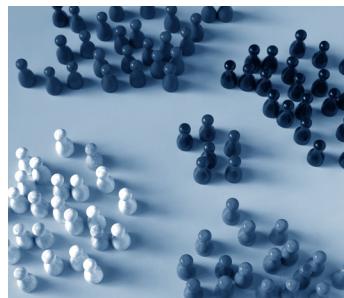


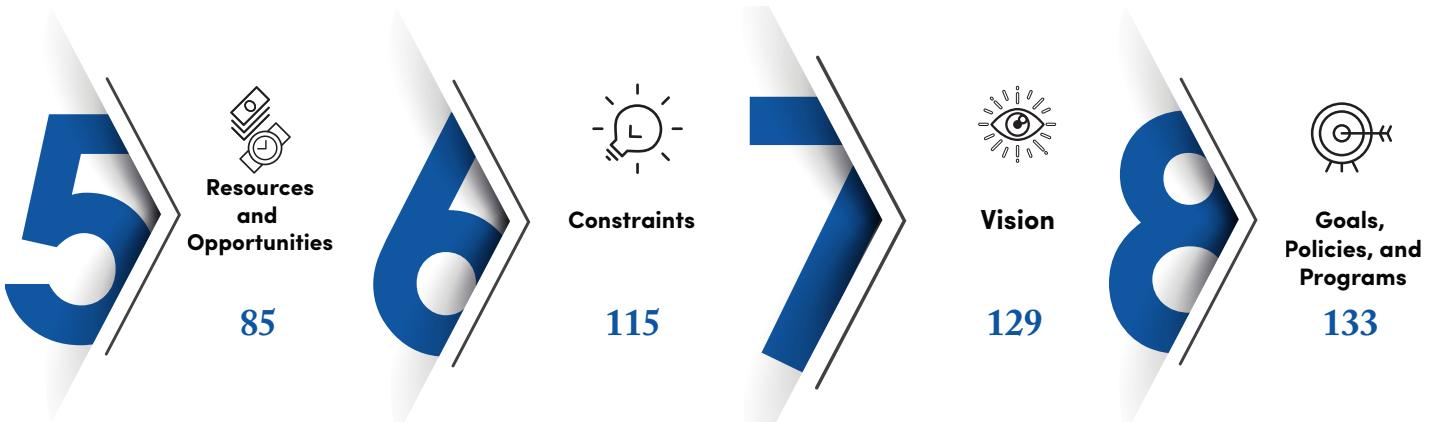


2021-2029 Montebello Housing Element

Adopted by Montebello City Council on June 22, 2022



A. Context	5	A. Profile: People, Economy, and Housing	17	A. Overview	37	A. Progress in Implementing 2016-2021 Programs	75
B. Purpose	8	B. Assisted Housing at Risk of Conversion	33	B. Assessment of Fair Housing Issues	38	B. Cumulative Effectiveness in Addressing Housing for Special Needs Population	83
C. Housing Element Requirements	9	C. Summary of Housing Needs	35	1. Fair Housing Enforcement and Outreach	38		
D. 2040 General Plan Consistency	10			2. Integration and Segregation	40		
E. Community Engagement	11			3. Racially or Ethnically Concentrated Areas of Poverty	45		
F. Process	14			4. Access to Opportunities	46		
G. Environmental Justice	16			5. Disproportionate Housing Needs	55		
				C. Summary of Fair Housing Needs	64		
				D. Identification and Prioritization of Contributing Factors	66		
				E. Site Inventory & AFFH	68		
				F. Targets For Affordable Units	72		



A. Land Resources	85	A. Governmental Constraints	115	A. Community Engagement	129	A. Goals and Policies	133
		1. General Plan	105				
B. Financial and Administrative Resources	113	2. Zoning Regulations	116	B. Community Vision	129	B. Programs	135
C. Energy Conservation	114	3. Site Improvement Requirements	119	C. Guiding Principles	130	C. Quantified Objectives	144
		4. Accessory Dwelling Units	123				
		5. Housing for Person with Disabilities	124				
		6. SB-9 and SB-10	124				
		7. Density Bonus Ordinance	124				
		8. Inclusionary Housing Ordinance	124				
		B. Non Governmental Constraints	125				
		1. Market Constraints	125				
		2. Financing Constraints	125				

Acknowledgements



City Council

Mayor, HTF Kimberly Ann Cobos-Cawthorne

Mayor Pro Tem Angie Jimenez

David Torres

Scarlet Peralta

Salvador Melendez

City Manager René Bobadilla

Planning Commission

Chair, HTF Alexandra Briseno

Vice-chair, HTF Marlene Ramirez

HTF Berj Aliksanian

HTF Victor Cuevas

HTF Natalia Lomeli

Housing Task Force (HTF)

Gateway Cities COG Melani Smith

San Gabriel Valley COG Alexander Fung

Community Housing Expert Veronica Rodriguez-Cabrera, LCSW

Montebello Chamber of Commerce Adriana Dugan

Principal Staff

Planning & Community Development Director Joseph Palombi

Associate Planner Monica Mercado-Rodriguez

Assistant Planner Michael Donovan

Consultants

Rangwala Associates

in association with

Moule & Polyzoides

Rincon

Pro Forma Advisors LLC

Urban3

Kittelson

MetroQuest

... and thanks to Colin Cross & Paul McDougall from the Housing and Community Development for their review and guidance, & numerous members of City Staff & Montebello residents & businesses

1 Introduction

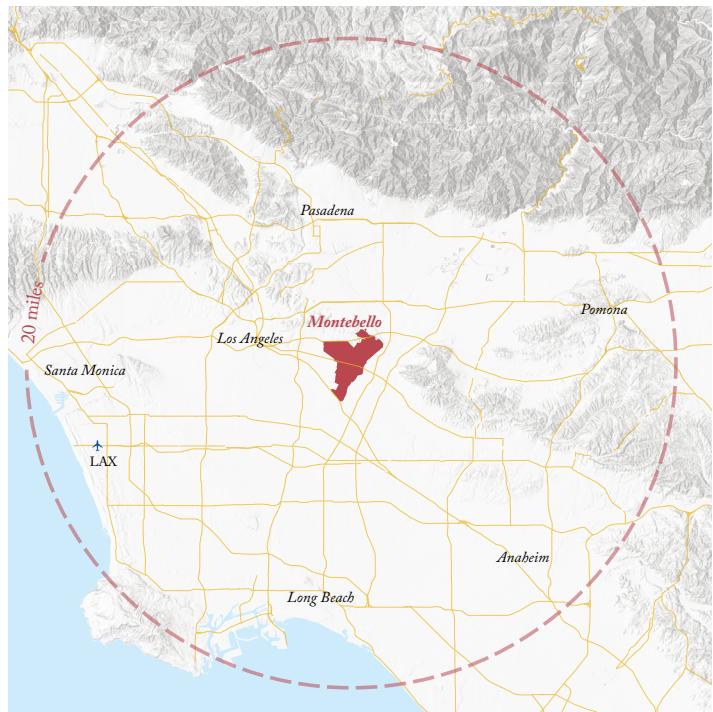
A CONTEXT

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

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

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

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



1. Early Origins



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

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

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

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

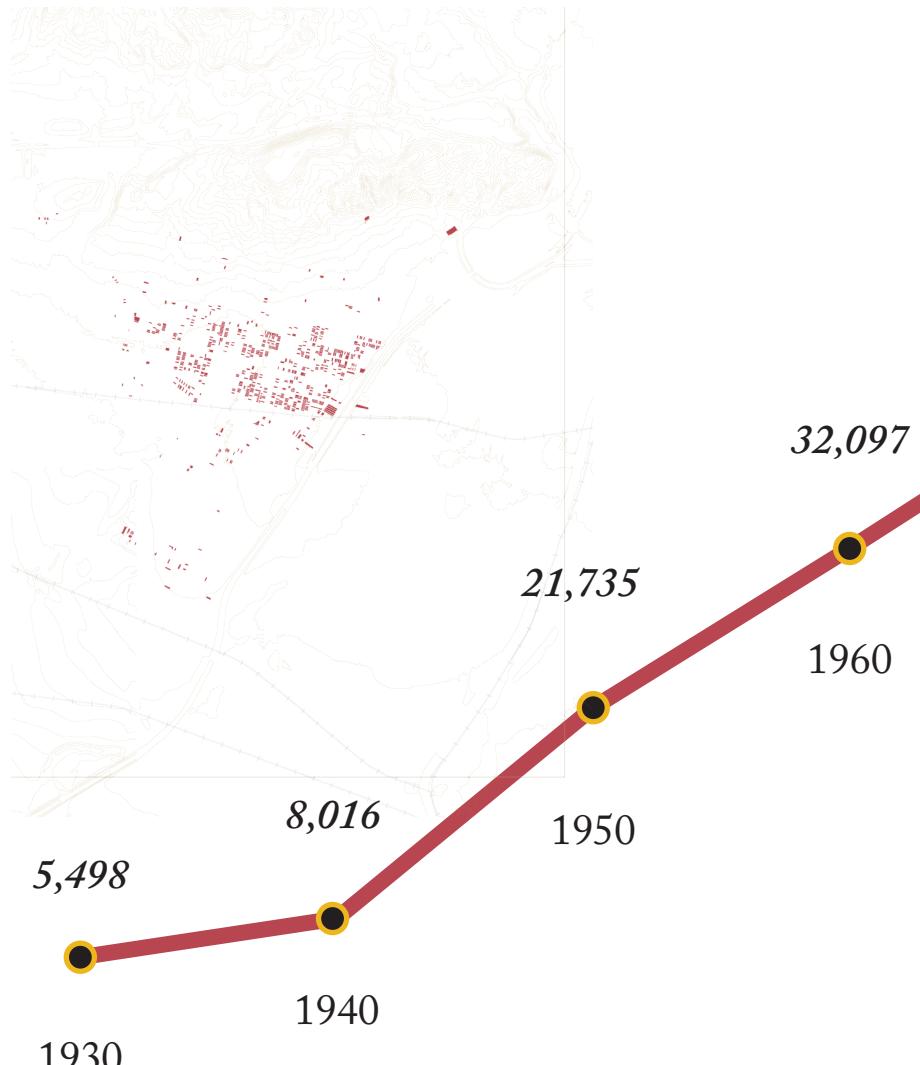


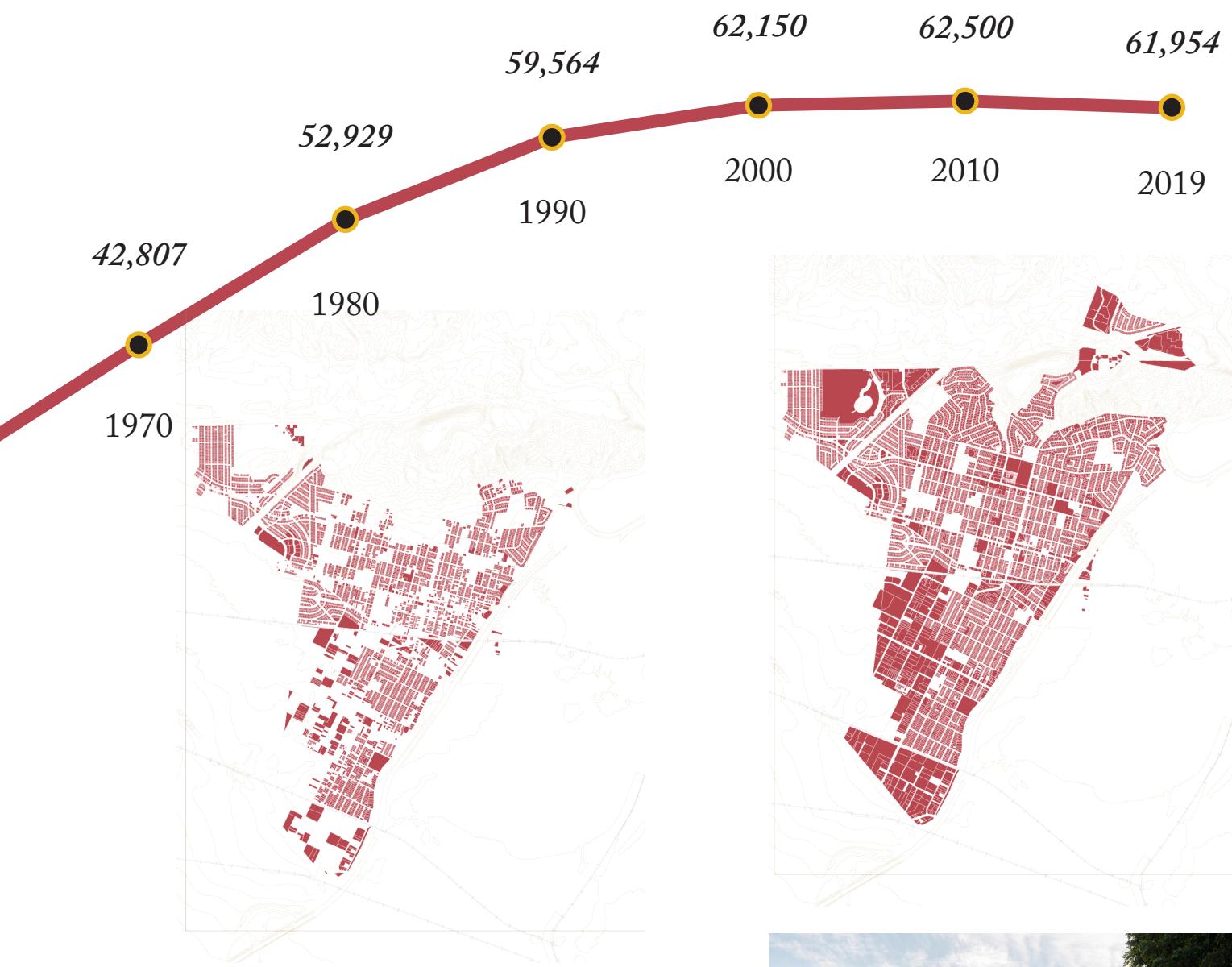
Figure 1.1. Historic Patterns of Growth

2. Postwar Development & Suburbanization

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

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

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



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

3. Contemporary Development

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





B. PURPOSE

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

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

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

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

C. HOUSING ELEMENT REQUIREMENTS

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

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

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

The Montebello Housing Element needs to:

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

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



D. 2040 GENERAL PLAN CONSISTENCY



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

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

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

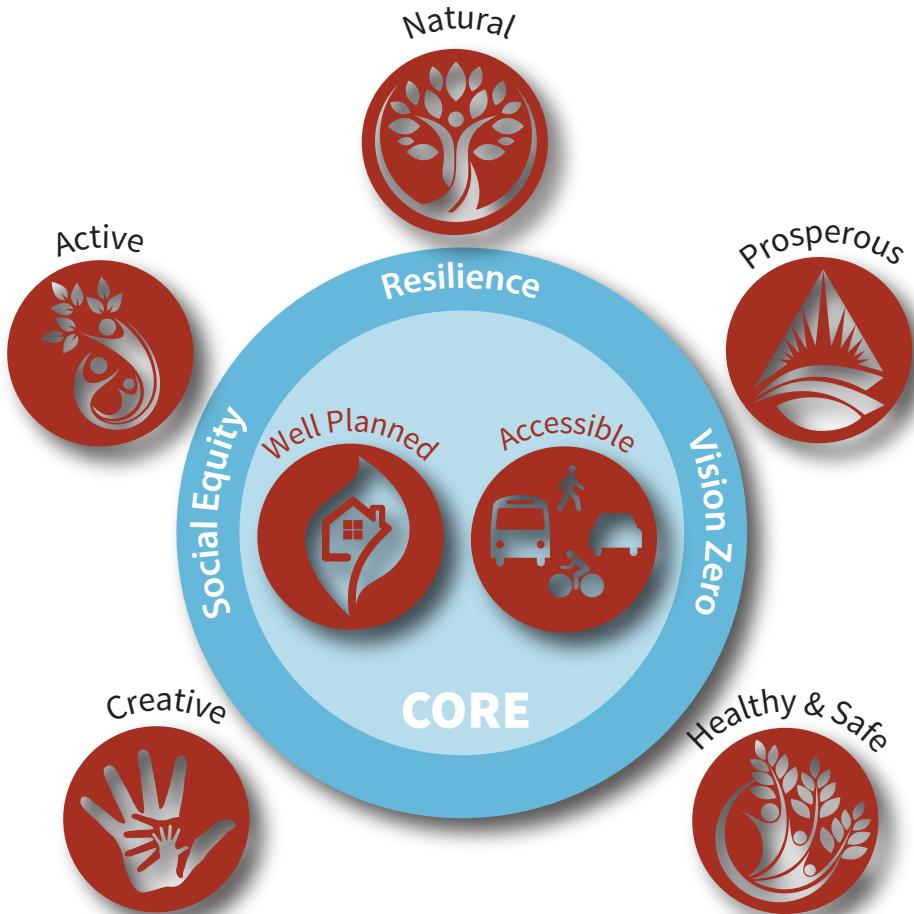


Figure 1.2. The General Plan Update and the Downtown Montebello Specific Plan will have seven focus areas that will link housing with other community needs. Each focus area will be additionally reviewed with three lenses: Resilience, Social Equity (environmental justice), and Vision Zero.

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

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

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

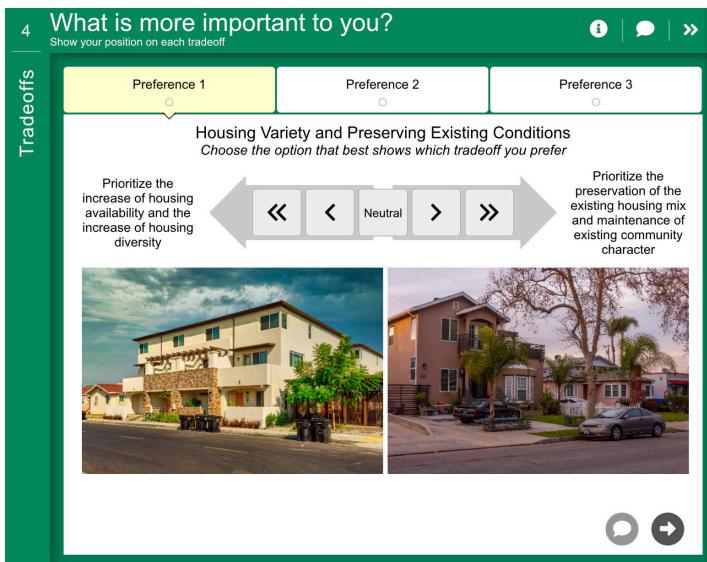


Figure 1.3. Community Survey. Survey respondents noted their preference between increasing housing variety and preserving the existing housing mix.

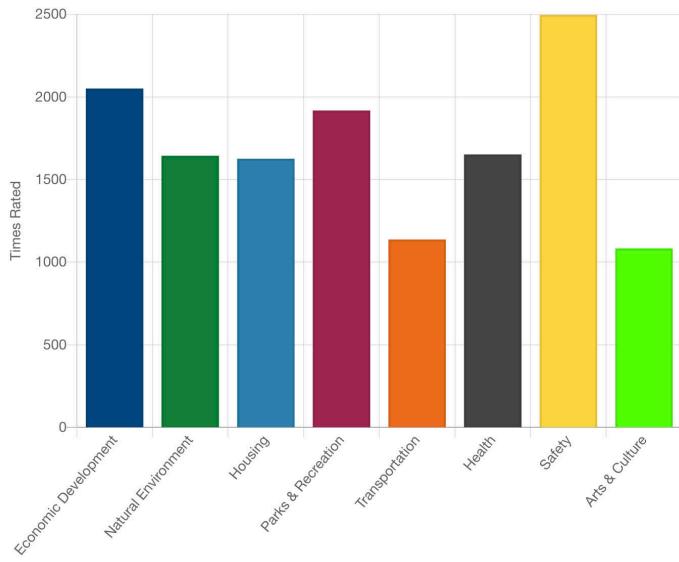


Figure 1.4. Community Survey. Housing was rated high on the list of priorities that the community wanted to address in the General Plan.

E. COMMUNITY ENGAGEMENT

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

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

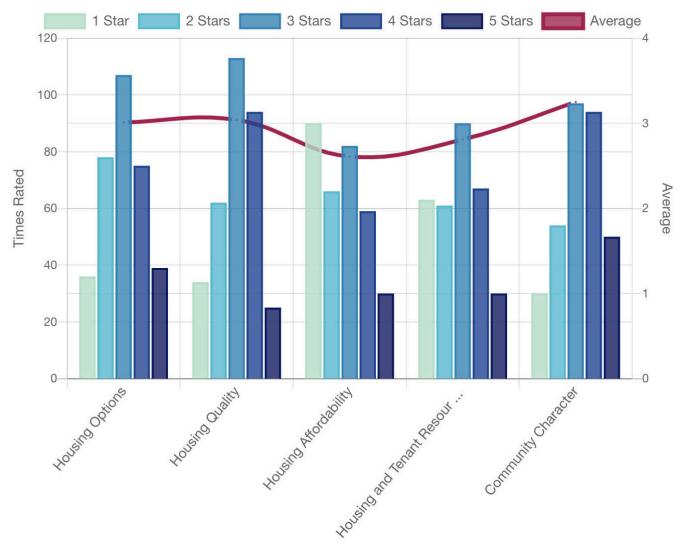


Figure 1.5. Community Survey. The community noted the need to address housing affordability and access to resources.

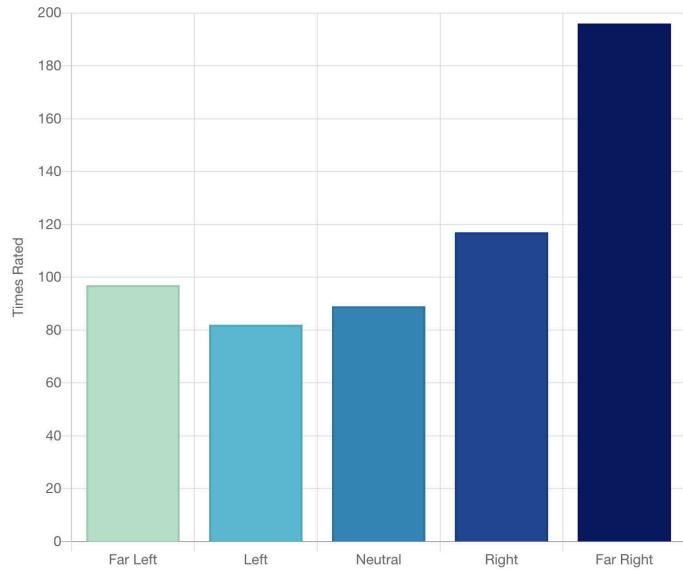


Figure 1.6. Community Survey. Any increase in the housing variety would need to take place in a contextual manner that preserves the existing community character.

1. Principles of Engagement

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

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

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

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

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

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

2. Housing Element Task Force

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

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

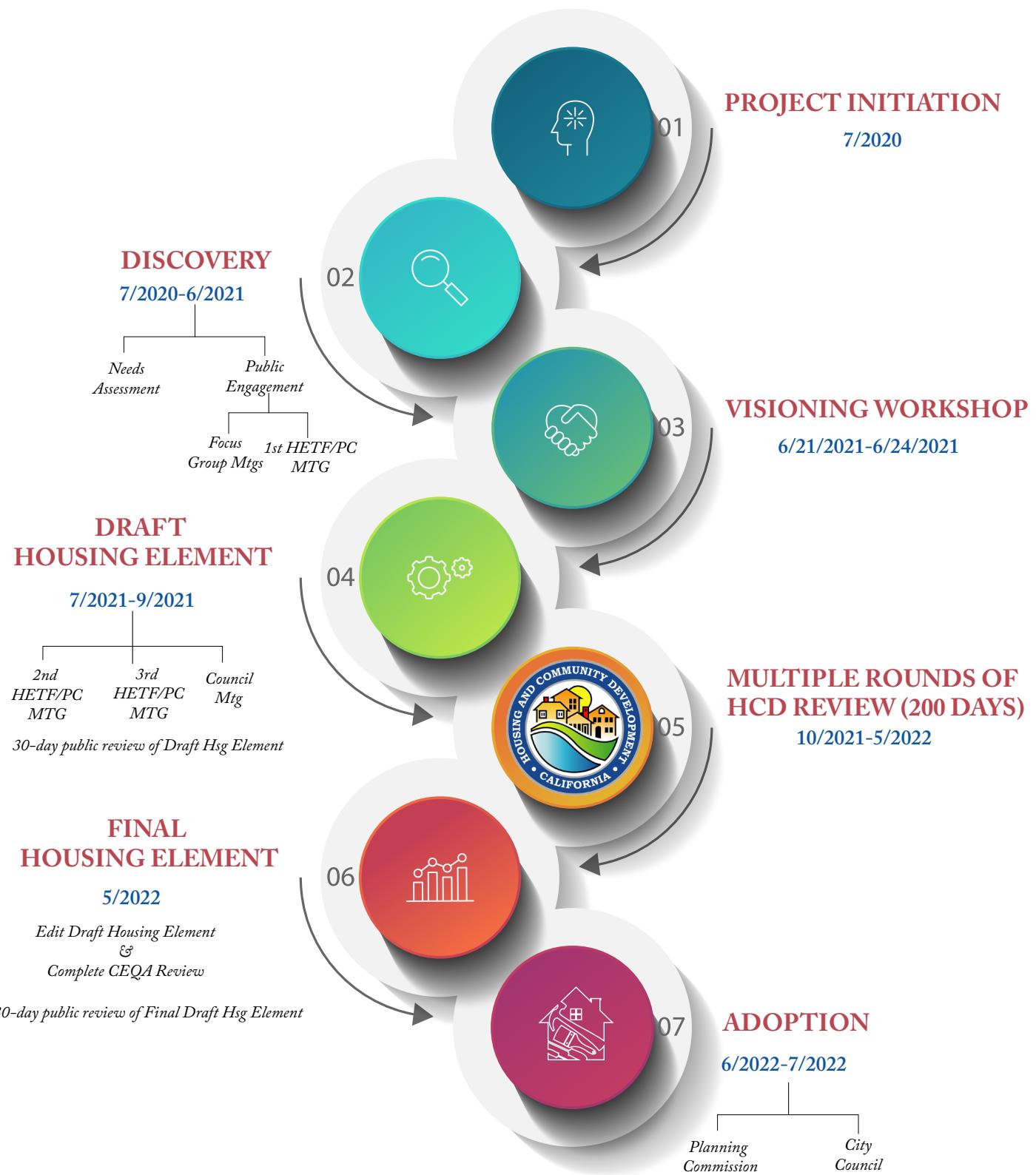


Visioning Workshop Open House: The community carefully reviewed the potential for each site identified in this Housing Element.

3. Visioning Workshop

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

F. THE PROCESS



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

Promotion of these community outreach efforts have included:

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

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

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

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

—Joseph Palombi
Planning & Community Development Director

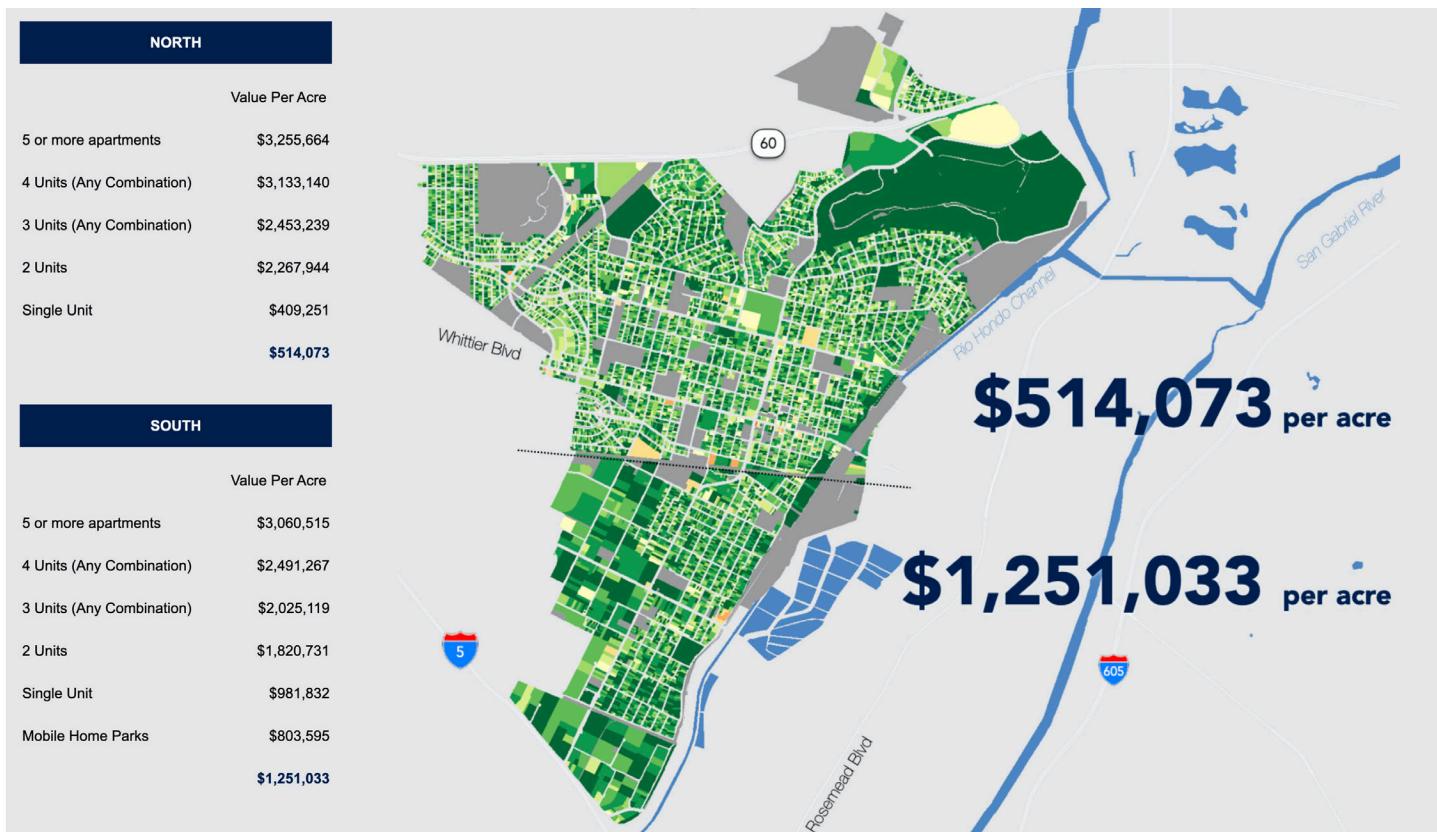


Figure 1.7. *Fiscal Equity.* The southern half of the City, a low-resource, diverse, lower-income, and dense segment of the community contributes more property tax revenue per acre than the high-resource, lower-density northern areas of the City. This information supports the City's focus to direct more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

Outreach to Lower-Income and Special Needs Households

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

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

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

G. ENVIRONMENTAL JUSTICE

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

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

2 Community Profile

A. PROFILE: PEOPLE, ECONOMY, & HOUSING

1. People

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

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

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

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

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

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

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

A. Population Forecast

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

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

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

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

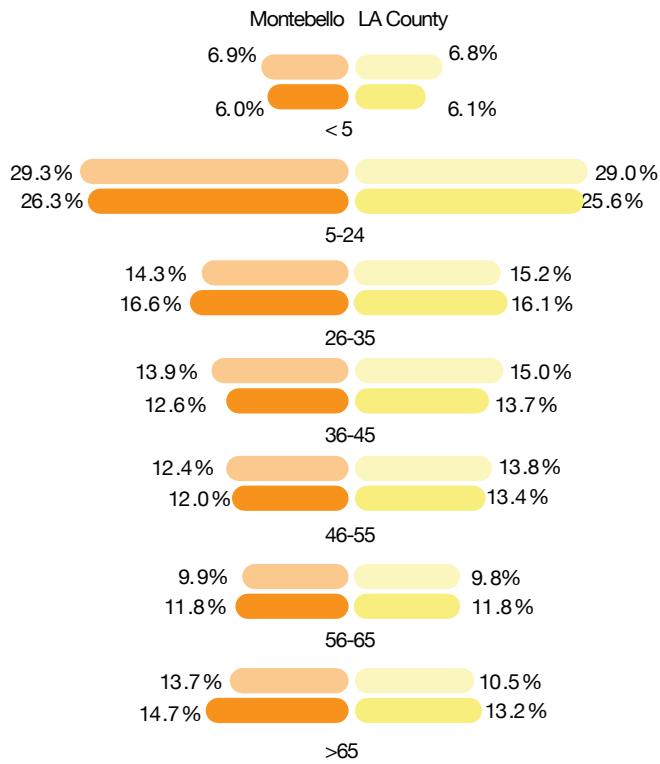


Figure 2.1. Comparative Age Cohorts.

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

Table 2.4. Age. Source: US Census.

C. Race and Ethnicity

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

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

B. Age

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

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

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

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

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

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

Table 2.6: 2019 ACS 5-Year Estimate Data Profiles

2. Economy

A. Employment

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

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

	2000	2010	2019	% change 2010- 2019
Agriculture, forestry, fishing, hunting, mining	58	123	130	6%
Construction	776	1,295	1,618	25%
Manufacturing	4,150	3,332	3,028	-9%
Wholesale trade	1,367	1,392	1,206	-13%
Retail trade	2,476	2,983	3,695	24%
Transportation and warehousing, and utilities	1,484	2,238	2,775	24%
Information	665	744	543	-27%
Finance, insurance, and real estate.	1,244	1,503	1,497	-0.4%
Professional, scientific, management, administrative, etc.	1,770	2,208	2,817	28%
Educational, health, and social services.	4,655	5,869	5,952	1%
Arts, entertainment, recreation, accommodation and food services.	1,849	2,292	3,108	36%
Other services (except public admin.)	1,371	1,222	1,896	55%
Public administration	1,002	1,473	1,309	-11%
Total	22,867	26,450	29,574	

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

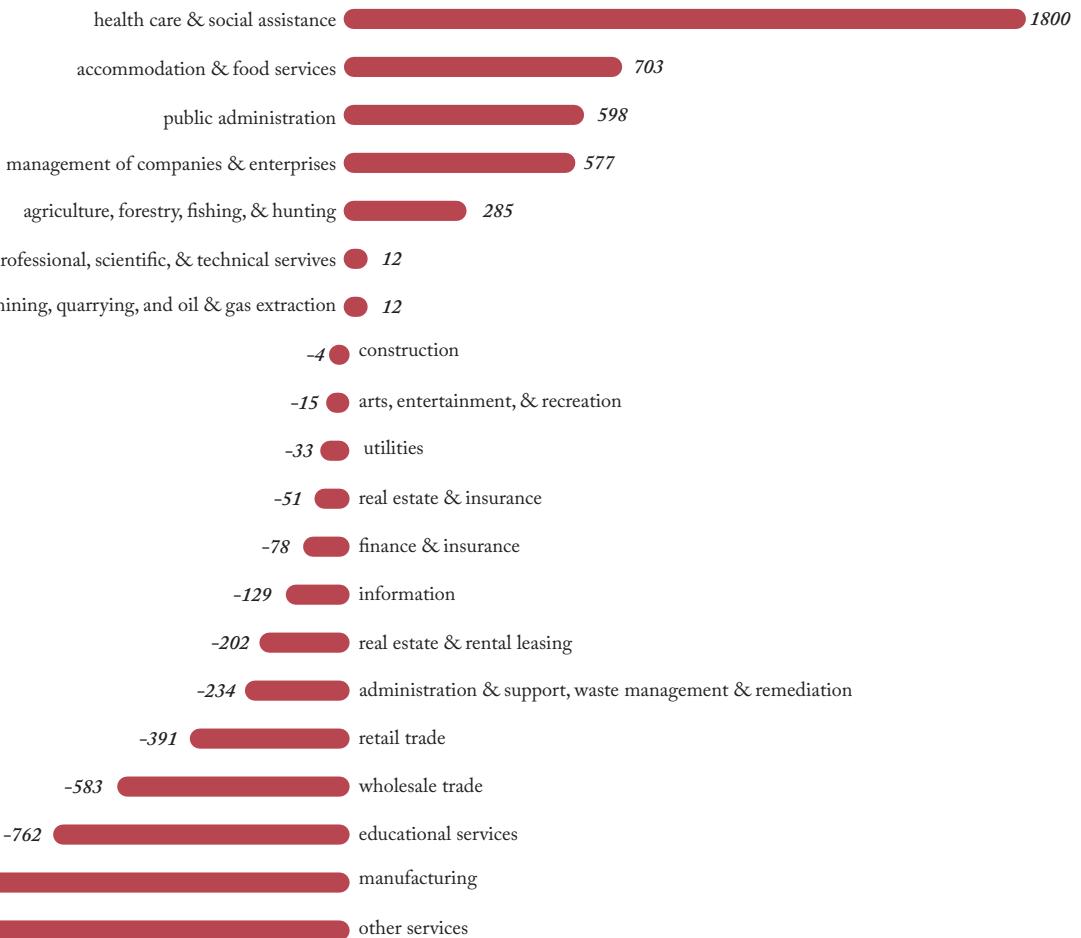


Figure 2.2. Employment Trend 2008-2018. Source: California Economic Development Department.

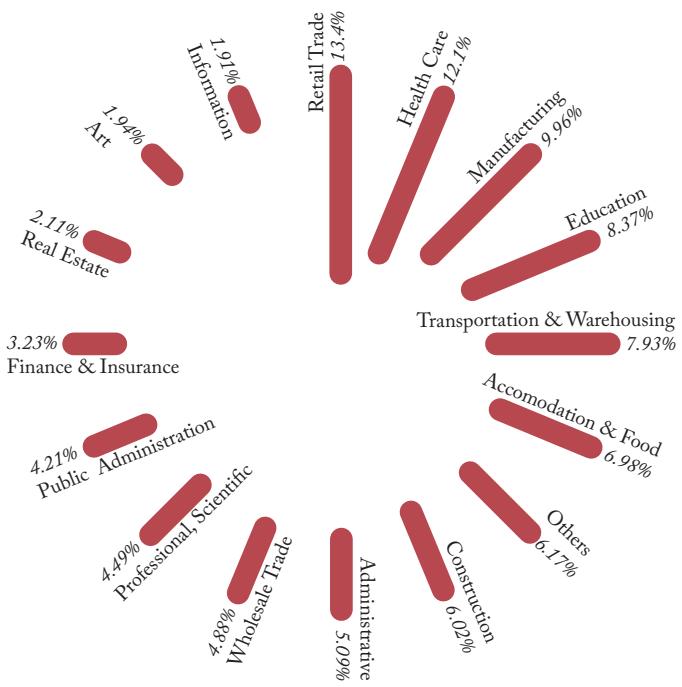


Figure 2.3. Employment by Industrial Sectors. Source: US Census, LEHD, California Economic Development Department.

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

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

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

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

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

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

*Includes ONLY schools within Montebello City limits.

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



B. Projected Job Growth

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

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

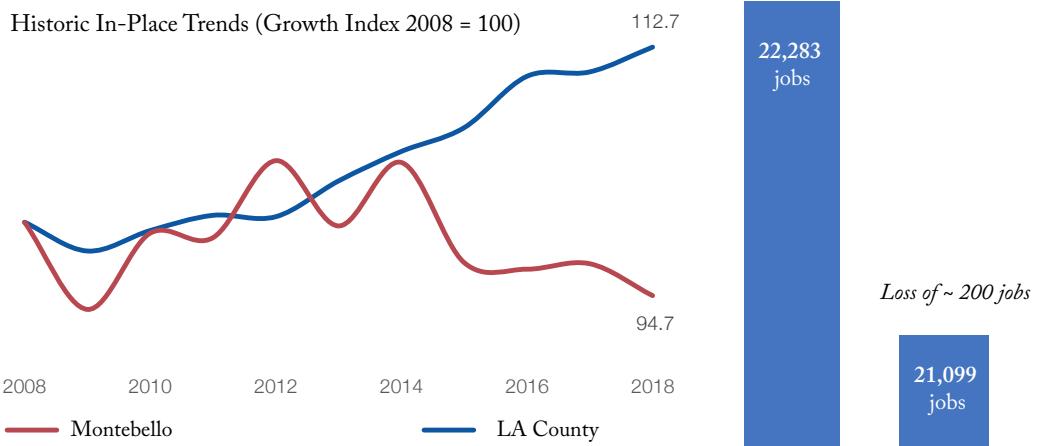


Figure 2.3. Historic In-Place Trends (Growth Index 2008=100). Source: US Census, LEHD.

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

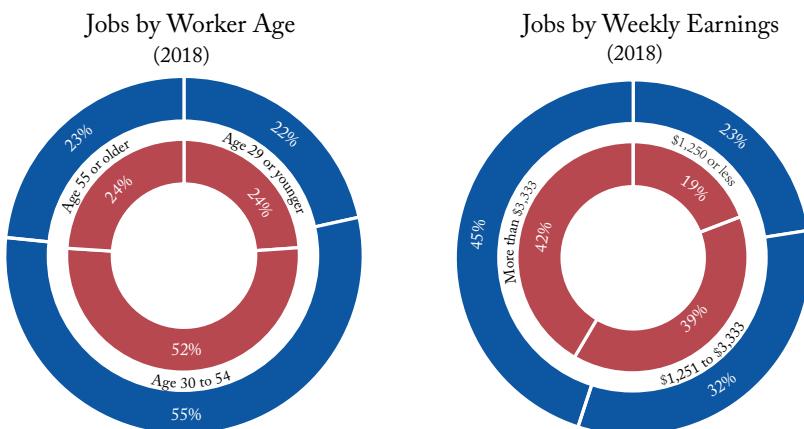


Figure 2.5. Left Image: Jobs by Worker Age (2018). Right Image: Jobs by Weekly Earnings (2018). Source: US Census, LEHD.

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

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

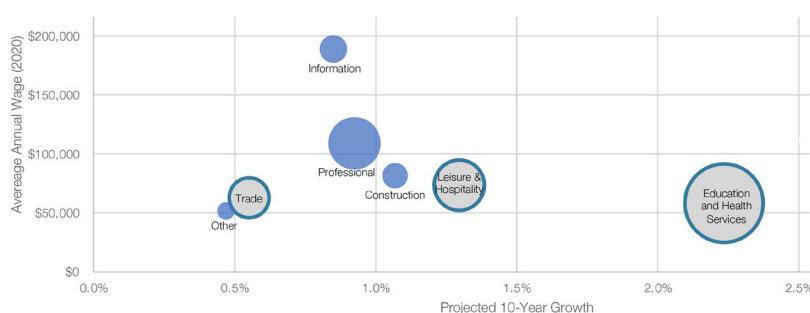


Figure 2.6. Near-Term Employment Growth Projections by Private Industry in Los Angeles County (2018 - 2028). Source: EDD.

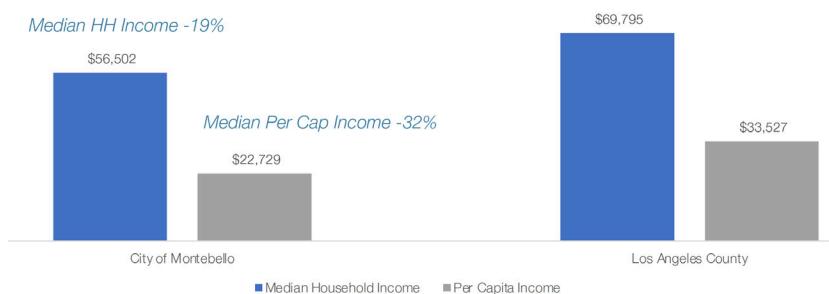


Figure 2.7. Household by Income, 2020. Source: ESRI Business Analyst.

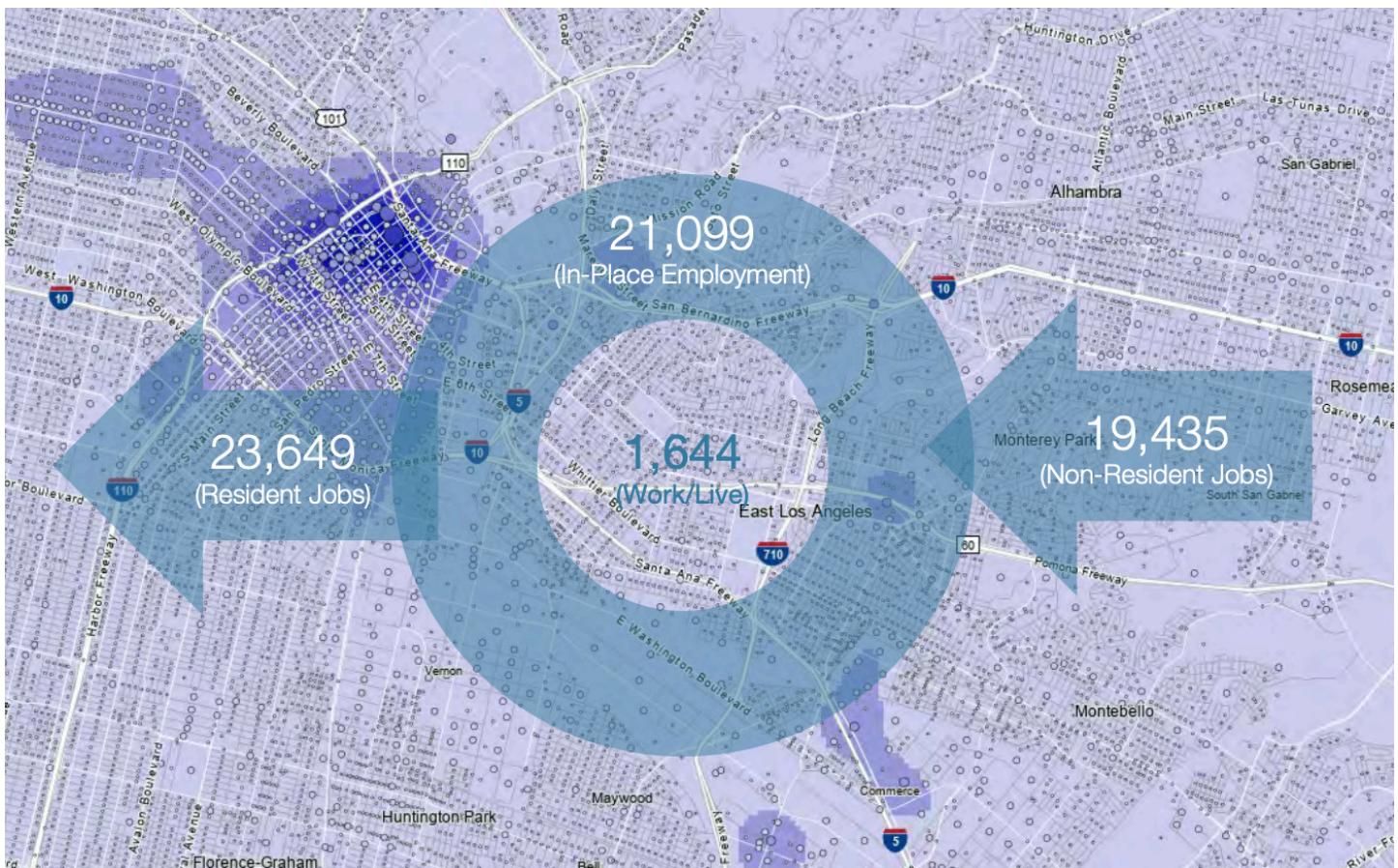


Figure 2.8. Commuter Flow. Only 6.6% of those who live in the City also work in the City. Source: US Census, LEHD.

C. Job-housing Ratio

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

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

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



D. Impact of Pandemic

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

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

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

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

3. Housing

A Household Characteristics

1. Household Composition and Size

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

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

2. Housing Tenure and Vacancy

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

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

	Montebello	LA County
Total Household	18,888	3,316,795
Married-couple family	8,739	46.3%
— with own children of the householder under 18 years	3,498	18.5%
Cohabiting couple household	1,266	6.7%
— with own children of the householder under 18 years	661	3.5%
Male householder, no spouse/partner present	3,165	16.8%
— with own children of the householder under 18 years	437	2.3%
— Householder living alone	1,364	7.2%
— 65 years and over	475	2.5%
Female householder, no spouse/partner present	5,718	30.3%
— with own children of the householder under 18 years	1,251	6.6%
— Householder living alone	2,105	11.1%
— 65 years and over	1,285	6.8%
Households with one or more people under 18 years	7,228	38.3%
Households with one or more people 65 years and over	6,337	33.6%
Average household size	3.3	2.99
Average family size	3.71	3.66

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

	Montebello	LA County
Total Housing Units	19,919	3,542,800
Occupied housing units	18,888	94.8%
— Owner occupied housing units	8,160	43.2%
— Average household size of owner-occupied units	3.25	3.17
— Renter occupied housing units	10,728	56.8%
— Average household size of renter-occupied units	3.33	2.83
Vacant Housing Units	1,031	5.2%
— Homeowner vacancy rate		0.5%
— Rental vacancy rate		3.6%
		3.4%

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

3. Overcrowding

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

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

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

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

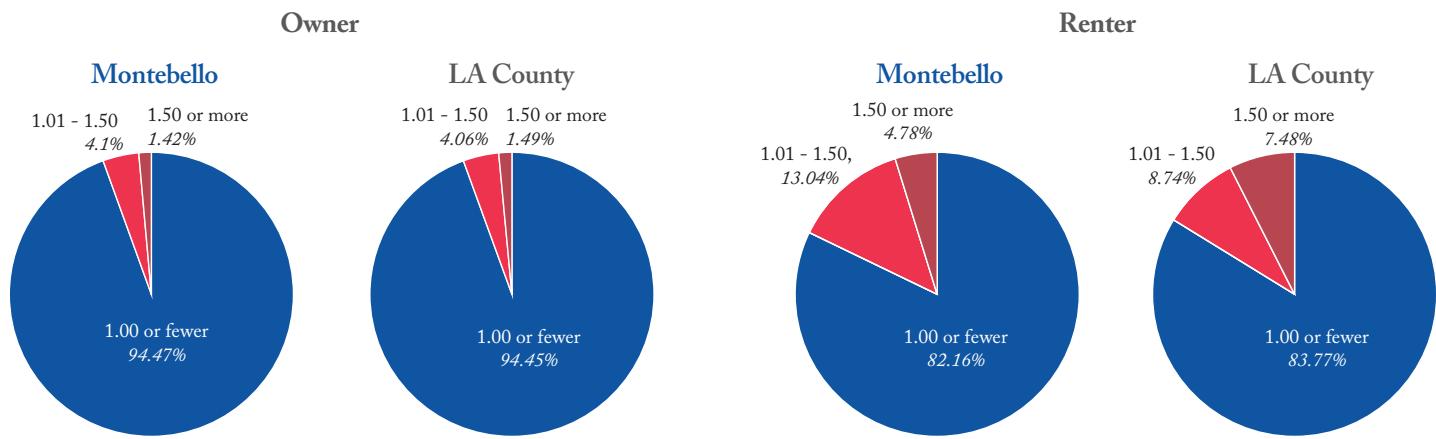


Figure 2.9. Comparative Overcrowding by Tenure.

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

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

4. Overpayment



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

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

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

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

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

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

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

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

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

HAMFI: Housing and Urban Development Area Median Family Income

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

B. Housing Stock Characteristics

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

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

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

1. Housing Type and Growth Trends

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

2. Housing Age and Conditions

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

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

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

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

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

3. Housing Cost

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

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

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

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

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

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

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

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

C. Population with Special Housing Needs

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

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

1. Senior Households

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

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

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

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

2. Disabled Households

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

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

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

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

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

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

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

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

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

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

3. Farm Worker Housing

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

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

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

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

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

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

4. Homeless and Emergency Shelter



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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Female-Headed Household

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

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

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

6. Poverty

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

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

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

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

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

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

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

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

7. Large Households

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

	Owners		Renters	
	Households	%	Households	%
1 person	1448	18%	2,021	19%
2 persons	2463	30%	2,640	25%
3 persons	1529	19%	2,083	19%
4 persons	1283	16%	2,081	19%
5 persons	897	11%	1,021	10%
6 persons	312	4%	549	5%
7 or more persons	228	3%	333	3%
Total Households	8160		10,728	
Average household size	3.25		3.33	

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

B. ASSISTED HOUSING AT RISK OF CONVERSION

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

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

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



Property (Overall) Expiration Date	Type	Total Units	Assisted Units/ Income Level	Unit Size	Funding Source(s)
Beverly Towers 1315 W. Beverly Blvd. <i>(2013-2023 period)</i>	Elderly	189 units	189 units	133 Studio 561-bedroom	Federal Section 8
Casa La Merced 140 N. Montebello Blvd. <i>(2027)</i>	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. <i>(2033)</i>	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. <i>(2098)</i>	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 <i>(2024)</i>	Independent Living for Seniors	54 units	54 units Low-income at or below 80% of MFI	1-bedroom unit	Enterprise Foundation, Federal Home Loan Bank Affordable Housing Program

Table 2.27. Publicly Assisted Housing Inventory.

1. Cost Analysis of At-Risk Housing Units

A. Preservation Costs

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

B. New Construction/Replacement

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

C. Cost Comparison

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

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

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

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

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

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

C. SUMMARY OF HOUSING NEEDS

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



3 Fair Housing Assessment

A. OVERVIEW

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

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

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

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

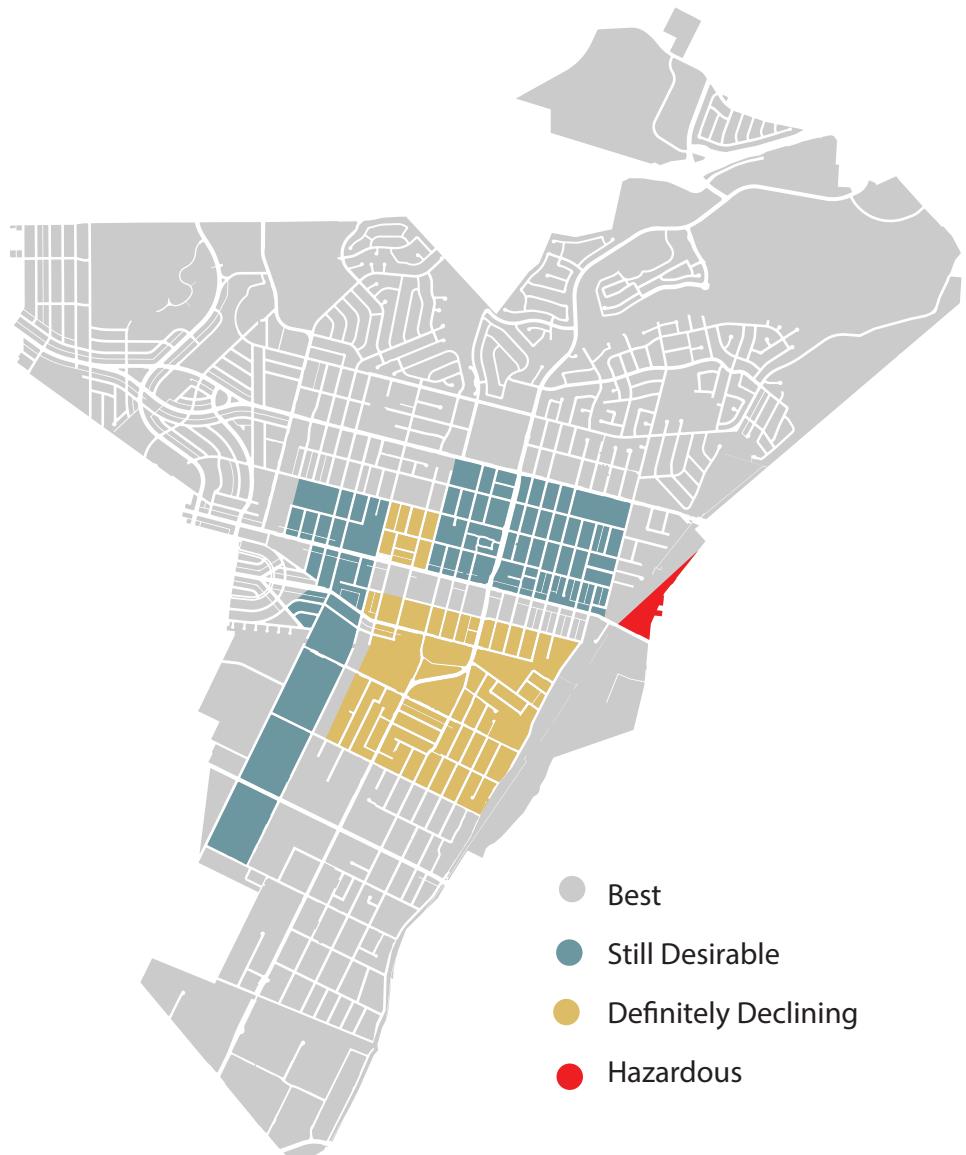


Figure 3.1: Redlined areas of Montebello

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

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

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

— René Bobadilla
Montebello City Manager

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

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

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

B. ASSESSMENT OF FAIR HOUSING ISSUES

1. Fair Housing Enforcement and Outreach

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

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

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

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

Organizational Capacity

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



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

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

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

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

Events of particular interest to Montebello residents included:

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

HOUSING RIGHTS WORKSHOP 5/13/19

HOUSING RIGHTS CENTER
IN PARTNERSHIP WITH THE CITY OF MONTEBELLO
PRESENT A FREE WORKSHOP FOR TENANTS AND
COMMUNITY MEMBERS



JOIN US IF YOU HAVE QUESTIONS ABOUT:

- Fair Housing
- Evictions
- Security Deposits
- Rent Increases
- Mobile Homes
- Repairs...and more!



TO RSVP
CALL: 800-477-5977
EXT. 1104
OR EMAIL:
SLN@HOUSING
RIGHTSCENTER.ORG

Montebello City Hall
Training Room
1600 W Beverly Blvd -
Montebello, CA 90640

MONDAY
MAY 13, 2019
6:30PM-8:00PM

Housing Rights Center
www.housingrightscenter.org

(800) 477-5977
TTY (213) 201-8867

MONTEBELLO LANDLORD HOUSING RIGHTS WORKSHOP

FRIDAY JAN. 15 2021

Register Now!

bit.ly/montebellolandlords

TOPICS WILL INCLUDE: COVID-19
TENANT PROTECTIONS, NEW
STATE RENT CONTROL LAWS,
FAIR HOUSING LAWS (FEDERAL &
STATE), LANDLORD AND TENANT
RIGHTS,...AND MORE!

FOR MORE INFORMATION E-MAIL
OUTREACH@HOUSINGRIGHTSCENTER.ORG



MONTEBELLO TENANTS HOUSING RIGHTS WORKSHOP



FRIDAY NOVEMBER 13, 2020
6 PM - 7 PM

TOPICS INCLUDE: COVID-19 TENANT
PROTECTIONS, NEW STATE RENT
CONTROL LAWS, FAIR HOUSING
LAWS (FEDERAL & STATE), AND
LANDLORD AND TENANT RIGHTS.

RSVP NOW!
bit.ly/montebellotenants

Email:
OUTREACH@HousingRightsCenter.org

MONTEBELLO LANDLORDS HOUSING RIGHTS WORKSHOP

FRIDAY, JANUARY 15, 2021
6 PM - 7 PM

RSVP: bit.ly/montebellolandlords

COVID-19 TENANT PROTECTIONS - NEW STATE RENT LAWS
FAIR HOUSING LAWS - LANDLORD AND TENANT RIGHTS
YOUR QUESTIONS ANSWERED!

Housing Rights Center: 31800 477-5977
TTY: 1-833-381-8867

Housing Rights Center

OUTREACH@HOUSINGRIGHTSCENTER.ORG

HOUSING RIGHTS WORKSHOP MONTEBELLO LANDLORDS

Fridays October 29, 2021
6 PM - 7 PM

- COVID-19 eviction laws
- Rental assistance and resources
- Fair housing laws, disability accommodations, best practices for housing providers, and more

www.housingrightscenter.org/workshops

Zoom link and call-in number provided after registration

QUESTIONS ABOUT THIS EVENT?
1-213-887-8400 EXT. 1018 * OUTREACH@HOUSINGRIGHTSCENTER.ORG

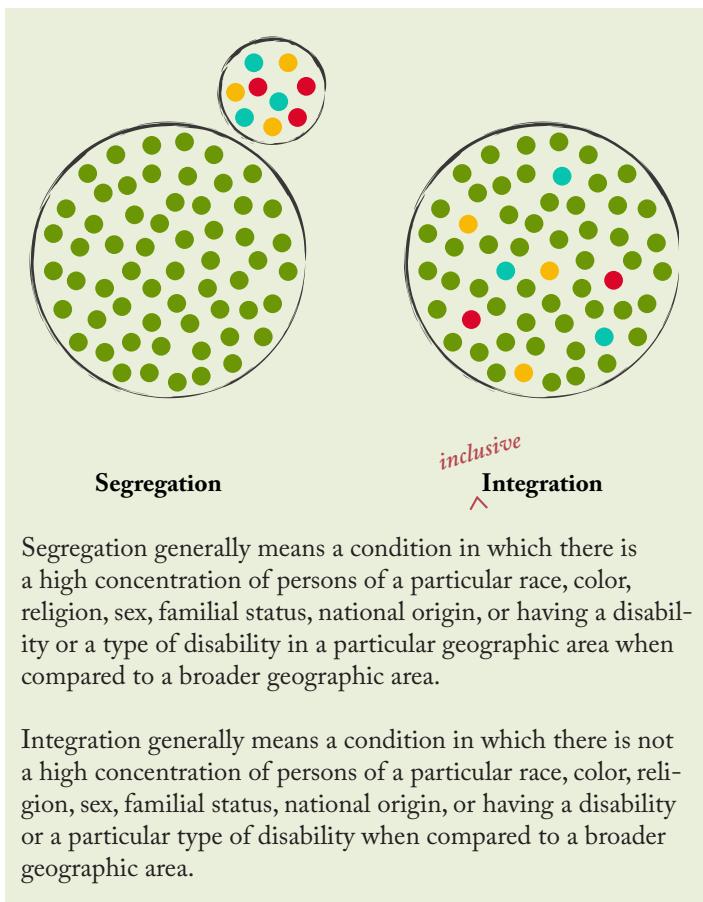


HRC Outreach and Education Activities.

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

Table 3.1. Summary of Outreach and Education Activities.

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



Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

2. Integration and Segregation

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

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

A. Race and Ethnicity

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

HUD's various levels of the index are:

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

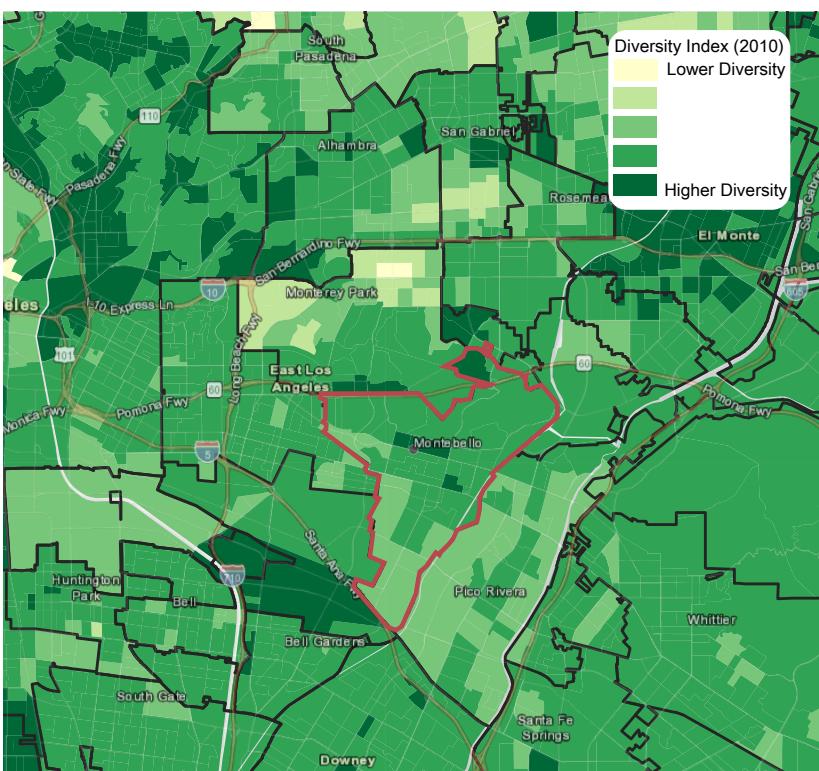
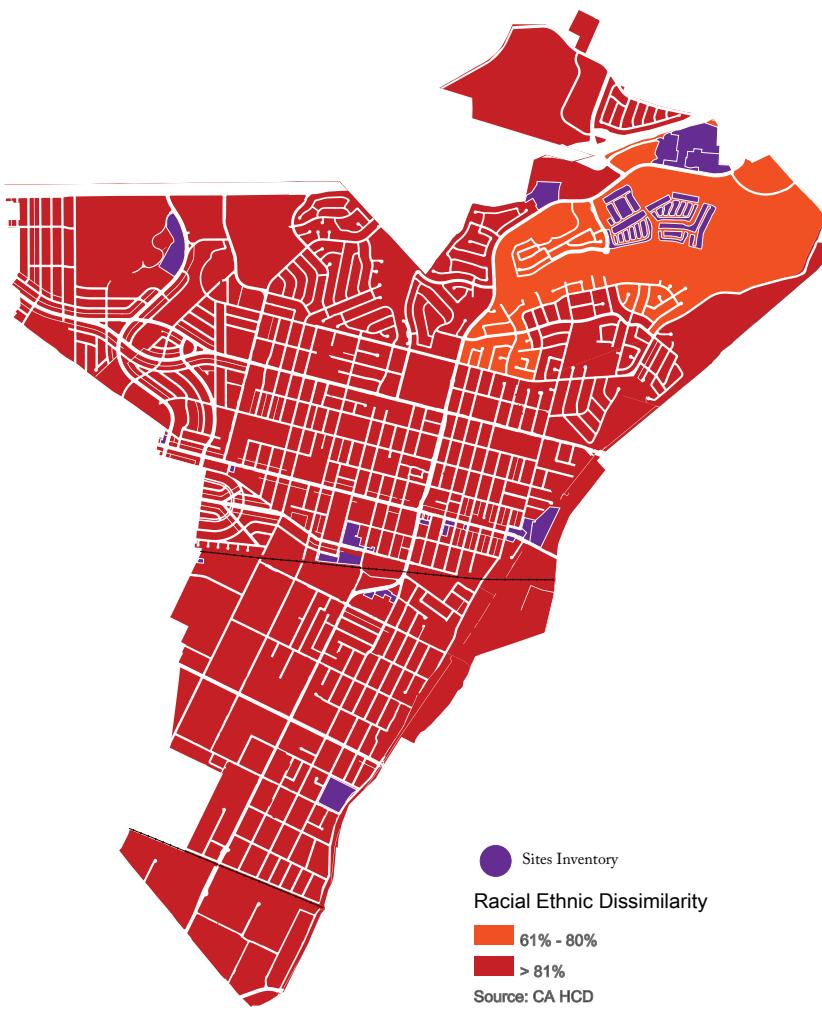
Racial/Ethnic Dissimilarity Index	(Montebello, CDBG) Jurisdiction				Los Angeles-Long Beach-Anaheim Region			
	1990 Trend	2000 Trend	2010 Trend	Current	1990 Trend	2000 Trend	2010 Trend	Current
Non-White/White	18.16	21.42	24.48	28.16	55.32	55.5	54.64	56.94
Black/White	36.76	36.12	36.59	43.84	72.75	68.12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

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

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

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

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



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

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

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

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

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

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

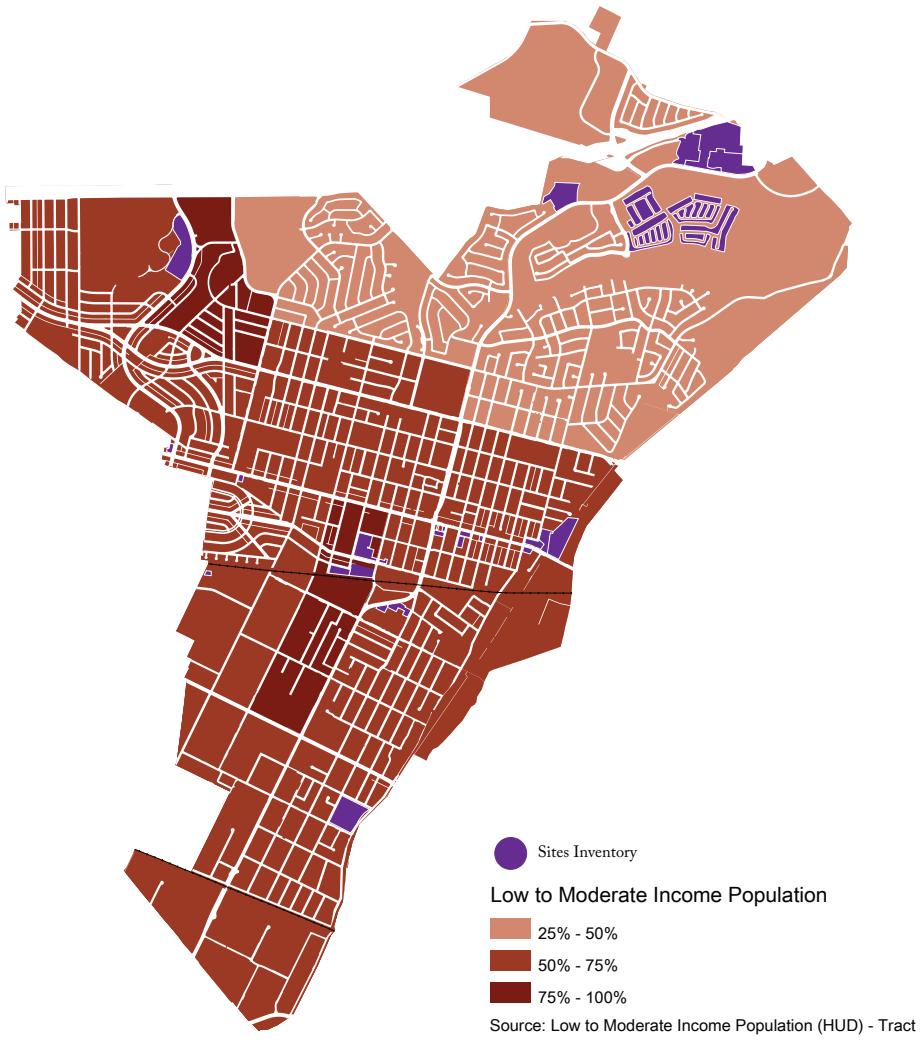


Figure 3.4. Concentration of LMI Households.

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

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



B. Income

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

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

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

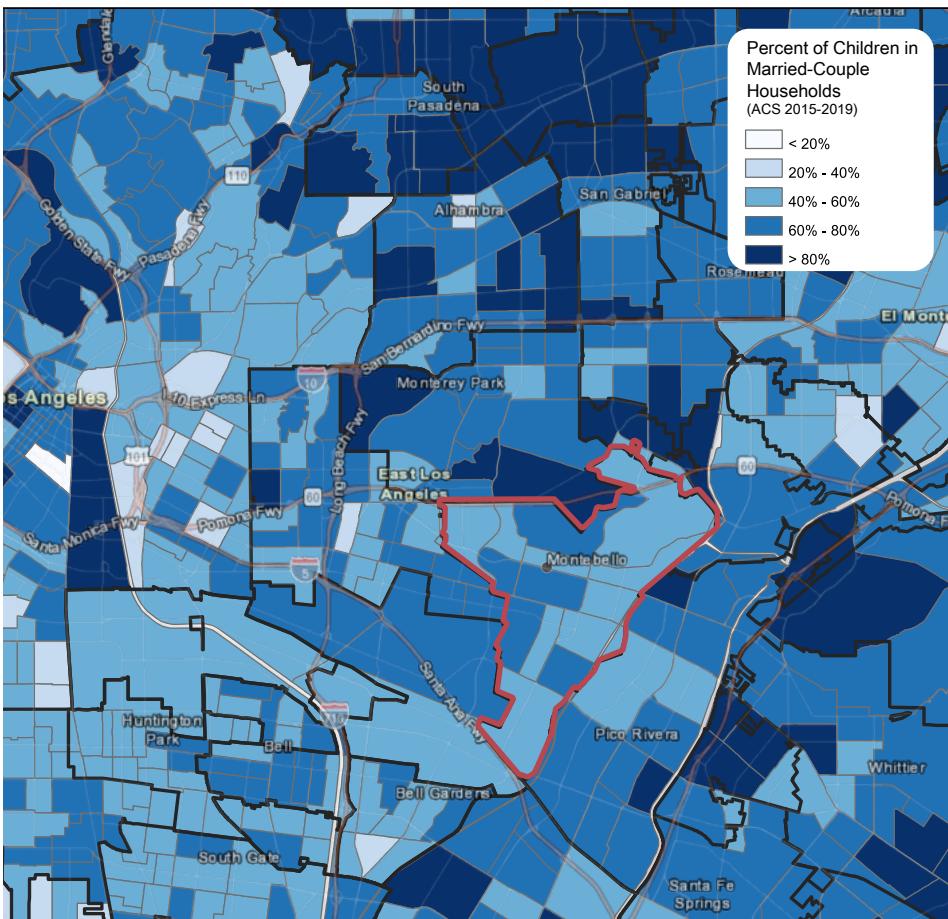


Figure 3.5. Children in Married Couple Households. Source: AFFH DataViewer.

C. Familial Status

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

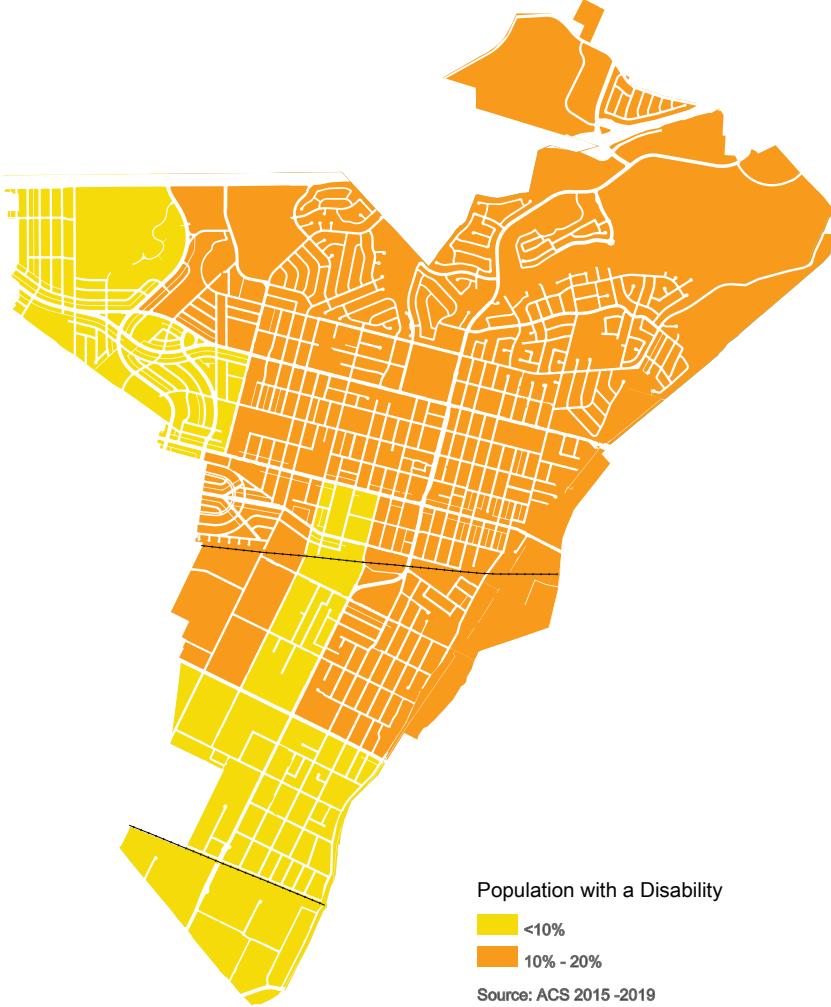
Approximately 38.3% of Montebello households have one or more child under the age of 18. The City's share of households with children is larger than LA County (33%), and the neighboring cities of Monterey Park (28.6%) and the City of Los Angeles City (29.3%), but smaller than neighboring cities of East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

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

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

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

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



D. Persons with Disabilities



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

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

Currently, the City's Zoning Ordinance contains no provisions for reasonable accommodation for persons with disabilities. Program 15 in this Housing Element includes the provision of a new Reasonable Accommodation Program. Under this program, the City will adopt a Reasonable Accommodation Ordinance to provide exception in zoning and land-use regulations for housing and/or improvements for persons with disabilities. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee.

Figure 3.6. Distribution of Persons with Disabilities.