bonus regulations in its Zoning Ordinance. The Density Bonus Law is found in California Government Code Sections 65915—65918. A developer who meets the requirements of the State law is entitled to receive the density bonus and other benefits.

- *Energy Conservation*. The City is now required to review the Zoning Ordinance and subdivision requirements, as well as other applicable codes, to promote energy conservation in housing rehabilitation and in the construction of new housing. This effort will supplement existing City initiatives related to the enforcement of the State's construction codes that require the installation of energy efficiency equipment and appliances in new development.

- *Single-Room Occupancy Housing*. The State requires all cities to update their zoning ordinances to provide for single room occupancy (SRO) housing. A SRO development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities.

- *Supportive and Transitional Housing*. The State requires all cities to update their zoning ordinances to provide for supportive and transitional housing. The State requires that local governments take a proactive role in facilitating the review and approval process. As a result, the City will be required to amend its Zoning Ordinance to permit such housing in its residential zone districts as a permitted use.

1.4 RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Montebello General Plan consists of the following twelve elements: Circulation Element, Conservation Element, Housing Element, Land Use Element, Noise Element, Open Space Element, Parks and Recreation Element, Population Element, Redevelopment Element, Safety Element, Scenic Highways Element, and Seismic Safety Element. This Housing Element builds upon the policy direction provided by the other Elements, and has been reviewed for consistency with the other General Plan policies and programs. The City's last comprehensive General Plan Update that was adopted occurred in the mid-1970s. Just before the 2008 recession, the City initiated a comprehensive update though the effort was suspended due to the budget crisis created by the Great Recession and the elimination of Redevelopment in the City. The City did undertake an update of the Housing Element and completed a Safety Element update. Housing-related policies are found in the Land Use and Redevelopment Elements that are included in the current adopted General Plan and these policies are listed below (verbatim):

- *Land Use Element, Policy 1.* Residential development should aim for the density standards outlined in the Housing Element of the General Plan.

- *Land Use Element, Policy 2.* Residential development of varying densities and housing types should be compatible among themselves and with adjacent commercial and industrial development.

- *Land Use Element, Policy 3.* Opportunities for a variety of living needs should be available in various locations throughout the City.

- *Land Use Element, Policy 4.* The existing medium density residential area characterized by mixed housing types in the central portion of Montebello should be retained.

- *Land Use Element, Policy 5.* Large concentrations of high and very high density residential development should be avoided.

- *Land Use Element, Policy 6.* The City's supply of older housing which is in good condition should be preserved.

- *Land Use Element, Policy 7.* Residential neighborhoods should be quiet, safe, and pleasant areas in which to live. They should be free from through traffic movements and encroachment of incompatible land uses.

- *Redevelopment Element, Policy 1.* Cooperate with private enterprise, community and public agencies and commissions in identifying areas and establishing priorities, objectives, and workable programs for the systematic maintenance and revitalization of residential, commercial, and industrial neighborhoods.

- *Redevelopment Element, Policy 2.* Identify pockets of declining or unstable economic land use

characteristics and develop methods of a continuing inventory of such areas.

- *Redevelopment Element, Policy 3.* All neighborhood revitalization programs shall be coordinated with and complimentary to the goals and objectives established in the land use element of the plan.

- *Redevelopment Element, Policy 4.* Examine and outline programs to facilitate the revitalization of neighborhoods. This shall include coordination of all city departmental services, as well as all other private and public agencies.

- *Redevelopment Element, Policy 5.* Examine systems for public right-of-way vacations and reductions to effect property consolidations in connection with revitalization programs.

- *Redevelopment Element, Policy 6.* The objectives of neighborhood revitalization programs shall be to improve the environmental quality within the neighborhoods and encourage private investments, broaden the tax base, avoid economic waste, increase retail sales, provide employment and improve housing in the manner consistent with other community goals.

- *Redevelopment Element, Policy 7.* Continuously evaluate the needs, problems and condition of housing within the City and endeavor to maintain an adequate supply of good housing through programs of code modification and enforcement and incentives to private developers.

- *Redevelopment Element, Policy 8.* Set guidelines for supporting land use maintenance codes and enforcement programs.

This Housing Element also recognizes the overall development capacity levels identified in the Land Use Element. The Land Use Element is also referred to in the identification of the appropriate locations for new housing development. At such time the remaining General Plan Elements are amended, this Housing Element will be reviewed to ensure continued internal consistency among the elements is maintained.

1.5 PUBLIC PARTICIPATION

This section describes the various community groups and events where the public was, or will be able to provide input regarding the Housing Element's development. As part of an earlier comprehensive General Plan Update that initially included this Housing Element, the City undertook an extensive public outreach program that consisted of the following activities:

- The outreach program included the establishment of a General Plan Advisory Committee (GPAC). The GPAC conducted eight meetings over a two-year period during which time they formulated policies and recommended land uses changes to achieve City housing, economic, and quality of life goals.

- City Council/Planning Commission Workshops were also conducted to identify planning issues, to confirm key General Plan goals and policies, to identify land use alternatives, and to review the draft General Plan document.

- Community workshops were held to identify key topics and issues to assist in the development of goals and policies and the selection of the preferred land use plan. The workshops helped identify key housing issues such as the need for a smooth transition from high to low-density housing along Beverly Boulevard, incompatible residential and industrial lands uses on Maple Avenue and elsewhere in the southern portion of the City, and a need for mixed-uses and single-family affordable housing.

Following the termination of the larger General Plan Update, the City continued with the updating the Housing Element only. The City conducted a Housing Element Community Meeting on August 2017 which was well attended with approximately 35 persons in attendance. The meeting began with a presentation concerning the Housing Element process and the key issues that have been identified thus far. The major issues raised by those in attendance included the following:

- The high cost for housing in the City was a major concern for some of the persons in attendance. Long-time residents indicated that their grown children were not able to afford housing in the City.

- One comment centered around problems related to the banking crisis beginning in 2008 and the continued number of foreclosures in the community, and the detrimental impacts of these foreclosures on the community.

- Newer residential developments in the have occurred at higher densities and there is a concern that new development and future zone changes could potentially lead to land use conflicts and incompatible uses.

- Public services may not be able to meet the demand resulting from new development.

- New residential development, especially in the Montebello Hills, may result in significant impacts on the environment.

The aforementioned community meetings were followed up the next day by a study session that was held before the Planning Commission. At this Planning Commission meeting, a brief presentation was made which was followed up by a question and answer session. The flyer advertising the community meeting and workshop is provided on the following page.

NOTICE OF COMMUNITY MEETING
CITY OF MONTEBELLO

Housing Element Update

Project Description: The purpose of this community meeting is to solicit public input for the Housing Element Update.

Copies are available on the City website, Planning Public Counter, and City Clerks Office.

NOTICE IS HEREBY GIVEN that the City of Montebello will hold a community meeting. The meeting is scheduled on:

Date: Monday, August 21, 2017
Time: 4:00 p.m. – 6:00 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Date: Monday, August 28, 2017
Time: 4:00 p.m. – 6:00 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Contact Person: Matthew Feske
Phone: 323.887.1200 **Fax:** 323.887.1488
Email: mfeske@cityofmontebello.com
Address: City of Montebello, City Hall, Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com

The draft 2017 Housing Element was presented to the Planning Commission on September 5, 2017 followed by a public hearing that was held at the Planning Commission meeting held on October 3, 2017. These meetings were properly noticed.

A number of housing and service providers, and others who have historically requested Community Development Block Grant (CDBG) funding, were also requested to comment on the Housing Element and on other housing-related issues. These service providers were personally contacted by telephone as a follow-up. The key groups that were contacted and responded included the following:

- The Montebello Unified School District;
- The Montebello Housing Development Corporation;
- Genesis Social Services, Inc; and,
- Heart of Compassion (Food) Distribution.

The predominant concerns identified by the aforementioned representatives contacted were related to the scarcity of service-related resources. There was also a perception that, while there has been new residential development in the City, this new housing is largely market rate. There is also a perception that there is an increase in homelessness in the City.

City Staff recently undertook a series of Zoning Code Amendments as part of this Housing Element Update. The following Amendments included public hearings before the Planning Commission:

- The new regulation governing transitional housing, supportive housing, and emergency housing were adopted by Ordinance 2364 on December 10, 2014.

- The urgency ordinance of the accessory dwelling unit (ADU) ordinance was considered at a Council public hearing on May 19, 2019.

- The new regulations governing the land use zoning districts (R-1, R-2, R-3, and R-4) designations and the amendments to the residential density requirements were adopted by the City Council on May, 2019.

The City has placed the Draft Housing Element on the City's website throughout its preparation so the public would have an opportunity to review the Element during the course of its preparation. Following the completion of the circulation Draft Housing Element, the City Council and the Planning Commission conducted public hearings. All public hearings were advertised in the local newspaper, with additional notices mailed to interested citizens and community groups. Once the public hearings and the related public review were completed, the City Council adopted the Element. The city will make the draft housing available on its website and proactively distribute it to organizations in accessible formats and languages and consider and incorporate comments as appropriate as part of adoption. The Planning Commission will consider the final draft housing element, CEQA Addendum and proposed Housing Opportunity Overlay (HOO) zoning amendment on April 21, 2020 and the City Council will consider the housing element for adoption along with the Addendum HOO zoning amendment on May 13, 2020 or next available meeting. Moving forward during Housing Element implementation the City will continue to engage with groups who represent underserved populations.

1.6 SOURCES OF INFORMATION

The primary source of information used in the compilation of demographic, housing, and socio-economic information required as part of this Housing Element's preparation included data collected by the U.S. Bureau of the Census. These statistics are collected every ten years as part of the national census. The most recent census was completed in 2010. In addition, annual updates are provided through the American Community Survey (ACS) estimates. The Census Bureau divided the United States into geographical units to assist in the enumeration and interpretation of the data. The largest of these units is the Standard Metropolitan Statistical Area, or SMSA, which corresponds to the larger, more populous regions in the United States. The City of Montebello is located within the Los Angeles-Long Beach SMSA, which corresponds to Los Angeles County. A number of additional sources were referred to and relied upon in the preparation of this Element. These sources include:

- The State Department of Finance (DOF) Demographic Research Unit was a source of population and housing information. The DOF publishes population and housing estimates for California cities and counties on an annual basis.

- The Southern California Association of Governments (SCAG) prepared population, housing, and employment projections used in the development of the region's Growth Management Plan.

- The U.S. Department of Housing and Urban Development (HUD) identifies the number of households that are overpaying for housing.

- Finally, the Consolidated Annual Performance and Evaluation Report (CAPER) for fiscal year 2011-2012 was also reviewed and pertinent statistical data used.

SECTION 2 - HOUSING NEEDS ASSESSMENT

This Section of the Housing Element (the Housing Needs Assessment) presents information regarding the City's population, demographics, housing characteristics, and employment trends. This section of the Element considers the following:

- *Population Characteristics* includes an analysis of population growth trends, age characteristics, and ethnicity of the City's residents;

- *Household Characteristics* provides an overview of the key socioeconomic characteristics germane to housing need;

- *Employment and Economic Characteristics* describes those economic and market factors relevant to the maintenance of existing housing and the production of new housing in the City;

- *Special Housing Needs Groups* includes a discussion of those City residents that have special housing requirements; and,

- *Housing Unit Characteristics* focuses on trends in residential development, housing unit types, and housing tenure.

2.1 POPULATION CHARACTERISTICS

Similar to population trends of other Southern California communities, Montebello experienced steady population growth in its earlier days and a boom after the end of World War II. Population growth continued into the 1980's though the rate of growth slowed in the decade following 2000 due to demographic trends and limited new housing development. According to the most recent 2019 State Department of Finance estimates, the City's current population is 64,548 persons. Population growth

trends for the City are illustrated in Exhibit 2-1 and are summarized below in Table 2-1.

Table 2-1
Population Growth Trends: 1960 to 2019

Year	Population	%Δ
1960	32,097	---
1970	42,807	33.4%
1980	52,929	23.6%
1990	59,564	12.5%
2000	62,150	4.3%
2010	62,500	0.6%
2019	64,548	2.8%

Source: U. S. Bureau of the Census (1960 to 2010) and DOF 2019.

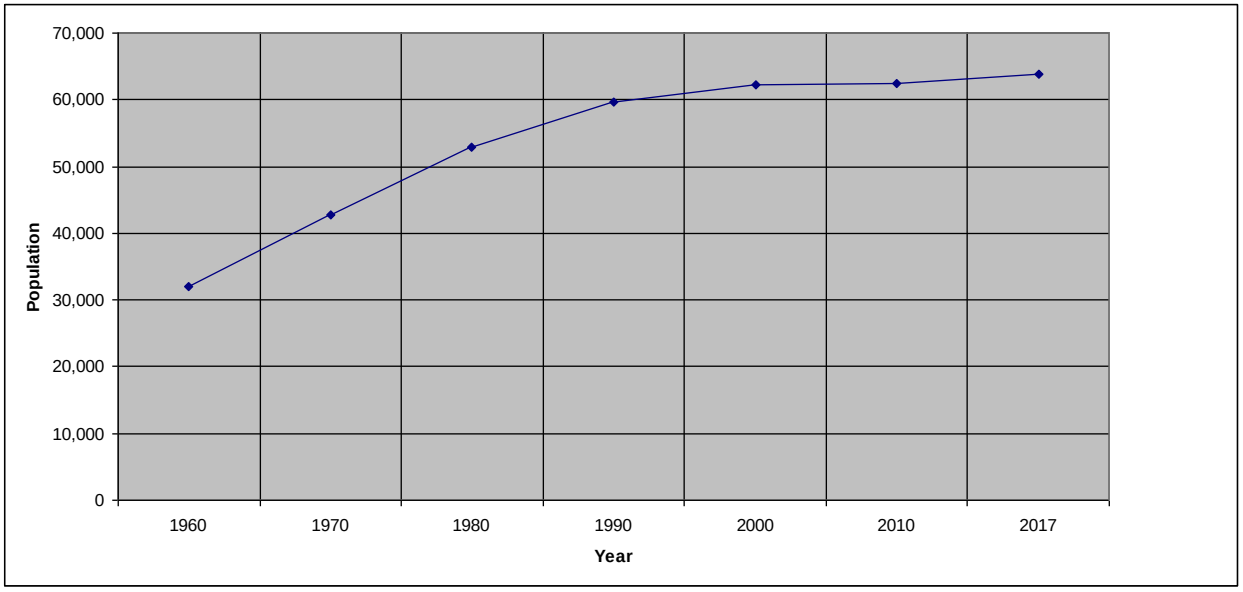


EXHIBIT 2-1 - POPULATION GROWTH IN MONTEBELLO
SOURCE: U. S. CENSUS AND DOF

A comparison of 1990 to 2019 population trends to those of surrounding communities and the County shows that Montebello had a relatively modest population growth rate of 7.9% from 1990 to 2019 (refer to Table 2-2). According to the most recent 2019 DOF estimates, the City's population increased by 4,683 persons between 1990 and 2019.

Table 2-2
Population Trends

Jurisdiction	Population			%Δ 1990 to 2019
	1990	2000	2019	
Montebello	**59,564**	**62,150**	**64,548**	**8.%**
El Monte	106,209	115,965	117,204	10.4%
Monterey Park	60,738	60,051	61,828	1.7%
Whittier	77,671	83,680	87,526	12.7%
Los Angeles County	8,863,164	9,519,338	10,523,716	18.7%

Sources: Census 1990 and 2000 U. S. Census and 2019 DOF Estimates.

2.2. AGE CHARACTERISTICS

The median age of Montebello's residents increased from 30.4 years of age in 1990 to 34.7 years of age in 2010. As is demonstrated in Table 2-3, the City's population is aging. The proportion of children and young adults have experienced significant declines while the middle-aged and senior population (with the exception of seniors over 65 years of age) have experience substantial growth. This trend is a reflection of aging households where the children of the previous several decades have grown up and left home. The age characteristics of the City's population are summarized in Table 2-3 and illustrated in Exhibit 2-2.

Table 2-3
Age Distribution in Montebello: 1990 and 2010

Age Range	1990		2010		%Δ
	No.	%	No.	%	
Under 5 years of age	4,986	8.4%	4,299	6.9%	-13.8%
5–24 years of age	18,586	31.2%	18,257	29.3	-1.8%
25-34 years of age	10,890	18.3%	8,935	14.3%	14.2%
35–44 years of age	7,556	12.7%	8,632	13.9%	45.1%
45–54 years of age	5,316	8.9%	7,711	12.4%	19.7%
55-64 years of age	5,133	8.6%	6,146	9.9%	20.1%
Seniors 65 and over	7,097	11.9%	8,520	13.7%	-13.8%
Median Age	30.4		34.7		

Source: Census 1990 and 2010.

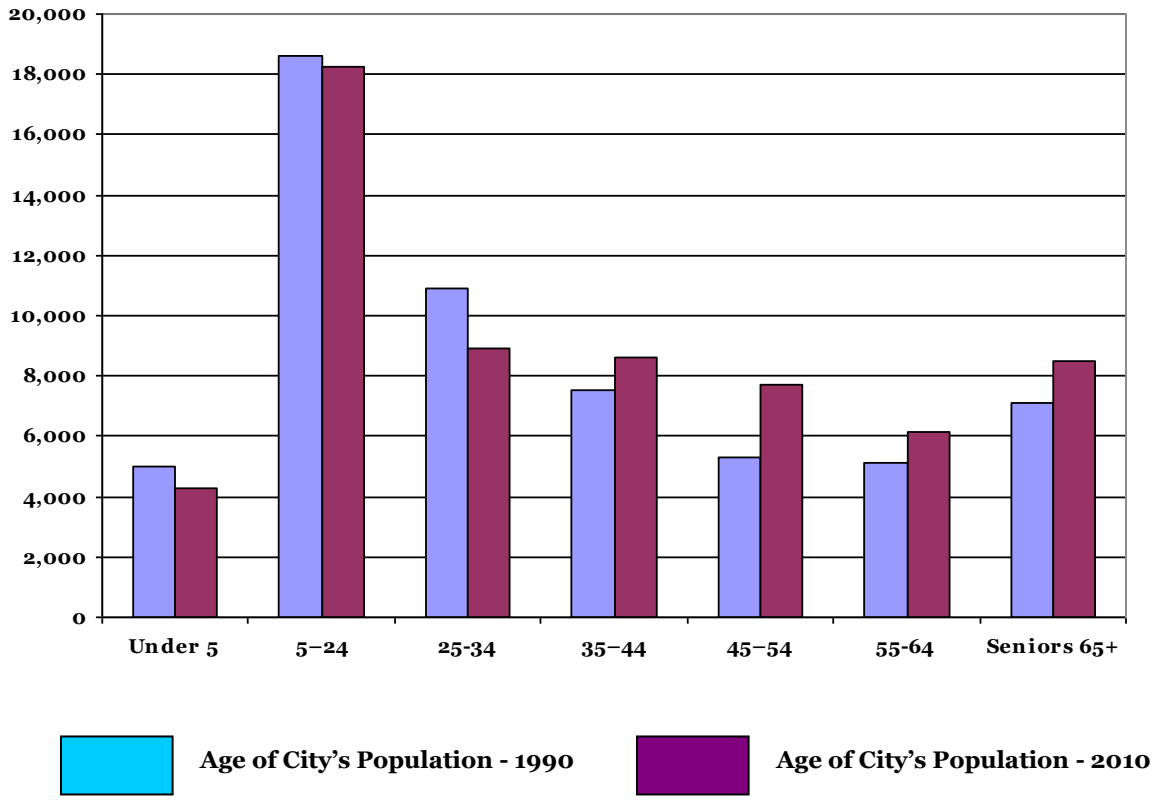


EXHIBIT 2-2. AGE CHARACTERISTICS OF MONTEBELLO'S POPULATION: 1990-2010

SOURCE: U. S. CENSUS AND DOF

2.3. RACE AND ETHNICITY OF THE CITY'S POPULATION

Household characteristics and cultural backgrounds differ by race and ethnicity and are indicators of varying housing preferences. The U. S. Census includes an enumeration of race and ethnicity. Race refers to the racial composition of a population such as Asian or African-American. Table 2-4 indicates the racial composition of the City. According to the 2010 Census, approximately 53.8% of the City's population was classified as white while 0.9% was classified as African-American, 11.0% as Asian American, Native or Alaskan, and 3.7% consisted of two or more races. The Census redefined the ethnic groupings in the most recent 2010 data. For example "whites" appear to have significantly increased in the most recent Census placing a large number of Hispanics in this group whereas before (1990 and 2000) the "White" category did not include many Hispanics.

The above paragraph provided a racial breakdown of the City's population while this paragraph focuses on the Hispanic ethnicity of the City's population. Montebello contains a predominantly Hispanic population that has grown from 67.6% to 74.6% of the total population between 1990 and 2000. According to the most recent 2010 Census, Hispanics accounted for 79.3% of the City's population. As indicated previously, Hispanics are considered an ethnic group rather than a racial group. Hispanics may include persons from a variety of races including Caucasians, African-Americans, and even Asians.

Table 2-4
Race and Ethnicity: 1990 to 2010

Race/Ethnicity	1990		2000		2010	
	No.	%	No.	%	No.	%
White	9,981	16.8%	6,911	11.1%	33,633	53.8%
Black	486	0.8%	395	0.6%	567	0.9%
Asian, Native Hawaiian, and Other	8,566	14.4%	7,099	11.4%	6,908	11.0%
Two or more Races	n/a	n/a	1,187	1.9%	2,329	3.7%
Hispanic (Ethnicity)	40,263	67.6%	46,347	74.6%	49,578	79.3

Source: Census 1990, 2000, and 2010.

2.4. EMPLOYMENT TRENDS

Employment trends show information on the types of jobs held by Montebello residents, which can be an indicator for the types of housing that meets the needs of certain workers. Wage and income information can also indicate how much workers can spend on housing. Employment growth may also be an indicator of housing needs. According to employment data from the Employment Development Department (EDD), the unemployment rate for the City as of May 2017 was 3.4%, compared to 4.0% for the County. At that time, there were 1,000 persons in the City actively seeking employment, out of a total labor force of 29,100 persons.

The number of employed residents decreased between 1990 and 2000 though the job losses that occurred between 1990 and 2000 had somewhat recovered by 2010. During the 20 years between 1990 and 2010,

the number of residents employed in the manufacturing and retail trade sectors experienced significant declines. During this same period, the number of residents employed in the health services, education, arts, and public administration increased. Table 2-5 indicates the employment characteristics of the City's residents according to the 1990, 2000, and 2010 U. S. Census.

Table 2-5
Employment by Industry: 1990, 2000, and 2010 in Montebello

Employment Category	1990	2000	2010
Agriculture, forestry, fishing	426	58	110
Hunting, and mining:	1,393	776	1,385
Manufacturing	5,612	4,150	3,332
Wholesale trade	1,547	1,367	1,392
Retail trade	4,601	2,476	2,983
Transportation and warehousing, and utilities	2,280	1,484	2,238
Information	n/a	665	744
Finance, insurance, and real estate.	1,921	1,244	1,503
Professional, scientific, management, administrative, etc.	2,101	1,770	2,208
Educational, health, and social services.	3,646	4,655	5,869
Arts, entertainment, recreation, accommodation and food services.	385	1,849	2,292
Other services (except public admin.)	1,506	1,371	1,222
Public administration	911	1,002	1,473
Total	26,329	22,867	26,751

Source: Census 1990, 2000, and 2010.

The major employers in the City are summarized in Table 2-6. Jobs in education account for the majority of jobs offered in Montebello. The Montebello Unified School District is the largest employer in the City, with multiple schools providing jobs for administrators, teachers, and custodians, as well jobs located at the central administration offices.

Table 2-6
Major Employers in Montebello - 2016

Company	Products	Number of Employees
City of Montebello	Municipality	614
J.C. Penny Corporation, Inc 2172-5	Retailer	293
Costco Wholesale #459[1]	Wholesale Retailer	279
Wilbur Curtis Co, Inc	Manufacturing	271
Katzkin Leather, Inc	Manufacturing	235
Monarch Litho Inc	Commercial Printing	170
Forever 21	Retailer	149
BJ's Restaurant and Brewhouse	Restaurant	143
Minson Corporation	Retail and Manufacturing	140
All Access Apparel Corp	Manufacturing	136
Lifeline Ambulance	Health Services	110
Total		2,540

1. This Costco store closed for business in 2018.
Source: City of Montebello Comprehensive Annual Financial Report for the 2016 Fiscal Year

In 2010 (refer to Table 2-7) 28.2% of the employed residents worked in sales and office occupations; 28.6% worked in management, professional, and related occupations; 17.5% worked in service-related occupations, 7.8% worked in construction related occupations, and 19.6% worked in production, transportation, and material moving occupations.

Table 2-7
Employment by Occupation: 1990, 2000, and 2010 in Montebello

Occupation Category	1990	2000	2010-#	2010-%
Management, professional, and related occupations	5,694	5,897	7,652	28.6
Service	5,914	3,304	4,687	17.5
Sales and office	9,374	7,444	7,535	28.2
Farming, fishing, and forestry	377	16	0	0.0
Construction, extraction, and maintenance	3,687	1,728	2,085	7.8
Production, transportation, and material moving	1,283	4,478	4,792	17.9
Total	26,329	22,867	26,751	100.0%

Source: Census 1990, 2000, and 2010.

2.5. HOUSEHOLD CHARACTERISTICS

The household characteristics of a community's impact the type of housing needed in that community. Household type, income levels, the presence of special needs populations, and other household characteristics are all factors that affect the housing needs of a community. A household is defined by the U.S. Census as "all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together." Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Family households are defined by the Census as two or more persons sharing a dwelling unit who are related. According to the 2010 Census, there were 19,012 households in the City. Of this total number, 14,770 (77.7%) were family households and non-family households totaled 4,242 (22.3%). A total of 8,168 households (43.0) included dependent children less than 18 years of age. The number of senior households containing an individual 65 years of age or older was 6,169 households (32.4%). Table 2-8, compares the household statistics taken from the 1990 and 2010 Census data.

Table 2-8
Household Type: 1990 and 2010

Household by Type	1990		2010		%Δ
	Households	%	Households	%	
Total Households	18,618	100%	19,012	100%	2.1%
Family Households	14,397	77%	14,770	77.7%	2.6%
Married-With Children	5,316	29%	4,313	22.7%	-18.9%
Married No Children	4,587	25%	4,775	25.0%	4.1%
Non-Family Households	4,221	23%	4,242	22.3%	-1.5%
Householder Living Alone	3,402	18%	3,350	17.6%	2.1%
Average Household Size	3.17 persons/household		3.27 persons/household		
Average Family Size	3.59 persons/family		3.67 persons/family		

Source: Census 1990 and 2010.

2.6. HOUSEHOLD INCOME AND HOUSING AFFORDABILITY

Household income is an important indicator of housing need. Table 2-9 shows the median household income by tenure for Montebello and surrounding cities. According to the 2000 Census, Montebello experienced a moderate increase (22.6%) in median household income between 1990 and 2000. Renters earned higher median household income ($29,400) than renters in all but one of its neighboring cities. Still, 23.1% of renter households earned less than $24,999 compared to 9.6% of owner households.

Table 2-9
Median Household Income by Tenure in 2000

Jurisdiction	Median Income				%Δ between 1990 and 2000
	Owner-occupied	Renter-occupied	Total 2000	Total 1990	
Montebello	**$54,931**	**$29,400**	**$38,562**	**$31,441**	**22.6%**
El Monte	$46,625	$25,879	$32,456	$28,034	15.8%
Monterey Park	$55,182	$28,155	$40,579	$32,605	24.5%
Pico Rivera	$48,537	$28,640	$41,723	$34,383	21.3%
Whittier	$66,482	$34,623	$49,033	$38,020	29.0%
Los Angeles County	$62,180	$29,395	$42,030	$34,965	20.2%

Source: Census 2000.

Housing needs are often evaluated based on income level and household type. The California State Department of Housing and Community Development (HCD) places income into the following categories based on the median family income (MFI) of a particular metropolitan area:

- *Extremely Low-Income Households* earn 0% to 30% of the MFI;
- *Very Low-Income Households* earn 31% to 50% of the MFI;
- *Low-Income Households* earn between 51% to 80% of the MFI;
- *Moderate-Income Households* earn between 81% and 120% of the MFI; and,
- *Above Moderate-Income Households* earn above 120 % of the MFI.

The U.S. Department of Housing and Urban Development (HUD) uses Census data to create a data set known as the Comprehensive Housing Affordability Strategy (CHAS). This data set allows for an analysis of housing need by income level and household type. Federal CHAS data is organized differently from that of the California's HCD categories described above. Federal CHAS data is separated into Extremely Low Income (0%-30% of MFI), Very Low Income (31%-50% MFI), Low Income (51%-80% MFI), and Moderate/Upper Income (81% and above MFI). The CHAS data separates the household type into the following categories:

- *Elderly households:* The head of the household is of age 62 or older;
- *Small Family Households:* Families with a total household size of two to four persons; and,
- *Large Family Households:* Families with a total household size of five or more persons.

The cost for housing has increased significantly in the past five years throughout the Southern California region in general. Historically, the Census and other service agencies have indicated that those households that pay in excess of 30% of their total income for housing are overpaying. The resulting effect of this overpayment is that these households may not have the finances required for other necessities such as food, clothing, education, medical insurance, transportation, or other basic needs. The

continuing escalation of housing costs corresponded to a period of little growth in real wages. This has translated into a significant increase in both the amount of overpayment and the number of affected households. HUD has prepared a fair market rent schedule as a guideline to maximum rents allowable for units receiving Section 8 assistance (refer to Table 2-11). HUD uses the Consumer Price Index and the Census Bureau housing survey data to calculate the fair market rents for each Standard Metropolitan Statistical Area (SMSA). As indicated in Table 2-10, market rents in the City have more than doubled since 1990.

Table 2-10
HUD Fair Market Rents, Los Angeles-Long Beach SMSA

Year	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
1990	$615	$715	$916	$1,035
1995	$695	$855	$1,154	$1,416
1996	$675	$854	$1,153	$1,375
1997	$583	$737	$995	$1,187
1998	$592	$749	$1,011	$1,206
1999	$605	$766	$1,033	$1,233
2000	$605	$766	$1,033	$1,233
2001	$618	$782	$1,055	$1,260
2002	$650	$823	$1,110	$1,325
2003	$764	$967	$1,305	$1,558
2004	$807	$1,021	$1,378	$1,646
2005	$900	$1,124	$1,510	$1,816
2006	$852	$1,189	$1,597	$1,921
2007	$1,016	$1,269	$1,704	$2,051
2008	$1,041	$1,300	$1,746	$2,101
2009	$1,090	$1,361	$1,828	$2,199
2010	$1,137	$1,420	$1,907	$2,295
2011	$1,173	$1,465	$1,967	$2,367
2012	$1,159	$1,447	$1,943	$2,338
2013	$1,101	$1,421	$1,921	$2,140
2014	$1,083	$1,398	$1,890	$2,106
2015	$1,103	$1,424	$1,926	$2,145
2016	$1,154	$1,490	$2,009	$2,227
2017	$1,195	$1,545	$2,079	$2,303

Source: U.S. Department of Housing and Urban Development

HCD now requires local governments to identify those households that have incomes that are classified as *extremely low income*. Extremely low income households include those households that have annual incomes that are 30% of the County median (the households included in this category typically represent

the lowest wage earners in a community with wages corresponding to the current annual minimum wage of $10.50 per hour as of January 1, 2017). The annual wage figure cited previously assumes full-time employment. Table 2-12 indicates the income limits established by HUD to define the lower income household groups. The income thresholds shown in Table 2-11 indicate the income limits for various household sizes (between one-person households up to 8-person households).

Table 2-11
Household Lower Income Limits (in dollars)

Household Size	2000 Census Data			2017 (HUD MFI) in dollars		
	30% of Median	Very Low	Low	30% of Median	Very Low	Low
1	10,950	18,250	29,200	$18,950	$31,550	$50,500
2	12,500	20,850	33,350	$21,650	$36,050	$57,700
3	14,050	23,450	37,500	$24,350	$40,550	$64,900
4	15,650	26,050	41,700	$27,050	$45,050	$72,100
5	16,900	28,150	45,000	$29,250	$48,700	$77,900
6	18,150	30,200	48,350	$32,960	$52,300	$83,650
7	19,400	32,300	51,700	$37,140	$55,900	$89,450
8	20,650	34,400	55,000	$41,320	$59,500	$95,200

Source: U. S. Dept. of Housing and Urban Development.

According to the HUD, households that pay in excess of 30% of their monthly income for housing (either a mortgage or a rent/lease) may be overpaying. Table 2-12 indicates the number of owner-occupied and renter-occupied households that are overpaying for housing.

Table 2-12
Overpayment for Housing - 2011

Percent of Overpayment	Owner-Occupied	Rental Units
Less than 20%	254 (14.2%)	485 (78.1%)
20%-24.9%	156 (8.7%)	6 (1.0%)
25%-29.9%	216 (12.1%)	18 (2.9 %)
30%-34.9%	256 (14.3%)	36 (5.8%)
35% and more	906 (50.7%)	76 (12.2%)

Source: U.S. Bureau of the Census, 2010.

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. The CHAS data concerning overpayment for housing in Montebello is summarized in Table 2-13.

Table 2-13
Overpayment For Housing in Montebello

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	905	2,805	3,710
Household Income >30% to <=50% HAMFI	1,230	2,730	3,960
Household Income >50% to <=80% HAMFI	1,570	2,495	4,065
Household Income >80% to <=100% HAMFI	1,115	1,070	2,185
Household Income >100% HAMFI	4,260	1,500	5,760
Total	9,075	10,600	19,675
Housing Problems Overview[1]	**Owner**	**Renter**	**Total**
Household has 1 of 4 Housing Problems	3,625	6,975	10,600
Household has none of 4 Housing Problems	5,425	3,470	8,895
Cost Burden not available	25	155	180
Total	9,075	10,600	19,675
Severe Housing Problems Overview [2]	**Owner**	**Renter**	**Total**
Household has 1 of 4 Severe Housing Problems	1,815	4,490	6,305
Household has none of 4 Severe Housing Problems	7,235	5,955	13,190
Cost Burden not available	25	155	180
Total	9,075	10,600	19,675
Housing Cost Burden Overview	**Owner**	**Renter**	**Total**
Cost Burden <=30%	5,805	4,220	10,025
Cost Burden >30% to <=50%	1,950	2,964	4,914
Cost Burden >50%	1,300	3,245	4,545
Cost Burden not available	25	175	200
Total	9,075	10,600	19,675

HAMFI – Household Average Median Family Income Source: CHAS Data Book 2010-2014 (for Montebello,

The Table 2-13 indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter households). Finally, the Table indicates senior households and large-family households that are overpaying for housing. The Census data indicated that for owner-occupied housing units, median mortgage, and selected monthly service costs in 2010 were $1,829. In 2010, owner-occupied households (50.7%) expended more than 35% of

their income for housing. These housing expenditures reflected the sum of mortgages, real estate taxes, insurance, association fees, and utilities. Monthly payments for homeowners more than quadrupled in the 30 years between 1980 and 2010, and the percentage of households paying 30% or more for housing nearly doubled during this same period. For renters, the median gross rent per month increased from $211 in 1980 to $979 in 2010. This dollar amount refers to the contract rent (i.e., monthly rent agreed to, or contracted for) plus the estimated average cost of utilities if paid for by the renter. This definition was used by the Census in an attempt to eliminate differentials due to varying practices in rent structuring. According to the most recent Census, a total of 3,309 renter-occupied households (47.8%) paid in excess of 30% of their monthly incomes for housing.

2.7. SPECIAL HOUSING NEEDS

Special housing needs groups refer to those households that contain the elderly, handicapped, large families, overcrowded households, female heads of households, and persons in need of emergency shelter.

SENIOR HOUSEHOLDS

For the purpose of this special needs analysis, individuals 65 years of age or more are considered "seniors." This is different than "elderly" as defined in the CHAS data (62 years of age or more). Households headed by seniors have special needs due to low, lower incomes, physical or mental disabilities, and other dependency needs. Seniors are often retired and rely on fixed or low incomes. They are also more prone to injuries and illnesses that increase their health care costs, thus reducing the income that would otherwise be available for housing. Their housing choices are also more specific because seniors often wish to be close to public transportation and other services. According to the 2000 Census, Montebello had over 4,400 households headed by seniors. The number of owner-occupied, elderly-headed households increased between 1990 and 2000 by almost 12%, while the number of renters decreased by approximately 4%. According to the 2010 Census, the number of households containing an individual 65 years of age or older was 6,169 households (32.4%).

DISABLED HOUSEHOLDS

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

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

- *Sensory disability* that includes blindness, deafness, or severe vision or hearing impairment.
- *Physical disability* refers to a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying;
- *Mental disability* refers to impaired ability to learn, remember, or concentrate;
- *Self-care disability* refers to an impaired ability to dress, bathe, or get around inside the home;

- *Go-outside-home r*efers to those individuals that are physically unable to go outside the home alone to shop or visit a doctor's office; and,
- *Employment disability* includes those individuals that are unable work.

The 2010 U.S. Census and the 2013 American Community Survey indicates different types of disabilities tallied for major age groups. The number of residents in each category is summarized in Table 2-14. Exhibit 2-3 depicts the percentage and distribution of residents with a disability by census tract in the City.

Table 2-14
Types of Disability in 2010

Description	Number	%
Under 6 Years with a Disability	107	2.1
Hearing Disability	44	0.9
Vision Disability	63	1.2
5 to 17 years with a Disability	733	7.1
Hearing Disability	0	0.0
Vision Disability	151	1.5
Cognitive Disability	397	3.9
Ambulatory Disability	200	1.9
Self-care Disability	181	1.8
18 to 64 years with a Disability	4,358	11.5
Hearing Disability	346	0.9
Vision Disability	967	2.5
Cognitive Disability	1,904	5.0
Ambulatory Disability	2,196	5.8
Self-care Disability	1,519	4.0
Independent Living Disability	1,887	5.0
65 years and over:	4,752	52.4
Hearing Disability	1,901	20.9
Vision Disability	1,161	12.8
Cognitive Disability	1,522	16.8
Ambulatory Disability	3,295	36.3
Self-care Disability	1,501	16.5
Independent Living Disability	2,376	26.2

Source: Census 2010-2013

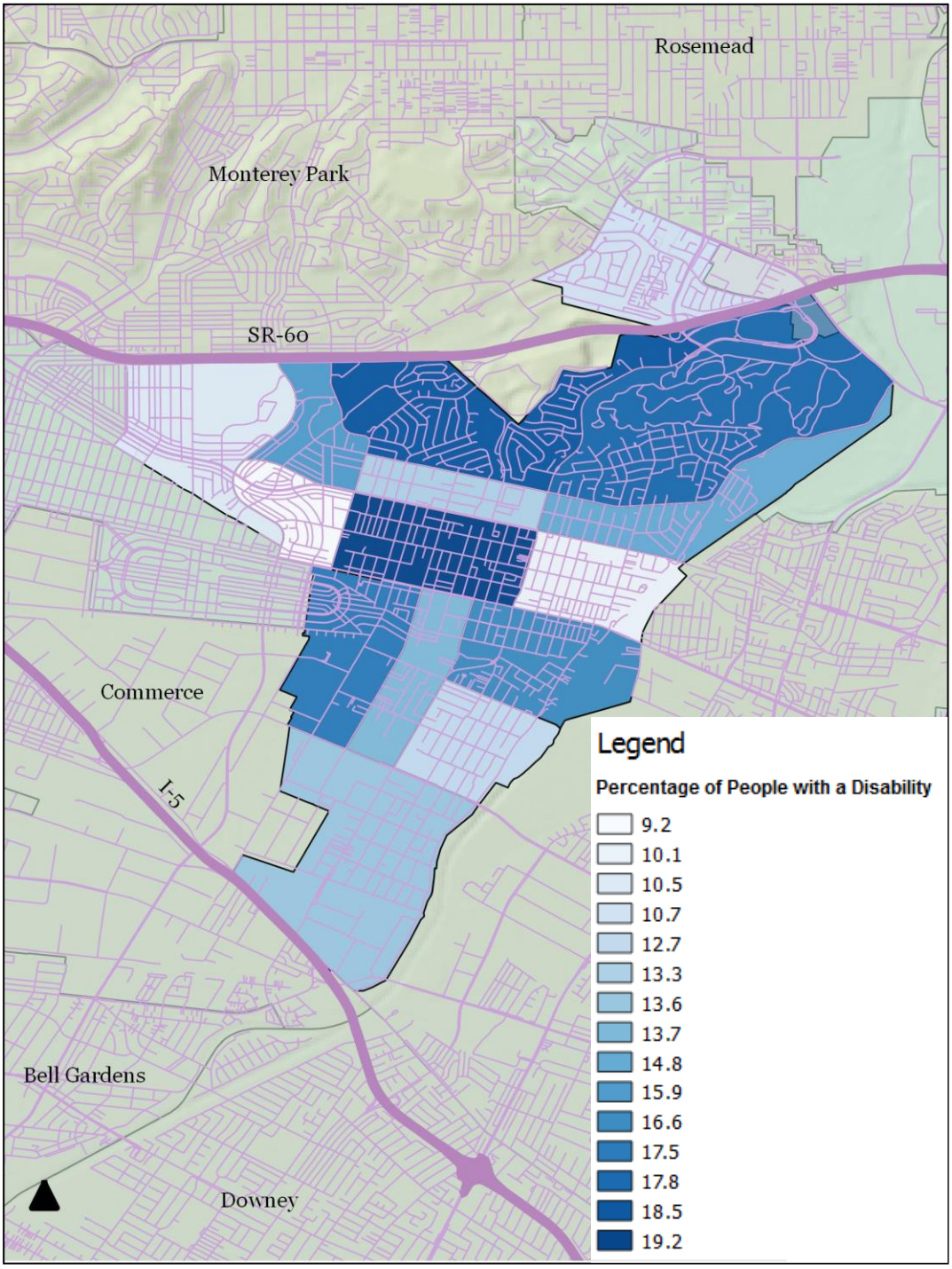


EXHIBIT 2-3. PERCENTAGE AND DISTRIBUTION OF PEOPLE WITH A DISABILITY BY CENSUS TRACT
SOURCE: U.S. CENSUS

According to the State Department of Development Servicies (DDS), the are 451 persons residing in Montebello that have a developmental disability. A developmental disability is defined as defined as "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual." The disabilities may include an intellectual disability, cerebral palsy, epilepsy, and autism and other developmental disabilities (Welfare and Institutions Code Section 4512). The DDS administers programs for developmental disabilities via regional centers. The Eastern LA Regions Center serves the City of Montebello. The City requires that all new residential developments comply with California building standards (Title 24 of the California Code of Regulations) and Federal requirements for accessibility. Other City efforts designed to promote reasonable accommodation include the following:

- *Procedures for Ensuring Reasonable Accommodations.* The City does not have any Zoning Ordinance provisions that are specific to housing for disabled persons. Minor building improvements, such as ramps, rails, and wheelchair lifts, may be handled through an administrative review process to evaluate such development requirements applicable to housing for persons with disabilities.

- *Efforts to Remove Regulatory Constraints for Persons with Disabilities.* The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City of Montebello does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no constraints on housing for persons with disabilities caused or controlled by the City.

- *Retrofitting Requirements.* The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. In addition, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

- *Information Regarding Accommodation for Zoning, Permit Processing, and Building Codes.* The City implements and enforces the current California Building Code (2012). The City provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

This Housing Element also includes a new program that includes the provision of a new Reasonable Accommodation Program. Under this program, the City will adopt a *Reasonable Accommodation Ordinance* to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on

the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

FARM WORKER HOUSING

According to the Census, those working in agricultural, fishery, forestry, and hunting industry decreased by 84.2% between 1990 and 2015 in Montebello (refer to Table 2-15). According to the ACS Census data, 50 persons residing in the City if 2015 worked in "agricultural-related" occupations. These occupations do not include active farming given that no agricultural lanes are located within the City. These only related occupations are related to nurseries where landscaping materials are cultivated. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farm worker population through its overall affordable housing programs. Also, because Montebello is an urban community in a metropolitan area and those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farm worker jobs.

Table 2-15
Farm Workers: 1990 and 2015

Area	1990	2015	%Δ
Montebello	368	50	-86.4%
Los Angeles County	54,215	29,963	-41.9%

Source: Census 1990 and 2015.

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

EMPLOYEE HOUSING

The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public that may be impacted by conditions in and around employee housing. Any employee housing that has qualified, or is intended to qualify, for a permit to operate pursuant to the EHA, may invoke the following provisions:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a *single-family structure* with a residential land use designation. Employee housing *shall not* be included within the definition of a boarding house, rooming house, hotel, dormitory, or other

similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing.

- The use of a single family unit for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes.

- Employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.

- For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household.

- Each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

A new program, Program 16: Zoning Ordinance Revisions, has been included that will incorporate the above changes related to the EHA's implementation.

LARGE HOUSEHOLDS AND OVERCROWDING

Households with five or more members are considered large households for the purpose of analysis in the Housing Element. Large households are typically composed of families with children and/or extended family members. Large households experience difficulties finding housing due to the limited number of housing units with enough space and/or bedrooms and at an affordable cost. Large households often live in overcrowded, inadequate housing. The 2000 Census shows that 4,301 households, or 22.8% of households in Montebello, had five or more members. The number of large renter households in Montebello increased by 302 households and the number of large owner households increased by 79 households between 1990 and 2000. According to the 2010 Census, a total of 2,049 large family households lived in owner-occupied units. The same Census figures also indicated that 2,281 large family households lived in rental units. This overcrowding is exacerbated by the large number of renter households in the City as well as the age of the City's housing stock. Table 2-16 summarizes the Census data regarding large households.

Table 2-16
Large Households: 1990 to 2010

	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%

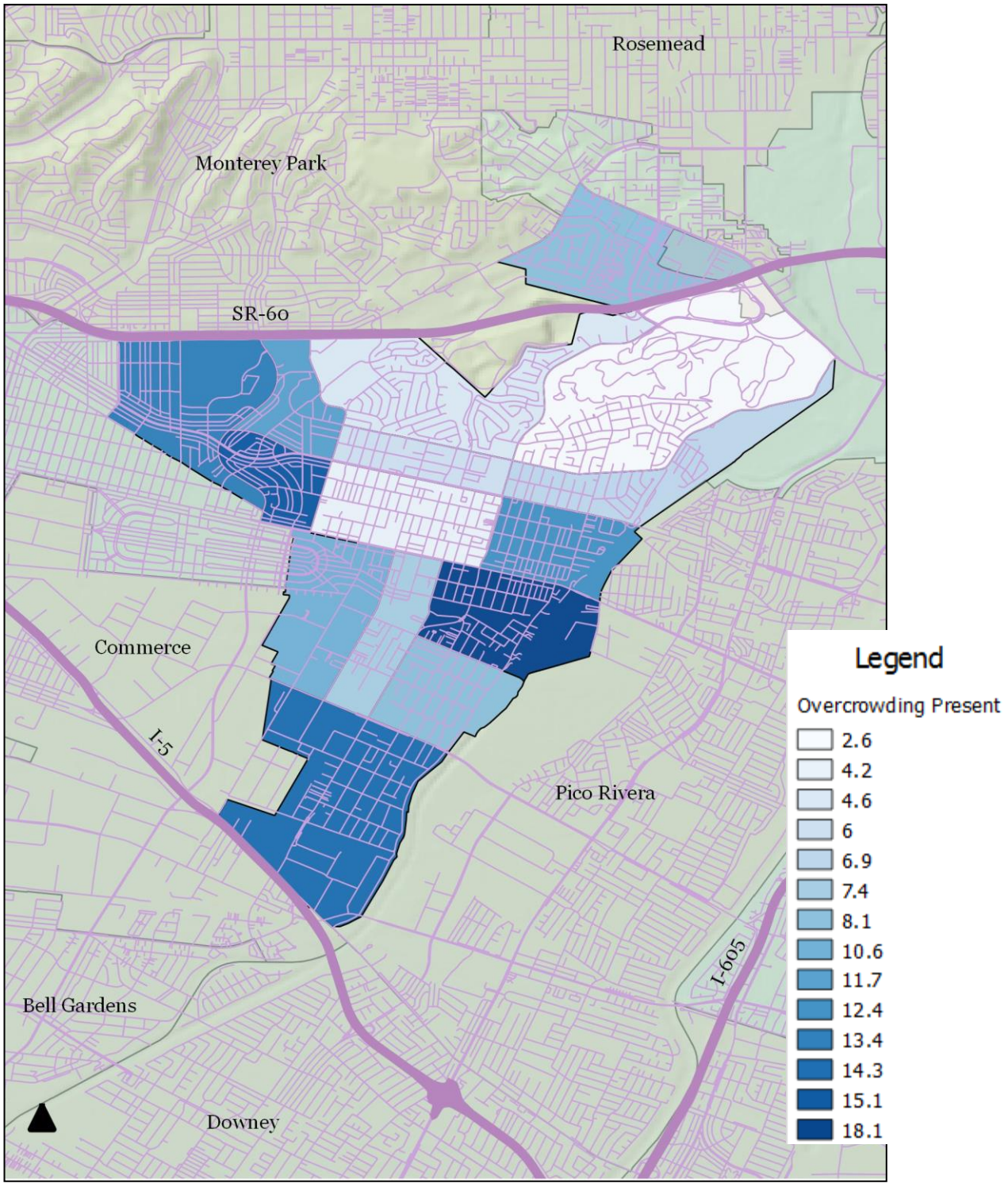
Source: Census 1990 and 2000.

The Census defines *severe overcrowding* as housing with more than 1.5 persons per room. To avoid severe overcrowding, the average household will require two or more bedrooms per unit and an average family will require 2.5 bedrooms per unit. Overcrowding takes place when a lack of affordable housing compels larger households to occupy smaller dwelling units or when two or more households share a single unit. A housing unit that is occupied by more people than intended can lead to faster deterioration of the housing unit. Overcrowding can lead to unplanned traffic congestion and parking shortages, as well, if there are multiple cars for each housing unit. In 2010, approximately 4.2% of total occupied housing units in the City were considered to be overcrowded with 1.5 persons per room or more. Of the total households in the City, 0.9% of the owner-occupied households were overcrowded and 3.5% of the renter-occupied households were overcrowded. Exhibits 2-4 and 2-5 depict overcrowded and severely overcrowded units by census tract in the City, with the white indicating fewer concentrations of overcrowding and the blue indicating higher concentrations of overcrowding.

HOMELESS AND EMERGENCY SHELTERS

There are two categories of need that should be considered in discussing the homeless: 1) transient housing providing shelter, and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be a problem. The U.S. Department of Housing and Urban Development defines homeless persons as those in the following situations:

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


Rosemead
Monterey Park
SR-60
Commerce
I-5
Pico Rivera
I-605
Bell Gardens
Downey
Legend
Overcrowding Present
2.6
4.2
4.6
6
6.9
7.4
8.1
10.6
11.7
12.4
13.4
14.3
15.1
18.1

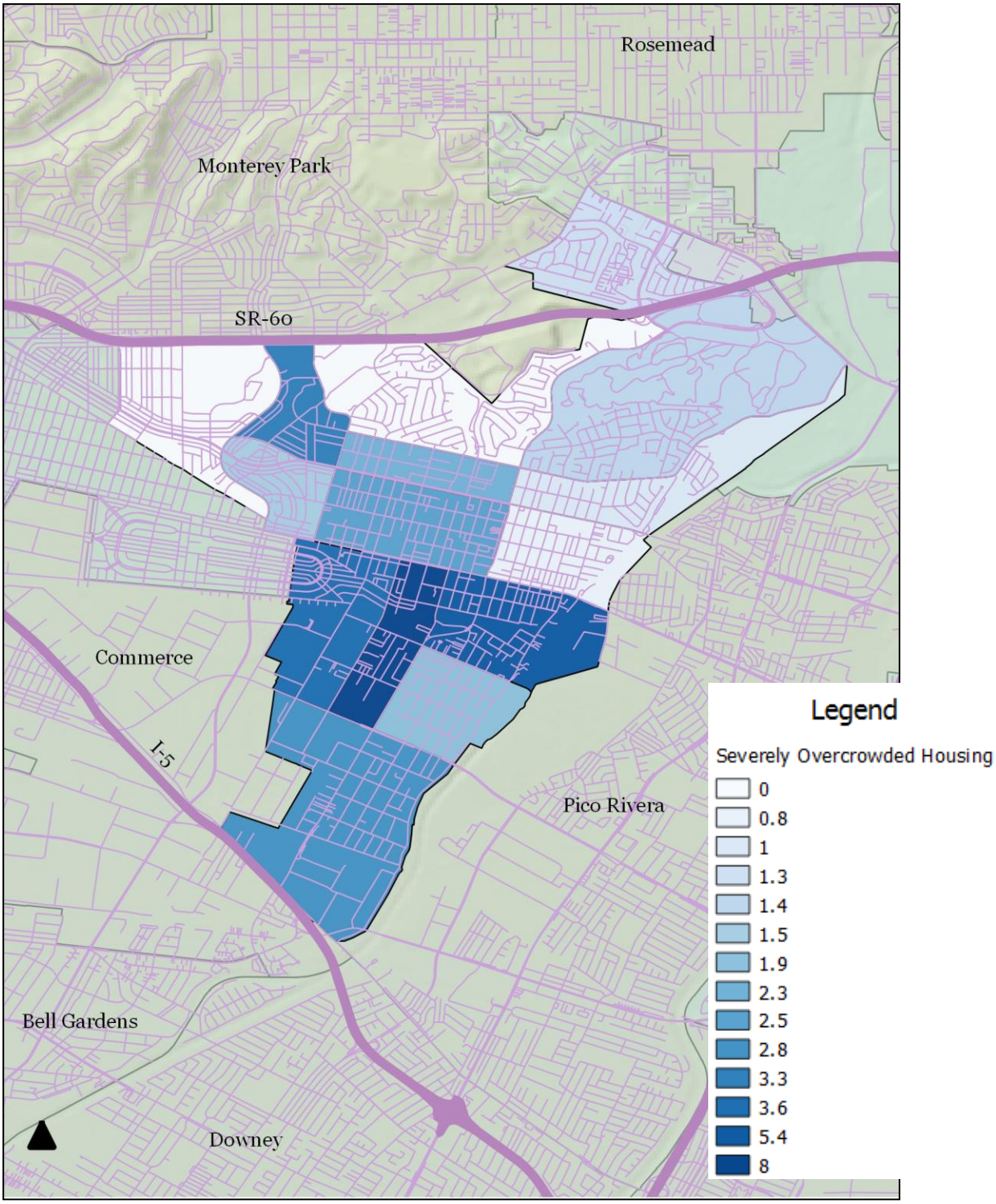


EXHIBIT 2-5. OCCUPANCY CHARACTERISTICS – PERCENTAGE OF SEVERELY OVERCROWDED HOUSING UNITS BY CENSUS TRACT
SOURCE: U.S. CENSUS

A Citywide housing condition survey was conducted by the preparers of this Housing Element during the early summer (June and July) of 2017. This survey involved a windshield survey of every street in the City. During this survey, the location and extent of homeless persons were also noted. The surveys identified six homeless individuals on the day the survey was conducted.

Data provided by the Shelter Partnership estimated that there were 236,400 homeless persons in Los Angeles County over the course of a year. On any given night in Los Angeles County, there are more than 84,000 homeless persons. Various circumstances that may lead to homelessness include the following:

- Single adult transients passing through the City on the way to some other destination;
- Seasonal and/or migrant homeless individuals seeking seasonal employment in the City;
- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets;
- Minors who have run away from home;
- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) that are escaping domestic violence.

The City of Montebello was included in the East Los Angeles County Survey Area (SPA 7) conducted by the Los Angeles County Homeless Services Authority. The 2017 survey identified 5,189 homeless persons which was an increase from the 2016 number of 3,469 homeless persons. This increase in observed homeless persons was 1,720 or 50%. The City of Montebello does not currently provide temporary housing services for homeless persons. The City refers homeless individuals to the Rio Hondo Temporary Home (RHTH) and the Women's and Children's Crisis Shelter. These two places offer services to the homeless as shown in Table 2-17.

Table 2-17
Homeless Agency Services

Shelters/Services	Rio Hondo Temporary Home	Women's and Children's Crisis Shelter
Sleeping Capacity	92	31
Rental Assistance	No	No
Clients	Homeless families with children, All single parents, adult couples (18 ages or older), children from infancy to 18.	Victims of domestic violence (battered women and abused children).

Table 2-17
Homeless Agency Services (continued)

Shelters/Services	Rio Hondo Temporary Home	Women's and Children's Crisis Shelter
Social Service Programs	Counseling and case management (mental health therapy, pediatric occupational therapist), on-site childcare center, on-site medical clinic, three meals seven days a week, and Federal Emergency Soup Program.	Counseling and advocacy Programs.
Day services	Life skills program (hygiene, sanitation, Money management).	Advocacy, legal work, medical assistance, life skills
Food Voucher	No	No
Serve Special populations	No	Yes
Handle rehab clients	No	No
Mailing Address	12300 4th Street Bldg. 213 Norwalk, CA 90650	10007 Cole Rd. Whittier, CA 90603

Source: Rio Hondo Temporary Home and Women's and Children's Crisis Shelter.

SINGLE PARENT HOUSEHOLDS

Since single-parents typically must work full-time while raising children, single-parent headed households have special needs such as affordable childcare, healthcare, and housing assistance. Female-headed households also tend to earn less than other family groups, and have limited access to affordable housing. According to the Census Bureau, in 2010, 5,682 or 30% of the total households in Montebello were headed by single parents, compared to only 23.4% in 1990. Between 2000 and 2010, the number of female-headed single-parent households increased by 238 households. Among the single-parent households in 2010, 9.5% of single-parent households were female-headed with children.

POVERTY

People living in poverty have difficulty finding housing due to constrained incomes. According to the Census, poverty status of families or individuals is determined by comparing family size and composition to a money income (before tax) threshold. This income threshold is updated annually to reflect changes in the consumer price index, but does not vary geographically. The income threshold varies by family size and age of its members, and includes the income level people and families need to live. The poverty rate data, summarized in Table 2-18, shows the percentage of residents and families living in poverty in each category. In 2010, approximately 17.0% of Montebello residents lived in poverty and of these, approximately a quarter (24.9%) of them are less than 18 years old. The groups with the highest percentage living in poverty were female-headed households with children under 18 years old at 38.1%, followed by female-headed households at 28.3%. Even though female-headed households with children comprise 16.2 % of the total population, they comprise 43.3% of families living in poverty. Exhibit 2-6 depicts poverty levels by census tract in the City, with white indicating lower concentrations of poverty and blue indicating higher concentrations of poverty.

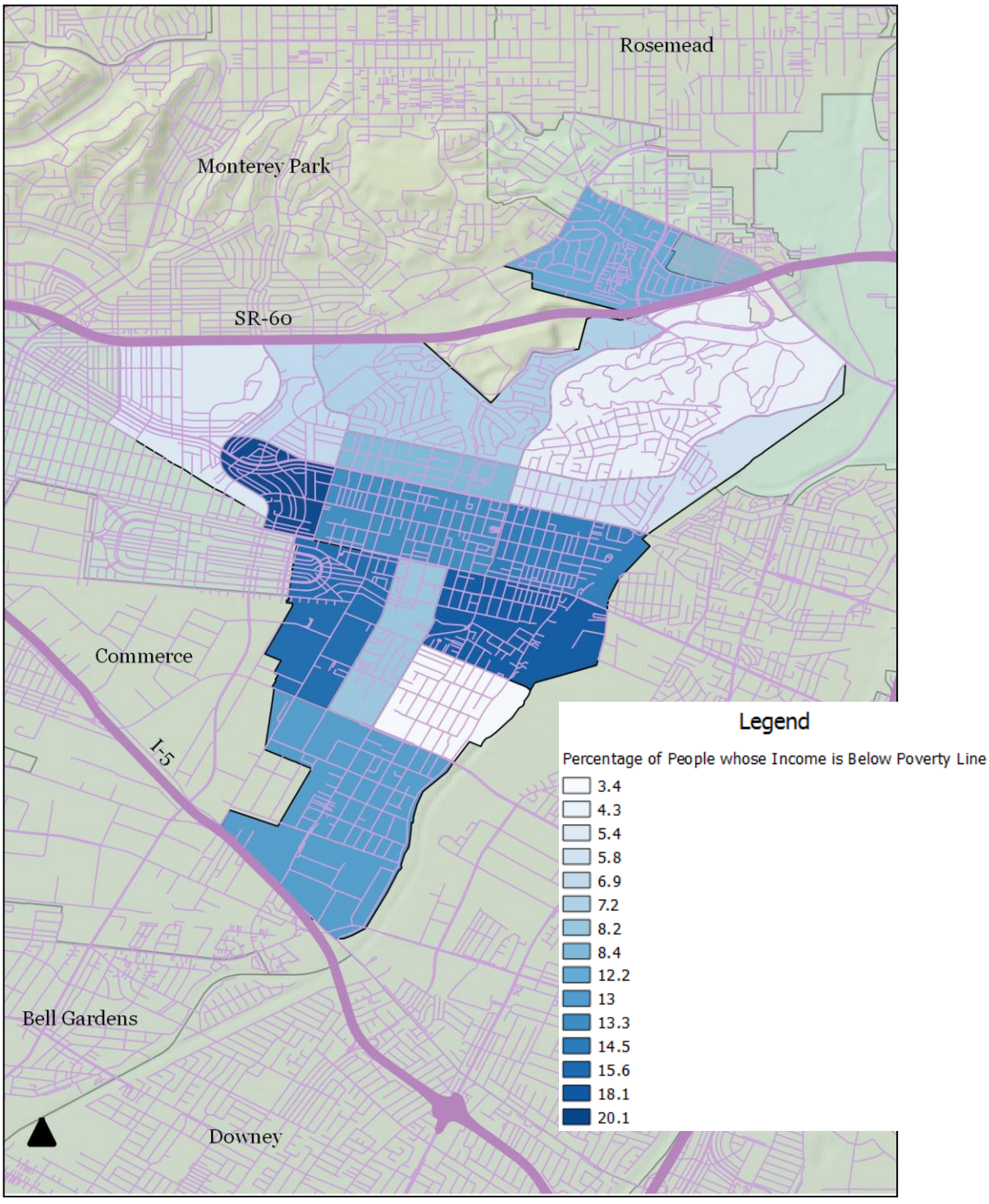


EXHIBIT 2-6. PERCENTAGE AND DISTRIBUTION OF THOSE LIVING IN POVERTY BY CENSUS TRACT
SOURCE: U. S. CENSUS

Table 2-18
Poverty Rate in Montebello - 2010

Variable	% of Total Households
Population in Poverty	17.0%
Under 18	24.9%
65 and over	10.7%
Married Couples in Poverty	9.1%
With Children under 18	11.9%
Female Households w/ no Husband Present in Poverty	28.3%
With Children under 18	38.1%

Source: Census 2010.

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

According to Los Angeles County Department of Public Social Services data, around 10,267 residents (15.7%) of the City's population receive medical assistance, 5.8% receives food stamps, 3.5% receives CalWORKs, and 0.4% receives General Relief assistance (refer to Table 2-19). The data indicates that children under 18 years of age comprise the majority of recipients in CalWORKs, Food stamps, and medical assistance programs. Female adults comprise the majority of general relief recipients. The majority of persons receiving public assistance in Montebello consist of children and female adults.

Table 2-19
Persons in Montebello Receiving Public Assistance in 2006

Aid Program	Children (%)	Female Adult (%)	Male Adult (%)	Total Persons	% of Estimated Total Population
CalWORKs	79%	18%	3%	2,322	3.5%
General Relief	0%	45%	6%	260	0.4%
Food Stamps (only)	64%	25%	10%	3,816	5.8%
Medical assistance (only)	56%	30%	14%	10,267	15.7%

*Note: Population estimate based on Department of Finance 2006 population estimate of 65,423 residents.
Source: Los Angeles County Department of Public Social Services, June 2006, California Department of Finance.

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

2.8 HOUSING UNIT CHARACTERISTICS

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, tenure, vacancy rates, age, condition, and cost are important in determining the housing need for the community. A 'housing unit' is defined by the U.S. Census as any of the following: a house, an apartment, a mobile home or trailer, a group of homes, or a single room intended for use as separate living quarters. When occupants live separately and have direct access to a common hall or building exterior, these units are considered separate living quarters.

HOUSING TRENDS

Table 2-20 indicates the housing that was found in Montebello, nearby cities, and the County at large. The housing data was taken from the 1990 and 2000 Census data and the most recent 2017 DOF data. The surrounding similar cities experienced substantial increases in housing growth ranging from 3.0% to 7.7%. Montebello's housing stock experienced a 4% growth in the number of housing units during this same period (1990 to 2017). The net increase in the number of housing units during the 1990-2017 period was 776 units.

Table 2-20
Housing Unit Growth Trends: 1990 to 2017

Jurisdiction	1990	2000	2017	Numeric Change	%Δ
El Monte	27,167	27,758	29,268	2,101	7.7%
Montebello	19,193	19,416	19,969	776	4.0%
Monterey Park	20,298	20,209	21,164	866	4.2%
Pico Rivera	16,316	16,807	17,133	817	5.0%
Whittier	28,758	28,977	29,644	886	3.0%
Los Angeles County	3,163,343	3,270,909	3,527,312	363,969	11.5%

Sources: Census 1990, 2000, and 2017 DOF.

Montebello's housing stock increased by 776 units between 1990 and 2017 (4.0%) as shown in Table 2-22. The housing unit type is still predominantly single-family detached units, which accounts for about half of the housing in the City. Housing trends in the City are summarized below in Table 2-21 and are illustrated in Exhibit 2-7. Exhibits 2-8 through 2-14 depict the types of housing stock in the City by census tract, with the white indicating fewer concentrations of a certain type of housing and the blue indicating higher concentrations of a certain type of housing. Exhibit 2-15 depicts the total number of housing units by census tract.

Table 2-21
Changes in Housing Stock: 1990 to 2017

Housing Type	1990		2000		2017		Change 1990 to 2017	
	Number	%	Number	%	Number	%	Number	%
Single-Family	10,617	55.3%	10,927	56.3%	11,433	57.2%	746	7.0%
Detached	9,234	48.1%	9,354	48.2%	9,821	49.1%	587	6.4%
Attached	1,383	7.2%	1,573	8.1%	1,612	8.0%	159	11.5%
2-4 Units	2,928	15.3%	2,862	14.7%	2,464	12.3%	-462	-15.8%
5+ Units	5,265	27.4%	5,388	27.8%	5,806	29.0%	452	8.6%
Mobile Homes	207	1.1%	229	1.2%	266	1.3%	59	28.5%
Other	176	0.9%	4	0.0%	0	--	-176	-100.0%
Total Units	19,193	100%	19,410	100%	19,969	100.0%	619	3.2%

Source: Census 1990 and 2000, California Department of Finance January 2017.

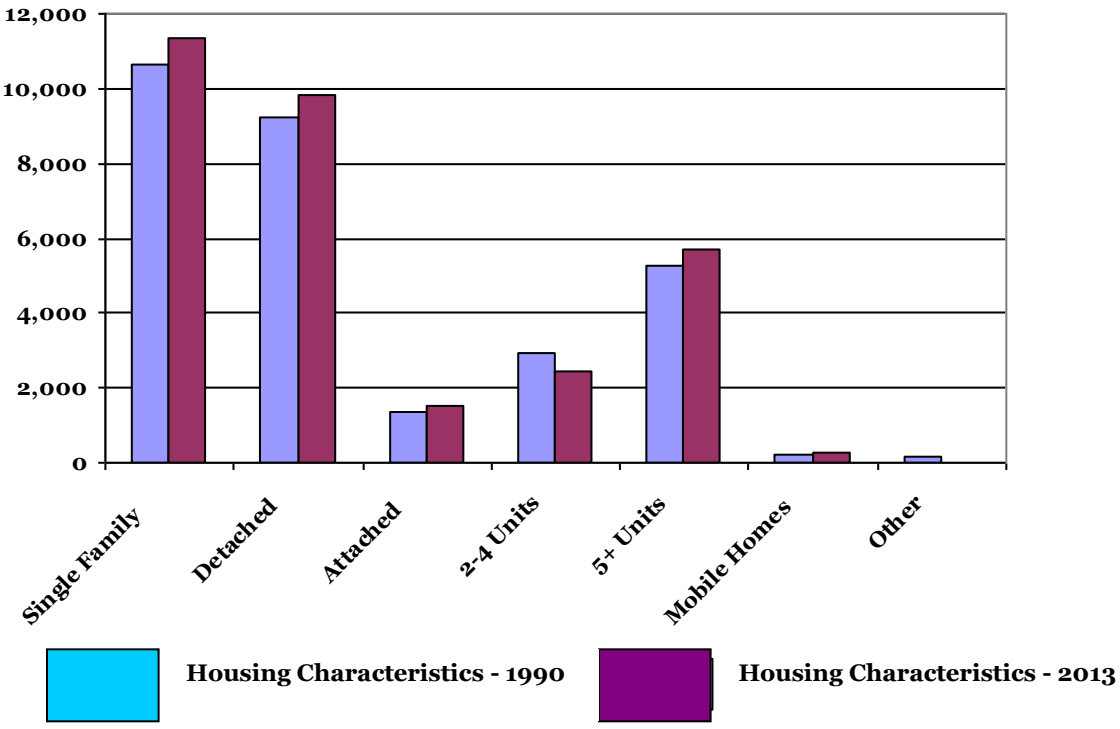


EXHIBIT 2-7 - HOUSING CHARACTERISTICS OF MONTEBELLO: 1990 TO 2013
SOURCE: U.S. CENSUS AND DOF

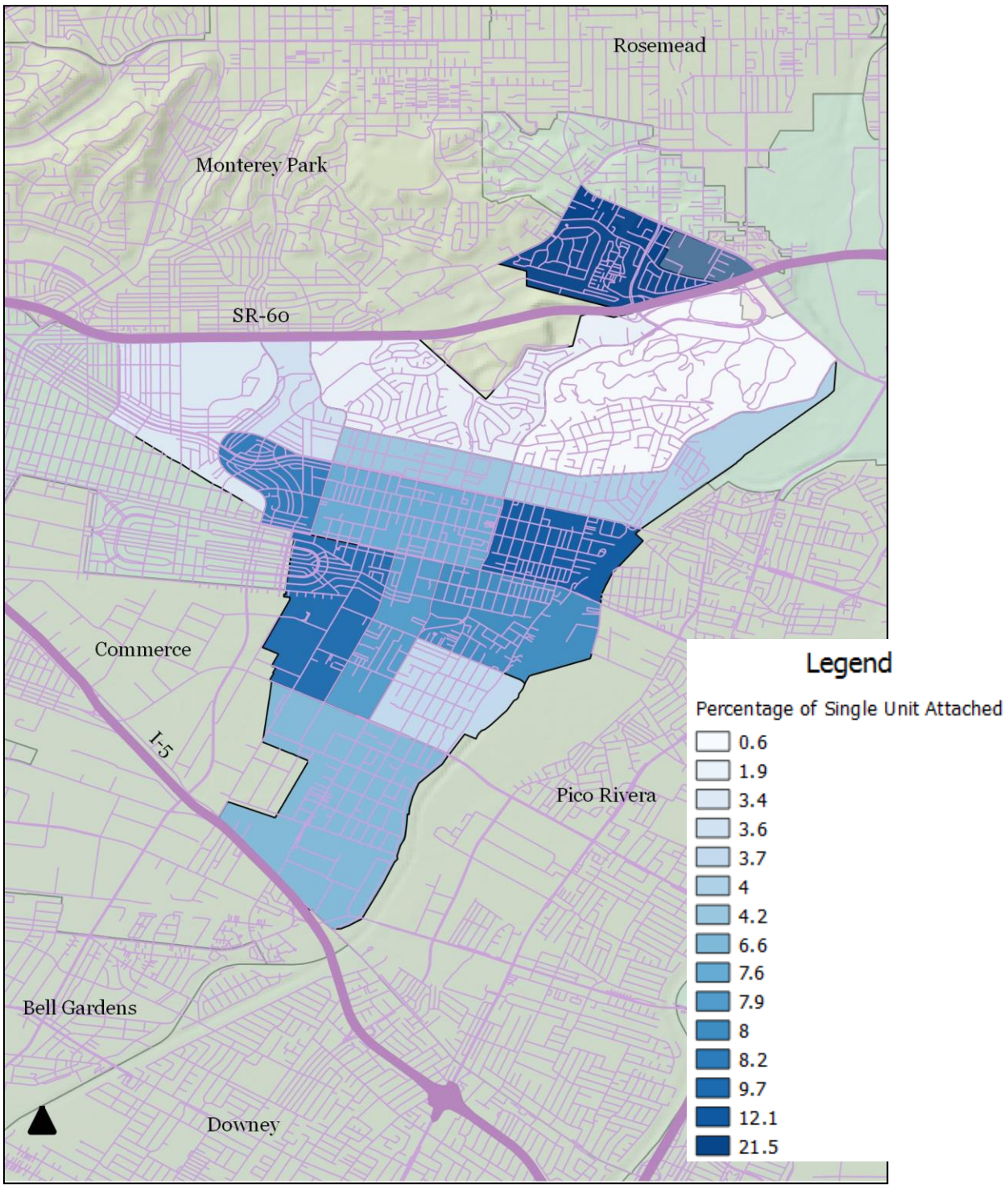


EXHIBIT 2-8. PERCENTAGE AND DISTRIBUTION OF SINGLE-FAMILY ATTACHED UNITS BY CENSUS TRACT
SOURCE: U.S. CENSUS

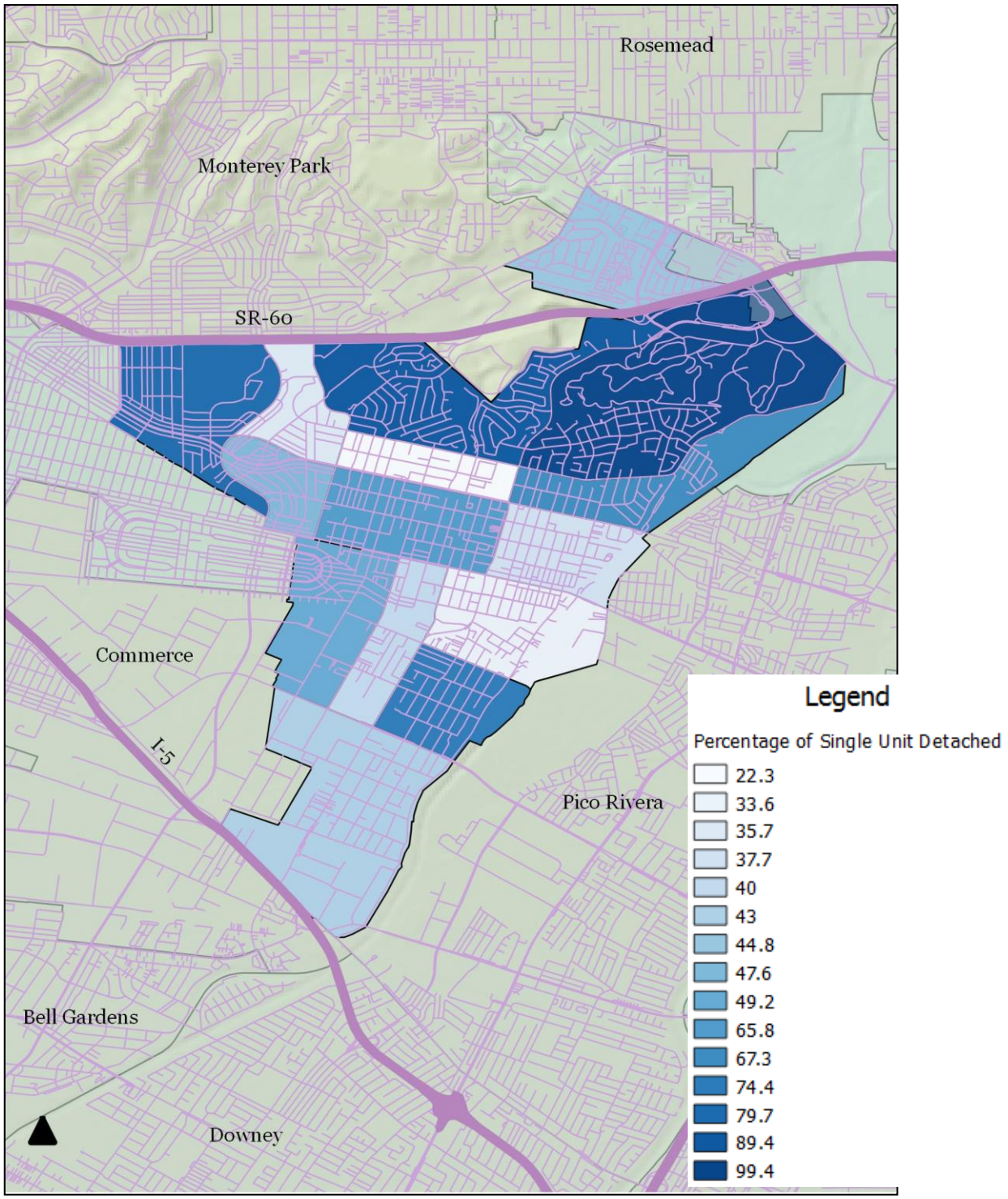


EXHIBIT 2-9. PERCENTAGE AND DISTRIBUTION OF SINGLE-FAMILY DETACHED UNITS BY CENSUS TRACT
SOURCE: U.S. CENSUS

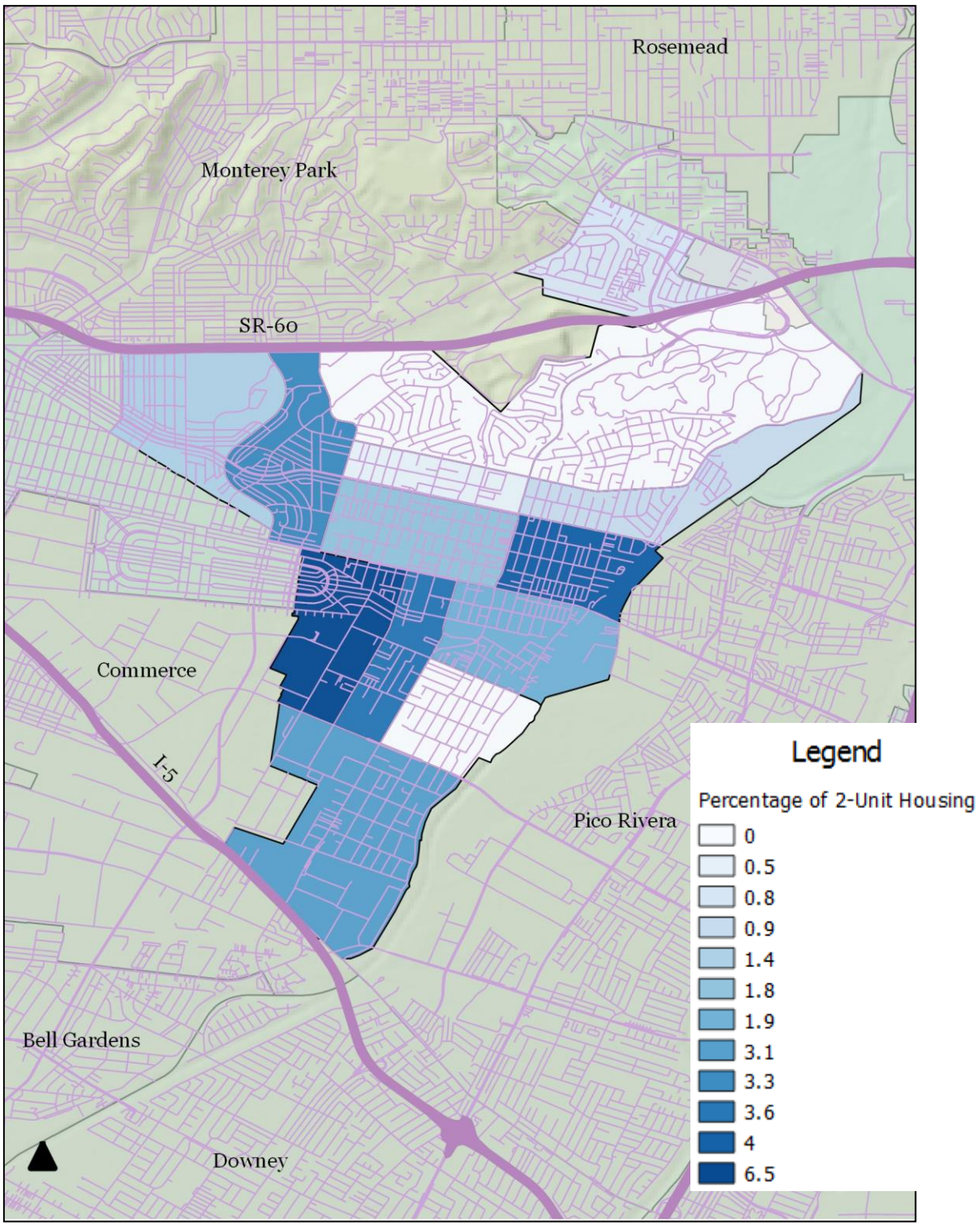


EXHIBIT 2-10. PERCENTAGE AND DISTRIBUTION OF DUPLEXES (2 UNITS) BY CENSUS TRACT
SOURCE: U.S. CENSUS

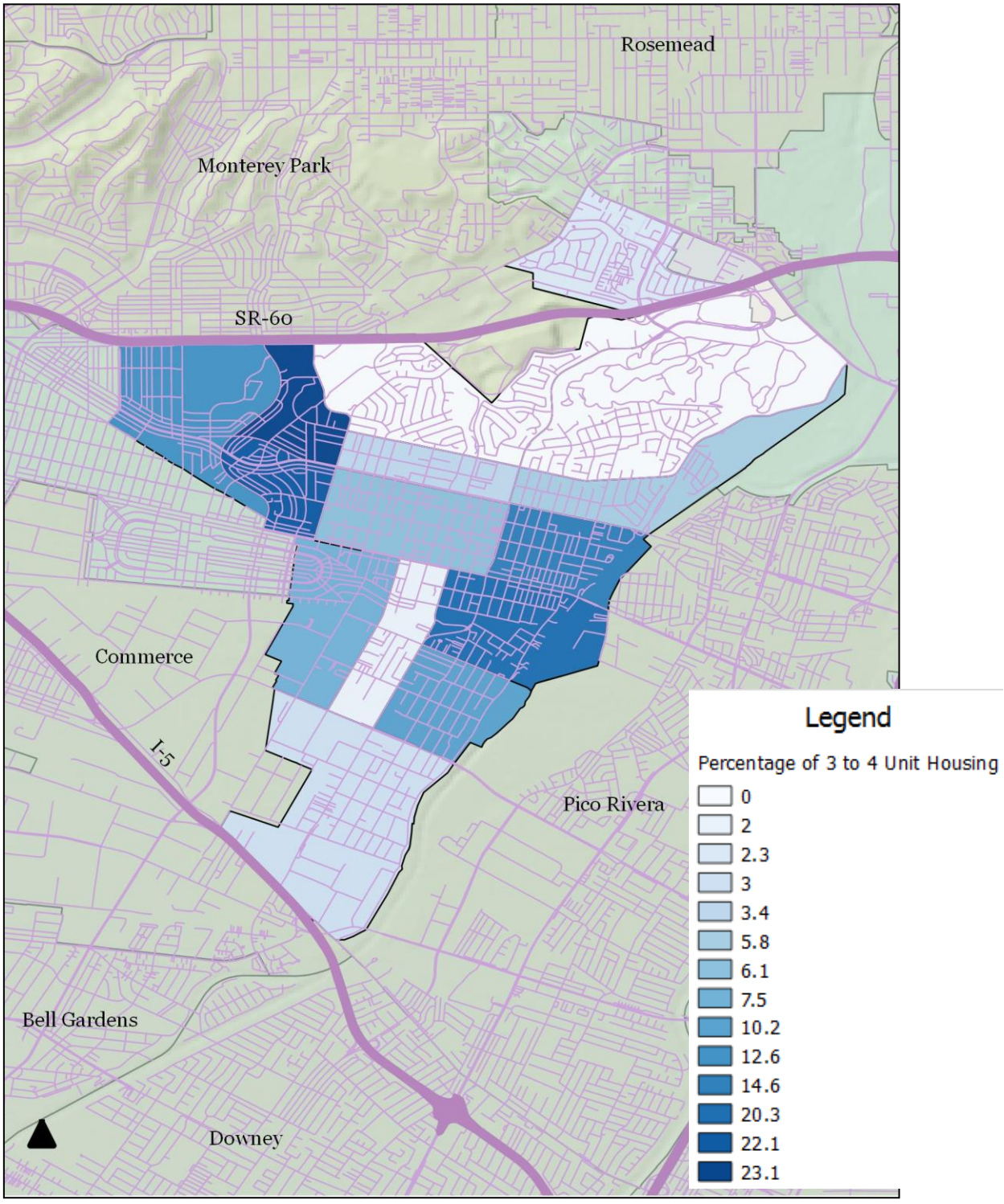


EXHIBIT 2-11. PERCENTAGE AND DISTRIBUTION OF TRIPLEXES (3 UNITS) AND FOURPLEXES (4 UNITS) BY CENSUS TRACT
SOURCE: U.S. CENSUS

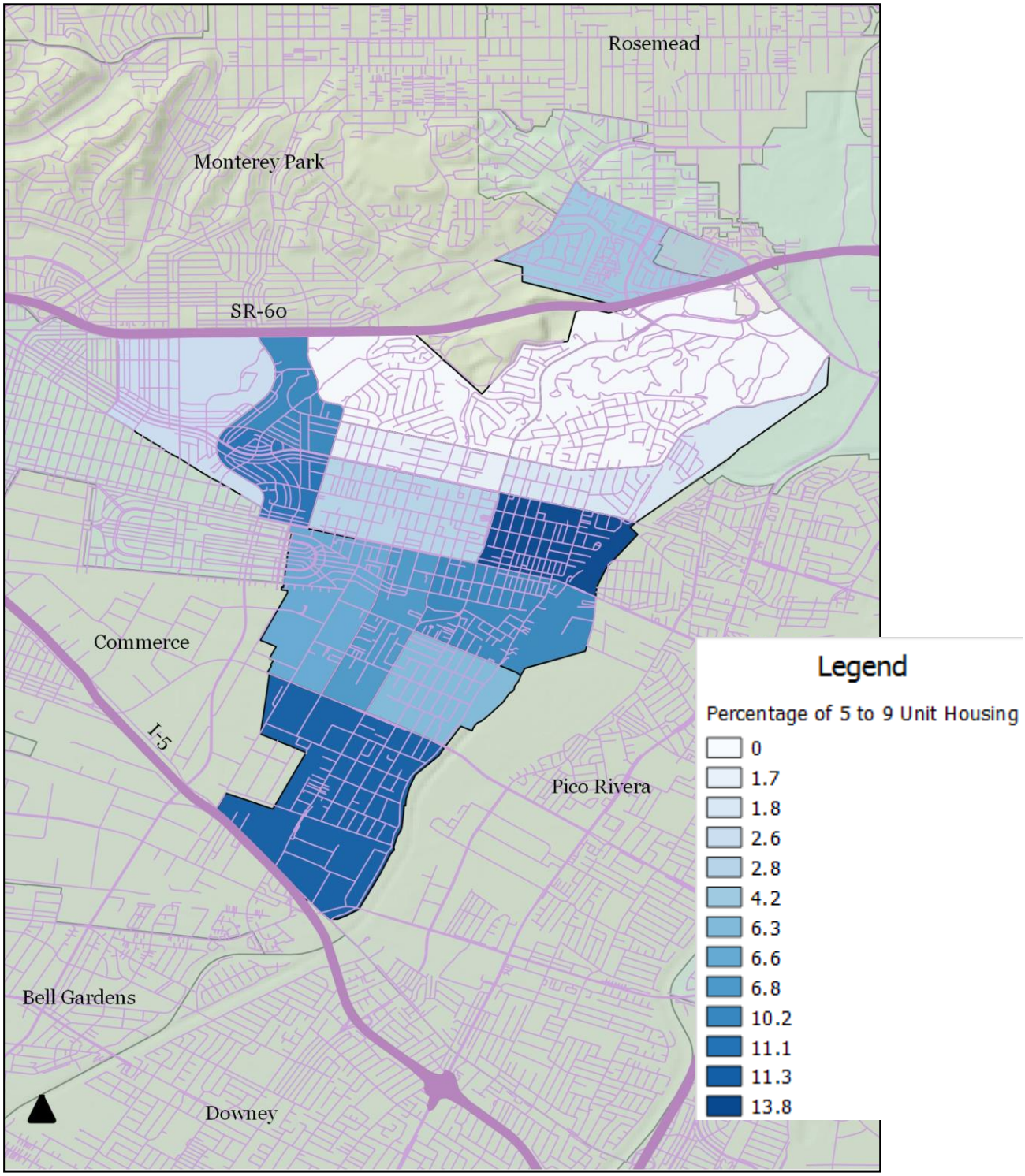


EXHIBIT 2-12. PERCENTAGE AND DISTRIBUTION OF FIVE TO NINE UNIT RESIDENTIAL BY CENSUS TRACT
SOURCE: U.S. CENSUS

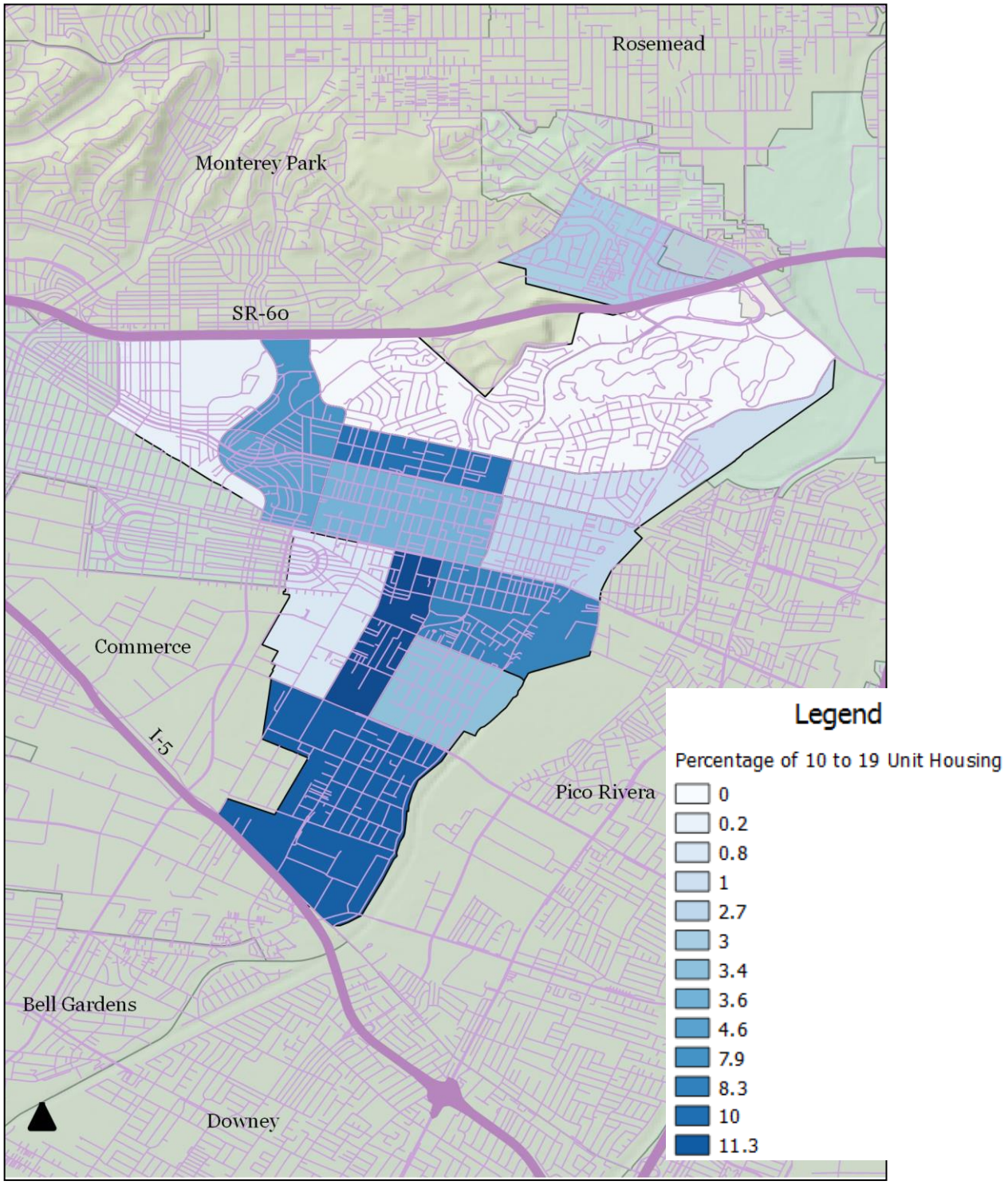


EXHIBIT 2-13. PERCENTAGE AND DISTRIBUTION OF 10 TO 19 UNIT RESIDENTIAL BY CENSUS TRACT
SOURCE: U.S. CENSUS

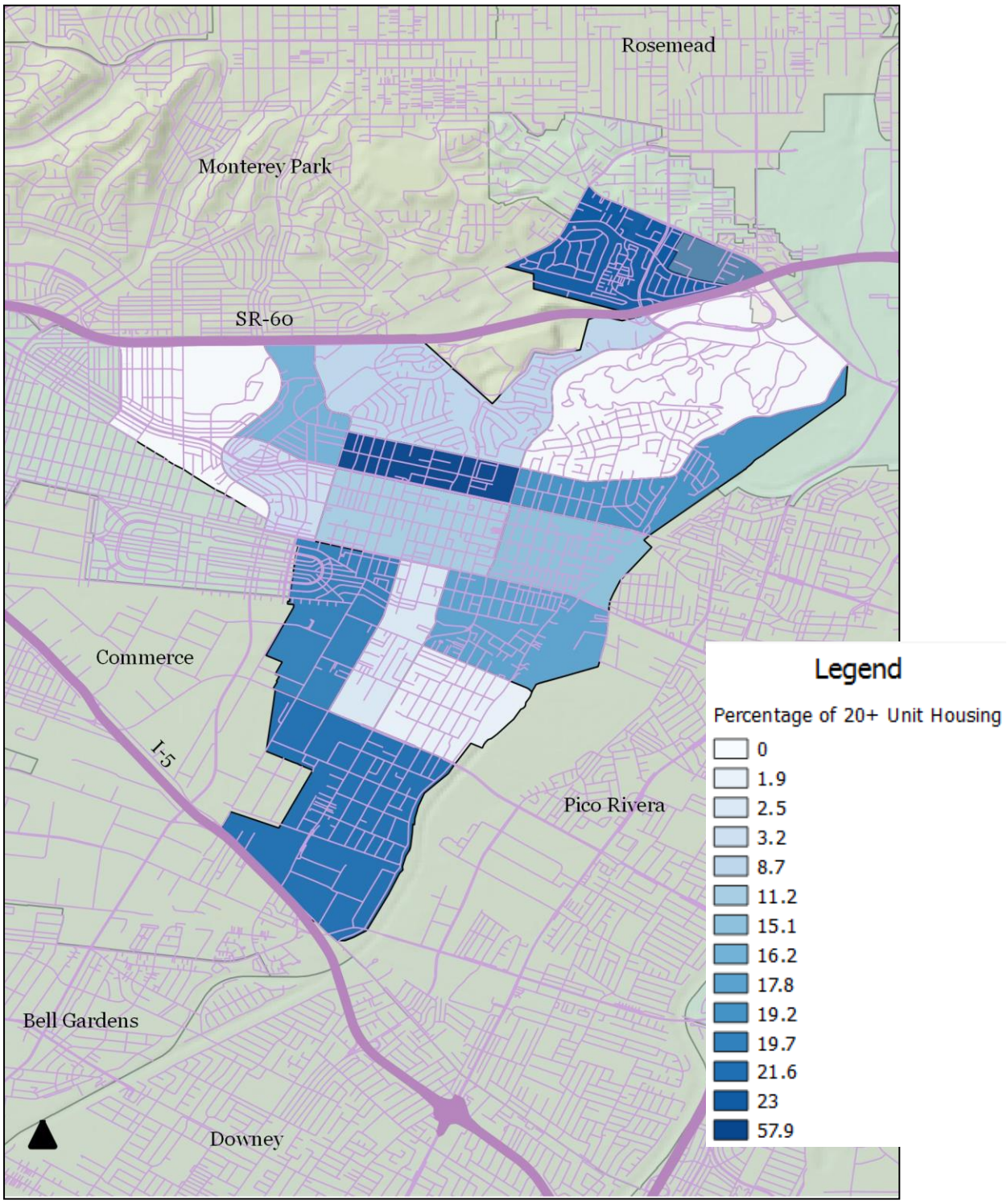


EXHIBIT 2-14. PERCENTAGE AND DISTRIBUTION OF 20+ UNIT RESIDENTIAL BY CENSUS TRACT
SOURCE: U.S. CENSUS

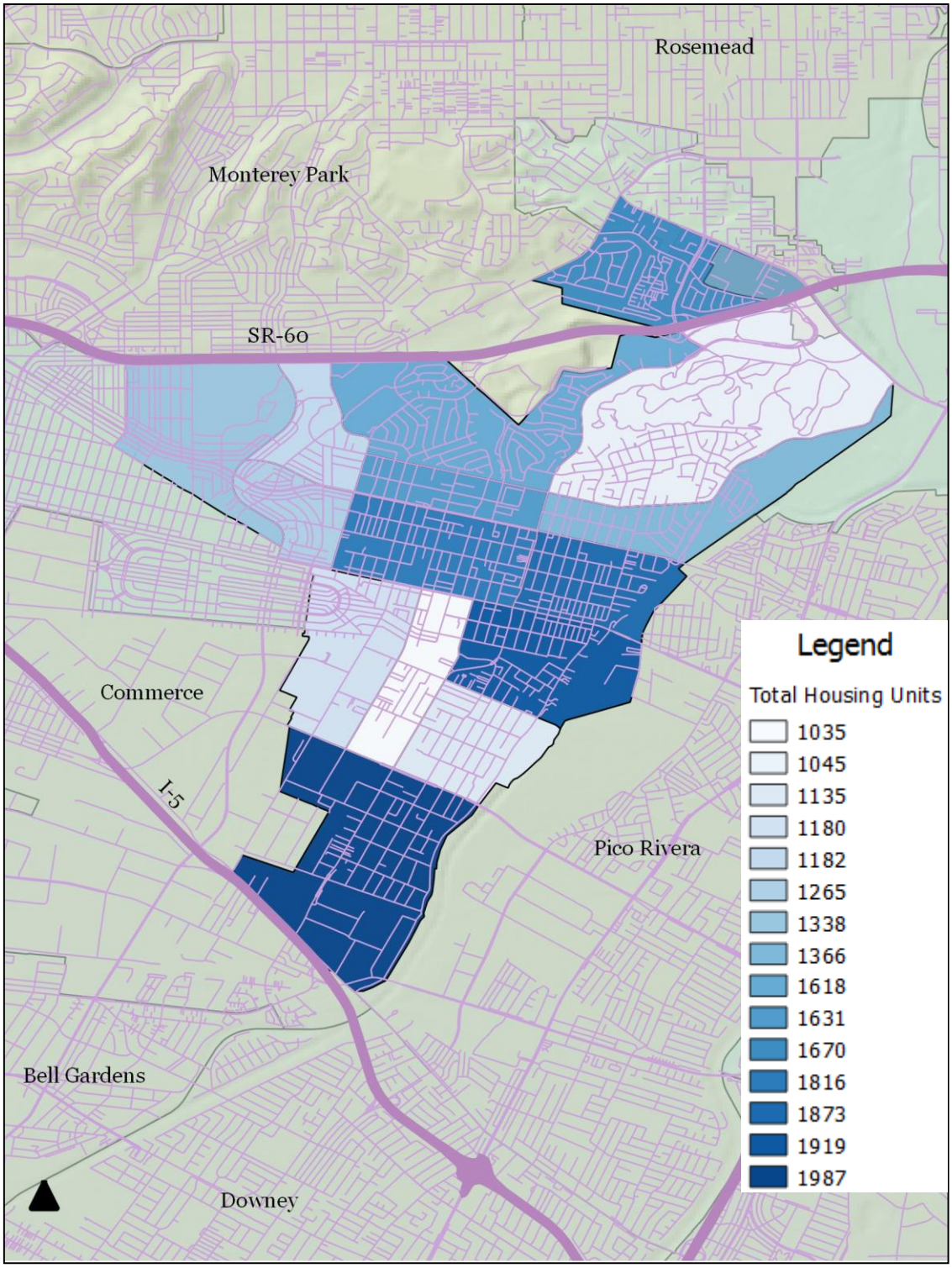


EXHIBIT 2-15. TOTAL NUMBER OF HOUSING UNITS BY CENSUS TRACT
SOURCE: U.S. CENSUS

HOUSING UNIT AGE AND CONDITION

The U.S. Census data is an important source that may be referred to in interpolating housing condition in the City. The most widely referred to variable is related to the age of the housing unit. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. According to the 2010 Census, 69.4% of housing stock in Montebello was constructed prior to 1970 (refer to Table 2-22).

Table 2-22
Age of Housing Units - 2010

Year Built	Number of Units	%
1939 or earlier	1,678	8.3%
1940 to 1949	3,663	18.3%
1950 to 1959	4,463	22.3%
1960 to 1969	4,065	20.3%
1970 to 1979	3,990	20.0%
1980 to 1989	1,305	6.5%
1990 to 2000	441	2.0%
2000 to 2005	274	1.3%
2005-Present	101	0.5%
Total	19,980	100%

Source: Census 2010.

In addition to housing age, availability of plumbing and kitchen facilities is another way to estimate rehabilitation and replacement need. However, it is also important to note that the majority of housing units in need of rehabilitation often have complete kitchen and plumbing facilities. The U.S. Census also includes other measures that could be used to assess housing condition. These measures include the number of units lacking utilities, indoor plumbing, or kitchens. According to the 2010 Census, 2,206 units (11.6% of the citywide total) contained no provisions for indoor heating. In addition, 112 units (0.6%) lacked complete plumbing facilities. Finally, 344 units (1.8%) lacked kitchen facilities. The City maintains a proactive code enforcement program that is designed to address neglect and deferred maintenance in existing residential neighborhoods. The program generally makes 500 to 650 corrective actions annually to address property maintenance.

In June and July, 2017, a citywide housing condition windshield survey was completed by the preparers of this Housing Element. Two planners were involved in this survey; a driver and a reporter. The survey only examined the exteriors of the housing units. Each unit surveyed was evaluated according to the following criteria:

- *Category #1.* The housing unit appears to be structurally sound and relatively well maintained. The great majority of the units surveyed fell into this category.

- *Category #2.* The housing unit is clearing exhibiting the need for maintenance and/or repair. This needed repair or maintenance includes painting or replacement of exterior walls, damage to doors and windows, roof repair or replacement, and the need for general maintenance. The windshield survey identified a total of 45 units that were placed in this category. While the units included in this category were found throughout the City, they appeared to be concentrated in the older, central part of the City, south of Lincoln Avenue and west of Wilcox Avenue.

- *Category #3.* The housing unit is largely beyond repair and will require extensive rehabilitation to make the unit habitable. The great majority of the units in this category are not suitable for occupancy. The windshield survey identified a total of 3 units that were placed in this category. The units included in this category were generally found in the southernmost portion of the City.

HOUSING TENURE AND VACANCY

Between 1990 and 2010, citywide occupied units remained split into approximately half owner-occupied and half renter-occupied: 48.4% owner-occupied and 51.6% renter-occupied in 1990 to 47.9% owner-occupied and 52.1% renter-occupied units in 2010 (refer to Table 2-23), resulting in a slight increase in renter-occupied units. Exhibit 2-16 depicts the concentration of owner occupied housing in the City by census tract, with the white indicating fewer concentrations of owner occupied housing and the blue indicating higher concentrations of owner occupied housing. Exhibit 2-17 depicts the concentration of renter occupied housing in the City by census tract, with the white indicating fewer concentrations of renter occupied housing and the blue indicating higher concentrations of renter occupied housing.

Table 2-23
Housing Growth Trend by Tenure: 1990 to 2010

Variable	1990	% of Total	2010	% of Total
Owner-occupied Units	9,002	48.4%	9,090	47.9%
Renter-occupied Units	9,616	51.6%	9,870	52.1%
Rental vacancy	3.3%		3.0%	
Owner vacancy	0.9%		0.8%	
Overall vacancy	3.0%		5.1%	
Total Units	19,193	100%	19,980	100%

Source: Census 1990 and 2010.

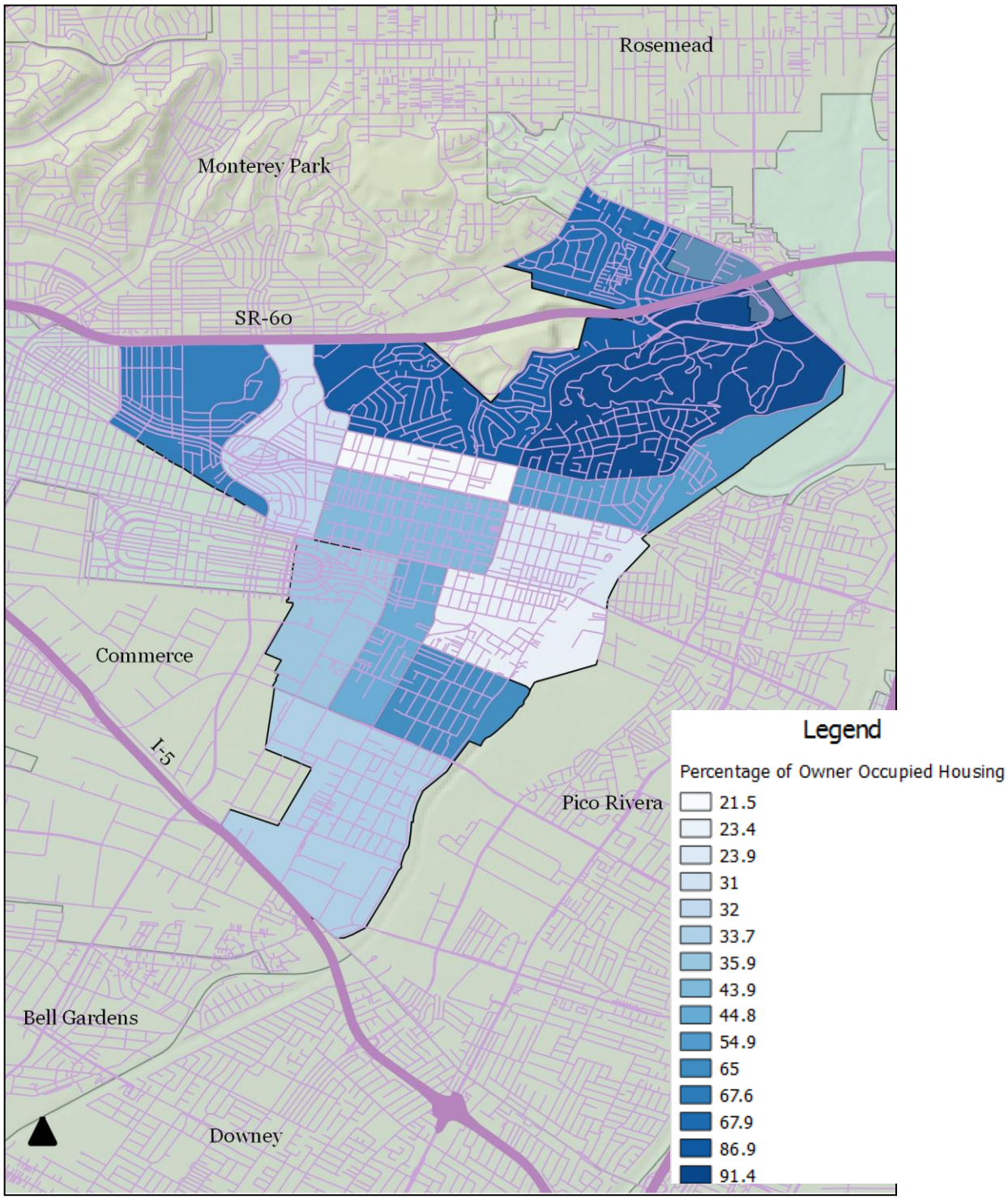


EXHIBIT 2-16. HOUSING TENURE – CONCENTRATION OF OWNER OCCUPIED HOUSING BY CENSUS TRACT
SOURCE: U. S. CENSUS

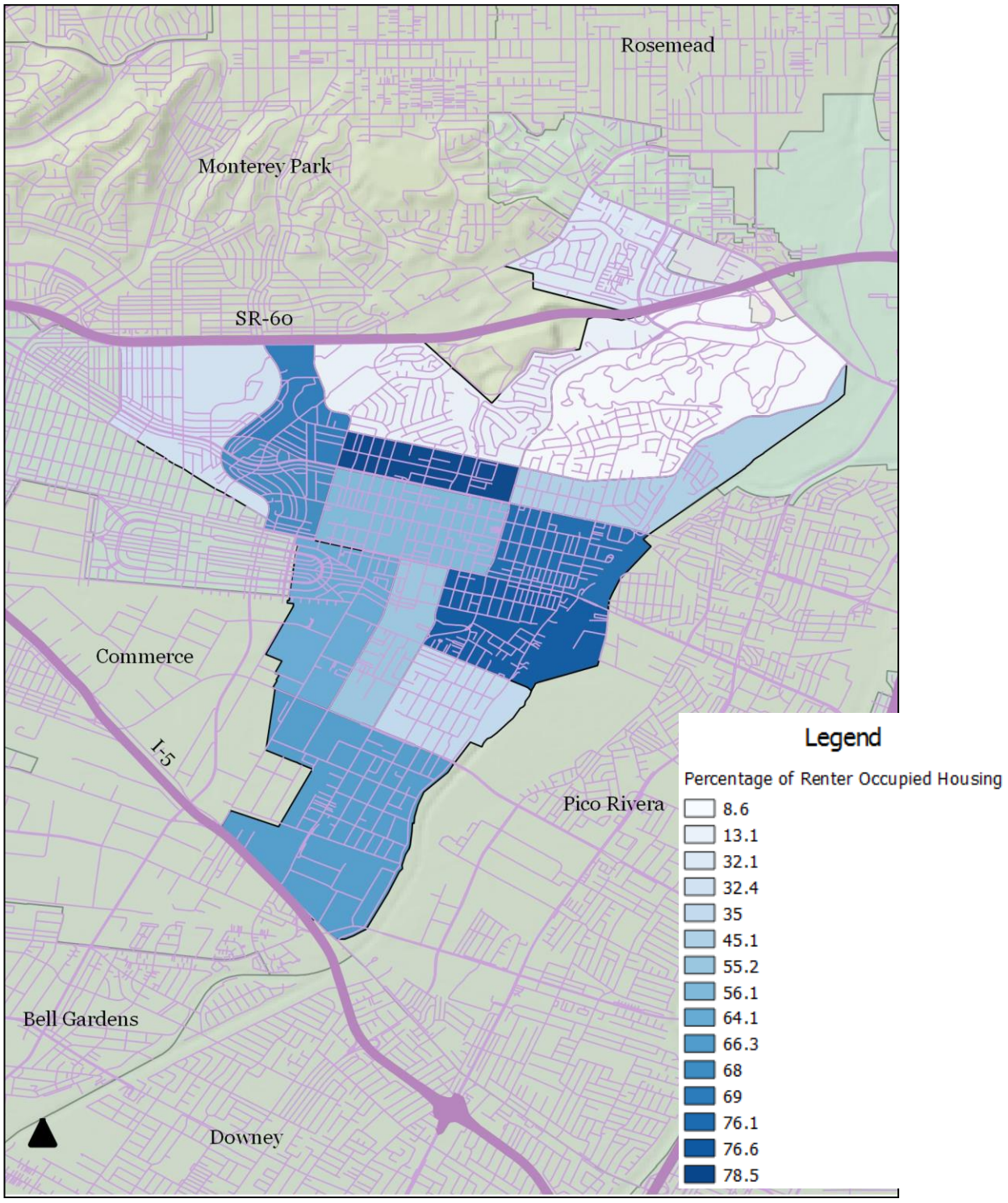


EXHIBIT 2-17. HOUSING TENURE – CONCENTRATION OF RENTER OCCUPIED HOUSING BY CENSUS TRACT
SOURCE: U. S. CENSUS

HOUSING COST

The region's median home price for Los Angeles County in May 2017 was $560,000 according to the real estate firm DataQuick. This represents a 6.7% increase over the County's 2016 median home price of $525,000. The median home price for the City in 2017 was $460,000. Overall, housing prices have consistently risen since the economic downtown of 2007/2008. Prices continue to increase steadily due to an improving economy, a short supply of homes, and heavy investor demand. Many economists believe the increases should moderate as the housing inventory increases. Rising prices are also likely to serve as a catalyst for new-home construction that would ease the supply of housing. However, according to the California Association of Realtors (CAR), sales increased in Southern California as supply in housing saw a double digit decline. Rising mortgage rates should also eventually help cool the market. However, interest rate increases could also spur more sales and price increases in the short-term, as buyers enter the housing market before rates further increase. The median gross rent for the year 2015 was $1,188. Table 2-24 summarizes the cost for housing in the City using year 2015 data.

Table 2-24
Cost for Housing in Montebello - 2015

Mean Sales Price for Housing Unit Type	Amount
All Units	$458,752
Single-family Detached Units	$474,986
Single-family Attached Units (incl. town homes)	$384,220
Condominiums (2 units)	$484,165
Condominiums (3-4 units)	$406,483
Condominiums (5 units and over)	$325,283
Mobile Homes	$115,334
Estimated Median Home Value	$452,982
Median Gross Rent	$1,188

Source: CityData.com

AFFORDABLE HOUSING INVENTORY AND AT RISK HOUSING

As of 2017, Montebello had six multi-family affordable rental housing developments providing approximately 637 affordable units to lower-income households (the multiple-family developments are indicated in Table 2-25). Many affordable rental housing developments financed with public funds have converted to market-rate housing once the public funding has been repaid or the period of rent and occupancy restriction has expired. Throughout California, affordable housing units have been lost statewide to market-rate conversions, putting many lower-income households at risk of displacement. At-risk housing refers to property that may convert to market rate within this current housing cycle due to expiration of subsidy or termination of Section 8 or other housing subsidy contracts. As indicated in Table 2-25, one assisted project in Montebello, the Beverly Towers, which provides 189 affordable units, has an expiring Section 8 contract and is at risk of converting to market rate during the planning period ending in 2023. However, because the project is owned and operated by a non-profit organization, it is considered to be at low risk of converting to market rate.

Table 2-25
Publicly Assisted Housing Inventory

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

The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing new replacement housing depends on a number of variables including the ultimate density of the replacement project, the size of the individual units, location of the potential development site, the cost of the land to be developed, and the type of construction. Assuming an average development cost of $150,000 per unit for multi-family rental housing, replacement of the 189 at-risk units included in the Beverly Towers development would require approximately $28,350,000. Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) that are incorporated in the structure. The cost for the construction of a single-family home is in the area of $50 to $75 per square-foot.

A list of qualified agencies that have indicated interest in purchasing projects that are at-risk of converting to market rate is attached as Appendix B for future reference. The preservation of any future at-risk projects may also be achieved in a variety of ways, with adequate funding availability. These include:

- Transfer of ownership to nonprofit developers and housing organizations;
- Providing rental assistance to renters through other funding sources;
- Purchase affordability covenants; and,
- Refinance mortgage revenue bonds.

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes. In case nonprofit developers cannot maintain or operate existing affordable housing units, the City will contact potential nonprofit purchasers and investigate other methods to preserve affordability of those units. State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment.

Another option to preserve the affordability of future at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged. To replace any loss in the affordable housing stock, the City will encourage private developers to construct new affordable housing developments. Recently, the City has worked with a number of experienced affordable housing developers such as TELACU and Los Angeles Community Design Center to provide affordable housing. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost.

ELIMINATION OF REDEVELOPMENT AND HOUSING SET-ASIDE FUNDS

A 1976 update to State redevelopment law required redevelopment agencies to set aside 20% of their tax increment revenue for the provision of affordable housing. The California Redevelopment Association estimates that redevelopment agencies have contributed to the production of over 98,000 units of affordable housing since 1993. Set-aside funds totaled $5.6 billion in 2007-08. Redevelopment was a common source of funds for affordable housing developed by nonprofits. Redevelopment funds are in almost every affordable housing deal in California and are the second-biggest source of funds in the State, after Federal funds. With the elimination of redevelopment, the City of Montebello lost $17.5 million in tax increment revenue from three redevelopment project areas. Of this total revenue, approximately $3.8 million was earmarked for affordable housing.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 3 - HOUSING CONSTRAINTS

State law requires that Housing Elements analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing. The constraints analysis must also demonstrate local efforts to remove or mitigate barriers to housing production.

3.1 GOVERNMENTAL CONSTRAINTS

The supply and availability of housing may be constrained by governmental actions that can affect the supply and cost of housing by increasing development costs and reducing the availability of land on which to build housing. The following sections contain local regulations and land use policies that the local government has power to control such as land use policies, site improvement requirements, permit and impact fees, and permit processing procedures.

RESIDENTIAL ZONE DISTRICTS AND DEVELOPMENT STANDARDS

The Zoning Code contains the basic standards that allow for the development of a variety of housing types. Various housing types are permitted within the residential zone districts in the City. The existing residential zone districts are summarized in Table 3-1.

Table 3-1
Permitted Housing Types by Zone District in the Zoning Ordinance

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

"P" = permitted uses; **"CUP"** = conditionally permitted uses **"---"** = uses not permitted;.
Source: City of Montebello Zoning Code, 2019.

The City of Montebello amended its zoning ordinance (May, 2019) that revised certain residential development standards contained in Table 17.10.020 of the Montebello Zoning Code. The City's Zoning Code previously listed the development densities based on the number of dwelling units allowed per a set square-footage. For example, the R-2 and R-3 zones permitted one unit per 3,000 square feet of lot area translating into 14.5 units per acre. The R-4 zone permitted one unit per 2,000 square feet of lot area translating into 21.0 units per acre). In the previous Zoning Code, lower residential densities also depended on location. For example, areas zoned R-A or R-1 located south of Beverly Boulevard, had smaller minimum lot area requirements compared to those areas located to the north of Beverly Boulevard. Table 3-2 summarizes the modifications that have been made to the City of Montebello Zoning Code.

Table 3-2
Former and New Residential Zone District Development Standards (Table 17.10.020)

Zone District	New Density Standard (New)	Max. No. of Bedrooms/1,000 sq. ft. of Lot Area	Maximum Building Length Requirements	Max. Coverage Requirements	Minimum Lot Area
R-A	**8 units/acre**	Unchanged	None (unchanged)	40% (no change)	**6,000 sf (eliminated)**
R-1	**8 units/acre**	Unchanged	None (unchanged)	40% (no change)	**6,000sf (eliminated)**
R-2	**9-20 units/acre**	**Eliminated**	None (unchanged)	60% (no change)	**6,000 sf (eliminated)**
R-3	**21-30 units/acre**	**Eliminated**	**150 ft. (eliminated)**	**60% (eliminated)**	**10,000 sf (eliminated)**
R-4	**31-49 units/acre**	**Eliminated**	**250 ft.(eliminated)**	**60% (eliminated)**	**20,000 (eliminated)**

Note: "Eliminated" indicates the requirement or development standard has been removed from the Zoning Ordinance.

Source: City of Montebello Zoning Code. 2019

The purpose of residential development standards is to protect and promote health, safety, and general welfare of residents and to preserve the character of neighborhoods. Key residential development standards that were amended as part of the May, 2019 amendments to the City's residential development standards are described below.

- *Number of Bedrooms.* Residential units in R-2, R-3, and R-4 zones were previously limited to a maximum of one bedroom per 1,000 square feet. As part of the changes to the residential development standards, these bedroom requirements were removed to allow more flexible design and higher density residential developments.

- ***BUILDING HEIGHT.*** **PREVIOUSLY, A MAXIMUM BUILDING HEIGHT OF 35 FEET APPLIED TO SINGLE-FAMILY RESIDENTIAL WHILE A 25 FEET HEIGHT LIMIT APPLIES TO R-2, R-3, AND R-4. AS PART OF MOST RECENT CHANGES TO THE RESIDENTIAL DEVELOPMENT STANDARDS, THE CITY REVISED THE BUILDING HEIGHT LIMIT IN THE R-2 ZONE TO 35 FEET; IN THE R-3 ZONE TO 45 FEET; AND IN THE R-4 ZONE TO 55 FEET AGAIN TO ALLOW FOR HIGHER DENSITY RESIDENTIAL DEVELOPMENTS.**

- ***LOT COVERAGE REQUIREMENTS.*** **FOR SINGLE-FAMILY HOMES, BUILDINGS MAY COVER BETWEEN 40% AND 50% OF THE LOT, LEAVING THE REMAINING 50% TO 60% FOR OPEN SPACE. PREVIOUSLY, THE LOT COVERAGE REQUIREMENT FOR DEVELOPMENTS WITHIN THE R-3 AND R-4 ZONES WAS 60%. THE LOT COVERAGE REQUIREMENTS FOR THE R-3 AND R-4 ZONES HAS BEEN**

ELIMINATED.

- ***SETBACK REQUIREMENTS.*** **THE SETBACK REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT INCLUDED IN THE CITY OF MONTEBELLO ZONING ORDINANCE ARE SUMMARIZED BELOW IN TABLE 3-3.**

Table 3-3
Minimum Residential Setbacks

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

Source: City of Montebello Zoning Code. 2019

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

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

Table 3-4
Parking Requirements

Use	Required Parking Spaces
R-A and R-1 zones	2 enclosed spaces per unit
R-2, R-3, and R-4 zones	2 enclosed spaces per unit, plus 1 visitor space per 3 units
Accessory Dwelling Unit	**No off street parking spaces are required.**
Mobile Home Park	1 space per site plus ½ per site.

Source: Montebello Zoning Code, 2019.

As indicated in Table 3-4, the previous off-street parking requirement of one space per ADU has now been

eliminated. The Planning Commission may authorize the joint use of parking facilities if up to 50% of the parking facilities used primarily for a day-time use may be provided by the parking facilities used primarily for a night-time and/or Sunday use. The reverse is also true: up to 50% of the parking facilities used primarily for a night-time and/or Sunday use may be provided by the parking facilities used primarily for a day-time use. In order for a joint use parking permit to be approved, the Applicant must show that there is no substantial conflict in the principle operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.

EMERGENCY SHELTER

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Senate Bill 2 (Cedillo, 2007) requires jurisdictions to allow emergency shelters and supportive and transitional housing without a conditional use permit. The City's Zoning Ordinance currently allows emergency shelters without requiring a conditional use permit in the M-1 zone. Program 16 is proposed to allow emergency shelters more broadly and to remove constraints associated with regulations for emergency shelters in the M-1 zone.

The M-1 zone is close to services (shopping and public services) and transit stops. Within this zone, the City has identified 37 acres on 47 parcels that will allow adequate capacity for the provision of an emergency shelter. Sites in this zone include a couple sites that the city has studied that are considered suitable for use as an emergency shelter. The City's most recent estimated homeless count was nine persons. The M-1 zone provides sufficient opportunities for development of an emergency shelter to address the city's homeless need.

OTHER LOCAL ORDINANCES IMPACTING HOUSING SUPPLY

The City does not have an inclusionary housing ordinance, short-term rental ordinance or any other ordinances that have impacts on the supply of housing.

ACCESSORY DWELLING (SECOND) UNITS

Accessory dwelling units, also known as "second dwelling units," are permitted by right in residential zoning districts consistent with State law (California Government Code Section 65852.2). Within the City of Montebello, accessory units are permitted by right in R-1, R-2, R-3, and R-4 zones. Development standards and requirements include:

- Minimum of 350 square feet of living space.
- Attached units may not exceed 35% of the size of the existing unit.
- Detached accessory units may not exceed 1,200 square feet.

- Detached accessory units must be separated from the existing dwelling unit by a minimum of ten feet.

- Accessory units must incorporate the same or similar architectural features, building materials, and color as the primary dwelling unit on the property.

- The primary dwelling unit and the accessory dwelling unit must both be equipped with "hardwired" smoke detectors (with battery backup) and automatic fire extinguishing systems (sprinkler) systems subject to fire department specifications, unless it is determined to be infeasible by the Fire Department.

- An owner of the property upon which an accessory dwelling unit is located who has at least a 50% ownership of the property must utilize either the primary dwelling or the accessory dwelling as their principal place of full-time residence.

- The accessory dwelling unit shall not be owned or sold separately from the primary dwelling unit.

An Urgency Ordinance for the Accessory Dwelling Unit (ADU) Ordinance was adopted at a City Council public hearing on May 19, 2019. Recent State law amended California Government Code Section 65852.2 which limited the City's ability to regulate Accessory Dwelling Units ("ADUs"). Effective January 1, 2017, the two bills: Assembly Bill 2299 ("AB 2299"), and Senate Bill 1 069 ("SB 1 069"), now require cities to adopt an ADU ordinance that complies with the new State criteria.

The original ADU Ordinance required a minimum lot size of 7,500 square feet to build or convert an existing accessory structure (garage, storage structure, etc.) into a small residential unit. This original minimum lot size was created to ensure that residentially zoned areas with narrow street widths did not allow the conversion of required parking (garages) in order to the preservation of the public peace, health or safety. However, the State is now mandating that the City allow for this type of housing with minimal constraints. For this reason, the City's ADU Ordinance was revised to include the following changes:

- The minimum lot size was changed from 7,500 square feet to 5,000 square feet in the area;

- The restriction against garage conversions, including those located on substandard streets, was eliminated

- The minimum 8 foot separation requirement between the primary unit and the ADU was reduced to 5 feet.

- The off-street parking requirement of one space per ADU was eliminated. Off-street parking is no longer required.

DENSITY BONUS REQUIREMENTS

State law (§56915 of the Government Code) permits developers to receive density bonuses of 20% to 35%, depending on the amount and type of affordable housing provided. The density bonus regulations allow

for exceptions to applicable zoning and other development standards to further encourage development of affordable housing. A developer can receive an incentive or concession based on the proportion of affordable units for target groups. Incentives or concessions may include, but are not limited to, a reduction in setback and square-footage requirements and a reduction in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions. Developers may seek a waiver or modification of development standards that have the effect of precluding the construction of a housing development meeting the density bonus criteria. The developer must show that the waiver or modification is necessary to make the housing units economically feasible. While the City abides by State law with regard to density bonuses, the Zoning Code does not currently reference State Density Bonus requirements. The Zoning Code will be updated as part of the comprehensive revision to facilitate the development of affordable housing.

PROCESSING COSTS AND TIME

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. Then a tentative parcel map application, for example, or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other agencies, such as Public Works, for consistency with City ordinances. The City also encourages the joint processing of related applications for a multiple-family project. Table 3-5 identifies the typical processing time most common in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and Zoning designations do not generally require discretionary approvals.

For a typical housing project, an initial pre-consultation meeting with the Community Development Department, Public Works, and the Fire Department is arranged to discuss the development proposal. After the project is approved, the building department performs plan checks and issues building permits. Throughout the construction of a multiple-family development, the Building Department will perform building checks to monitor the progress of the project. A site plan review is required for all residential developments consisting of 3 or more units (Chapter 17.74 of the City of Montebello Municipal Code). Table 3-5 outlines typical approval requirements for a typical single-family infill project, a typical subdivision, and a typical multiple-family rental housing development.

Table 3-5
Permit Review Timelines in the City of Montebello

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	30-60 days	Planning Commission
Plan Check	2-3 weeks	City Staff
Conditional Use Permit	60-90 days	Planning Commission
Variance	60-90 days	Planning Commission
Zone Change	90-120 days	Planning Commission
General Plan Amendment	90-120 days	City Council
Final Subdivision Map	6-8 months	Planning Commission
Tentative Subdivision Maps	60-90 days	Planning Commission
Parcel Maps	60-90 days	Planning Commission
Negative Declaration	3-4 months	Planning Commission
Environmental Impact Report	6- months	Planning Commission

Source: City of Montebello, 2017

The developer must also determine if the proposed project is a "Priority Project" and subject to the National Pollutant Discharge Elimination System (NPDES) Permit's Standard Urban Stormwater Mitigation Plan (SUSMP) requirements. If the project is subject to these requirements, it must meet SUSMP requirements prior to issuance of grading and building permits. In addition, school fees must be paid to school districts prior to issuance of building permits. School fees for the Montebello Unified School District are $4.00 per livable square-foot.

The site plan approval process generally requires 30 to 60 days. The site plan review process ensures that a project complies with the applicable Zoning standards. Except for single-family homes, multiple-family residential developments three or more units must receive approval from the Planning Commission prior to the issuance of a building permit. Required findings under site plan review include a) that the proposed design for improvement complies with all requirements of the Montebello Municipal Code; b) that the proposed design for improvement is consistent with the general plan and c) that the proposed design for improvement will not have any significant adverse impact on the surrounding properties or on the general public welfare. The City has not found the site plan review process to be a constraint on approval of multi-family housing projects.

The has not received any recent requests to develop housing within the that would fall under the maximum densities allowed for the identified lot area. The typical timeframe to process housing related entitlements from the time the application is deemed complete is two to three months before the submittal for a building permit.

When the proposal is discretionary, the architecture and site plan are among the elements the City considers along with any requested discretionary approvals. The City does not restrict occupancy of unrelated individuals in local housing. Building permit and plan check fees are in line with those

currently charged by other jurisdictions in the area. Local governments may unintentionally influence the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on-and-off-site improvements, and taxes and insurance. The aforementioned fees for the City of Montebello are summarized below in Table 3-6.

Table 3-6
Current Discretionary Fees for Montebello

Description	Fee
Conditional Use Permit (CUP)	$1,852.63
Extension of Nonconforming Use Permit	$1,522.74
Variance	$1,734.00
Zone Change	3,751.67$
Extension of CUP or Variance	$474.52
Zoning Code Amendment	$3,646.04
Specific Plan	$3,751.67
General Plan Amendment	$3,408.78
Site Plan Review	$1,481.53
Planned Development District	$1,831.62
Hillside Plan Review	$1,731.44
Mobile Home Site Plan Review	$1,692.79
Initial Study/Negative Declaration	1,017.06$
Categorical Exemption	$118.63
Tentative Tract Map	$2,076.50
Tentative Parcel Map	$1,628.37
Lot Line Adjustment	$1,628..37

Source: City of Montebello, 2019

New residential developments in Montebello are subject to development review and permit processing. The discretionary review process and permit processes are required to ensure a safe environment for Montebello residents. The City makes full use of the CEQA Class 32 Infill Exemption to "streamline the environmental review for those projects requiring discretionary approval. The required finding for the use and approval of the Class 32 exemption correspond to those required for this exemption. The timeframe for review and approval by the Planning Commission is 12 to 20 weeks. The average building permit plan check time frame is 4 to 6 weeks each time plans are submitted. In order to facilitate home improvements, the City publishes a Homeowner's Guide to Residential Improvement, which outlines the process for obtaining building permits for a variety of renovations and improvements. To reduce time and associated cost of the permit process, the City's Community Development Department offers one-stop processing for developments. This process reviews submitted documents for completeness.

For new construction, the typical fees for both single-family and multiple family developments are outlined below in Table 3-7. The fees noted in Table 3-7 assume that no discretionary approvals will be required. For purposes of comparison, Table 37 compares the permit fees for a 1,200 square foot, single family residential detached unit with an appraised fee of $700,000 with the permit fees for a multiple-

family residential development containing five units with 900 square feet per unit with an appraised at $2,000,000.

Table 3-7
Sample Fees for Single-Family and Multiple-Family Development

Type of Permit	Fee Amount	Single-Family	Multiple-Family
Building Permit/Inspection	First $500,000 = $8,890	$12,290.00	$34,390.00
	Each Additional $1,000 = $17.00		
Zoning Verification Letter	$65.00	$65.00	$65.00
Residential Inspection	$195.00	$195.00	$195.00
School Fee	$3.79/sq. ft.	$4,548.00	$17,055
Plumbing Fixtures	$35.00/fixture		
Sewer Connection	$88.00/connection		
Water Heater/Vent	$88.00/unit		
Gas Piping System (1-4 outlets)	$88.00		
Gas Piping System (5 or> outlets)	$142.00		
Lawn Sprinkler Systems	$88.00		
Electrical (1-10 circuits)	$88.00		
Electrical (appliances)	$88.00		
Air Conditioning	$142.00/unit	$142.00	$710.00
Furnace	$177.00/unit	$177.00	$885.00

OTHER FEES

Section 3.24.010 of the City's municipal code, the City imposes the following impact fee:

- $1,183 per single-family unit or condominium conversion requiring subdivision map approval; and,

- $681 per mobile home.

The City does not impose a development tax on the development of new multi-family housing. As such, the impact fee is not considered to be a constraint to affordable housing development.

OTHER POTENTIAL REVIEW REQUIREMENTS

Depending on the type of development, certain types of residential development projects may be subject to other types of review that are outlined in this section.

- *Hillside Plan District Review*. Proposed developments that are located in the hillside areas indicated in the Montebello Hillside Areas Map and requiring subdivision or a grading permit must undergo a Hillside Plan District Review to ensure compatibility with existing and future

developments in this area. This review process may take approximately 3 to 4 months. However, due to the largely built-out character of the City, Hillside Plan District review has not been utilized in recent years. There are no remaining undeveloped hillside properties.

- *Civic Center District Review.* With the exception of single-family units, all residential developments within the Civic Center District are subject to a review by the Planning Commission and City Council. The review ensures that any new development meets high quality standards of the Civic Center District. This review process may take approximately 3 to 6 months, depending on meeting availability.

- *Site Plan Review.* The Site Plan Review process is designed to minimize or preclude potential adverse impacts to the public interest, or, on abutting properties and adjacent residential, commercial, and industrial neighborhoods, resulting from the design or layout of a proposed development. Multi-family residential developments of three or more units and commercial and industrial developments of 5,000 square feet or more building area are subject to Planning Commission review and approval of site plans. This review process may take approximately 2 to 3 months.

- *Planned Development District.* A Planned Development District (PD) is a master planning mechanism for the development of larger parcels of land in residential, commercial, and manufacturing zones where the existing underlying development standards do not functionally allow for reasonable development. This master planning mechanism allows for a comprehensive approach to development on a single parcel or contiguous parcels of land under single or joint ownership, and allow for flexibility in land use controls typically required by another zoning designation. The planned development mechanism encourages the use of modern planning and development techniques thereby ensuring more efficient utilization of land in the community.

- *Precise Plan of Development.* A precise plan of development is also required in conjunction with a planned district development. An application for planned development district designation and precise plan of development approval will not be approved unless the planning commission and/or city council determines that the approval is consistent with the public safety and general welfare, and that the development proposed is consistent with the city's general plan and any applicable specific plan. However, strict adherence to the underlying range of uses and/or density requirements may not be necessary if a reasonable mix of uses and densities can be designed to be compatible with one another within the PD, and with those existing and/or proposed uses in the immediately surrounding properties, provided that the mix of uses and densities is consistent with the overlying designations of the general plan for the lots in the PD. The establishment and operation of any use in the approved PD shall be in compliance with the requirements of the underlying zoning classifications, unless specifically exempted by the approved plan.

COSTS RELATED TO CODE ENFORCEMENT

The City has adopted the 2012 State code standards (Title 24 of the California Code of Regulations) and is currently working on an ordinance that would adopt the most current standards. The City has adopted

several minor amendments to the State building code standards to reflect local conditions. Modified standards include a requirement for the installation of an automatic sprinkler system in all residential projects. While the incorporation of this measure may raise the cost of construction and therefore housing, these standards are necessary to prevent and quickly extinguish fires that may have far more costly impacts.

The enforcement of building code standards do not constrain the production or improvement of housing in Montebello but instead serves to maintain the condition of the City's neighborhoods. Further, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development. The City maintains an active code enforcement program. This enforcement protects residential neighborhoods against the ill effects of neglect and deferred maintenance. Goals of the Code Enforcement Division include:

- Administer a fair and unbiased enforcement program to correct violations of the Montebello Municipal Code.

- Work with Montebello residents, businesses, neighborhood associations, and public service agencies to: establish community priorities for code enforcement; assist community self-help programs; and develop public outreach programs.

- Utilize an effective "Complaint Management System," which is a responsive solution-oriented approach, designed specifically to provide practical and efficient response to code enforcement complaints.

- Establish priorities for a proactive approach to code enforcement. Long-term comprehensive solutions are developed and implemented in order to address specific nuisances or code enforcement problems within the community.

3.2 ENVIRONMENTAL CONSTRAINTS

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

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

- *Earthquake.* Montebello does not contain an active fault identified within its boundaries. Thus, the City is not required to withhold permit issuance or require geologic investigations to

demonstrate structural safety associated with fault rupture. However, since Montebello is located close to the Whittier Fault and atop several blind thrust faults, all structures must abide by seismic reinforcement requirements of the City's Building Code.

- *Landslide*. The northern portion of the City consists of hillside areas (Montebello Hills and the eastern part of the Montebello Town Center). The City requires submission of soil and geologic conditions surveys by State-licensed engineering geologists for review of development proposals involving steep slopes, grading, unstable soils and other hazardous conditions. Based on the results of surveys, mitigation measures may be required.

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

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

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

3.3 INFRASTRUCTURE CONSTRAINTS

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

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

- *Sewer Service*. The County Sanitation District maintains and operates the sewer system in the City of Montebello. Sewer lines are maintained by the County Department of Public Works with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant

(JWPCP) in Cerritos. The wastewater generated by future development within the project site will be treated at the Los Coyotes Water Reclamation Plant located in the City of Cerritos. This plant has a design capacity of 37.5 million gallons per day (mgd) and is currently treating an average of 31.3 mgd.

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

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

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

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

3.4 MARKET CONSTRAINTS

Factors that influence housing cost, such as availability of land, cost of land, and cost of construction can increase housing costs and limit the number of housing affordable to low and moderate-income households, seniors, disabled, and others with special housing needs, or make housing economically impractical. To date, the City has not identified any non-governmental constraints to housing other than the availability of vacant developable land. There are no reports of redlining or discriminatory loan practices in the City in recent years.

FINANCING CONSTRAINTS

Obtaining home loans allows homeowners to purchase or to renovate homes. The Home Mortgage Disclosure Act (HMDA) requires financial and mortgage lending institutions such as banks, savings

associations, and credit unions to collect and publicly disclose information about housing loans and applications for such loans, including the Applicant's income, gender, and race/ethnicity as well as the status of the applications. Interest rates and financing availability can limit housing for renters and homebuyers. As of September 2013, interest rates for home purchase loans of $300,000 to $417,000 at a 30-year fixed rate in Montebello are as low as 3.65%. In the recent past, Montebello and the country as a whole have experienced interest rates at historically low levels, enabling many households to purchase a home. These rates have risen over the past few years, and many households – particularly households with adjustable rate mortgages - realize that they are unable to pay new mortgage rates.

Beginning in 2006, increases in interest rates resulted in an increased number of foreclosures for households with sub-prime loans when a significant number of subprime loans with variable rates began to convert to fixed-rate loans at much higher interest rates. The number of mortgage default notices filed against homeowners reveals foreclosure rates in specific areas. The number of default notices filed against homeowners in Los Angeles County has increased substantially since 2008 and continuing through the great recession. In September 2013, there were 111 homes for sale that were foreclosures. Furthermore, the availability and cost of capital required for pre-development costs for new housing, such as land purchase option money and project design and entitlement processing, as well as uncertainty in the larger housing market, remain a deterrent to development of affordable housing.

According to International Code Council's Building Valuation Data, typical, wood-frame residential construction ranged from $112 to $143 per square-foot for single-family housing and $102 to $152 per square-foot for multi-family housing in 2015. The median home value in the City is $496,110. The Montebello Housing Development Corporation (MHCD) informs, educates, and facilitates home ownership for people in the community focusing low to modest-income working families who qualify for assistance. MHDC provides service events including housing fairs, home rescue fairs, foreclosure workshops, financial literacy classes and outreach to local residents. There are numerous financial institutions in the City that may provide conventional housing loans to qualifying borrowers.

DEVELOPMENT COSTS

This section discusses the development costs such as land, labor, and construction costs that determine housing affordability. Montebello is a predominantly urban area that is mostly built out. Even though land costs vary depending on the condition of the land at the time of purchase and location of land, land costs account for a large portion of total development costs and constrain housing development.

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

Construction costs include construction type, material, and custom versus conventional unit design, site conditions, finishes, amenities, size, structure, and construction schedule/timeline. According to International Code Council's Building Valuation Data, typical, wood-frame residential construction ranged from $112 to $143 per square-foot for single-family housing and $102 to $152 per square-foot for multi-family housing in 2015. Updates to the California Title 24 Energy Code require higher insulation values that requires thicker, often more expensive materials that have increased building costs. Construction costs make up a large portion of development costs depending on the size and timeline of the project. However, since construction costs are similar regionally, they are not considered a major constraint to housing production. New developments often require site improvements that can significantly increase development costs. The Subdivision Code (Section 16.32.020 of the Montebello Municipal Codes) requires on- and off-site improvements for subdivision and all division of land. The City requires the following systems designed and constructed to serve each proposed lot:

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

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

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

Section 4 - Housing Plan

4.1 INTRODUCTION TO THE RHNA

This section of the City of Montebello Housing Element evaluates the housing need projections developed by the Southern California Association of Governments (SCAG) as part of the Regional Housing Needs Assessment (RHNA). The authority to determine housing needs for the various income groups for cities within the region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The RHNA for Montebello is categorized according to the following income groups:

- The *Very Low-income* households are those households whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- The *Low-income* households earn from 51% to 80% of the median;
- The *Moderate-income* groups earn from 81% to 120% of the median; and,
- The *Above-Moderate* households earn over 120% of the median income.

HCD requires local governments to consider the projected needs for extremely low-income households. Those households that have incomes of 30% of the County median would fall into this category. Based on the 2010 Los Angeles County median ($61,632), an extremely low-income household would have a median annual income of $18,490 or less. According to the 2010 Census, there were 3,980 persons living in households that were classified as extremely low income (ELI) in Montebello. Of this total number, 1,105 households were owner-occupied, and 3,960 households were renter-occupied.

The following sections describe the RHNA for the current 2014–2021 (5th) RHNA cycle and for the previous 2006–2013 (4th) RHNA cycle. The City was not able to accommodate all of its RHNA during the 4th Housing Element RHNA cycle.

4TH CYCLE (2006-2013) RHNA

The City's RHNA for the 2006–2013 planning period (503 units) is shown in Table 4-1. According to City records, one affordable housing development was constructed during the previous 5th City planning period, comprising 54 low-income units, and one moderate-income manager's unit. The TELACU project located at North Montebello Boulevard and West Whittier Boulevard included 54 units available to low-income seniors, and one moderate-income manager's unit. Construction was completed in 2008. The 4.17-acre project site is located on the northwest corner of Montebello Boulevard and Whittier Boulevard. The site's addresses include 800 Whittier Boulevard and 124 North Spruce Street. A covenant that is applicable to the project guarantees its affordability for 99 years. The recorded covenant (recorded in 2005) for this project requires that the 54 affordable senior citizen rental units must maintain affordable rents set at 30% of the 80% of the area median income.

After accounting for residential units permitted or constructed between January 2006 and December 2013, vacant land available during the 4th cycle the City has an unmet lower-income RHNA of 123 very low-, and 24 low-income units. The City currently does not have sites zoned appropriately to accommodate all of the RHNA for lower-income households (low-, very low-, and extremely low-income). To remedy this, a density overlay has been proposed, which would allow vacant and underutilized sites to accommodate the lower-income residential need, as required by the RHNA. The proposed Housing Opportunity Overlay would provide the City with an implementation mechanism to rezone sites appropriate for lower-income housing developments (see Program 22). These sites are listed further down in this section and additional details are provided on the sites in Appendix B.

Table 4-1
Regional Housing Needs Assessment for the 4th Cycle (2006 to 2013)

Income Category	Total Units	Percent	Units Constructed	Vacant Land Inventory	Remaining RHNA
Very Low-Income (<50 % MFI)	123	24.5%	0	0	123
Low-Income (51-80 % MFI)	78	15.5%	54	0	24
Moderate-Income (81-120 % MFI)	85	16.9%	1	0	84
Above Moderate-Income (>120 % MFI)	217	43.1%	0	0	217
Total RHNA	503	100.0	55	0	448

CURRENT 5TH CYCLE (2014-2021) RHNA

SCAG's Regional Housing Needs Assessment (RHNA) estimated the seven-year (2014-2021) RHNA for Montebello at 1,066 units. Of the 1,066 housing units needed to accommodate the 5th Cycle need, 269 units should be allocated to very low-income households, 161 units should be provided for low income households, 175 units should be provided for moderate income households, and 461 units should be provided for households with above moderate incomes. Table 4-2 shows the distribution of the 5th Cycle RHNA housing needs for the four income categories and units reflecting land available to address the RHNA.

There is one already approved project that can accommodate 1,200 moderate and above moderate units. The Montebello Hills Specific Plan is approved and will begin construction in June 2020. The specific plan site consists of approximately 488 acres located within the City of Montebello. The plan includes developing this area for the following uses: (1) 349 residential dwelling units contained within some of the five planning areas occupying approximately 173.6 acres of the project site and (2) approximately 314.6 acres dedicated for Open Space (approximately a 260 acre Reserve). The 349 approved units consist of 244 attached residential dwelling units and 105 detached single family dwelling units. The attached units are assumed to be affordable to moderate income households. The detached units would be affordable to above-moderate income households. The remainder of the specific plan area would provide an additional 851 units. Of the 851 units 145 units are proposed to be detached and 706 would be attached. That phase is expected to begin site plan review this year. The approved units in the specific plan are shown in the

Units Approved or Constructed column in Table 4-2. The other units are included in the land inventory column in addition to the other parcels available for moderate and above moderate units that are discussed under mixed use sites below the table.

Table 4-2
Regional Housing Needs Assessment for the 5th Cycle (2014-2021)

Income Level	RHNA (# units)	Percent	Units Approved or	Land Inventory	Remaining RHNA
Extremely Low-income*	134	13.1%	0	0	134
Very Low-income	135	13.1%	0	0	135
Low-income	161	15.5%	0	0	161
Moderate-income	175	16.5%	244	856**	0
Above Moderate-income	461	42.8%	105	376**	0
Total	1,066	100.0%	349	1,232	430

*The number of units required for Extremely Low Income households is calculated as 50% of the total RHNA for Very Low Income units.
** Mixed use units included in this number described in more detail in Appendix B-3

In addition to the 430 lower income units required by the 5th Cycle RHNA, the city must also meet the unmet lower-income RHNA of 147 units for the 4th cycle. This brings the unaccommodated lower income RHNA to 577 units total. The city has identified opportunity sites for development of lower-income housing, with a realistic development potential of 675 units. With application of the Housing Opportunity Overlay zone the city will have enough appropriately zoned sites to address their remaining lower income RHNA.

SITES INVENTORY AND ANALYSIS

Local governments can employ a variety of strategies to meet their RHNA housing production goals, as established in Government Code Section 65583(c)(1)). This section summarizes the vacant land inventory and opportunity sites where rezoning is needed to address the remaining lower-income RHNA.

State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element "identify adequate sites… to facilitate and encourage the development of a variety of types of housing for all income levels" (Government Code Section 65583(c)(1)). If an adequate supply of new housing is to be provided, enough land must be zoned to allow for the construction of a variety of housing at densities that will satisfy the objectives of the housing element. The land must also have access to appropriate public services, such as water, sewage, storm drainage, and roads.

MIXED USE SITES ZONED FOR RESIDENTIAL USE

The land inventory identifies the potential for 381 residential units across three areas. These areas currently comprise underutilized commercial and residential land uses, and account for approximately 38 acres zoned for mixed-use. The city has already seen successful mixed use development in the Whittier and Beverly Corridors; examples are detailed in Appendix B-3. Utilizing a minimum density of 10 units

per acre, the city will encourage mixed-use development that includes high-density residential above retail. Table B-3 in Appendix B further details these sites.

SITES PROPOSED FOR APPLICATION OF HOUSING OPPORTUNITY OVERLAY

In order to satisfy the current housing need, the City has proposed the Housing Opportunity Overlay, and identified appropriate sites for housing development to receive that overlay. The Housing Opportunity Overlay will provide a maximum density of 80 units/acre and a realistic density of 64 units/acre and will be applied to five sites in the city. Calculating a realistic number of units on each site would allow a realistic yield of 675 residential units. This reflects typical densities. These sites are listed below, and detailed further in Appendix B.

- *Site #1.* This site is a 0.5-acre site located at 101 and 111 E. Whittier Blvd which is zoned C2. The parcel numbers are 6348-001-015 and 6348-001-015. Assuming a realistic density of 64 units per acre, this property could realistically yield 41 residential units.

- *Site #2.* This site is a 0.69-acre site located at 113 N. Garfield which is zoned C2. The parcel number is 6343-041-031. Assuming a realistic density of 64 units per acre, this site could realistically yield 44 residential units.

- *Site #3.* This site is a 2.12-acre site located at 501 South Montebello Boulevard which is zoned C2. The parcel number is 6350-022-020. Assuming a realistic density of 64 units per acre, this property could realistically yield 77 units.

- *Site #4.* This site is a 2.36-acre site located at 140 E. Whittier Blvd which is zoned R3. The parcel number is 6347-012-009. Assuming a realistic density of 64 units per acre, this property could realistically yield 150 residential units.

- *Site #5.* This site is a 5.6-acre site located at the corner of 244 and 236 George Hensel Dr., 1100 W. Olympic Blvd, and 1112 W. Olympic Blvd. 1100 W. Olympic Boulevard is zoned C2 and the other three parcels are zoned R3. The parcel numbers are 6350-011-901/900/021/023. Assuming a realistic density of 64 units per acre, this site could realistically yield 363 residential units.

4.2 HOUSING ELEMENT POLICIES

The City of Montebello seeks to enhance the quality of life for all its residents by maximizing the use of available resources in order to assure the availability of safe, decent, and affordable housing, creating a suitable living environment, and expanding economic opportunities for the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies will be implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around the City's five housing goals. Quantified objectives identified in particular programs are estimates of assistance the City will be able to offer, subject to available financial and administrative

resources. The State requires that local housing elements address a number of key issues through the adoption of policies and the implementation of corresponding programs. In the remainder of this section, the existing and recommended housing policies are arranged according to the following issues.

- *Issue No. 1 - Housing Conservation.* The policies included in the category indicate the City will remain committed to those efforts designed to preserve and maintain the existing housing resources, including affordable housing.

- *Issue No. 2 - Removal of Governmental Constraints.* The City will continue to explore and implement strategies designed to remove those governmental constraints related to the production of new housing.

- *Issue No. 3 - Identification of Adequate Sites.* The City will remain committed to the identification of potential sites along with the appropriate zoning.

- *Issue No. 4 - Development of New Housing Opportunities for All Income Groups.* The policies included in the issue category underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

- *Issue No. 5 - Equal Housing*. The City will adopt policies that underscore Montebello's commitment to equal housing opportunities.

As indicated previously, the existing, revised, and new Housing Element policies have been arranged according to the aforementioned issue areas.

ISSUE NO. 1 MAINTENANCE AND CONSERVATION OF HOUSING

The City of Montebello will remain committed to those efforts designed to preserve and maintain the existing housing resources in the City, including affordable housing, with the implementation of the following goal and supporting policies:

Goal 1. The City shall strive to maintain and improve the quality of existing housing and residential neighborhoods in Montebello.

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

Policy 1.2. The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods.

Policy 1.3. The City will preserve existing affordable housing through rehabilitation programs and code enforcement.

Policy 1.4. The City shall strive make every effort to continue to provide assistance for rehabilitation

of existing structures and will advertise the availability of housing rehabilitation and encourage the rehabilitation of substandard residential properties by homeowners and landlords.

Policy 1.5. The City will continue to develop strategies for the rehabilitation of multi-unit buildings that are in need of renovation.

Policy 1.6. The City will continue to work to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.

ISSUE NO. 2 REMOVAL OF CONSTRAINTS

The City of Montebello will continue to explore and implement strategies designed to remove those governmental constraints to new housing production.

Goal 2. The City will remove potential constraints to housing production and housing affordability.

Policy 2.1. The City will provide financial and regulatory incentives and remove regulatory barriers to encourage the development of lower, moderate, and above moderate income housing as resources are made available.

Policy 2.2. The City will continue to review the permit process to reduce the time associated with the housing approval process.

Policy 2.3. The City will promote consistency between the land use element, including the land use map, and the zoning ordinance.

Policy 2.4. The City will assist in the provision of housing for extremely low income and special needs persons.

Policy 2.5. The City will cooperate with other agencies and organizations to promote programs that meet the needs of the homeless population.

ISSUE NO. 3 IDENTIFY ADEQUATE SITES

The following Housing Element policies underscore the City's commitment in continuing to promote new residential development through the appropriate Zoning and General Plan designations.

Goal 3. The City will continue to identify adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs and will provide land use policy that encourages, promotes, and provides for the development of various housing types.

Policy 3.1. The City will promote the implementation of standards to allow mixed use and urban

housing development in appropriate areas (along Whittier Boulevard and at specific intersections on Beverly Boulevard and along other commercial corridors).

Policy 3.2. The City will continue to apply residential density standards which preserve the existing character of the City while increasing the availability of sites for housing.

Policy 3.3. The City will continue to permit a range of residential and mixed use densities to encourage a wide spectrum of housing with a variety of housing styles and types distributed throughout the City.

Policy 3.4. The City will continue to increase the availability of sites for housing by requiring the cleanup of contaminated sites and encouraging the consolidation of irregularly shaped parcels.

Policy 3.5. The City will continue to encourage the development of housing on all parcels suitable for residential development.

Policy 3.6. The City will continue to encourage a wide variety of housing types including smaller, more affordable housing to provide options for the City's existing seniors to relocate when they desire a smaller home.

ISSUE NO. 4 DEVELOPMENT OF NEW HOUSING OPPORTUNITIES FOR ALL INCOME GROUPS

The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

Goal 4. The City will continue to pursue programs and funding sources and adoption of policies which allow for continued affordability of housing units.

Policy 4.1. The City will continue to encourage the development of affordable housing throughout the community.

Policy 4.2. The City will promote the development of housing that provides decent and affordable housing for households with special needs and for the elderly.

Policy 4.3. The City will continue to look for revenue sources that will replace redevelopment funds as a means to promote and encourage the development of housing and housing programs.

Policy 4.4. The City will promote homeownership opportunities for low and moderate income households.

Policy 4.5. The City will continue to encourage development of new housing in proximity to public services, transportation routes, and other community facilities.

Policy 4.6. The City will encourage the establishment of a variety of affordability levels in multiple-

projects.

ISSUE NO. 5 PROMOTE FAIR HOUSING PRACTICES

The following policies indicate the City's desire to continue to promote equal housing opportunities in Montebello.

Goal 5. The City will continue to promote fair housing practices and equal housing opportunity for all residents.

Policy 5.1. The City will continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing on the basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.

Policy 5.2. The City will continue to provide fair housing referral services to Montebello residents.

Policy 5.3. The City will require reasonable accommodation in the siting, development, retrofit, and occupancy of housing to meet the needs of residents with special needs.

Policy 5.4. The City will promote community awareness of available housing programs and services and encourage participation.

Policy 5.5. The City will continue to support fair housing programs and landlord/tenant mediation to existing and potential residents of Montebello.

4.3 HOUSING PROGRAMS

This section outlines those housing programs that will be effective in the implementation of the aforementioned housing policies.

PROGRAM 1: CODE ENFORCEMENT PROGRAM (CEP)

Code enforcement is essential to ensuring housing conservation and rehabilitation. The City has long maintained an aggressive code enforcement program (CEP) to preserve and protect existing neighborhoods against the harmful effects of deterioration caused by neglect, graffiti, and deferred maintenance. In addition, a property maintenance ordinance was adopted to allow code enforcement to abate specific conditions on private property as a public nuisance.

- *Objective.* To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes.
- *Timeframe.* Ongoing.
- *Responsible Agency.* Planning Division - Code Enforcement Division.
- *Funding Sources.* Departmental Budget; CDBG.

PROGRAM 2: HOME IMPROVEMENT PROGRAMS

The City offers multiple home improvement programs to lower income homeowners with homes in need of repair. The Home Improvement program maintains affordable single-family housing stock through provision of amortized and deferred loans to extremely low, very low, low, and moderate income (as defined by HUD) homeowners for major home repairs. The Senior Grant Program provides grants for up to $10,000 to very low income senior homeowners to fund home repairs.

- *Objectives*. To provide brochures at the City's Community Development Department and on the City's website regarding the Home Improvement and Senior Grant programs; to work with the Montebello Housing Development Corporation to provide seminars, advocacy, and education sessions to provide information on available housing programs in the City; to assist 10 owner-occupied units per year, for a total of 60 units; and to rehabilitate 10 properties per year through the Senior Grant Program, for a total of 60 units during the 2014-2021 Housing Element cycle.
- *Timeframe*. Ongoing.
- *Responsible Agency*. Planning Division.
- *Funding Sources*. HOME funds.

PROGRAM 3: RENTAL REHABILITATION PROGRAM

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

- *Objectives:* To publicize the programs to owners of multi-family developments through flyers at the City's Community Development Department and on the City's website; to focus efforts on investor owned, small-scale multi-family rental properties, providing amortized and deferred loans at a 3% interest rate for a 10 to 15-year loan period; and to assist a total of 12 units during the 2014-2021 period.
- *Timeframe:* Ongoing.
- *Responsible Agency:* Community and Economic Development.
- *Funding Source:* HOME funds and CDBG.

PROGRAM 4: NEIGHBORHOOD REVITALIZATION

The goal of the neighborhood revitalization program is to eliminate slum and blight conditions and improve living conditions through the provision of rehabilitation activities and public improvement projects. The City's goal is to stabilize neighborhoods and create a viable and livable community through rehabilitation and new homeownership opportunities.

- *Objectives*. To continue to support neighborhood revitalization programs, working with nonprofit organizations and community groups to improve living conditions throughout the City; and to target the South Greenwood area for neighborhood revitalization.

- *Timeframe*. Ongoing.
- *Responsible Agency*. Community and Economic Development.
- *Funding Source*. Department and HOME funds.

PROGRAM 5: PRESERVATION OF AT-RISK HOUSING

The City is committed to guarding against the loss of housing units reserved for lower income households. One assisted project in the City of Montebello, the Beverly Towers, which provides 189 affordable units, has an expiring Section 8 contract and is at risk of converting to market rate. However, because the project is owned and operated by a non-profit organization, it is considered to be at low risk of converting to market rate. The City will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate, and assist property owners in maintaining the affordability of these units. In addition, the City will require the notification of tenants in the event the owners intend to convert the affordable units to market-rate units.

- *Objectives*. To annually monitor the status of the 189 affordable housing units that are at risk of converting to market-rate during the 2014-2021 Housing Element planning period; to monitor Section 8 legislation and provide technical assistance to nonprofit property owners as necessary; and to continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.
- *Timeframe*. Ongoing.
- *Responsible Agency*. Planning Division.
- *Source of Funds*. Departmental Budget.

PROGRAM 6: DENSITY BONUSES

The City abides by State density bonus law to facilitate the development of affordable and senior housing. Pursuant to State law, the City offers density bonuses of between 20% and 35% for the provision of affordable housing, depending on the amount and type provided. The City will work with developers to discuss potential opportunities related to the use of density bonus incentives as a means to promote the development of affordable housing. Financial incentives or regulatory concessions may also be granted when a developer proposes to construct affordable housing. Due to changes in state density bonus law in the last few years the City will update the density bonus regulations in their zoning.

- *Objectives*. To continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development; and to include the specific requirements of State Density bonus law into the Zoning Ordinance for reference by developers.
- *Timeframe*. Ongoing and update ordinance by Spring 2021.
- *Responsible Agency*. Planning Division.
- *Funding Sources*. Departmental Budget.

PROGRAM 7: WATER AND SEWER SERVICE PROVIDERS

In accordance with Government Code Section 65589.7, immediately following City Council adoption, the City must deliver the Housing Element to all public agencies or private entities that provide water or sewer services to properties within Montebello. Water service for the City is provided by five service providers in five different districts: California Water Service Company, Central Basin/Metropolitan Water District (MWD), Montebello Land and Water, San Gabriel Valley Water Company, and the South Montebello Irrigation District. Water availability and service delivery is a critical element in the planning and review of new residential developments. The local water purveyors consider regional and local growth projections developed by the Southern California Association of Governments (SCAG) for the Regional Transportation Plan (RTP) and the RHNA. These projections are used in the preparation of water master plans that indicate the necessary capital improvements that may be required in future years.

- *Objective*. By the end of the 4th quarter of 2019, the City will formalize notification procedures to SCAG.
- *Timeframe*. Review of the City submittals to SCAG.
- *Responsible Agency*. Planning Division.
- *Funding Sources*. Department Budget.

PROGRAM 8: ENERGY CONSERVATION PROGRAM

There are a number of programs that, in addition to providing for new opportunities for housing, also have the added benefit of promoting resource conservation. An important element of any energy conservation measure will be to identify strategies for retrofitting energy conserving devices in both new residential development and in the rehabilitation of existing development. The City of Montebello will continue to implement various conservation initiatives that include the following elements:

- The City will continue to implement a water conservation ordinance that would regulate the time and duration of irrigation. Landscaping installed as part of a new multiple-family development must incorporate sprinklers and timers into the design of the irrigation system.

- Sprinkler systems (with timers) must be installed in existing multiple-family developments. The irrigation systems must also include rain sensing devices to shut irrigation off during rainy periods and soil sensing devices to measure the amount of moisture in the soil.

- State law requires that older bathroom toilet fixtures that consume more water be phased out and replaced with toilets that use only 1.6 gallons per flush. As part of the plan check process, City staff will review development plans to ensure compliance with these requirements.

- The City will continue to implement the landscape design program that encourages the use of plant materials that consist of drought tolerant plants thus further reducing water consumption in landscaping. This landscape design program is being implemented as part of the plan check process.

- The City shall support the installation of photovoltaic/solar and solar water heating systems on new residential construction as a means to promote a reduction in energy consumption. The installation of photo-voltaic equipment is being promoted under the City's Low Impact Development guidelines. The City will not use zoning or other development standards to restrict the use of solar powered equipment.

- The City's website will be expanded to include a discussion of energy conservation measures and devices that, in addition to saving energy, will also save the homeowner or renter money. The City's website will be updated by the end of the fourth quarter, 2014.

The implementation strategy is summarized below:

- *Responsible Agency*. Housing Division.
- *Funding*. General Fund (for review).
- *Implementation Schedule*. This program is ongoing and will continue to be implemented throughout the planning period. The City's website will be updated by the end of the 4th quarter of 2019
- *Quantified Objectives*. 100 referrals.

PROGRAM 9: EXTREMELY LOW INCOME, VERY LOW INCOME, AND LOW INCOME HOUSING PROGRAM.

Both for-profit and non-profit developers play a significant role in providing affordable housing in Montebello. The City provides land, regulatory incentives, and financial assistance to developers to complete both ownership and rental housing for very low-, low-, and moderate-income households. Under this program, the City intends to maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties; to maintain, on an ongoing basis, a vacant and underutilized residential sites inventory, and provide sites information to interested developers; and to provide technical assistance and information on available vacant and underutilized parcels in the City.

In addition to promoting new housing for very low income, low income, and moderate income households, the City is committed to identifying strategies that promote housing opportunities for *extremely low income* households. This income group represents those individuals and/or households that have annual incomes of less than 30% of the County median. These individuals are essentially working at minimum wage levels. Individuals in this group are typically forced to live with family members or others (if that is an option), or to share housing (often resulting in overcrowding). Programs that have been identified in this Housing Element that will be effective in addressing the need for those households with extremely low incomes, very low incomes, and low incomes include the following:

- *Program 6: Density Bonuses*. The City abides by State density bonus law to facilitate the development of affordable and senior housing. Pursuant to State law, the City offers density bonuses of between 20% and 35% for the provision of affordable housing, depending on the amount and type provided. The City will work with developers to discuss potential opportunities related to the use of density bonus incentives as a means to promote the development of

affordable housing.

- *Program 18: Single-Room Occupancy Housing Program.* A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the City's commercial zones as well as in those areas where future mixed use development is contemplated.

- *Accessory Dwelling Units.* The City will continue to promote the development of Second Units as a means to provide housing for extremely low income individuals or households. An Urgency Ordinance for the Accessory Dwelling Unit (ADU) Ordinance was adopted at a City Council public hearing on May 19, 2019. The minimum lot size was changes from 7,500 square feet to 5,000 square feet in the area; the restriction against garage conversions including those located on substandard streets, was eliminated; the minimum 8 foot separation requirement between the primary unit and the ADU was reduced to 5 feet; and the off-street parking requirement of one space per ADU was eliminated. Off-street parking for an ADU is no longer required.

- *Inclusionary Housing Ordinance.* The purpose of this new ordinance would be to require that residential and mixed use projects include a share of housing that is affordable to extremely low, very low, and low income households. It is intended to supplement other programs, including those listed above, to assist and encourage affordable housing in the Montebello. The requirements would apply to projects of ten or more units. This ordinance would require that 10 percent of newly constructed units be affordable. The ordinance provides alternatives to constructing the required units on the primary development site. The three alternatives are: construct the units on another site, donate another site, or pay a fee in lieu of building the units. To accommodate projects that have begun the review and approval process, the ordinance would establish an interim requirement that six percent of units be affordable. The interim requirement would be in effect for one year, after which the full 10 percent share is required. b In addition, the ordinance provides certain exemptions for projects that have received discretionary approvals or are subject to the requirements of certain specified agreements.

The implementation of this program element is outlined below: ● *Objectives.* To maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density to facilitate the development of housing for extremely low income households that have a developmental disability through the measures identified above.

- *Timeframe.* The 4th Quarter of 2019 and then ongoing. The Inclusionary Housing Ordinance will be adopted by the end of the 4th Quarter of 2019.
- *Responsible Agency.* Planning Division.
- *Funding Sources.* HOME funds, Section 8 vouchers, and Departmental funds for outreach and exploring funding sources.

PROGRAM 10: FIRST TIME HOMEBUYER PROGRAM

The City is committed to expanding homeownership opportunities for lower income households through the First-Time Homebuyer Program. The goal of this program is to increase the percentage of homeowners in the community and assist with the stabilization of residential neighborhoods. The program is coordinated by the Montebello Housing Development Corporation. It provides second mortgage loans to first time homebuyers of low- to moderate-income means. These loans are provided for acquisition of homes on the City of Montebello open market. The loans provide the bridge between sales purchase price of homes and the available buying power of the first time homebuyers of low to moderate-income means, and are funded through a CalHome grant.

- *Objectives.* To provide information on the First Time Homebuyer Program at City Hall and on the City's website; to provide homeownership assistance to 5 low- and 5 moderate-income households, annually for a total of 60 households during the 2014-2021 planning period.
- *Timeframe.* Ongoing.
- *Responsible Agency.* Montebello Housing Development Corporation and Economic Development Department.
- *Funding Sources.* CalHome; HOME.

PROGRAM 11: SECTION 8 RENTAL SUBSIDIES

Both tenant- and project-based Section 8 subsidies relieve housing costs to households that spend more than 30% of their income on rent. Tenant based Section 8 Housing Choice Voucher program is funded by HUD. Under the project-based Section 8 program, subsidies are distributed to apartments that house very-low-income households. The County of Los Angeles Housing Authority distributes tenant-based Section 8 Housing vouchers to renters who wish to apply the voucher to landowners who accept such vouchers. Montebello participates in the Section 8 program by advertising the program and referring potential recipients to appropriate authorities.

- *Objectives.* To support the County's efforts to maintain the current level of Section 8 rental assistance, and direct eligible households to the program; to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program; and to advertise Section 8 rental assistance programs at community centers, City Hall, the City website, and at other public locations.
- *Timeframe.* Ongoing.
- *Responsible Agency.* County of Los Angeles Community Development; Commission; Community and Economic Development Department.
- *Source of Funds.* HUD; Departmental Budget.

PROGRAM 12: FAIR HOUSING SERVICES/HOUSING RIGHTS SERVICES

The City contracts with the Housing Rights Center to provide fair housing services in Montebello. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the Housing Rights Center for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Housing Rights Center Council at a kiosk in the City Hall lobby, the Planning Division Lobby, and at the local libraries in the City. In addition, the City will continue to maintain fair housing referral information on its public website.

- *Objectives.* To continue to assist households through the Housing Rights Center and to continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. The City will sponsor an outreach event in 2018 and on an annual basis thereafter.
- *Timeframe.* The City will continue to work with the Long Beach Fair Housing Council is maintaining the existing program.
- *Responsible Agency.* Economic Development Department.
- *Funding Sources.* Department; Housing Rights Center CDBG Funds; Departmental Budget.

PROGRAM 13: HOUSING MEDIATION BOARD (HMB)

The City will continue to encourage a resolution of owner/tenant disputes through the Housing Mediation Board. The Housing Mediation Board is designed to provide an atmosphere in which disputing parties of rental housing are able to reach a mutual workable solution to excessive rent increases, claims of wrongful notices to quit, and clarification of general rights and responsibilities of property owners and tenants.

- *Objectives.* To provide assistance to property owners and renters and regularly update the Analysis of Impediments to Fair Housing Choice, consistent with HUD guidelines; and to offer workshops and trainings to property owners and managers of rental properties.
- *Timeframe.* Ongoing.
- *Responsible Agency.* Planning Division and Economic Development Division.
- *Funding Sources.* Department CDBG Funds; Departmental Budget.

PROGRAM 14: REASONABLE ACCOMMODATION AND DEVELOPMENTALLY DISABLED PROGRAM

This program is a new program that will be implemented during the current planning period. As indicated in Section 2, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities including those individuals that are classified as having developmental disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable

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

An additional component of this housing program is geared towards those individuals that have special housing needs related to a developmental disability. There are approximately 451 persons residing in Montebello that have a developmental disability. The State Department of Developmental Services (DDS) administers developmental disabilities programs through regional centers. The Eastern LA Regions Center serves the City of Montebello. This program element consists of the following components:

- The City will encourage the development of Second Units as a means to provide housing for developmentally disabled individuals in need of affordable housing.

- The City will work with the Eastern LA Regions Center to implement an outreach program that informs families in Montebello regarding housing and services that are available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.

- The City will work with the Eastern LA Regions Center to identify funding sources that can address the housing needs of developmentally disabled persons.

- The City will also implement the Supportive Housing Program (refer to Program 19) that will facilitate the development of such housing in Montebello.

The implementation strategy is summarized below:

- *Objectives*. To create a process for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the sitting, funding, development and use of housing for people with disabilities; and to provide information to residents on reasonable accommodation procedures via public counters and the City website.
- *Timeframe*. Completed by the end of the 4th Quarter of 2019.
- *Responsible Agency*. Planning Division.
- *Funding Sources*. Departmental Budget.

PROGRAM 15: ZONING ORDINANCE REVISIONS

The Montebello Zoning Ordinance will be amended to accommodate a number of new provisions that are now required under State housing law. This section provides a comprehensive description of the specific actions that will be implemented as part of the Zoning Ordinance Revision described previously. Upon adoption of the General Plan, the City will undertake a comprehensive update to the Zoning Ordinance. These revisions are identified in this section.

Under the current Zoning Code, Montebello requires conditional use permits (CUP) for senior housing development in the R-3, R-4, C-R, C-1, and C-2 zones. Because CUP approvals are discretionary in nature, CUP approvals are potential constraints to development of senior housing and handicapped housing projects since no such requirement exists for conventional multiple-family development. For this reason, the current CUP requirements for senior housing and handicapped housing projects may be seen as a fair housing impediment. The City will revise the Zoning Code to remove the requirement of a CUP for senior housing and handicapped housing projects that essentially function as a multi-family development. In addition, the Zoning Ordinance currently requires a CUP for congregate care and support services that are ancillary to a senior housing development. The CUP requirement will be eliminated. Finally, the definition of "Senior Housing" will be updated so that it conforms to current state law.

The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public that may be impacted by conditions in and around employee housing. Any employee housing providing accommodations for six or fewer employees shall be deemed a *single-family structure* with a residential land use designation. Employee housing *shall not* be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit, or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing. The use of a single family unit for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes. The key provisions of the EHA shall be integrated into the Zoning Ordinance. The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Completed by the end of the 4th Quarter of 2020.
- *Objectives*. The rezoning will occur within 12 months following the adoption of the Housing Element to remove the CUP requirement for Senior Housing and Handicapped Housing projects and to conform to the EHA requirements.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 16: EMERGENCY SHELTER/HOUSING PROGRAM

Emergency shelters provide short-term shelter (usually for up to six months of stay) for homeless persons or persons facing other difficulties, such as domestic violence. The Zoning Code currently allows emergency shelter by-right in the M-1 zone with some restrictions. This program proposes to amend the Zoning Code to permit emergency shelters by-right in the Heavy Commercial-Limited Industrial (CM) zone. The zone, encompassing over 30 acres, has sufficient capacity for at least one year-round shelter. Conditions for approval will be clearly specified in the Zoning Code, and will be similar to conditions required for similar uses. The CM zone has sufficient capacity to accommodate the need for emergency

shelters since there are approximately 30 acres of land included in this zoning designation. The minimum lot size for the CM zoned parcels is 7,500 square feet. The estimate of the last homeless count in Montebello was 9 persons. Based on the number of vacant and/or underutilized properties in the CM zone, it is a possible for an emergency zone to be constructed in this zone, or existing buildings could be rehabilitate and refurbishes for such uses.

This CM zone is well suited for the development of emergency shelters since the CM zones properties are located near commercial and employment-related uses services and other service providers located south of Whittier Boulevard. These CM-zoned properties are also located near public transit routes. The C-M zone allows for all commercial activities and some limited industrial uses. Permitted land uses within this zone district include wholesaling uses and the sale of and the sale of non-consumer products such as large medical equipment and other manufacturing supplies.

This zone is also intended to provide for various types of workshop-oriented uses such as auto repair and smaller manufacturing uses. Uses permitted in the zone shall generally include research and development, industrial services, laboratories, kennels and veterinarians, wholesale greenhouses, equipment repair and servicing including automobile. Emergency shelters shall now be considered a permitted use allowed by-right, without requiring a conditional use permit or other discretionary action, in the C-M zoning district. Emergency shelters shall be subject to the same development and management standards as other permitted uses in the C-M zones. In addition, the City will revise the zoning for the M-1 zone to remove the requirement that emergency shelters approved in conjunction with religious facilities only occupy 50 percent of the floor area of the religious facility. The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Amend M-1 zone regulations before or at the same time as housing element adoption. Amend C-M zone regulations by December 2020.
- *Objectives*. The Zoning and GPA will be changed to accommodate the emergency shelter use within the CM Zone.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 17: TRANSITIONAL HOUSING PROGRAM

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two years while receiving supportive services that enable independent living. The City intends to comply with State law regarding the provision of transitional housing. The definition of transitional housing will be changed in order to consider transitional housing as a residential use in all zones that allow residential uses subject to those restrictions that are applicable to the other residential uses of the same type in the same zone. The following will be applicable to transitional housing:

- Transitional housing will be subject to the same permitting procedures as that required for other permitted uses for the zone without undue special regulatory requirements.

- Parking requirements, fire regulations, and design standards for transitional housing will be the same as that required for the corresponding residential zone districts. As a result, the applicable development standards will not impede the efficient use of the site as transitional housing.

Definitions of "transitional housing" will be added to the zoning ordinance as follows:

> "Transitional housing and transitional housing development means rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months."

The City adopopted its *Transitional Housing Ordinance in May 2019*. The implementation will focus on information outreach efforts which are summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Zoning Revision has been completed.
- *Objectives*. Rezoning has been completed Handouts will be prepared and information will be posted on the City's website.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 18: SINGLE-ROOM OCCUPANCY HOUSING PROGRAM

Single-room occupancy (SRO) developments house people in single rooms, with tenants often sharing bathrooms and kitchens. SROs are not specifically addressed in the Zoning Code. To facilitate the development of SROs, the Zoning Code will be amended to specify sitting, development standards, and conditions for approval. A single-room occupancy (SRO) development may serve as an important source of affordable housing for lower-income individuals, seniors, and persons with disabilities. A SRO unit usually is small ranging in size from 200 square feet to 350 square feet. Many of the older SROs have been lost due to deterioration, hotel conversions, and demolition. The purpose of this program is to establish appropriate regulations in the City's Zoning Ordinance that would permit SRO development in the City's commercial zones as well as in those areas where future mixed use development is contemplated. This program is new and will be initiated during this planning period. The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Completed by the end of the 4th Quarter 2019.
- *Objectives*. Rezoning within 12 months.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 19: SUPPORTIVE HOUSING PROGRAM

Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness

or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. However, the State requires that local governments take a proactive role in facilitating the review and approval process.

The State requires this Housing Element to identify zones that allow supportive housing development and demonstrate that zoning, local regulations (standards and the permit process) encourage and facilitate supportive housing. Supportive housing may include a single-family detached unit or an apartment building. The City of Montebello will permit supportive housing within all the zones that permit residential uses subject to the same requirements of residential uses of the same type in the same zone. The City will comply with all State requirements governing supportive housing. Definitions of "supportive housing" will be added to the zoning ordinance as follows:

> "Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code 50675.14)." The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Completed by the 4th Quarter of 2019
- *Objectives*. Rezoning within 12 months.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 20: MANUFACTURED HOUSING UNITS/MOBILE HOME PARKS PROGRAM

Manufactured homes compliant with national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential development. Manufactured homes are permitted in R-1, R-2, R-3, and R-4 zones, but are subject to a site plan review to ensure architectural compatibility with the neighborhood. Pursuant to Section 17.14.020(A)(2) of the Zoning Code, a site plan review will consist of the planning commission's review and approval of the plans and elevations of the proposed mobile homes. Denied applications may be appealed to the City Council. The site plan review process will be reviewed to ensure it is consistent with State law and not a constraint. Under State law, the review and entitlements required for manufactured homes cannot be any different from those conventional residential units located in the same zone. The City will review the current code sections that apply to manufactured housing to ensure the existing code requirements do not conflict with State law. The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. The rezoning will occur within 12 months following the adoption of the Housing Element (Completed by the 4th Quarter of 2020).

- *Objectives*. The Zoning Ordinance, with respect to the review and approval of manufactured housing units, will be amended to comply with State law.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

Mobile home parks are conditionally permitted in residential zones R-3 and R-4. There are currently five mobile home parks in the City: Maple Estates Trailer Park (710 S. Maple Avenue), Montebello Mobile Home Park (525 S. Greenwood Avenue), Villa Capri Trailer Park (1428 Beach Street), Welcome Gardens Mobile Home Park (630 S. Maple Avenue), and Woodley Trailer Lodge (7936 Woodley Avenue). The City will review the current code sections that apply to mobile home parks to ensure the existing code requirements do not conflict with State law. The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Completed by the end of 4th Quarter of 2019.
- *Objectives*. To review the Zoning Ordinance to ensure it is not a constraint or impediment to the development or maintenance of mobile home parks.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 21: ZONING ORDINANCE REVISION FOR REMOVING ZONING CONSTRAINS

In the current Zoning Ordinance, residential structures in R-2, R-3, and R-4 zones are limited to a maximum of one bedroom per 1,000 square feet. As part of the comprehensive Zoning Ordinance revision, the City will remove the number of bedroom requirements and square footage requirements to allow more flexible design and higher density residential developments. The City will also review the existing off-street parking requirements (including the guest parking requirements, for the R-2, R-3, and R-4 zone districts. The implementation strategy is summarized below:

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Completed by the 4th Quarter 2019
- *Objectives*. To review the Zoning Ordinance to ensure it is not a constraint or impediment to the development of units that will be effective in providing housing for larger families.
- *Funding Sources*. Department Budget (for the text amendment to the Zoning Ordinance).

PROGRAM 22: ADOPT HOUSING OPPORTUNITY OVERLAY TO ADDRESS REMAINING REGIONAL HOUSING NEED

In order to meet state law requirements (Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2006–2013 and 2014-2021 RHNAs, the City shall amend the General Plan and the Zoning Codes, as needed, and as detailed in Section 4 provide adequate site(s) for 577 (147 for the 2006-2013 cycle and 430 for the 2014-2021 cycle) very low- and low-income units at a minimum of 20 dwelling units per acre on certain sites or in certain zones. The 20 unit per acre density for owner-occupied or rental multifamily housing must be allowed "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The rezoned site(s) must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of these sites shall be zoned for residential uses only, except that all of the very low and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100 percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The

applications can be subject to design review as long as the project does not trigger the CEQA review process. The City intends to create a Housing Opportunity Overlay to address these requirements and apply it to sites in the City. The overlay will have a maximum density of 80 units per acre.

- *Responsible Agency*. Planning Division.
- *Timing for Implementation*. Overlay adopted before or at the time of housing element adoption.
- *Objectives*. Create zoning overlay to address at least 577 units of lower income RHNA.
- *Funding Sources*. General Fund

PROGRAM 23: AFFIRMATIVELY FURTHERING FAIR HOUSING

Montebello will develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions will include:

- Provide dedicated staff that investigates fair housing complaints and enforces fair housing laws.

- Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year.

- Actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.

- Ensure environmental hazards are not disproportionately concentrated in low-income communities and low-income communities of color.

- Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary.

- Provide education to the community on the importance of completing Census questionnaires.

- *Responsible Agency*. Planning Division
- *Timing for Implementation*. Create Plan by December 2020 and implement on an ongoing basis
- *Funding Sources*. Funding source to be determined

SUMMARY OF QUANTIFIED OBJECTIVES

Table 4-4 summarizes the City's quantified objectives for the 2014-2021 planning period and the previous RHNA by income group.

Table 4-6
Summary of Quantified Objectives (prior RHNA/current RHNA)

	Income Level					Total
	Extremely Low15	Very Low	Low	Moderate	Above Moderate	
Construction Objective (remaining RHNA)	254/269		24/161	69/175	104/461	451/1,066
Single-Family Units to Be Rehabilitated	60		30	30	--	120
Multi-Family Units to Be Rehabilitated	--	--	12	--	--	12
Homebuying Assistance Objective	--	--	30	30	--	60
At-Risk Housing Units to Be Conserved	94	95	--	--	--	189

SECTION 5 – REVIEW OF ACCOMPLISHMENTS

5.1 PROGRAMS INCLUDED IN THE PREVIOUS HOUSING ELEMENT

The previous Housing Element included a number of housing programs geared for new housing development, housing rehabilitation, and the provision of affordable housing. Those programs that were included in the previous element are identified in Table 5-1. The program is described in the left-hand column and the effectiveness of the housing program is described in the right-hand column.

Table 5-1
Montebello Review and Revise

Previous Housing Element Program	Description of Change
Sanitary and Safe Housing; Code enforcement and housing rehab programs.	Continue outreach as funding opportunities arise. The City has recently hired three full-time code enforcement officers who are actively addressing concerns raised in the community and ensuring that the quality of life and residential housing is maintained to the higher standards.
Range of housing type, location, price and tenure. Designation of specific sites suitable for affordable housing.	<u>Colegrove Affordable Housing Project</u> On July 8, 2015, the City of Montebello executed a HOME Program Commitment and Development Agreement with Partnership Housing to make a loan in the amount of $734,320 from the City's HOME Program allocation. This loan was used by Partnership Housing to construct two (2) new affordable housing units at each of the two (2) Colegrove properties (1304-1306 and 1316-1318 Colegrove Avenue) totaling four affordable housing units. The project benefitted the City through revitalization of previously run-down properties after the existing structures were demolished and replaced with new affordable housing. Since the original properties were occupied, relocation consultant Overland, Pacific and Cutler was retained by the City to relocate the tenants in accordance with the Uniform Relocation Act. Approximately $235,000 of HOME funds were used to fund relocation expenses as they are an eligible project expense. Upon completion of relocation activities, title of the property was transferred to Partnership Housing for development of the affordable housing units. Construction of the project began in March 2016 and was completed in April 2017. Partnership Housing contributed $514,598 of its own funds in addition to in-kind work provided through their "sweat equity" program. Escrow closed in October 2017 and the homeowners moved in shortly thereafter. <u>Carob Way Affordable Housing Project</u> On July 23, 2014, the City entered into a HOME Program Loan Agreement with Montebello Housing Development Corporation (MHDC). The City agreed to provide funding in the amount of $145,000 from the City's available HOME funds for the acquisition of 924 Carob Way for the purpose of replacing the existing home with four (4)

	single-family detached homes. The balance of the anticipated $290,000 property purchase, and all development costs associated with the Property, was funded by MHDC and its funding partners. To make the housing units affordable, a portion of the City's loan was to be assumed by each buyer in an equally divided amount and secured on the property to reduce the private mortgages obtained by the buyers. The previously existing property was demolished, and the site was subdivided into four (4) separate lots to develop sustainable, community-style housing. Construction of the new affordable housing began in March 2015 and was completed in September 2018. Escrow closed in July 2019. MHDC requested an amendment to their Agreement with the City to allow the reduction of HOME subsidized units from four to three and to allow a portion of the non-participating unit's loan be reassigned to one of the three participating units while MHDC would repay the remaining balance back to the City.
Housing for special needs	Continue, monitor funding opportunities. Expand outreach to non-profit developers and service providers in the region.
Preservation of existing affordable housing units.	Continue. Beverly Towers was purchased in 2006 and affordability was extended to 2061. Add tenant notification to existing program, as required by state law.
Housing free of discrimination	Continue. Review current funding opportunities and identify timing. In program.
Remove Constraints which add to the cost of housing or prevent production	Continue and expand program to include review of Conditional Use Permit, 2 car garage for multifamily housing.

5.2 CONFORMITY WITH NEW 2018 HOUSING REQUIREMENTS

This section addresses recent legislative changes that were made to housing and land use regulations that must now be incorporated into local housing elements. First the pertinent legislation is described in italics followed by its applicability to the City of Montebello and how the City intends to address the new requirements.

SB-35 (WIENER) STREAMLINED APPROVAL PROCESS

This new law creates a streamlined approval process for developments in localities that have not yet met their housing targets, provided that the development is located on an infill site and complies with existing residential and mixed-use zoning. If a city has not constructed enough housing to meet its housing requirements, developers can bring forth a project without undergoing the process. This new law also mandates higher construction worker pay and benefits on projects with ten units or more. SB-35 applies in cities that are not meeting their Regional Housing Need Allocation (RHNA) goal for construction of above-moderate income housing and/or housing for households below 80% area median income (AMI). SB-35 amends Government Code Section 65913.4 to require local entities to streamline the approval of certain

housing projects by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by a Planning Commission.

If a development adheres to all pertinent development requirements and standards, no discretionary review would be required. The City also intends to continue to use the Class 32 CEQA Infill Exemptions. As a result, new residential will be ministerial as long as the application does not require Zone Variances/Changes or General Plan Amendments.

AB 73 (CHIU) STREAMLINE AND INCENTIVIZE HOUSING PRODUCTION

This new law provides State financial incentives to cities and counties that create a zoning overlay district with streamlined zoning. Development projects must use prevailing wage and include a minimum amount of affordable housing.

The City of Montebello will continue to seek sources of financial assistance regarding new affordable housing development.

SB 540 (ROTH) WORKFORCE HOUSING OPPORTUNITY ZONES

This new law allows cities and counties to create pre-planned zones for affordable housing, helping to speed development in city centers close to jobs and public transit. Proposals that come forward must provide the following: 30% of all units sold or rented to moderate-income households, 15% sold or rented to low-income households, 5% sold or rented to very low-income households, and 10% of market-rate projects set aside for low-income people.

The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public that may be impacted by conditions in and around employee housing. Any employee housing providing accommodations for six or fewer employees shall be deemed a *single-family structure* with a residential land use designation. Employee housing *shall not* be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit, or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing. The use of a single family unit for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes. The key provisions of the EHA shall be integrated into the Zoning Ordinance.

AB 678 (BOCANEGRA)/SB 167 (SKINNER) STRENGTHENING OF THE HOUSING ACCOUNTABILITY ACT

This bill strengthens the Housing Accountability Act by increasing the documentation necessary and the standard of proof required for a local agency to legally defend its denial of low and moderate-income housing development projects. This bill requires courts to impose a fine of $10,000 or more per unit on local agencies that fail to legally defend their rejection of an affordable housing development project.

If a development adheres to all pertinent development requirements and standards, no discretionary review would be required. The City also intends to continue to use the Class 32 CEQA Infill Exemptions. As a result, new residential will be ministerial as long as the application does not require Zone Variances/Changes or General Plan Amendments.

AB 72 (SANTIAGO) ENFORCE HOUSING ELEMENT LAW

The new law gives State housing officials new authority to report violations to the attorney general if jurisdictions are not complying with their own housing plans or violate State law. This bill authorizes the State Department of Housing and Community Development (HCD) to find a jurisdiction out of compliance with State housing law at any time (instead of the current eight-year time period), and refer any violations of State housing law to the Attorney General if it (HCD) determines the action is inconsistent with the locality's adopted housing element.

The City of Montebello is diligently working with HCD to obtain certification of this Housing Element. The City is also committed to the annual review of its Housing Element. Under Program No. 16, the Montebello Zoning Ordinance will be amended to accommodate a number of new provisions that are now required under State housing law. This Program provides a comprehensive description of the specific actions that will be implemented as part of the Zoning Ordinance Revision. Upon adoption of the General Plan, the City will undertake a comprehensive update to the Zoning Ordinance.

AB 73 (CHIU) STREAMLINING DEVELOPMENT (PG 100, AB 73 CHIU)

This law allows cities and counties to designate so-called "housing sustainability districts," which streamline the development process for new housing near transit. The new law seeks to speed any lawsuit challenging an environmental review through the courts and mandates at least 20% of housing within a district to be affordable to low-income people.

The City of Montebello will comply with this new requirement as part of the review of new development. The streamlined review process is applicable to all new residential development in the City of Montebello.

AB 1397 (LOW) ADEQUATE HOUSING ELEMENT SITES

This law requires cities to zone more appropriately for their share of regional housing needs and in certain circumstances require by-right development on identified sites. The bill requires stronger justification when non-vacant sites are used to meet housing needs, particularly for lower income housing, and requires cities and counties to zone land that can realistically support housing development. The bill also requires the adequate sites to have access to sufficient infrastructure for water, sewer, and other public utilities.

The current adopted Montebello General Plan (Land Use Element, 1973) allows residential densities of up to 29 units per acre in the very high-density residential areas. The City's existing Zoning Code lists densities based on the number of dwelling units allowed per a set square-footage. For example, the R-2 and R-3 zones allow one unit per 3,000 square feet of lot area (14.5 units per acre). The R-4 zone allows one unit per 2,000 square feet of lot area (21.0 units per acre). In the existing Zoning Code, lower residential densities also depend on location. For example, areas zoned R-A or R-1 near Beverly Boulevard, have smaller minimum lot area requirements to the south of Beverly Boulevard than areas to the north of Beverly Boulevard. To provide more housing, the Draft Community Development Element that has yet to be adopted includes three mixed use categories, the Whittier Corridor: Downtown Mixed Use area (55 units per acre), the Whittier Corridor Mixed Use area (32 units per acre), and the Beverly Corridor Mixed Use area (32 units per acre). Following adoption of the General Plan, the Zoning Code will be updated to reflect the density changes and mixed use categories described in the General Plan.

SB 166 (SKINNER) NO NET LOSS

This bill law requires a city or county to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing. It also seeks to strengthen State housing law that in most cases prevents cities and counties from reducing zoning densities to ensure there is "no net loss" of building capacity.

The City has committed in ensuring that those areas zones for new housing development identified in this Housing Element will be implemented. The City will monitor the Housing Element's implementation as part of the required annual review. Consistent with State Law, the City undertakes an annual review that will enable the Housing Element along with the General Plan and the Zoning Ordinance, to reflect any new legislation as it relates to housing policy. This annual review will also be used to monitor the effectiveness of the Housing Element's implementation.

SENATE BILL 167/168 (SKINNER AND BOCANEGRA) HOUSING ACCOUNTABILITY

These two bills sought to prevent communities from disapproving proposed housing projects or homeless shelters. The new law aims to make it more difficult for cities and counties to vote down proposals and requires courts to impose fines on them if they do not comply with what is commonly called the "anti-NIMBY law." These new laws seek to limit the "Not-In-My-Back-Yard" backlash from neighbors and anti-development activists that often stalls new development or reduces the size of a project.

The zoning that is required to implement a number of new housing programs that include supportive housing, transitional housing, single-room occupancy (SRO), and emergency housing has been completed. These programs have been identified in this Housing Element and will be adopted by the City Council. Future residential development contemplated as part of these programs' implementation will be permitted by right.

AB 879 (GRAYSON) HOUSING ELEMENT REPORTING REQUIREMENTS

This new law makes various updates to housing element and annual report requirements to provide data on local implementation including number of project application and approvals, processing times, and approval processes. Charter cities would no longer be exempt from housing reporting. This bill requires HCD to deliver a report to the Legislature on how local fees impact the cost of housing development. This bill requires cities and counties to address and, where legally possible, remove hurdles to housing production. For example, it seeks to reduce the amount of time between receiving approval for a housing development and pulling permits to begin construction.

The City is currently undertaking the annual reporting requirements to HCD.

SB 2 (ATKINS) BUILDING JOBS AND HOMES ACT

This bill imposes a fee on recording of real estate documents excluding sales for the purposes of funding affordable housing. The bill provides that first year proceeds will be split evenly between local planning grants and HCD's programs that address homelessness. Thereafter, 70% of the proceeds will be allocated to local governments in either an over-the-counter or competitive process.

The City will work with Los Angeles County to collect the appropriate fees from developers. The first step will be to identify the applicable fee. The City will cooperate with HCD and Los Angeles County in identifying how this program will be implemented.

AB 1505 (BLOOM) INCLUSIONARY ORDINANCES

This bill authorizes the legislative body of a city or county to require a certain amount of low-income housing on-site or off-site as a condition of the development of residential rental units.

As part of Program No. 16, the Montebello Zoning Ordinance will be amended to accommodate a number of new provisions that are now required under State housing law. This section provides a comprehensive description of the specific actions that will be implemented as part of the Zoning Ordinance Revision described previously. Upon adoption of the General Plan, the City will undertake a comprehensive update to the Zoning Ordinance. These revisions are identified in this section. Under the current Zoning Code, Montebello requires conditional use permits (CUP) for senior housing development in the R-3, R-4, C-R, C-1, and C-2 zones. Because CUP approvals are discretionary in nature, CUP approvals are potential constraints to development of senior housing and handicapped housing projects since no such requirement exists for conventional multiple-family development. For this reason, the current CUP requirements for senior housing and handicapped housing projects may be seen as a fair housing impediment. The City will revise the Zoning Code to remove the requirement of a CUP for senior housing and handicapped housing projects that essentially function as a multi-family development. In addition, the Zoning Ordinance currently requires a CUP for congregate care and support services that are ancillary to a senior housing development. The CUP requirement will be eliminated. Finally, the definition of "Senior Housing" will be updated so that it conforms to current state law.

ASSEMBLY BILL 1515 (DALY) HOUSING ACCOUNTABILITY

This law makes it harder for cities and counties to vote down housing projects or emergency shelters that meet existing zoning and other land-use regulations by strengthening the Housing Accountability Act. In addition, this bill makes it harder for community groups to kill projects.

The City has programs that permit sustainable, transitional, low income housing, and emergency shelters by right.

AB 1521 (BLOOM) PRESERVATION OF AFFORDABLE HOUSING

This bill requires the seller of a subsidized housing development to accept a bonafide offer to purchase from a qualified purchaser, if specified requirements are met. This bill gives HCD additional tracking and enforcement responsibilities to ensure compliance.

The City is committed to guarding against the loss of housing units reserved for lower income households with the implementation of Program No. 5. One assisted project in Montebello, Beverly Towers, which provides 189 affordable units, has an expiring Section 8 contract and is at risk of converting to market rate. However, because the project is owned and operated by a non-profit organization, it is considered to be at low risk of converting to market rate. The City will continue to monitor Section 8 legislation and all units considered at risk of conversion to market rate, and assist property owners in maintaining the affordability of these units. In addition, the City will require the notification of tenants in the event the owners intend to convert the affordable units to market-rate units. AB 1521 requires the seller of a subsidized housing development to accept a bonafide offer from a qualified purchaser, if specified requirements are met. AB 1521 also gives HCD additional tracking and enforcement responsibilities to ensure compliance.

APPENDIX
DRAFT HOUSING ELEMENT UPDATE

CITY OF MONTEBELLO
2014-2021 HOUSING ELEMENT

CITY OF MONTEBELLO
DEPARTMENT OF COMMUNITY DEVELOPMENT
1600 WEST BEVERLY BLVD.
MONTEBELLO, CALIFORNIA 90640

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

Section **Page**

Appendix A 109

Appendix B 113

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

APPENDIX A
PARTICIPANTS IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM

Organization	Address	City	Phone Number
Bank of America, N.A.	555 California St., 6th Floor	San Francisco	(415) 953-2631
3R Real Estate	3605 Long Beach Blvd.	Long Beach	(562) 989-3730
A. F. Evans Development, Inc.	1000 Broadway #300	Oakland	(510) 891-9400
Affordable Community Housing Trust	7901 La Riviera Drive	Sacramento	(916) 381-2001
Alpha Property Management, Inc.	1755 East Martin Luther King Blvd.	Los Angeles	(323) 231-4174
American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	(925) 924-7100
American Communities, LLC.	250 N. Harbor Drive, No. 319	Redondo Beach	(310) 798-5656
Amerland Communities, LLC	2878 Camino Del Rio S., Ste. 100	San Diego	(619) 497-3075
Bentall Residential LLC	8105 Irvine Center Drive, Suite 830	Irvine	(949) 753-0555
Beyond Shelter Housing Develop. Corp.	3255 Wilshire Blvd. Ste. 815	Los Angeles	(213) 251-2111
Brian L. Fitterer, Inc.	4770 Campus Drive, No. 200	Newport Beach	(949) 862-1500
Bridge Partners	2950 Buskirk Ave., Ste. 312	Walnut Creek	(925) 457-256
BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	(877) 644-9422
Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	(415) 433-2000
California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	(916) 443-4448
California Community Reinvestment Corp.	225 West Broadway, Ste. 120	Glendale	(818) 550-9800
California Housing Finance Agency	100 Corporate Point, No. 250	Culver City	(310) 342-1256
California Housing Finance Agency	1121 L Street, Room 207	Sacramento	(916) 327-2731
California Housing Partnership Corp.	369 Pine Street, Suite 300	San Francisco	(415) 433-6804
California Human Development Corp.	3315 Airway Drive	Santa Rosa	(707) 523-1155
Chelsea Investment Corp.	725 South Coast Highway 101	Encinitas	(760)456-6000
Citizens Housing Corp	26 O'Farrell St. #506	San Francisco	(415) 421-8605
Community Develop. & Preservation, LLC	1925 Century Park East, Ste. 1900	Los Angeles	(310) 208-1888
Community Housing Assistance Program	3803 E. Casselle Ave	Orange	(714) 744-6252
Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	(818) 905-2430
Creative Housing Coalition	4612 Alta Canyada Road	La Canada	(805) 736-9342
DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	(818) 708-2710
Domus Development, LLC	594 Howard St., Ste 204	San Francisco	(415) 856-0010
EAH, Inc.	2169 E. Francisco Blvd., Ste. B	San Rafael	(415) 258-1800
Episodes International, LLC	3480 Torrance Blvd., Suite 100	Torrance	(310) 971-8046
Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	(858) 824-6406

APPENDIX A
PARTICIPANTS IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM (CONTINUED)

Organization	Address	City	Phone Number
Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	(818) 712-6931
Foundation for Affordable Housing III, Inc.	2600 Michelson Dr, Ste. 1050	Irvine	(949) 440-8277
Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	(310) 204-2050
GWR Homes, Inc.	1445 Huntington Drive, #200	South Pasadena	(626) 441-5900
Hampstead Development Group, Inc.	4250 Lousiana Street	San Diego	(619) 543-4200
Hampstead Partners, Inc.	1205 Prospect Street	La Jolla	(858) 456-6500
HELP Development Corp.	30 East 33rd St	New York City	(212) 779-3350
Hendricks & Partners	3100 Zinfindel Drive, Suite 100	Rancho Cordova	(916) 638-5000
Highland Pacific Development Co.	3230 Eastlake Avenue, Ste. B	Seattle	(206) 568-6566
Joshua's House	24111 NE Halsey St., Ste. 203	Troutdale	(503) 661-1999
KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	(949) 622-1888
Linc Housing Corp.	100 Pine Avenue, # 525	Long Beach	(562) 435-2124
Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	(818)449-4004
MBK Management Corp.	23586 Calabasas Road, Ste. 100	Los Angeles	(818) 222-2800
Mercy Housing California	1360 Mission St., Suite 300	San Francisco	415-355-7160
Mercy Housing, Inc.	601 18th Avenue, Ste. 150	Denver	(303) 830-3374
National Housing Development Corp.	10621 Civic Center Drive, First Floor	Rancho Cucamonga	(909) 291-1400
National Housing Trust	P.O. Box 3458	Walnut Creek	(925) 945-1774
Newport Development, LLC	9 Cushing, Ste. 200	Irvine	(949) 923-7812
OSM Investment Co.	5155 Rosecrans Avenue, Ste. 120	Hawthorne	(310) 676-0451
Pangaea Real Estate, Inc.	P.O. Box 9415	Newport Beach	(775) 854-4332
Paramount Financial Group, Inc.	1655 North Main Street, Suite 220	Walnut Creek	(800) 850-0694
Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	(707) 762-2336
Related Companies of California	18201 Von Karman Ave. , Ste. 400	Irvine	(949)660-7272
Resources for Community Development	2730 Telegraph Ave.	Berkeley	(510). 841.4410
Shelem, Inc	24111 NE Halsey St., Ste. 202	Troutdale	(503) 661-1999
Skyline Real Estate Develop. & Acquisitions	P.O. Box 7613	Newport Beach	(949) 293-4705
SLSM, LLC	651 29th St.	San Francisco	(415) 826-0301
Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	(714) 282-2520
Squier Properties, LLC	1157 Lake Street	Venice	(310) 418-6389
Survivors of Assault Recovery	6333 College Grove Way F3	San Diego	(619) 582-4914

APPENDIX A
PARTICIPANTS IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM (CONTINUED)

Organization	Address	City	Phone Number
The John Stewert Co.	1388 Sutter St., 11th Floor	San Francisco	(415) 345-4400
The Trinity Housing Foundation	1399 Ygnacio Valley Rd. #21	Walnut Creek	(925) 939-5421
Townspeople, Inc.	3960 Park Blvd	San Diego	(916) 327-2643
Treadstone Housing , LLC	1010 2nd Avenue, Suite 1040	San Diego	(619) 794-2200
USA Properties Fund	2440 Professional Drive	Roseville	(916) 773-5866
Wakeland Housing & Community Develop.	625 Broadway, Ste. 1000	San Diego	(619) 235-2296
William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	(858) 244-0900
A Community of Friends	3345 Wilshire Blvd., Ste. 1000	Los Angeles	(213) 480-0809
Access Community Housing, Inc.	2250 E. Imperial Highway, #200	El Sequndo	(310) 648-6648
Affordable Homes	P.O. Box 900	Avilla Beach	(805)
Affordable Housing People	7720 B El Camino Real, Ste. 159	Carlsbad	(760) 436-5979
BRIDGE Housing Corp.	One Hawthorne, Ste. 400	San Francisco	(415)
Century Housing Corp.	300 Corporate Pointe, Ste. 500	Culver City	(310) 642-2007
Century Pacific Equity Corp.	1925 Century Park East, Ste. 1900	Los Angeles	(310) 208-1888
City Housing Real Estate Services	PO Box 561574	Los Angeles	(562)
City of Pomona Housing Authority	505 South Garey Ave	Pomona	(909) 620-2120
Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	(213) 252-4411
Community Partnership Dev. Corp	7225 Cartwright Ave	Sun Valley	(818) 503-1548
Community Rehabilitation Services, Inc.	4716 Cesar E. Chavez Ave.	Los Angeles	(323) 266-0453
DML & Associates Foundation	6043 Tampa Ave., Ste. 101A	Tarzana	(818) 708-2710
Doty-Burton Associates	1224 East Wardlow Road	Long Beach	(562) 5957567
East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	(323) 269-4214
Eden Housing, Inc.	409 Jackson St	Hayward	(510) 582-1460
FAME Housing Corporation	2248 S. Hobart Blvd.	Los Angeles	(323) 737-0897
Foundation for Affordable Housing, Inc.	2847 Story Rd.	San Jose	(408) 923-8260
Foundation for Quality Housing Oppor.	4640 Lankershim Blvd., #204	North Hollywood	(818) 763-0810
Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	(323) 756-6533
Hart Community Homes	2807 E. Lincoln Ave.	Anaheim	(714) 630-1007
Hollywood Community Housing Corp.	1726 N. Whitley Ave.	Hollywood	(323) 469-0710
Home and Community	2425 Riverside Place	Los Angeles	(213) 910-9738
Housing Authority of the City of L.A.	P.O. Box 17157, Foy Station	Los Angeles	(213)

APPENDIX A
PARTICIPANTS IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM (CONTINUED)

Organization	Address	City	Phone Number
Keller & Company	4309 Argos Drive	San Diego	
Korean Youth & Community Center, Inc.	680 S. Wilton Place	Los Angeles	(213) 365-7400
Latin American Civic Assoc.	340 Parkside Dr.	San Fernando	(818) 361-8641
Long Beach Affordable Housing Coalition	110 West Ocean Blvd., # 350	Long Beach	(562) 983-8880
L. A. Center for Affordable Tenant Housing	1296 N. Fairfax Avenue	Los Angeles	(323) 656-4410
Los Angeles Community Design Center	701 E. Third St., Ste. 400	Los Angeles	(213) 629-2702
L. A. Housing Dept/Policy Planning Unit	1200 W.7th Street, 9th Floor	Los Angeles	(213) 808-8654
Los Angeles Housing Partnership, Inc.	515 S Figueroa St. Ste. #940	Los Angeles	(213) 629-9172
Los Angeles Low Income Housing Corp.	1041 South Crenshaw	Los Angeles	(323) 954-7575
LTSC Community Development Corp.	231 East Third Street, Ste. G 106	Los Angeles	(213) 473-1680
Many Mansions, Inc.	1459 E. Thousand Oaks Blvd.,Ste.C	Thousand Oaks	(805) 496-4948
Matinah Salaam	3740 Barrington Drive	Concord	(925) 671-0725
Menorah Housing Foundation	1618 Cotner avenue	Los Angeles	(310) 477-4942
Nehemiah Progressive Housing Dev. Corp.	1851 Heritage Lane, Ste. 201	Sacramento	(916) 231-1999
Nexus for Affordable Housing	1544 W. Yale Avenue	Orange	(714) 282-2520
Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	(714) 288-7600
Pico Union Housing Corp.	1345 S. Toberman	Los Angeles	(213)
Poker Flats LLC	1726 Webster	Los Angeles	
Shelter For The Homeless	15161 Jackson St.	Midway City	(714) 897-3221
Skid Row Housing Trust	1317 E. 7th St	Los Angeles	(213) 683-0522
Southern California Housing Develop. Corp.	8265 Aspen St., Ste. 100	Rancho Cucamonga	(909) 483-2444
Southern California Presbyterian Homes	516 Burchett Street	Glendale	(818) 247-0420
The East Los Angeles Community Union	5400 East Olympic Blvd., Ste. 300	Los Angeles	(323)721-1655
The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr.	Long Beach	(562) 570-6926
West Hollywood Community Housing Corp.	8285 Sunset Blvd, Ste. 3	West Hollywood	(323) 650-8771
Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	(818) 222-2800
Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	

APPENDIX B
AVAILABLE SITES INVENTORY

B-1 VACANT AND UNDERUTILIZED SITES TO RECEIVE HOUSING OPPORTUNITY OVERLAY

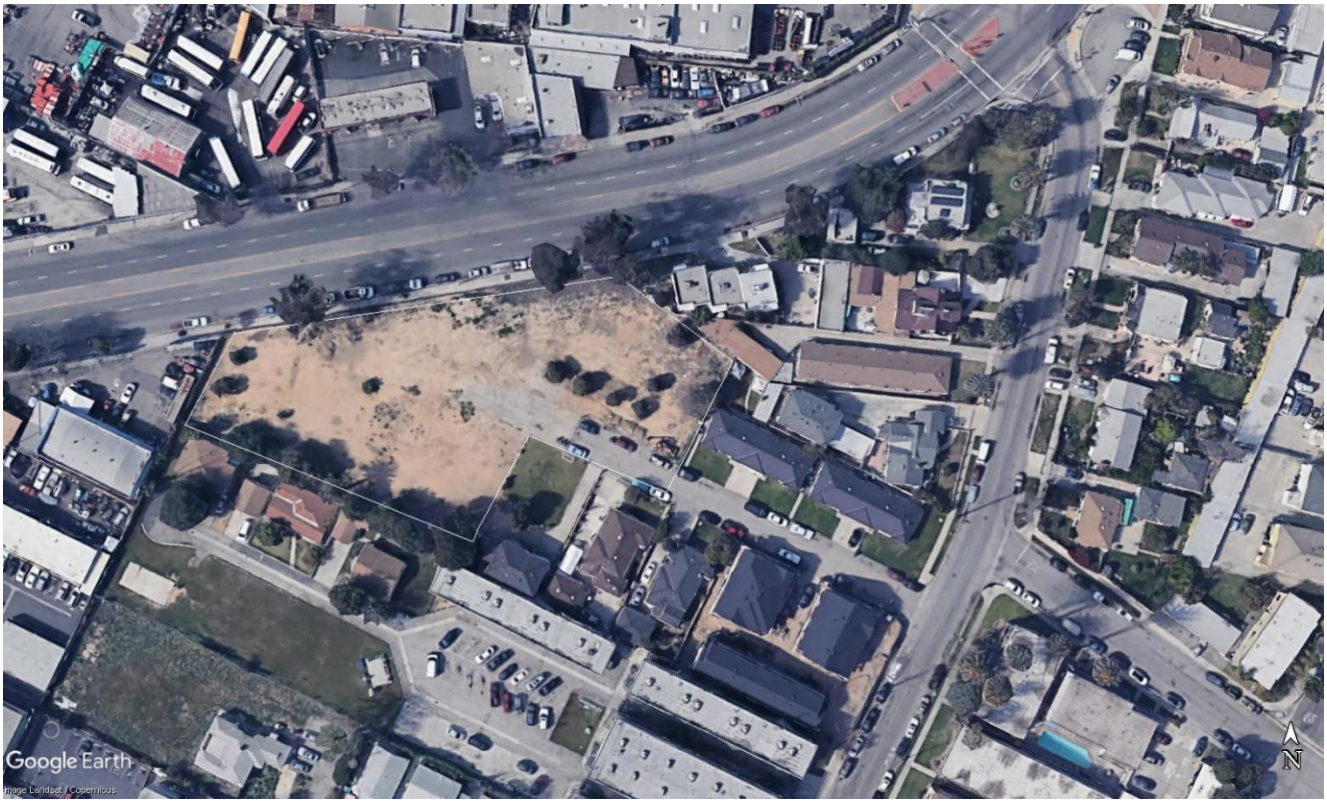
The available vacant and underutilized sites that are candidates to receive the Housing Opportunity Overlay to accommodate the 4th and 5th Cycle RHNA are detailed below:

Site #1		
Address: 101/111 E. Whittier Blvd.		**Parcel No.:** 6348-001-014/015
Land Area: 3.9-acres	**Zoning:** C2	**General Plan:** General Commercial
Maximum Density: 80 units/acre		**Maximum Unit Potential:** 52 residential units
Realistic Development Capacity: 41 residential units		**Income Category Available to:** Extremely low, very low, low
Existing Land Use: One lot is occupied with a vacant office building and another is unoccupied with a partially paved vacant lot. City is in discussion with owners to construct residential units on the subject properties using a lot-tie covenant to combine the lots.		
Surrounding Land Uses: General Commercial/Retail to the east and west, and Multifamily Residential to the south.		
Water: Water lines in street		**Sewer:** Lines in street

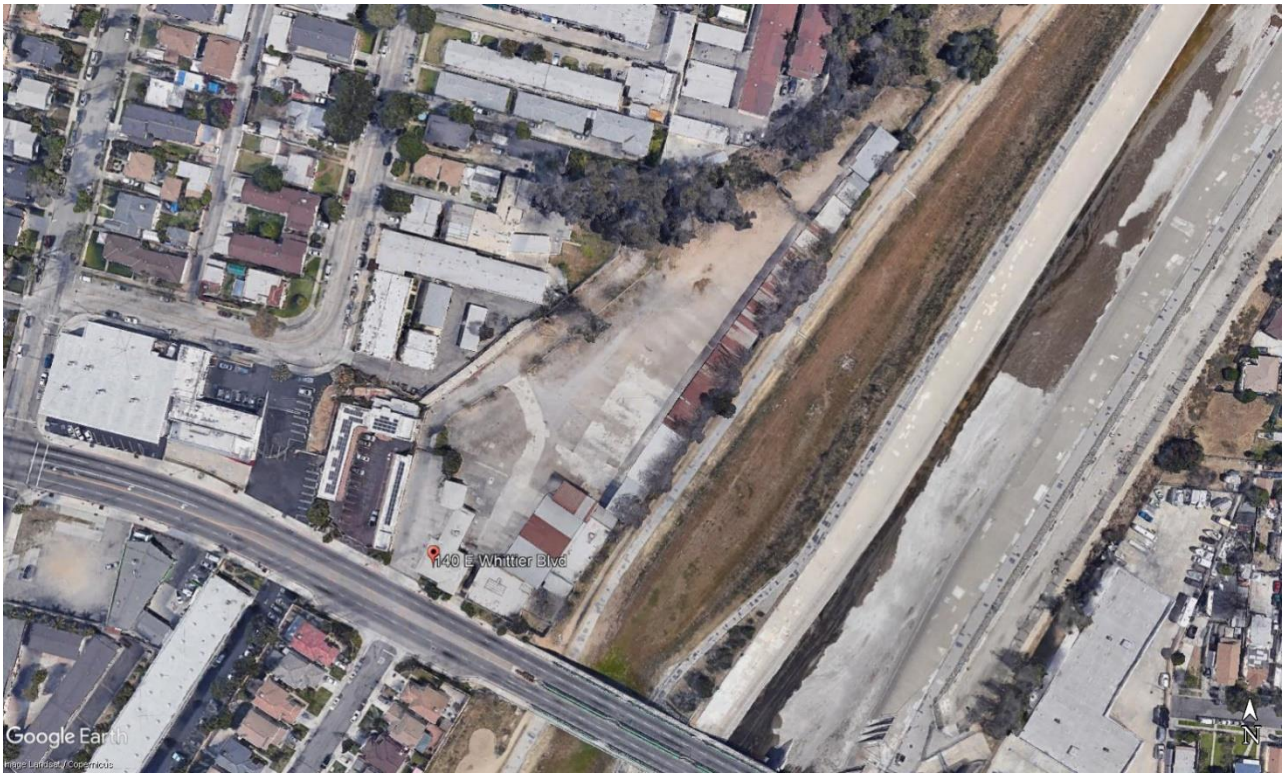
111 E Whittier Blvd
Google Earth
N

Site #2		
Address: 113 N. Garfield	**Parcel No.:** 6343-014-031	
Land Area: 0.69-acres	**Zoning:** C2	**General Plan:** Boulevard Commercial
Maximum Density: 80 units/acre	**Maximum Unit Potential:** 55 units	
Realistic Development Capacity: 44 units	**Income Category Affordable to:** Extremely low, very low, low	
Existing Land Use: This site is currently improved with a carwash facility and surface parking. The property owner is motivated to have this site redeveloped as housing.		
Surrounding Land Uses: Commercial, residential and a nearby park.		
Water: Water lines in street.	**Sewer:** Water lines in street.	

Site #3		
Address: 501 S. Montebello Blvd..		**Parcel No.:** 6350-022-020
Land Area: 2.12 acres	**Zoning:** R3/M1	**General Plan:** High Density Residential
Maximum Density: 80 units/acre		**Maximum Unit Potential:** 96 residential units
Realistic Development Capacity: 77 residential units		**Income Category Available to:** Extremely low, very low, low
Existing Land Use: The site is currently occupied by a manufacturing use and outdoor storage area. The site is very underutilized and similar sites have been developed in the past in the city.		
Surrounding Land Uses: Multi-family development on the west and south sides. Montebello Way extends along the site's northern and western sides.		
Water: Water lines in street.		**Sewer:** Lines in street.



Site #4		
Address: 140 E. Whittier Blvd.	**Parcel No.:** 1. 6347-012-009	
Land Area: 2.36-acres	**Zoning:** R3	**General Plan:** High Density Res.
Maximum Density: 80 units/acre	**Maximum Unit Potential:** 188 units	
Realistic Development Capacity: 150 units	**Income Category Affordable to:** Extremely low, very low, low	
Existing Land Use: Vacant		
Surrounding Land Uses: General Commercial and Residential near a thoroughfare and the L.A. River basin.		
Water: Water lines in street.	**Sewer:** Water lines in street.	



Site #5		
Address: 244/236 George Hensel Dr., 1100 W Olympic Blvd., and 1112 W. Olympic Blvd.	**Parcel No.:** 6343-014-031	
Land Area: 5.68-acres	**Zoning:** C2 and R3	**General Plan:** High Density Residential
Maximum Density: 80 units/acre	**Maximum Unit Potential:** 448 units	
Realistic Development Capacity: 363 units	**Income Category Affordable to:** Extremely low, very low, low	
Existing Land Use: This site is currently improved with warehouse buildings that are used periodically. The property owners are interested in redeveloping and there is opportunity for consolidation for these publicly owned sites including state surplus properties.		
Surrounding Land Uses: Residential adjacent to a recreation center and park, and commercial.		
Water: Water lines in street.	**Sewer:** Lines in street.	

B-3 Opportunity Areas for Mixed Use Development

This Housing Element identifies specific opportunity areas where development is most likely to occur during the planning period (refer to Table B-1). The sites chosen as opportunity areas are located in high-visibility areas and intersections, and are significantly underutilized given their size and location. In these areas, development projects underway or planned (with significant residential components) will serve as a catalyst for additional mixed use development. Some recent examples of mixed use development in the City are provided on the following page.

Table B-1

Mixed Use Opportunity Sites

Area	Acreage	Parcels	Maximum Residential Density	Potential Dwelling Units(a)
Beverly 2	16.90	2	32 du/ac	130
Beverly 3	3.47	3	32 du/ac	27
Beverly 4	3.61	3	32 du/ac	28
Whittier 2	1.54	4	32 du/ac	20
Whittier 5	6.38	4	32 du/ac	82
Whittier 6	2.35	11	32 du/ac	30
Whittier 11	3.28	5	32 du/ac	42
Downtown 2	1.11	5	55 du/ac	20
Downtown 5	1.34	2	55 du/ac	24
Downtown 8	1.15	9	55 du/ac	20
Total	41.131	48		423

Source: Hogle-Ireland, Inc., 2008. Blodgett/Baylosis Associates 2014

Beverly Corridor Mixed Use

The Beverly Corridor currently consists of one- to two-story commercial and retail buildings. There is already infrastructure in place to accommodate housing. The Beverly Corridor Mixed Use District will accommodate both vertical and horizontal mixed uses in a pedestrian-friendly environment in certain locations along Beverly Boulevard. Multi-family housing units at a density of 32 units per acre with a maximum 1.0 FAR are allowed. The opportunity sites identified here are located at highly visible intersections, with acutely underutilized existing uses and densities. Combined, the four areas identified as opportunity sites in the Beverly Corridor Mixed use area have the potential for at least 194 residential units developed at a density of up to 32 units per

acre (Table 4-7). For Example, Site *Beverly 2* totals nearly 17 acres on two parcels, which could conservatively yield 130 residential units. Both lots are owned by a single entity, with existing uses consisting of retail and large surface parking lots.

EXAMPLES OF MIXED USE DEVELOPMENT IN MONTEBELLO

WHITTIER CORRIDOR MIXED USE

The Whittier Corridor Mixed Use area is a predominantly retail corridor with one- to two-story buildings. As a previously developed area, the identified sites already have necessary infrastructure to accommodate housing. Housing in this area is envisioned to be in a mixed use or urban housing format. Mixed uses and/or urban housing that run along the entire Whittier Boulevard Corridor will provide a walkable mixed use environment. This mixed use will allow housing developments at up to 32 units per acre with a maximum 1.0 FAR. The high density land use designation that is applicable to this area is a key indicator that this area is likely to experience mixed use development during the planning period. The potential buildout of the fifteen areas identified as opportunity sites in the Whittier Corridor Mixed use area, have the potential for at least 256 residential units developed at a density of up to 32 units per acre (Table 4-7).

Opportunity sites *Whittier 4, Whittier 5,* and *Whittier 6* are located west of S. Tenth Street on Whittier Boulevard, with all parcels owned by one entity. The owner has expressed interest in redevelopment possibilities, and may explore options of vacating alleys to increase available square-footage. These combined opportunity sites have the capacity to yield 118 housing units.

WHITTIER CORRIDOR MIXED USE: DOWNTOWN

The Whittier Mixed Use: Downtown District extends along Whittier Boulevard from 4th to 10th Street. Existing uses include one- to two- story commercial and retail uses. Proposed housing on this district will consist of residential units above ground-floor commercial uses. Proximity to public transit and residential amenities makes this site ideal for residents such as the elderly who rely on alternative modes of transportation. As a previously developed area, the corridor already has necessary infrastructure to accommodate additional housing in the area. The identified sites along the corridor will accommodate higher-density development of up to 55 units per acre and a 1.5 FAR. Given the sites' high-density potential (higher than any other part of the City), housing in this area could accommodate very low, low, moderate, as well as above-moderate income housing. Combined, the nine areas identified as opportunity sites in the Whittier Downtown Mixed use area have the potential for at least 142 residential units developed at a density of up to 55 units per acre (refer to Table 4-7).

The City of Montebello is actively engaged to revitalize the downtown area. The City is a property-owner of multiple parcels in Site *Downtown 8*. Site *Downtown 8* has nine total parcels, of which the City owns three. The City is in negotiations with nearby property owners, with the goal of creating a mixed use development at this location. *Downtown 6* and *Downtown 7* are located adjacent to *Downtown 8*. The City is interested in mixed use product at these locations as well, and is in discussions and negotiations with property owners regarding possible options. These three sites are likely to develop in the early part of this planning period, with the potential to yield at least 48 new units.

Table B-2
Mixed-Use Opportunity Sites Inventory

Site Number	Parcel Number (APN)	General Plan Land Use	Zoning	Density	Acres	Lot Consoli-dation	Current Use	Capacity	Infrastr. Capacity	On-Site Con-straints
B2	5294019008	MU-BVRLY	C2	32	14.95	yes	commercial retail and parking	130	yes	none
	5294019009	MU-BVRLY	C2		1.95		bank, restaurant, and parking			
B3	6345001031	MU-BVRLY	C2	32	0.62	yes	medical office	27	yes	none
	6345001032	MU-BVRLY	C2		0.26		commercial retail			
	6345001030	MU-BVRLY	C2		2.59		commercial retail and parking			
B4	6344001907	MU-BVRLY	Cl	32	2.67	yes	DMV	28	yes	none
	6344001908	MU-BVRLY	C2		0.69		parking			
	6344001908	MU-BVRLY	Cl		0.26		parking			
W2	6347012011	MU-CRDR	C2	32	0.44	yes	flooring store	20	yes	none
	6347012010	MU-CRDR	C2		0.43		motel			
	6347012012	MU-CRDR	C2		0.53		Laundromat			
	6347012012	MU-CRDR	RA		0.14		parking			
W5	6350003042	MU-CRDR	C2	32	0.12	yes	medical office	82	yes	none
	6350003039	MU-CRDR	C2		0.12		pharmacy, medical supplies			
	6350003041	MU-CRDR	C2		5.82		big box, restaurant, video			
	6350003041	MU-CRDR	C2		0.31		strip shops			
W6	6345022015	MU-CRDR	C2	32	0.12	yes	used car lot	30	yes	none
	6345023012	MU-CRDR	C2		0.12		auto body shop			
	6345023024	MU-CRDR	C2		0.24		auto body shop			
	6345024028	MU-CRDR	C2		0.43		auto service			
	6345023025	MU-CRDR	C2		0.37		auto body shop			
	6345023010	MU-CRDR	R3		0.15		parking			
	6345023013	MU-CRDR	R3		0.16		parking			
	6345022013	MU-CRDR	R3		0.16		residential (1 unit)			
	6345022026	MU-CRDR	C2		0.24		used car lot			
	6345022001	MU-CRDR	C2		0.12		used car lot			
	6345024012	MU-CRDR	R3		0.22		parking			
W7	6337004036	MU-CRDR	C2	32	0.38	yes	auto body shop	7	yes	none
	6337004018	MU-CRDR	C2		0.17		auto body shop			

Table B-2
Mixed-Use Opportunity Sites Inventory (continued)

Site Number	Parcel Number (APN)	General Plan Land Use	Zoning	Density	Acres	Lot Consoli-dation	Current Use	Capacity	Infrastr. Capacity	On-Site Con-straints
D2	6349006002	MU-DWTN	C2	55	0.08	yes	commercial	20	yes	none
	6349006003	MU-DWTN	C2		0.10		commercial			
	6349006021	MU-DWTN	C2		0.13		commercial			
	6349006025	MU-DWTN	C2		0.19		commercial			
	6349006023	MU-DWTN	C2		0.61		commercial and parking			
05	6350006019	MU-DWTN	C2	55	0.43	yes	gym/commercial and parking	24	yes	none
	6350006018	MU-DWTN	C2		0.91		commercial retail			
D8	6349005011	MU-DWTN	C2	55	0.17	yes	retail commercial	20	yes	none
	6349005012	MU-DWTN	C2		0.12		retail commercial			
	6349005013	MU-DWTN	C2		0.10		retail commercial			
	6349005014	MU-DWTN	C2		0.11		retail commercial			
	6349005015	MU-DWTN	C2		0.09		retail commercial			
	6349005036	MU-DWTN	C2		0.02		retail commercial			
	6349005016	MU-DWTN	C2		0.17		retail commercial			
	6349005901	MU-DWTN	C2		0.10		retail commercial			
	6349005900	MU-DWTN	C2		0.29		retail commercial			
Total Units								381		