

E. Homelessness

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

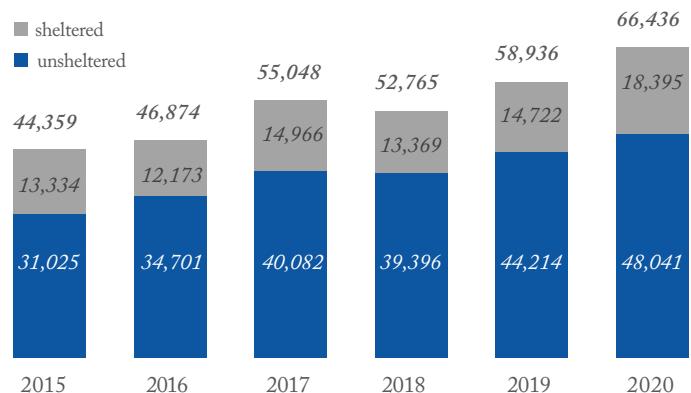


Figure 3.27. Source: Los Angeles Homeless Services Authority (LAHSA), 2015-2020 LA County/LA Continuum of Care (CoC) Homeless Counts.

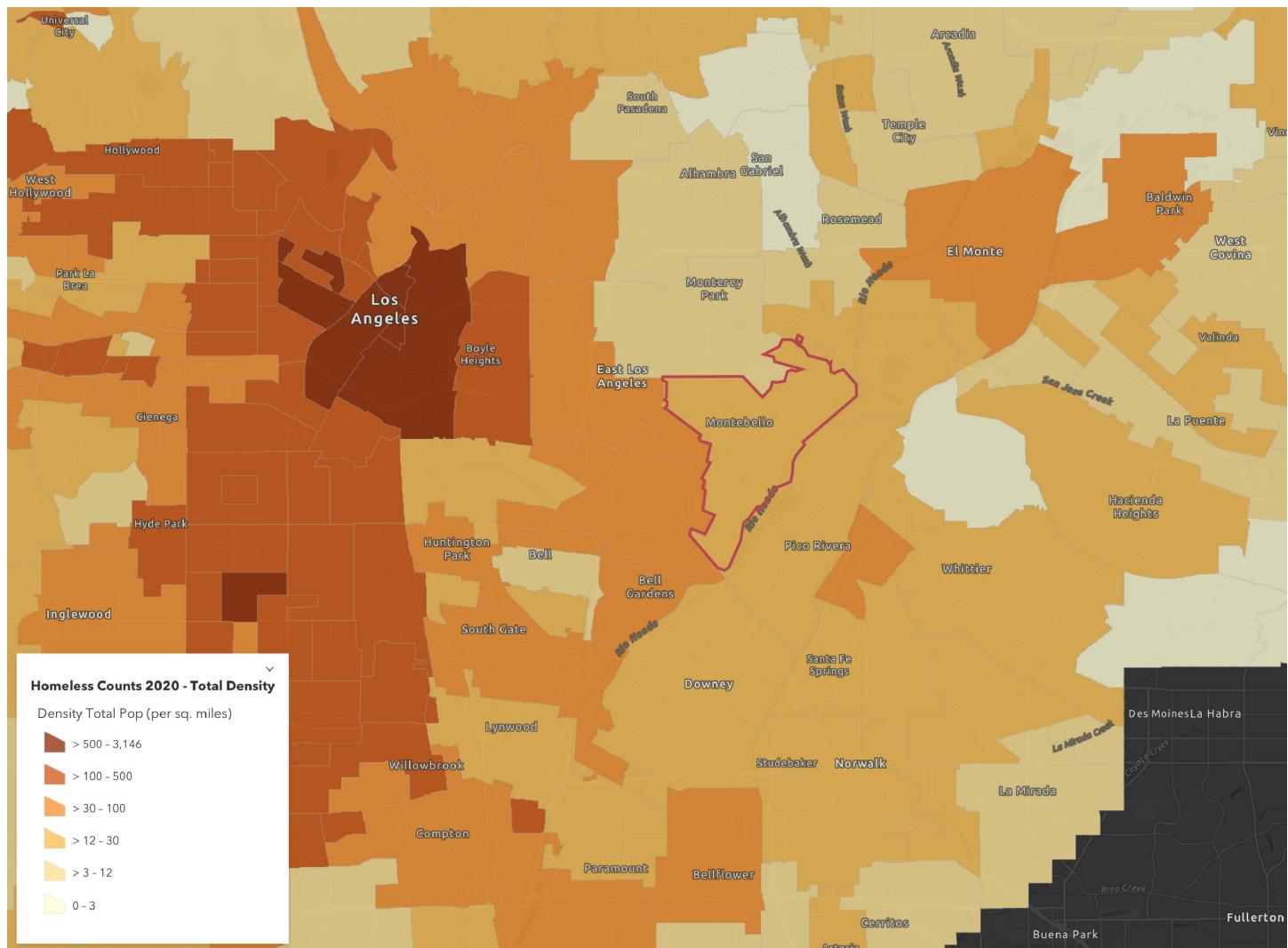


Figure 3.28. Los Angeles County Homeless Count Density (2020). Source: Los Angeles County Homelessness & Housing Map (based on 2020 LAHSA Homeless PIT Count), 2021.

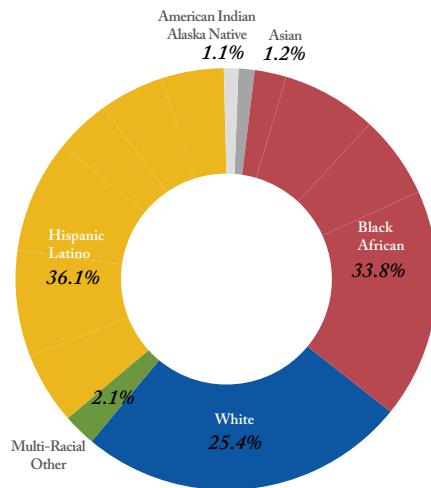


Figure 3.29. Los Angeles CoC Homeless Population by Race/Ethnicity

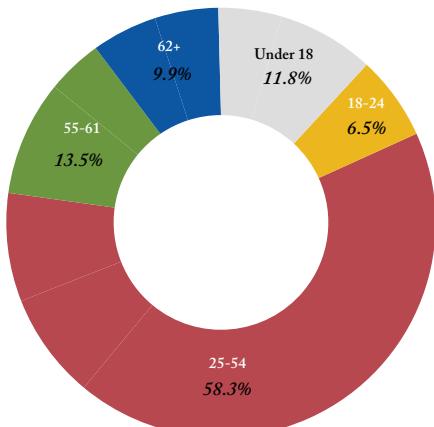


Figure 3.30. Los Angeles CoC Homeless Population by Age

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

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

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

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

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

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

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

Please READ 'User Guide & Methodology' for dashboard information, usage, and interactivity on tab two of two (see at bottom).

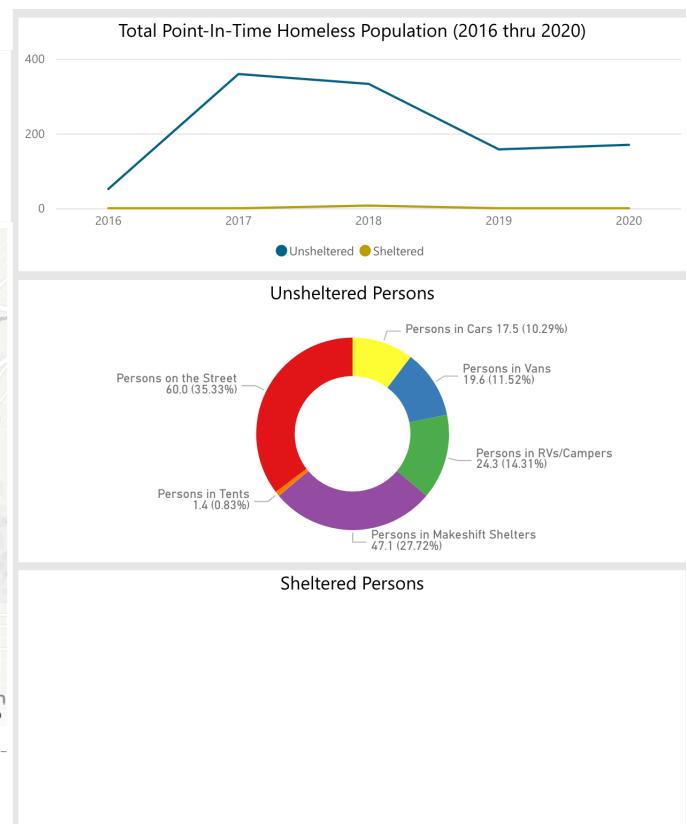
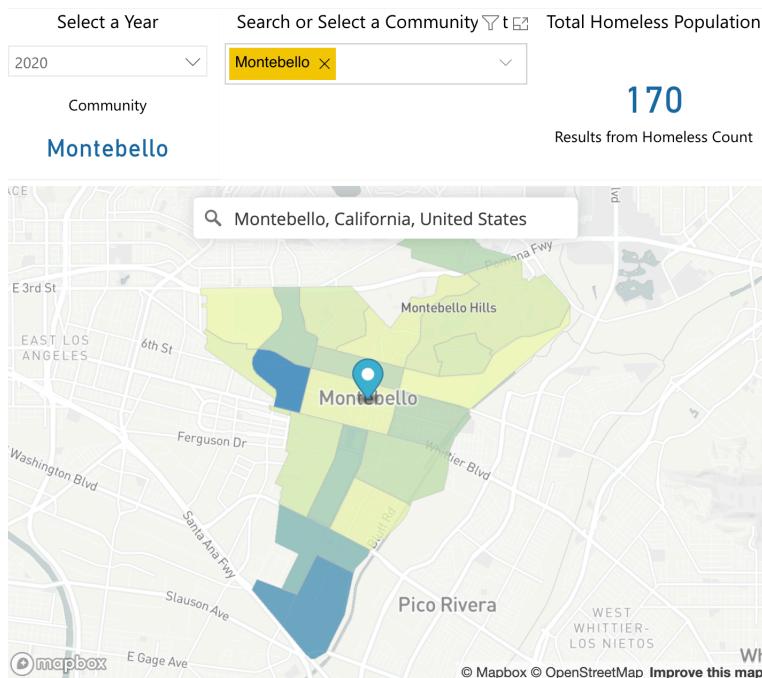


Figure 3.31. Estimates from the 2020 Greater Los Angeles City/Community Homelessness dashboard. Source: LAHSA 2020 Homeless Count by Community/City.

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

tions based on the 2020 PIT Count.

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

C. SUMMARY OF FAIR HOUSING NEEDS

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

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

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

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

D. IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

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

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

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

Priority	Contributing Factor	Nexus to Fair Housing Issue	Program Action	Metrics and Milestones
2. Displacement Risk				
1	<p>Households are directly forced to move for reasons such as eviction, foreclosure, natural disaster, or deterioration in housing quality.</p> <p>Increased market demand for luxury apartments and single-unit housing is causing housing costs to rise dramatically.</p> <p>Lack of economic mobility for marginalized residents.</p>	<p>Housing cost burden increases the risk of displacement. Cost-burdened households may choose to move to a more affordable area or they may be forced to move by eviction or foreclosure -- as a result of their inability to continue paying for housing. Severe housing cost burdens among households in the lowest income categories generally indicate households at the greatest risk of displacement with the potential to become homeless.</p>	<p>Code enforcement program will bring substandard housing units into compliance with City building and zoning codes (Program 1).</p> <p>Montebello will preserve and conserve the City's affordable housing stock.</p> <p>The City will annually identify funding sources for at risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. If conversion of units is likely, the City will work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program (see Program 3)</p> <p>Rental assistance will complement construction of affordable housing by providing immediate, flexible relief to vulnerable households (see Program 4).</p> <p>The Housing Rights Center will assist the City in enforcing tenant protection laws (see Program 14).</p> <p>Strategic preventive measures will reduce the risk of homelessness, by addressing the elements that contribute to this risk and by establishing protective factors that contribute to reducing social and health inequities (see Program 5).</p>	<p>The City will continue to implement the code enforcement program to inspect and bring 50 housing units per month into compliance with City building and zoning codes.</p> <p>The City will facilitate rehabilitation of five housing units annually or 40 units during the eight year planning period.</p> <p>The City will annually monitor the status of the 372 affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element planning period and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.</p> <p>The City will continue to encourage local landlords to accept rental vouchers. Benefits of the Housing Choice Voucher program will be included in the City's newsletter.</p> <p>The HRC will conduct 2-3 workshops per year on fair housing rights and resources in areas at risk of displacement. Fair Housing information will be posted on the City's website within six months of the adoption of the Housing Element.</p> <p>The Homelessness Prevention Toolkit will be developed within two years of the adoption of the Housing Element.</p>
2	Households are indirectly compelled to move by rising housing costs, or lack of affordable housing.	<p>Housing cost burdens and shortages in affordable and available rental housing increase risks of economic displacement. Low-income renters in Montebello pay a disproportionate share of their income for housing expenses. Families with children have a higher cost burden than single-person household.</p>	<p>To ease the demand that drives purchase and rental prices up, Montebello is pursuing construction of mixed-income and diverse housing options (see Program 6). The City plans to increase supply and reduce displacement by permitting housing on underperforming commercial corridor sites -- redeveloping strip malls entails no direct displacement as no one lives there yet.</p> <p>Reach out to interested developers, facilitate any necessary zoning amendment, and offer priority processing of entitlements and permits for the City-own sites, and assist, support, and pursue funding applications proactively working with housing developers to identify development opportunities for extremely-low, very-low, low- and moderate income housing and offer priority processing for entitlements and building permits.</p> <p>Affordability requirements and incentives will deliver affordable, income-restricted housing at no cost to the public (see Program 8).</p>	<p>Rezoning will be completed within one year of adoption of the Housing Element.</p> <p>Inclusionary Zoning and Density Bonus Ordinance will be adopted within one year of adoption of the Housing Element.</p>

E. SITE INVENTORY & AFFH

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

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

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

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

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

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

single-family subdivisions.

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

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

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

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

1. Segregation and Integration

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

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

Table 3.8. RHNA Site Capacity and AFFH Indicators

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

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

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

2. Racially and Ethnically Concentrated Areas of Poverty and Affluence

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

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

3. Disparities in Access to Opportunity

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

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

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

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

4. Disproportionate Housing Needs, including Displacement

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

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

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

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

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

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

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

F. TARGETS FOR AFFORDABLE UNITS IN HIGHER RESOURCE AREAS

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

Table 3.9. RHNA Allocation and Proposed Targets for Housing Element

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

Table 3.10. Proposed Housing Targets in Higher Resources Area

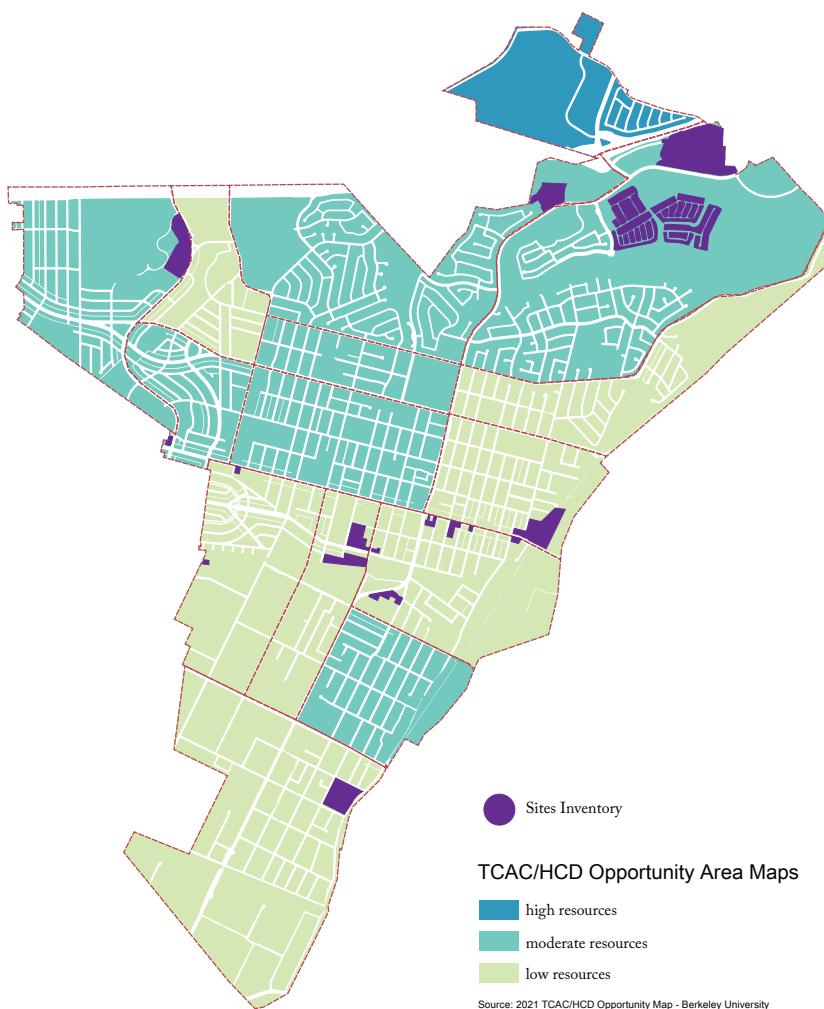


Figure 3.32. Site Inventory on TCAC/HCD Opportunity Area Maps

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

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

AFFH: Metrics (see Program 14)

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

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

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

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

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

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

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

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

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



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4 Review of Previous Policies and Programs



A. PROGRESS IN IMPLEMENTING 2016-2021 PROGRAMS

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

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

Table 4.1. RHNA allocations for the 5th cycle.

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

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

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

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

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

		Implementation Status	Recommendation
10	<p>First Time Homebuyer Program</p> <p>The goal of this program is to increase the percentage of homeowners in the community and assist with the stabilization of residential neighborhoods. The Montebello Housing Development Corporation provides second mortgage loans to first time homebuyers of low- to moderate-income means. These loans are provided for acquisition of homes on the City of Montebello open market. The loans provide the bridge between sales purchase price of homes and the available buying power of the first time homebuyers of low to moderate-income means, and are funded through a CalHome grant.</p> <p>Objective: To provide information on the First Time Homebuyer Program at City Hall and on the City's website; to provide homeownership assistance to 5 low- and 5 moderate-income households, annually for a total of 60 households during the 2014-2021 planning period.</p> <p>Responsibility: Montebello Housing Development Corporation and Economic Development Department</p> <p>Funding: CalHome; HOME.</p> <p>Timeframe: Ongoing</p>	<p>This program has not yet been implemented.</p> <p>The City will evaluate whether this program will be carried into the next Housing Element planning cycle.</p>	Continue
11	<p>Section 8 Rental Subsidies</p> <p>Under the project-based Section 8 program, subsidies are distributed to apartments that house very-low-income households. The County of Los Angeles Housing Authority distributes tenant-based Section 8 Housing vouchers to renters who wish to apply the voucher to landowners who accept such vouchers. Montebello participates in the Section 8 program by advertising the program and referring potential recipients to appropriate authorities.</p> <p>Objective: To support the County's efforts to maintain the current level of Section 8 rental assistance, and direct eligible households to the program; to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program; and to advertise Section 8 rental assistance programs at community centers, City Hall, the City website, and at other public locations.</p> <p>Responsibility: County of Los Angeles Housing Authority; Planning and Community Development Department.</p> <p>Funding: HUD, Departmental Budget</p> <p>Timeframe: Ongoing</p>	<p>Participating in County's Housing Choice program. LACTA administers program which benefits the City's low income population with publicly assisted rental housing.</p>	Continue
12	<p>Fair Housing Services/Housing Rights Services</p> <p>The City contracts with the Housing Rights Center to provide fair housing services in Montebello. Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the Housing Rights Center for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the Housing Rights Center Council at a kiosk in the City Hall lobby, the Planning Division Lobby, and at the local libraries in the City. In addition, the City will continue to maintain fair housing referral information on its public website.</p> <p>Objective: To continue to assist households through the Housing Rights Center and to continue to comply with all State and federal fair housing requirements when implementing housing programs or delivering housing-related services. The City will sponsor an outreach event in 2018 and on an annual basis thereafter.</p> <p>Responsibility: California Housing Rights Center, Planning and Community Development Department</p> <p>Funding: Housing Rights Center CDBG Funds; Departmental Budget</p> <p>Timeframe: The City will continue to work with the Long Beach Fair Housing Council is maintaining the existing program.</p>	<p>Quarter 1 of 2020: assisted 21 Montebello households.</p> <p>Quarter 2 of 2020: assisted 48 Montebello households.</p>	Continue

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

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

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

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

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

B. CUMULATIVE EFFECTIVENESS IN ADDRESSING HOUSING FOR SPECIAL NEEDS POPULATION

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

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

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

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

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



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5 Resources and Opportunities

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

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

A. LAND RESOURCES



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



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

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

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

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

Total Res. Development Land Area
164 Acres

Total Number of Units
appr. 5778

14. 2134 Montebello Town Center

- 25.94 Acres (60–80 Units/Acre)
- No. of Units: 1868
- 2 Story Average
- 3 Story max

15. 1345 Montebello Blvd.

- 3.63 Acres (60–80 Units/Acre)
- No. of Units: 350
- 4 Story Average
- 5 Story max

8. 801–901 N. Garfield Ave. (Golf Course)

- 15.15 Acres (50–80 Units/Acre)
- No. of Units: 800
- 4 Story Average
- 5 Story max

7. Metro Heights Specific Plan

- 84.34 Acres (10–40 Units/Acre)
- No. of Units: 851
- 3 Story Average
- 4 Story max

3. 113 N. Garfield Ave.

- .69 Acres (20–80 Units/Acre)
- No. of Units: 44
- 4 Story Average
- 5 Story max

1. 2113 Whittier Blvd.

- .58 Acres (40–60 Units/Acre)
- No. of Units: 67
- 4 Story Average
- 5 Story max

6. 236/244 George Hensel Dr,
1100,1112 West Olympic Blvd.

- 5.68 Acres (20–80 Units/Acre)
- No. of Units: 363
- 4 Story Average
- 5 Story max

12. 2000 Flotilla St.

- .49 Acres
- No. of Units: 25
- 4 Story Average
- 5 Story max

9. 1018 W. Olympic Ave

- .4 Acres (40–60 Units/Acre)
- No. of Units: 24
- 3 Story Average
- 4 Story max

16. 400 S. Taylor Ave

- 5.85 Acres (40–60 Units/Acre)
- No. of Units: 351
- 2 Story Average
- 3 Story max

17. 1105 Bluff Rd. (De Paul Center)

- 6.26 Acres (40–60 Units/Acre)
- No. of Units: 360
- 3 Story Average
- 4 Story max

13. 104,116,128 E. Whittier Blvd.

- 1.28 Acres (60–80 Units/Acre)
- No. of Units: 80
- 4 Story Average
- 5 Story max

10. 116,128,129,133,136
N. Poplar Ave.

- 2 Acres (60–80 Units/Acre)
- No. of Units: 156
- 4 Story Average
- 5 Story max

5. 140 E. Whittier Blvd.

- 3.95 Acres (20–80 Units/Acre)
- No. of Units: 88
- 4 Story Average
- 5 Story max

2. 101/111 E. Whittier Blvd.

- .66 Acres (20–80 Units/Acre)
- No. of Units: 41
- 4 Story Average
- 5 Story max

21. 401 W. Whittier Blvd.

- .27 Acres (40–60 Units/Acre)
- No. of Units: 12
- 3 Story Average
- 4 Story max

11. 112–132 6th St,
501–525 Whittier Blvd.

- 1.56 Acres (85 Units/Acre)
- No. of Units: 132
- 3 Story Average
- 4 Story max

20. 701 W. Whittier Blvd.

- .22 Acres (40–60 Units/Acre)
- No. of Units: 10
- 3 Story Average
- 4 Story max

19. 715 W. Whittier Blvd.

- .12 Acres (40–60 Units/Acre)
- No. of Units: 5
- 3 Story Average
- 4 Story max

18. 122 S. Montebello Blvd.

- .58 Acres (40–60 Units/Acre)
- No. of Units: 26
- 3 Story Average
- 4 Story max

4. 501 S. Montebello Blvd.

- 2.12 Acres (20–80 Units/Acre)
- No. of Units: 77
- 4 Story Average
- 5 Story max

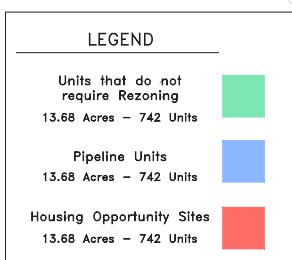


Figure 5.2: Sites Inventory Map

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

Table 5.1: Site Inventory

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

Table 5.2: Acreage of Parcels Listed in Site Inventory

	Site Address	APN	Parcel Size (acres)	Total Size (acres)		Site Address	APN	Parcel Size (acres)	Total Size (acres)		Site Address	APN	Parcel Size (acres)	Total Size (acres)	
Sites that do not require Rezoning															
1 2113 Whittier Blvd															
	APN	6337-007-001	0.44	0.58		8 805-865 N. Garfield Ave					13 104,116, 128 Whittier Blvd				
	APN	6337-007-002	0.14				APN	5267-010-907	15.15	15.15		APN	6347-012-011	0.42	
2 101/111 E Whittier Blvd															
	APN	6348-001-015	0.28	0.66		9 1018 W. Olympic Ave					APN	6347-012-012	0.44		
	APN	6348-001-014	0.38				APN	6350-010-010	0.28	0.4		APN	6347-012-010	0.42	
3 113 N. Garfield Ave															
	APN	6343-014-031	0.69	0.69		10 116, 128, 129, 133, 136 N. Poplar Avenue					14 2134 Montebello Town Center				
4 501 S. Montebello Blvd															
	APN	6350-022-020	2.12	2.12		11 112-132 6th St, 501-525 Whittier Blvd					APN	5271-020-063	8.3		
5 140 E. Whittier Blvd															
	APN	6347-012-009	2.78	3.95		APN	6346-020-012	0.12	2		APN	5271-020-062	0.57		
	APN	6347-011-020	1.17			APN	6346-020-013	0.12			APN	5271-020-061	0.66		
6 236/244 George Hensel Drive, 1100 & 1112 West Olympic Boulevard															
	APN	6350-011-900	3.68			APN	6349-005-013	0.1			APN	5271-020-077	0.25		
	APN	6350-011-901	0.76	5.68		APN	6349-005-014	0.11			APN	5271-020-081	13.62		
	APN	6350-011-023	1.02			APN	6349-005-015	0.09			APN	5271-020-082	0.3		
	APN	6350-001-021	0.22			APN	6349-005-037	0.18			APN	5271-020-084	7.02		
7 Montebello Hills Specific Plan															
	APN	5271-001-048, 5271-001-049	84.34	84.34		APN	6349-005-006	0.14	1.56		15 1345 Montebello Blvd				
12 2000 Flotilla Street															
	APN	6336-002-902	0.49	0.49		APN	6349-005-011	0.17			APN	5293-001-023	7.04		
	APN	6349-005-012	0.11			APN	6349-005-013	0.1			APN	6350-016-904	2.19		
	APN	6349-005-014	0.11			APN	6349-005-014	0.11			APN	6350-017-906	3.66		
	APN	6349-005-015	0.09			APN	6349-005-015	0.09			17 1105 S. Bluff Road				
	APN	6349-005-037	0.18			APN	6349-005-900	0.29			APN	6352-001-055	6.26		
	APN	6349-005-901	0.1			APN	6349-005-901	0.1			18 122 S. Montebello Blvd				
	APN	6349-005-902	0.14			APN	6349-005-902	0.14			APN	6349-007-910	0.31		
	APN	6349-005-903	0.14			APN	6349-005-903	0.14			APN	6349-007-915	0.27		
19 715 W Whittier Blvd															
	APN	6349-007-004	0.12	0.12		APN	6349-007-917	0.22			20 701 W Whittier Blvd				
21 401 W Whittier Blvd															
	APN	6349-004-016	0.27	0.27		APN	6349-007-916	0.27			22 401 W Whittier Blvd				

1. Realistic Capacity

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

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

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

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

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

2. Suitability of Non-Vacant Sites

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

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

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

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

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

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

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

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

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

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

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

3. Environmental Constraints

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

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

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

No other sites have any known environmental constraints.

4. Infrastructure

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

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

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

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

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

5. Sites that Do Not Require Rezoning



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



Approved development for 2113 Whittier Boulevard.

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

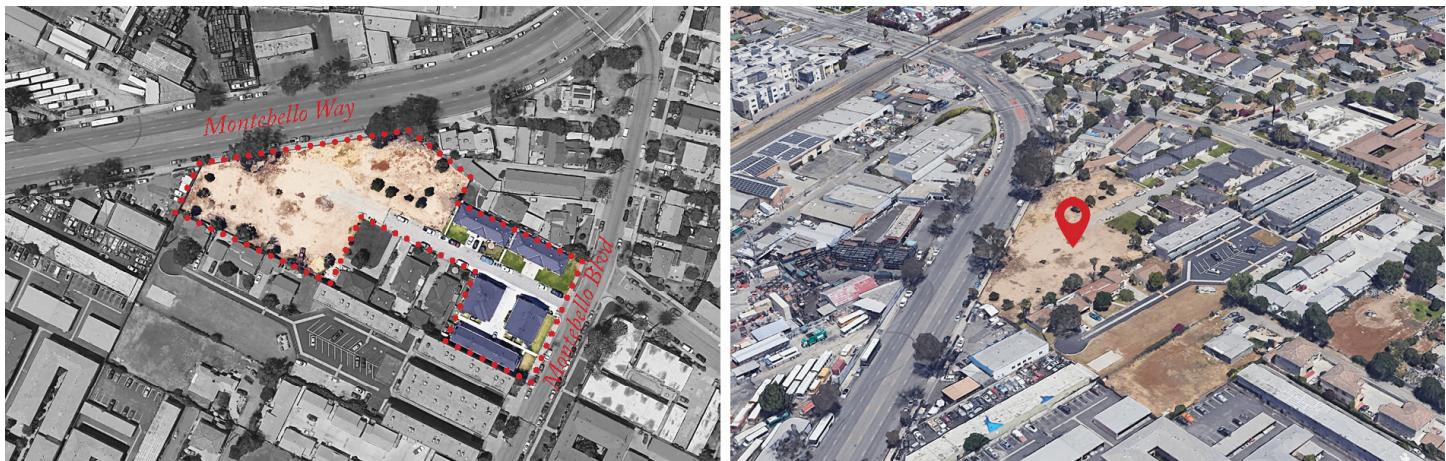
This Whittier Boulevard site is located at the intersection of two important corridors in the City, and is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

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

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

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

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



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

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

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

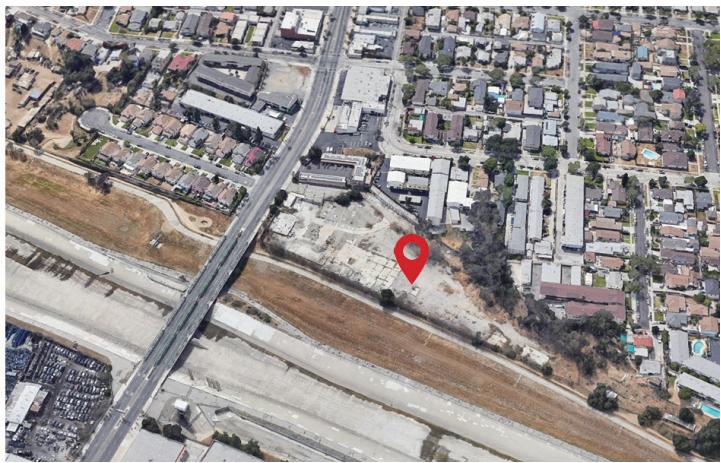
This urban parcel is walking distance to public transportation, schools, parks, shopping centers, markets, and restaurants.

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

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

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

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



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



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

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

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

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

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

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

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

Approved site plan for 140 East Whittier Boulevard.



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

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

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

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

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

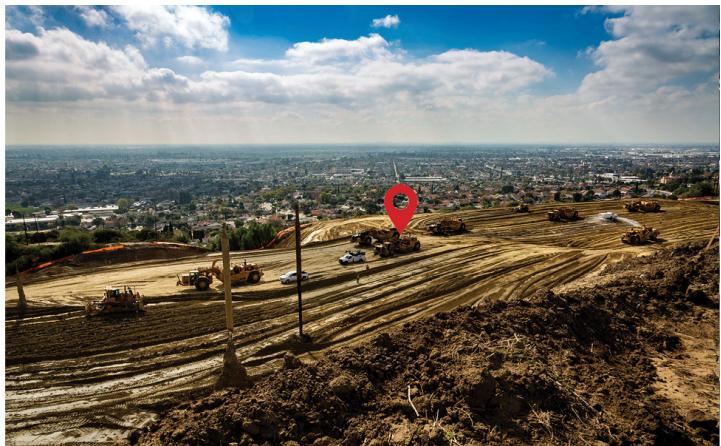
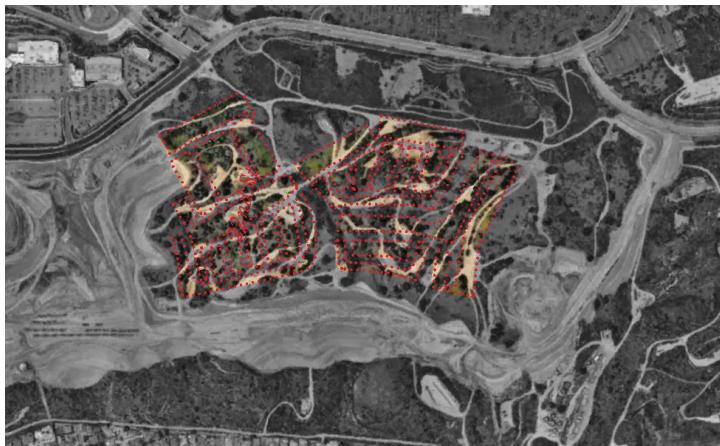
The development of this site would not displace any existing units.

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

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

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

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



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



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

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

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

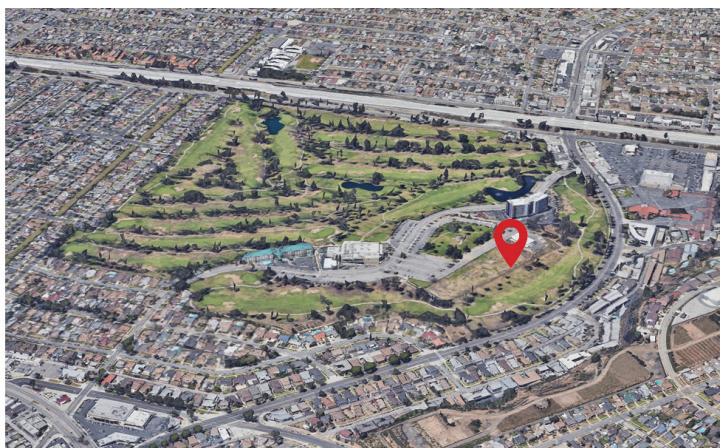
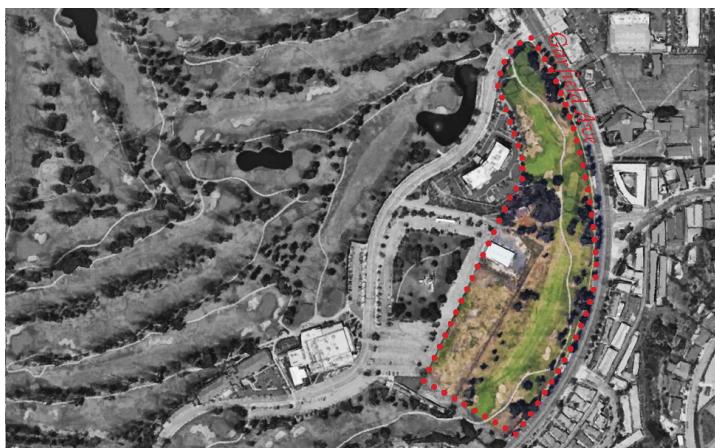
The City's General Plan Land Use map designates this site as Low Density Residential, High Density Residential and Oil Production Overlay. The Montebello Hills Specific Plan regulates development on this parcel.

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



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

5.Pipeline Units



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

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

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

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

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

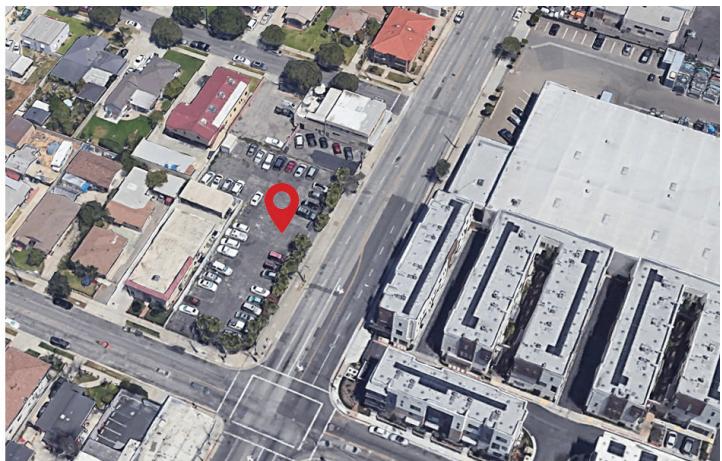
The City owns the underlying land and has complete control over the number of lower income housing units that get built on the site. The City is planning to adopt an Inclusionary Zoning Ordinance (see Program #8) that will require all new development to provide low-income housing on-site. The City is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

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

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

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

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



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



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

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

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

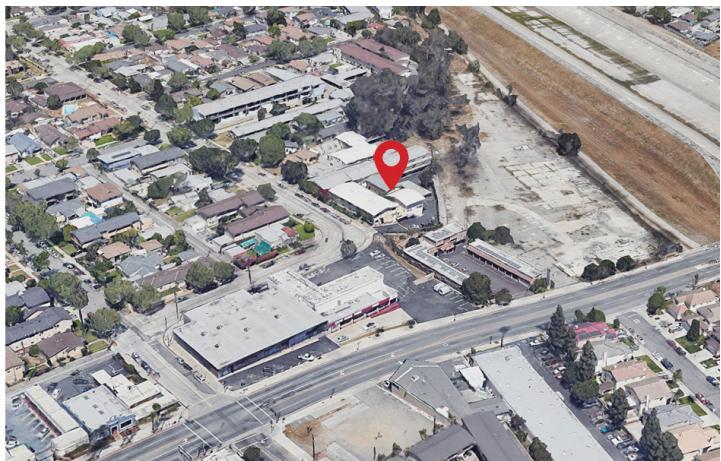
The redevelopment of this site would not displace existing units.

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

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



Rendering and floor plan from the development application.



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

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

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

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

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

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



Rendering and floor plan from the development application.



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



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



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

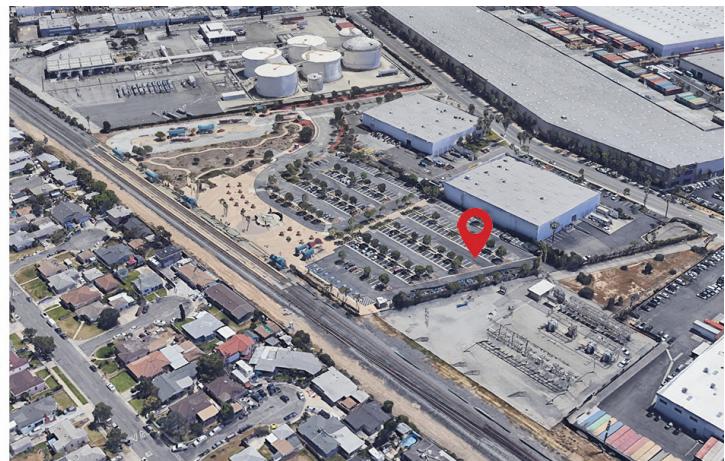


In November 2021, Montebello City Council approved plans for a 132-unit affordable housing complex on a 1.5-acre stretch along Whittier Boulevard.

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

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

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



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

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

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

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

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



SRK CONSULTING ENGINEERS INC. 2500 South Figueroa Street, Los Angeles, CA 90007 srkarchitects.com

SGVRHT San Gabriel Valley Regional Housing Trust



Operation Stay Safe

SK 02m

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

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

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

6. Housing Opportunity Sites



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

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

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

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

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

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

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

The redevelopment of this site would not displace existing units.

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

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



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

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

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

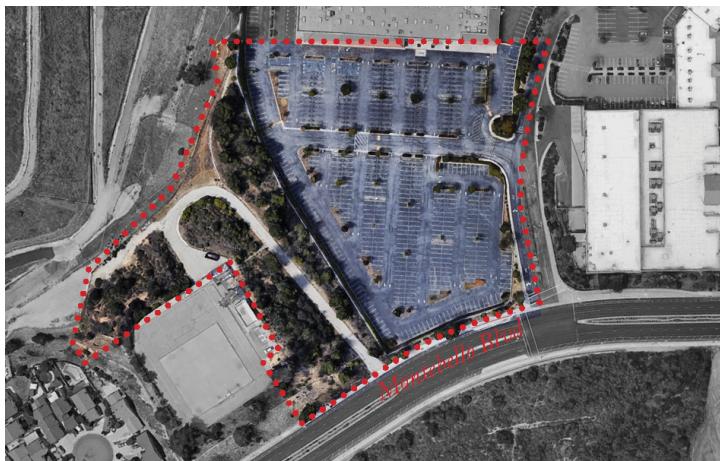
Development of this site will improve the socio-economic mobility and integration, and access to resources. No existing units would be displaced.

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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



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

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

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

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

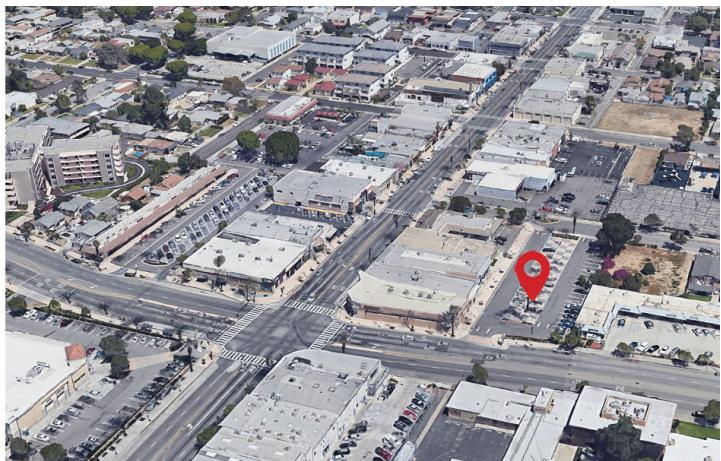
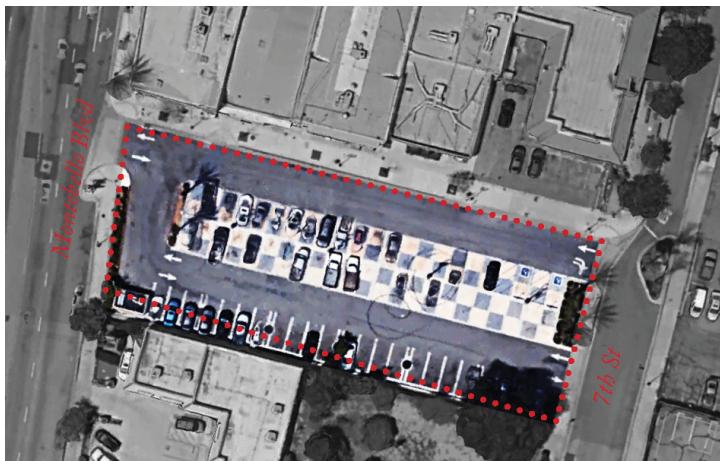
The redevelopment of this site would not displace existing units.

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

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

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

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



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

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

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

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

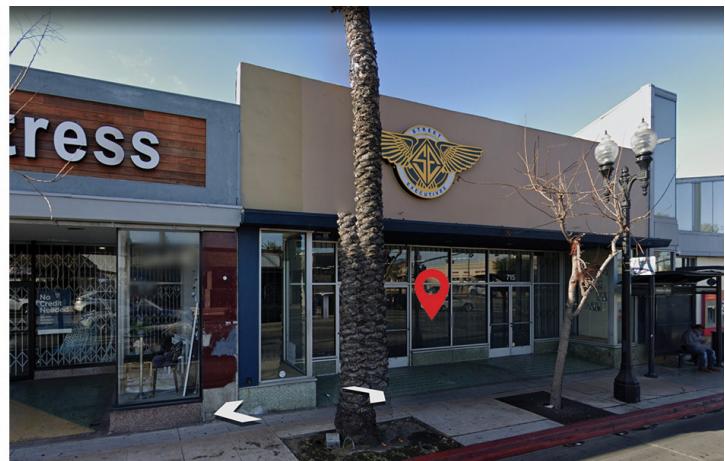
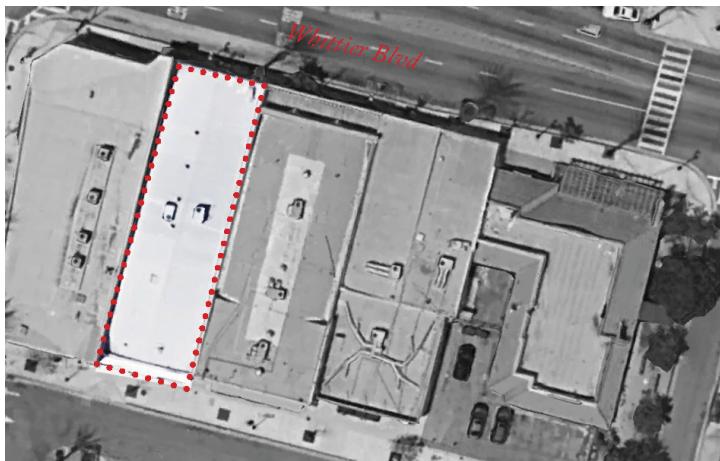
The redevelopment of this site would not displace existing units.

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

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

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

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



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

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

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

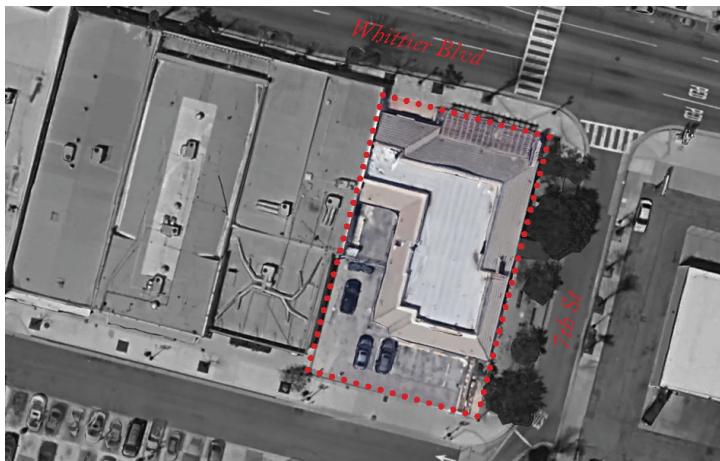
The site currently has access to water, sewer, and dry utilities. Adequate capacity is available to accommodate 5 additional units. Furthermore, the General Plan Update and Downtown Specific Plan underway will examine and address any infrastructure or maintenance needs identified.

The redevelopment of this site would not displace existing units.

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

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

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



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

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

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

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

The redevelopment of this site would not displace existing units.

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

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

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



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

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

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

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

The redevelopment of this site would not displace existing units.

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

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

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

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

B. FINANCIAL AND ADMINISTRATIVE RESOURCES

1. State and Federal Resources

A. Community Development Block Grant Program (CDBG)

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



B. Home Investment Partnership (HOME) Program

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

C. Section 8 Rental Assistance

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

D. SB 2-Grants

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

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

E. Low-Income Housing Tax Credit Program

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

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

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

2. Nonprofit Agencies and Public Service Groups

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

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

C. ENERGY CONSERVATION



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

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

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

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

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

6 Constraints

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

A. GOVERNMENTAL CONSTRAINTS

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

1. General Plan

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

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



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

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

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

2. Zoning Regulations

A. Use Requirements:

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

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

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

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

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

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

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

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