

Emergency Shelter

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

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

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

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

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

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

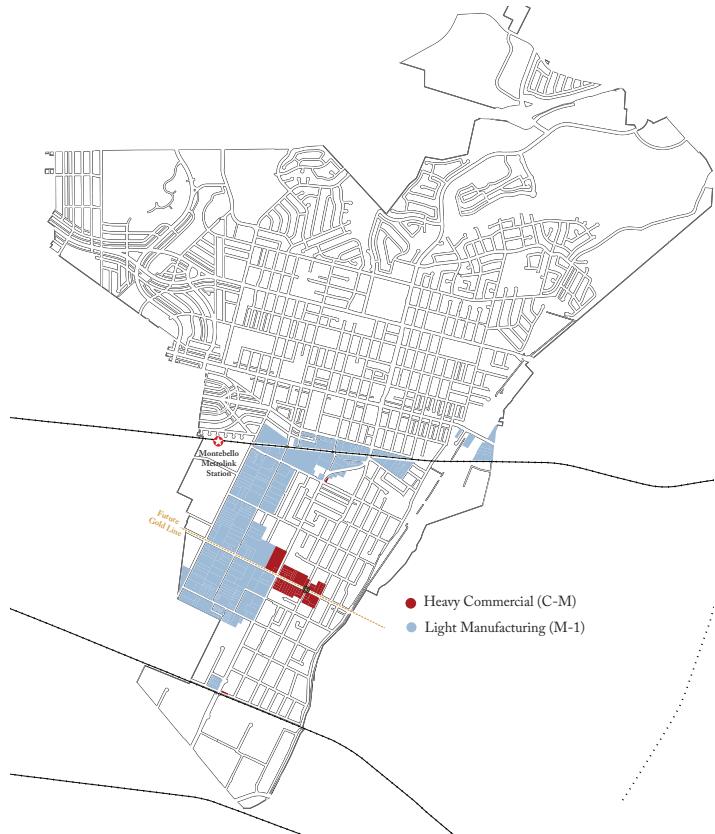
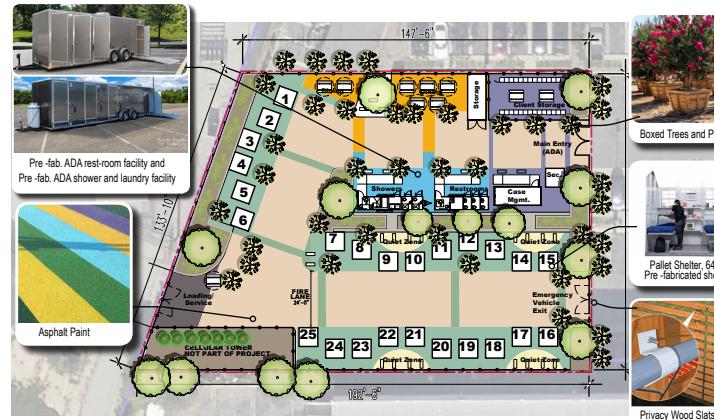


Figure 6.1. Emergency shelters are allowed by right in C-M and M-1 Zone.



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

Supportive Housing

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

Manufactured Housing

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

B. Setback Requirements

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

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

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

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

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

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

C. Open Space Requirements

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

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

D. Parking

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

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

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

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

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

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

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

(See Program 11 in Chapter 8)

These standards when adopted will reduces costs for developers and residents, prioritizes urban form, reduce parking variants, increases walking activities and mobility, encourages transit usage, and maximizes efficiency of parking resources.

3. Site Improvement Requirements

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

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

with grant funding applications or providing regulatory and financial incentives.

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

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

A. Planning and Development Fees

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

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

* for 80 units

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

B. Development Review and Permit Processing

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

1. Processing Timeline

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

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

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

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

Table 6.5. Typical Processing Procedures by Project Type

2. Streamlining

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

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



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

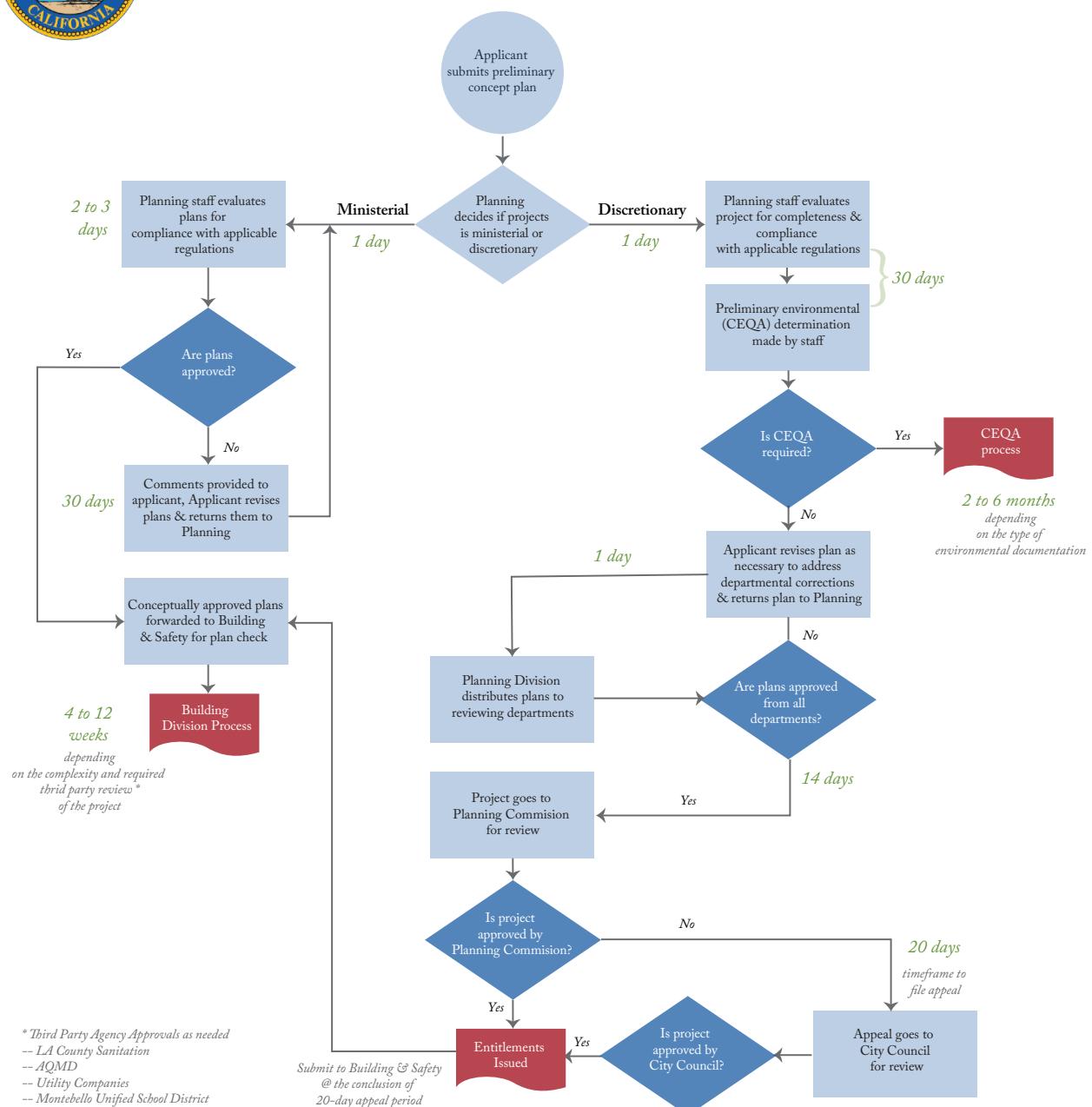


Figure 6.2. Planning Process

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

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

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

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

C. Development Review Requirements

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

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

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

Table 6.6. Development review process

Findings for Site Plan Approval (MMC 17.74)

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

1. Ministerial Review

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

2. Discretionary Review

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

3. Plan Check

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

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

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

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

Demand to Develop at Lower Densities

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

Timing Between Approval and Building Permit

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

4. Accessory Dwelling Units

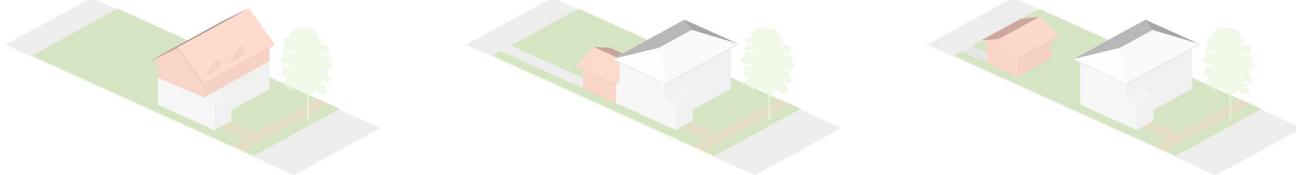


Figure 6.3. Junior Accessory Dwelling Units (left and center image) differ from typical ADUs (right image) in that they must exist within the existing home or an attached accessory structure such as a garage.

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

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

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

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

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

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

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

5. Housing for Persons with Disabilities

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

A. Residential Care Facilities

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

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

B. Definition of Family

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

C. Reasonable Accommodation Ordinance

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

6. SB 9 and SB 10

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

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

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

7. Density Bonus Ordinance

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

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

8. Inclusionary Housing Ordinance

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

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

B. NON-GOVERNMENTAL CONSTRAINTS



1. Market Constraints

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

2. Financing Constraints

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

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

A. Development Costs

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

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

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

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

Length of Time between Application Approval and Building Permit Issuance

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

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

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

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

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

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

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

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

B. Infrastructure Constraints

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

1. Water Service

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

2. Sewer Service

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

3. Storm Drainage

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

4. Solid Waste

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

5. Energy

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

6. Communications

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

C. Environmental Constraints

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

1. Wildfire

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

2. Earthquake

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

3. Landslide

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

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

4. Liquefaction

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

5. Flood Hazard

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

6. Hazardous Materials

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

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



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7 Vision

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

A. COMMUNITY ENGAGEMENT

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



B. COMMUNITY VISION

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

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

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

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

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

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

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

—Jessica Serrano
Montebello Resident & Planning Manager for Monterey Park

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

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

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

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

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

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

C. GUIDING PRINCIPLES

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

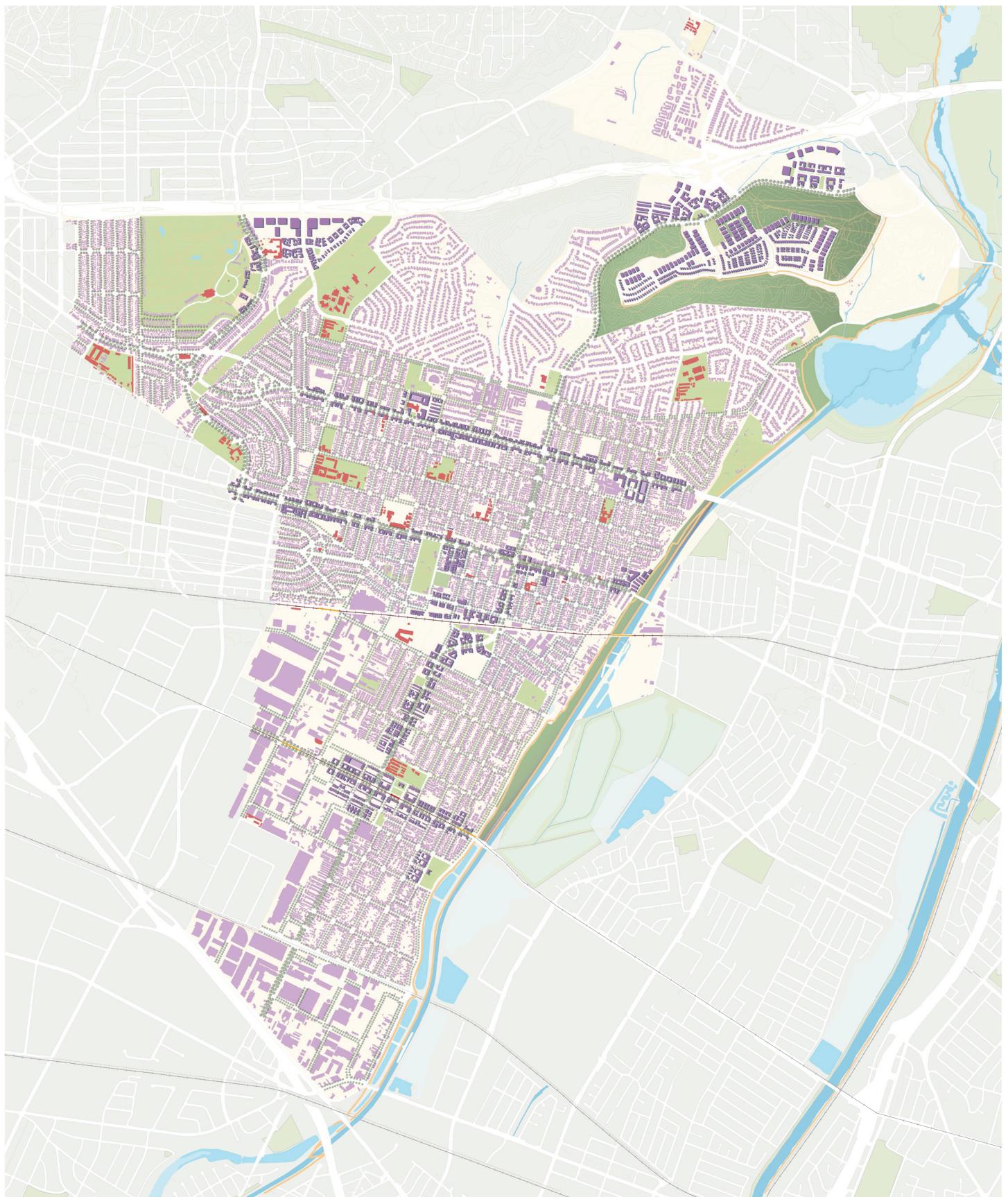


Figure 7.1. Illustrative Plan developed at the Visioning Workshop. The Plan shows new short (8 to 10 years) and long term (10 to 20 years) housing growth being directed to Downtown, Corridors, and larger commercial tracts along the highway.



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8 Goals, Policies, & Programs

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

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

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

A. GOALS AND POLICIES

The following three goals and respective policies are based on comprehensive study of existing and future housing needs, extensive community dialog, and shared community vision:

Goal 1: Conservation and Preservation of existing supply.

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

Policy 1.2: The City will continue to provide proactive code enforcement activities to maintain and improve the quality of housing and neighborhoods and encourage the rehabilitation of standard residential properties by homeowners and landlords.

Policy 1.3: The City shall strive make every effort to continue to provide assistance for rehabilitation of existing structures, and will advertise the availability of housing rehabilitation assistance.

Policy 1.4: The City shall continue to conserve existing affordable housing for lower income renters through continuation of rent subsidies, encouraging landowners to extend Section 8 contracts, and encouraging the use of rehabilitation programs.

Policy 1.5: Stabilize rent levels and provide protection from unwarranted evictions to prevent displacement and ensure existing residents enjoy access to improved amenities and services.

Goal 2: Increase housing production to improve affordability for the City's current and future residents.

Policy 2.1: The City shall increase zoning capacity to allow more housing to be built.

Policy 2.2: The City shall avoid over concentration of investment (and possible gentrification) by spreading the increased zoning capacity throughout the City.

Policy 2.3: The City shall encourage more attainable housing to be built where it will best support the City's other social, economic, and environmental priorities.

Policy 2.4: The City shall increase housing supply and reduce displacement by permitting housing in commercial zones.

Policy 2.5: The City shall develop objective design standards and make development approvals for complying projects by right.

Policy 2.6: The City shall streamline entitlement and permitting process to reduce the cost of new housing and to accelerate housing production.

Goal 3: Ensure fair and equal housing opportunity.

Policy 3.1: Through Inclusionary Housing requirements and Density Bonus incentive, the City will facilitate development of affordable housing within high resources areas.

Policy 3.2: Through General Plan update, development of Downtown Montebello Specific Plan, and Parks Master Plan, the City will expand transit, parks and open spaces, public facilities, and jobs to underserved areas of the City so existing and new housing units in these areas will also have access to higher degree of resources.

Policy 3.3: The City will promote greater awareness of tenant and landlord rights and obligations, educate residents about homeownership, and promote economic mobility.

Policy 3.4: The City will avoid displacement of low-income households and where necessary, ensure that it is carried out in an equitable manner.

Policy 3.5: The City shall oppose any discrimination in the sale or rental of housing based on race, religion, color, ancestry, national origin, age, sex, sexual orientation, family type, handicap, or presence of minor children.

B. PROGRAMS



For the 2021-2029 planning period, this section describes the City's housing programs, including the program objectives, and identifying the timeframe, the agency with primary responsibility to carry out the programs, and funding sources.

1. Code Enforcement

Code enforcement is essential to ensuring housing conservation and rehabilitation. The Code Compliance Division enforces building and property maintenance regulations with a goal of compliance and safety.

Code Compliance officers respond to complaints to identify violations, and then direct owners to appropriate City departments to achieve compliance. The City has long maintained an aggressive code enforcement program (CEP) to preserve and protect existing neighborhoods, and to avoid deterioration caused by neglect, graffiti, and deferred maintenance. The Code Enforcement Division has a staff of 4 field officers and one manager who carry an average of 88 open cases per month. They close/resolve approximately 57 cases per month. Typical cases related to residential properties were on: substandard housing, property maintenance, weed abatement, and zoning violations. Subject to staff and resource availability, in the next four years the City will review the feasibility of establishing a proactive Rental Housing Inspection program that focuses on physical/structural conditions. By 2025, the existing Code Enforcement program will be evaluated for its effectiveness and impact on neighborhood conditions to determine if the program needs to be adjusted or continued.

Program Objective To continue to implement the code enforcement program to inspect and bring 50 housing units per month into compliance with City building and zoning codes.

Timeframe Within two days Code Enforcement Division will respond to complaints and direct owners to appropriate City department to achieve compliance. In the next four years, the City will review the feasibility of a proactive Rental Housing Inspection program and report findings to the City Council.

Responsible Agency Code Enforcement Division

Funding Sources General Fund

2. Home Rehabilitation and Preservation Program (HRPP)

The City offers deferred loans to lower income households to address health and safety issues, code violations, overcrowding, accessibility, and maintenance and repairs. The City of Montebello offer loans of up to \$50,000 to eligible Montebello homeowners to rehabilitate their home.

The City's Home Rehabilitation and Preservation Program (HRPP) is designed to improve the existing housing stock. The City will continue to provide funding for the Home Rehabilitation and Preservation Program (HRPP) to improve the City's housing stock in need of rehabilitation, to provide safe, decent, and sanitary housing for lower income families.



Information on this program will be posted on the City's website and places of public interest like the Public Library and Senior Center. Information outlining the benefits of the HRPP program will also be included in the City's newsletter.

Program Objective To continue to implement the code enforcement program to bring substandard housing units into compliance with City building and zoning codes.

Timeframe Ongoing

Responsible Agency Code Enforcement Division

Funding Sources General Fund

3. Preservation of At-Risk Housing

The City is committed to guarding against the loss of housing units reserved for lower income households. Three assisted projects in the City of Montebello, the Beverly Towers, Casa La Merced, and Montebello Downtown Plaza have expiring affordability contracts and are at risk of converting to market rate during the 6th Housing Cycle (2021-2029). The projects are owned and operated by a non-profit organization, therefore are at low risk of converting to market rate.

The City will:

- Maintain and annually update the inventory of “at-risk” projects through the use of existing databases;
- Monitor the status of affordable projects, rental projects, and mobile homes in Montebello. Should the property owners indicate the desire to convert properties technical assistance will be provided. When possible, financial assistance could be provided to ensure long-term affordability;
- Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure the long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding-and-preservation strategies on a project basis;
- Provide information on rental assistance available to affected tenants; and
- Pursuant to new State law, contact property owners at least 3 years prior to covenant expiration dates for at-risk projects. If owners intend to file a Notice of Intent to opt out of affordable housing, ensure their compliance with the 3-year, 1-year, and 6-month noticing requirements.

The City will annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis. If conversion of units is likely, the City will work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program.

Program Objective To annually monitor the status of the 372 affordable housing units that are at risk of converting to market-rate during the 2021-2029 Housing Element planning period and if any become at risk, work with property owners to develop a strategy to maintain any at-risk as affordable.

Timeframe Ongoing

Responsible Agency Housing Division

Funding Sources General Fund

4. Section 8 Rental Subsidies

Under the project-based Section 8 program, subsidies are distributed to apartments that house very-low-income households. The County of Los Angeles Housing Authority distributes tenant-based Section 8 Housing vouchers to renters who wish to apply the voucher to landowners who accept such vouchers. Montebello participates in the Section 8 program by advertising the program and referring potential recipients to appropriate authorities.

The City will continue to encourage local landlords to accept rental vouchers. Information can be included in the City’s newsletter outlining the benefits of the Housing Choice Voucher program.

Program Objective To support the County’s efforts to maintain the current level of Section 8 rental assistance, and direct eligible households to the program; to provide information and referrals to landlords regarding participation in the Section 8 Rental Assistance Program; and to advertise Section 8 rental assistance programs at community centers, City Hall, the City website, and at other public locations.

Timeframe Ongoing

Responsible Agency County of Los Angeles Housing Authority; Housing Division

Funding Sources Los Angeles County

5. Homeless Prevention

Developing strategic preventive measures that aim in reducing the risk of homelessness, by addressing the elements that contribute to this risk and by establishing protective factors that contribute to reducing social and health inequities. Providing a series of timely interventions to reduce the likelihood that someone will experience homelessness. For those who have experienced homelessness, identifying the necessary resources that will contribute in developing stable housing options, enhancing safety, and social inclusion, reducing health disparities and decreasing the risk of the recurrence of experiencing homelessness.

The City will take the following actions:

- a. Collaborate and build partnerships with community agencies to develop a shared universal data system and triage toolkit that will track clients and services provided, evaluate eligibility and identify housing barriers in order to prioritize referral to specialized support resources;
- b. Continue to support and engage with community-based organizations (CBOs), social services agencies and faith-based providers that provide services to the those experiencing homelessness, persons at risk of becoming homeless and non-homeless persons with special needs;
- c. Continue to support efforts by local nonprofits to expand the transitional and temporary housing units (Operation Safe Stay) with support services within the City;
- d. Continue to develop, implement and update the City's Plan to Prevent and Combat Homelessness;
- e. Develop appropriate cultural and inclusive housing strategies that target communities at higher risk of entering homelessness, such as outreach programs, landlord incentives, veterans, seniors, youth and Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit (LGBTQIA2S+);
- f. Develop mechanism to increase funding and sustainability through grant funding that address homeless prevention, such as interim housing, transitional housing, and other supportive services (rental arrears, utility payments, or security deposits for rental housing);
- g. Create homelessness prevention toolkit with overview of resources for legal services, tenant-landlord issues, benefits, and workforce development, etc.;
- h. Engage local businesses and business groups about hiring homeless and formerly homeless individuals, providing job training, or becoming an employment site program; and
- i. Adopt an Economic Empowerment Ordinance to encourage local hiring of homeless and formerly homeless individuals in City-supported contracts.

Homeless service providers that the City partners with include:

- People Assisting the Homeless (PATH)
- Jovenes, Inc
- Whole Child Services
- Los Angeles County Department of Health Services (DHS)
- Los Angeles County Department of Mental Health (DMH)
- Los Angeles Housing and Services Authority (LAHSA)

Program Objective To avoid or exit homelessness quickly by either retaining their housing or using other housing strategies to ensure people move into permanent and stable accommodations that are affordable, safe, and appropriate with the support they need to thrive.

Timeframe Ongoing. The Economic Empowerment Ordinance will be adopted within one year of the adoption of the Housing Element. The homelessness prevention toolkit will be developed within two years of the adoption of the Housing Element.

Responsible Agency Housing Division and Fire Department

Funding Sources San Gabriel Valley Council of Governments, CDBG and HOME

6. Adequate Sites to Accommodate the RHNA

To address the 2021–2029 RHNA, the City shall amend the General Plan and the Zoning Code to allow residential uses on identified sites together with objective design standards that promote contextual development. The City has a Regional Housing Needs Allocation (RHNA) of 5,186 units, including 1,314 very low income, 707 low income, 777 moderate income, and 2,388 above moderate income units for the 2021–2029 RHNA planning period. The City is committed to ensuring adequate capacity in its residential land inventory to meet its RHNA. Total of 21 sites and citywide ADUs are projected to accommodate 5,778 units. This includes residential zoned sites that were included in the 5th cycle, pipeline units, opportunity sites, and 56 ADUs. A total of 1,523 units are proposed on sites zoned appropriately. A total of 3,062 units proposed on opportunity sites and 312 pipeline units are currently not zoned for residential uses and would comply with all of the by-right development review provision pursuant to Government Code section 65583.2, subdivisions (h) and (i). Each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided. Two pipeline unit projects for total of 825 units are on City owned parcels and are exempt from zoning process.

The City will take the following actions:

- a. Amend the Zoning Code to facilitate a variety of housing types in low density zones.
- b. Evaluate the effectiveness of current City policy on facilitating developments that include large units (with three or more bedrooms) and update City policy if appropriate. A potential policy update may be requiring a mix of unit sizes (number of bedrooms) for projects above a certain size.
- c. Monitor housing production to determine the geographic distribution of units, especially lower income units, to be monitored by TCAC opportunity area, CalEnviroScreen ranking and RECAP status, and tracked by geographic tracts in the north, central, and south. Provide annual reporting on the ratio of unit production in these sensitive areas relative to city wide production.
- d. Establish a pilot program to providing funding in the form of grants or loans in exchange for the deed restriction of housing units for low income households, targeting units in high resource areas.
- e. Reach out to interested developers annually, facilitate any necessary zoning amendment, offer priority processing of entitlements and permits for the publicly-own sites, and assist, support, and pursue funding applications proactively working with housing developers to identify development opportunities for extremely-low, very-low, low- and moderate income housing and offer priority processing for entitlements and building permits. These sites will comply with all the Surplus Lands Act requirements.
- f. The City will prioritize development of 801–901 North Garfield Avenue where 200 affordable units are proposed in a higher resource area. The City will issue Request for Proposal within two years of the adoption of the Housing Element and with the selected partner initiate the necessary entitlements to ensure development of the affordable units within the planning period.
- g. A zoning performance standards will require minimum 20 percent residential development on all of the sites on the inventory list.
- h. The City will monitor and review the development trends every two years. If a significant majority (over 75%) of non-residential development is being proposed or built then within six months the City will adopt additional performance standards to ensure residential construction.

Program Objective Provide adequate residential sites and opportunities for affordable housing commensurate with the City's RHNA.

Timeframe Rezoning will be completed within one year of adoption of the Housing Element. Establish pilot program by the end of 2023.

Responsible Agency Planning Division, Housing Division

Funding Sources Local Early Action Planning (LEAP) Grant funds, General Fund

7. Accessory Dwelling Units (ADUs)

ADUs provide an effective means of addressing the needs of moderate- and lower-income households, including seniors on fixed incomes. The City will continue to promote ADUs in accordance with the State laws, provide handouts and/or informational displays at the Planning and Community Development Department counter, on the City's website, and other appropriate locations detailing the requirements and the process for obtaining approval.

The Housing Division will create incentives by offering homeowners comprehensive assistance for available funding, designing, permitting, and constructing a new affordable rental unit on their property. To eliminate the life-safety risks associated with an existing unpermitted ADU or illegal garage conversion, financial assistance will also be extended to rehabilitate and bring up to code existing accessory units. The homeowners would pay off the construction loan with the rental income that is subsidized by the Section 8 program.

Program Objective To provide a variety of housing options for lower- and moderate-income households, with the goal of approving at least 7 ADUs per year, for a total of 56 ADUs during the 2021-2029 Planning Period.

Timeframe Ongoing. By 2025, the City will identify and begin implementing the incentives to promote ADUs being built for lower- and moderate-income households.

Responsible Agency Planning and Community Development Department

Funding Sources HUD

8. Implement Inclusionary Zoning and Density Bonuses

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

The City will adopt a Density Bonus Ordinance that permits a developer to increase the maximum allowable development on a site in exchange for either funds for off-site affordable housing or in-kind support for production of additional low-income housing units.

Program Objective To require and encourage development of affordable housing Citywide.

Timeframe Revise the Zoning Ordinance within one year of adoption of the Housing Element.

Responsible Agency Planning Division

Funding Sources General Fund

9. Zoning Ordinance Amendments

To facilitate shelter development and housing for persons with disabilities (AB 101, AB 139, AB 2162), and to comply with the Employee Housing Act (Health and Safety Code Section 17021.5), the City will review and revise the zoning ordinance, as appropriate, to ensure compliance with State law:

Low Barrier Navigation Centers (AB 101): AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. A “Low Barrier Navigation Center” is defined as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for resident’s possessions.

Emergency and Transitional Housing (AB 1398): Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and commercial uses in the same zone. Montebello Municipal Code 17.34.030 prescribes standards for Emergency shelters. These standards will be revised to be in compliance with Government Code 65583(a) (4)(A). Zoning Ordinance will be amended to also allow emergency shelters in C-M zones.

Supportive Housing (AB 2162): Requires cities to allow supportive housing by right in zones where multi-family and mixed uses are allowed. Currently transitional and supportive housing is not permitted in R-A zone. Therefore, a zoning amendment is necessary to allow transitional and supportive housing in R-A zone.

Employee Housing Act (Health and Safety Code Section 17021.5): Requires cities to consider farmworker housing with up to 36 beds or 12 units an agricultural use and be similarly permitted. Furthermore, it requires the cities to consider employee housing for six or fewer employees as a single-family residential use

Smaller Units: The City will amend the zoning ordinance to allow smaller homes such as Single-Room Occupancy (SROs) and Tiny Homes.

Manufactured Homes: The City will amend the zoning ordinance to allow manufactured homes in R-A zones.

Zoning Code Updates Tailored to Housing For Persons with Disabilities: The City will replace or modify the CUP requirement for residential care facilities with 7 or more persons, to provide greater objectivity and certainty. The definition of “family” will be revised to comply with all federal and state fair housing laws.

Zoning Code Updates Tailored to Disadvantaged Communities: The zoning ordinance update will tailor regulations to meet both housing needs and community interest in neighborhood serving commercial uses and amenities needed such as parks and corner grocery stores with healthy food options. The City will identify and mitigate negative environmental, neighborhood, housing and health impacts associated with undesirable land uses such as liquor stores in disadvantaged communities. New zoning districts for central and southern tracts will incentivize more desirable and sustainable uses in disadvantaged communities such as housing and grocery stores.

Program Objective Bring the City’s Zoning Ordinance into compliance with federal and state fair housing laws, AB 101, AB 139, AB 2162, and the Employee Housing Act and to increase the range of housing types in the City.

Timeframe Revise the Zoning Ordinance within one year of adoption of the Housing Element.

Responsible Agency Planning and Community Development Department

Funding Sources CDBG, General Fund, and Local Early Action Planning (LEAP) Grant Funding

10. Montebello Community Assistance Program

The Montebello Community Assistance Program (MCAP) is a first responder and behavioral para-medicine model approach launched by the City of Montebello Fire Department. The program establishes collaborations with various community-based organizations, local healthcare providers, and work with surrounding cities.

Working in a field-based outreach and services model, MCAP is staffed by a Firefighter/Paramedic, Social Worker/EMT, Field-Based Case Manager, and Housing Navigator. This team works in partnership with people experiencing homelessness to address complex medical conditions, mental health, and/or substance abuse disorders. The MCAP team determines the evidence-based treatments and impactful system navigation services through the data collection and evaluation. MCAP also provides intensive care management services, behavioral health support, assist with linkages to housing needs, and raise awareness among local leaders and community residents to decrease social stigma as it relates to behavioral issues and homelessness. MCAP connects clients with the following services in the community:

- Food/Shower Assistance
- Substance Use Disorder Assistance
- Medical and Social Service Assistance
- Mental Health Assistance
- Dental Assistance
- Linkages to Housing Services (Interim and Long-Term Housing)

Program Objective To use the 911 dispatch/mobile crisis response team to support individuals with the proper resources to address chronic homelessness.

Timeframe Ongoing

Responsible Agency Fire Department

Funding Sources Gateway Cities Council of Governments and CBDG

11. Objective Design Standards, Approvals By-right and Adminstrative Approvals

Discretionary approval processes are time-consuming, unpredictable, and can lead to denial of housing development that meets all standards. The City shall adopt clear, precise, and objective standards (SB 330) based on community vision and streamline the approval process for projects that conform to those rules. The objective standards will also be drafted for larger-scale housing projects located within the Housing Opportunity Overlay and allow complying projects to be approved administratively.

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

The City will amend the zoning code to adopt objective and context based variable setback standards and reduce parking standards that facilitates affordable housing.

Pursuant to AB 1397, RHNA sites that require rezoning to accommodate the lower-income RHNA shortfall are subject to by-right approval if the project includes 20% affordable units. To facilitate consistent application of this incentive, the City will extend an administrative approval (Director's Approval) process to all projects that include 20% lower income units, comply with objective design standards, and engage a town architect to facilitate a spatial and contextual review of the project. This program will apply to all sites identified on the sites inventory list (see Table 5.1).

This program meets the definition of by-right approval found in Government Code Section 65583.2, subdivision (h) and (i). Pursuant to State Housing Element statutes (Govt Code section 65583.2(h)), sites identified for rezoning to address the City's lower income RHNA shortfall will meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right for projects with 20% or more units affordable to lower income households;
- Permit a minimum density of 20 units per acre;
- Allow a minimum of 16 units per site; and
- Accommodate at least 50 percent of the lower income need on sites designated for residential use only.

The City will monitor how long housing production takes by establishing a housing data dashboard showing average, minimum and maximum days to obtain any permits required for housing construction, including entitlements and building permits.

Program Objective To make the entitlement process more predictable and less expensive.

Timeframe Adopt objective design standards within two years of adoption of the Housing Element. Housing Data Dashboard will be established by 2028.

Responsible Agency Planning Division

Funding Sources General Fund and Local Early Action Planning (LEAP) Grant Funding

12. Streamline Development Review Process

Regulatory relief that streamlines and increases the predictability of permitting and regulatory review processes can lower development costs and stimulate new construction. The City will map all of its discretionary review and approval processes and eliminate steps in the development review process for affordable housing projects that add no value or marginal value to the process or outcome. For affordable housing projects involving more than 4 units, a town architect will be brought in to assist in the review and explore win-win solutions to facilitate a spatial and contextual review with a smoother process and superior outcomes.

Program Objective Streamline affordable housing projects.

Timeframe Development review process has been mapped in conjunction with the development of this Housing Element. In conjunction with the General Plan and related development code updates, by February 2023 the City will review and eliminate development review steps that add no value or marginal value. The Town Architect Services will also be instituted by February 2023.

Responsible Agency Planning Division

Funding Sources General fund, Developer Fee for Town Architect Services

13. Energy Conservation

The City will continue to post and distribute information on currently available weatherization and energy conservation programs to residents and property owners through annual mailings in City utility billings, distribution of program information to community organizations and at municipal offices, and the City's website. The City will continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access.

The City will provide incentives to promote walkable urban housing along transit corridors, encourage passive or active energy saving features such as solar panels, efficient appliances, efficient building materials in new construction and remodels, promote energy audits and participation in utility conservation programs, and facilitate energy conserving retrofits.

Program Objective Increase public awareness and information on energy conservation opportunities and assistance programs for new and existing residential units, and comply with state energy conservation requirements.

Timeframe Ongoing

Responsible Agency Building and Safety Division and Planning Division

Funding Sources General Fund, Strategic Growth Council Affordable Housing and Sustainable Communities Program Grant (Cap and Trade)

14. Affirmatively Furthering Fair Housing

To discourage discriminatory housing practices, the City will contract with the Housing Rights Center (HRC). Services include housing discrimination response, landlord-tenant relations, and housing information counseling. The City will continue to use the HRC for referral assistance and education programs. As part of this program, the City will place brochures and flyers prepared by the HRC Council at a kiosk in the City Hall lobby, the Planning and Community Development Department lobby, and at the local library in the City. The outreach literature is available in English and Spanish language. In addition, the City will continue to maintain fair housing referral information on its public website. During the planning period, the California Housing Rights Center will hold Landlord Workshops and include discussions on the prohibited discriminatory practices pertaining to service and companion animals, reasonable accommodations, and reasonable modifications.

Specific actions to remedy impediments to Fair Housing include the following:

- a. The City will continue to retain the HRC to process housing discrimination complaints.
- b. The City's website will post background information on fair housing and how to contact the HRC.
- c. The HRC will conduct 2-3 workshops per year on fair housing rights and resources in areas at risk of displacement. Educational and outreach materials will be disseminated to residents, local real estate agents, and the on-site apartment managers of the larger apartment communities.
- d. The City will amend its agreement with the HRC to include a periodic review of newspaper and online advertising. When discriminatory advertising is found, the HRC will then contact the on-site manager of the apartment community placing the ad.
- e. The City will amend its agreement with the HRC to include coordinating with local newspapers to include a statement that disabled people have a right to request a reasonable accommodation for a service or companion animal.

Place-based Actions: In June 2021, the City adopted the Parks Master Plan which calls for comprehensive upgrade of existing parks and facilities, and strategies for providing new parks and facilities in underserved areas.

- a. The City is continuing the community driven planning process with a comprehensive update to its General Plan and preparing a Downtown Specific Plan. Both these planning efforts prescribe a multitude of public and private improvements. Three examples of these improvements are: 1) the new five-acre public park with extensive trail connectivity approved with development of the Montebello Hills Specific Plan; 2) the proposed six-acres of open space area at De Paul Center; and 3) the proposed three-acre public park along Garfield Avenue proposed in connection with any future housing development at the golf course. The City will add 8 acres of new parks in the next 8 years in lower resource areas of the City — at an average of 1 acre of new park every year for the next eight years.
- b. Additionally, the City is partnering with neighboring cities in collaboration with L.A. Metro to develop a community-driven Corridor Plan for the future light rail along Washington Boulevard as well as the Greenwood station. A proposed city moratorium will restrict further commercial development Citywide in an effort to facilitate redevelopment of urban mixed-use residential development in key corridor areas including Washington Blvd. and the area surrounding the proposed Greenwood station.
- c. The City will adopt an Ordinance by 2023 to expand the housing supply in Higher Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9. The City will pursue opportunities to incentivize and provide funding assistance for homeowners to provide affordable units under SB 9. The City estimates about 5 lot splits annually.
- d. Minimum 25% of CDBG funds will be spent in making improvements to parks, public facility improvements, economic development, social services, and infrastructure improvements within areas of low resources.

14. Affirmatively Furthering Fair Housing (continued)

Anti-displacement Actions: To ensure that development projects support and uplift the most vulnerable communities to displacement, and the residents struggling with cost of living increases are able to stay in their neighborhoods and enjoy the benefits of new public investments the City proposes the following anti-displacement actions:

- a. Amend the Ordinance to require the replacement of all units affordable to the same or lower income level as a condition of any development on the site that have existing residential units.
- b. The City will annually monitor displacement concerns, and if necessary, extend additional legal protections for renters and expand programs aimed at helping people remain in place.
- c. The City will preserve the existing stock of affordable housing to secure the availability of housing options for residents of lower economic means. The City will direct CDBG and HOME funds to annually rehab and preserve two households and to acquire and rehab property for low-income housing. Also see Programs 1, 2, and 3.
- d. Include community members vulnerable to displacement in meaningful ways through all stages of development entitlement process so these new projects address their needs.
- e. The General Plan update and Downtown Specific Plan will catalyze and support long-term economic prosperity efforts for un(der)employed residents by ensuring that existing workforce and economic development programs are accessible as well as providing new pathways to prosperity for workers and local small business owners.

Program Objective To discourage discriminatory housing practices in the City of Montebello.

Timeframe Ongoing. The City will continue to retain HRC to process housing discrimination complaints. Fair Housing information will be posted on the City's website within six months of the adoption of the Housing Element. The agreement with HRC will be amended by 2023. The General Plan and Downtown Specific Plan will be adopted by end of 2023. The Light Rail Corridor Plan will be adopted by the end of 2026. All Ordinance amendments will be adopted by end of 2023.

Responsible Agency Housing Division; Southern California Housing Rights Center

Funding Sources CDBG

15. Reasonable Accommodation Program

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

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

Program Objective To provide streamlined permitting process for making homes more accessible to persons with disabilities.

Timeframe Adopt the Reasonable Accommodation Ordinance within one year of adoption of the Housing Element.

Responsible Agency Planning Division and Building and Safety Division

Funding Sources General Fund

C. QUANTIFIED OBJECTIVES

California Housing Element Law requires jurisdictions to estimate the number of affordable housing opportunities that will be created over the planning period. The quantified objectives for the 2021-2029 Housing Element presents the anticipated and potential affordable housing development for the planning period starting on October 15, 2021, and ending October 15, 2029.

The quantified objective section shows how the City will meet its remaining RHNA allocation. While the City intends to make every effort to achieve these goals, Montebello cannot assure that these needs will be met given limited financial and staff resources, and the increasing gap in affordability of housing resources and incomes. Satisfaction of the City's regional housing needs will partially depend on the cooperation of private funding sources and resources of the State, Federal and County programs that are used to support the needs of the extremely low, very-low, and low and moderate-income households. Additionally, the economy and market forces heavily influence the housing production.

Table 8.1 presents the City's quantified objectives in three categories:

1. Construction of new affordable units;
2. Substantial rehabilitation of substandard units, and assistance through Housing Choice Vouchers; and
3. Protect existing affordable housing units from risk of displacement.

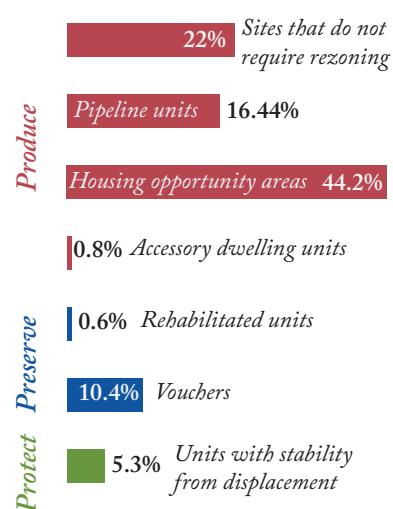
New construction of housing units focuses on the City's ability to accommodate its 2021-2029 RHNA allocation of 5,186 units (see Table 8.1) on land identified with the Housing Opportunity Areas, as shown in the City's Sites Inventory. This projection assumes optimum conditions for the production of housing and does not take into account how environmental, physical and market conditions influence the timing, type, and cost of housing production in Montebello.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
2021-2029 RHNA Allocation	—	1,314	707	777	2,388	5,186
Produce						
Sites that do not require rezoning						
Pipeline Units	108	108	103	286	532	1,137
Housing Opportunity Areas	550	551	611	518	832	3,062
Accessory Dwelling Units	—	—	—	—	56	56
Preserve						
Rehabilitation ^a	—	—	20	20	—	40
Housing Assistance (Vouchers)	363	363	—	—	—	726
Protect						
Stability from Displacement ^b	186	186	—	—	—	372

Projection for Extremely Low-Income Households

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

The projected housing need for ELI households assumes that 50% of very low-income households will qualify as ELI households (see Table 8.1).



^a Any CDBG funding received during the planning period will be used to fund projects that improve and maintain the quality of the City's housing stock.

^b The conservation/preservation objective is consistent with the City's total count of affordable units that are permanent but could potentially be at-risk.

Table 8.1. Quantified Objectives.



