

# CITY OF MONTEREY PARK

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**City Treasurer**  
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November 30, 2022

State Department of Housing and Community Development  
C/O Land Use and Planning Unit  
2020 W. El Camino Ave, Suite 500  
Sacramento, CA 95833

Dear Mr. Paul McDougall:

This letter is to inform HCD that the City of Monterey Park has revised its adopted Housing Element on November 16, 2022 to address comments made by HCD on the adequacy of the Housing Element. In addition, in compliance with AB 215 requirements to post the draft revision on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element, the City posted and emailed links to the revisions on November 22, 2022. I am also attaching a copy of the resolution adopting the housing element. In addition, pursuant to SB 6 (Chapter 667, Statutes of 2019), for a housing element or amendment adopted on or after January 1, 2021, the City is submitting an electronic copy of its inventory to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) with the submittal of the adopted element.

If you have any questions concerning this matter, please contact the undersigned by calling (909) 706-0421.

Respectfully,

COMMUNITY DEVELOPMENT DEPARTMENT

Steve Sizemore  
Interim Director of Community Development

Cc: [HousingElements@hcd.ca.gov](mailto:HousingElements@hcd.ca.gov) [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov)  
[Tristan.Lanza@hcd.ca.gov](mailto:Tristan.Lanza@hcd.ca.gov) (via e-mail)

# 1. Introduction

## Background



The City of Monterey Park is 7.73 square miles in size and located in the San Gabriel Valley area of Los Angeles County. The City is bordered by Alhambra to the north, Los Angeles to the west, Montebello to the south, and Rosemead to the east. Monterey Park includes 5,255 acres within incorporated City limits and an additional 579 acres within the City’s sphere of influence. The City is bounded on the west by the Long Beach Freeway, on the north by the San Bernardino Freeway, and the south by the Pomona Freeway; three major freeways that provide north-south and east-west access to all of Southern California.

Incorporated on May 29, 1916, Monterey Park provides a mix of historic buildings and established neighborhoods as well as several commercial corridors and a downtown. The City is socioeconomically, racially, and ethnically diverse. With a modest increase in population from 60,269 in 2010 to 60,439 in 2019, the City’s growth has been relatively flat in the past decade. However, growth pressures within the Los Angeles region and regional and state housing policies focused on removing barriers to affordable housing will require that Monterey Park address housing opportunities through the next decade. The Housing Element identifies housing needs in the City, sets forth policies and programs to guide future housing development, and represents the City’s efforts to provide housing opportunities for all segments of the community.

## Role of the Housing Element

Pursuant to Government Code Section 65302, the General Plan must include the following elements: land use, housing, circulation, noise, safety, conservation, open space, and under certain circumstances, environmental justice. The Housing Element is one of two elements required to be updated on a routine basis, every four, five, or eight years as mandated by Government Code § 65581. The purpose of the

Housing Element is to craft a comprehensive strategy for providing safe, decent, and affordable housing within the community. The Housing Element must include:

- Identification and analysis of existing and projected housing needs, resources, and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement, and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community.

The Housing Element helps the City determine how to address existing and future housing needs and plan for future growth. While housing policies cannot commit the City to construct new housing units, the Housing Element identifies ways in which Monterey Park will provide for the housing needs of current and future residents during the Housing Element update cycle, including establishing priorities for housing programs. This Housing Element represents the City of Monterey Park's 6th Housing Element cycle and will be carried out from 2021 through 2029.

## Relationship to Other General Plan Elements

The Monterey Park General Plan includes the following elements: Land Use, Economic Development, Housing, Circulation, Resources, Safety and Community Services, and Environmental Justice (to be adopted in 2021). The Housing Element builds upon the other Elements and is consistent with the General Plan's policies and programs. For example, residential density limits established by the Land Use Element are reflected in the Housing Element and form the basis for analyzing residential capacities within the City. Environmental constraints identified in the Safety and Community Services Element, such as areas of the City in which potential residential development could be impacted by landslides, are recognized in the Housing Element as limitations for additional housing. The Housing Element is also consistent with the (draft) Environmental Justice Element by avoiding concentration of a certain income category housing type within a disadvantaged community as defined by Government Code § 65302(h)(4)(A) and Health and Safety Code § 39711. California law requires that the Safety Element be updated during each update of the Housing Element if additional information relating to climate adaptation or resilience becomes available. When any element of the General Plan is amended in the future, the City will review the Housing Element and, if necessary, amend it to ensure internal consistency is maintained.

## Organization of the Housing Element

This Housing Element is organized into the following chapters:

1. Introduction: Provides a brief overview of the purpose and background for the Housing Element.
2. Housing Needs Assessment: Provides an assessment of Monterey Park's demographic and housing market characteristics and their correlation to housing needs in the community.
3. Housing Constraints Analysis: Analyzes the various market, governmental, and environmental constraints in the City and their impact on the development and preservation of housing in Monterey Park.



4. **Housing Resources:** Provides an inventory of land, financial, and administrative resources available to facilitate housing development in Monterey Park.
5. **Housing Plan:** Describes the City's proposed objectives and implementation actions over the next eight years in addressing the housing needs of the community and complying with State law.

The Housing Element includes the following appendices:

- A. **Community Engagement:** Includes community engagement materials utilized to encourage public participation in the Housing Element update process.
- B. **Housing Sites Inventory:** Identifies properties that are suitable to meet the Regional Housing Needs Allocation (RHNA).
- C. **Affirmatively Affirming Fair Housing:** Provides an assessment of fair housing.

## Public Participation

The Housing Element must reflect the values and preferences of the community. Accordingly, community participation is an important component of the development of this Element. Section 65583(c)(8) of the Government Code states that the local government must make "a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element." This process not only includes community members, but also participation from local agencies and housing groups, community organizations, and housing sponsors.

Monterey Park provided opportunities to solicit input from stakeholders and community members through interviews, community workshops, a project-specific website, a participatory mapping activity, and public meetings. The City contacted multiple stakeholders (complete list provided in Appendix A). The following entities are particularly noteworthy as they serve special needs households or renters, providing affordable housing, or offering fair housing services:

- Ability First/East Los Angeles Center
- Accurate HOA
- ALADS Cares Foundation
- Allstate HOA Management
- Alma Family Services
- Ampac Management
- APM Property
- Architech Group
- A-Z Foundation
- Carla Contreras Outreach
- DDG Partners
- Esperanza Services
- Ethan Capital LLC
- Ever Green Manor Home
- Evergreen Manor II
- Garfield Estates
- Golden Age Manor
- Housing Rights Center
- Langley Senior Citizen
- KC Park Homeowners
- MERCI: Mentally & Educationally Retarded San Gabriel/Pomona Regional Center
- Monterey Park HOA Management Company
- M&M Realty Partners
- Newmark Villa Homeowners Association
- Pacific Plaza Premier
- Pacific Housing Development
- Paying for Senior Care
- People's Care
- Precise Home Builders
- Ramona Homeowners

- Rebuilding Together
- SoCal Builders & Design
- SoCal Financial Service and Property Management
- TELACU Housing – Monterey Park, Inc.
- The Olson Group
- Villa Garfield HOA Inc.

These entities were invited to participate in the stakeholder interviews and were included in all notifications associated with the Housing Element update, including the community workshops and participatory mapping exercise. A summary of the public participation is detailed below. More detailed information on the public engagement program is available in Appendix A.

## Public Noticing

To reach the largest and broadest spectrum of community members and stakeholders, Monterey Park utilized the following notification methods throughout the update to the Housing Element. All print materials and newspaper ads were translated into Spanish and Chinese:

1. Mailed postcards to all residents in Monterey Park (approximately 23,000) announcing the Housing Element update project and providing a website link and contact information, in English, Spanish and Chinese. Postcards were sent to approximately 23,000 addresses.
2. Regular posts to the City’s social media accounts, including Facebook, Twitter, and Instagram, announcing project website launch, community workshops, and participatory mapping exercise.
3. Regular “e-blasts” to interested parties email list (see Appendix A for full list).
4. Distributed printed workshop flyers to libraries, City Hall, and community center, and as part of Lunches for Seniors program.
5. Advertisement in Cascades Newspaper mailed to all addresses (approximately 23,000) within City limits.
6. Interested parties email list was regularly maintained and included community members who had signed up on the project website, attended Stakeholder Interviews and Community Workshops, and had been engaged as part of previous planning projects, including the 2019 General Plan Focused Update.

## Stakeholder Interviews

To gather local expert-level knowledge and input on the 2021-2029 Housing Element, three small group interviews were conducted on July 20, 2021 and July 22, 2021. Approximately fifty community groups, as listed in Appendix A-7, were contacted via email and phone calls and invited to participate in stakeholder interviews. Of those contacted, eleven participated in the Stakeholder Interviews. Stakeholder interviews were organized based on the following groups:

- Community-Based Organizations (CBOs)
- Institutions
- Industries and Housing Developers

The participants in the stakeholder interviews represented Monterey Park’s unique characteristics, including age, race, income level, tenure status, and number of years of residence (see Table 1-1). The objective of the interviews was to examine current housing needs and conditions, present initial site

inventory results, and gather input. The stakeholder interviews consisted of a presentation from the consultant team, overviewing the project and two guided discussion periods to solicit input from participants on key topics.

**Table 1-1 Stakeholders Characteristics**

Stakeholder Group	Stakeholder’s Name	Self-Identified Characteristics
Community-Based Organizations	Larry Sullivan	Long-time resident represents Lions Club and School District; Former Planning Commissioner.
Community-Based Organizations	Cindy Yee	Long-time resident
Community-Based Organizations	Karl Wong	Environmental Commission Chair
Community-Based Organizations	Margaret Leung	Long-time resident
Community-Based Organizations	Jennifer Tang	Long-time resident and former teacher for the School District
Institutions	Jason Dhing	Homeowner and representative of Lions Club
Institutions	Carol Sullivan	Long-time resident and representative of Monterey Park Library Foundation
Institutions	Julie Jung	Renter and recent resident
Industries and Housing Developers	Johnny Thompson	Business owner and representative of Business Improvement District Advisory Committee (BIDAC)
Industries and Housing Developers	Elana Eden	Representative of Housing Rights Center, a non-profit civil rights organization that promotes fair housing. The City of Monterey Park contracts with the Housing Rights Center to provide tenant and landlord counseling, information on fair housing resources, and host local Walk-In Clinics.
Industries and Housing Developers	Elizabeth Yang	Resident and business owner

Input provided by the stakeholder interviewees included the following major themes:

- Housing barriers preventing adequate housing production were cited as including high land costs, lack of vacant land, construction costs, aging infrastructure, and lengthy permitting process.
- Set-aside affordable units in new multi-family developments were not considered adequate because they were utilized by property managers.
- Concerns about more housing impacting parking and traffic.
- Concerns about changing land use designations that were already approved by the voters as part of the recent update to the Land Use Element of the General Plan.
- Recommendations to include apartments and mixed use along thoroughfares and commercial corridors, including Garvey Avenue and South Garfield Avenue.
- Housing trends in Monterey Park were observed to involve developers buying single family lots and then redeveloping for duplexes, triplexes, and town homes.

- Mixed experience with housing costs and availability of housing, but most agreed that housing is too expensive in the City and people were living in overcrowded conditions. Most agreed that Monterey Park is an attractive place to locate due to good public schools and small-town feel.
- Interest in making sure housing types provide for seniors, families, young professionals, first-time home buyers, and low-income.

## Community Workshops

On August 5, 2021, a virtual workshop was hosted via Zoom. Approximately 75 participants attended the workshop, including a Planning Commission member, community members, and the City and Consultant team. The workshop consisted of a presentation from the consultant team, overviewing the project, and garnering feedback from participants on key topics. The objective of the interviews was to examine current housing needs and conditions, present initial concepts, and gather input.

To provide adequate translation services for Spanish-speaking and Chinese-speaking populations, the following components were incorporated in the workshop format.

- All noticing and marketing materials translated workshop information into Spanish and Chinese.
- The PowerPoint presentations were translated into Chinese and Spanish. All three versions of the PowerPoint presentation were made available on the project website (MPKHousingUpdate.com).
- Three separate breakout rooms were available for English, Spanish, and Chinese-speaking members of the public.
- One presenter and one technical assistant was dedicated to each breakout room.

A series of polling questions and guided discussion periods were provided throughout the length of the workshop, along with an open question and answer session after the presentation was concluded.

The input provided by the workshop attendees included the following major themes:

- Need for a variety of housing types, including apartments, micro units, accessory dwelling units, housing for large families, and affordable housing
- Support for mixed use because it provides better lifestyle, especially in downtown corridor
- Requests to streamline and relax regulations, planning/permitting process, and code enforcement, similar to Health and Safety Code § 17958.12)
- Facilitate the processing of Accessory Dwelling Units (ADU), including “ADU Tuesdays” which provides an expedited review service on a specific day of the week and offers priority appointments for ADU applications. Support for allowing junior ADUs, which are typically 500 square feet or less in size and part of single-family homes.
- Requests to the City to appeal the RHNA allocation
- Concerns that more housing causes more problems, including traffic and loss of community feel
- Request for a homeless program
- Request to include Sybil Brand as a possible housing site

On November 4, 2021, a second virtual workshop was hosted via Zoom. Nine participants representing residents and affordable housing advocates attended the workshop which consisted of a presentation

from the consultant team, including an update on the Housing Element process and key findings from the Affirmatively Furthering Fair Housing analysis. A series of polling questions and guided discussions on fair housing concepts were facilitated during the workshop, along with an open question and answer session following the presentation. Fair housing concepts that were discussed included:

- Fair housing enforcement and outreach;
- Integration and segregation patterns and trends;
- Disparities in access to opportunities; and
- Disproportionate housing needs (including displacement).

To provide adequate translation services for Spanish-speaking and Chinese-speaking populations, the following components were incorporated in the workshop format: live Chinese translation closed captioning, a separate breakout room for Spanish-speaking members of the public, and dedicated Spanish- and Chinese-speaking translators were available. In addition, the PowerPoint presentations were translated into Chinese and Spanish and posted to the project website (MPKHousingUpdate.com).

- During the workshop, attendees provided the following comments: Concerns about discrimination on a regular basis due to the lack of deed-restricted affordable housing available to low-income renters and home buyers.
- Presence of concentrated areas of affluence, particularly near the Garvey Ranch Park hills and other City parks.
- Concentrated areas of affluence were created to protect property values.
- Presence of concentrated areas of poverty near transit corridors. Request to amend programs to increase density in R3 zones, encourage new residential development on privately-owned properties, improve existing ADU program, and implement an inclusionary housing ordinance which would require new residential developments to set aside a percentage of units for lower-income households.

The input provided as part of the community workshop were used by the City to inform the housing site identification and housing programs. The City is able to meet RHNA goals without changing any land use designations or zoning districts and the Sites Inventory is consistent with the Land Use Element of the General Plan. Many of the sites included in the inventory are located in commercial areas and would be part of mixed-use developments. In addition, the housing plan does not concentrate a certain income category within the downtown area, and instead prioritizes a variety of housing sites across the City. The City already facilitates a streamlined permitting process for ADUs, allowing them by-right in any zone where residential uses are permitted, on parcels that contain an existing single-family or multi-family dwelling. A housing program was added that incentivizes additional ADU development across the City. In addition, housing programs were included that would increase density allowances in the R3 zone and implement an Inclusionary Housing Ordinance.

## Project Website

To further facilitate the distribution and gathering of information, the City created a separate project website dedicated to the Housing Element update. The project website provided detailed background information on the Housing Element, frequently asked questions, and related housing resources. Project materials associated with the Housing Element update were regularly posted on the project website, including flyers for upcoming workshops, and virtual workshop PowerPoint presentations and video

recordings. A link on the website enabled people to sign up for project email updates and provide comment at any time throughout the project process. Website content was available in eight languages, including English, Chinese Japanese, Korean, Vietnamese, Filipino, Russian, and Spanish.

The input provided through the project website included the following major themes:

- Concerns about affordable housing resulting in higher crime rates, increased pollution, lowering quality of life, and increased traffic.
- Expressing concern that the cost of housing is too high for families.
- Encouraging targeting housing sites on larger lots with older single-family homes and higher density zoning as well as commercially zoned lots for mixed-use developments.
- Requesting consideration to provide allowances for multiple dwelling units on a single-family lot, granting Cities condemnation powers to facilitate the construction of affordable housing, and forming redevelopment agencies to construct housing.
- Concerns about the length and amount of complex, technical information provided in the public draft of the Housing Element.

The project website is available at: <https://mpkhousingupdate.com/>.

Based on input received from the project website, housing sites in the inventory were targeted in mixed-use zoning districts which would have housing as part of mixed-use developments. The City provided details on recent development that is occurring to demonstrate that replacement residential construction is of high-quality. Housing Element programs are included that improve overall project streamlining to improve development review timelines, encourage larger units for families, preserve existing housing stock, and encourage affordable housing development. Programs were also included for the City to amend the MPMC to allow a mix of multifamily dwelling types within low density residential zones. Other programs in the Housing Element were included to facilitate the development of more affordable housing through incentives and permit streamlining.

## Participatory Mapping Exercise

The project website hosted an online interactive map exercise for 30 days (from August 5, 2021 to September 3, 2021) that allowed the public to identify and rank suitability of potential housing sites and provide feedback on each housing site. Participants were asked to rank housing sites as either poor, moderate, or good. The interactive map exercise was extended until September 10, 2021 to allow additional time for participation. There were 9 participants that provided comments on 81 potential housing sites. The input provided by the participants included the following major themes:

- A housing site was generally considered a good candidate for new or expanded housing by participants if it currently contained multi-family development or is located near commercial development, mixed use development, or freeways.
- A housing site was generally considered a moderate candidate for new or expanded housing by participants if the site contains existing commercial development, such as the GW Supermarket and Hong Kong Supermarket.
- A housing site was generally considered a poor candidate for new or expanded housing by participants for the following reasons:

- Noise pollution from construction impacting neighboring development.
  - Air pollution from adjacent highways.
  - Lack of parking.
  - Steep topography on-site.
  - Incompatible with existing development or use.
  - Displacement of existing residential development.
  - Likelihood of redeveloping due to recent improvements or transactions.
- Participants recommended the Housing Element Update include an inclusionary housing ordinance program which would mandate a certain percentage of residential developments to provide below market-rate housing. Other participants expressed concern regarding the ability for the school districts that serve the area to provide adequate accommodation for new students.

Of the 81 sites that participants commented on, 61 sites received a good candidate rating, 3 sites received a moderate candidate rating, and 19 sites received a poor candidate rating.

As a result of the input provided for the participatory mapping exercise, five housing sites that were considered to be poor candidates due to the risk of displacing existing multifamily development were removed from the site inventory and are not considered candidates for meeting the City's RHNA. In addition, a Housing program was included requiring the creation of an Inclusionary Housing Ordinance.

## City Council Meetings

A presentation on the Housing Element update was provided to the City Council at a regularly scheduled City Council meeting on July 21, 2021 and October 6, 2021. Public comments received at the meetings focused on encouraging the provision of affordable housing. Several programs in the Housing Element are included to facilitate the development of more affordable housing through incentives and permit streamlining.

## Draft Housing Element Available for Public Input

The draft Housing Element update was posted to the project website and made available for public comment from October 1-December 6. Posts to the City's account on social media platforms and e-blasts were sent to interested parties to notify the public about the availability of the document.

The input provided on the Draft Housing Element during the public comment period included the following major themes:

- Concern that community input was not representative of a larger group and that stakeholders should have included developers of affordable housing, community-based organizations that provide fair and equitable development, and residents who would benefit from and qualify to live in new affordable housing.
- Support for participatory mapping exercise, however, concern was expressed about limited participation in the exercise. Commenter requested more time and events for public participation, Future Housing Element drafts to show mark-up (underline, strikethrough), copies

of response to comments collected during the public comment period, and discussion on how comments were incorporated into the Housing Element.

- Requests from two commenters to amend the programs to better facilitate the production of affordable housing and accessory dwelling units, increase protection of at-risk housing, incorporate quantified objectives, specific deadlines, and responsible parties, and incorporate additional programs relating to density bonus, inclusionary housing, and preserving vacant land for affordable housing.
- A request to amend the programs to include mid-cycle adjustments, housing status reporting through the City’s Annual Progress Report, new residential rental construction, by-right development, affordable housing overlays, outreach to property owners of units at risk of converting to market-rate housing, and education regarding tenant rights and conversion procedures and regulations.
- A request to remove or reconsider sites included in the sites inventory based on the following reasons:
  - Potential site contamination from old, abandoned gas station,
  - Lot consolidation constraints,
  - Topographic constraints,
  - Displacement of existing residential development,
  - Limitations from zoning districts, overlays, or specific plans,
  - Availability of planned infrastructure,
  - Development potential, or
  - Inclusion in 5<sup>th</sup> Cycle RHNA.

As a result of input provided during the public comment period on the draft Housing Element, the public participation section in Chapter 1 was expanded to include more detail on all participation efforts that occurred throughout the Housing Element process, including the efforts made to contact special needs and affordable housing stakeholders. In addition, programs in Chapter 6 of the Housing Element were updated to include specific timeframes and quantified objectives. New programs were added to annually monitor the City’s progress via annual progress reporting process required by the California Government Code, conduct a mid-cycle review and adjust programs, if needed, and adopt an inclusionary housing ordinance. Housing programs were revised to include more incentives for lot consolidation and to encourage redevelopment of sites with housing. Program 2 was revised for outreach to owners of properties at risk of conversion during certain time frames. Chapter 4 and Appendix B of the Housing Element were revised to include additional discussion on recycling trends for non-vacant sites and shift lower income sites to larger sites to reduce the constraints associated with lot consolidation. Sites were also removed from the inventory based on lot constraints such as egress issues, small lot size, topography, and existing on-site residential uses. Lot consolidation for sites in the inventory were revised to include groups of no more than 3 properties and sites in the inventory that were included in the 5<sup>th</sup> Cycle were identified. A revised Housing Element was made available to the public for 30 days before City Council consideration on January 19, 2022. The revised Housing Element was provided in strikethrough and underline format to clearly illustrate changes made in response to public comments. In accordance with Data Resources Data from a variety of sources is used to complete the Housing Element. In addition, pursuant to Government Code section 65585, subdivision (b) (AB 215,

**Commented [JM1]:** Placeholder. To fill out when we have identified the date we post the revised Housing Element.

**Commented [SS2R1]:**

**Commented [SS3R1]:**

Statutes of 2021), the November 2022 amendment (GPA 22-03) was posted on the City of Monterey Park website and an email link to all individuals and organizations that have previous requested notices was sent on November 9, 2022, meeting the mandatory seven day noticing required for resubmitting to HCD. The most commonly cited source is the U.S. Census; the Census provides consistent demographic characteristics that are widely accepted. American Community Survey is a feature offered by the U.S. Census, and includes one-year, three-year, and five-year estimates on population and demographic characteristics. In this document, data from the five-year estimates is almost exclusively used as it draws from a larger sample size and is therefore more accurate. Other data sources include the following:

- Department of Finance (DOF).
- Southern California Association of Governments (SCAG).
- Home Mortgage Disclosure Act (HMDA) lending data.
- Regional Homeless Point-in-Time Count.
- State Department of Social Services database on residential care facilities.
- State Employment Development Department (EDD) data on wage and labor statistics.
- Income and housing problem reports from the Comprehensive Housing Affordability Strategy (CHAS) data.
- School enrollment data from the California Department of Education on ethnic and racial population composition.
- Housing market data based on recent sales activity and available rental rates from the SCAG Pre-Certified Local Housing Data Report.

### 3. Housing Constraints Analysis



According to Government Code section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of housing elements updates.<sup>1</sup> Where constraints to housing production related to the City’s regulations are identified, appropriate programs to mitigate these constraints are included in the Housing Element.

Local governments must also demonstrate in their constraints analysis that local efforts include the removal of barriers to achievement of regional goals for housing production and housing for persons with special needs.

#### Nongovernmental Constraints

Many factors affecting housing costs are related to the regional housing market. Land value, construction material and building costs, and labor costs contribute to the cost of housing and can hinder the production of affordable housing. Additionally, the availability of financing can limit access to homeownership for some low-income households.

#### Economic Factors

A variety of factors impact housing costs and can provide barriers for potential homeowners. For example, market forces on the economy and the subsequent effects on the construction industry may

<sup>1</sup> [https://leginfo.ca.gov/faces/codes\\_displaySection.xhtml?sectionNum=65583.&highlight=true&lawCode=GOV&keyword=constraints](https://leginfo.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.&highlight=true&lawCode=GOV&keyword=constraints)

act as a barrier to housing production.<sup>2</sup> Since the 2008 recession, national construction costs for multifamily projects rose by twenty-five percent. This dramatic rise in construction costs can make a project financially infeasible.<sup>3</sup> Economic recessions can also have a profound and long-lasting effect. In data going back to 1970, new home sales declined fifteen percent nationally, on average, during recessions, with sale prices continuing to drop in the following year.<sup>4</sup> The current COVID-19 pandemic created a global economic recession which had different impacts to the California housing market than typical recessions in the past. Lower interest rates and households spending more time at home created a demand for housing, and homeowners were more reluctant to list their home during a pandemic.<sup>5</sup>

According to the 2015-2019 Census ACS Five-Year Estimates, the 2019 median home value in Monterey Park was \$616,000, which represents a 23 percent increase from the 2015 median home value of \$501,300 (See Table 3-1). In comparison, the 2019 median home value for Los Angeles County was \$583,200, a 32 percent increase from median home prices in 2015, which were approximately \$441,900.

**Table 3-1 Median Home Value Comparisons**

	Median Home Value 2015	Median Home Value 2019	Percent Increase of Median Home Value
Monterey Park	\$501,300	\$616,000	23%
Los Angeles County	\$441,900	\$583,200	32%

*Source: 2015 -2019 Census ACS 5- Year Estimates*

The California Association of Realtors tracks housing affordability for first-time homebuyers. According to 2<sup>nd</sup> quarter results for 2020, Los Angeles County’s median home price of \$642,620 (or a monthly payment that includes taxes and insurance of \$3,090) would require an average qualifying income of \$92,700.<sup>6</sup> Because the average household median income in Monterey Park is much lower, at \$61,819, housing affordability is considered to be a significant constraint.

## Construction Cost

Construction costs depend on several factors, including type of construction; custom versus tract development; cost of materials; site conditions; finishing details; amenities; size; and structural configuration. The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes.

<sup>2</sup> National Association of Home Builders. Material Cost Affect Housing Affordability. <https://www.nahb.org/advocacy/top-priorities/material-costs>

<sup>3</sup> Turner Center for Housing Innovation, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. 2020. [https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/Hard\\_Construction\\_Costs\\_March\\_2020.pdf](https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf)

<sup>4</sup> Joint Center for Housing Studies of Harvard University. Past Recessions Might Offer Lessons on the Impact of COVID-19 on Housing Markets. <https://www.jchs.harvard.edu/blog/past-recessions-might-offer-lessons-on-the-impact-of-covid-19-on-housing-markets>

<sup>5</sup> Anenberg, E and Ringo, D. Housing Market Tightness During COVID-19: Increased Demand of Reduced Supply? Board of Governors Federal Reserve. July 8, 2021. <https://www.federalreserve.gov/econres/notes/feds-notes/housing-market-tightness-during-covid-19-increased-demand-or-reduced-supply-20210708.htm>

<sup>6</sup> California Association of Realtors. 2020 . <https://www.car.org/en/marketdata/data/ftbhai>



Additionally, 72 Monterey Park households applied for home improvement loans in 2017. Approximately 58 percent of these applications were approved, and 19 percent were denied. Applications to refinance existing mortgages totaled 581 applications.

**Table 3-2 Disposition of Loan Applications in 2017 for Monterey Park**

Applications	Total	Approved	Denied	Other
<b>By Loan Type</b>				
Conventional	973	67%	11%	22%
Government Backed	52	63%	13%	23%
Home Improvement	72	58%	19%	22%
Refinancing	581	62%	15%	23%

Source: Consumer Financial Protection Bureau HMDA data2017.

Notes:

“Approved” includes loans approved by the lenders whether or not they are accepted by the applicants.

“Other” includes loan applications that were either withdrawn or closed for incomplete information.

Approval rates for all types of loan applications are below 75 percent which could be considered a constraint to home ownership, financing home improvements, and refinancing existing mortgages in the City. For comparison, in 2020 the average rate of approval nationwide for home purchase loans was 83.6 percent, 86.9 percent for refinancing, and 61 percent for home improvement. In California home purchase loan approval rates were approximately 85.5 percent.<sup>10</sup> As shown in Table 3-2, the lowest approval rates were for home improvement loans which further indicate that home improvement financing can be a potential constraint to the maintenance of the City’s housing stock over time. In general, home improvement financing is less accessible during market downturns which was the case in 2017.

## Timing and Density

In Monterey Park, the average time between project approval and request for building permit is three to six months. Single-family homes usually experience the least delay (two to four months). Multi-family housing construction tends to be more complex and usually requires more time between entitlement and building permit issuance (six to 12 months). Various housing factors may contribute to these delays, i.e., the developer may delay processing a project after the City approves it based upon various market factors including financing. Moreover, the developer may not always fully construct an approved housing development – various factors beyond the City’s control may contribute to a reduction in density. Such a reduction in density may reduce the amount of construction counted toward the City’s share of the regional housing needs. Implementing Housing Element Program 8 will help the City monitor development of vacant and nonvacant sites in the property inventory and help ensure that adequate sites are available to meet the remaining RHNA by income category.

<sup>10</sup> California Has 85.5% Mortgage Loan Approval Rate, Above Average. Citizens Journal. <https://www.citizensjournal.us/california-has-85-5-mortgage-loan-approval-rate-above-average/>

## Governmental Constraints



Policies and regulatory actions taken by the City such as land use controls, site improvement requirements, developer improvement fees, and availability of affordable housing impact the price and availability of housing in the City. The following public policies can affect overall housing availability, adequacy, and affordability.

### Land Use Controls

The City regulates the type, location, density, and scale of residential development primarily through its General Plan Land Use Element and Monterey Park Municipal Code (MPMC). In general, the City's land use regulations are intended to protect public health, safety, and welfare (i.e., property interests) of residents and preserve existing neighborhoods.

### Overview of General Plan Land Use Element and Zoning Categories and Densities

Monterey Park's land use controls directly impact the availability of housing for all economic and social sectors of the community. There are different housing types in the City including single-family dwellings, multi-family apartments, condominium buildings, townhomes, mobile homes, and accessory dwelling units (ADUs). Higher density residential uses are generally located in the northern portion of the City along both sides of Garvey Avenue between Atlantic Boulevard and New Avenue. In comparison, lower density residential uses are generally located throughout the City's western, central and eastern segments.

In 2020, voters in the City of Monterey Park approved a new Land Use Element. The Land Use Element identifies the following residential land use designations, which provide for a wide range of residential densities:

- Low Density Residential (0-8 du/acre)



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OF MONTEREY PARK

- Medium Density Residential (8.1-16 du/acre)
- High Density Residential (16.1-30 du/acre)
- Mixed-Use (No density maximum to provide flexibility in unit types and sizes. Floor-to-Area Ratio (FAR) ranges from 1.50 to 2.50, as indicated by the Regulating Plan which defines maximum FARs depending on the location of the properties)

The Land Use Element includes programs to update the City's zoning regulations in the Monterey Park Municipal Code, to match development standards, including maximum densities, intensities, floor area ratio (FAR), dwelling units per acre, and building heights, to General Plan land use designation standards. [The City will amend the MPMC by October 2023 to ensure consistency with the Land Use Element.](#) Additional amendments to the MPMC that are recommended to ensure consistency with the Land Use Element include:

- Implement development incentives geared toward land assembly
- Accommodate transit-oriented districts and uses around future (planned and proposed) Gold Line stations
- Allow housing as part of mixed-use development projects along the west side of Atlantic Boulevard
- Ensure compliance with California law as to affordable housing, density bonuses, and inclusionary housing requirements

As shown in Table 3-3 below, the MPMC implements the three residential land use designations and one mixed-use land use designation through various zoning districts.

The 2020 General Plan Land Use Element establishes housing overlay areas. The Housing Overlays are intended to allow attached residential uses in addition to the uses permitted by the underlying land use designations, and to allow for increased residential densities and height. Housing Overlay I is applied to properties along the west side of South Atlantic Boulevard identified as Commercial by the underlying land use designation. Housing Overlay I allows residential uses as part of a mixed-use development up to 60 units per acre and 50 feet in height. Housing Overlay II is applied to properties along Hellman Avenue that are identified for High Density Residential uses by the underlying land use designation. Housing Overlay II allows for stand-alone residential development of up to 30 units per acre and 45 feet in height. All such Housing Overlay designations must be incorporated into the MPMC as zoning regulations.

**Table 3-3 Monterey Park 2020 Land Use Designations and Existing Zoning Districts**

Land Use Designation	Zoning District	Primary Uses	Other Permitted Uses	Residential Density	Floor-to-Area Ratio
Low Density Residential (LDR)	R-1, P-D	One residential unit per lot, with private open space	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	0-8.0 units/acre	None
Medium Density Residential (MDR)	R-2, P-D, S-C-H	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	8.1-16.0 units/acre	None
High Density Residential (HDR)	R-3, P-D, S-C-H	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	16.1-30.0 units/acre	None
Mixed-Use (MU)	R-2, R-3, C-B, R-S, P-D	Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses. Residential permitted as stand-alone use, except where ground-floor commercial uses are required.	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	No density maximum to provide flexibility in unit types and sizes.	1.50 to 2.50 depending upon location

*Zoning District: R-1 = Single-family residential, R-2 = Medium-density residential, R-3 = High density multiple family, P-D = Planned development district, S-C-H = Senior citizens housing, R-S = Regional specialty center zone, C-B = Central business zone, C-S = Commercial services zone, N-S = Neighborhood shopping center zone*

*Note: P-D is a planned development overlay zone, S-C-H is a Senior citizen housing overlay zone.*

*Note: Monterey Park will be updating its zoning regulations. FAR requirements, residential densities, and designation of zoning are subject to change with these updates.*

## Specific Plans

The purpose of a specific plan is to implement the goals and policies of the General Plan Land Use Element in a more focused manner for a particular geographic area. A specific plan sets forth policies, land use regulations, development and design standards and implementation programs for these focused planning areas. In the 1980s, Monterey Park adopted specific plans for four commercial areas:

1. North Atlantic Boulevard,
2. Mid-Atlantic,
3. Garvey/Garfield and
4. South Garfield

These specific plans are focused on commercial development and do not allow residential development or provide limits on residential development creating constraints for housing development. By October 2023, the City intends to review the North Atlantic, Mid Atlantic and Garvey-Garfield Specific Plans and amend zoning districts to be consistent with the General Plan Land Use Element. These areas have been designated as Mixed Use in the General Plan Land Use Element to accommodate a range of residential unit types and sizes.

The South Garfield Specific Plan encompasses approximately 22 acres within the southern portion of the City and will remain a commercially focused plan. The proposed project would allow a maximum of approximately 330,000 square feet of neighborhood shopping and commercial services uses within the project area. This would be a net increase of approximately 110,000 square feet of neighborhood shopping and commercial services uses within the project area.

The South Garfield Specific Plan limits residential development, creating a constraint for housing development in the City. However, the South Garfield Specific Plan will continue to serve its intended purpose by providing for a vibrant, well-utilized commercial core that services surrounding residential neighborhoods.

### South Garfield Specific Plan

Monterey Park's vision for the South Garfield Specific Plan is to create an inviting place to walk and shop, sit and talk with friends, access transit, and comfortably bicycle around town. The goals of the Plan include:

- Create a highly desirable neighborhood commercial district that complements the surrounding neighborhood and takes advantage of nearby retail attractions.
- Increase the use of vacant and underutilized properties.
- Maximize the visibility and exposure of retail buildings and facades to attract patrons and ensure long-term viability

## Overlay Zones

### Planned Development District Zone (P-D)

The Planned Development District Zone (P-D) overlay implements the General Plan Land Use Element Mixed-Use land use designation. The City intends to update the P-D overlay to more closely align with the General Plan Land Use Element. The intent of the P-D overlay is to provide greater flexibility for the design of integrated commercial and residential developments in a pedestrian oriented environment. This overlay supports housing production by providing development standards (i.e., height and setback requirements) that are more conducive to the realization of maximum residential densities (12-30 dwelling units/acre, depending on former land use designations and location in the downtown area). In addition, the P-D overlay provides the opportunity for increased residential densities up to 50 dwelling units per acre in areas formerly designated as MU-I by providing three or more substantial amenities. A summary of the relevant Planned Development District Zone (P-D) development standards are provided in Table 3-4 and Table 3-5 below.

Table 3-4 Planned Development District Zone Development Standards

Land Use	Minimum Lot Area (acres)	Maximum Residential Density	Maximum FAR for Mixed Use Developments	Maximum Height	Setbacks	
					Front	Side and Rear
MU-II Downtown Core*	1.5	30 du/ac *up to 50 du/ac if compliant with incentive program	1.25	75 feet or 5 stories	5 feet minimum and 10 feet maximum from pedestrian realm (residential only)	N/A unless adjacent to R1 then 15 feet minimum
MU-II Downtown Perimeter*	1.5	30 du/ac	0.90	55 feet		
MU-I North Atlantic*	1.5	30 du/ac	1.75	75 feet or 5 stories		
MU-II – East Garvey	0.5	30 du/ac (mixed-use) 12 du/ac (residential only)	0.75	40 feet		
MU-III - Baltimore	0.5	25 du/ac	0.65	55 feet		

Source: Monterey Park, City of. 2021. MPMC Chapter 21.15

Notes: Additional regulations and requirements apply and can be found in Title 21 of the Monterey Park Municipal Code

\*Residential and live/work uses are not permitted on the ground floor in the MU-I area

**Table 3-5 Planned Development District Zone Minimum Lot Area, Parking and Open Space Standards**

Standards	Mixed Use				
	Downtown Core	Downtown Perimeter	North Atlantic	East Garvey	Baltimore
Minimum Lot Area	1.5 acres		0.5 acres	0.5 acres	
Parking	2 covered spaces/unit, which may be in tandem, plus .5 guest spaces per unit				
Open Space	200 sf/unit		200 sf/unit	200 sf/unit	

Source: Monterey Park, City of. 2021. MPMC Chapter 21.15

\* Densities above 30 units per acre may be approved with a conditional use permit.

\*\*Up to 130 ft within 200 ft of Hellman

\*\*\*Stand-alone residential maximum density is 12 du/acre

Monterey Park will be updating its zoning regulations for consistency with its General Plan Land Use Element. At the time this Housing Element was prepared, the MPMC applies a range of standards for density, FAR and height throughout the P-D zone. The limits on density, FAR, height, parking, conditional use permit requirements, and limits on stand-alone residential densities as described in Table 3-4 and Table 3-5 are generally considered a potential constraint to achieving maximum densities within the Mixed-Use designations. However, the P-D zoning standards **will be amended** per Program 11 (*Section 6, Housing Plan*) and are required to be consistent with the Land Use Element, which specifies a single Mixed-Use designation with no maximum density limits to encourage flexibility in residential unit types and sizes. It also includes FAR limits higher than the zoning standards, ranging from 1.50 to 2.50.

**Senior Citizens Housing Zone (S-C-H)**

The intent of the Senior Citizens Housing (S-C-H) overlay zone is to adequately meet the need of special housing for senior citizens and facilitate compatible development that is compliant with the General Plan. The S-C-H overlay zone is limited to areas zoned R-2, R-3 and commercial zones designated by the General Plan Land Use Element as Mixed Use (MU). The MPMC specifies that the S-C-H overlay zone must contain a minimum of 35 dwelling units. Other development standards in the MPMC provide the following:

- Maximum height: 40 feet or 3 stories
- Setbacks: Minimum and maximum setbacks for underlying zones must apply for development within an S-C-H Overlay Zone
- Open space: 200 square feet per unit, 40 percent for common open space and 100 square feet per unit for private open space.
- Density: 50 units per acre (551 sq. ft/unit)

The S-C-H overlay zone allows high residential densities and is not considered a constraint to housing production.

**Short-Term Rental Ordinance**

Chapter 21.09 of the MPMC regulates the use of single-family homes for transient occupancy, known as vacation or short-term rentals. The primary purpose of the Ordinance is to ensure that the

characteristics of rental neighborhoods are preserved, reduce the secondary effects that may result from permissible short-term rentals, and proactively combat public nuisances.<sup>11</sup>

Short-term rentals are defined in the MPMC as “a dwelling unit other than a unit located in a hotel or motel that is rented to a person or persons for a period shorter than thirty consecutive days” but are not expressly identified as uses permitted in residential zones. Short-term rentals are permitted in any dwelling unit that is not in a hotel or motel, although they are not permitted in accessory dwelling units or junior accessory dwelling units.

The City recognizes the importance of permanent housing as housing for full-time and part-time residents who live or work in the City. Short-term rentals can also provide a source of income for homeowners and tax revenue for the City. Short-term rentals in Monterey Park are regulated to reduce their impact on existing neighborhoods.

The City has established a permitting process and operational requirements pursuant to minimize potential adverse impacts of transient uses on neighborhoods. Specific requirements include:

- The owner must have a nuisance response plan and respond promptly to nuisance complaints.
- The owner must keep a valid surety bond on file for the effective term of the permit.
- The short-term rental is limited to a maximum number of occupants and vehicles on the premise, and there are requirements for trash collection.

Approximately 10 units are authorized for use as short-term rentals in Monterey Park as of May 2022.

**Commented [NB1]:** City staff: Can you confirm that the only limitation on use is the type of dwelling? It doesn't look like STRs are limited by use tables or in the individual districts.

**Commented [NB2]:** City staff: Confirm that transient occupancy tax is collected for short-term rentals.

**Commented [NB3]:** City staff: How many short-term rentals are permitted as of now?

## Residential Development Standards

The City regulates the type, location, density, and scale of development primarily through the MPMC. Monterey Park’s residential development standards are shown below in Table 3-6. The City’s minimum lot area and setback requirements are typical among jurisdictions in Southern California. Lot coverage for these districts is determined by application of landscaping, open space, setback, and parking requirements. High land development values and housing market conditions often inhibit projects from meeting their maximum allowable density potential.

Table 3-6 Monterey Park Development Standards for Residential Zones

Standards	R-1	R-2	R-3
Primary Housing Type	Single-family dwellings & mobile homes on permanent foundations	Medium-density multiple-family dwelling units and condominiums	High-density multiple-family dwelling units and condominiums
Density (Units/Acre)	8	16	25
Minimum Lot Area	6,000 sf	6,000 sf	7,200 sf
Minimum Lot Width	50 ft	50 ft	60 ft
Minimum Lot Depth	n/a	n/a	100 ft
Lot Area Per Unit	1 unit per lot	1 unit per 2,723 sf on lots >= 15,000 sf with >= 100 ft front	1 unit per 1,743 sf on lots > 50,000 sf with >= 200 ft front

<sup>11</sup> Monterey Park Municipal Code. Chapter 21.09 Short-Term Rentals. 2022. <http://qcode.us/codes/montereypark/>

Standards		R-1	R-2	R-3
			1 unit per 4,356 sf on lots > = 9,000 sf with >= 50 ft front	1 unit per 2,400 sf on lots >= 25,000 sf with >= 150 ft front
			1 unit per 5,000 sf on all other lots with < 50 ft front	1 unit per 3,000 sf on lots >= 7,000 sf with >= 50 ft front
				1 unit per 3,630 sf on all lots with < 50 ft front OR lots < 7,000 sf
Minimum Floor Area Ratio		Lots <6,000 sf = 0.50	n/a	n/a
		Lots 6,000 to 10,000 sf = 0.40		
		Lots >10,000 sf = 0.35		
Maximum Building Length		n/a	60 ft	80 ft when facing public street, 120 ft elsewhere
Minimum Setbacks	Front	25 ft	25 ft	25 ft
	Hillside	10 ft	10 ft	10 ft
	Side, 1st Floor	5 ft	5 ft	5 ft
	Side, 2nd Floor	10 ft	10 ft	10 ft
	Side Facing Street 1st Floor	10 ft	15 ft	15 ft
	Side Facing Street 2nd Floor	15 ft	25 ft	25 ft
	Rear	25 ft	25 ft	25 ft
Maximum Building Height		2 stories or 30 ft (15 ft within side yard setback areas)	2 stories or 30 ft 15 ft within side yard setback areas)	2 stories or 30 ft (15 ft within side yard setback areas)
Common Space/Open Space		n/a	200 square feet of common open space and 250 square feet of private open space required. Multi-family developments with 3 or more units, 600 square feet of common space is required.	200 square feet of common open space and 250 square feet of private open space required. Multi-family developments with 3 or more units, 400 square feet of private open space

Source: Monterey Park, City of. 2021. Chapter 21.08

The R-3 zone limits density to 25 dwelling units per acre which is inconsistent with the density limit established for the High Density Residential Land Use Designation in the Land Use Element. Similarly, a 35-foot height limit in the R-3 zone is a constraint to housing development. By October 2024, the City will update the density and height standards in the MPMC to ensure consistency.

### Open Space

To improve the living environment of residential neighborhoods, housing developments are typically required to provide minimum amounts of open space, in the form of yards, common space, and/or private landscaping. In Monterey Park, open space requirements are reflected in setback and lot

coverage minimums for single-family developments and required open space areas for multi-family developments. For single-family homes in the R-1, R-2, and R-3 districts, most of this open space is located within the required 25-foot front and back yards. Zoning regulations including setbacks, maximum FAR, maximum densities, design and other standards interact in ways that constrain residential densities. However, it is important to balance the need for housing with the benefit of, and need for, open space.

### **Parking Standards**

According to the Southern California Association of Non-Profit Housing, parking has the potential for the following:

- Parking requirements drive up the cost of development, resulting in less units of housing. Needing to spend more on parking means less funds available to provide housing. Some developments end up having more space for cars than for people.
- Parking requirements also mean that less money and land is available for other purposes. Childcare facilities, community rooms, and play areas may be sacrificed to accommodate parking. The possibility for mixed-use, such as ground floor retail, are also reduced, leaving other community needs unmet in the name of parking.
- Meeting parking requirements becomes a focal point in the design process and eliminates opportunities to incorporate open space. With less parking to consider, a building can be designed that better reflects a neighborhood’s context and needs.

Excessive parking standards are not a reflection of actual parking demand but can pose a significant constraint to housing development because they increase development costs and reduce the potential land available for project amenities or additional units.<sup>12</sup>

Table 3-7 presents the City’s parking requirements. Parking requirements for residential development include parking for both tenants and guests. These parking standards are comparable to those found in other Southern California cities. Whereas many cities require covered parking for all multi-family units, Monterey Park only requires that 50 percent of the parking be enclosed or covered for residential apartments of less than 12 units.

**Commented [NB4]:** Section modified to address Comment B.4.3: The element must analyze studio and one bedroom parking requirement and requirement for enclose parking for its impact as a potential constraint on housing including project cost. The analysis should examine whether parking standards impede a developer’s ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development.

<sup>12</sup> California Department of Housing and Community Development. 2021. <https://www.hcd.ca.gov/community-development/building-blocks/constraints/land-use-controls.shtml>

**Table 3-7 Monterey Park Residential Parking Requirements**

Housing Type	Requirements
Single-Family Dwelling	4 or fewer bedrooms: 2 enclosed garage spaces 5-7 bedrooms: 3 enclosed garage places plus 1 additional open parking space per bedroom above 5 8 or more bedrooms: 4 enclosed garage spaces plus 1 additional open parking space per bedroom above 5
Multi-Family Dwelling (per unit)	3 or fewer bedrooms: 2 enclosed garage spaces; plus 1 guest parking space per 2 dwelling units 4 bedrooms: 2 enclosed garage spaces; plus 1 guest parking space per 1 dwelling unit 5 bedrooms: 3 enclosed garage spaces; plus 1 guest parking space per 1 dwelling unit 6 or more bedrooms: 3 enclosed garage spaces; plus 1 additional open parking space per bedroom above 5; plus 1 guest parking space per 1 dwelling unit
Boarding House	1 per bedroom
Rehabilitation Facility	1 per bedroom
Second Dwelling Unit	1 parking space is required per ADU and may be located as tandem parking on a driveway or required setback areas. No replacement off-street parking will be required when a garage or covered parking structure is demolished to create, or is converted into, an ADU. No parking standards will be imposed upon an ADU that is: <ul style="list-style-type: none"> <li>• Within one-half mile walking distance of public transit;</li> <li>• Located within an architecturally and historically significant district;</li> <li>• Part of a proposed or existing primary dwelling or an accessory structure;</li> <li>• Located in an area where parking permits are required but not offered to the occupant of the ADU; or</li> <li>• Located within one block of a carshare vehicle.</li> </ul>
Senior Citizen Housing	Moderate Income Unit: 1 per unit; plus 1 for property manager unit Guest Parking: 1 per 4 units Mixed Moderate Income & Low/Very Low Income Unit: 0.8 unit; plus 1 for property manager unit Guest Parking: 1 per 4 units (3 minimum) Low Income Unit: 0.65 per unit; plus 1 for property manager unit Guest Parking: 1 per 6 units (2 minimum) Very Low Income Unit: 0.5 per unit; plus 1 for property manager unit Guest Parking: 1 per 8 units (2 minimum)
Single Room Occupancy (SRO)	1 per bedroom

Source: Monterey Park, City of. 2021. MPMC.

MPMC Section 21.22.032 allows for administrative deviations from the parking standards provided in Table 3-7. Pursuant to MPMC Section 21.22.032, when considering whether to issue an administrative use permit for parking needs of a project, the City Planner has the discretion to administratively approve alternative parking methods, and alternatives are evaluated based on the following methods:

- Parking standards set forth in the MPMC.
- Where off-site parking is proposed to meet parking standards, the City Planner may accept appropriate alternatives like ride services, micro transit, and valet services to help reduce

parking demand. Such services, however, must be mitigated with sufficient pick-up and drop-off areas.

- Shared parking agreements for new projects.
- Accept unbundled parking for new projects. Unbundled parking allows selling or leasing parking spaces separately, rather than automatically including the parking spaces with the purchase or lease of the commercial or residential use. Unbundling parking manages parking demand by allowing applicants to only pay for the parking spaces they actually need.
- A traffic and parking study prepared by a licensed engineer to mitigate vehicle and parking impacts. The traffic and parking study must be prepared by a state licensed traffic engineer in accordance with Los Angeles County’s Traffic Impact Analysis Report Guidelines (January 1997) and Institute of Transportation Engineers, Parking Generation, 4th Edition, or the most recent subsequent edition. The traffic engineer preparing the study should define an appropriate approach for determining the number of trips generated by a proposed project and present this approach in the study.

These alternative methods provide some flexibility for developers. Therefore, the City’s parking standards would not impede a developer’s ability to achieve maximum densities, including the requirement for enclosed parking and parking requirements for studio and one-bedroom units. However, Program 7 includes an action to evaluate a sliding scale for residential parking standards based on unit size and type.

### ***Affordable Housing Incentives – Density Bonus***

California law requires jurisdictions to provide density bonuses and development incentives to developers who propose to construct affordable housing on a sliding scale. The amount of density bonus and number of incentives vary according to the number of affordable housing units provided. Specifically, California law requires units to be considered affordable when provided for lower- and moderate-income households. Under California law, a development of more than five units is eligible to receive density bonuses if it meets at least one of the following:

- Very Low-Income Units: Five percent of the total units of the housing development as target units affordable to very low-income households; or
- Low-Income Units: Ten percent of the total units of the housing development as target units affordable to low-income households; or
- Moderate-Income Units: Ten percent of the total units of a newly constructed condominium project or planned development as target units affordable to moderate-income households, provided all the units are offered for purchase; or
- Senior Units: A senior citizen housing development of 35 units or more.

Chapter 21.18 of the MPMC provides density bonus and affordable housing incentives consistent with California law as of 2013. Monterey Park offers three density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects. Developers in Monterey Park can receive density bonuses of 5 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

While the City must comply with all changes in California law since 2013, it will nevertheless update the MPMC to reflect those changes.

## Providing for a Variety of Housing Types

California law specifies that jurisdictions prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. That inventory must identify specific sites or parcels that are available for residential development (see Chapter 4 Housing Resources). The analysis will determine whether the inventory can provide for a variety of types of housing, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.<sup>13</sup> This portion describes the City’s regulations for not only single-family and multi-family housing, but also for manufactured homes, mobile homes, accessory dwelling units (ADUs), community care facilities, emergency shelters, transitional housing, supportive housing, and single-room occupancy facilities.

Table 3-8 summarizes the City’s zoning provisions for various types of housing.

<sup>13</sup> Department of Housing and Community Development 2020. [https://www.hcd.ca.gov/community-development/housing-element/docs/sites\\_inventory\\_memo\\_final06102020.pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf)

**Table 3-8 Monterey Park Provisions for a Variety Of Housing Opportunities**

Uses	R-1	R-2	R-3	R-S	C-S	C-P	N-S	S-C	C-B	O-P
Single-family Dwellings	P	P	P	-	-	-	-	-	-	-
Multi-Family Dwellings	-	P	P	-	-	-	-	-	-	-
Manufactured Homes	P	P	P	-	-	-	-	-	-	-
Accessory Dwelling Unit	P	-	-	-	-	-	-	-	-	-
Child day care, licensed for up to 7 children	P	P	P	-	-	-	-	-	-	-
Community Care Facility	-	-	-	-	P	P	-	-	-	-
Community Care Facility, six or fewer	P	P	P	-	-	-	-	-	-	-
Community Care Facility, seven or more	-	P	P	-	-	-	-	-	-	-
Condominiums	-	P	P	-	-	-	-	-	-	-
Open Space	P	P	P	-	-	-	-	-	-	-
Transitional housing, licensed for 7 or more persons	P	P	P	-	-	-	-	-	-	-
Transitional Housing**	P	P	P	-	P	P	-	-	-	-
Sober living facility for 6 or less persons	P	P	P	-	-	-	-	-	-	-
Supportive Housing **	P	P	P	-	P	P	-	-	-	-
Single Room Occupancy	-	-	-	P	P	P	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	-	-	-	P
Low Barrier Navigation Center*	-	-	-	-	-	-	-	-	-	-

P = Permitted

- = Not a permitted use.

\* = Not identified within MPMC

\*\* = Transitional housing and Supportive housing are permitted as a residential use and1 only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The entry in the table refers to Transitional housing and Supportive housing structured as a group home.

Source: Monterey Park Municipal Code, 2021

### Single-Family Dwelling

A single-family residence (also known as single-family dwelling unit) means an attached or detached building not to contain more than one kitchen where the occupants of the dwelling unit live and function together as a household. Single-family residences are permitted in all residential zones in the City. Single family dwellings are permitted by-right and are subject to ministerial design review by the City Planner.

### Multi-Family Dwelling

Multi-family dwelling is defined as a building containing two or more dwelling units where each unit is for the use of individual households. This type of housing is permitted in the City’s R-2 and R-3 zones. Multi-family residential development requires a Site Plan as part of the design review process for new multiple residential units. Like single-family dwellings, multi-family dwellings are permitted by-right and are subject to ministerial design review by the City Planner.

## Manufactured Homes

Manufactured homes are permitted in all residential zones that allow single-family dwellings. According to the MPMC, the term “manufactured home” refers to a structure, transportable in one or more sections, which, in the traveling mode, is at least eight feet wide, 40 feet long, and 320 square feet in area, which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and which includes its own plumbing, heating, air conditioning, and electrical systems. Manufactured home includes a mobile home but does not include a recreational vehicle (as defined in Health and Safety Code § 18010). Such housing is subject to the same development standards and design review process as single-family housing as set forth by the zoning district regulations.

## Mobile Homes

The MPMC defines “mobile home” as a structure designed for human habitation and for being moved on a street or highway under permit, including manufactured homes. Mobile home does not include recreational vehicles or a commercial coach or commercial modular. The City allows mobile homes in all residential zones which also allow single-family dwelling units, subject to the following limitations:

- One mobile home on a permanent foundation.
- Such unit was issued an insignia of approval from the California Department of Housing and Community Development or the U.S. Department of Housing and Urban Development pursuant to Health and Safety Code Section 18550(b).
- Such unit has a roof with a pitch of not less than two-inch vertical rise for each 12 inches of horizontal run and consisting of roofing material customarily used for conventional single-family residences and is consistent with the primary unit on the lot and compatible with other dwelling units in the area as approved by the City Planner.
- Such unit must have porches and eaves, or roof with eaves when, in the opinion of the City Planner, they are necessary to make the unit compatible with other dwellings in the area.
- Such unit is covered with an exterior siding material customarily used on conventional dwellings and approved by the City Planner. The exterior material must extend to the ground except that when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation.

## Accessory Dwelling Units

ADUs are allowed by right in any zone where residential uses are permitted, subject to the following limitations:

- The ADU must comply with all additional development standards applicable to the zone in which the ADU is located.
- One parking space is required per ADU and may be located as tandem parking on a driveway or required setback areas.
- No replacement off-street parking will be required when a garage or covered parking structure is demolished to create, or is converted into, an ADU.
- No parking standards will be imposed upon an ADU that is:
  - Within one-half mile walking distance of public transit;

- Located within an architecturally and historically significant district;
  - Part of a proposed or existing primary dwelling or an accessory structure;
  - Located in an area where parking permits are required but not offered to the occupant of the ADU; or
  - Located within one block of a carshare vehicle.
- No additional curb cuts may be required for the ADU.
  - An ADU must share the driveway with the existing primary unit on the site; provided, however, that a second driveway to serve the accessory dwelling may be allowed from an alley, if there is an alley that serves the subject site.
  - An ADU cannot exceed one story and may not be greater than eighteen (18) feet in height, unless additional height is necessary to match the roof pitch of the primary structure.
  - When an ADU is constructed within the following parameters it is exempt from minimum setback requirements within this code: (a) within the existing living area of a primary dwelling; (b) within an existing accessory structure; or (c) within the same location and same dimensions as an existing structure. The existing structure may be converted into an ADU or may be demolished and rebuilt as an ADU.
  - If an ADU is not exempt from minimum setback requirements, a setback of at least four feet is required from the side and rear parcel lines. Where a parcel line is located in the center of a public right-of-way, setbacks will be calculated from the edge of the right-of-way.
  - ADUs must be compatible in exterior appearance with the primary dwelling and harmonious with neighboring properties within the vicinity of the lot or parcel on which it is proposed to be constructed.
  - The maximum allowable size for an ADU is:
    - For an ADU attached and/or within the primary single-family dwelling, a maximum of fifty (50) percent of the total floor area of the primary single-family dwelling or one thousand two hundred (1,200) square feet, whichever is less;
    - Detached ADUs cannot exceed one thousand two hundred (1,200) square feet;
    - Nothing in this section is meant to prohibit an ADU up to eight hundred fifty (850) square feet, or one thousand (1,000) square feet for a two-bedroom unit.
    - An ADU cannot be smaller than the dimensions required to accommodate an efficiency unit.
  - A total of one ADU or one Junior Accessory Dwelling Units (JADUs) is permitted per lot with an existing or proposed primary single-family dwelling, subject to the requirements of this chapter. JADUs are no more than 500 square feet and are typically bedrooms in a single-family home that have an entrance into the unit from the main home and an entrance to the outside from the JADU.
  - One ADU or twenty-five (25) percent of the existing multifamily dwelling units, whichever is greater, is allowed within an existing multifamily dwelling. Not more than two detached ADUs per lot with an existing multifamily dwelling if the ADUs are new construction, detached, more than sixteen (16) feet in height, and set back from the rear and side yards by four feet.
  - Except as otherwise provided, ADUs are allowed by right in any zone where residential uses are permitted. ADUs are not, however, permitted in any area of the City identified by ordinance as being significantly impacted by insufficient capacity for sewers, traffic circulation, parking, public utilities or similar infrastructure needs.
  - ADUs are permitted as follows

- Contained within the existing or proposed space of a primary single-family dwelling or attached to a primary single-family dwelling.
- Within the space of an existing accessory structure.
- Detached from the primary single-family dwelling, subject to the requirements and development standards in this code and California law.
- ADUs must be located behind the rear building line of the primary dwelling, unless the ADU is within the existing space of a single-family residence or accessory structure.
- If the ADU is new construction, a minimum of ten (10) feet (eave to eave) must be provided between a detached ADU and the primary dwelling and a minimum building separation of five feet (eave to eave) must be maintained between the detached ADU and any other non-habitable building or structure

Requirements for ADUs are not considered a constraint for housing.

### Community Care Facilities

The MPMC defines community care facilities as any facility, place or building that is maintained and operated to provide nonmedical residential care, day treatment, and adult day care services including, without limitation, the physically handicapped, mentally challenged, and abused or neglected children. The Monterey Park Municipal Code utilizes the definition of “community care facility” set forth in Health and Safety Code § 1502. The MPMC provides for “residential facilities,” including any family home or group care facility that offers 24-hour nonmedical care of persons, and “adult day care facilities,” including any facility that provides nonmedical care to persons 18 years of age or older on a less than 24-hour basis, as community care facilities. Consistent with California law, the City facilitates the development of residential care facilities by treating licensed facilities that serve six or fewer persons as a standard residential use. Thus, these types of community care facilities must be permitted by right in all residential zones allowing residential uses.

Community care facilities serving more than six persons are conditionally permitted in the R-2, R-3, C-S, and C-P zones. The process to obtain a conditional use permit for a community care facility follows the same standards as other similar uses, and the average processing time is approximately 45 days. The standards for large care facilities are established to provide clear guidance for the development of such facilities. Community care facilities are required to provide parking as determined by a parking study;<sup>14</sup> parking alternative provisions are found in MPMC Section 21.22.032. The locational criteria ensure accessibility for seniors to services, protection from industrial activities and outdoor noise levels, and ensure that there is no concentration of community care facilities.

While the conditional permit requirement for residential care facilities for seven or more persons is not explicitly prohibited by State law, it could be considered a fair housing issue, and the requirement for a conditional use permit increases processing time, cost, and uncertainty in permitting large facilities. Program 4 would amend the MPMC to allow large facilities by-right in residential districts.

### Emergency Shelters

The MPMC defines “emergency shelter” as housing with minimal supportive services for homeless persons, victims of domestic violence; persons requiring temporary housing; and other individuals and

**Commented [NB5]:** Analysis updated to address comment:  
"In addition, group homes for seven or more persons appears to be excluded from several zones allowing residential uses and subject to a conditional use permit (CUP). The element should evaluate these requirements as constraints and include programs as appropriate."

**Commented [NB6]:** City staff: Can you provide an estimate of processing timeframes for conditional use permits (if there are tier, i.e., major vs. minor, the tier a community care facility is most likely to be processed under)?

**Commented [NB7]:** City staff: Please locate this criteria in the code.

<sup>14</sup> City of Monterey Park Municipal Code, 21.22.120 Minimum Parking Spaces Required, Table 21.22(C), Nonresidential Parking Standards

households made temporarily homeless due to natural disasters (e.g., fires and earthquakes) that is limited to occupancy of six months or less by a homeless person and operated by a government agency or private non-profit organization.<sup>15</sup>

According to the Los Angeles Homeless Services Authority, there were approximately 37 unsheltered homeless persons in 2020 in the City of Monterey Park.<sup>16</sup> There are no shelters within the City of Monterey Park to provide homeless services. The City permits “emergency shelters” only in the O-P zone subject to limitations or special standards.

An emergency shelter is permitted upon compliance with the following standards:

- In no case can occupancy exceed 40 residents at any one time.
- Off-street parking spaces must be provided in the ratio of one parking space per 10 adult beds, plus one parking space per employee on the largest shift. However, the required number of off-street parking spaces cannot exceed the spaces required for similar uses of the same size in the O-P Zone.
- Outdoor activities such as recreation, drop-off and pick-up of residents, or similar activities may be conducted at the facility. Staging for drop-off, intake, and pick-up should take place inside a building, at a rear or side entrance, or inner courtyard. Emergency shelter plans must show the size and location of any proposed waiting or resident intake areas, interior or exterior.
- Not more than one emergency shelter is permitted within a radius of 300 feet from another emergency shelter.
- Individual occupancy in an emergency shelter is limited to six months during any 12 consecutive month period.
- Exterior lighting must be provided at all building entrances and outdoor activity areas, and must be activated between sunset and sunrise of each day. All exterior lighting must comply with the MPMC.
- Each emergency shelter must have an on-site management office. At least one employee must be present in the on-site management office at all times that the emergency shelter is operating.
- Each emergency shelter must have on-site security, with at least one person present at the emergency shelter while it is operating.
- The emergency shelter facility may, but is not required to, provide one or more of the following specific facilities and services including, without limitation:
  - Commercial kitchen facilities designed and operated in compliance with applicable law;
  - Dining area;
  - Laundry;
  - Recreation room;
  - Support services (e.g., training, counseling); and
  - Childcare facilities.
- Applications for emergency shelters must be submitted to the City Planner for consideration. Within 30 days after finding an application complete, the City Planner must issue an emergency

<sup>15</sup> Monterey Park Municipal Code. 21.04.367 Emergency Shelter. 2021. <http://qcode.us/codes/montereypark/>

<sup>16</sup> Los Angeles Homeless Services Authority. 2020. <https://www.lahsa.org/data?id=45-2020-homeless-count-by-community-city>

shelter permit upon finding that the proposal complies with all applicable law including, without limitation, the MPMC.

The O-P zone primarily includes areas located along Monterey Pass Road, Beach Drive, and Potrero Grande Drive. These are major transportation corridors in the City, providing easy access to public transportation and services. Many service agencies are located along or within walking distance to these corridors. These areas have significant potential for revitalization/redevelopment of existing underutilized properties. There are approximately 201 parcels designated under O-P zoning with a median parcel size of 1.1 acres. This quantity and size of parcels provides ample opportunity to accommodate the current need for beds and shelter for 37 unsheltered individuals. Specifically, there are existing land use opportunities in the O-P zone for providing homeless services and shelters along Monterey Pass Road to support the presence of homeless individuals in this area.

While the City must comply with all California law that supersedes the MPMC, it will amend the MPMC to comply with all statutes adopted since 2013. This includes an analysis to assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. In compliance with applicable law, new parking standards for emergency shelters will be incorporated into the MPMC to allow parking based on the number of staff rather than beds.

### **Low Barrier Navigation Centers**

Government Code § 65660 defines a Low Barrier Navigation Center 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 refers to practices to reduce barriers to entry and may include but not be limited to: presence of partners, storage of possessions, pets, and privacy tools.

California law provides that Low Barrier Navigation Center development is a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets certain requirements. Therefore, the City cannot impose certain requirements or conditions or other discretionary review procedures. While the City must comply with all California law, the MPMC currently does not identify whether Low Barrier Navigation Center type uses are permitted in mixed-use or nonresidential zones within MPMC Chapter 21.10. Therefore, the City will need to amend its zoning regulations to explicitly allow the development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses (see Program 4, *Section 6, Housing Plan*).

### **Transitional Housing**

Transitional housing offers reduced fee rental housing for supportive services (such as job training and counseling to individuals and families) for up to 24 months. It is designated for recently homeless persons and operates under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which is not less than six months. Transitional housing is permitted in all residential zones.

Small transitional housing is permanent housing (also referred to as group homes in the MPMC) serves six or fewer people and is considered a standard residential use. It is permitted in all zones where residential uses are permitted. Transitional housing is permitted in all residential zoning designations

and C-S and C-P zones. Proposed transitional housing projects are subject to the same development standards that apply to that zone.

### **Supportive Housing**

“Supportive housing” means housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code § 50675.14(b), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive services may include job training and counseling to individuals and families who are transitioning to permanent housing. Small support housing, also referred to as group homes and community care facilities in the MPMC, serves six or fewer people, is considered a standard for residential use, and is permitted in all zones where residential uses are permitted.<sup>17</sup> Community care facilities licensed for seven or more persons are not permitted in the R-1 zoning district, but are conditionally permitted in the R-2 and R-3 zones. If required to comply with California law, the City will consider amending the MPMC to permit community care facilities licensed for seven or more persons in all residential zones. Supportive housing is also permitted in C-S and C-P zones. Proposed supportive housing projects are subject to the same development standards as additional uses permitted under these zoning designation.

### **Farmworker Housing**

Only 38 people are employed in Monterey Park “Farming, Forestry, and Fishing” occupations, according to the 2019 Census ACS Five-Year Estimates. City records indicate that there are no agricultural operations in Monterey Park.

The City does not have any agricultural zones. Although Monterey Park is a completely urbanized community and does not permit large-scale commercial agricultural activities, the City will consider amending the MPMC (see Health and Safety Code §17021.5)

### **Single-Room Occupancy Facilities/Boarding Houses**

The MPMC defines single-room occupancy hotels as a residence, building, or accessory building other than a motel, hotel, or extended lodging facility, wherein three or more rooms, with or without individual or group cooking facilities are rented to individuals on a non-permanent basis, under separate rental agreements or lease, either written or oral, whether or not an owner, agent, or rental agent is in residence or building. Single-Room Occupancy Facilities/Boarding Houses are permitted in R-S, C-S, and C-P zones, and are subject to limitations and special standards.

### **Housing for Persons with Disabilities**

Monterey Park, like other cities, has a specific demand and need for housing for persons with disabilities. Persons with disabilities have a wide range of housing needs which vary depending on severity and level of accessibility needed. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. The City strives to create “barrier-free” housing, making housing more accessible to critical services and transit.

<sup>17</sup> “Monterey Park Zoning Code.” Supportive Housing. 2021. <http://qcode.us/codes/montereypark/>

Monterey Park has several guidelines that it follows, such as the Federal Fair Housing Act and the California Building Code to increase accessibility and safety in housing developments.

Pursuant to California law, Monterey Park permits State-licensed residential care facilities serving six or fewer persons in all residential zoning districts by right. In addition, several institutional housing types for persons with disabilities require a CUP that is no more stringent than those for other conditional uses. For example, large community care facilities with more than six persons are conditionally permitted in the R-3, C-S, and C-P zones.

A number of residential care facilities are located within the City. There are no concentration limitations on residential care facilities and no site planning requirements that may constrain such institutional housing. As discussed, City Planner may utilize a traffic and parking study to gauge parking demand and determine number of required parking spaces for a project, including nursing homes and convalescent homes.

The City complies with the 2019 California Building Code (CBC) as incorporated by reference (and amendments) into the MPMC. Standards within CBC include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act. No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities were adopted. To accommodate disabled persons in public facilities, the City complies with the accessibility regulations in the CBC.

## Affirmatively Furthering Fair Housing (AFFH)



### Overview of Government Code

Government Code § 65583 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.<sup>18</sup> Under California law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” A detailed analysis of fair housing is included in Appendix C.

The City completed the following:

- A Program that Affirmatively Furthers Fair Housing and Promotes Housing Opportunities throughout the Community for Protected Classes.

<sup>18</sup> Volume 80 of the Federal Register, Number 136, pages 42272 to 42371; promulgated at 24 Code of Federal Regs. Parts 5, 91, 92, 570, 574, 576 and 903.

- An Assessment of Fair Housing, which includes summary of fair housing issues, an analysis of available federal, state, and local data and local knowledge to identify, and an assessment of the contributing factors for the fair housing issues.
- A Housing Element Land Inventory and Identification of Sites through the Lens of Affirmatively Furthering Fair Housing.

## Definition of Family

Local jurisdictions may restrict access to housing for households that do not meet the jurisdiction’s respective definition for “family. A restrictive definition of “family” that limits the number of individuals living together may improperly limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. The MPMC does not include a definition of family.

## Reasonable Accommodation Procedures

The Federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations can mean local jurisdictions making modifications or exceptions in their zoning laws and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

The MPMC governs reasonable accommodations.<sup>19</sup> MPMC Chapter 21.20 regulates reasonable accommodations for disabled or handicapped individuals.

The MPMC authorizes the City Planner to ministerially determine reasonable accommodations.<sup>20</sup> The City Planner must approve a request for accommodation if all of the following findings can be made:

- The application complies with the California Environmental Quality Act.
- General Plan. The proposed use or project generally conforms with the General Plan.
- Zoning. The proposed use or project generally conforms with the zoning regulations in this code.
- Development Standards. The reasonable accommodation generally complies with this code.

**Commented [NB8]:** Updated to address HCD’s comment that the City’s current procedure/regulations is a constraint: “The element briefly describes its reasonable accommodation procedures including that a reasonable accommodation must be in general conformance with the City’s development and municipal codes and comply with the California Environmental Quality Act. However, the purpose of the reasonable accommodation is to provide exception to zoning and land use. As a result, the element must include a program to address this constraint.”

<sup>19</sup> See MPMC § 21.04.727; MPMC Chapter 21.20.

<sup>20</sup> MPMC § 21.20.050.

- The parcel and/or housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- The requested reasonable accommodation will not impose an undue financial or administrative burden on the City.<sup>21</sup> The requested accommodation will not require a fundamental alteration of the zoning or building laws, policies and/or other procedures of the City.

The City's Reasonable Accommodation procedures include provisions that may act as a constraint to the provision of housing for people with disabilities. For instance, the purpose of the reasonable accommodation is to provide for exceptions to the City's zoning and land use regulations, but the City's procedures require a finding that the project generally conforms with zoning, development standards, General Plan, and CEQA. Under Program 4, Housing for Special Needs Populations, the City will amend Chapter 21.20 of the MPMC accordingly by October 2023.

## Building Code

The City complies with the 2019 Edition of the California Building Code (CBC) as adopted (and amended) by reference in the MPMC. The local amendments in the MPMC are predominantly related to increasing structural stability and strength in case of a seismic episode, including structural plain concrete use, the spacing of continuous ties for diaphragms, and the quality of nails. Additional amendments are related to fire safety and automatic sprinkler systems. While the incorporation of these measures may raise the cost of construction, these standards are necessary to prevent much more costly damage related to a potential seismic or fire episode. No restrictions or amendments were adopted that are considered as a constraint to the development of housing. Enforcement of the CBC is required by California law and does not constrain the production or improvement of housing in Monterey Park.

The Code Enforcement Division is responsible for investigation and enforcement of all MPMC violations related to property maintenance, public nuisances, zoning/land use violations, substandard rental housing, commercial signage, graffiti, etc. The division also monitors the graffiti abatement and shopping cart removal contracts. The MPMC sets the standards for enforcement, and the Code Enforcement Division uses education, administrative citations, and the filing of criminal complaints to ensure that these standards are maintained.

## Energy Conservation

The 2019 CalGreen Building Standards Code, updated July 2021 is California's mandatory sustainable building code. CalGreen mandates uniform energy conservation standards for new construction. Minimum energy conservation standards implemented through CalGreen may increase initial construction costs throughout the State but reduce operating expenses and expenditure of natural resources over the long run.

Monterey Park adopted a Climate Action Plan (CAP) in 2012. As part of the CAP, the City set a greenhouse gas emissions target of 15 percent below 2009 levels by 2020 and 49 percent below 2009 levels by 2035. The CAP calls for the City, in coordination with the California Building Standards Commission and the California Energy Commission, to adopt energy efficiency regulations for new

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<sup>21</sup> MPMC § 21.20.070.

construction projects to meet Tier I energy efficiency standards. Tier I requires a building's energy performance to exceed Title 24 standards by 15 percent for new residential and non-residential development. The plan also sets goals for water conservation and waste reduction, which have energy conservation benefits as well.

While the incorporation of these measures may raise the cost of construction, these standards are necessary to meaningfully contribute to greenhouse gas emission reduction targets set by California to reduce the effects of climate change.

## On- and Off-Site Improvements

Site improvements are required to ensure that minimum standards are maintained to protect public health, safety and welfare. Site improvements can include improvements on-site or off-site. Providing new or upgraded infrastructure, such as sewer, water and roadway improvements make the development feasible. Due to the built-out nature of Monterey Park, most residential areas are already served with major public infrastructure systems. Typically, site improvements are requested during the plan check process or as conditions of approval during the public hearing process and vary depending on the existing condition of each project. Typical additional on-site improvement requirements include restoration and maintenance of landscaping after construction and the repair of structures, such as fences, damaged as a result of the construction. If necessary, new asphalt is required, as well as concrete or slurry of parking areas, walkways and driveways, new trash enclosures, fences, walls, gates, and new paint on structures. Where there is existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk, each of these must be repaired or replaced.

Inadequate infrastructure must be upgraded to serve the increased intensity on the site, as proposed by a project. For example, all storm drainage facilities serving the development shall accommodate a 50-year storm. If existing storm drain facilities are inadequate, they must be enlarged as necessary. If inadequate water supply and pressure exists for fire safety and provision of water throughout the development, the project is required to up-size the water meter and water services. All upgrading costs are the responsibility of the property owner/project applicant. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas must be made to City and public utility standards.

Most improvements that are off site in Monterey Park are paid for indirectly by development impact fees regulated by the Mitigation Fee Act. Impact fees can be imposed on applicants seeking to construct development projects. The purpose of such fees is to minimize the impact of that new development on the City's public services and public facilities to the greatest extent practicable. Accordingly, Monterey Park requires that development projects pay their fair share of the costs of providing such public services and public facilities through Development Impact Fees as further described below.

## Fees and Exactions

### *Development Impact Fees and Planning Fees*

The City collects fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Table 3-9 lists the fees the City charges for processing residential development permits. In addition, other fees such as impact fees may be assessed, depending upon the circumstances of the development. The amount of each impact fee is calculated based upon the gross

square footage of nonresidential development, the number of residential dwelling units, type or density or intensity of use, vehicle trip generation, or other appropriate methodology which ensures that the fee is roughly proportional to the impacts of new development on public facilities.

Historically, the City has not waived or reimbursed development fees for affordable housing projects. Any request for waiver of fees is subject to approval by the City Council.

**Table 3-9 Monterey Park Community Development Department Development and Impact Fees**

Action/Activity	Fee	Action/Activity	Fee
<b>Planning and Zoning</b>		<b>Design Review</b>	
Appeal to City Council	\$1,706	Single Family Dwellings - Additions	\$445
Code Amendment	\$6,674	Single Family Dwellings - New	\$445
Conditional Use Permit - Single-family	\$1,087	New Construction Up to 10,000 SF	\$1,253
Conditional Use Permit - All others	\$2,718	New Construction Over 10,000 SF	\$1,558
Development Agreement/Specific Plan Review Deposit	\$18,112	<b>Land Division</b>	
Second Unit	No fee	Tentative Parcel Map and Tentative Map	\$2,538 + \$67.93 per lot
Extensions of Time	\$445	Certificate of Compliance	\$399
General Plan Amendment	\$6,674	Lot Line Adjustment	\$1,637
Landscaping Plan Review	\$1,083	<b>Environmental</b>	
Minor Departure	\$220	Categorical Exemption	\$225
Zone Change	\$6,347	Environmental Assessment (Negative Declaration)	\$1,934
Specific Plan Amendment	\$6,543	Environmental Impact Report - In-house	\$7,995
Radius Map and Mailing (Noticing)	\$102	Environmental Impact Report – Consultant	Fee + 25.4%
Site Plan Review	\$1,368	<b>Development Impact Fees</b>	
Variance: Single-family	\$1,087	Detached Dwelling Units	\$12,387/unit <sup>1</sup>
Variance: All other uses	\$2,718	Attached Dwelling Units	\$11,324/unit <sup>2</sup>
<b>Building and Safety</b>		School Fee	\$3.79 to \$4.08 per sq. ft.
Single Family Dwellings	\$14,029/unit		
Multi-Family Dwellings	\$8,359/unit		

Source: Monterey Park Master Schedule of Fees and Charges, July 1, 2021.

Note: Fees are subject to annual review and updates based on Consumer Price Index and other related factors

1. Police = \$526, Fire = \$640, Circulation = \$1,791, Water = \$2,786, Sewer = \$385, Library = \$191, Public Meeting Facilities = \$1,660, Aquatics = \$732, Parks = \$3,677.

2. Police = \$503, Fire = \$418, Circulation = \$1,129, Water = \$2,570, Sewer = \$356, Library = \$194, Public Meeting Facilities = \$1,684, Aquatics = \$743, Parks = \$3,730.

An average new residential development would require the impact fees summarized in Table 3-9, along with planning costs (specifically design review on new single-family homes). An average single-family unit would require impact fees and planning fees totaling \$13,057 plus school fees, which are applied

based on square foot. In addition, average building fees for single-family dwellings of \$14,029 create a total cost of approximately \$27,086 per unit.

An average large-scale multi-family development in a residential zone that did not include a development agreement, variance, or code change would require payment of approximately \$1,527 in planning fees for the project, as well as development impact fees calculated per unit. Because the cost of the development impact fees would be spread across the development, the cost per multi-family unit would depend on the number of units in the project. In general, the cost of multi-family units would be around \$21,210 per unit.

Government Code § 65583 requires that locally imposed fees do not exceed the estimated reasonable costs of providing the service. Furthermore, Government Code § 65583 requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact. Monterey Park abides by these requirements with respect to fees and exactions.

In addition to fees imposed by the City, developers must pay school impact fees, which are beyond the control of the City. Several school districts serve Monterey Park. School impact fees for residential units for the various districts were as follows:

- Montebello Unified School District      \$3.79/sq. ft. as of 6/3/2021
- Garvey Unified School District      \$4.08/sq. ft. as of 9/14/2020
- Alhambra Unified School District      \$3.79/sq. ft. as of 9/2018
- Los Angeles Unified School District      \$4.08/sq. ft. as of 3/2020

## Processing and Permit Procedures

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. Where possible, the procedure is expedited for affordable housing projects. The following discussion illustrates the City's development approval process.

Certainty and consistency in permit processing procedures and reasonable processing times is important to ensure that the development review/approval process does not discourage developers of housing or add excessive costs (including carrying costs on property) that would make the project economically infeasible. The City complies with requirements under California Permit Streamlining Act and makes all attempts to expedite permit processing. The City is committed to maintaining comparatively short processing times, although total processing times vary by project. Recent data show that average processing times for single-family and multi-family projects vary depending upon the size of the development and if a subdivision map is involved. For example, single family homes constructed on existing lots of record could be issued permits within 8 to 10 weeks, and multifamily complexes within three to four months. If subdivision processing is involved however, processing time could be extended an additional three to four months for entitlements due to required procedures and processing requirements associated with the Subdivision Map Act and depending on complexity of design and applicant's ability to move quickly through construction design and addressing project design issues. Furthermore, processing times may be substantially longer if an environmental impact report (EIR) is required.

In Monterey Park, applications are filed with the City Planner. The City Planner, or designee, identifies the required permits and process, based on the specific application. A typical single-family is required only to obtain building permits and design review approval from the City Planner.

For a typical rental apartment building that does not involve a subdivision, the applicant would be required to receive design review approval from the City Planner or – if applicable – the Planning Commission, and then the appropriate building permits. A typical multi-family development which would require a subdivision, is required to be approved by Planning Commission which also provides design review before the City issues building permits.

To assist developers as they navigate the permitting processes, the City streamlined the planning application process through consolidation of department responsibilities. Applications and materials are routed to all appropriate departments for review and comments. This includes Conditional Use Permits, Variance, Zone Changes, Code Amendments, and Subdivisions. However, the City also does not implement one-stop processing, as some projects require different departmental approvals before proceeding onto plan check. The City directs applicants to the Building and Safety Division, which determines which permits will be required for a proposed project, eliminating any confusion for the applicant. The Planning and Building and Safety Divisions and Public Works Department staff work closely together to ensure that the application process is completed smoothly and efficiently. In addition, the City has a self-certification process for associated building permits, which expedites the building permit process by allowing licensed professionals to certify building plans (MPMC Section 16.12.040).

### **Transparency in the Development Process**

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. Specifically, the Community Development Division (<https://www.montereypark.ca.gov/241/Planning>) webpage provides a zoning map, residential development standards, guidance for site plans and site improvements, and sample calculations for allowable dwelling unit density and Floor Area Ratio (FAR). The MPMC, plan review procedures, and forms and handouts, among other documents are available online. The City also has an online appointment system for scheduling review with Community Development Division staff. Although the information regarding fees, zoning, and development standards exists on the City's website, there is no website interface for parcel-specific inquiry. The City will evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) as part of Program 3 for Efficient Permit Processing and develop a new consolidated website interface, if necessary.

### **Permit Types**

#### **Conditional Use Permits**

A Conditional Use Permit (CUP) is an entitlement application which requires a public hearing and the adoption of specific findings, including:

- That the site is adequate in size, shape and topography for the proposed use;
- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;

- That the proposed use is deemed to be in accordance with the general plan objectives and the zoning regulations; and
- That the proposed use will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood in which it is proposed or any adverse effect on public health, safety, and general welfare.

The purpose and intent of the CUP is to ensure that these uses which are not permitted by right are located, planned, and used in such a manner as not to be detrimental to the abutting properties and to the community as a whole. A CUP may only be granted if the following findings, found in MPMC § 21.32.020, can be made:

- That the site is adequate in size, shape and topography for the proposed use including, without limitation, any required yards, walls, fences, parking and loading facilities, landscaping, setbacks, and other development standards required in the MPMC;
- That the site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use;
- That the proposed use is consistent with the General Plan, any applicable specific plan, and applicable law;
- That the proposed use will not create unusual noise, traffic, or other conditions that may be objectionable, detrimental, or incompatible with surrounding properties or other permitted uses in the City;
- That the proposed use will not have an adverse effect on the public health, safety and general welfare; and
- That the use applied for at the location set forth in the application is properly one authorized by conditional use permit pursuant to the MPMC.

These required findings are the same for all uses requiring a CUP. Residential uses requiring a CUP include boarding houses and large (more than six persons) community care facilities. A CUP is subject to public hearing before the Planning Agency. CUP findings do not create any undue burden or barrier for permit approval.

## ***Design Review***

Design review is accomplished by the City Planner and is required for the following projects:

- New commercial building.
- Expansion or conversion of an existing commercial or industrial structure.
- Construction or conversion of a structure to permit a mixed-use development.
- New single-family residential dwelling.
- Additions to single-family residential dwellings that will result in a total square footage of two thousand (2,000) square feet or more.
- New multiple residential development.
- Any proposed development in areas designated as MU-I, MU-II and MU-III

Applicants must show the following before a project is approved (as governed by Chapter 21.36 of the MPMC):

- The architecture and mass of new buildings and structures and modifications of existing buildings and structures are compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located.
- The design and architecture reflects the values of the community; enhances the surrounding environment; and harmonizes with its surroundings.
- The landscaping provides a visually pleasing setting for structures on the site.
- The design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.

Typically, a developer is required to submit preliminary site plans, elevations, and sections to the City for the site plan review.

This process is not considered a constraint on housing development.

## Environmental Constraints



Environmental constraints are a potential housing constraint, as they have the potential to limit the density and locations of housing developments due to various factors and hazards. A city's environmental setting and characteristics can greatly affect the feasibility and cost of developing

housing. The following section discusses potential environmental constraints to residential development in Monterey Park.

## Federal and State Environmental Protection Regulations

Federal and State regulations require an environmental review of certain proposed discretionary projects (e.g., use permits). Costs resulting from fees charged by local government and private consultants needed to complete the environmental analysis and from delays caused by the mandated public review periods are also added to the cost of housing and passed on to the consumer. However, these regulations help preserve the environment and ensure environmental quality for Monterey Park residents.

These regional plans and programs related to public safety included the State Seismic Hazards Mapping Act, the California Environmental Quality Act (CEQA), Title 24 of the California Code of Regulations (e.g., the CBC) and the Federal Emergency Management Agency (FEMA) Flood Insurance Program. In addition, other plans and programs are essential to ensuring that the City has strong, comprehensive, and compatible tools to guide development decisions. Also, pursuant to California law, the City has developed a comprehensive emergency response plan.

## Geologic and Seismic Hazards

Monterey Park lies within the Los Angeles Basin which is a region containing several active faults and therefore is subject to the risks and hazards associated with earthquakes. No active faults have been identified at the ground surface within City limits, nor have any Alquist-Priolo Earthquake Fault zones been designated. However, the City overlies a number of blind thrust faults. The faults are referred to as "blind" because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults have been named the Puente Hills thrust, the Elysian Park thrust and the East Los Angeles thrust (shallowest to deepest). The faults are capable of movement which could produce substantial ground shaking. Historically, hillsides in Monterey Park have experienced slope failure due to earthquakes. In particular, steep hillslopes along Abajo Drive failed as a result of the 1987 Whittier Narrows Earthquake and have continued to present concerns and threats to private properties and public streets. Steep slopes within the City present major impediments to the development of housing on many of the city's vacant lots.

Seismic risks associated with both regional fault systems and the local blind thrust faults underlying Monterey Park emphasize the need to ensure that all new development projects and the retrofit of existing structures, incorporate appropriate design features to guard against widespread property damage and loss of life in the event of an earthquake. Unstable soils on steep slopes may fail under the stress of a tremor. In locations where high groundwater levels interact with loose, unconsolidated soils, a condition called liquefaction can occur, whereby such soils lose cohesion - and their ability to support structures - when subjected to strong ground motion. Liquefaction does not represent a hazard in Monterey Park because groundwater levels are low.

## Flood Hazards

No part of the City of Monterey Park lies within a 100-year flood zone, as identified by the Federal Emergency Management Agency (FEMA). The only flood hazards of concern involve Garvey Reservoir

and the Laguna Basin. A major seismic event has the potential result in dam failure or seiche conditions at these facilities. A seiche can occur as a result of ground vibrations initiating water wave motion. If wave amplitude is high enough, the water may slosh over the shore or barrier containing the water body and flow onto surrounding properties. Dam failure could also result in inundation for the Garvey Reservoir and Laguna Basin. Garvey Reservoir lies impounded behind a north dam and a south dam. MWD completed a substantial overhaul of the facility in 1999 to address seepage and ensure overall reservoir integrity. The state Department of Conservation, Division of Dam Safety conducts periodic dam inspections to verify the dams' ability to withstand seismic stresses. In the unlikely event of a conjectured catastrophic failure at Garvey Reservoir, properties to the north and south could be flooded. The estimated average flood depth is five feet. Failure of the north dam would create two flood zones:

- The first affecting the steep, undeveloped valley immediately east of the reservoir
- The second flowing north, impacting properties roughly between Alhambra and New Avenues to Garvey Avenue

If the south dam failed, flood waters of average depth six to seven feet would cascade down the slope bank and into the residential neighborhoods below. At the Pomona Freeway, the water would spread laterally along the north side of the freeway before flowing through freeway undercrossing.

## Excessive Noise

Noise in Monterey Park results primarily from street and freeway traffic and aircraft overflights. Industrial and commercial activity occurs largely within enclosed buildings and thus such activity does not generate excessive noise levels. Localized sources include typical residential neighborhood sounds such as lawnmowers, children at play, and barking dogs. The City regulates localized noise through the MPMC. Noise becomes a concern when it consistently interferes with a person's ability to conduct his or her everyday work and recreation activities. For example, residents exposed to constant freeway noise might find using their backyard less than enjoyable. Similar noise sensitive uses like hospitals and schools may also find freeway noise disruptive to indoor and outdoor activity. Residents in homes beneath airport flight paths endure irksome, although not hazardous, noise levels.

The planning for future land uses in Monterey Park requires that potentially problematic sources of noise be identified and that noise / land use conflicts be avoided to the extent possible, given the built-out character of the community. New residential development must comply with Title 24 standards. Title 24 of the California Code of Regulations establishes standards for interior noise levels for new residential development, requiring that sufficient insulation be provided to reduce interior ambient noise levels to 45 CNEL. Since land use patterns in Monterey Park are well established, little opportunity exists to relocate noise-sensitive uses to areas with lower ambient noise levels. Also, land use policy encourages new housing development within mixed use areas along Garvey Avenue (between Garfield and New Avenues), where the 65 CNEL noise contour extends from approximately 183 to 194 feet from the street center line.

Air traffic into and out of Los Angeles International Airport, located 25 miles west of Monterey Park, follows an east-west route directly over the middle of the City. Outbound aircraft in particular represent an intrusive noise source. Impacted uses include residential neighborhoods, three public elementary schools, Monterey Park Hospital on Atlantic Avenue, and several churches.

The Federal Aviation Administration has exclusive jurisdiction over aircraft and air traffic patterns. The FAA's regulations supersede all state and local attempts at regulation. Consequently, redirecting aircraft

and air traffic patterns can only be accomplished with changes to FAA regulations. Together with surrounding cities, Monterey Park must continue to impress upon federal representatives the need to improve aircraft noise standards and ensure that impacts created by airports are equally shared throughout the Los Angeles basin.

## Hazardous Materials

The Health and Safety Code defines a hazardous material as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or to the environment. In Monterey Park, commercial and industrial businesses that use hazardous materials include dry cleaners, film processors, auto service providers, landscape contractors, and computer component manufacturers, among others. Residences also generate household hazardous wastes in the form of paints, thinners, pesticides, fertilizers, etc.

Beginning in 1948, landfilling operations began at a 190-acre site in the southeast portion of the City. The site, which was made up of a north parcel and south parcel, was purchased in 1952 by Operating Industries, Inc. (OII). Construction of the Pomona Freeway in 1968 physically divided the landfill into two areas. Over the years, many different types of residential, commercial, and hazardous wastes were deposited into the landfill. In 1984, the landfill, still owned by OII, stopped accepting wastes, and the site was placed on the EPA's National Priority List two years later.

Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act (known as CERCLA), the EPA has worked with Monterey Park and neighboring cities to develop long-term remediation for the site. Cleanup is concentrated on soil, groundwater, and leachate contamination. (Leachate forms from liquid industrial wastes as they mix with water and percolate into the soil.) Expected to continue until at least the year 2040, cleanup efforts include landfill cover and gas control systems, and specifically a leachate treatment plant and landfill gas treatment system that collects and destroys landfill gases.

The 45-acre north parcel was impacted to a much lesser degree from landfill operations than the south parcel. As a result, development of this parcel with commercial uses is possible. The area designates North Garfield Avenue as Commercial. Since the south parcel will not be fully remediated for many years, land use policy dictates that the site maintain an open space status until such time the site is considered "clean."

## Hazardous Waste Regulations

Hazardous waste generators and users in the City are required to comply with regulations enforced by several federal, state, and county agencies. The regulations aim toward reducing risk associated with human exposure to hazardous materials and minimizing adverse environmental effects. The City's Fire Department coordinates with the Health Hazardous Materials Division of the Los Angeles County Fire Department to ensure appropriate reporting and compliance.

## Emergency Management System Preparation

Despite all efforts to guard against health risks associated with hazardous materials, such materials can be released accidentally into the environment as a result of a natural disaster or improper storage and handling. The City's Standardized Emergency Management System, or SEMS, allows the City to react quickly and specifically to any hazardous materials accident, with the Fire Department leading the response team. The SEMS includes provisions for the Fire Department to maintain records of all

hazardous materials stored and used at businesses in the community, thus ensuring appropriate response to any individual incident.

To address household hazardous wastes, the City cooperates with Los Angeles County to sponsor programs that heighten community awareness of household hazardous wastes and the importance of proper storage and disposal.

## Solid Waste

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. Specifically, the act required cities and counties to identify measures to divert 25 percent of the total solid waste stream from landfill disposal by the year 1995 and 50 percent by the year 2000. The state has continued to refine program goals and work toward preserving land resources for productive uses, not landfills.

The City's General Plan identifies programs the City has and will continue to implement to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials, and City purchasing practices that minimize production of excess packaging materials. Implementation of programs identified in the General Plan and recommendations made by the Recycling Task Force will help the City to achieve its goals.

## Infrastructure Constraints



Factors that could constrain new residential construction are the cost and accessibility of adequate infrastructure such as street upgrades, water and sewer lines, lighting, etc. All utilities are required to serve and support residential development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is generally borne by developers, thereby increasing the cost of new construction.

## Wastewater Collection and Disposal

City residents depend upon reliable wastewater systems to protect public health. The wastewater collection system, maintained by the Maintenance Services Division, is comprised of 11 subsystems, each of which outlets into regional transmission mains operated by the Sanitation Districts of Los Angeles County. Around East Los Angeles Community College, wastewater lines outlet into a collection system under the jurisdiction of the Los Angeles County Department of Public Works.

The 1996 Sewer Master Plan identified and recommended means to address City wastewater system needs through the year 2016. Monterey Park updated the 1996 Sewer Master Plan with a Wastewater Collection System Master Plan and found that 1996 sewer master plan flow analysis was correct and still valid. Per the Plan, the City continues to maintain and upgrade the system as demand warrants.

## Water Service

In the desert-like conditions of Southern California, water is a precious resource. Historically, growth throughout the region has been supported by imported water supplies, as local resources often fall far short of meeting urban water demands. Monterey Park represents an anomaly in that the City relies solely upon local groundwater supplies to meet customers' needs. For emergencies, the City can turn to the Metropolitan Water District of Southern California and the California Water Services Company.

The 1996 Water Master Plan identifies several concerns with the City's aging water production and transmission system, as well as deteriorating water quality conditions at selected wells, where concentrations of volatile organic compounds (VOCs) have risen over the years. The Water Master Plan outlines a phased program to address water line maintenance and replacement needs, to accommodate a gradual population increase, and to avoid VOC problems into the future.

## Storm Drains

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20 percent is managed by the Los Angeles County Department of Public Works. The storm drain system handles run-off of storm water from all streets and parking facilities.

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## 4. Housing Resources

This chapter documents the methodology and results of a housing sites inventory analysis conducted to demonstrate the City of Monterey Park's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City of Monterey Park are also discussed in this chapter.

### Future Housing Needs

California law requires each community to play a role in achieving its region's housing needs. A jurisdiction must demonstrate in the Housing Element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Monterey Park's land inventory in meeting future housing needs.

### RHNA Requirement

This update of the City's Housing Element covers the planning period of October 2021 through October 2029 (also referred to as the 6th Cycle Housing Element update). Within the Housing Element, Monterey Park must identify adequate land with appropriate zoning and development standards to accommodate its regional housing needs. Monterey Park's share of the regional housing need is allocated by SCAG through a process known as the Regional Housing Needs Assessment (RHNA) and is based on recent growth trends, income distribution, and capacity for future growth.

Monterey Park's share of regional future housing needs between October 2021 and October 2029 is 5,257 units. This allocation is distributed into five income categories, as shown below in Table 4-1. The RHNA allocation includes a fair share adjustment that distributes units by set income categories to meet the State mandate to reduce over-concentration of lower income households in historically lower-income communities in the region.

Table 4-1 Monterey Park Housing Needs for 2021-2029

Income Category (% of Los Angeles County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low	653	12.4%
Very Low (< 50% of AMI)	671	12.7%
Low (51 to 80%)	822	15.6%
Moderate (81% to 120%)	848	16.1%
Above Moderate (> 120%)	2,263	43.0%
<b>Total</b>	<b>5,257</b>	<b>100.0%</b>

Source: Final Regional Housing Needs Allocation, SCAG, 2021

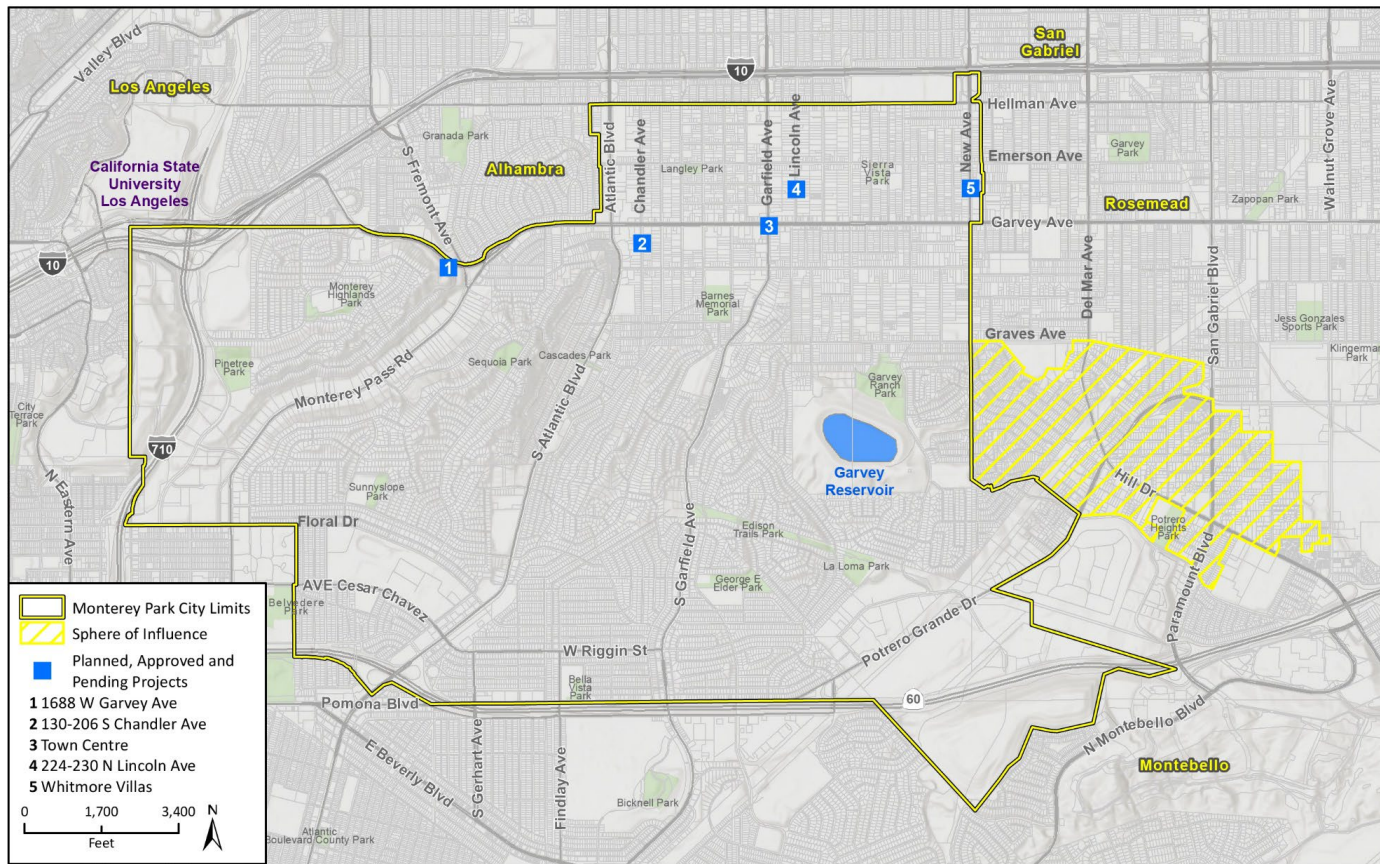
\* The City has a RHNA allocation of 1,324 very low-income units (extremely low-income units and very low-income units). Pursuant to California law (AB 2634), the City must project the number of extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 33.0% of City households earned less than 50 percent of the AMI. Among these households, 49.3 percent earned incomes below 30% (extremely low). Therefore, the City's RHNA allocation of 1,324 very low-income units was distributed as 653 extremely low and 671 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, California law does not mandate the separate accounting for the extremely low-income category.

## RHNA Units Planned or Approved (2021)

Housing units approved, permitted, or in receipt of a certificate of occupancy as of June 30, 2021, can be credited towards meeting the City's RHNA for the next planning period. These units can count towards the RHNA based on affordability and unit count provided it can be demonstrated that the units can be built within the planning period of October 2021 through October 2029. Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Based on Los Angeles regional market rents and sales prices, apartments and condominiums/ townhomes are typically affordable to moderate income households. Single family homes are generally affordable only to above moderate-income households. Subsidized housing developments that offer housing at below market rates are made affordable to lower income households.

Current planned and approved projects in Monterey Park achieve an average density of approximately 62 units per acre and collectively achieve 93 percent of the maximum density allowed on the sites. Three of the five planned and approved projects include market-rate residential units affordable to residents in the above moderate-income category. The projects The remaining two projects, located on 1688 W Garvey Avenue and South Chandler Avenue, will include be comprised completely senior residential units affordable to seniors of affordable, deed-restricted units in the lower income category and both and achieve 100 percent of their maximum allowable density. Four of the projects are located in the northern portion of the City with and propose a mix land uses of high-density residential and mixed-retail commercial uses. Table 4-2 identifies the approved or pending projects that are credited towards meeting the City's RHNA. The locations of these projects are symbolized with the corresponding Map ID numbers on Figure 4-1.

Figure 4-1 Planned or Approved Projects



Basemap provided by ESRI and its licensors © 2021.

Fig 1 Planned, Approved and Pending Projects

Table 4-2 Monterey Park Planned, Approved, and Pending Units (2021)

Map ID	Project Name	Proposed Land Use	Zoning	Max Units Allowed	Units Achieved	Density Achieved (units per acre)	% Max Units Achieved	Income Category
<del>1</del>	<del>1688 W Garvey Ave.</del>	<del>Low-Density Residential</del>	<del>SP</del>	<del>16</del>	<del>16</del>	<del>12.5</del>	<del>100%</del>	<del>Above Moderate/Lower</del>
2	130-206 S. Chandler Ave.	High density residential	R-3	40	40	100.0	100%	Lower
3	Town Centre	High density residential and retail	C-B, P-D	109	100	161.3	92%	Above Moderate
4	224-230 N. Lincoln Ave.	High density residential	R-3	11	10	13.0	91%	Above Moderate
5	Whitmore Villas	High density residential	R-3	70	63	22.5	90%	Above Moderate
<b>Total</b>				<b>246</b>	<b>229</b>	<b>61.9 (average density)</b>	<b>93%</b>	

Commented [SS2R1]: Yes, they are

Commented [JM1]: City - please confirm if these 16 units are deed restricted.

\* Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project.

## Accessory Dwelling Units (ADU)

An ADU is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multi-family residence. Due to its small square footage, it could provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. In some cases, ADUs can be used as a short-term rental unit, providing supplemental income for the property owner. Recent trends in Monterey Park indicate that the number of ADU permit applications have been increasing.

The City of Monterey Park permitted three new ADU units in 2017, nine new ADU units in 2018, four new ADU units in 2019, and four new ADU units in 2020. During the first six months of 2021, the City has received three to five new ADU inquiries a week and has issued permits for 16 ADUs. This rapid increase in ADU permits is likely due to recent California legislation that makes it easier to build and permit ADUs on single-family and multi-family zoned property. For example, Monterey Park adopted an ordinance that amended the City's existing zoning regulations for ADUs.<sup>1</sup> ADU zoning regulations include the following:

- ADUs created by converting a garage, carport, or covered parking structure does not trigger a requirement for new off-street parking spaces
- No requirements on minimum lot size
- Standard setback requirements are reduced, as follows:
  - Rear yard setback is decreased from minimum 15 feet to not more than four feet
  - Side yard setback is decreased from five feet to not more than four feet
- Maximum and minimum square footage for ADUs is established
- Total number of ADUs per lot are limited

Monterey Park also created an ADU use-permit process, which:

- Eliminates owner-occupancy requirements for ADUs (until January 1, 2025, which is when the California law expires)
- Reduces the maximum application review time from 120 days to 60 days
- Establishes impact fee exemptions or limitations based on the size of the ADU. ADUs up to 750 square feet are exempt from impact fees and impact fees for an ADU of 750 square feet or larger must be proportional to the relationship of the ADU to the primary dwelling unit
- Authorizes a reasonable construction fee (if applicable) and inspection fee.

Given the increased interest in ADUs in 2021, it is reasonable to assume that the City will permit significantly more ADUs than in previous years. Conservatively assuming that annual permits will average 16 units per year, the City assumed that a total of 128 ADUs will be permitted between 2021 and 2029. Based on SCAG's regional ADU affordability analysis for Los Angeles County, it is assumed that 53 percent of units would be affordable for lower-income, 9 percent would be affordable for moderate-income, and 38 percent would be affordable for above moderate-income.

<sup>1</sup> City of Monterey Park. 2020 Chapter 21.50 Accessory Dwelling Units.  
<https://www.montereypark.ca.gov/DocumentCenter/View/11251/09-16-2020-Agenda-Item-4A---Ordinance-adding-Chapter-210-entitled-Accessory-Dwelling-Units-to-the-MPMC?bidId=>

## Planning for Remaining RHNA

Table 4-3 shows the remaining RHNA after subtracting units that are pending or approved as of June 30, 2021, and the number of ADUs assumed to be permitted between 2021 and 2029.

Table 4-3 Remaining 2021-2029 Share of Regional Housing Needs for Monterey Park

Income/ Affordability Category	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Lower	2,146	56	68	2,022
Moderate	848	0	12	836
Above Moderate	2,263	173	48	2,042
<b>Total</b>	<b>5,257</b>	<b>229</b>	<b>128</b>	<b>4,900</b>

After accounting for units planned and approved as of June 30, 2021, and anticipated ADUs, there is a remaining need of 4,900 units. This total includes 2,022 lower-income, 836 moderate-income, and 2,042 above moderate-income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of 4,900 units.

## Residential Sites Inventory

### ~~Vacant and Nonvacant Properties~~

### Density and Size Requirements

California law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the regional growth. California law has established “default” density standards in estimating potential units by income range:

- A density standard of 0 to 14 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category;
- A density standard of 15 to 29 units per acre (primarily for medium density multi-family developments) would facilitate housing in the moderate-income category; and
- A density standard of 30 or more units per acre (primarily for higher density multi-family developments) would facilitate housing in the lower income category.

In addition to default density standards, the California Legislature established size requirements for parcels intended to support the development of lower income units. Very small parcels, even when zoned for high densities, may not facilitate the scale of development required to access competitive funding resources. Conversely, typically lower-resource affordable housing developers may be unable to finance the scale of project necessitated by very large parcels. Government Code §

65583.2 establishes that sites between 0.5 and 10 acres in size which are zoned for residential development at greater than 30 units per acre are suitable for lower-income projects.

## **Site Selection and Capacity Methodology**

### **Site Selection Methodology**

When identifying potential capacity for more development, geospatial data was used to identify vacant and nonvacant properties within the City. Nonvacant parcels were chosen as sites likely to be redeveloped during the next eight years based on the following site selection criterion:

Site selection criterion includes:

- **Improvement-to-Land Value Ratio:** A parcel's improvement-to-land value ratio (ILV) can help identify properties that are potentially underutilized. A ratio of less than 1.0 indicates that the land value itself has a higher value than the improvements built on that land. These underutilized parcels represent opportunities for property owners and developers to invest in further improvements that increase the overall value of the property. Approximately 60 percent of the units identified on the Sites Inventory are on sites with an ILV of less than 1.0. The Sites Inventory includes ILV calculations for each opportunity site.
- **Existing use vs. zoned use:** A comparison of the current use of a site to the use for which it is officially zoned can identify underutilized or non-conforming properties. For example, a parcel currently occupied by a parking lot or single-family home which is zoned for high density housing or a single-story commercial development which is zoned for mixed-use represents an opportunity for the property owner to convert the property to a higher value use.
- **Age of structure:** The age of a structure is useful in demonstrating likelihood of a site to redevelop. New construction on a site indicates that a property owner is unlikely to invest in additional improvements or redevelop the site in the near future even though other factors may indicate a higher likelihood of redevelopment. Sites with structures less than 20 years old are not being considered as opportunity sites. Structure age for each opportunity site is included on the Sites Inventory.
- **Floor-to-area ratio:** Low floor-to-area ratios (FAR) indicate underutilization especially in downtown areas or upzoned commercial corridors. Any potential development on parcels with higher FAR buildings may incur higher land acquisition and demolition costs and were not included. A FAR of less than 1.0 indicates that the parcel might not be built out to its full potential. FAR calculations are included on the Sites Inventory for opportunity sites with existing nonresidential uses.
- **Ownership patterns:** Properties owned by a single entity are more likely to be consolidated and/or redeveloped when compared to a project that necessitates purchase of property from multiple owners. Similarly, when land is publicly owned, the City can more easily negotiate the development of affordable housing. Only contiguous opportunity sites with common ownership were considered for lot consolidation.
- **Likelihood of redevelopment:** Sites were identified if they align with local and regional development trends. Uses such as surface parking and marginally operating commercial uses have a high likelihood of redevelopment. Sites with existing multi-family uses are less likely to redevelop and are not being considered as opportunity sites.

- **Proximity to transit:** Sites in close proximity to transit allow residents to have more mobility. Sites were generally identified in areas with access to public transportation and main arterials in the northern portion of the City surrounding North Garfield Avenue and West Garvey Street. This area is designated a Priority Growth Area (PGA) as part of SCAG's 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy. PGAs are where the majority of the region's growth will occur, and funding opportunities exist to support housing development in those areas.<sup>2</sup>
- **Community input:** As part of the public outreach effort for this housing element update, the public was given opportunity to comment on the Sites Inventory during virtual public workshops and through a participatory mapping exercise. As part of the mapping exercise, participants were able to rank the suitability of housing sites and provide feedback. As a result of the input provided for the participatory mapping exercise, five housing sites that were considered to be poor candidates due to the risk of displacing existing multifamily development were removed from the Sites Inventory.

### **Floor Area Ratio Standards**

Monterey Park's Land Use Element specifies that the City must create a buffer between low-density residential neighborhoods adjacent to higher intensity development. This resulted in the identification of areas suitable for higher density development to act as a buffer between incompatible developments. These areas enable the City to identify numerous sites that have the capacity to allow for more development. Sites identified in Appendix B follow Monterey Park's General Plan Land Use Designations (Table 4-4) and zoning code standards (Table 4-5). The MPMC will be revised to be consistent with the City's recently updated Land Use Element (Program 7XX).

<sup>2</sup> Southern California Association of Government. 2020. 2020–2045 Regional Transportation Plan/Sustainable Communities Strategy. <https://scag.ca.gov/read-plan-adopted-final-plan>

**Table 4-4 Monterey Park General Plan Land Use Designations, and Density and Floor-to-Area Ratio Standards**

<b>Land Use Designations</b>	<b>Primary Uses</b>	<b>Other Permitted Uses</b>	<b>Residential Density</b>	<b>Floor-to-Area Ratio</b>
Low Density Residential	One residential unit per lot, with private open space	Schools, public assembly uses, public utilities, home occupations, and similar uses per zoning regulations	0-8.0 units/acre	None
Medium Density Residential	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	8.1-16.0 units/acre	None
High Density Residential	Attached or detached residential units, with private and common open space	Schools, public assembly uses, public utilities, community care facilities, home occupations, and similar uses per zoning regulations	16.1-30.0	None
Mixed Use	Broad range of retail and service commercial uses, hospitality, entertainment, medical, professional offices, and residential uses. Residential permitted as stand-alone use, except where ground-floor commercial uses are required.	Schools, public assembly uses, public utilities, community care facilities, and similar uses per zoning regulations	No density maximum to provide flexibility in unit types and sizes.	1.50 FAR per 50 feet - 2.50 FAR/ per 75 feet

**Table 4-5 Monterey Park Zoning Districts and Density and Floor-to-Area Ratio Standards**

Zoning Districts	Allowable Uses	Residential Density	Floor-to-Area Ratio
R-1	Low density residential units with one dwelling permitted per legal lot	Up to 8 dwelling units per acre	None
R-2	Medium density residential housing either as attached or detached multi-family units	Up to 16 dwelling units per acre	None
R-3	High density residential housing either as attached or detached multi-family units	Up to 25 dwelling units per acre	None
MUI	Residential uses, retail uses such as restaurants, and non-retail uses such as professional and medical offices	30-50 dwelling units per acre (depending on provision of pedestrian amenities and geographic location)	0.65 to 2.25 (depending on provision of pedestrian amenities and geographic location)
MUII	Residential uses, retail uses such as restaurants, and non-retail uses such as professional and medical offices	12-30 dwelling units per acre (depending on provision of commercial uses)	0.5 -1.25

## Recycling Trends

To further justify housing opportunity sites included in the Residential Sites Inventory, example developments have been identified in Monterey Park and adjacent cities to show demonstrate recycling trends occurring in the region. Recycling land is desirable to help achieve the Legislature’s goal of alleviating California’s identified housing crisis. According to California’s Department of Housing and Community Development, during the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.<sup>3</sup> The lack of supply and high rent costs suggests that ~~unit~~ land recycling activities is a method to consider when addressing housing needs.

Identified projects share many characteristics with selected opportunity sites including zoning, lot size, previous use, geographic location, and potential for lot consolidation. These projects show strong trends for converting the following uses to high-density residential:

- Commercial office space
- Underperforming retail space
- Surface parking
- Restaurants
- Auto repair shops
- Religious institutions
- Motels
- Older or substandard single-family homes

Recycling activities are also more likely to occur on sites zoned for mixed-use. Development trends in the City show that a vast majority of mixed-use zoned projects have a residential component with a marginal representation or square footage being devoted to commercial use. None of the proposed mixed-use zoned projects are 100 percent devoted to non-residential purposes. Therefore, it can also be reasonably assumed that further residential development would continue

<sup>3</sup> California Department of Housing and Community Development. 2020. Addressing a Variety of Housing Challenges. <https://www.hcd.ca.gov/policy-research/housing-challenges.shtml>.

to occur in areas zoned mixed-use to accommodate both residential and non-residential uses. It is anticipated that development in mixed-use zones will integrate residential development where nonresidential and low-density residential uses are present, providing additional housing in higher-resource areas with greater access to transportation and jobs.

The City will work to continue this trend by facilitating the development of mixed-use projects by offering development incentives and working with developers to discuss housing development opportunities in areas designated for mixed-use (Program 11). Additionally, the City will promote affordable housing development in the high resource areas of the City and consider adopting an Inclusionary Housing Program which would facilitate the development of affordable units in the City (Program 15).

### **Local Development Trends**

Most properties in Monterey Park are developed; any recent development relies on redevelopment of underutilized properties or underperforming commercial sites, and consolidation of existing small lots. Examples of recent recycling trends in Monterey Park include the following:

- The proposed project located at 130-206 South Chandler consists of a consolidation of three parcels (APNs: 5157-004-021, -020 and -019) to construct a 40-unit subsidized senior housing development affordable to seniors with limited funds. As a condition of approval for senior housing development, the property owner must enter into a covenant that the development is used only for senior housing for a minimum period of fifty-five years. The covenant must set forth the limitations on occupancy, residency, or use on the basis of age. The existing lot located at 206 S Chandler Avenue is 17,760 square feet and currently contains 8 residential units. The adjacent lots located at 130 and 202 S Chandler are 8,160 and 9,600 square feet, respectively, and have remained vacant for over 10 years. Combined, the 3 lots will comprise a total area of 35,520 square feet. The proposed development will reflect a change in density from 10 units per acre to 49 units per acre.

Entitlement Status: All approvals granted, currently in Plan Check with an anticipated construction start date in Winter 2022.

- The proposed project located at 420 North Atlantic Boulevard seeks to construct a 5-story 154,048 square foot mixed-use development including 102 hotel rooms, a 4,061 square foot restaurant and 84 residential units. Previously, the site was developed with a two-story, 16,226 square foot motel built in 1978, and a 15-unit two story apartment building built in 1961. The proposed mixed-use project will utilize an adjacent vacant parcel and encompass a total lot area of 1.7 acres. The proposed development will reflect a change in residential density from 9 units per acre to 49 units per acre.

Entitlement Status: Permits have been issued and construction is nearing completion for the residential component. Occupancy is expected to occur in Spring 2022.

- Whitmore Villas is a proposed project located toward the northeast border of Monterey Park at the corner of N New Ave and Whitmore Street. The project would create 82,707 square feet of residential and a 63-unit condominium complex. In addition, the development would construct 166 parking spaces, including 46 enclosed garage parking spaces, 8 surface parking spaces, and 112 underground garage parking spaces, which would exceed the City's parking standards. Before 2018, the site was a school that closed in 2017. That previous development was demolished in 2018, and the entire site was rough graded. The proposed development will achieve a residential density of 23 units per acre.

Entitlement Status: All approvals granted, currently in Plan Check with an anticipated construction start date in Winter 2022.

- Celadon is a proposed project located in the downtown area of Monterey Park, at the southeast corner of Garfield and Garvey Avenues. The project would create 71,366 square feet of retail/commercial and restaurants and a 109-unit condominium complex. Residential units will be located on the 3<sup>rd</sup> thru 5<sup>th</sup> floors of the proposed building. The property is 95,428 square feet in size and consists of six parcels. The site currently includes a row of single-story retail stores facing Garvey Avenue, a City-owned paved parking lot, a dentist's office, a 16-unit apartment building, and a vacant lot. The proposed development will reflect a change in density from 16 units per acre to 69 units per acre.

Entitlement Status: Approved by City Council in October 2021, currently preparing plans to submit for Plan Check.

- The 808 West Garvey Avenue proposed project is located at the southwest corner of Garvey Avenue and Atlantic Boulevard. The project will have two levels of restaurant and retail/commercial spaces, 148 hotel rooms, 98 residential apartment units, and 444 parking spaces. Currently, four of the seven properties are vacant, and three are developed with vacant dilapidated residential dwellings.

Entitlement Status: Applicant working with Planning Division Staff on project redesign to include more residential units. Entitlements anticipated to be completed by Fall 2022.

### ***Regional Development Trends***

Table 4-7 lists recent residential development in Alhambra, Rosemead, and San Gabriel. These cities closely resemble Monterey Park's housing market. Development trends show a documented track record of high-density mixed-use projects, lot consolidation, affordable housing on small sites, and redevelopment of uses similar to the opportunity sites found on Monterey Park's Sites Inventory.

**Table 4-6 Residential Development in Alhambra, Rosemead, and San Gabriel**

<u>Locality</u>	<u>Project</u>	<u>Previous Uses</u>	<u>Zoning</u>	<u>Achieved density (units per acre)</u>	<u>Acres</u>	<u>Total Units</u>	<u>Percent Affordable</u>	<u>Lot Consolidation</u>
Alhambra	Mariposa	Surface parking	MU	119.0	0.42	50	100%	--
Alhambra	103 N Chapel Ave.	Parking structure	MU	138.5	0.32	44	100%	--
Alhambra	Monterey Bay Square	Restaurant, retail, surface parking	MU	42.8	1.45	62	--	5 parcels
Alhambra	123 Chapel Ave.	Commercial	MU	39.8	0.93	37	--	--
Alhambra	101 – 107 Chapel Ave.	Community center	MU	40.0	0.70	28	--	3 parcels
Rosemead	7419-7459 Garvey Ave.	Vacant	MU	102.7	3.68	378	--	7 parcels
Rosemead	7801-7825 Garvey Ave	Bar, vacant	MU	52.6	1.14	60	--	6 parcels
Rosemead	8002-8026 Garvey Ave	Surface parking	MU	67.7	1.61	109	--	11 parcels
Rosemead	8408 Garvey Ave	Restaurant	MU	40.0	1.15	46	18%	5 parcels
Rosemead	8449 Garvey Ave	Residential, auto repair	MU	41.2	0.85	35	21%	2 parcels
San Gabriel	101 W. Valley Blvd.	Restaurant, surface parking	MU	39.0	2.23	87	--	--
San Gabriel	101 E. Valley Blvd	Religious institution, surface parking	MU	94.2	0.86	81	--	--
San Gabriel	850-860 E. Valley Blvd.	Commercial	MU	55.7	0.88	49	--	--
San Gabriel	400-420 W. Valley Blvd.	Auto repair	MU	47.7	2.60	124	--	--
San Gabriel	300 E. Valley Blvd.	Commercial	MU	65.4	0.78	51	--	--

## Realistic Development Capacity

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the sites inventory assumed ~~80-75~~ percent of the maximum allowable density of all parcels, instead of the full development potential allowed under the applicable zoning district. This assumption is based on historical development patterns and is necessary to accommodate for a variety of site-specific factors that cannot be evaluated until a development proposal is brought to the City for review. This is a conservative assumption when compared to the five ~~planned or approved pipeline~~ projects which achieved on average ~~95-3~~ percent of the maximum allowable density. ~~Although there are instances in which sites are developing at above 80 percent maximum allowed density, the analysis conservatively assumed no parcel would develop at a maximum capacity greater than 80 percent of the maximum capacity. This assumption is consistent with regional development trends and sites analyses of surrounding jurisdictions.~~

~~The City relies on the recently adopted Mixed-Use General Plan designation to accommodate half of its total housing units and nearly 70 percent of the lower income RHNA allocation. The Mixed-Use designation does not have a density maximum, so mixed-use project examples were used to realistically assume the unit capacity of mixed-use sites. For the sites designated for mixed-use, the allowable density was assumed to be ~~35-40~~ dwelling units per acre and would be developed with both residential and commercial uses. These assumptions are based on This is a conservative assumption when compared to local and regional development trends in the City that show mixed-use projects reaching densities between ~~50-40~~ and ~~70-140~~ dwelling units per acre (see Table 4-7).~~

~~These are historical development patterns and are necessary to accommodate for a variety of site-specific constraints that would reduce the ability for property owners to meet the maximum allowed density allowance. For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot.~~

~~Monterey Park is largely built out and will predominately rely on redevelopment of nonvacant sites in the City to meet its RHNA allocation. A total of 5,262 residential units can be accommodated on vacant and nonvacant sites in the City based on residential densities and floor area ratio standards per existing land use designations and zoning districts. Five hundred and ninety-five of these units occur on 44 sites being reused from the 5<sup>th</sup> Cycle Housing Element. The sites are located in the following General Plan land use designations: Low Density Residential (LDR), High Density Residential (HDR), and Mixed Use (MUI and MUII) and the following zoning districts: R-1, R-2, R-3, MUI and MUII.~~

~~A majority of sites identified on the Sites Inventory are zoned R-3, which has a maximum density of 25 dwelling units per acre. This zoning district does not reach the default density of 30 dwelling units per acre to facilitate lower income units. Therefore, the City will amend the Monterey Park Municipal Code if required to allow 30 dwelling units per acre in the R-3 zone to accommodate the City's lower income RHNA (Program 7). Lower income units would be accommodated in R-3 and Mixed Use zones. Figure 4-2 identifies the location of the vacant and nonvacant residential sites.~~

## Key Findings

[Based on the methodology described above, opportunity sites were identified in Monterey Park. A discussion of these opportunity sites are provided below.](#)

### Previous Cycle Sites

Vacant parcels from both the 4<sup>th</sup> and 5<sup>th</sup> Cycles and nonvacant parcels from the 5<sup>th</sup> Cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects with that have at least 20 percent of the units set aside to be affordable for lower-income households to be allowed by-right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). The Sites Inventory indicates that 19 Nineteen of the nonvacant opportunity sites identified on the Sites Inventory with capacity for lower income units were used in the City's 5<sup>th</sup> Cycle Housing Element, that were used in during the 5<sup>th</sup> Cycle with capacity for lower income were used in the prior housing element. Program 10 is included to rezone previous cycle sites identified for lower-income development consistent with Government Code § 65583.

### Lower-Income Sites

Monterey Park is largely built out and will predominately rely on redevelopment of nonvacant sites to meet its RHNA allocation. A total of 5,267 residential units can be accommodated on vacant and nonvacant sites in the City based on residential densities and floor area ratio standards of existing land use designations and zoning districts. All sites are located in the following General Plan land use designations: Low Density Residential (LDR), High Density Residential (HDR), and Mixed Use (MU) and the following zoning districts: R-1, R-2, R-3, R-S, C-B, C-S, GVS-S, and N-S.

Nearly half of the City's lower income units are accommodated on sites zoned R-3, which has a maximum allowable density of 25 dwelling units per acre. Of the zoning districts that allow only residential, R-3 allows and is the highest residential densities in the City's densest residential zone. However, This zoning district R-3 does not meet reach the minimum default density of 30 dwelling units per acre to facilitate lower-income units per Government Code § 65583.2. Therefore, the City will amend the Monterey Park Municipal Code to allow 30 dwelling units per acre in the R-3 zone to more effectively accommodate the City's lower income RHNA (Program 7). Increasing the R-3 density to 30 dwelling units per acre is consistent with the City's Land Use Element.

### Mixed-Use Sites

The remaining lower income units are accommodated on sites that allow for mixed-use. Lower-income units not on sites zoned for R-3 are accommodated on sites designated for Mixed-Use. These sites are located within the following zones that allow for a mix of residential and commercial uses: R-S, C-B, C-S, and GVC-S. These zones do not have a maximum allowable residential density. Recent local development trends indicate that all projects in the Mixed-Use area develop with at least a portion of the site dedicated for residential use. The Sites Inventory includes a buffer of 15 percent for lower-income units to accommodate the potential loss of residential capacity due to commercial development on mixed-use sites. Because the Sites Inventory accommodates over 50 percent of lower income units on sites designated for mixed-use, the MPMC will be revised to allow 100 percent residential use projects in the mixed-use zone and require that residential use occupy at least 50 percent of the total floor area of a mixed-use project (see Program 7).

Additionally, two opportunity sites located in areas designated for Mixed-Use (APNs 5255008900 and 5257012941) are owned by the City. These two sites will likely develop with both residential and nonresidential uses. The City will advocate that any development applications for these sites will include an affordable housing component.

**Commented [RS3]:** Note to City - using this language in keeping with HCD direction. City to confirm

**Commented [JM4]:** Need evidence to back this up. Steve said 0% of projects in the MU develop with 100% nonresi. HCD suggests looking at all development in the zone to get a percentage of projects that develop completely with nonresi.  
**City - any evidence we can include to support this claim?**

**Commented [SS5R4]:** Yes, the City is looking to adopt and inclusionary housing ordinance and will introduce a new mixed use zone to implement the Land Use Element

**Commented [JM6]:** HCD comment: The HE must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8.  
**City - are there plans to sell these parcels?**

**Commented [SS7R6]:** yes



## **Lot Consolidation**

Higher density neighborhoods can support a variety of housing types and can increase higher potential housing capacity. Monterey Park has a large number of small parcels in areas designated for high-density residential development. Monterey Park's Sites Inventory To meet HCD's 0.5-acre minimum size requirement for lower-income sites, the City assumes that some parcels will be consolidated into one larger parcel to accommodate lower-income units in accordance with Government Code § 65583.2. Of the City's lower-income RHNA share, utilizes some lot consolidation of smaller sites to meet its RHNA requirement for lower income units One hundred and sixty two 650 lower-income units are located on sites where lot consolidation is assumed, to meet HCD's 0.5-acre minimum size requirement for lower income sites The City conservatively assumed that no more than four adjacent parcels would realistically consolidate to meet HCD's size requirement for lower-income sites. Development trends indicate that lot consolidation is feasible in the region, with projects consolidating as many as 11 parcels into one site (see Table 4-7). Additionally, only adjacent parcels with common ownership were identified for lot consolidation. The remaining 1,782-673 lower income units are located on sites that meet minimum lot size requirements.

Monterey Park's 2020 Land Use Element states the need to develop financial and procedural incentives for property owners to consolidate smaller lots for larger development projects. Various programs within this housing element, including efficient permit processing (Program 3), flexible development standards (Program 5), and lot consolidation incentivization (Program 6), will provide incentives for lot consolidation to facilitate larger developments with higher densities.

## **Adequacy of Nonvacant Sites**

Since the City relies on nonvacant sites to accommodate more than 50 percent of its RHNA for lower-income households, the nonvacant site's existing use is presumed to impede additional residential development. However, the sites selected for inclusion in the inventory have been chosen because they represent the best opportunities to add significant numbers of units to the city's housing stock and have the highest potential for becoming available for residential development. Parcels were chosen based on a variety of site selection criterion and further justified through comparison to recent development trends. For sites with existing residential use, sites were only included if they were large enough to net at least two additional units. If a housing element relies on nonvacant sites to accommodate 50 percent or more of its RHNA for lower-income households, the nonvacant site's existing use is presumed to impede additional residential development, unless the housing element describes findings based on substantial evidence that the use will likely be discontinued during the planning period. As shown on Appendix B, approximately seven percent of lower income units are located on vacant sites, while approximately 93 percent are located on nonvacant sites. This is a result of Monterey Park being a predominately built-out City with limited available vacant land. Nonvacant sites with residential and nonresidential uses are prioritized on the Sites Inventory if the existing structure are older, if the floor-area ratio is low, and if the improvement-to-land value ratio is less than one.

According to the City's Land Use Element, higher density residential zones occur in the northern portion of the City in the North Garfield area and along the Garvey Corridor (see Figure LU-4 of the Land Use Element). The City prioritizes a mix of residential units in this area due to its healthy environment, available utilities, high access to economic and education opportunities, and close proximity to transit. As shown on Figure 4-1, current planned or approved residential projects are in

this northern portion of the City, indicating that the area has high development potential. Additionally, as part of the City’s public outreach effort, members of the public identified this northern area as the best location for future housing sites. The City also considered public feedback related to the selected sites and removed sites that were deemed by members of the public as undesirable or inadequate for redevelopment.

In addition to the specific parcel analysis conducted through the site identification process, the City will prioritize redevelopment in this area, specifically for mixed-use and affordable housing projects. As part of this Housing Element, the City will incorporate programs intended to conserve existing housing, remove barriers to housing development, and assist in developing affordable housing, specifically targeting the northern area of the City.

## Adequacy of Residential Sites Inventory in Meeting RHNA

Monterey Park anticipates meeting its RHNA requirements for the 6<sup>th</sup> Cycle planning period (October 2021 through October 2029). Changes to the Zoning Map are not required for Monterey Park to accommodate any shortfall of sites; however, the City will amend the Monterey Park Municipal Code ~~if necessary~~ to allow 30 dwelling units per acre in the R-3 zone (Program 7). The Sites Inventory shows a surplus of ~~295-301~~ lower income units, approximately 15 percent above the RHNA allocation after subtracting RHNA credits. ~~The City's lower income RHNA will be met through underutilized nonvacant sites. Moderate and above moderate income RHNA allocation will be met through vacant and underutilized nonvacant units.~~ The results of the residential sites inventory are presented in Table 4-6. Figure 4-2 shows the geographic location of the vacant and nonvacant residential opportunity sites throughout the City.

**Commented [JM8]:** Note to City - using this language in keeping with HCD direction. City to confirm

**Commented [SS9R8]:** ok

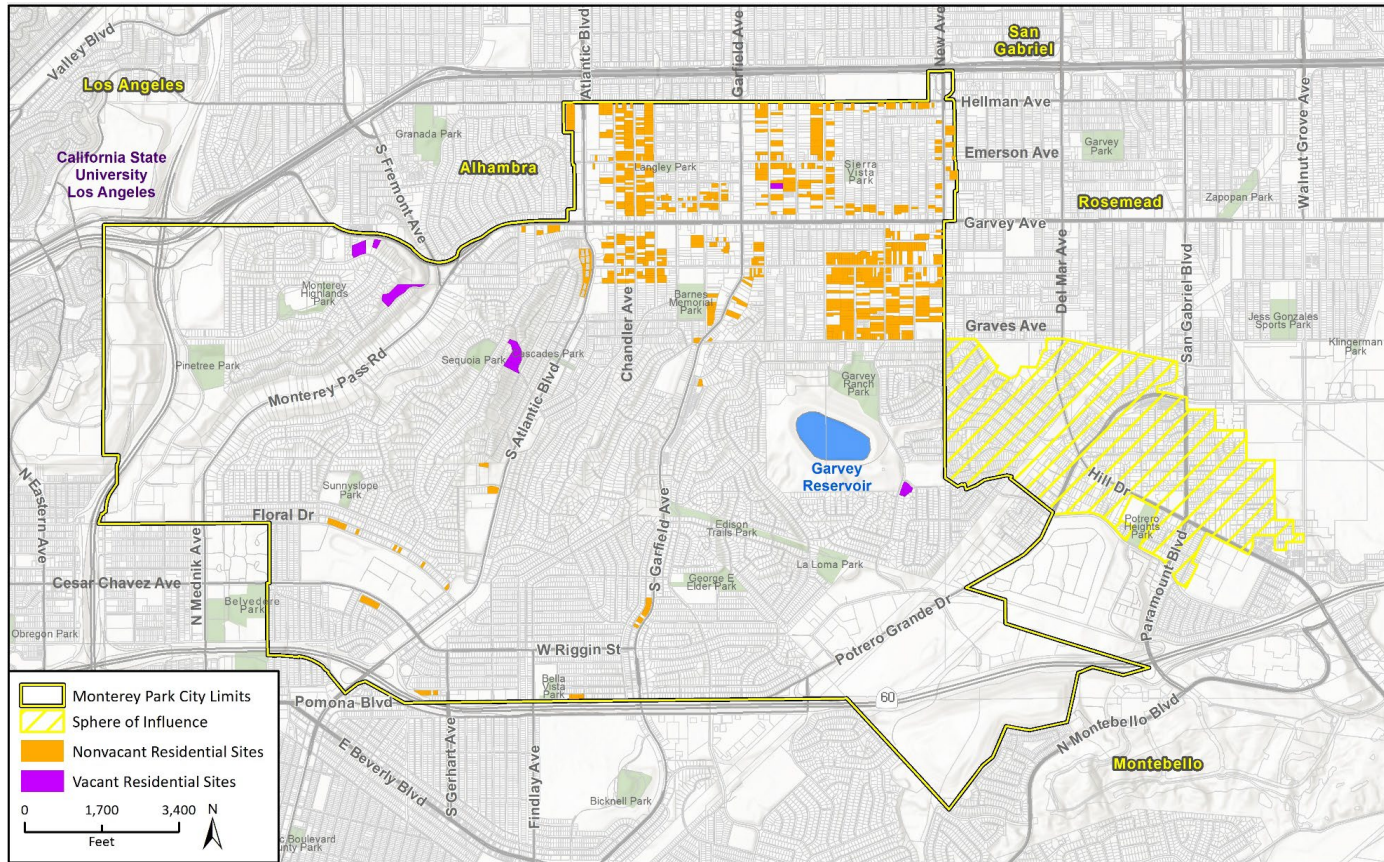
Table 4-7 Monterey Park Adequacy of Residential Sites Inventory

**Commented [RS10]:** Sites were adjusted per HCD and public comment letters

	Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Allocation</b>	<b>2,146</b>	<b>848</b>	<b>2,263</b>	<b>5,257</b>
Planned and Approved Units	56	0	173	229
ADUs Anticipated	68	12	48	128
<b>Remaining RHNA</b>	<b>2,022</b>	<b>836</b>	<b>2,042</b>	<b>4,900</b>
<del>Units on Vacant Sites</del>	<del>18</del>	<del>0</del>	<del>64</del>	<del>82</del>
<del>Units on Nonvacant Sites</del>	<del>2,299</del>	<del>851</del>	<del>1,989</del>	<del>5,139</del>
Total Units	<del>2,323</del> <del>2,317</del>	<del>883</del> <del>851</del>	<del>2,061</del> <del>2,053</del>	<del>5,267</del> <del>5,221</del>
Total Unit Surplus <u>Above Remaining RHNA</u>	<u>295</u> <u>301</u>	<u>154</u> <u>7</u>	<u>11</u> <u>19</u>	<u>324</u> <u>683</u>

Figure 4-2 Vacant and Non-Vacant Residential Sites

Commented [RS11]: Figure adjusted to align with latest sites



Basemap provided by ESRI and its licensors © 2021.

Fig. 1 Vacant and Nonvacant Residential Sites

## Availability of Infrastructure and Services

The City is committed to a number of actions and expenditures to provide infrastructure and enhancements to support and facilitate new development. The City's Budget for all operations in Monterey Park ensures that maintenance and improvement of the City's infrastructure which includes the design, construction, repair and maintenance of public land, roadways, sidewalks, sewers, and storm drains; public buildings and structures; water production, storage and delivery facilities; the repair and maintenance of City vehicles and equipment; and transportation services. The existing infrastructure system may require minor upgrades to address age and condition-related issues. New construction would be located in areas served by existing infrastructure.

## Wastewater System

Monterey Park adopted a 2014 Wastewater Collection System Master Plan. Densification of existing land uses will increase the wastewater generation for the areas of the City where the growth will occur, but that is not envisioned to be widespread. It documents how the sewer system is over 100 years old and consists of 126 miles of sewer pipelines and 2,498 manholes. The mainline sewers range in size from 8" to 15" pipe.<sup>4</sup>

These lines collect more than two billion gallons of raw sewage annually and convey it out of the City. While these lines are cleaned annually, they are also monitored and evaluated to determine if repairs or additional lines are warranted as the City residential and business footprint grows. In 2013, the City conducted video inspection to 35% of the sewer lines. The video shows the sewer pipes in very poor condition and estimated \$12.8 million to repair. The remaining 65% of the sewer pipelines are in need of inspection and will likely show more costly repairs needed. The City's Public Works Department causes all wastewater lines to be cleaned once a year. In areas known to accumulate grease deposits, the lines are cleaned more frequently (every six weeks, three months, or six months.) The City uses a Vactor vehicle that uses high-pressure water to clean the sewer lines. This system is monitored on an ongoing basis.

## Potable Water System

Monterey Park's Water Utility Division is responsible for producing and distributing the City's potable water supply and the maintaining of all water system facilities. The City adopted a Water Master Plan in 2012 and updated this plan in 2016. The Water Master Plan addresses projected water supply and demand over a 20-year period in five-year increments. Monterey Park's Water Utility Division determined that it has adequate water supplies, including recycled water, for existing and future demands in normal, dry, and drought years. The Water Master Plan establishes a water conservation program to encourage the efficient use of water resources.

Monterey Park obtains its potable water supply through groundwater wells in the Main San Gabriel Basin and imported water from the San Gabriel Valley Municipal Water District. The City's water

<sup>4</sup> City of Monterey Park. 2021. Wastewater Collection System Master Plan. <https://www.montereypark.ca.gov/DocumentCenter/View/2586/2014-Wastewater-Collection-System-Master-Plan-Update-PDF>.



system supplies water to over 95% of Monterey Park's residents and businesses.<sup>5</sup> Private water companies service the remaining portions of the City. The water quality in the City's system is closely regulated by federal, state, and county agencies. The water system consists of:

- 5 treatment facilities
- 11 pumping stations
- 12 deep wells located near the Rio Hondo River
- 14 storage reservoirs
- 134 miles of water main
- 1,000 fire hydrants
- 13,400 water meters

The 2020 Urban Water Management Plan found that Monterey Park can rely on the Main San Gabriel Basin for adequate water supply over the next 20 years under single year and multiple year droughts. Monterey Park will update the Urban Water Management Plan every five years.<sup>6</sup>

## Storm Water System and Drainage System

The City of Monterey Park has approximately 735 catch basins or point of entries into the system.<sup>7</sup> These storm drains channel water and other materials directly to the ocean. Monterey Park developed a rigorous program to stop dumping and discharging of hazardous materials into storm drains. The City installed approximately 70 catch basin trash capture devices to the City's catch basin systems to help reduce the amount of trash entering the storm drain systems.

The National Pollutant Discharge Elimination System (NPDES) permit program is designed to monitor, reduce, and control the amount and type of pollutants that enter the storm drainage system. As required by California law, Monterey Park implements a Drainage Area Management Plan and Local Implementation Plans (LIP) to manage urban runoff and preserve predevelopment hydrology.

## Circulation System

The Circulation Element of the Monterey Park General Plan outlines the long-term plan for roadways, including numbers of lanes, right-of-way, and general operating conditions. It also provides guidance relating to the transit system, goods movement system, and nonmotorized travel, including bicycle and pedestrian travel and serves as a comprehensive transportation management strategy to ensure adequate transportation infrastructure is in place to meet population growth.

Monterey Park's primary arterials include Atlantic Boulevard, Garfield Avenue, New Avenue, Potrero Grande Drive/Pomona Boulevard, and Cesar Chavez Avenue. These streets provide access to all areas of the community and link residents to the freeway. The minor arterials in Monterey Park

<sup>5</sup> City of Monterey Park. 2021. Wastewater Collection System Master Plan. <https://www.montereypark.ca.gov/DocumentCenter/View/2586/2014-Wastewater-Collection-System-Master-Plan-Update-PDF>.

<sup>6</sup> City of Monterey Park. 2021. Water. <https://www.montereypark.ca.gov/608/Water>.

<sup>7</sup> City of Monterey Park. 2021. Storm Water Pollution/NPDES. <https://www.montereypark.ca.gov/505/Storm-Water-Pollution-NPDES>.



serve the major employment centers and connect neighborhoods on the City's east side to Downtown. Collectors draw traffic from the local neighborhood to the streets to the arterial road network. Because of its location adjacent to three major freeways, the City's street system accommodates many pass-through trips.

## Dry Utilities

Southern California Edison is responsible for supplying electricity to the City and surrounding areas. Other dry utilities such as natural gas, telephone and data services, and cable television are serviced by contracted providers within the City. Providers include, without limitation, SoCalGas, AT&T, and Spectrum.

## Environmental Constraints

As part of the 2019 General Plan Update, the City certified a FEIR that evaluates the potential impacts of future developments and increases in population and employment. Environmental clearance for future development projects may tier from this FEIR, thereby expediting the approval process. Mitigation measures are set forth in the FEIR, and include measures to minimize impacts associated with potential flooding, and other environmental constraints.

## Financial Resources for Affordable Housing

Affordable housing development programs in Monterey Park includes mixed-use projects, critical residential maintenance, rental rehabilitation, and first-time homebuyer programs. The City administers the Community Development Block Grant program and Home Investment Partnership Program which rely primarily on financial funding from the federal government. Public/private partnerships are also formed in support of these programs<sup>8</sup>.

## Community Development Block Grant (CDBG)

The CDBG Program is administered by HUD. Through this program, the federal government provides funding to jurisdictions to undertake community development and housing activities.

Activities proposed by the jurisdictions must meet the objectives and eligibility criteria of CDBG legislation. The primary CDBG objective is the development of viable urban communities, including decent housing and a suitable living environment, and expanding economic opportunity, principally for persons of low-and moderate income. Each activity must meet one of the three broad national objectives of:

- Benefit to low-and moderate income families;
- Aid in the prevention of elimination of slums or blight; or
- Meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

<sup>8</sup> City of Monterey Park. 2021. Preliminary Budget.  
<https://www.montereypark.ca.gov/ArchiveCenter/ViewFile/Item/959>.

Monterey Park uses CDBG funds to stabilize neighborhoods and preserve and upgrade the existing housing stock.

## Home Investment Partnership Program (HOME)

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households, including:

- Building acquisition
- New construction and reconstruction
- Moderate or substantial rehabilitation
- Homebuyer assistance
- Rental assistance
- Security deposit assistance

The City participates in the LA County HOME Consortium. Los Angeles County receives an annual formula allocation of HOME funds that can be used to promote affordable housing in the County through activities such as homeowner rehabilitation, homebuyer activities, rental housing development, and tenant-based rental assistance.<sup>9</sup> Monterey Park allocated approximately \$278,000 in HOME funds annually in 2019-2020.<sup>10</sup> The City uses HOME funds primarily for Rental Assistance.

## Administrative Resources

This section describes administrative resources available to Monterey Park. These include building, code enforcement, housing programs, and partnerships with nonprofit organizations that help Monterey Park achieve the goals and objectives laid out in this Housing Element.

## City of Monterey Park Planning Division

The Planning Division of the Public Works Department provides and coordinates development information and services to the public. Specifically, the Planning Division provides staff support to the City Council, Planning Commission and Design Review Board formulating and administering plans, programs, design guidelines and legislation for guiding the City's development in a manner consistent with the community's social, economic and environmental goals.

The Planning Division is tasked with ensuring that land uses in Monterey Park comply with City codes, the General Plan, City Council and Planning Commission policies, and California law. Approval of projects through the planning process is required before the City issues grading or building

<sup>9</sup> Los Angeles County Development Authority .2020. One-Year Action Plan.  
<http://file.lacounty.gov/SDSInter/bos/supdocs/145960.pdf>.

<sup>10</sup> City of Monterey Park. 2020. Consolidated Plan.  
<https://www.montereypark.ca.gov/DocumentCenter/View/10726/PUBLIC-NOTICE?bidId=>.



permits. Advanced planning programs provided by the division include a comprehensive General Plan update (including periodic update of the Housing Element), preparing and amending specific plans, and conducting special land use studies as directed by the City's Planning Agency.

## County of Los Angeles

The County of Los Angeles administers a number of housing programs on behalf of the City of Monterey Park. These include the HOME program, Mortgage Credit Certificate Program, and Section 8 Housing Choice Voucher Program.<sup>11</sup>

## Nonprofit Organizations

Nonprofit housing developers and service providers are a critical resource for accomplishing the goals and objectives of this Housing Element. This can be accomplished through private/public partnerships. Before it was dissolved by the state of California in 2012, the Monterey Park Redevelopment Agency previously facilitated an increase to the supply of housing available to persons of low and moderate incomes. Since 1997, the Agency was successful in developing 248 new affordable housing units through private/public partnerships. These developments included the following:

- TELACU Housing – Monterey Park, Inc.
- Abajo del Sol
- Pacific Bridge Developmentally Disabled Housing
- Monterey Park Senior Village.

The City will continue to work with nonprofit organizations to foster relationships that will further support housing resources in the City.

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<sup>11</sup> Los Angeles County Development Authority. 2021. <https://wwwa.lacda.org/for-homeowners/homebuyer/mortgage-credit-certificate-program>



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SHAPING THE FUTURE  
OF **MONTEREY PARK**

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## 6. Housing Plan



The Housing Plan identifies the City's housing goals, policies, and implementing programs. The overall strategy is to present a balanced and diverse array of programs that cover the following five themes:

1. Conserving and Improving Existing Housing
2. Removing Barriers to Housing Development
3. Providing Adequate Housing Sites
4. Assist in the Development of Affordable Housing
5. Promoting Fair Housing Practices

Each of these themes addresses the following major issue areas: construction, conservation, rehabilitation, and administration.

The Housing Plan seeks to address community needs as identified in Chapter 2, Housing Needs Assessment, patterns of segregation and barriers that restrict access to opportunity for protected classes as identified in Appendix C Affirmatively Furthering Fair Housing, and governmental constraints as identified in Chapter 3. Programs from the 2012-2021 Housing Element have been carried forward where applicable, as identified in Chapter 5, Review of Past Accomplishments.

**Commented [RS1]:** HCD made the following comment on AFFH programs: "Upon reviewing each action and program the City listed to address fair housing issues, many programs included language such as "will review and consider" and "if required." Programs and actions must include specific commitment to implementation."

HCD also provided comments on specific programs that required the city to make a commitment to action. These are individually flagged below.

"If required" and other language that did not constitute a firm commitment to action was removed from fair housing programs and programs that were modified as a result of HCD's comments. Where HCD made no comment to a program, a revision was not made.

Based on HCD's comments and comments on other housing elements, certification likely depend on making this change.

City staff to review and identify how to proceed.

**Commented [SS2R1]:** Ok to make changes

## Conserve and Improve Existing Housing



The City must preserve and utilize the existing housing stock to avoid a degree of physical decline that will require significant rehabilitation effort to restore quality and value in the future. In addition, it is important to conserve affordable housing units in the community to maintain adequate housing opportunities for all residents.

### Goal One

Conserve and improve existing affordable housing by maintaining and preserving the City's housing supply through various funding sources, implementation programs, and advisory bodies.

#### Policy 1.1

Encourage the rehabilitation of substandard residential properties by property owners.

#### Policy 1.2

Promote investment of public and private resources to reverse neighborhood deterioration and displacement trends where they may occur.

#### Policy 1.3

Continue to provide rehabilitation and home improvement assistance to low- and moderate-income households.

#### Policy 1.4

Coordinate with non-profit housing providers in the acquisition and rehabilitation of older apartment complexes as long-term affordable housing.



### **Policy 1.5**

Work to preserve existing affordable low-income housing in the City that is considered at risk of converting to non-low-income use.

### **Policy 1.6**

Pursue initiatives that allow for increased home ownership of single-family residences, townhomes, and condominiums.

## **Program 1: Residential Rehabilitation Program**

The City is committed to maintaining and monitoring housing conditions amongst vulnerable and extremely low-, very low-, and low-income populations. The City will continue to implement the Residential Rehabilitation Program which offers financial assistance through grants and loans to: (1) qualified low- and moderate-income households to repair or improve their homes and (2) nonprofit owners of affordable rental projects. This program is funded by the federal HOME Program. On a case-by-case basis the City will consider providing financial incentives to developers and property owners for the acquisition, rehabilitation, and/or development of affordable housing units. Incentives may be provided to all types of affordable housing permitted by the federal HOME Program, such as permanent housing, transitional housing, and group homes. The rehabilitated units are then required to remain affordable for minimum of 15 years. This program also includes an active code enforcement program to maintain safe and sanitary housing.

## **Objectives and Timeframe**

- The City will continuously pursue funding opportunities and create a strategic plan by December 2024 to provide rehabilitation services to property owners and vulnerable and low-income communities. Priority will be given to repair and rehabilitate lower- and moderate-income households and housing identified by the City's Code Compliance Division as being substandard or deteriorating.
- By December 2024, the City will identify and seek partnerships with at least two established and bona fide housing advocacy groups to help expand existing resources and help improve housing conditions among the vulnerable and low-income communities, specifically in the northern portion of the City.
- Annually seek additional funding sources and identify new partnerships to greater expand financial resources in the City.
- Take affirmative steps to rehabilitate rental units to maintain or create at least 5 affordable units annually.
- Continue to provide information to property owners and landlords regarding the rental rehabilitation program on the City's website. Update website annually to ensure that information remains current.
- Include energy efficiency improvements in rental rehabilitation projects for City approved projects.
- Maintain and improve the quality of the community through the administration of a fair and unbiased enforcement program designed to foster community engagement and correct municipal code violations.



- Annually monitor the code enforcement program through the remainder of the planning period to identify properties suitable for rehabilitation efforts. The City will provide information to homeowners on available residential rehabilitation resources.

**Responsible Agency:** Monterey Park Management Services Department; Code Compliance Division – Monterey Park Fire Department; HUD

**Funding Sources:** Departmental Budget, State and Federal Grants

## Program 2: Conservation of At-Risk Housing

The City of Monterey Park will continue to support the preservation of three affordable housing projects that could convert to market-rate during the planning period.

### Objectives and Timeframe

- Monitor the status of the three projects eligible for conversion to market-rate before October 15, 2031. The three projects include Golden Age Village, Lions Manor, and Pacific Bridge Adult Residential Facility (the “affordable projects”).
- Assist owners of deed-restricted rental properties to comply with state preservation notice law (Government Code sections 65863.10, 65863.11, and 65863.13) within three years, six months, and twelve months of the expiration of deed restrictions. Contact property owners within three years before the affordability protections of the affordable projects expiration date to ensure tenants receive proper notification of any changes and are aware of available special Section 8 vouchers.
- Contact at least one established bona fide nonprofit housing developer annually to solicit interest in acquiring and managing affordable projects should these, or similar projects, become eligible for converting to market-rate.
- Continue implementation of neighborhood public improvements and property maintenance.
- ~~Monitor this program annually and implement on an ongoing basis through the remainder of the planning period.~~

**Commented [NB3]:** Updated with language from HCD's letter per comment: "Program 2 (Conserve At-Risk Housing): While the revised element now includes several actions to monitor and coordinate on at-risk affordable housing developments, as stated in HCD's prior review, the element must commit to assisting owners with compliance of state preservation notice law ((Gov Code 65863.10, 65863.11, 65863.13) within 3 years, 6 months, and 12 months before expiration of deed restrictions."

**Responsible Agency:** Management Services Department

**Funding Sources:** CDBG funds

## Remove Barriers to Housing Development



To facilitate housing development, the Housing Element must address and, where appropriate and legally practicable, remove governmental constraints affecting the maintenance, improvement, and development of housing. The following goal and policies are designed to lessen governmental constraints on housing development.

### Goal Two

Remove governmental constraints to the provision of housing to the greatest extent feasible.

#### Policy 2.1

Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.

#### Policy 2.2

Support housing construction or alterations that meet the needs of residents with special needs such as the elderly, disabled, and families with children.

#### Policy 2.3

Provide appropriate standards in the Monterey Park Municipal Code (MPMC) to allow and facilitate the development of housing for lower-income and special needs persons.

#### Policy 2.4

Update the MPMC to facilitate residential and mixed-use development in the community.

### Program 3: Efficient Permit Processing

In response to the Legislature’s declaration of a housing shortage in the state of California, Government Code § 81560 was amended to restrict local authority identified as limiting housing production. Amendments to Government Code § 81560 changed the Permit Streamlining Act by creating a more ministerial, rather than discretionary, two-step application process. To streamline development review, the Community Development Department implemented a policy to process plan checks within 72 hours, site plan reviews within two weeks and over-the-counter plan reviews as often as possible. The City prioritizes review and processing for projects that include units for extremely low-income households and persons with special needs. The City will continue to identify efficiencies for the development process in line with Government Code § 81560 and further streamline the permit process. The City will also coordinate with developers to ensure a timely application and development process.

#### Objectives and Timeframe

- Continue to offer a ministerial development process and annually review departmental processing procedures to ensure efficient project processing.
- ~~Prioritize affordable and special needs housing for processing.~~
- Continue to promote efficient permit processing to increase affordable housing development throughout the City. Prioritize affordable and special needs housing for processing.
- Annually assess the City’s permit streamlining process and continue to implement best practices with efficient project review procedures.
- Evaluate compliance with California law and provide tools on the City’s website that serve to increase information regarding fees, zoning, and development requirements on a parcel-specific basis by October 2024.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

### Program 4: Housing for Special Needs Populations

The Monterey Park Municipal Code is periodically updated to address a wide range of issues and California and Federal law. The City will continue to monitor its policies, standards, and regulations to ensure that they comply with applicable law. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.

#### Objectives and Timeframe

- Continue to allow ~~the establishment of~~ transitional and supportive housing ~~that function as residential uses as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone, in residential zones. If required, amend the MPMC to be in compliance with Government Code §65583(a)(5) to permit transitional and supportive housing in zones allowing residential uses, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.~~

**Commented [NB4]:** Modified to address comment: "Program 7 – Monterey Park Municipal Code: The revised element did not address HCD’s prior review. Specifically, this program states that “it will consider” complying with parking standards for emergency shelters, Health and Safety Code §17021.5, (Employee Housing Act), and allowing group homes for seven or more in residential zones. The element must include specific commitment to these actions."

- ~~If required, a~~ Amend the MPMC by October 2023 to require that eliminate the conditional use permit requirement for community care facilities licensed for seven or more persons be permitted by right in all residential zones and apply parking standards to such facilities similar to other residential uses in the same zone.
- Continue to permit emergency shelters by right in the Office-Professional (O-P) Zone, consistent with MPMC regulations.
- Continue to monitor policies, standards, and regulations, especially in regard to supporting housing developments for vulnerable groups in the City, to ensure that they do not unduly impact persons with special needs.
- Continue to operate the Neighborhood Engagement Team of the Police Department by employing a social worker and housing navigator to better serve the needs of the homeless. Annually evaluate resources needs for the Neighborhood Engagement Team to operate effectively.
- Foster relationships with established and bona fide transitional housing providers to identify properties that may be suitable for providing 15 transitional housing units in the City.
- Facilitate the development of housing for persons with disabilities and other special needs with the goal of -identifying, rehabilitating, or developing at least six special needs units over eight years. By October 2023, make incentives available for affordable and special needs housing such as permit and development fee waivers, priority processing, and modification to development standards.
- Review the MPMC within two years after adopting the Housing Element to verify compliance with California law governing zoning for transitional and supportive housing.
- Nurture ongoing partnerships that help educate and execute the development of supportive and transitional housing by organizing annual roundtable meetings with at least two local or regional established and bona fide affordable and special needs housing developers and providers. The City will use the feedback gathered from these meetings to develop and refine City strategies that promote special needs housing.
- By October 2023, ~~consider~~ amending the MPMC to allow development of Low-Barrier Navigation Centers, by right, in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses, in compliance with Government Code § 65662.
- By October 2024, assess the City's capacity to accommodate individuals experiencing homelessness by comparing the most recent homeless point-in-time count to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. By October 2023, amend the MPMC, if needed, to comply with all statutes adopted since 2013 to be consistent with Government Code § 65583, including modifying parking standards parking standards based on the number of staff rather than beds.
- By October 2023, ~~a~~Continue ~~ment~~to implement the MPMC Chapter 21.20, Reasonable Accommodation for Disabled or Handicapped Individuals, to remove identified constraints to the provision of housing for disabled people (see Section 3, Housing Constraints Analysis for details)MPMC and facilitate requests for reasonable accommodation to land use decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities. Provide information to residents on new reasonable accommodation procedures via the permit counter and the City website by ~~October~~ December 2023.

**Commented [NB5]:** Modified to address HCD's comment: "group homes for seven or more persons appears to be excluded from several zones allowing residential uses and subject to a conditional use permit (CUP). The element should evaluate these requirements as constraints and include programs as appropriate."

"If required" removed to address HCD's comment: "Upon reviewing each action and program the City listed to address fair housing issues, many programs included language such as "will review and consider" and "if required." Programs and actions must include specific commitment to implementation."

**Commented [NB6]:** "Consider" removed to address HCD's comment: "Program 4 – Housing for Special Needs Population: This program stated that it "will consider amending the zoning code" to allow Low-barrier navigation centers by-right in mixed-use zones and zones that allow for nonresidential uses. As stated in HCD's prior review, the element must include a specific commitment to address this requirement."

**Commented [NB7]:** Modified to include "specific commitment to implementation" per HCD's comment on programs generally, and specifically: "The element briefly describes its reasonable accommodation procedures including that a reasonable accommodation must be in general conformance with the City's development and municipal codes and comply with the California Environmental Quality Act. However, the purpose of the reasonable accommodation is to provide exception to zoning and land use. As a result, the element must include a program to address this constraint. In addition, group homes for seven or more persons appears to be excluded from several zones allowing residential uses and subject to a conditional use permit (CUP). The element should evaluate these requirements as constraints and include programs as appropriate."

**Commented [NB8]:** Responding to HCD comment: "The element briefly describes its reasonable accommodation procedures including that a reasonable accommodation must be in general conformance with the City's development and municipal codes and comply with the California Environmental Quality Act. However, the purpose of the reasonable accommodation is to provide exception to zoning and land use. As a result, the element must include a program to address this constraint. "

- Implement a development fee structure by October 2024 for care facilities based on a per square foot basis rather than per unit basis.

**Responsible Agency:** Community Development Department, Police Department

**Funding Sources:** Departmental Budget

## Program 5: Flexibility in Development Standards and Fees

The City, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the MPMC to facilitate the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide. Offsets include concessions or assistance including, without limitation, direct financial assistance, density increases, bulk and dimensional standards modifications, or any other financial, land use, or regulatory concession that would result in an identifiable cost reduction.

### Objectives and Timeframe

- Monitor application of MPMC regulations and identify standards such as building height, parking, or setbacks that may hinder development of new housing. By October 2023, consider amending the MPMC to minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing.
- By October 2023, identify opportunities to offer monetary incentives to promote development of affordable housing projects.
- Facilitate the entitlement of at least 10 housing units available to lower and moderate-income households on an annual basis.
- Identify and revise development standards to encourage affordability by design (e.g., smaller, more efficient and flexibility-design living spaces) by October 2023.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

## Program 6: Lot Consolidation

To expand opportunities for additional affordable housing, the City will encourage the consolidation of small parcels to accommodate larger-scale and higher density developments that are compatible with existing neighborhoods.

### Objectives and Timeframe

- By October 2022 develop a list of sites where lot consolidation is feasible based on ownership, sales, and existing uses. Provide list to interested developers when requested, and review annually for accuracy.
- Develop incentives for lot consolidation by October 2023 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards.



- Facilitate lot consolidation for mixed-use developments by providing appropriate assistance to developers to encourage negotiations between property owners.

**Responsible Agency:** Community Development Department

**Funding Sources:** General Fund

## Program 7: Monterey Park Municipal Code

The MPMC is periodically updated to address changes among a range of issues and California/Federal laws. The City will amend the MPMC if required to maintain consistency with applicable law including the General Plan Land Use Element, and as required to maintain an adequate sites inventory. In particular, the inclusion of certain sites in the City’s sites inventory is contingent upon changes in zoning that make development on those sites feasible for lower-income housing development.

The City will also ~~continue to~~ monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed-use development in the community.

## Objectives and Timeframe

- ~~If required, a~~ Amend the MPMC to ensure consistency with the General Plan Land Use Element by October 2022.
- ~~If required, a~~ Amend the MPMC by October 2022 to increase the density in the R-3 zone to 30 du/ac and increase the height limit, to match development assumptions in Section 4, Housing Resources to the extent allowed by City Council authority.
- By October 2022, pursuant to Government Code section 65583.2, subdivisions (h) and (i), amend the MPMC to:
  - Permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households
  - Accommodate a minimum of 16 units per site
  - Require a minimum density of 16 or 20 units per acre
  - On sites zoned for mixed use, allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project.
- If required, amend the North Atlantic, Mid Atlantic and Garvey-Garfield Specific Plans and replace them with zone districts consistent with the Land Use Element by October 2022.
- ~~If required, a~~ Amend the MPMC by October 2022 to allow, by right, a mix of multifamily dwelling types and sizes that are compatible in scale and form with detached single-family homes, such as duplexes, triplexes, fourplexes, courtyard buildings, and townhouses within low density residential zones.
- ~~Review-Analyze and consider a sliding scale for parking requirements for residential projects based on unit type and size, and multi-family residential parking standards and parking standards and consider amending the MPMC based on the findings of the study,~~ by October 2023 ~~to facilitate housing development.~~
- ~~If required, a~~ Amend the MPMC by October 2023 to require specific parking standards for emergency shelters that do not exceed requirements for parking for residential and commercial uses in O-P zones.

**Commented [NB9]:** Modified to address comment: "The element must demonstrate densities appropriate to accommodate housing for lower-income households. The element is relying on sites within the R-3 zone which currently have a maximum density of 25 units per acre. The site inventory assumes the maximum allowable density in these zones will be 30 units per acre, but the element only states that it will "consider" increasing the density to 30. Unless the element commits to increasing the zoning to 30 units per acre, the element must contain the analysis demonstrating that 25 units per acre is appropriate for facilitating development affordable to lower-income households in the City. Please note because zoning is not already in place at the beginning of the planning period, rezoning for these sites must be consistent with Government Code, § 65583.2, subdivision (h) and (i)."

**Commented [NB10]:** "If required" removed to address HCD's comment: "Upon reviewing each action and program the City listed to address fair housing issues, many programs included language such as "will review and consider" and "if required." Programs and actions must include specific commitment to implementation."

**Commented [NB11]:** Modified to address comment: "The element must analyze studio and one bedroom parking requirement and requirement for enclosed parking for its impact as a potential constraint on housing including project cost. The analysis should examine whether parking standards impede a developer's ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development."

- ~~If required, a~~ amend the MPMC by October 2023 to require that any employee housing providing accommodation for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the R1, R2, and R3 zones in compliance with Health and Safety Code §17021.5, (the Housing Act).
- If required, amend the MPMC by October 2023 to ensure compliance with California law as to short-term rental regulations.
- ~~If required, amend the MPMC by October 2023 to require that community care facilities licensed for seven or more persons be permitted by right in all residential zones.~~

**Commented [NB12]:** "If required" removed to address HCD's comment:  
 "Program 7 – Monterey Park Municipal Code: The revised element did not address HCD's prior review. Specifically, this program states that "it will consider" complying with parking standards for emergency shelters, Health and Safety Code §17021.5, (Employee Housing Act), and allowing group homes for seven or more in residential zones. The element must include specific commitment to these actions."

**Commented [NB13]:** Placeholder policy until required analysis is complete.

## Provide Adequate Housing Sites



Monterey Park seeks to encourage the development of new housing for households of all income levels. In pursuit of this goal, the City will identify adequate sites within its jurisdiction that can accommodate the City's regional fair share of housing growth, and for providing regulatory and financial incentives for the development of new housing.

### Goal Three

Provide adequate housing by location, type of unit, and price to meet existing and future needs of City residents.

### **Policy 3.1**

Encourage a wide range of housing types, prices, and ownership forms.

### **Policy 3.2**

Assist private developers in identifying and preparing vacant land suitable for lower-income and senior citizen housing developments.

### **Policy 3.3**

Promote the development of new housing units designed for the elderly and disabled persons to be near public transportation and community services.

### **Policy 3.4**

Provide adequate and accessible community facilities and services to residential neighborhoods.

### **Policy 3.5**

Implement the Land Use Element and facilitate development of mixed-use residential projects in areas designated for mixed-use near the Central Business District, and along North Atlantic Boulevard, East Garvey Avenue, and Pomona Boulevard.

### **Policy 3.6**

Continue to encourage ADUs in any zone where residential uses are permitted.

### **Policy 3.7**

Review specific project developments where monetary incentives may encourage construction of ADUs.

### **Policy 3.8**

Seek to attain maximum leverage of City resources with those of private and non-profit entities on affordable housing projects.

### **Policy 3.9**

Encourage housing constructed expressly for lower and moderate-income households (including extremely low-income households) be located throughout the City.

## **Program 8: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth**

The City was allocated a Regional Housing Needs Assessment (RHNA) of 5,257 units for the 2021-2029 Housing Element planning period. The sites inventory capacity analysis found that existing land use designations can accommodate the RHNA on vacant and underutilized land (see Chapter 4



Housing Resources for more information). There are adequate underutilized sites available to accommodate RHNA without requiring changes to the land use designations or zoning; however, an increase in density in the R-3 zone is necessary to accommodate lower income units and ensure consistency with the General Plan (see Program 6). Future residential growth is expected to occur primarily on underutilized parcels in the northern section of the City along Garvey Avenue, South Garfield Avenue, and South Atlantic Boulevard. The City will also continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or “micro-units,” to accommodate extremely-low-income households.

## Objectives and Timeframe

- Maintain an inventory of housing sites within multi-family districts and in moderate resource areas on an ongoing basis and post such information on the City’s website by October 2022.
- Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties.
- Update the vacant and underutilized residential sites inventory as necessary to maintain accurate information and provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers.
- When approached by affordable housing providers, provide technical assistance and information on available parcels for lower-income developments to private or non-profit housing providers. Technical assistance includes land development counseling by City planners.
- By October 2023, establish a process to monitor project approvals and affordable housing construction through an annual review of Planning Permits and/or completion of an annual Housing Element progress report pursuant to Government Code §65400. This process will ensure sufficient residential capacity is maintained to accommodate the RHNA need. Should approvals of development on identified sites result in a reduction of capacity below the residential capacity needed to accommodate the City’s remaining need for lower-income households, the City will identify sufficient alternative sites to accommodate an identified shortfall. This annual evaluation will assess development to determine whether sites are being developed for nonresidential uses and will ensure that current processing procedures facilitate mixed-use or standalone residential development for lower-income households.
- Annually evaluate the effectiveness and appropriateness of available incentives/programs in encouraging development of identified sites, particularly for housing affordable to lower-income households. Evaluation should consider criteria such as interest in development, project proposals/approvals, impacts of development costs, and the development of housing affordable to lower-income households. If incentives/programs are not effective in encouraging and facilitating the development of identified sites to provide sufficient opportunities to accommodate the City’s share of the regional housing needs throughout the planning period, the City will reassess to develop alternative strategies to incentivize development.
- Continue to annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an ongoing basis.

- The City will comply with California law regarding reporting requirements including, without limitation, annual reporting in accordance with Government Code § 65400.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

## Program 9: Residential Sites Monitoring Program

Government Code § 65863 helps ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer units by income category than what is identified in the Housing Element. The City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City’s available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in a shortfall of sites to accommodate the City’s remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, consider rezoning sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

## Objectives and Timeframe

- Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied throughout the housing cycle.
- Actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations. Facilitate the entitlement of at least 10 housing units available to lower and moderate-income households on an annual basis.
- Annually monitor the City’s remaining housing capacity to ensure compliance with Government Code § 65863.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

## Program 10: Sites Used in Previous Planning periods Housing Elements

Government Code § 65583 requires analysis and justification of the sites included in the sites inventory of the City’s Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per Government Code § 65583, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have

sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

### Objectives and Timeframe

- ~~The City will consider a~~Amending the MPMC by October 2023 to allow by-right approval for housing developments proposed ~~for on~~ non-vacant sites included in one previous housing elements inventory and vacant sites included in two previous housing elements, provided that the proposed housing development ~~consists of restricts~~ at least 20 percent of the units ~~as affordable to lower-income and affordable housing units/ households.~~

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

### Program 11: Mixed-Use Sites

Mixed-use development will add more residential units to the downtown area. Such development is expected to enhance the market for downtown businesses and provide significant opportunities for affordable housing development. Elderly, less-mobile residents, as well as employees of nearby businesses, will particularly benefit from such opportunities. The Sites Inventory indicates a potential for 2,408 residential units in mixed-use areas primarily along North Atlantic Boulevard, West Garvey Avenue, and North Garfield Avenue.

### Objectives and Timeframe

- ~~If required, a~~Amend the MPMC by October 2022 to eliminate maximum density limits, allow flexibility in unit types and sizes, and provide increases in FAR in mixed use zones, consistent with the Land Use Element, and revise the minimum lot requirements to facilitate redevelopment on smaller lots where lot consolidation is not feasible.
- Continue to facilitate the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects. By October 2023, the MPMC will be reviewed to determine whether amendments are needed to establish a minimum percentage of residential development in zoning districts allowing a mix of residential and commercial uses.
- Continue to provide marketing materials on the City’s website that identify site opportunities for mixed-use. Update website at least annually to reflect new development opportunities.
- Continue to allocate financial resources (local, private, and government) and facilitate development of mixed-use projects by offering development incentives such as higher residential densities for projects with pedestrian linkage amenities and density bonuses for projects with affordable or senior housing by October 2023.
- Meet with at least two established and bona fide potential developers annually to discuss affordable housing development opportunities within the areas designated by the General Plan Land Use Element as Mixed Use. If development is not occurring or existing development standards and incentives are not effective in encouraging and facilitating housing development, particularly for lower-income households, then the City will make

**Commented [NB14]:** "City will consider" removed to address comment:  
"Program 10 – Sites Used in Previous Planning Periods: The element has identified sites from the previous planning periods to accommodate to housing for lower-income households. This program states that the City "will consider" allowing by-right approvals for projects with 20 percent affordability on these sites. To reuse sites from the past planning periods, the element must commit to allowing residential uses by-right for projects that include 20 percent of the units affordable to lower-income households."

**Commented [NB15]:** "If required" removed to address comment:  
"The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. Specifically, the element must analyze floor area ratio requirements and describe the requirements for the mixed-use projects including any requirements for commercial uses or if 100 percent residential is allowed."

recommendations as appropriate to provide additional incentives or modify development standards on an annual basis.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

## Program 12: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) offer an additional source of affordable housing to homeowners and the community. The MPMC permits ADUs in any zone where residential uses are permitted, on parcels that contain an existing single-family or multi-family dwelling. The MPMC establishes development standards for ADUs, which are consistent with California law.

### Objectives and Timeframe

- Continue to allow ADUs as a permitted use in all residential land use categories on parcels with existing single-family homes.
- Make available monetary incentives for ADUs under certain conditions that must be met by October 2023 and review on an annual basis.
- Support the City’s effort for alternative forms of affordable housing with the goal of achieving 128 ADUs over eight years.
- Annually monitor provisions made to ADU legislation and amend the MPMC as necessary to ensure compliance with California law.
- Annually monitor ADU production and affordability on a bi-annual basis.
- Perform a review of ADU trends every two years and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, implement additional action(s) every six months depending on the severity of the gap. Additional actions could include public outreach efforts, ADU incentives, and/or rezoning to bridge the gap.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

## Program 13: Replacement Housing

Development on nonvacant sites with existing residential units is subject to a replacement requirement, pursuant to Government Code § 65583. [In compliance with Government Code § 65583.2\(g\)\(3\),](#) the City will ~~consider~~ amending the MPMC to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in California Density Bonus Law.

**Commented [NB16]:** "Consider" and "review" language removed to address comment: "Program 13 – Replacement Housing: As stated in HCD’s prior review, the element identifies sites with residential uses and must include a replacement housing policy or program. While the element included Program 13, program language states the City “will consider to require the replacement of units...” The element must commit to a replacement policy pursuant to (Gov. Code, § 65583.2, subd. (g)(3))."

### Objectives and Timeframe

- ~~Review~~ Amend the MPMC to address replacement requirements within one-year of Housing Element adoption.

**Responsible Agency:** Community Development Department



SHAPING THE FUTURE OF MONTEREY PARK

**Funding Sources:** General Fund

## Assist in the Development of Affordable Housing



Monterey Park encourages the development of housing units affordable to all segments of the population. The City actively works with both non-profit and for-profit developers in the production of affordable for-sale and rental housing. The following goal, policies, and programs demonstrate Monterey Park's commitment to encourage new development through financial and regulatory incentives and aggressive land use planning.

### Goal Four

Assist in providing housing that meets the needs of all economic segments of the community.

#### Policy 4.1

Encourage use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

### Policy 4.2

Encourage greater development and utilization of federal, State of California, and local programs to ensure adequate funding of housing programs.

### Policy 4.3

Support favorable home purchasing options for lower- and moderate-income households.

### Policy 4.5

Continue to support rental assistance for very low-income households who are overpaying for housing.

## Program 14: Affordable Housing Development Incentives

Consistent with California law (Government Code sections 65915 through 65918), the City continues to offer residential density bonuses as a means of encouraging affordable housing development. The City will review the MPMC to determine what amendments may be required to comply with density bonus regulations (MPMC Chapter 21.18) enacted by California since 2013, including Government Code § 65915 and 65400.

Monterey Park offers three different density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects. Consistent with California law, developers in Monterey Park can receive density bonuses of 5 to 35 percent, depending on the amount and type of affordable housing provided. The density bonus regulations allow for exceptions to applicable zoning and other development standards to further encourage development of affordable housing.

### Objectives and Timeframe

- Promote affordable housing development in high-resource areas, and areas with multi-family development opportunities, and near major transit corridors by coordinating with at least one established and bona fide developer annually to provide information on available incentives and strategic sites. Facilitate the entitlement of at least 10 housing units to lower-income households on an annual basis.
- ~~Provide an inventory of available multi-family housing sites on the City's website by December 2022.~~
- Explore funding available through LACDA, California Department of HCD, and HUD and have a list of options available for interested developers by October 2023. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Assess residual property tax distributions under the Redevelopment Dissolution Laws and determine if a portion can be set aside for an Affordable Housing Fund to assist in development of new units affordable to lower-income households by December 2024.

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Commented [JM18]: This is stated previously.



- If required, amend the MPMC by December 2023 to reflect the Density Bonus requirements of Government Code § 65915 and 65400.
- On an ongoing basis, advertise and inform prospective developer of options for density bonuses and incentives, in particular in high-resource areas, and actively educate and promote density bonus increases on the City website and offer technical assistance to developers. Meet with one established and bona fide developer annually, and use information gathered through these meetings to identify and adopt changes or new incentives to facilitate affordable housing development.
- ~~Meet with one established and bona fide developer annually to discuss current incentives and concessions offered through the density bonus program. Information gathered through these meetings will be used to identify and adopt changes or new incentives to facilitate affordable housing development.~~
- Monitor this program annually to identify any new density bonus legislation and amend the MPMC accordingly throughout the remainder of the planning period.

**Responsible Agency:** Community Development Department

**Funding Sources:** Departmental Budget

## Program 15: Inclusionary Housing Regulations

Inclusionary housing regulations help increase the availability of affordable housing stock within the City’s jurisdiction. The City will develop an inclusionary housing program that provides a balance between facilitating market-rate residential development and promoting affordable housing through a mixture of actual development (e.g., constructing affordable housing as part of a market-rate residential development) and in-lieu fees that can provide financial incentives for affordable housing developers.

### Objectives and Timeframe

- Research a range of policy options over 2022 to develop a strategic inclusionary housing ordinance that would be successful in the City.
- Consider adopting an Inclusionary Housing Program by October 2022.

**Responsible Agency:** Community Development Department and Management Services Department

**Funding Sources:** General Fund

## Program 16: Housing Choice Voucher Program

This program is administered by the LACDA. Under this program, very low-income renters receive supplemental assistance for rent so they can afford standard housing without becoming rent burdened. The Housing Choice Voucher Program is the federal government’s major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants can find their own housing, including single-family homes, townhouses, and apartments.

The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A family that is issued a voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. This unit may include the family's present residence. Rental units must meet minimum standards of health and safety, as determined by LACDA. A housing subsidy is paid to the landlord directly by the LACDA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.<sup>1</sup>

## Objectives and Timeframe

- Continue to provide tenant-based rental assistance to approximately 390 households annually through cooperation with the LACDA.
- Compile and maintain an inventory of properties actively participating in the Housing Choice Voucher Program throughout the housing cycle.
- Support Los Angeles County's efforts in maintaining and increasing the current level of Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.
- On an ongoing basis, share waiting lists between agencies in the region for the Housing Choice Voucher program and allow and encourage portability of vouchers.
- Annually work with the Housing Authority of the County of Los Angeles to conduct landlord outreach to expand the location of participating voucher properties so voucher use not be concentrated in the western portion of the City.

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**Responsible Agency:** Management Services Department

**Funding Sources:** HUD, Departmental Budget

<sup>1</sup> Los Angeles County Development Authority. 2021. <https://wwwb.lacda.org/section-8/for-section-8-applicants>

## Promote Fair Housing Practices



Monterey Park enforces the federal Fair Housing Act within its jurisdiction. The City works with the Housing Rights Center (HRC) to support fair housing services, including tenant/landlord mediation, information, investigation, counseling, and referral services.

### Goal Five

Promote equal housing opportunities for all residents.

#### **Policy 5.1**

Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, and household composition.

#### **Policy 5.2**

Provide fair housing services to Monterey Park residents and ensure that residents are aware of their rights and responsibilities regarding fair housing.

## Program 17: Fair Housing and Tenant/Landlord Counseling

To achieve fair housing goals, the City works with the HRC to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services.

### Objectives and Timeframe

- Continue to work with the HRC to assist households and refer fair housing complaints. Continue to provide information on fair housing resources via newsletter articles and on the City’s website, including advance notice of Walk-In Clinics in Monterey Park hosted by the HRC.
- Continue to comply with all State of California and Federal fair housing requirements when implementing housing programs or delivering housing-related services.
- Implement recommendations listed in Los Angeles County’s Analysis of Impediments to Fair Housing Choice to remove constraints to fair housing choice that are feasible given staffing and funding constraints by December 2023.
- Annually coordinate with the HRC to provide education and outreach efforts to property owners on fair housing laws through media outlets available to City. Make content available in English, Spanish, and Chinese. Periodically update the City website with new information.
- By October 2022, update the City’s website to with information about fair housing issues; provide examples of discriminatory practices; summarize applicable state and federal fair housing laws; and provide information on available services (e.g., HRC, California Civil Rights Agency) for persons in need of housing, specifically for special needs or protected class populations. Information will be provided in English, Spanish, and Chinese. Update the City website with new information.
- By December 2024, expand the scope of services for fair housing services with the HRC to include expanded fair housing testing to determine landlord compliance with fair housing laws. Require reporting of findings on an annual basis.
- Annually conduct at least one workshop with residents most impacted by discriminatory housing practices, specifically targeting special needs or protected class populations. Conduct workshops in a multi-media environment to maximize access, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by the City and information from the workshops will be used to adjust and improve strategies relating to housing mobility.

**Responsible Agency:** Community Development Department, Management Services Department, and Los Angeles County Development Authority

**Funding Sources:** CDBG Funds and Departmental Budget

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## Program 18: Community Outreach and Engagement Program

Community outreach and engagement is a key component to developing a comprehensive and inclusive housing market in the City. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City’s housing and overall planning process.

### Objectives and Timeframe

- Develop a community engagement plan by December 2024 to ensure outreach efforts reach vulnerable communities.
- Share and distribute public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media.
- Actively monitor existing stakeholders and seek to find additional stakeholders from all sectors of the community to engage in the public participation process.
- Increase accessibility to public meetings by conducting public meetings at suitable times, using online methods such as Zoom, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services.
- Ensure public engagement opportunities are conducted in a variety of languages including Spanish, and Chinese to help reduce language barriers in Monterey Park.
- Continue to educate all community groups of the services available when it comes to both rental, homeownership, and rehabilitation/maintenance services.

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**Responsible Agency:** City Manager’s Office, Management Services Department, and Community Development Department

**Funding Sources:** Departmental Budgets

## Program 19: Affirmatively Furthering Fair Housing

To address the requirements of Government Code § 8899.50 and 65583, the City has worked collaboratively with the Los Angeles County Development Authority (LACDA) to develop the 2018 Analysis of Impediments to Fair Housing (AI) for Los Angeles County. The AI identifies regional and local barriers to fair housing with emphasis on racial and economic disparity and environmental justice. The AI includes recommended actions such as amending the MPMC to expand affordable and alternative housing opportunities and increasing accessibility to information with the intention of reducing barriers to fair housing in the City. The City will continue to work collaboratively with LACDA to identify and promote fair housing, education, and advocacy.

### Objectives and Timeframe

- Continue to effectively address the requirements of Government Code § 8899.50 and 65583 by coordinating with fair housing organizations such as the HRC, increasing outreach and

education through the fair housing service providers, publicize fair hour litigation to encourage reporting, and conducting random testing on a regular basis to identify issues, trends, and problem properties.

- Facilitate mixed-income developments accessible to lower-income residents citywide, especially in high-opportunity and resource-rich areas in the northern and western portion of the City through use of incentives and funding (the City’s Community Fund and other grant funding), and development of City-owned properties, and use of grant funding for housing. Facilitate the entitlement of at least 10 housing units affordable to lower-income households.
- Reduce barriers to housing, including but not limited to racial inequities, high housing costs, and public awareness of existing resources through use of the City’s Housing Trust Funds, development of City-owned properties, and use of grant funding for housing. Annually work with local agencies and organizations such as the HRC to help identify and reduce barriers to housing on both a regional and local scale. Develop a barrier reduction plan within one year of when barriers are identified.
- Expand understanding of the current state of fair housing practices and potential areas of discrimination by conducting an in-depth study of fair housing issues around the City by October 2024. The City shall continue to facilitate opportunities for all residents and stakeholders to provide meaningful and effective input on proposed planning activities early on and continuously throughout plan development and the public review process. Outreach efforts to disadvantaged communities will be a priority.
- Produce anti-displacement materials and partner with HRC to conduct outreach to notify potentially at-risk households of such resources. Provide focused outreach to residents in the northeast part of the city.
- Increase participation in homeownership education and assistance programs for historically underrepresented residents in the homeownership market. Increase participation homeownership education and outreach programs by non-white and/or low and moderate-income residents by 25 percent throughout the planning period.
- Target capital investments in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Primarily focus these efforts in the moderate-resource areas in the north, southeast, and southwest portions of the City. Incorporate this priority into the City’s Consolidated Plan 2020-2024 and/or the next update to the City’s Capital Improvement Plan.

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**Responsible Agency:** Community Development Department and Management Services Department

**Funding Sources:** Departmental Budget

## Program 20: Fair Housing Program

Appendix C *Affirmatively Furthering Fair Housing* summarizes the fair housing issues and concerns in Monterey Park based on findings of the 2018 Los Angeles County AIAI and additional research conducted as part of this Housing Element update. Table 6-1 presents a summary of the issues, contributing factors, and the City’s actions in addressing these issues.

## Objectives and Timeframe

- Continuously assist residents with fair housing issues and concerns over eight years.

**Responsible Agency:**—Community Development Department and Management Services Department, Los Angeles County Development Authority

**Funding Sources:**—CDBG Funds

**Table 6-1—Fair Housing Issues, Contributing Factors, and Meaningful Actions**

AFFH-Identified Fair Housing Issue		
Housing Issue	Contributing Factors	Meaningful Actions
Enhancing housing mobility strategies	<ul style="list-style-type: none"> <li>•—Housing discrimination on the basis of protected class.</li> <li>•—Lack of fair housing information available online.</li> <li>•—Limited fair housing review and monitoring of discriminatory practices in private rental and home sales markets</li> </ul>	<ul style="list-style-type: none"> <li>•—Coordinate with the HRC to provide education and outreach efforts to property owners on fair housing laws through media outlets available to City. Make content available in English, Spanish, and Chinese. Periodically update the City website as necessary.</li> <li>•—Include information on City’s website to identify fair housing; provide examples of discriminatory practices; summarize applicable state and federal fair housing laws; and provide information on available services (e.g., HRC, California Civil Rights Agency) for persons in need of housing, specifically for special needs or protected class populations. Provide fair housing content in English, Spanish, and Chinese. Periodically update the City website as necessary.</li> <li>•—by December 2024, expand scope of services for fair housing services with the HRC to include expanded fair housing testing to determine landlord compliance with fair housing laws. Require reporting of findings on an annual basis.</li> <li>•—Annually conduct at least one workshop with residents most impacted by discriminatory housing practices, specifically targeting special needs or protected class populations. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by the City and information from the workshops will be used adjust and improve strategies relating to housing mobility.</li> <li>•—Continuously encourage regional cooperation and administration of vouchers through</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
		<p>portability of vouchers and shared waiting lists.</p> <ul style="list-style-type: none"> <li>Annually work with the Housing Authority of the County of Los Angeles to conduct landlord outreach to expand the location of participating voucher properties so voucher use is not be concentrated in the western portion of the City.</li> <li>Continuously conduct marketing to promote government-assisted housing development and diversity of individuals in high opportunity neighborhoods in the northern portion of the City.</li> <li>Continuously develop multi-family housing with the goal of working with at least one developer per year to provide higher density projects near major transit corridors.</li> </ul>
<p>Encouraging development of new affordable housing in Areas of High Opportunity</p>	<ul style="list-style-type: none"> <li>Land use and planning decisions may restrict fair housing choice for persons with disabilities and affordable housing in general</li> <li>Lack of affordable housing in a range of housing types</li> </ul>	<ul style="list-style-type: none"> <li>Incentivize the development of more housing to accommodate the varied housing needs of different populations by updating the MPMC to revise development standards and by right housing (Program 5 and 7), promoting ADU development (Program 12), incentivizing affordable housing development (Program 14) and implementing an Inclusionary Housing Ordinance (Program 16).</li> <li>By 2023, utilize zoning to facilitate permit processing and other incentives to help increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas (areas with a mix of low poverty, high employment, high median household income) in the northern and western portions of the City.</li> <li>By 2023, utilize incentives such as permit streamlining, fee reduction, and funding to incentivize development of new affordable housing in high opportunity areas in the northern and western portions of the City. This is facilitated through Program 3 and Program 5.</li> <li>Target housing creation or mixed income strategies to encourage development of new affordable housing in high opportunity areas (e.g., via funding, incentives, policies and programs, density bonuses, housing trust funds). Facilitate the entitlement of at least 10 housing units affordable to lower income households.</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<p>Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing</p>	<ul style="list-style-type: none"> <li>• Substandard housing when compared to the total population</li> <li>• Shortage of subsidized housing units</li> <li>• Cost of repairs or rehabilitation</li> <li>• Dominance of single-family housing, which is may generally be more expensive than multi-family</li> </ul>	<ul style="list-style-type: none"> <li>• Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, specifically in the northern portion of the City.</li> <li>• Promote the use of density bonuses to increase provision of affordable housing in high resource areas.</li> <li>• Promote the use of density bonuses to increase provision of affordable housing in the northern portion of the City (Program 6 and Program 14).</li> <li>• Increase public outreach and encourage residents to learn about available programs, such as the Residential Rehabilitation program</li> <li>• Connect lower-income residents in moderate resource areas with affordable homeownership and rental opportunities.</li> <li>• Promote development of affordable housing across the City (mixed-use and infill) and near services (transit corridors).</li> <li>• Target capital investments in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Primarily focus these efforts in the moderate resource areas in the north, southeast, and southwest portions of the City.</li> <li>• By 2023, ensure compliance with California law to facilitate affordable housing and Housing for Homeless and Special Needs.</li> </ul>
<p>Protecting existing residents from displacement</p>	<ul style="list-style-type: none"> <li>• Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing</li> <li>• Shortage of subsidized housing units</li> <li>• Cost of repairs or rehabilitation</li> <li>• Lack of investment in specific neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>• Target resources to displacement risk areas and consider the community needs in outreach activities (language, meeting days/times, advertisement). Develop a program to continually engage these communities by December 2024.</li> <li>• By 2024, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities, specifically the Residential Rehabilitation Program (Program 1).</li> <li>• Promote development of affordable housing in areas of low displacement risk.</li> <li>• Continuously work with at least one developer per year to support subsidized housing development in the northern portion of the City to combat displacement.</li> <li>• Develop by 2024 affirmative marketing strategies or plans targeting nearby</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
		neighborhoods, a Disadvantaged Community, or a Low Income Community to protect residents from displacement

## Summary of Quantified Objectives

Table 6-2 summarizes the City’s quantified objectives for the 2021-2029 planning period by income group.

- Sites to facilitate new housing units, including the City’s RHNA of 653 units for extremely low-income, 671 units for very low-income households, 822 units for low-income households, 848 units for moderate-income households, and 2,263 above moderate-income households.
- Rehabilitation or creation of 26 affordable units.
- Conservation of 390 Section 8 Housing Choice Vouchers.
- Conservation of 251 units at risk of converting to market rate.

Table 6-2. Summary of 2021-2029 Quantified Objectives

	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Adequate Sites (RHNA) <sup>1</sup>	653	671	822	848	2,263	5,257
Units To be Rehabilitated	26			–	–	26
Section 8 Housing Choice Vouchers to be Conserved	390	–	–	–	–	390
At-Risk Housing Units to be Conserved	251			–	–	251

*Note: Government Code Section 65583 mandates that localities calculate the subset of the very low income regional need that constitutes the communities need for extremely low-income housing. As an alternative to calculating the subset, local jurisdictions may assume that 50 percent of the very low-income category is represented by households of extremely low income (less than 30 percent of the median family income).*

6. Housing Plan ..... 6-1

    Conserve and Improve Existing Housing..... 6-2

    Remove Barriers to Housing Development..... 6-5

    Program 6: Lot Consolidation ..... 6-8

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    Provide Adequate Housing Sites..... 6-10

    Assist in the Development of Affordable Housing ..... 6-16

    Promote Fair Housing Practices ..... 6-20

    Summary of Quantified Objectives..... 6-28

## RESOLUTION NO. 2022-R90

### A RESOLUTION RETROACTIVELY AMENDING THE 2021-2029 HOUSING ELEMENT (GPA 22-02) OF THE MONTEREY PARK GENERAL PLAN

The City Council of the City of Monterey Park does resolve as follows:

SECTION 1. The City Council finds and declares that:

- A. Following a public hearing held on January 19, 2022, the City Council adopted Resolution No. 2022-R3 which added the 2021-2029 Housing Element to the Monterey Park General Plan (the "Housing Element").
- B. Separately, the City Council adopted Resolution No. 2022-R2 on January 19, 2022 which constitutes the City's environmental review of the Housing Element.
- C. After being adopted, the Housing Element was posted on the City's website and a link emailed to all individuals and organizations that previously requested notices. Additionally, the Housing Element was submitted to the California Department of Housing and Community Development ("HCD") on February 2, 2022.
- D. After reviewing the Housing Element, HCD requested certain changes be made to the Housing Element in order for the City to obtain HCD certification in accordance with California law.
- E. After reviewing the requested changes, the Interim City Planner made proposed changes to the Housing Element for City Council consideration. Because of its volume, the Housing Element is available for public review at

<https://www.montereypark.ca.gov/DocumentCenter/View/13724/Housing-Element-Changes-Consolidated>

While not attached to this Resolution as an exhibit, the amended Housing Element is nevertheless incorporated by reference as if fully set forth.

- F. The Interim City Planner completed review and scheduled a public hearing regarding the Project before the City Council for November 16, 2022. Notice of the public hearing was posted and mailed as required by the Monterey Park Municipal Code ("MPMC");
- G. On November 16, 2022, the City Council opened the public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the City Council by City staff and public testimony;

- H. This Resolution and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its January 19, 2022 and November 16, 2022 public hearings including, without limitation, the staff report submitted by the Interim City Planner.

SECTION 2. Planning Agency. Pursuant to MPMC § 2.56.020(A), the City Council will act as the Monterey Park Planning Agency for purposes of considering the Housing Element.

SECTION 3. Amendment to Resolution No. 2022-R3. This Resolution is intended to, and does, amend Resolution No. 2022-R3. Should there be any conflict with this Resolution and Resolution No. 2022-R3, this Resolution will prevail. Except as amended by this Resolution, all Sections of Resolution No. 2022-R3, including Section 4 as to Environmental Assessment, remain in full force and effect.

SECTION 4. Retroactivity and Legislative Actions. The City Council finds as follows:

- A. The City Council intends that this Resolution be retroactively in effect to January 19, 2022. In doing so, the City Council recognizes that California law, including, without limitation, *Melton v. City of San Pablo* (1967) 252 Cal.App.2d 794 and *In re Cindy B. v. Eugene B.* (1987) 192 Cal.App.3d 771, allows legislative actions to be retroactively applied when the legislative intent for such retroactivity is clear. Additionally, the City Council notes that it may interpret its own regulations as recognized in California law including, without limitation, *Yamaha Corp. of Am. v State Bd. of Equalization* (1998) 19 Cal.4th 1 and *State Farm Mutual Auto Ins. Co. v Quackenbush* (1999) 77 Cal.App.4th 65.
- B. In retroactively amending the Housing Element as set forth in this Resolution, the City Council recognizes that it may not bind the legislative decision-making of future City Councils: “[i]t is the general rule that one legislative body cannot limit or restrict its own power or that of subsequent Legislatures and that the act of one Legislature does not bind its successors.” *Mueller v. Brown* (1963) 221 Cal.App.2d 319 (quoting *In re Collie* (1952) 38 Cal.2d 396, 398); *Thompson v. Board of Trustees* (1904) 144 Cal. 281; *McNeil v. City of South Pasadena* (1913) 166 Cal. 153. Indeed, not even a court of competent jurisdiction may do so. See, e.g., *Scott v. Common Council of City of San Bernardino* (1996) 44 Cal.App.4th 684; *Visalia School Dist. v. W.C.A.B.* (1995) 40 Cal.App.4th 1211; *U.S. v. National Treasury Employees Union* (1995) 115 S.Ct. 1003; *Friends of H St. v. City of Sacramento* (1993) 20 Cal.App.4th 152; *Sklar v. Franchise Tax Bd.* (1986) 185 Cal.App.3d 616; *Fontana Unified School Dist. v. City of Rialto* (1985) 173 Cal.App.3d 725; *Hicks v. Bd. of Supervisors* (1977) 69 Cal.App.3d 228; *Bd. of Supervisors v. California Highway Commission* (1976) 57 Cal.App.3d 952; *Wilson v. Hidden Valley Municipal Water*

*District* (1967) 256 Cal.App.2d 271. Consequently, all references in the Housing Element that otherwise appear to commit the City Council to a particular course of legislative action only commit the City to placing matters onto the City Council agenda for consideration and possible action. Nothing, however, commits the City to adopting any legislative regulation in any particular manner or at all. Such language is included in the Housing Element at the insistence of HCD for purposes of certifying the Housing Element.

**SECTION 5.** *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. As noted comprehensively within the Housing Element, the City solicited public input for over a period of 18 months;
- B. Additionally, the City sought review and comment from HCD as contemplated by the California Legislature and required by California law. A draft of the amended HE was provided to HCD on October 27, 2021;
- C. The Housing Element relies on vacant and non-vacant sites to meet the City's RHNA obligation. Pursuant to Government Code § 65583.2, the City Council finds that the existing uses on the identified non-vacant are not an impediment to additional residential development. Property owners of the non-vacant sites identified in the Housing Element have expressed keen interest in housing and have discussed with planning staff, opportunities to redevelop their properties with higher densities. Further, due to increases in housing rental prices, housing affordability and implementation of the Land Use Element programs make underutilized properties more desirable, the existing uses are likely to discontinue in whole or part during the 2021-2029 planning period, accommodating the additional units identified in the Housing Element.

**SECTION 6.** *Environmental Assessment.* The findings and conclusions of Resolution No. 2022-R2, adopted January 19, 2022, are incorporated by reference. As set forth in that Resolution, the Addendum fully analyzes the environmental impacts of the Project for purposes of CEQA.

**SECTION 7.** *Approval.* The City Council approves the Housing Element. If required by law, the City Manager, or designee, is directed to submit the Project to the State of California for certification.

**SECTION 8.** *Delegation of Authority.* The City Manager is authorized to make clerical corrections; minor technical changes; and other non-substantive edits to the Housing Element, in a form approved by the City Attorney, to ensure the Housing Element receives final certification from the State of California. Unless substantive changes are required, no additional City Council action is required to ratify such changes.

SECTION 9. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

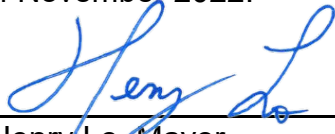
SECTION 10. *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

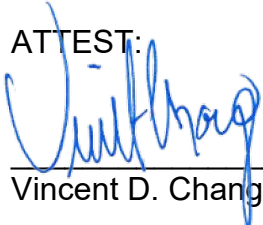
SECTION 12. *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 13. This Resolution become effective immediately upon adoption and will remain effective until superseded by a subsequent resolution.

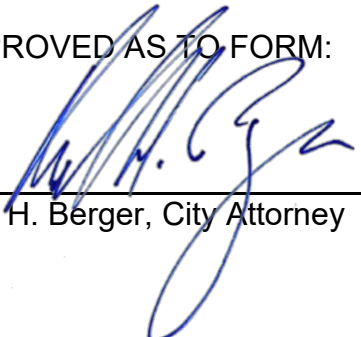
PASSED AND ADOPTED this 16th day of November 2022.

  
Henry Lo, Mayor

ATTEST:

  
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

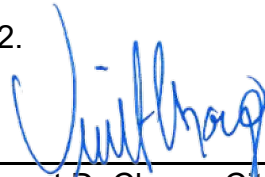
  
Karl H. Berger, City Attorney

STATE OF CALIFORNIA        )  
COUNTY OF LOS ANGELES ) ss.  
CITY OF MONTEREY PARK    )

I, VINCENT D. CHANG, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 2022-R90 was duly regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 16<sup>th</sup> day of November 2022, by the following vote:

AYES:	Councilmembers: Yiu, Chan, Liang, Lo
NOES:	Councilmembers: None
ABSTAIN:	Councilmembers: None
ABSENT:	Councilmembers: None

Dated this 16<sup>th</sup> day of November 2022.



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Vincent D. Chang, City Clerk  
Monterey Park, California

Description in red font under Meaningful Actions provides information on how actions were modified for incorporation into the programs in Chapter 6 Housing Plan.

Disposition Table, Table 6-1 Fair Housing Issues, Contributing Factors, and Meaningful Actions

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Housing Plan Program #
Enhancing housing mobility strategies	<ul style="list-style-type: none"> <li>▪ Housing discrimination on the basis of protected class.</li> <li>▪ Lack of fair housing information available online.</li> <li>▪ Limited fair housing review and monitoring of discriminatory practices in private rental and home sales markets</li> </ul>	<ul style="list-style-type: none"> <li>▪ Coordinate with the HRC to provide education and outreach efforts to property owners on fair housing laws through media outlets available to City. Make content available in English, Spanish, and Chinese. Periodically update the City website as necessary. <b>Moved to Program 17, Fair Housing and Tenant/Landlord Counseling.</b></li> <li>▪ Include information on City’s website to identify fair housing; provide examples of discriminatory practices; summarize applicable state and federal fair housing laws; and provide information on available services (e.g., HRC, California Civil Rights Agency) for persons in need of housing, specifically for special needs or protected class populations. Provide fair housing content in English, Spanish, and Chinese. Periodically update the City website as necessary. <b>Modified to include information on how the action would be implemented, metrics to target meaningful outcomes, and definitive timelines, and moved to Program 17, Fair Housing and Tenant/Landlord Counseling.</b></li> <li>▪ by December 2024, expand scope of services for fair housing services with the HRC to include expanded fair housing testing to determine landlord compliance with fair housing laws. Require reporting of findings on an annual basis. <b>Moved to Program 17, Fair Housing and Tenant/Landlord Counseling.</b></li> <li>▪ Annually conduct at least one workshop with residents most impacted by discriminatory housing practices, specifically targeting special needs or protected class populations .</li> </ul>	<ul style="list-style-type: none"> <li>▪ Program 14: Affordable Housing Development Incentives</li> <li>▪ Program 19: Affirmatively Furthering Fair Housing</li> <li>▪ Program 16: Housing Choice Voucher Program</li> <li>▪ Program 17: Fair Housing and Tenant/Landlord Counseling</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Housing Plan Program #
		<p>Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by the City and information from the workshops will be used adjust and improve strategies relating to housing mobility. <b>Moved to Program 17, Fair Housing and Tenant/Landlord Counseling.</b></p> <ul style="list-style-type: none"> <li>▪ Continuously encourage regional cooperation and administration of vouchers through portability of vouchers and shared waiting lists. <b>Moved to Program 16, Housing Choice Voucher Program.</b></li> <li>▪ Annually work with the Housing Authority of the County of Los Angeles to conduct landlord outreach to expand the location of participating voucher properties so voucher use is not be concentrated in the western portion of the City. <b>Moved to Program 16, Housing Choice Voucher Program.</b></li> <li>▪ Continuously conduct marketing to promote government-assisted housing development and diversity of individuals in high opportunity neighborhoods in the northern portion of the City. <b>Other actions more effectively addressed the marketing of City's housing programs and promotion of sites in high-opportunity areas, in Program 14, Affordable Housing Development Incentives.</b></li> <li>▪ Continuously develop multi-family housing with the goal of working with at least one developer per year to provide higher density projects near major transit corridors. <b>Added reference to transit corridors to action in Program 14, Affordable Housing Development Incentives.</b></li> </ul>	

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Housing Plan Program #
<p>Encouraging development of new affordable housing in Areas of High Opportunity</p>	<ul style="list-style-type: none"> <li>▪ Land use and planning decisions may restrict fair housing choice for persons with disabilities and affordable housing in general</li> <li>▪ Lack of affordable housing in a range of housing types</li> </ul>	<ul style="list-style-type: none"> <li>▪ Incentivize the development of more housing to accommodate the varied housing needs of different populations by updating the MPMC to revise development standards and by right housing (Program 5 and 7), promoting ADU development (Program 12), incentivizing affordable housing development (Program 14) and implementing an Inclusionary Housing Ordinance (Program 16). <b>Action is redundant and references other programs.</b></li> <li>▪ By 2023, utilize zoning to facilitate permit processing and other incentives to help increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas (areas with a mix of low poverty, high employment, high median household income) in the northern and western portions of the City. Action lacks specific information about how it would be implemented. <b>Permit processing and streamlining addressed in Program 3, Efficient Permit Processing. Promoting affordable housing development in high-opportunity areas is addressed in Program 14. Program 11, Mixed Use Sites, contains actions to amend the MPMC to allow flexibility in unit types and sizes.</b></li> <li>▪ By 2023, utilize incentives such as permit streamlining, fee reduction, and funding to incentivize development of new affordable housing in high opportunity areas in the northern and western portions of the City. This is facilitated through Program 3 and Program 5. <b>Action is redundant and references other programs.</b></li> <li>▪ Target housing creation or mixed income strategies to encourage development of new affordable housing in high opportunity areas</li> </ul>	<ul style="list-style-type: none"> <li>▪ Program 3: Efficient Permit Processing</li> <li>▪ Program 5: Flexibility in Development Standards and Fees</li> <li>▪ Program 7: Monterey Park Municipal Code</li> <li>▪ Program 11: Mixed Use Sites</li> <li>▪ Program 12: Accessory Dwelling Units</li> <li>▪ Program 14: Affordable Housing Development Incentives</li> <li>▪ Program 16: Housing Choice Voucher Program</li> <li>▪ Program 19: Affirmatively Furthering Fair Housing</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Housing Plan Program #
		(e.g., via funding, incentives, policies and programs, density bonuses, housing trust funds). Facilitate the entitlement of at least 10 housing units affordable to lower income households. <b>Action repeats an action in Program 19, Affirmatively Furthering Fair Housing. Modified to incorporate some specifics in this action.</b>	
Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing	<ul style="list-style-type: none"> <li>▪ Substandard housing when compared to the total population</li> <li>▪ Shortage of subsidized housing units</li> <li>▪ Cost of repairs or rehabilitation</li> <li>▪ Dominance of single-family housing, which is may generally be more expensive than multi-family</li> </ul>	<ul style="list-style-type: none"> <li>▪ Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, specifically in the northern portion of the City. <b>Moved to Program 19, Affirmatively Furthering Fair Housing, and modified to include information on how the action would be implemented, metrics to target meaningful outcomes, and definitive timelines.</b></li> <li>▪ Promote the use of density bonuses to increase provision of affordable housing in high resource areas. <b>Incorporated into actions in Program 14, Affordable Housing Development Incentives.</b></li> <li>▪ Promote the use of density bonuses to increase provision of affordable housing in the northern portion of the City (Program 6 and Program 14). <b>Action is redundant and references other programs.</b></li> <li>▪ Increase public outreach and encourage residents to learn about available programs, such as the Residential Rehabilitation program. <b>Repeated in Program 1, Residential Rehab Program and Program 18: Community Outreach and Engagement Program.</b></li> <li>▪ Connect lower-income residents in moderate resource areas with affordable homeownership and rental opportunities. <b>Addressed in Program 18, Community Outreach and Engagement Program, and Program 19, Affirmatively Furthering Fair Housing.</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Program 1: Residential Rehab Program</li> <li>▪ Program 4: Housing for Special Needs Populations</li> <li>▪ Program 6: Lot Consolidation</li> <li>▪ Program 14: Affordable Housing Development Incentives</li> <li>▪ Program 19: Affirmatively Furthering Fair Housing</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Housing Plan Program #
		<ul style="list-style-type: none"> <li>▪ Promote development of affordable housing across the City (mixed-use and infill) and near services (transit corridors). <b>Addressed in Program 14, Affordable Housing Development Incentives.</b></li> <li>▪ Target capital investments in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Primarily focus these efforts in the moderate resource areas in the north, southeast, and southwest portions of the City. <b>Moved to Program 19, Affirmatively Furthering Fair Housing, and modified to include information on how the action would be implemented, metrics to target meaningful outcomes, and definitive timelines.</b></li> <li>▪ By 2023, ensure compliance with California law to facilitate affordable housing and Housing for Homeless and Special Needs. <b>Addressed in Program 4, Housing for Special Needs Populations.</b></li> </ul>	
Protecting existing residents from displacement	<ul style="list-style-type: none"> <li>▪ Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing</li> <li>▪ Shortage of subsidized housing units</li> <li>▪ Cost of repairs or rehabilitation</li> <li>▪ Lack of investment in specific neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ Target resources to displacement risk areas and consider the community needs in outreach activities (language, meeting days/times, advertisement). Develop a program to continually engage these communities by December 2024. <b>Moved to Program 18, Community Outreach and Engagement Program.</b></li> <li>▪ By 2024, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities, specifically the Residential Rehabilitation Program (Program 1). <b>Action is redundant and references other programs.</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Program 1: Residential Rehab Program</li> <li>▪ Program 2: Conservation of At-Risk Housing</li> <li>▪ Program 7: Monterey Park Municipal Code</li> <li>▪ Program 14: Affordable Housing Development Incentives</li> <li>▪ Program 18: Community Outreach and Engagement Program</li> <li>▪ Program 19: Affirmatively Furthering Fair Housing</li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions	Housing Plan Program #
		<ul style="list-style-type: none"> <li>▪ Promote development of affordable housing in areas of low displacement risk. <b>New action in Program 19, Affirmatively Furthering Fair Housing, with information on how the action would be implemented, metrics to target meaningful outcomes, and definitive timelines.</b></li> <li>▪ Continuously work with at least one developer per year to support subsidized housing development in the northern portion of the City to combat displacement. <b>Addressed in Program 19, Affirmatively Furthering Fair Housing.</b></li> <li>▪ Develop by 2024 affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community, or a Low-Income Community to protect residents from displacement. <b>Addressed in Program 19, Affirmatively Furthering Fair Housing.</b></li> </ul>	

# Appendix C: Affirmatively Furthering Fair Housing (AFFH)

## Introduction

Government Code § 8899.50 requires local agencies to affirmatively further fair housing (AFFH). Under California law, AFFH means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” California law requires Housing Elements to include an assessment of fair housing that addresses the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions

## Analysis of Fair Housing Methodology

Government Code Section 65583(c)(10)(A)(ii) requires the City of Monterey Park to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

## Resources

To conduct this analysis, the City utilized data from a variety of sources, including Housing and Community Development’s (HCD) AFFH Viewer, Urban Displacement Project (UDP), CalEnviroScreen, California Tax Credit Allocation Committee (TCAC), and the 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles (AI).

### Housing and Community Development’s AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation, and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

### Urban Displacement Project (UDP)

The UDP was developed as a research initiative by the University of California, Berkeley in partnership with the University of California, Los Angeles. The tool was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of

gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts qualifying as disadvantaged neighborhoods per UDP’s criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic white population, median household income and median gross rents overtime to determine levels of gentrification and displacement risk.

**CalEnviroScreen**

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution. This tool is called the California Communities Environmental Health Screening Tool (CalEnviroScreen). CalEnviroScreen utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, the higher the score, the more impacted a community is by pollution burdens and population vulnerabilities. Designated disadvantaged communities are those communities that scored within the highest 25 percent of census tracts across California (CalEnviroScreen percentile scores of 75 or higher).

**California Tax Credit Allocation Committee (TCAC)**

To assist in the analysis of integration and segregation in the context of race and income status, HCD and TCAC convened the California Fair Housing Task force to “provide research, evidence based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force created Opportunity Maps to identify resources levels across the state to accompany new policies aimed at increasing access to high opportunity areas. These opportunity maps are made from composite scores of three different domains (economic, environmental and education) with each including a set of indicators. Table C-1 shows the full list of indicators. The opportunity maps include a measure or “filter” to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- Poverty: Tracts with at least 30 percent of population under federal poverty line
- Racial Segregation: Tracts with location quotient higher than 1.25 for Black, Hispanic, Asian, or all people of color in comparison to the County

**Table C-1 Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty, Adult Education, Employment, Job Proximity, Median Home Value
Environmental	CalEnviroScreen 3.0 pollution Indicators and Values
Education	Math proficiency, Reading proficiency, High school Graduation Rates, Student Poverty Rates

*Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020*

## 2018 Analysis of Impediments to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles

As part of the Community Development Block Grant (CDBG) program certification process, participating jurisdictions must prepare an analysis of impediments to fair housing choice every five years. This analysis and the AI, provide an assessment of the regional laws, ordinances, statutes, and administrative policies, as well as local conditions that affect the location, availability, and accessibility of housing. This analysis also analyzes the conditions in the private market and public sector that may limit the range of housing choices or impede a person's access to housing, and provides solutions and measures that will be pursued to mitigate or remove identified impediments. The AI assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. Regionally, the AI identifies the following contributing factors to fair housing pertaining specifically to the cities located within Los Angeles County:

- Barriers to mobility
- Lack of affordable housing in a range of sizes
- Lack of sufficient accessible housing in a range of unit sizes
- Lack of sufficient publicly supported housing for persons with HIV/AIDS
- Land use and planning decisions restrict fair housing choice for persons with disabilities and affordable housing in general
- Presence of lead poisoning exposure
- substandard housing when compared to the total population
- Noise pollution due to plane traffic from Los Angeles International Airport
- Poor land use and zoning
- Sources of pollution and environmental hazards near housing
- Access to quality healthcare
- Food insecurity – Access to healthy and nutritious food options
- Location and access to local businesses, especially in economically depressed areas

### Approach to Analysis

Appendix C is an assessment that evaluates fair housing issues. An assessment of fair housing identifies and analyzes patterns, trends, conditions, and practices that result in less fair housing choice. This Appendix C was prepared consistent with HCD's *Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements* (AFFH Guidance Memo).<sup>1</sup> The AFFH Guidance Memo was prepared in response to Assembly Bill 686 that amended Government Code § 8899.50 to require housing elements to include an assessment of fair housing. Government Code § 8899.50 stipulates that an assessment of fair housing include the following components:

- i. A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.
- ii. An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities

<sup>1</sup> HCD, AFFH Guidance, p 7. April 2021 Update. [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf#page=23](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23)

in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

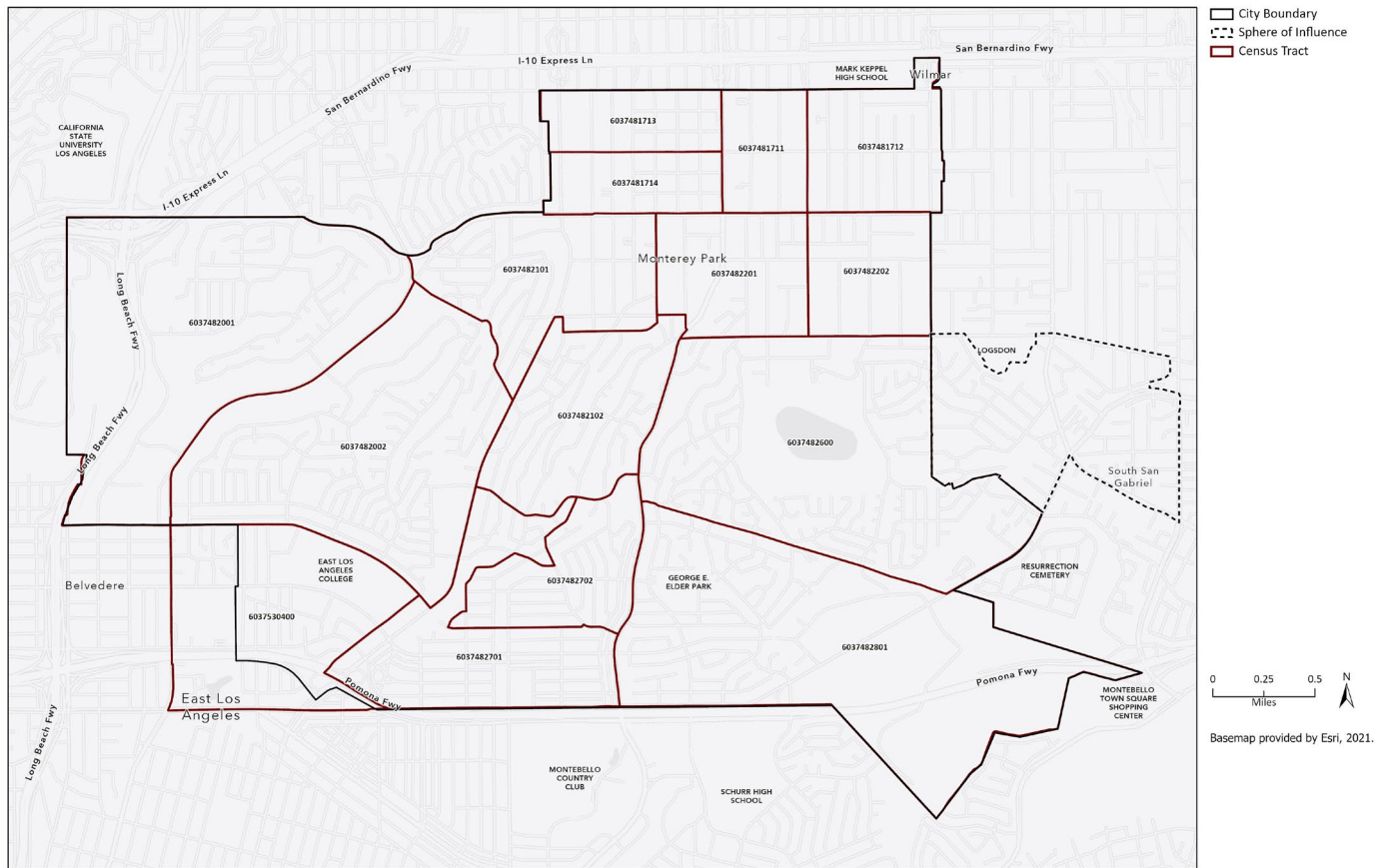
- iii. An assessment of the contributing factors for the fair housing issues identified under clause (ii).
- iv. An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.
- v. Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

Appendix C provides a fair housing assessment organized along the following topics:

1. Fair Housing Enforcement and Outreach Capacity
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs
6. Local Data and Knowledge
7. Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

For each topic, trends are presented at the regional scale and locally at the city scale. Trends for overlapping issues were noted in the discussion for each topic and are referenced geographically by area or by census tract. (see Figure 1 for census tracts within the City). Contributing factors that affect fair housing issues in Monterey Park are identified for each topic. Fair housing priorities goals and actions are also provided specific to Monterey Park to address as implementation actions for the Housing Element. The goals and actions address the contributing factors for each theme itemized above.

Figure C-1 City of Monterey Park Census Tracts



## Fair Housing Enforcement and Outreach Capacity

**Commented [NB1]:** Edited to address HCD's comments:  
 - Need to describe compliance with existing laws  
 - Need to describe enforcement and outreach

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

## Region-Wide Enforcement and Outreach

### Regional Trends

Throughout the County of Los Angeles, there are a variety of organizations that are active in fair housing outreach assistance (see Table C-2). These organizations helped to coordinate the development of the Los Angeles County Consolidated Plan for 2018 – 2023 (organizations shown in Table C-2). The Consolidated Plan assess the County's affordable housing and community development needs by analyzing housing markets; articulating priorities, goals, and strategies to address identified needs; and describing the actions that need to be taken to implement strategies for affordable housing.

Table C-2 Organizations Active in Los Angeles County

Organization	Activities and Capacity
1736 Family Crisis Center	Outpatient services and emergency shelters
Housing Right Center	Fair housing services
Helpline Youth Counseling	Individual and community wellness services
Shelter Partnership, Inc.	Affordable housing services
YWCA of Greater Los Angeles	Health related wellness services
Affordable Living for the Aging	Senior living housing services
Quality of Life center	Mental health services
Volunteers of East Los Angeles	Community wellness services
East Los Angeles Women's Center	Individual and community wellness services
WINTER	Education and career development services
St. Joseph Center	Educational and vocational services

Source: Los Angeles County Consolidated Plan 2018 – 2023.

## Enforcement

The Housing Rights Center (HRC) is a large non-profit civil rights organization dedicated to securing and promoting fair housing. HRC services all of Los Angeles County, including Monterey Park. [HRC investigates housing discrimination, HRC offers free, confidential housing counseling to assist tenants with housing discrimination issues, rent increases, notices and evictions, repairs, security deposits, disability accommodations, and more. HRC organizes an annual fair housing conference and resource fair for housing providers. Housing rights workshops are offered to landlords, property managers, and](#)

~~community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and provide general information on fair housing. Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout Los Angeles County. Individual assistance is provided to landlords and tenants, many of whom are low- and moderate income, seeking information on a variety of general housing topics.~~

The services provided by HRC are augmented by the State of California's Department of Fair Employment and Housing (DFEH), which has the authority to investigate and prosecute violations of state civil rights laws on a state-wide basis, including the use of discriminatory language in housing advertisements. Fair Housing Testing is a technique used to uncover evidence of discrimination in rental housing. Initiated by the Department of Justice's Civil Rights Division in 1991, fair housing testing involves the use of an individual or individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, state, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. In Los Angeles County, fair housing testing is used to identify unlawful housing discrimination practices based on the race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters.

HUD's Office of Fair Housing and Equal Opportunity maintains a record of all housing discrimination complaints filed. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. Between January 5, 2010 and June 26, 2020, a total of 2,881 housing discrimination cases were filed within Los Angeles County by the Office of Fair Housing and Equal Opportunity. Overall, disability-related discrimination was the most reported—comprising 53 percent of all cases. Complaints concerning race (21 percent), retaliation (15 percent), and familial status (16 percent) were also regularly reported.

## Outreach

HRC organizes an annual fair housing conference and resource fair for housing providers. Housing rights workshops are offered to landlords, property managers, and community members. Information on federal and state fair housing laws, common forms of housing discrimination, protected characteristics, unlawful practices, and fair housing liability is presented to workshop participants. Bilingual media outlets (primarily English and Spanish) and social media platforms are used to promote the conference and scheduled workshops and provide general information on fair housing. Information on rental housing options gathered from various classified and rental property sources is published on a monthly basis and distributed to the public and to social services representatives throughout Los Angeles County. Individual assistance is provided to landlords and tenants, many of whom are low- and moderate-income, seeking information on a variety of general housing topics.

## Local Enforcement and Outreach Trends

The City of Monterey Park has a long history of working with other government and non-governmental agencies to address housing, health and other related issues. In 2015, the City collaborated with the County of Los Angeles and the Cities of Montebello, Rosemead, and Alhambra to prepare Monterey Park’s 2015-2019 Consolidated Plan, which details the City’s housing affordability strategy and outreach capacity. Table C-3 details a summary of nonprofit service providers active in Monterey Park that were consulted as part of the preparation of the Consolidated Plan.

Table C-3 Organizations Active in Monterey Park

Organization	Activities and Capacity
MERCI	Housing, health, education, and special needs services
Housing Rights Center	Fair housing services
Chinatown Service Center	Special needs, health, and employment services
East San Gabriel Valley Coalition for the Homeless	Health and homeless services
Salvation Army – Bell Shelter	Homeless services

Source: Monterey Park Consolidated Plan 2015 – 2019.

### Enforcement and Compliance with Existing Fair Housing Laws

The City of Monterey Park is subject to state and federal laws related to fair housing. Federal fair housing laws, including the Federal Fair Housing Act of 1968 (FHA) and the Fair Housing Amendments Act of 1988 (FHAA), protect residents from discrimination on the basis of race, color, religion, national origin, sex/gender, handicap/disability, and familial status. The City complies with the California Fair Employment and Housing Act (FEHA), prohibiting discrimination based on marital status, ancestry, source of income, sexual orientation, and arbitrary discrimination in addition to the groups protected under federal fair housing legislation.

The City has had no findings, lawsuits, or judgements related to fair housing enforcement actions.

The City does not have local ordinances that relate to fair housing (e.g., tenant and eviction protection ordinances, relocation ordinances, inclusionary ordinances).

### Outreach

As discussed in Regional Trends discussion above, the HRC is the primary organization that offers fair housing services in Los Angeles County. The City of Monterey Park works with HRC to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services.

### Local Trends

Fair housing enforcement in Monterey Park is also conducted through the HRC. To measure the extent of discrimination in the City’s rental market, the HRC conducted 20 phone tests from February 6, 2015 through February 27, 2015. Ten of these tests were used to measure the level of discrimination against people with disabilities, while the remaining 10 tests were used to determine discrimination against

**Commented [NB2]:** Comment B.1.4: Include a statement about any findings, lawsuits, or judgements related to fair housing enforcement actions

**Commented [NB3]:** Modified to address comment: "The element must describe meaningful; frequent, and ongoing public participation with the community including key stakeholders. The element should describe any specific outreach efforts to organizations that represent special needs populations or members of protected classes. The element could also describe targeted efforts to engage specific communities that are experiencing several fair housing issues."

**Commented [NB4]:** City staff: Has the City done anything specific to implement SB 329 prohibiting income discrimination?

**Commented [NB5]:** City staff: Please confirm or provide details if any

familial status, particularly against households with children under the age of 18 years old. Results of this audit indicated 6 of the 10 disability tests (60 percent) showed evidence of discrimination and 2 of the 10 familial status tests showed evidence of discrimination based on familial status.<sup>2</sup>

According to Monterey Park’s 2015 Analysis of Impediments to Fair Housing Choice, fair housing complaints made by the City’s Asian population declined from 32.4 percent in 2010 to 24.7 percent in 2014, indicating a need for additional fair housing outreach and education to the Asian population. Additionally, community meetings and personal interviews conducted in 2015 indicate that loss of redevelopment funds such as CDBG and HOME grants have impaired the City’s ability to support housing and social service needs.

## Fair Housing Outreach and Enforcement: Contributing Factors

Consistent with HCD guidelines, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Housing discrimination on the basis of protected classes
- Lack of fair housing information available online and in multiple languages
- Limited fair housing testing of discriminatory practices in private rental and home sales markets
- Lack of redevelopment funds

## Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. As defined in Title 24 Code of Federal Regulations (CFR) Section 5.151, segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area. In order to adequately assess the patterns of both integration and segregation, trends at the regional scale are presented for the greater Los Angeles region and at the local scale for the City of Monterey Park.

## Race, Ethnicity, and Poverty

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Low income and communities of color disproportionately experience issues related to overcrowding, housing problems, and access to economic opportunity due

**Commented [NB6]:** City staff: HCD requires more up-to-date information on local fair housing complaints. Please provide most recent data.

What's the progress of the City's assessment of fair housing research for the 2020-2024 Consolidated Plan? Looks like it may have been stalled for covid (<https://www.montereypark.ca.gov/1046/Consolidated-PlanImpediments-Analysis-20>) but has any of this information been gathered?

<sup>2</sup> [Monterey Park Analysis of Impediments to Fair Housing Choice 2015](#)

to exclusionary governmental policies, biased mortgage lending practices and other tactics that promote segregation and spatial inequities.

## Regional Trends

According to the California Fair Housing Task Force's 2021 opportunity maps, areas in the Los Angeles region with high segregation and poverty are most prominent in the neighborhoods surrounding Downtown Los Angeles, South Central Los Angeles and East Los Angeles. Areas of high segregation and poverty are also present within the San Fernando Valley region near the neighborhoods of Panorama City, Arleta and North Hills. In North Los Angeles County, high segregation and poverty areas are present within the cities of Palmdale and Lancaster.

Race and ethnicity characteristics mirror segregation and poverty trends. Hispanic populations are most concentrated in and around South Los Angeles, to the north of Los Angeles near San Fernando, and in central Orange County near the City of Santa Ana. Asian populations are most concentrated just east of Downtown Los Angeles and in East Los Angeles, near Alhambra and Monterey Park. The largest concentration of Black populations can be found in South Los Angeles and unincorporated areas nearby, such as Athens-Westmont and View Park/Windsor Hills. White populations tend to have highest concentrations near the coast and along the Interstate 210 Corridor south of the San Gabriel Mountains. According to the 2018 AI, Mexican-born residents are clustered in a few distinct areas around the region: near downtown Los Angeles, in and around San Fernando, in east Los Angeles County near Pomona, and northcentral Orange County near the cities of Santa Ana and Anaheim. According to the 2018 AI, demographic groups represented in the region include "Chinese-born" residents just east of Los Angeles near the cities of Alhambra and Monterey Park.<sup>3</sup>

## Local Trends

According to HCD, race is a known contributor to unfair housing practices.<sup>4</sup> The existence of concentrations of minorities living in one location may be an indicator that some minority groups in Monterey Park do not have as many housing choices as nonminority residents. As shown in Figure C-2, residents of Asian descent are the predominant ethnic group (greater than 50 percent) within census tracts located along the western and northeastern areas of the City. The Hispanic population is the second largest ethnic group in the City. Figure C-3 shows census tracts where the Hispanic population is most prominent (Census Tract 6037530400). According to Figure C-4 all census tracts in the City have predominantly non-white populations. A detailed overview of race and ethnicity demographics is provided in Table 2-5 in Chapter 2.

According to the data presented in Figure C-2 through Figure C-4 and Figure C-20 below, residents living in census tracts located in the northeastern portion of the City (Census Tracts 6037481711 and 6037481712) are more likely to be living in a segregated neighborhood and earning an income that is below the poverty level. [As described below in Local Data and Knowledge, this part of the city historically received less investment due to lending policies of the 1930s and beyond, and in cities around the United States, those conditions tend to persist today.](#)

**Commented [NB7]:** Responding to HCD's comment: Furthermore, the element does list one area of high poverty and segregation therefore the City should analyze this concentration and consider relevant factors such as past policies, practices, and investments as well as whether or not there is a concentration of subsidized housing units in that area.

City staff: Please provide any other local context that can help address HCD's comment.

<sup>3</sup> <http://file.lacounty.gov/SDSInter/bos/supdocs/116559.pdf>

<sup>4</sup> HCD, AFFH Guidance, p 5. 2021. [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf#page=23](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23)

## Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care of oneself. Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. The living arrangement of persons with disabilities depends on the severity of the disabilities and the available resources. Many persons live at home in an independent arrangement or with other family members. To maintain independent living, persons living with disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities.

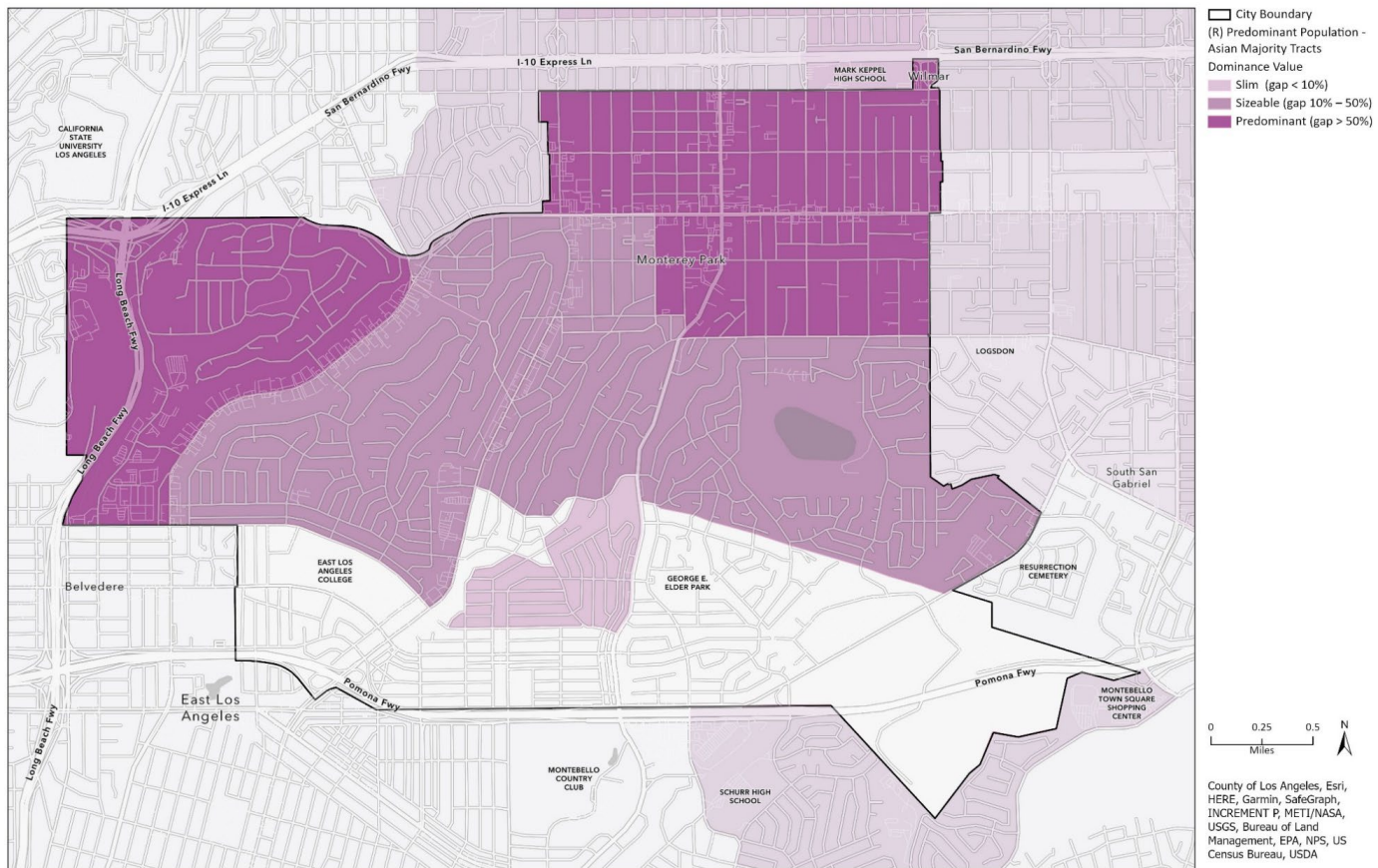
### Regional Trends

According to 2015 – 2019 ACS estimates, approximately 9.9 percent of the Los Angeles County population lives with one or more disabilities. Of this total population living with one or more disabilities, 6.6 percent is age 18 or younger, 44.9 percent are between the ages of 18 and 64, and 46.4 percent are 65 and older. Figure C-5 shows the percent of population living with disabilities for each census tract in the Los Angeles County Region. There are areas throughout the Greater Los Angeles region shaded in orange representing census tracts with 10 to 20 percent of populations that have at least one or more disability. The remaining areas reflect census tracts with less than 10 percent of populations with at least one or more disability.

### Local Trends

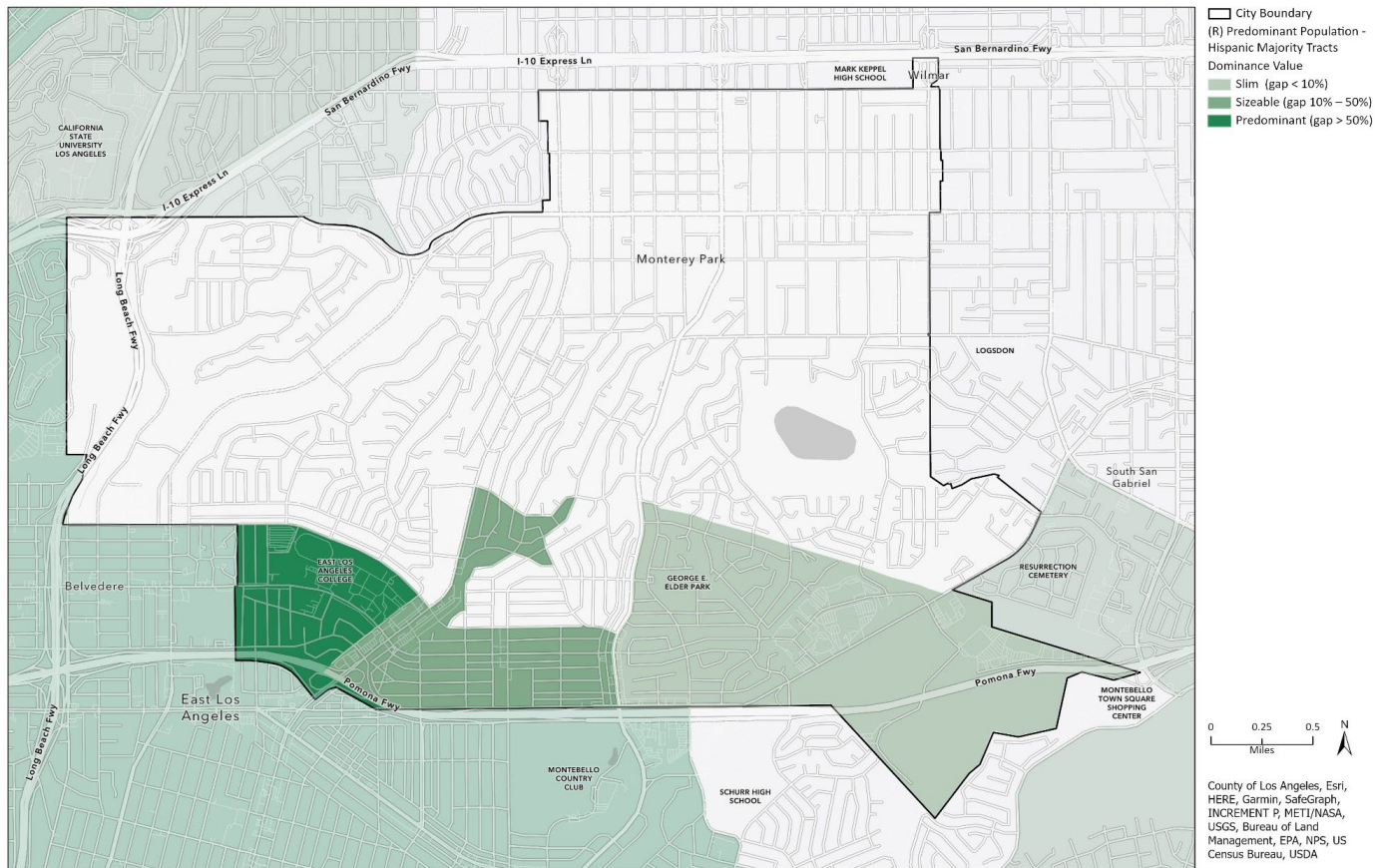
Figure C-6 depicts the percentage of population with disabilities throughout the city. The areas shaded in orange reflect regions of the city where the percentage of the population with a disability range between 10 and 20 percent. The areas shaded in yellow represent areas where less than 10 percent of the population is living with one or more disabilities. As described in Chapter 2, ACS data estimates that 6,211 Monterey Park residents are living with at least one disability.

Figure C-2 Predominant Populations - Asian Majority (Monterey Park)



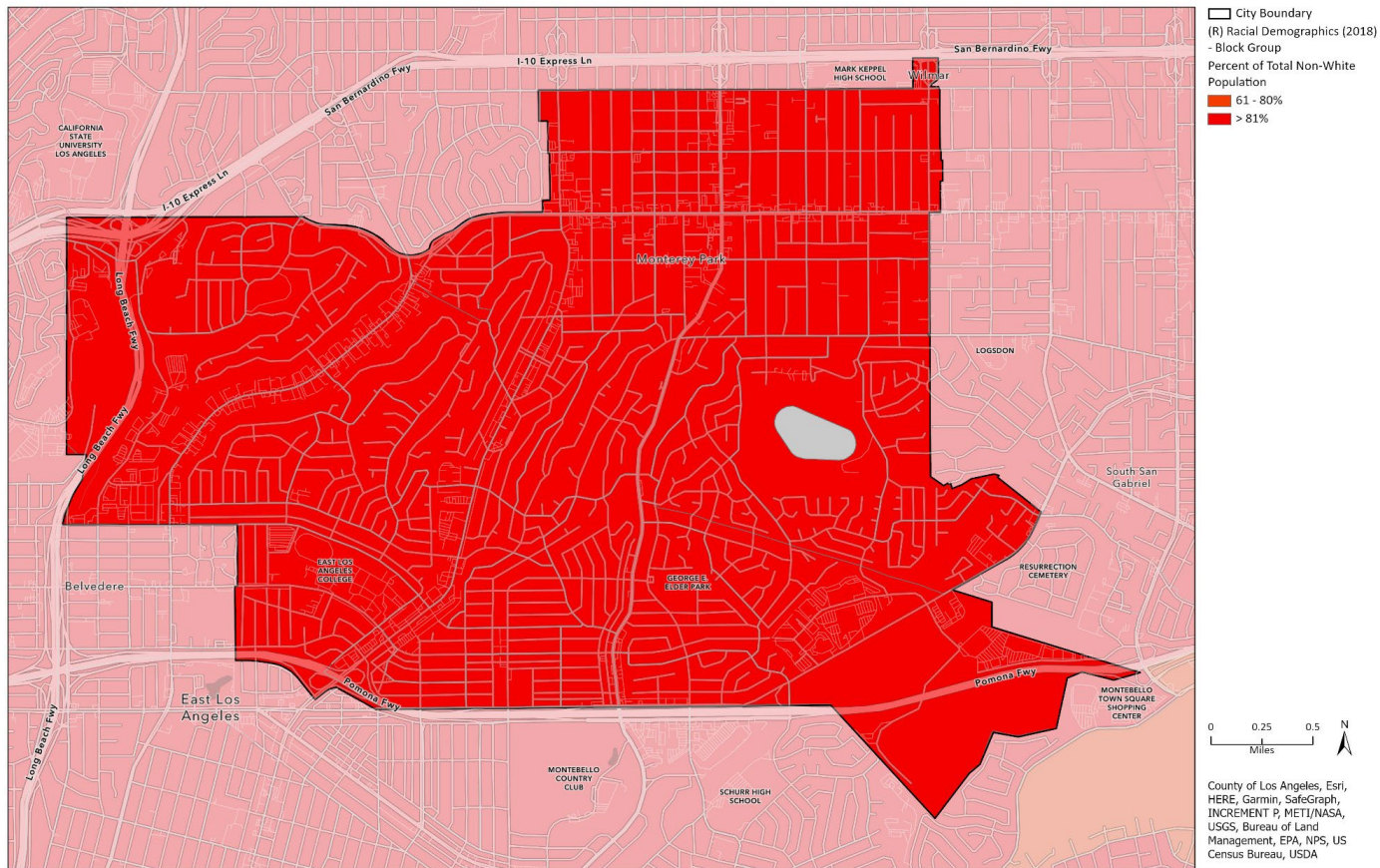
Source: AFFH Data Viewer, 2021

Figure C-3 Predominant Populations - Hispanic Majority (Monterey Park)



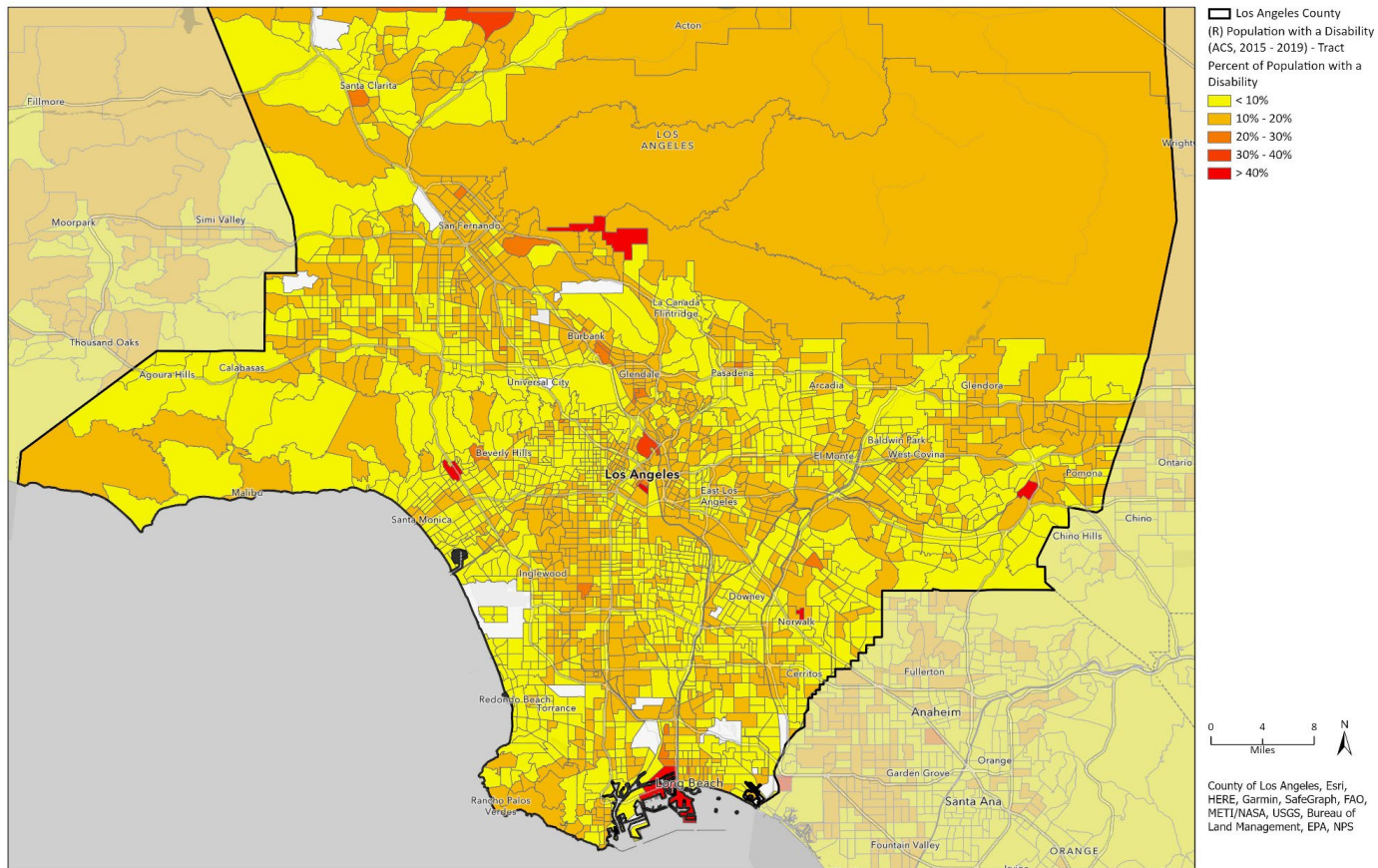
Source: AFFH Data Viewer, 2021

Figure C-4 Predominant Populations -Total Non-White (Monterey Park)



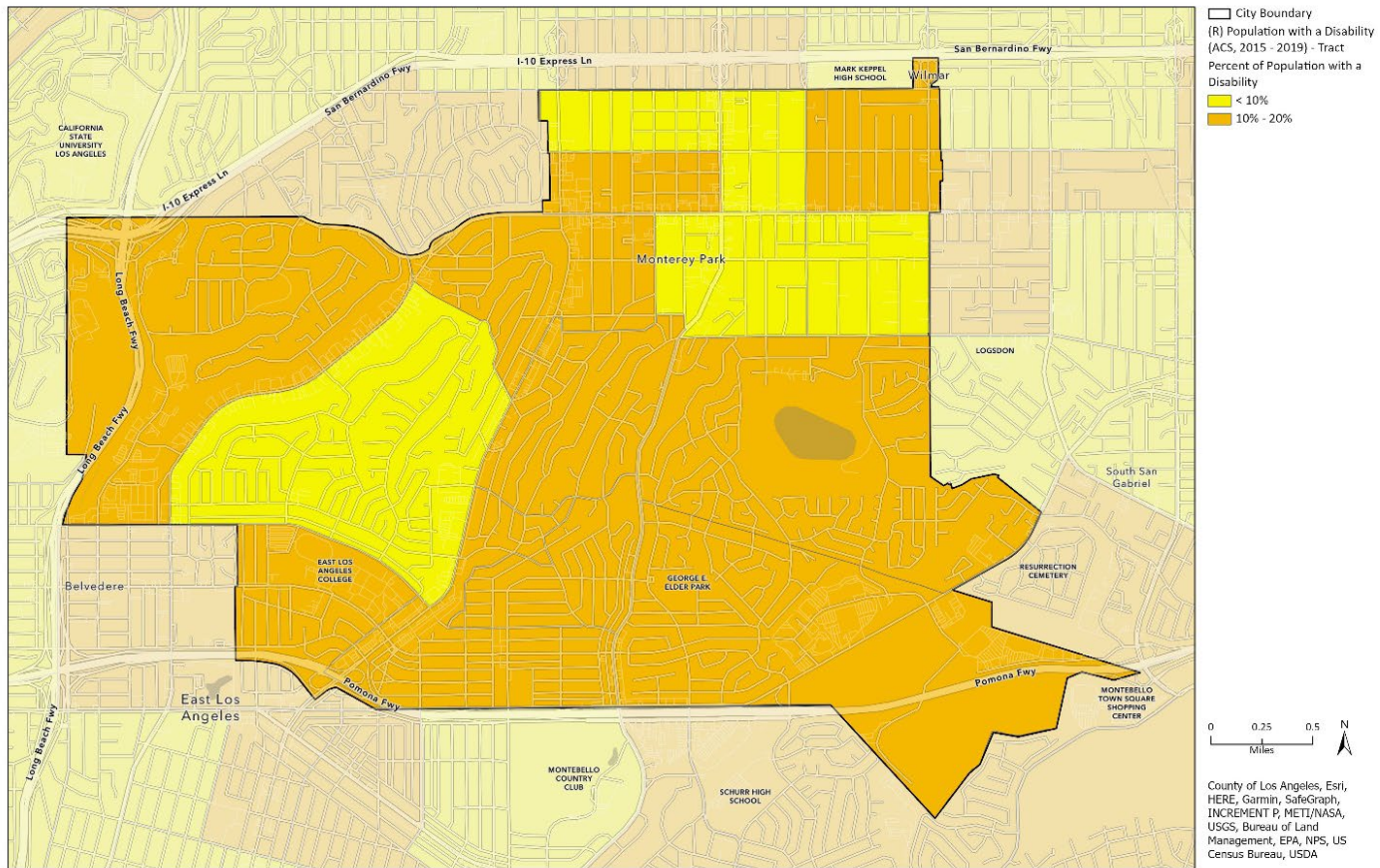
Source: AFFH Data Viewer, 2021

Figure C-5 Population with a Disability (Greater Los Angeles Region)



Source: AFFH Data Viewer, 2021

Figure C-6 Population with a Disability (Monterey Park)



Source: AFFH Data Viewer, 2021

## Familial Status

According to the Fair Housing Act, familial status refers to the presence of children under the age of 18 in a household with a legal guardian or designee of such guardian.<sup>5</sup> HUD provides examples of familial discrimination as (a) refusing to rent to families with children; (b) evicting families once a child joins the family through, e.g., birth, adoption, custody; (c) requiring families with children to live on specific floors or in specific buildings or areas; (d) imposing overly restrictive rules about children's use of the common areas (e.g., pools, hallways, open spaces); and (e) advertising that prohibits children.<sup>6</sup> Single parent households are protected by Government Code § 65583(a)(7). Because of their relatively lower incomes and higher living expenses, single-parent households can have limited options for affordable, decent, and safe housing. As a result, single parents are considered to be among the groups most at-risk of experiencing poverty.

In addition to barriers to fair housing for single-parent households, large families can also experience housing discrimination as property owners impose occupancy limitations that can preclude large families with children. HUD data shows that familial status discrimination ranks third in discrimination of protected classes, behind discrimination due to disability and race.<sup>7</sup>

## Regional Trends

About 45 percent of all households within Los Angeles County are family households. Certain jurisdictions in the County had a higher-than-average proportion of family households with children and, therefore, may be more vulnerable to housing discrimination. Table C-4 shows a breakdown of each household type in the County. Regionally, 59.2 percent of owner-occupied households are married couple families while 23.2 percent are categorized as non-family households. Additionally, 11.8 percent owner-occupied households are headed by a female householder while 5.8 are headed by a male householder. In contrast, non-family households constitute 41.9 percent of renter-occupied households and 33.2 percent are categorized as married-couple families. Approximately 17.2 percent of renter-occupied households are female-headed compared to 7.7 percent of male-headed household. Figure C-7 highlights the percentage of children in married-couple households. There are greater percentages of children in married-couple households in relatively less urbanized communities of the County. For example, highly urbanized neighborhoods within and surrounding the City of Los Angeles exhibit lower percentages of children in married-couple households as compared to cities located near the coastal region and the County periphery. Furthermore, areas with higher percentages of children in married-couple households are generally located in areas with relatively higher TCAC opportunity scores. Figure C-8 displays the distribution of adults living with a spouse or partner within Los Angeles County. Regionally, a large segment of the greater Los Angeles region ranges between 20 and 40 percent while the coastal and periphery regions feature between 40 and 60 percent of adults living with a spouse or partner. The percentage of adults living alone is featured in Figure C-9. While less than 20 percent of adults live alone in most of the County, areas surrounding the cities of Los Angeles, West Hollywood, Santa Monica and Pasadena are estimated to have higher percentages of adults living alone.

<sup>5</sup> 42 U.S. Code sections 3601, *et seq.*, the Fair Housing Act.

<sup>6</sup> [https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/discrimination\\_against\\_families\\_children#\\_Who\\_Is\\_Protected?](https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?)

<sup>7</sup> U.S. Department of Housing and Urban Development. "Annual Report on Fair Housing FY 2017."

**Table C-4 Household Type by Tenure (Los Angeles County)**

Household Type	Owners		Renters	
	Households	Percent	Households	Percent
Married couple family	899,359	59.2%	596,299	33.2%
Male householder, no wife present	88,030	5.8%	138,475	7.7%
Female householder, no husband present	179,366	11.8%	309,410	17.2%
Non-family households	352,761	23.2%	753,095	41.9%
Total Households	1,519,516	100.0%	1,797,279	100.0%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure By Household Type (Including Living Alone) and Age of Householder, 2019 5-yr Estimates.

**Local Trends**

Approximately 56.1 percent of owner-occupied households in Monterey Park are married-couple families, while 20.3 percent are categorized as non-family households. In contrast, married-couple families makeup 44.4 percent of renter-occupied households, while non-family households amount to 28.5 percent. Table C-4 shows a breakdown of each household type in the City. Table C-5 shows household type by tenure in the City.

Female-headed households comprise approximately 14.9 percent of all owner-occupied households, while 8.7 percent are headed by a male householder. 20.1 percent of renter-occupied households are female-headed while 7.0 percent are male-headed. Figure C-10 features the percentage of female-headed households with children present throughout the City. Most areas of the City contain less than 20 percent of female-headed households with children present, while select census tracts located in the northern section of the City along Emerson Avenue, and in the communities surrounding the Garvey Reservoir and East Los Angeles College exhibit between 20 and 40 percent of this household type.

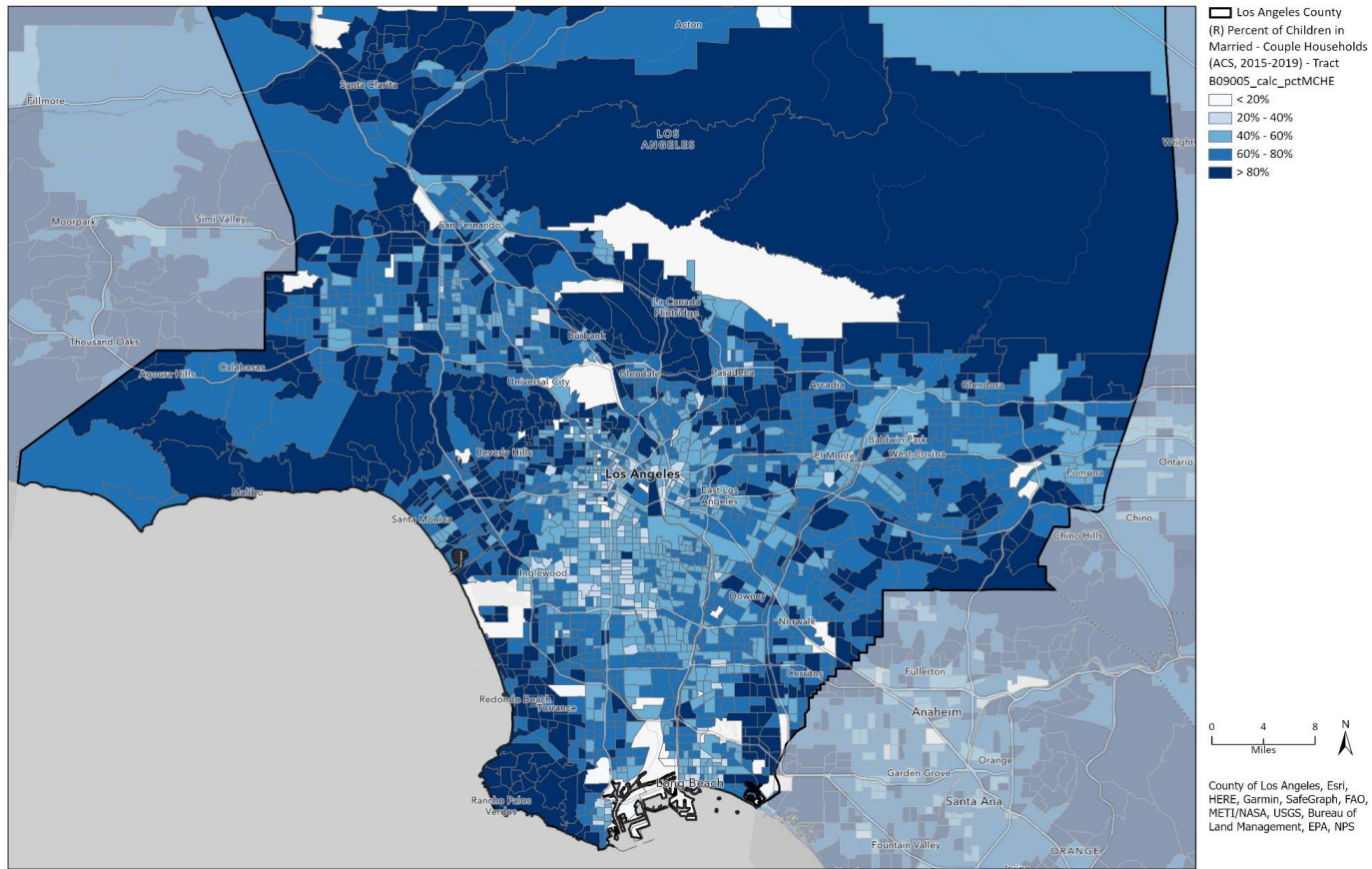
Figure C-11 displays the percentage of adults living with a spouse or partner. Households shaded in blue display census tracts where at least 40 percent of householders are living with a spouse or partner, while regions centered on East Garvey Avenue and in the southern segment of the City range between 20 and 40 percent of this household type. Additionally, as shown in Figure C-12, less than 20 percent of adults residing in Monterey Park live alone.

**Table C-5 Household Type by Tenure (City of Monterey Park)**

Household Type	Owner		Renter	
	Households	Percent	Households	Percent
Married couple family	5,838	56.1%	4,241	44.4%
Male householder, no wife present	902	8.7%	670	7.0%
Female householder, no husband present	1,554	14.9%	1,924	20.1%
Non-family households	2,107	20.3%	2,719	28.5%
Total Households	10,401	100.0%	9,554	100.0%

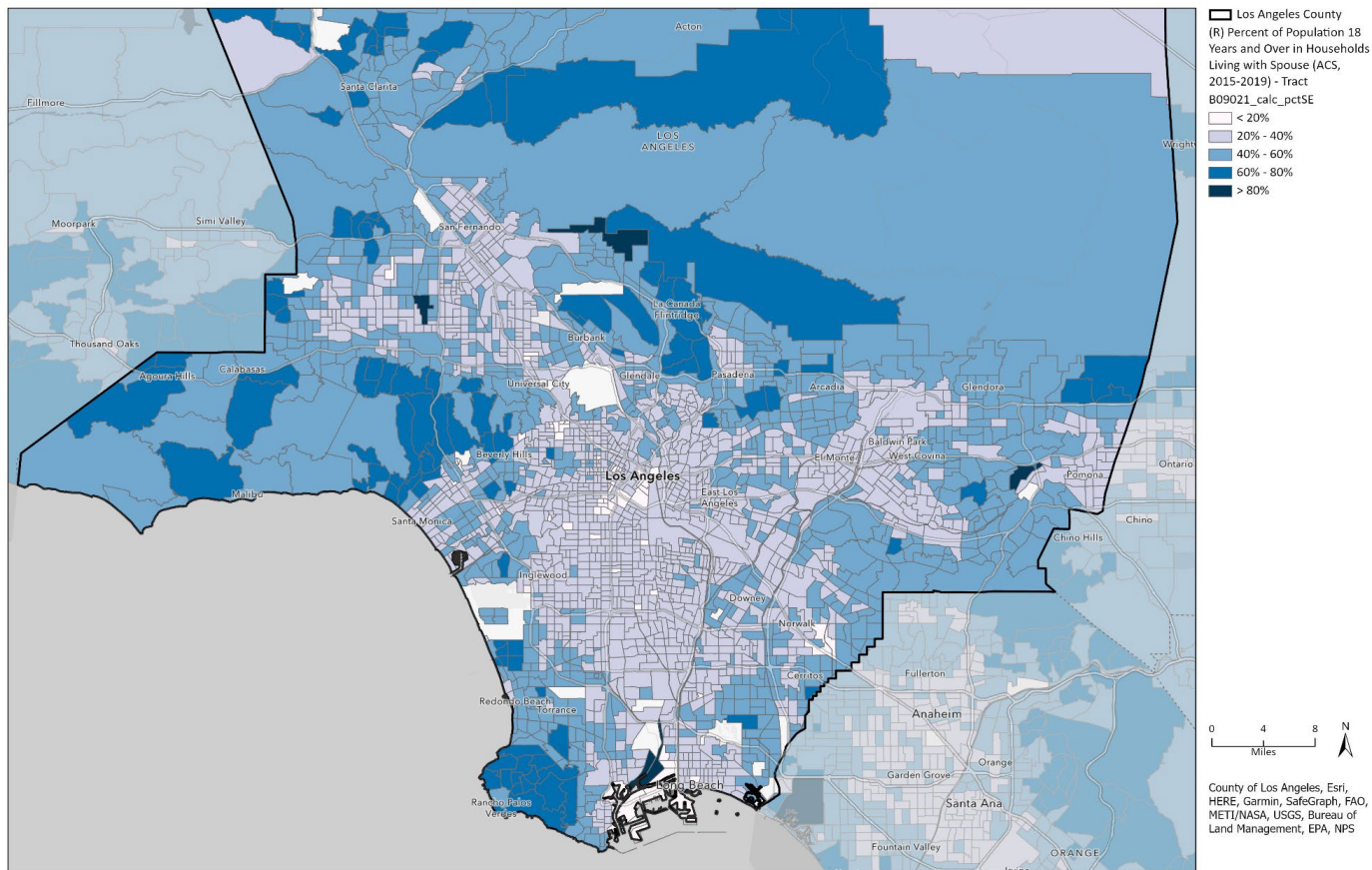
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure By Household Type (Including Living Alone) and Age of Householder, 2019 5-yr Estimates.

Figure C-7 Percent of Children in Married-couple Households (Greater Los Angeles County)



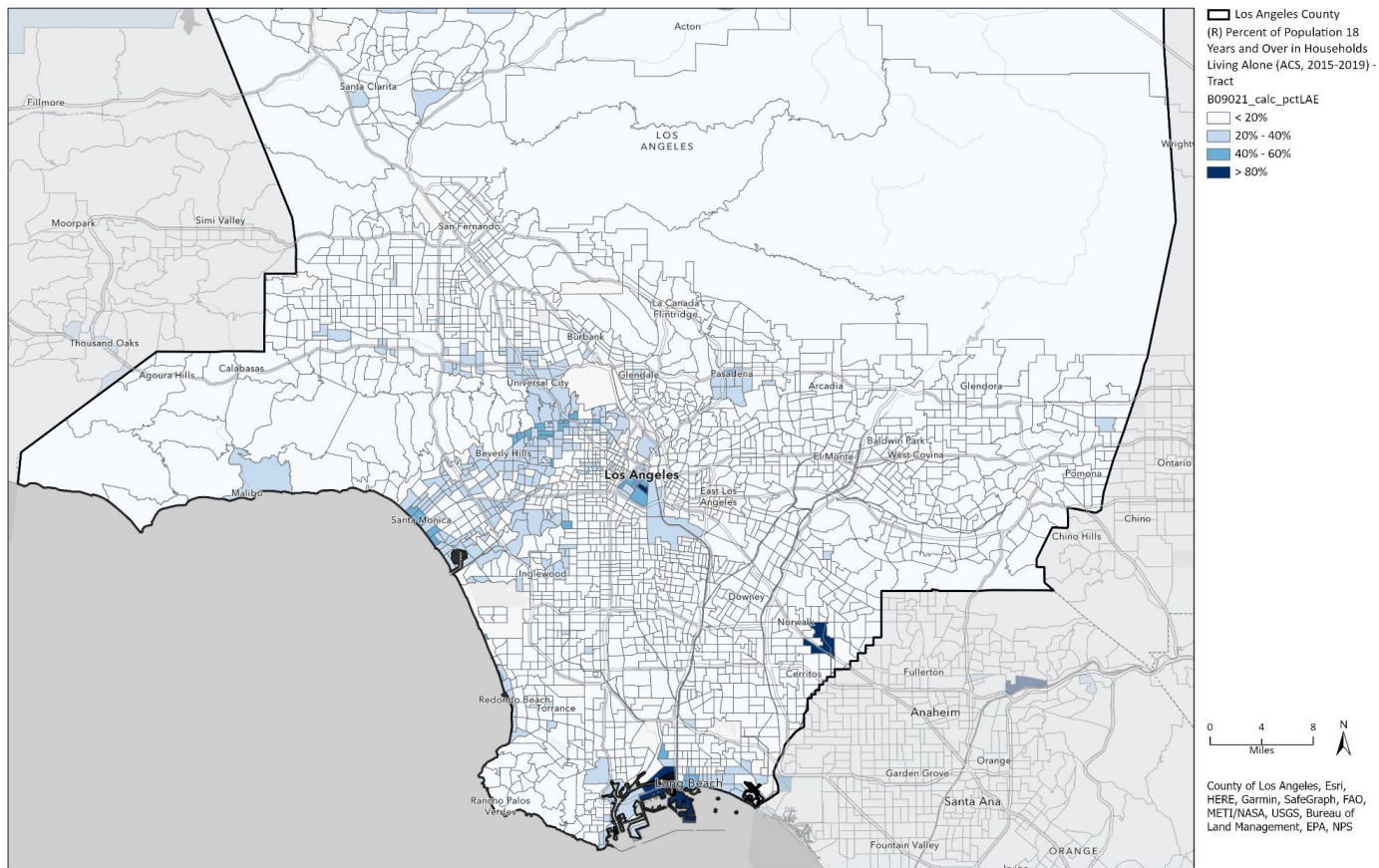
Source: AFFH Data Viewer, 2021

Figure C-8 Percent of Adults Living with Spouse/Partner (Greater Los Angeles County)



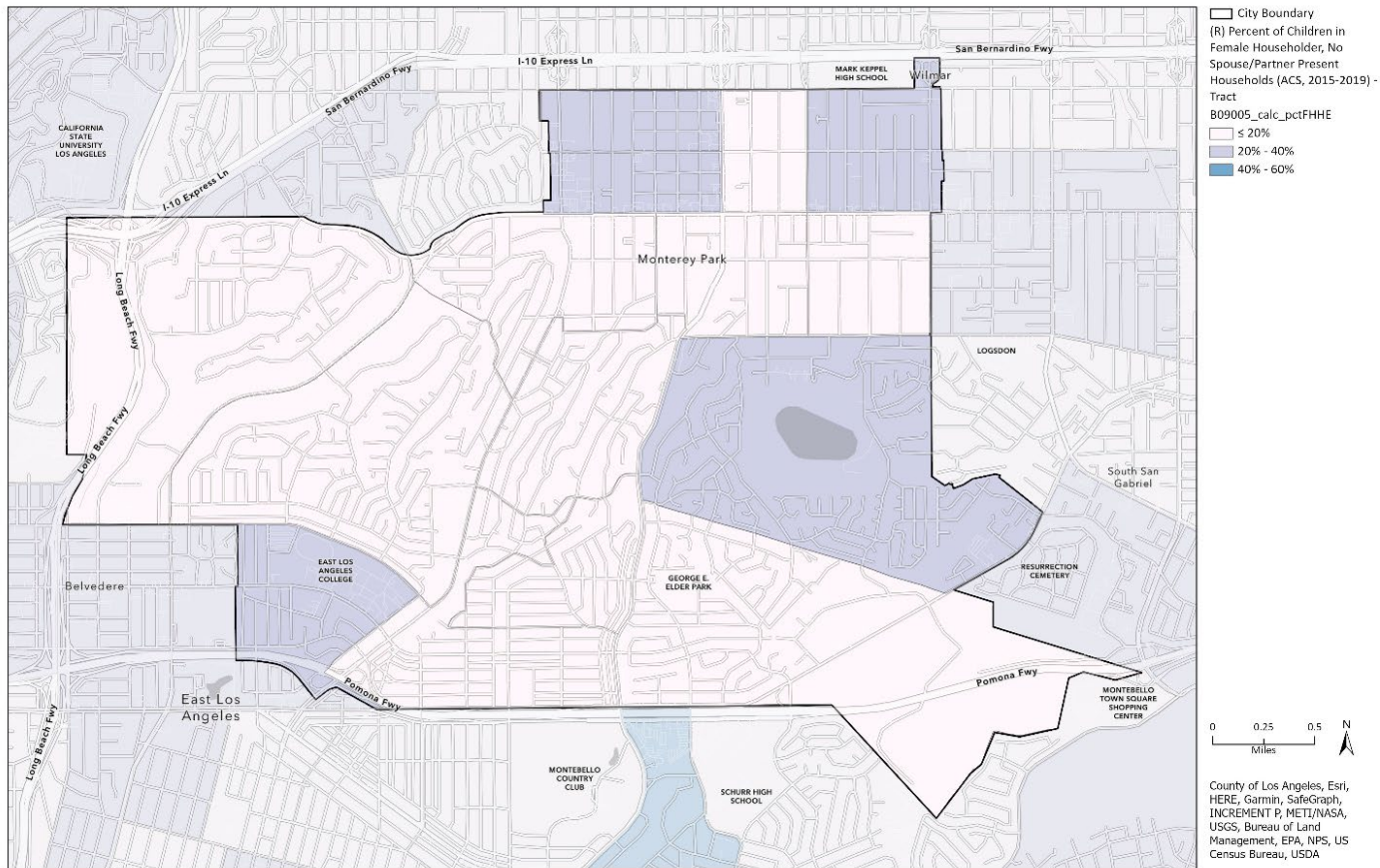
Source: AFFH Data Viewer, 2021

Figure C-9 Percent of Adult Population Living Alone (Greater Los Angeles County)



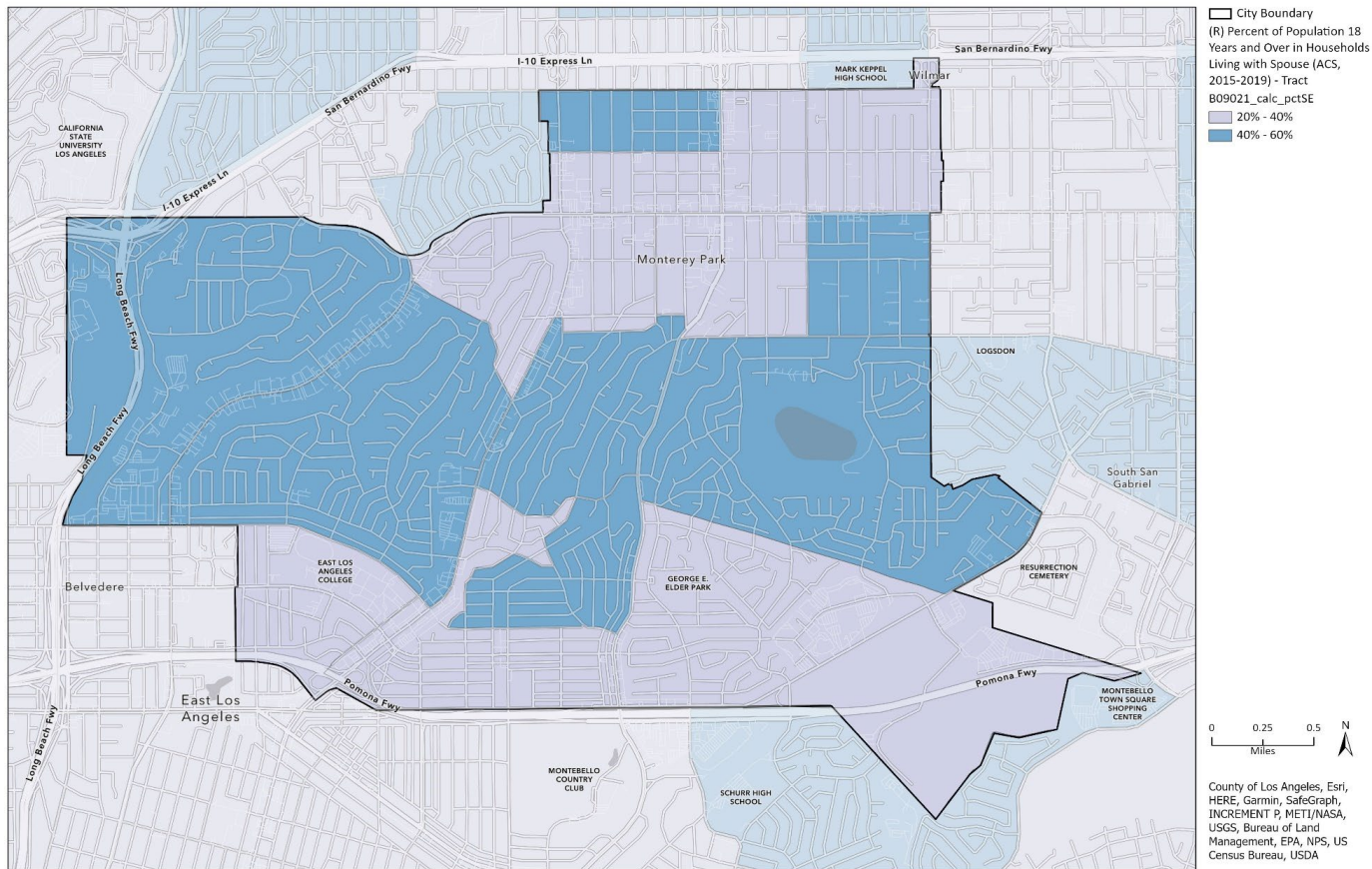
Source: AFFH Data Viewer, 2021

Figure C-10 Female Headed Households with Children, No Spouse/Partner Present (Monterey Park)



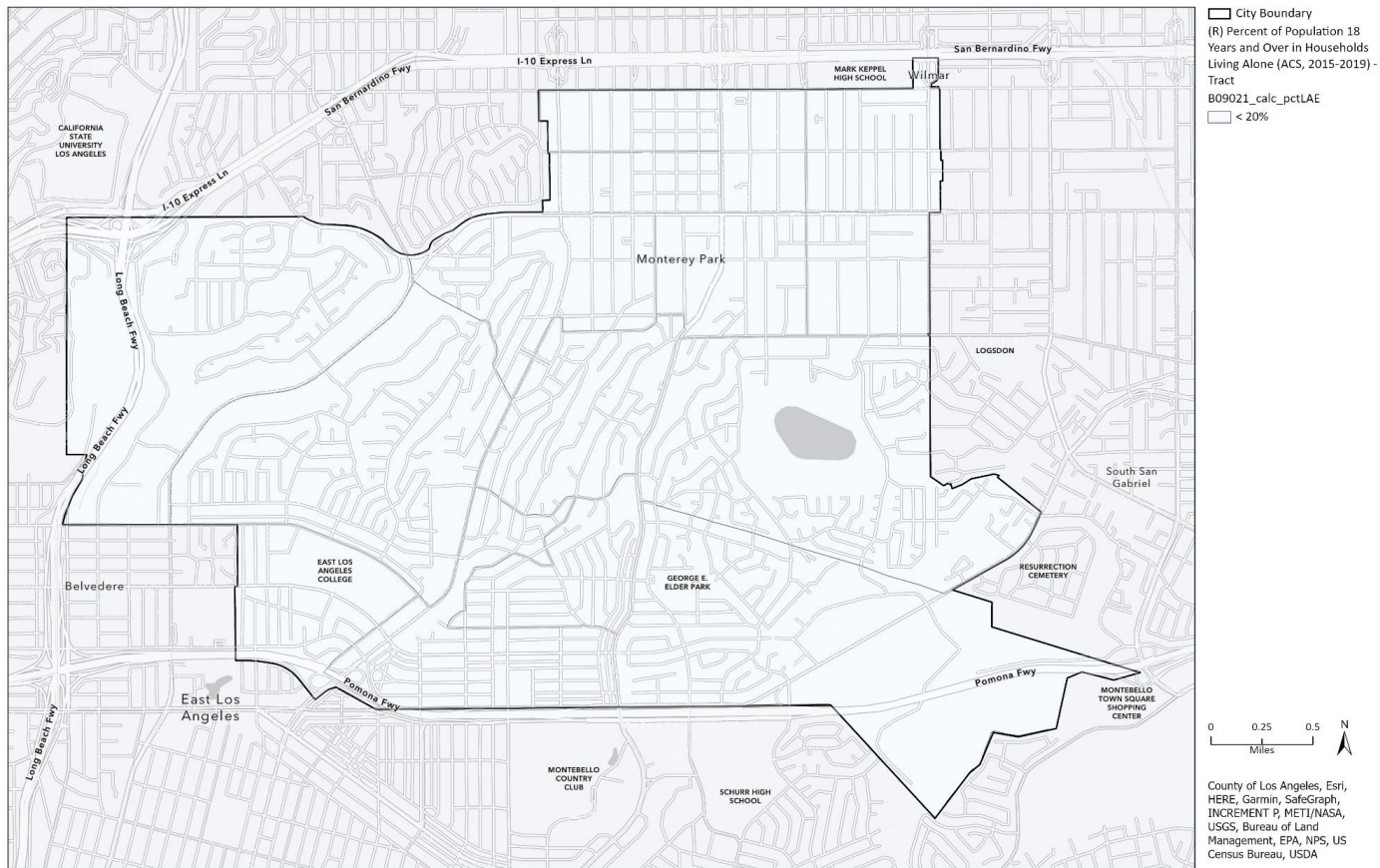
Source: AFFH Data Viewer, 2021

Figure C-11 Percent of Adults Living with Spouse/Partner (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-12 Percent of Adult Population Living Alone (Monterey Park)



Source: AFFH Data Viewer, 2021

## Income

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Household income is directly connected to the ability to afford housing. Higher incomes households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

### Regional Trends

The AMI in Los Angeles County varies widely across jurisdictions. Figure C-13 displays large concentrations of low and moderate income populations throughout the greater Los Angeles County. Low- and moderate-income populations are centered within and around the City of Los Angeles and scattered throughout cities located within the San Fernando and San Gabriel Valley regions. The largest concentration of low to moderate income groups is present within the downtown and south-central neighborhoods of Los Angeles. It is estimated that between 75 and 100 percent of residents in these areas are low to moderate income populations. Regionally, coastal cities such as Rancho Palos Verdes and Malibu display less low to moderate income populations (less than 25%), with the exception of the cities of Long Beach, Malibu, and Santa Monica, where a greater percentage of low to moderate income populations are present.

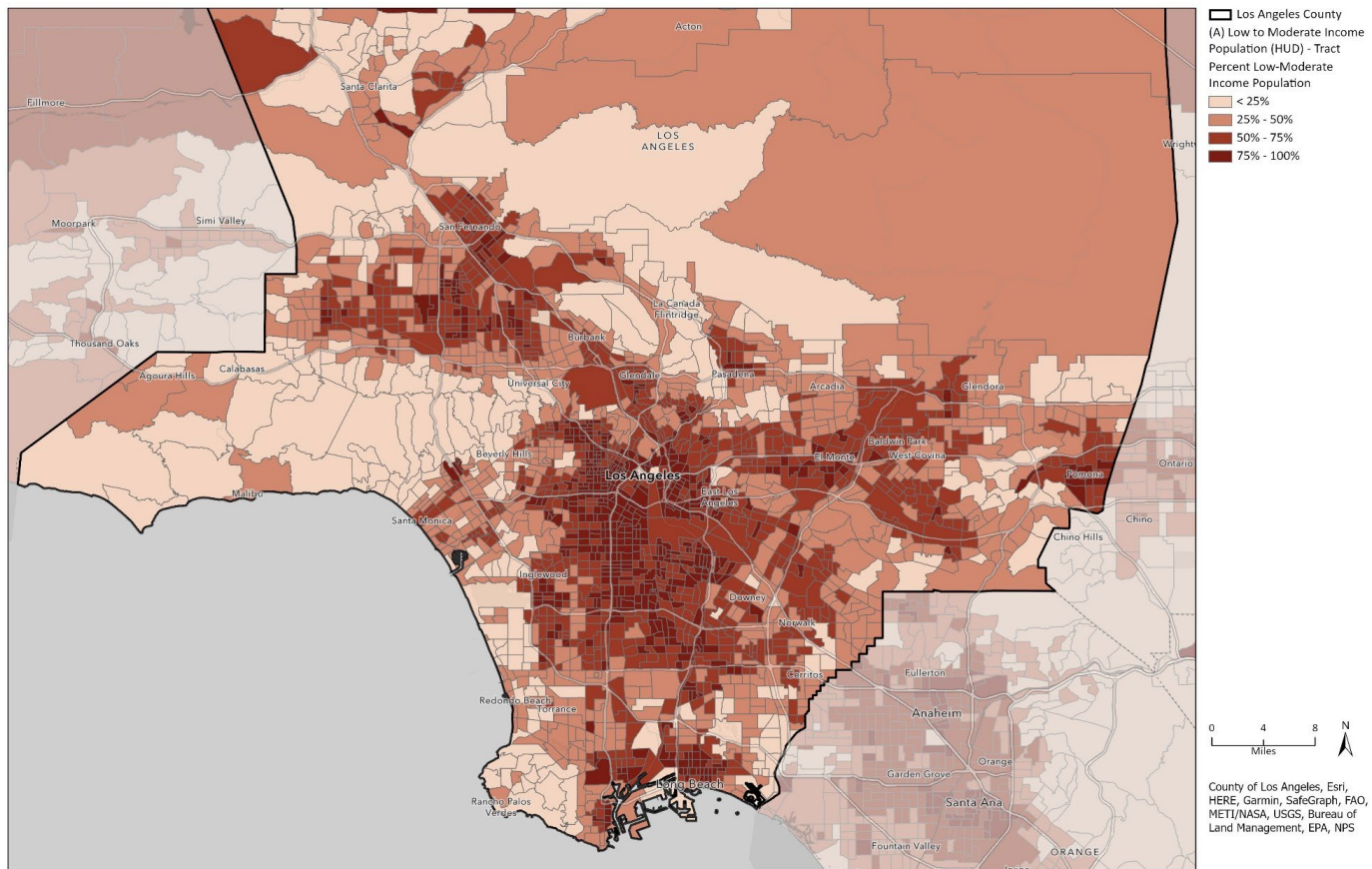
### Local Trends

Increasing concentrations of low-income and poverty households are linked to racial and ethnic concentrations and can be an impediment to fair housing. Low to moderate income populations are most prominent within the northeast region and in various block groups throughout the central and southern segments of the City (Figure C-14). Low to moderate income populations in these block groups range between 76 to 80 percent. Figure C-15 shows median income by block group. AMI is lowest (less than \$30,000) in Census Tracts 60037481711, 6037481714, and parts of 6037482002 and 6037482701.

Figure C-16 compares the household income distribution for Monterey Park and Los Angeles County. Income distribution in Monterey Park are relatively similar when compared to the County. For instance, at least 41.8 and 45.7 percent of households earn an income minimum of \$75,000 in Monterey Park and the County of Los Angeles, respectively. Around 58.2 percent of households in the City earn less than \$75,000 compared to 54 percent of households in the County. Alhambra, El Monte, Montebello and Monterey Park all have area median income below the County average. According to Table C-6, the City of Monterey Park has a higher income than the surrounding cities with the exception of the City of San Gabriel.

A detailed summary of household type and local income trends, as well as a discussion on the housing problems that can be related to these trends, is provided in Chapter 2 and shown in Table 2-16 within that chapter.

Figure C-13 Low to Moderate Income Population (Los Angeles County)

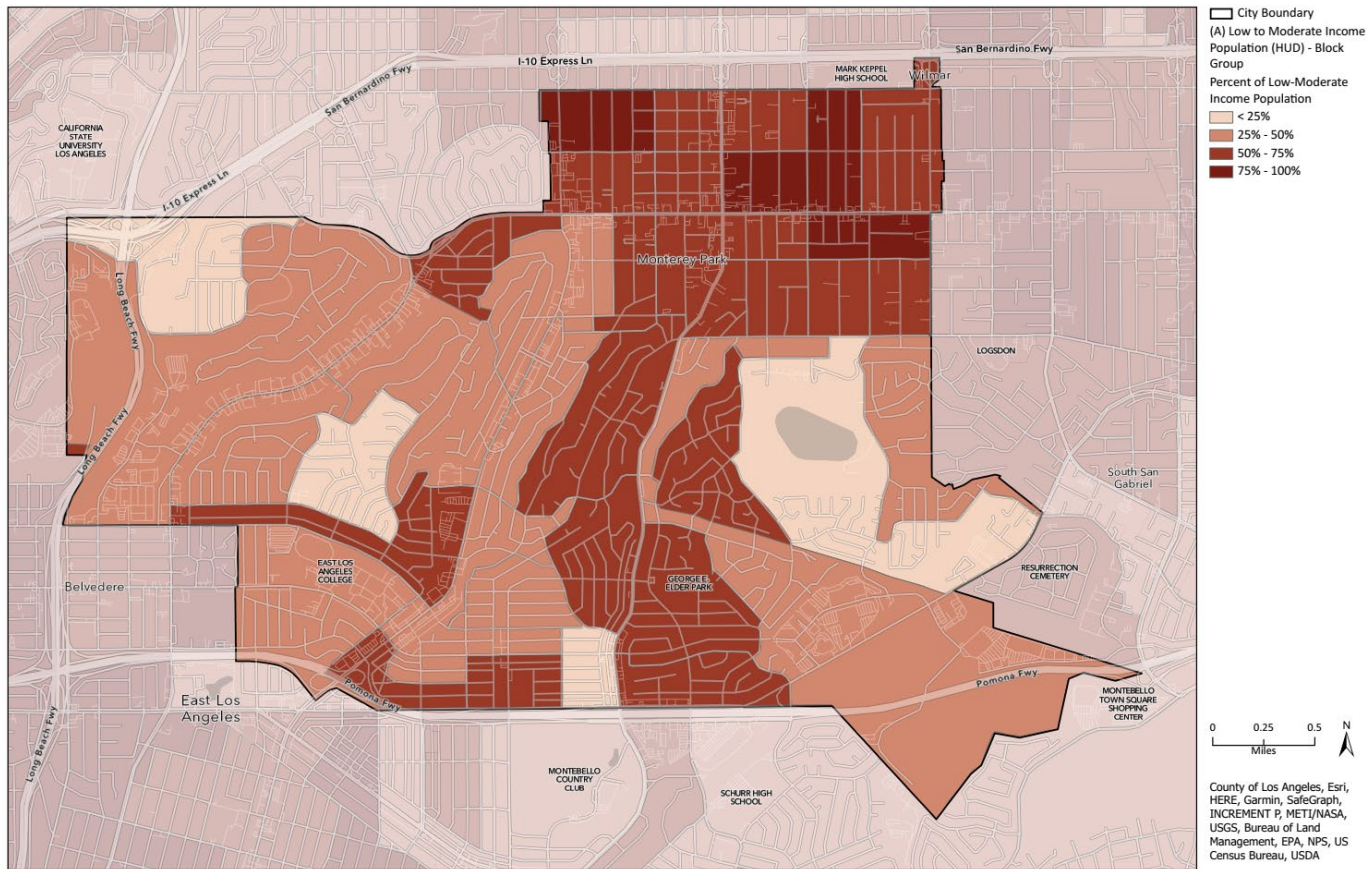


Source: AFFH Viewer.



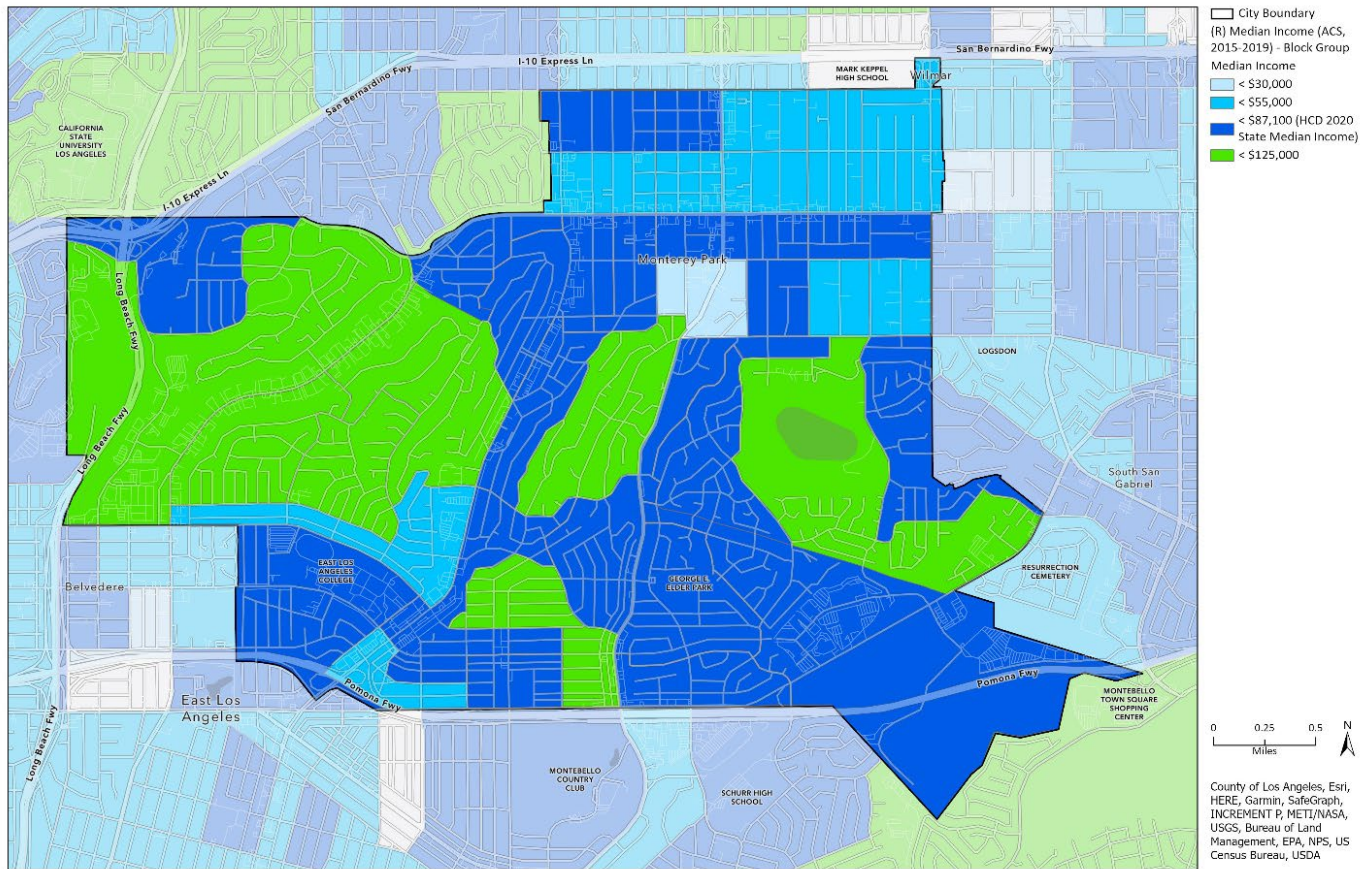
SHAPING THE FUTURE OF MONTEREY PARK

Figure C-14 Low to Moderate Income Population (Monterey Park)



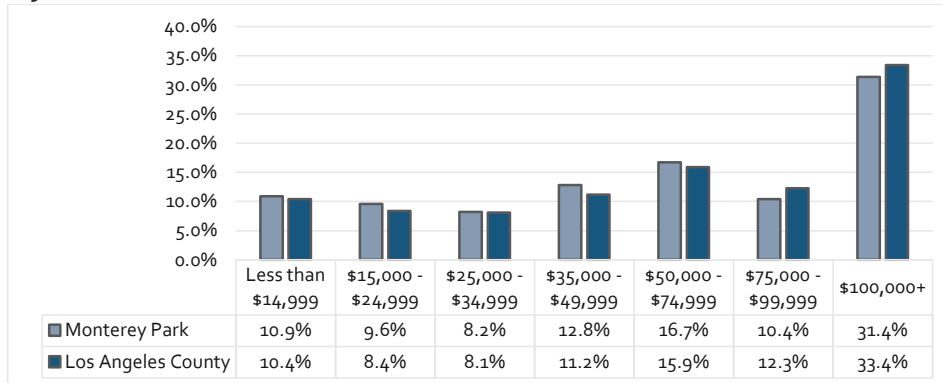
Source: AFFH Data Viewer, 2021

Figure C-15 Median Household Income Block Group (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-16 Household Income (2015-2019)



Source: Bureau of the Census, American Community Survey American Community Survey, 2015-2019.

Table C-6 Median Household Income (2015-2019)

City	Median Household Income	Percent Above/Below Regional Median
Alhambra	\$61,384	10.8%
El Monte	\$49,003	38.9%
<b>Monterey Park</b>	<b>\$61,819</b>	<b>10.1%</b>
Montebello	\$56,150	21.2%
Rosemead	\$57,999	17.3%
San Gabriel	\$62,541	-8.8%
South El Monte	\$52,204	30.3%
Los Angeles County	\$68,044	-

Sources: U.S. Bureau of the Census, American Community Survey Table B19013 Median Household Income, 2019 5-yr Estimates.

## Integration and Segregation: Contributing Factors

Based on the assessment for integration and segregation, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Patterns of racial and ethnic concentration are present within some areas of the northeastern, northwestern, and southern part of the City.
- Displacement of residents due to economic issues
- Location and type of affordable housing
- Unaffordable rents and sales
- Shortage of subsidized housing units
- Dominance of single-family housing

## Racially and Ethnically Concentrated Areas of Poverty

To assist communities in identifying racially and ethnically concentrated areas of poverty (also known as RECAPs), HUD developed a definition that relies on a racial and ethnic concentration threshold, as well as a poverty test. For an area to be identified as having a racial and ethnic concentration, the threshold is that a RECAP have a non-white population of 50 percent or more, within metropolitan or micropolitan areas. The poverty test defines areas of “extreme poverty” as those where 40 percent or more of the population lives at or below the federal poverty line, or those where the poverty rate is three times the average poverty rate in the metropolitan area, whichever is less. An area that meets a combination of racial or ethnic concentration and meets the poverty test would be considered a RECAP.

### Poverty and Segregation

#### Regional Trends

Countywide, poverty and segregation may work to exasperate existing impediments such as concentrations of lower- and moderate-income populations, lending discrimination, and overcrowded conditions. Figure C-17 shows areas of high segregation and concentrated poverty throughout Los Angeles County. The most prominent RECAP areas are located in the south-central region of the City of Los Angeles. According to the Urban Displacement Project, these RECAP areas contain Neighborhood Segregation tracts that are predominantly Black-Latinx, Mostly Latinx, and 3 Group Mix (Black-Latinx-White). RECAP areas are also present in the cities of Long Beach, Huntington Park, Bell, Bell Gardens, Compton, Palmdale, Lancaster, and Pomona. A large portion of these RECAP areas have predominant populations of Hispanic Majority. A smaller portion of these areas have a sizeable gap for predominant Hispanic Majority. Only a few isolated tracts of African American Majority and Asian Majority occur in Long Beach, Compton, and the south-central region of the City of Los Angeles. In addition, most of these tracts also contain LMI concentrations, specifically in the Cities of Los Angeles, Compton, and Long Beach (Figure C-13).

#### Local Trends

Areas of high segregation and poverty are not present within the City of Monterey Park. Therefore, Monterey Park does not have census tracts that meets the HUD definition of a RECAP. However, Monterey Park does have census tracts with populations that experience poverty. According to ACS data displayed in Figure C-19, the highest levels of poverty are present within census tracts centered on East Garvey Avenue and South Garfield Avenue (Census Tracts 6037481714, 6037481711, and 6037482201). These areas reflect an estimate of 20 – 30 percent of the population as having an income below the poverty level.

As shown in Figure C-20, Monterey Park does have neighborhood segregation along racial and ethnic lines. Most census tracts throughout the City comprise a mix of Asian-Latinx neighborhoods. Segments of mostly Asian census tracts are present along the northern section of the City (Census Tracts 6037481711 and 6037481714). These areas contain eight properties (362 units) in which residents or owners are receiving at least one form of financial assistance. These properties include:

- 630 N. Nicholson Ave (1 unit)

- Pacific Housing Development at 322 E. Newmark Ave (6 units)
- Telaco Monterey Park Plaza at 200 W. Nemark Ave (67 units)
- Pacific Bridge Adult Residential Facility at 500 S. McPherrin Ave (6 units)
- Lions Manor at 215 N. Chandler Ave (125 units)
- Merci at 525 N. Chandler Ave (6 units)
- Mosaic Gardens at Monterey Park at 534 N. Chandler Ave (31 units)
- Golden Age Village at 234 N. Rural Dr (120 units)

## Concentrated Areas of Affluence

While RECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. HCD defines an RCA as a census tract in which 80 percent or more of the population is white and has a median income of at least \$125,000.<sup>8</sup>

### Regional Trends

Figure C-18 shows census tracts that have a white majority ethnic and racial distribution in Los Angeles County. Many coastal cities, including Malibu, Santa Monica, Redondo Beach and Rancho Palos Verdes, reflect a white majority. When compared to Figure C-13, areas of white majority that correspond to areas that have low concentration of low- and moderate-income populations include the communities of Palos Verdes Peninsula, Hollywood Hills, Santa Monica Mountains, La Canada/Flintridge. Pasadena (\$83,068), South Pasadena (\$104,308) and San Marino (\$166,607) have higher median household incomes than Monterey Park (\$61,384) and Los Angeles County (\$68,044). Census data reflect white majorities within these census tracts.

### Local Trends

The City of Monterey Park does not have a white majority census tract located within the City boundary (Figure C-4). As a result, no census tracts meet HCD's definition of an RAA. In 2019, the City of Monterey Park had a median household income of \$61,384, which is lower than the Los Angeles County median household income of \$68,044. However, areas of concentrated affluence are present within Monterey Park. According to Figure C-15, Census Tracts 6037482001, 6037482002, 6037482102, and 6037482600 have AMI's greater than \$125,000. These census tracts also contain the lowest percentage of the population earning an income that is below the poverty level, (Figure C-19), have relatively less concentrations of LMI populations and overcrowding (Figure C-14 and Figure C-27), have greater TCAC opportunity scores (Figure C-21), and maintain greater access to job opportunities relative to block groups with lower household incomes (Figure C-22). Therefore, Monterey Park has slightly elevated concentrated areas of affluence in the western census tracts.

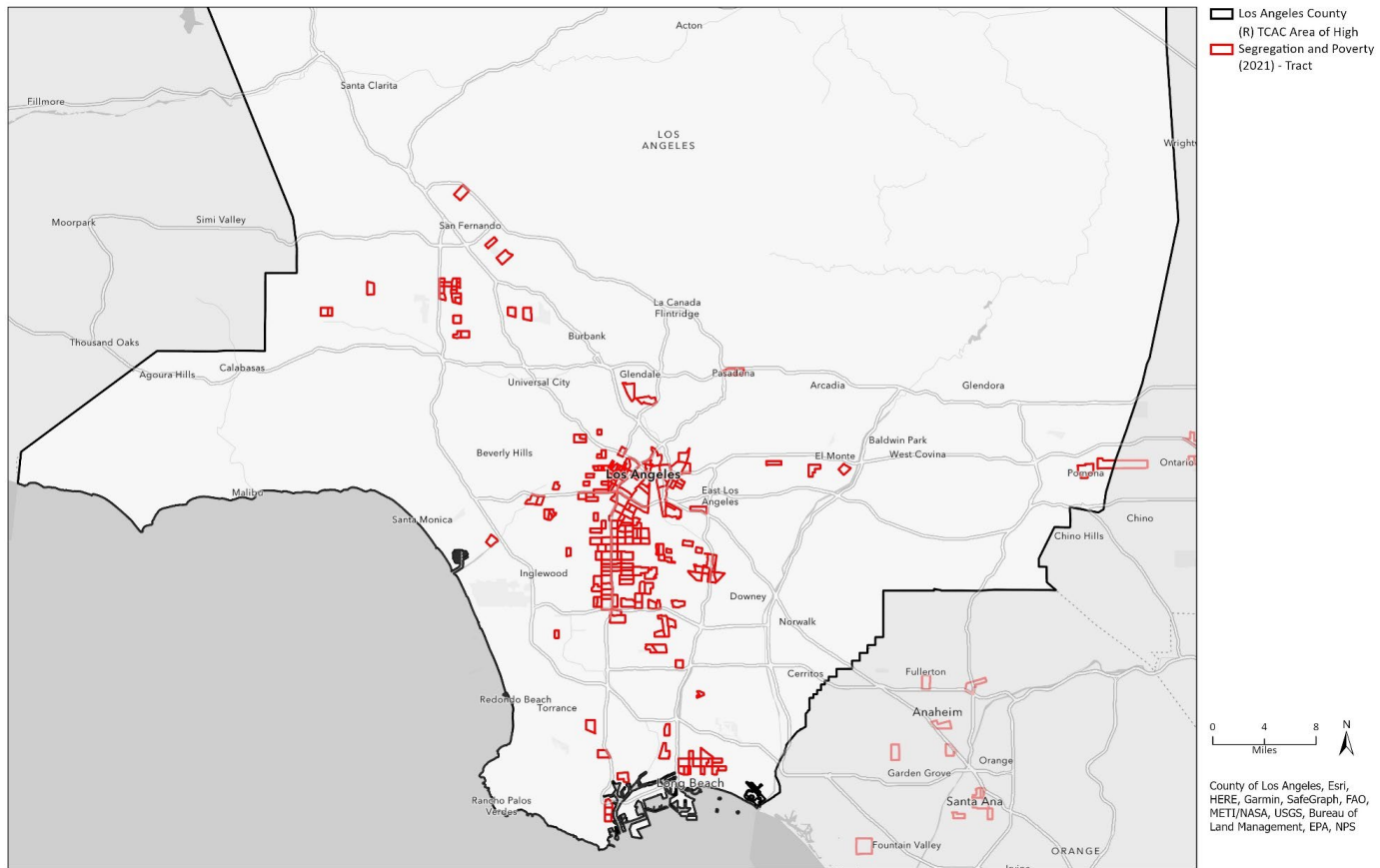
<sup>8</sup> [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

## Racially and Ethnically Concentrated Areas of Poverty: Contributing Factors

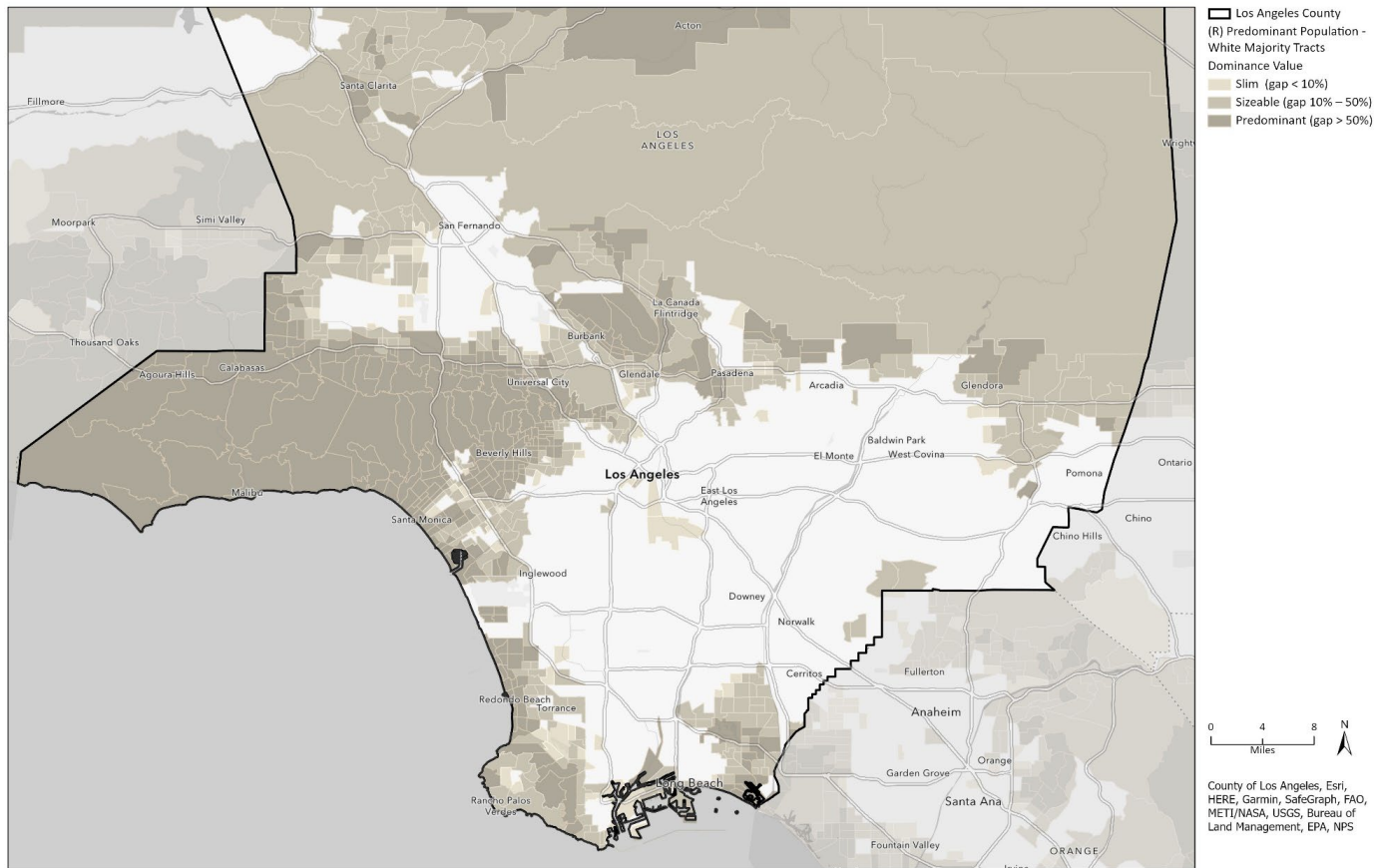
Based on the assessment for racially and ethnically concentrated areas of poverty, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Patterns of racial and ethnic concentration
- Location and type of affordable housing
- Median Household Income
- Segregation Patterns
- Displacement of residents due to economic pressures

Figure C-17 Los Angeles Region Concentrated Areas of Poverty (Los Angeles County)

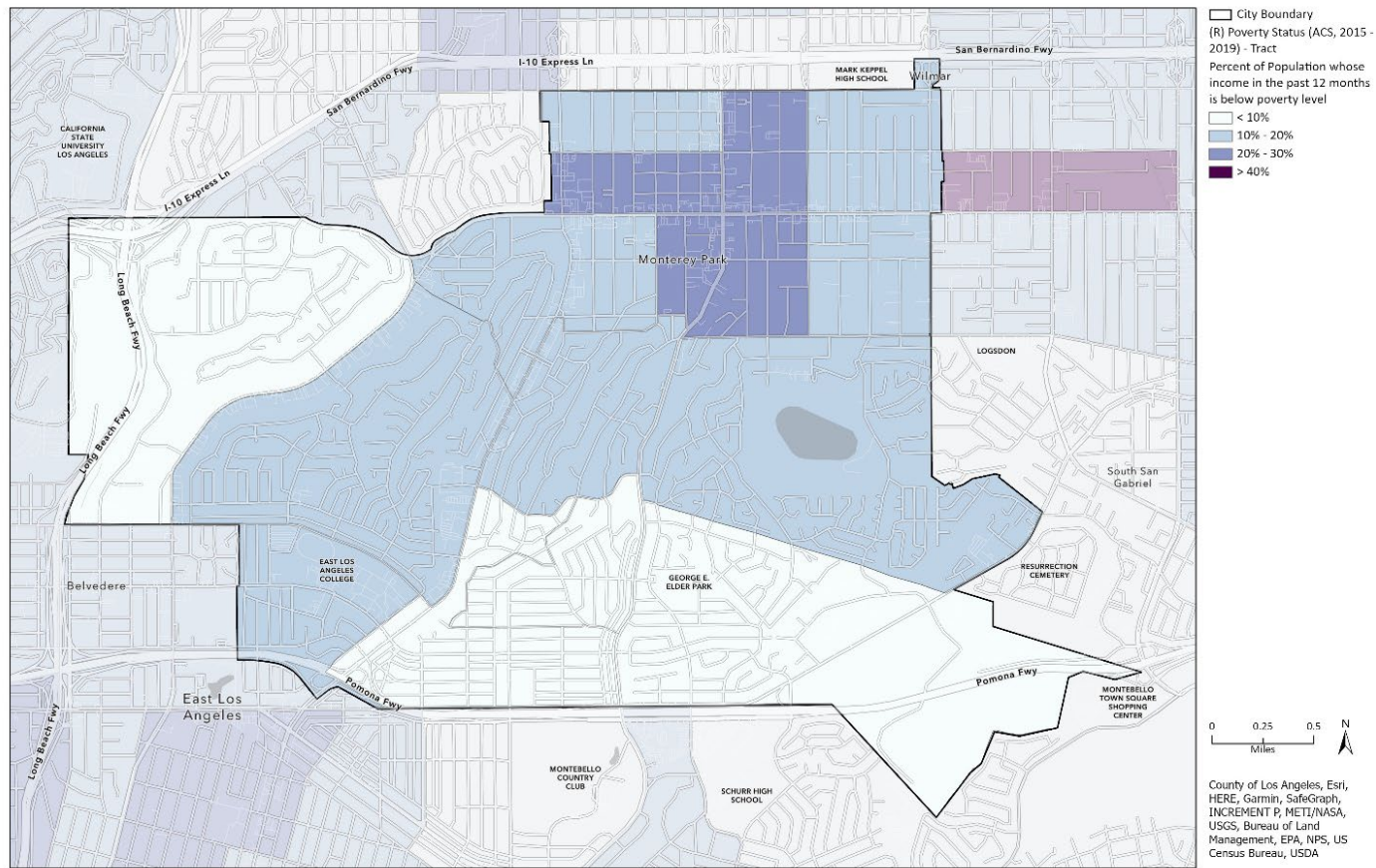


**Figure C-18 Los Angeles Region Predominant Population White Majority Tracts (Los Angeles County)**



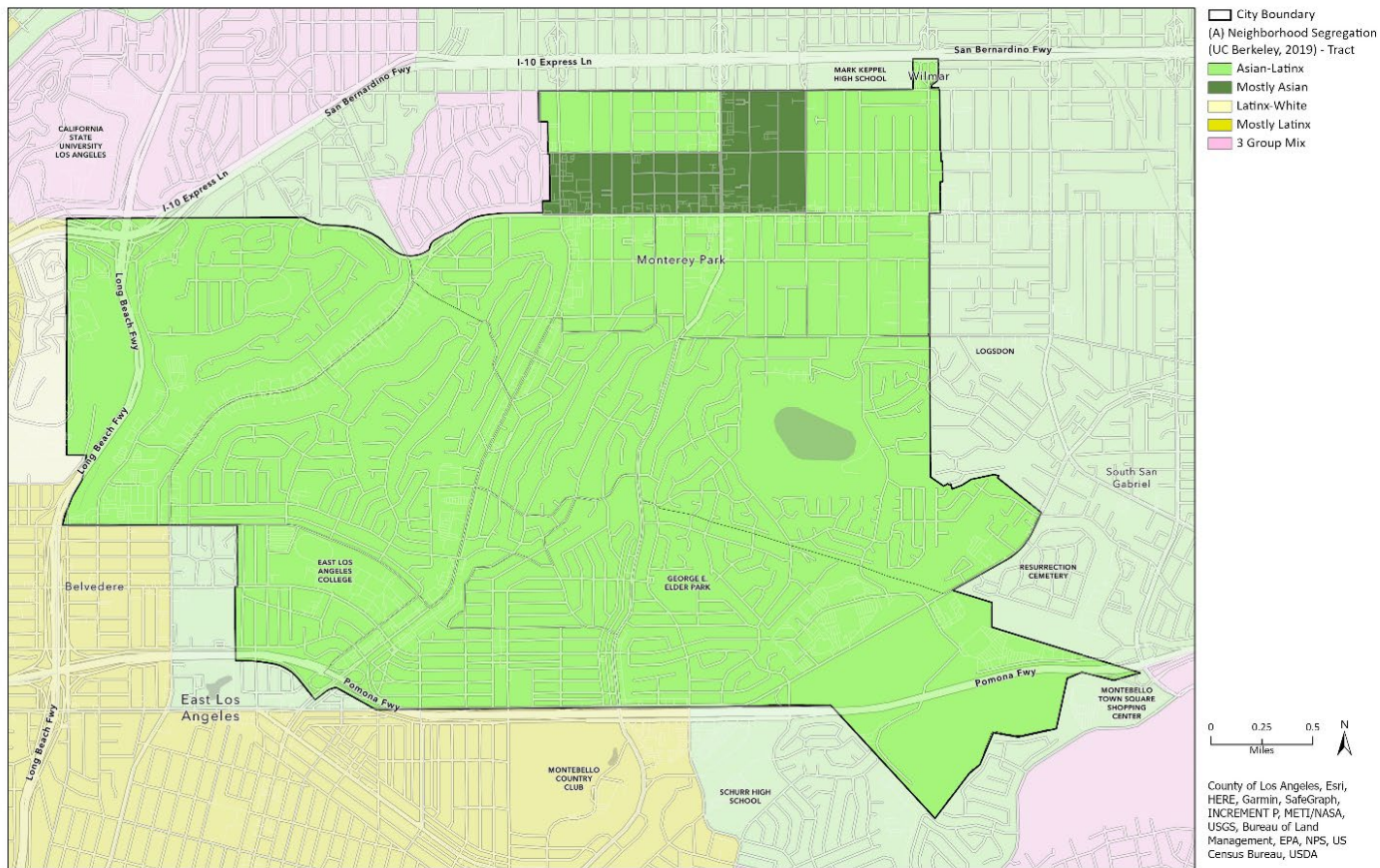
Source: AFFH Data Viewer, 2021

Figure C-19 Poverty Status (Monterey Park)



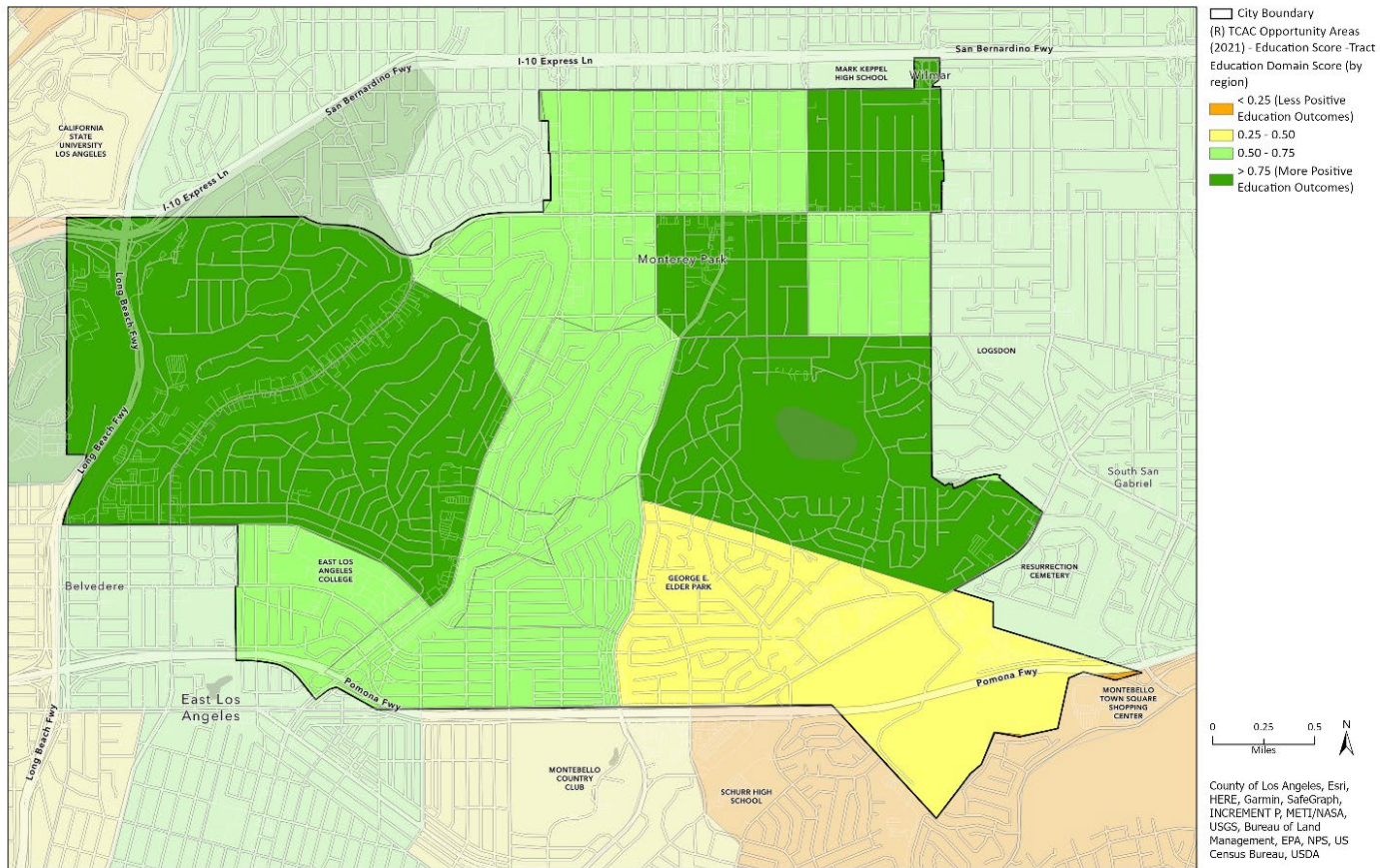
Source: AFFH Data Viewer, 2021

Figure C-20 Neighborhood Segregation (Monterey Park)



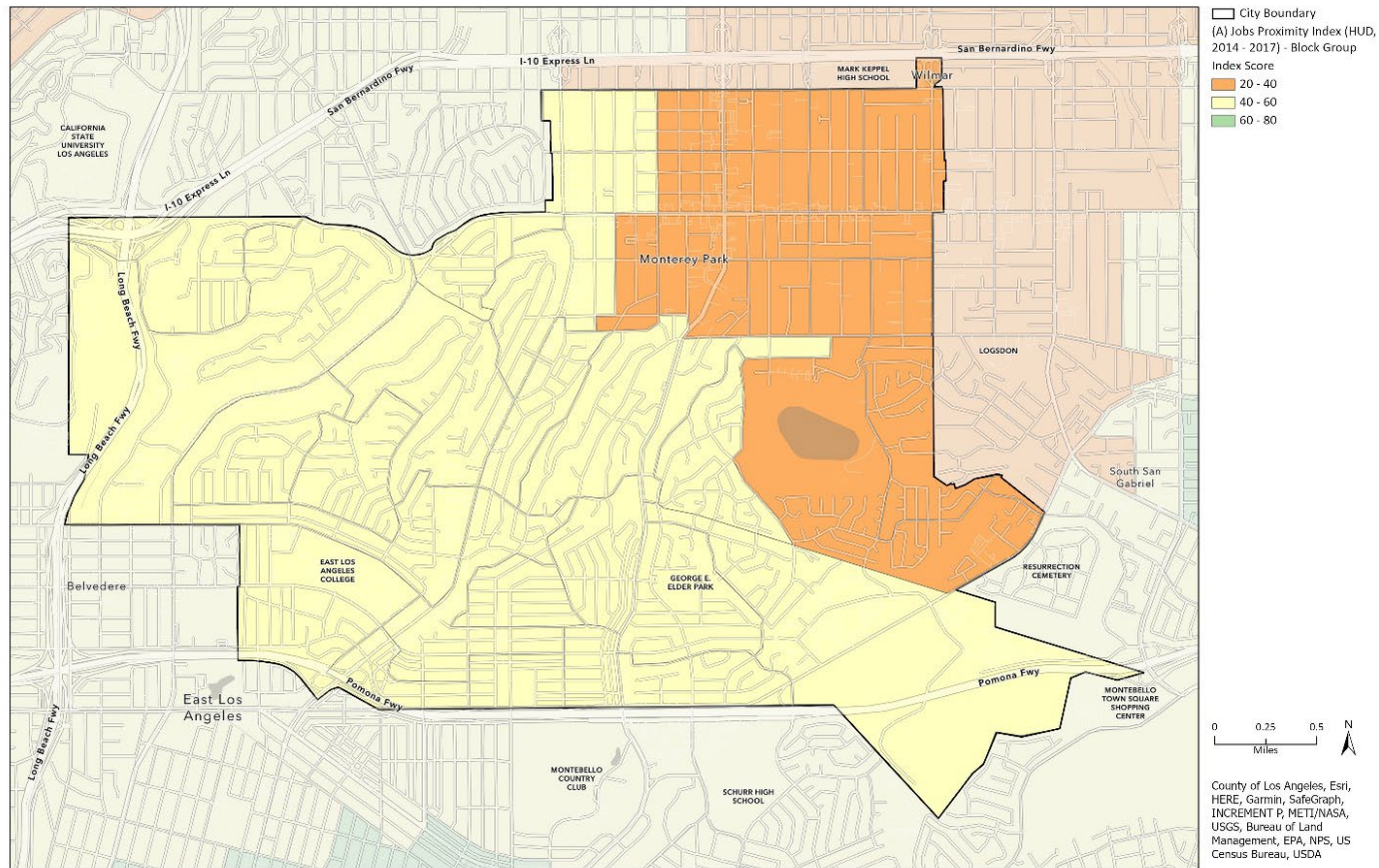
Source: AFFH Data Viewer, 2021

Figure C-21 TCAC Opportunity Areas – Education (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-22 Job Proximity Index (Monterey Park)



Source: AFFH Data Viewer, 2021

## Disparities in Access to Opportunity

Access to opportunity, including access to education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, recreation, and food and healthy environment (including clean air and water, safe neighborhoods, safety from environmental hazards, and access to social services and cultural institutions) influences health and economic outcomes.

According to the California Fair Housing Taskforce, a group convened by HCD, “opportunity,” can be thought of as pathways leading to better lives, including through health, education, and employment.<sup>9</sup> Improving access to opportunity can include supporting low-income communities with mobility and access to neighborhoods considered by TCAC to be “high resource.”<sup>10</sup>

### Transit

Access to public transit is of paramount importance to households affected by low incomes. Public transit should strive to link lower income persons to major employers where job opportunities exist. Limited transportation options mean reduced access to jobs, public spaces (such as parks, plazas, and campuses), and key goods and services. Decentralized employment, higher gas prices, and the continued relocation of low-income households to suburban areas further isolate these communities. Moreover, land located closer to employment centers, bus or rail transit, and amenities is often expensive — a challenge for the 18 percent of households earning less than \$35,000 that do not own a car.<sup>11</sup>

### Regional Trends

Mass transportation in Los Angeles County consists of regional bus systems, city bus systems, ADA paratransit services, heavy rail, light rail and subways. These include:

- Los Angeles Metro: Multiple commuter rail lines connecting to cities located throughout the greater Los Angeles Region
- San Fernando Valley Transit Services: Antelope Valley Transit, Burbank Bus, Glendale Beeline, LADOT Dash/Commuter Express, La Canada Flintridge Shuttle, Pasadena Transit, Santa Clarita Transit, Simi Valley Transit
- San Gabriel Valley Transit Services: Alhambra Community Transit, Baldwin Park Shuttle, Commerce Municipal Bus, Duarte Transit, El Monte Transit, Glendale Beeline, Glendora Mini Bus, La Puente LINK, LADOT DASH, Monterey Park Spirit, Omnitrans, OCTA, Pasadena Transit, Rosemead Explorer, Go West / West Covina, Foothill Transit
- South Bay, Gateway Cities and Central/West Side Los Angeles Transit Services: Long Beach Transit, Torrance Transit, Gardena G-Trans, Norwalk Transit, Montebello Bus Lines, Santa Monica Big Blue Bus, Culver CityBus, Foothill Transit

<sup>9</sup> California Fair Housing Task Force. 2020. Methodology for the 2020 TCAC/HCD Opportunity Map. June 2020. <https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf>

<sup>10</sup> *Ibid.*

<sup>11</sup> HUD Center for Transit-Oriented Development, Creating Connected Communities: A Guidebook for Improving Transportation Connections for Low- and Moderate-Income Households in Small and Mid-Sized Cities. [https://www.huduser.gov/portal/publications/commdev/connecting\\_communities.html](https://www.huduser.gov/portal/publications/commdev/connecting_communities.html)

- Metrolink Line: multiple Commuter rail lines connecting to cities located throughout the greater Los Angeles Region and cities within the Counties of Ventura, Orange, San Bernardino and Riverside
- Amtrak: Interstate train service serving coastal and inland areas of California

Transit use is higher in parts of the Los Angeles region where the greatest investment in transit service has been made which include the north coastal, central, and south bay regions of Los Angeles. Almost all major employment centers in Los Angeles County are served by some form of public transit. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Low-income workers, especially female heads of household with children, have unique travel patterns that may prevent them from obtaining work far from home, regardless of access to public transit. Women in general are disproportionately responsible for household-supporting activities such as trips to grocery stores or accompanying young children to and from schools and day care.

According to SCAG local profiles data, approximately 75 percent of Los Angeles County residents drove to work in 2010, while data for 2018 shows a slight decrease as 74 percent of County residents drove alone. Similarly, residents utilizing public transportation as a mode of travel to work decreased between 2010 (8 percent) and 2018 (6 percent). Furthermore, in 2018, 49.6 percent of County residents spent at least 30 minutes commuting to work and 81.1 percent of residents commute to employment centers located within the County of Los Angeles, while the remaining percentage of residents commuted to job centers located outside of Los Angeles County limits.<sup>12</sup>

## Local Trends

AllTransit is an online database that provides details on transit opportunity throughout the United States. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to Alltransit.com, the northern and western segments of Monterey Park that border I-10 and the City of Los Angeles have an overall performance score of 7.0, suggesting that those portions of the City have access to jobs and access via frequent public transportation services. Moreover, the City is serviced by the El Sol Shuttle, Metro-Los Angeles, Montebello Bus Lines, Spirit Bus and para-transit services, enabling most residents to be within a half mile of transit.

In 2010, it was reported that 79 percent of Monterey Park residents drove alone when commuted to work. By 2018, this figure slightly increased to 80 percent of residents. When compared to Los Angeles County, Monterey Park has a greater percentage of residents that drive alone when commuting to work. Furthermore, 5 percent of city residents used public transportation as a mode of transportation to work while in 2018, this figure decreased to 3 percent. In both years, Monterey Park has a smaller percentage of residents utilizing public transit as a mode of transportation to work when compared to the County of Los Angeles.<sup>13</sup>

<sup>12</sup> Southern California Association of Governments. (2019) Local Profiles Report 2019: Los Angeles County.

<sup>13</sup> Southern California Association of Governments. (2019) Local Profiles Report 2019: Monterey Park.

## Educational Opportunity

### Regional Trends

Kidsdata.org an online data tool that provides more than 750 different measures of children health and wellbeing,<sup>14</sup> estimated that 47.4 percent of Los Angeles County households with school-aged children experienced high housing cost burden in 2018.<sup>15</sup> Furthermore, approximately 20.8 percent of all households with children present within the County of Los Angeles are living in poverty. Of this total, 26 percent of Households with children living in poverty were Hispanic/Latino, and 25 percent of children in Los Angeles County are African American or Black.<sup>16</sup>

### Local Trends

While most areas within the City of Monterey Park exhibit positive educational outcomes, the lowest educational outcome score is in the south eastern segment of the City as shown in Figure C-21 (Census Tract 6037482810). According to Kidsdata.org estimates, 48 percent of households with school-aged children experienced high housing costs burden between 2014 – 2018. Moreover, according to 2012 – 2016 estimates, approximately 35.4 percent of households with children present were experiencing overcrowded living conditions. Some research demonstrates that living in overcrowded conditions can negatively impact children’s educational outcomes due to disrupted sleep which leads to difficulty in concentrating during the day and negatively affects mood and behavior, difficulties in studying and reading which impacts school performance, and a higher probability in catching illnesses which interrupts schooling.<sup>17</sup>

## Employment

### Regional Trends

According to 2019 ACS 5-Year estimates, 37.4 percent of Countywide residents commuted 30 minutes or more to work. The mean commute time for Monterey Park residents was 30.4 minutes. Comparatively, mean travel time to work for the County is slightly lower at 30.4. Educational, health and social services make up the largest industry in the region, as this industry made up 20.1 percent of regional employment in 2010, and 20.71 percent by 2019.

### Local Trends

In 2010, the four largest industries within Monterey Park were educational, health and social services (20.85%), retail trade (11.54%) arts, entertainment and recreation (10.88%), and management, administration and waste management services (10.28%). Combined, these industries represent approximately 54 percent of all jobs within Monterey Park. A more detailed summary of employment by occupation for Monterey Park residents is provided in Chapter 2.

<sup>14</sup> Kidsdata.org is a program of Population Reference Bureau, a non-partisan research organization

<sup>15</sup> Kidsdata.org. (2017) Housing cost (Monterey Park)

<sup>16</sup> Kidsdata.org. (2017) Children in Poverty, by race/ethnicity (Monterey Park)

<sup>17</sup> Claudia D. Solari, Robert D. Mare, Housing crowding effects on children’s wellbeing, Social Science Research, Volume 41, Issue 2, 2012, Pages 464-476.

By 2019, educational, health and social services and arts, entertainment and recreation saw increases in proportion of total industry by 1.5 and 2.3 percent, respectively. The retail trade industry saw a reduction of approximately 2 percent and management, administration and waste management services industry saw a slight decrease of 0.2 percent.

As shown on Figure C-22, the northeast segment of Monterey Park has relatively lower job proximity index score than the rest of the City. Throughout the southern and western portions of the City adjacent the 60 freeway and bordering the City of Los Angeles have a job proximity index ranging between 50 and 60, indicating that jobs in the region are more accessible in these block groups. According to the data, block groups featuring furthest proximity index scores are located along the northeast and eastern segments of the City bordering the cities of Alhambra and Rosemead. Job proximity index scores vary between 32 and 40 for block groups in this region.

## Healthy Environment

Many communities in California bear a disproportionate burden of pollution not only from multiple nearby sources, but also from pollution in multiple media (e.g., air or water). Some of these communities experience the additional burden of socioeconomic stressors and health conditions that render them more vulnerable to the impacts of pollution.<sup>18</sup> This section addresses patterns in the disparities found within the different neighborhoods and protected classes. Government Code's § 65302 and Health and Safety Code §§ 39713, 39715, 39721, and 39723 emphasize the importance of environmental justice for housing efforts.

### Regional Trends

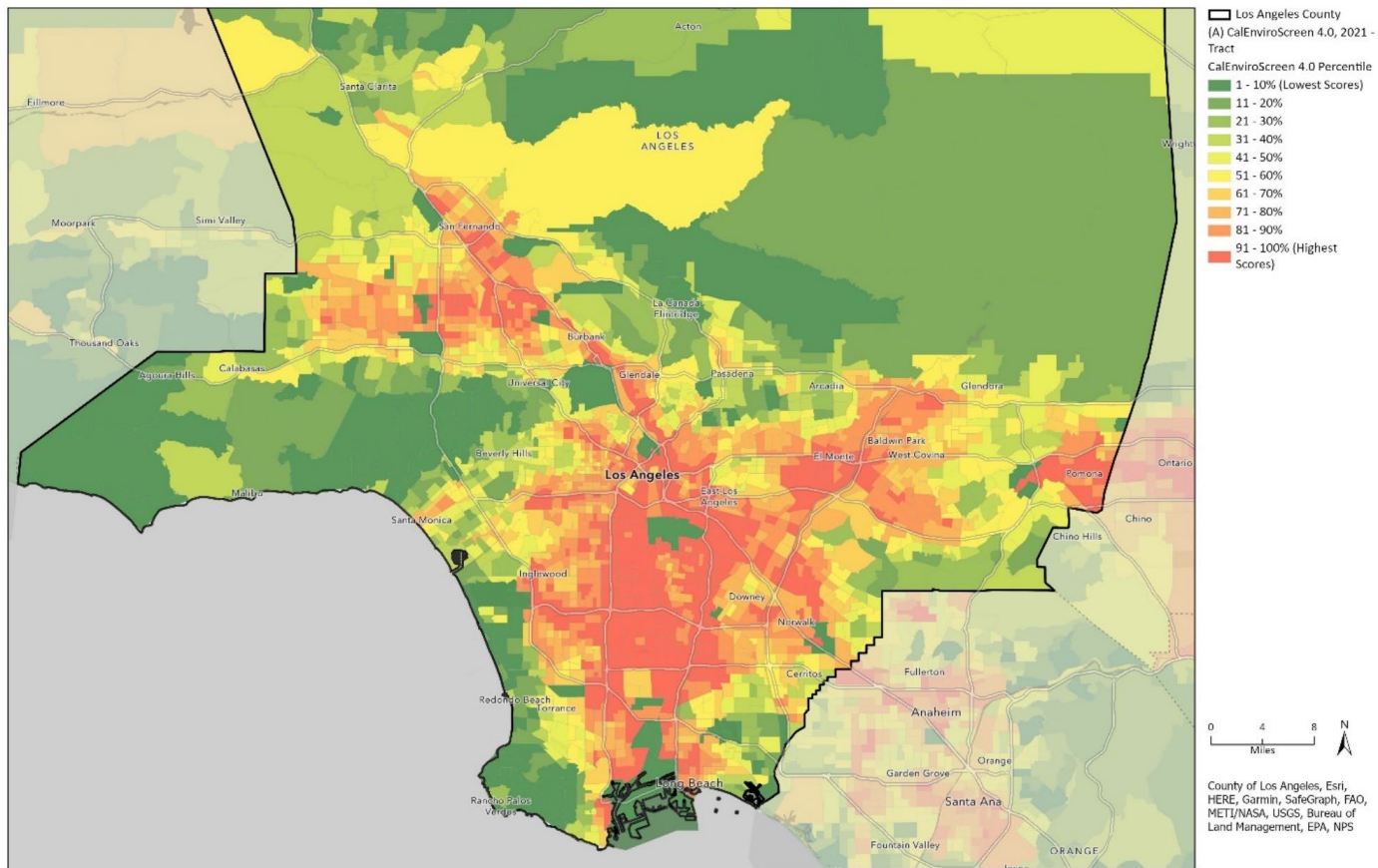
According to CalEnviroScreen data, areas with higher pollution percentiles are generally urban areas with higher proportions of low to moderate income population and overcrowded households. Areas experiencing the highest pollution percentile scores in the Los Angeles region are cities such as Baldwin Park, El Monte and South El Monte within the San Gabriel Valley, neighborhoods and cities located south of Downtown Los Angeles, and within the Sun Valley, Pacoima and Sylmar neighborhoods of the San Fernando Valley (Figure C-23). The areas of Los Angeles County with lower scores (i.e., low exposure to pollution and high household income) are near the County boundaries and along the coast.

### Local Trends

There is one designated Disadvantaged Community (DAC) within Monterey Park (Figure C-24). This disadvantaged community is identified in Census Tract 6037530400. This disadvantaged community is located along the southwestern edge of the City's boundaries adjacent to the community of East Los Angeles, and is generally defined as the location of East Los Angeles College and immediately adjacent land. Census Tract 6037530400 has an overall CalEnviroScreen score percentile of 85, scoring significantly higher than the disadvantaged community qualifying threshold percentile of 75. The remainder of the census tracts within Monterey Park have CalEnviroScreen percentile scores ranging from the 20<sup>th</sup> percentile to the 70<sup>th</sup> percentile. There is a notable trend in the layout of the percentile scores across the City, which indicates that the northern portion of Monterey Park is less impacted by pollution burden and population vulnerabilities than the communities located in the southern portion of the City. This is also reflected in the TCAC Opportunity Areas data for environmental outcomes (see Figure C-25).

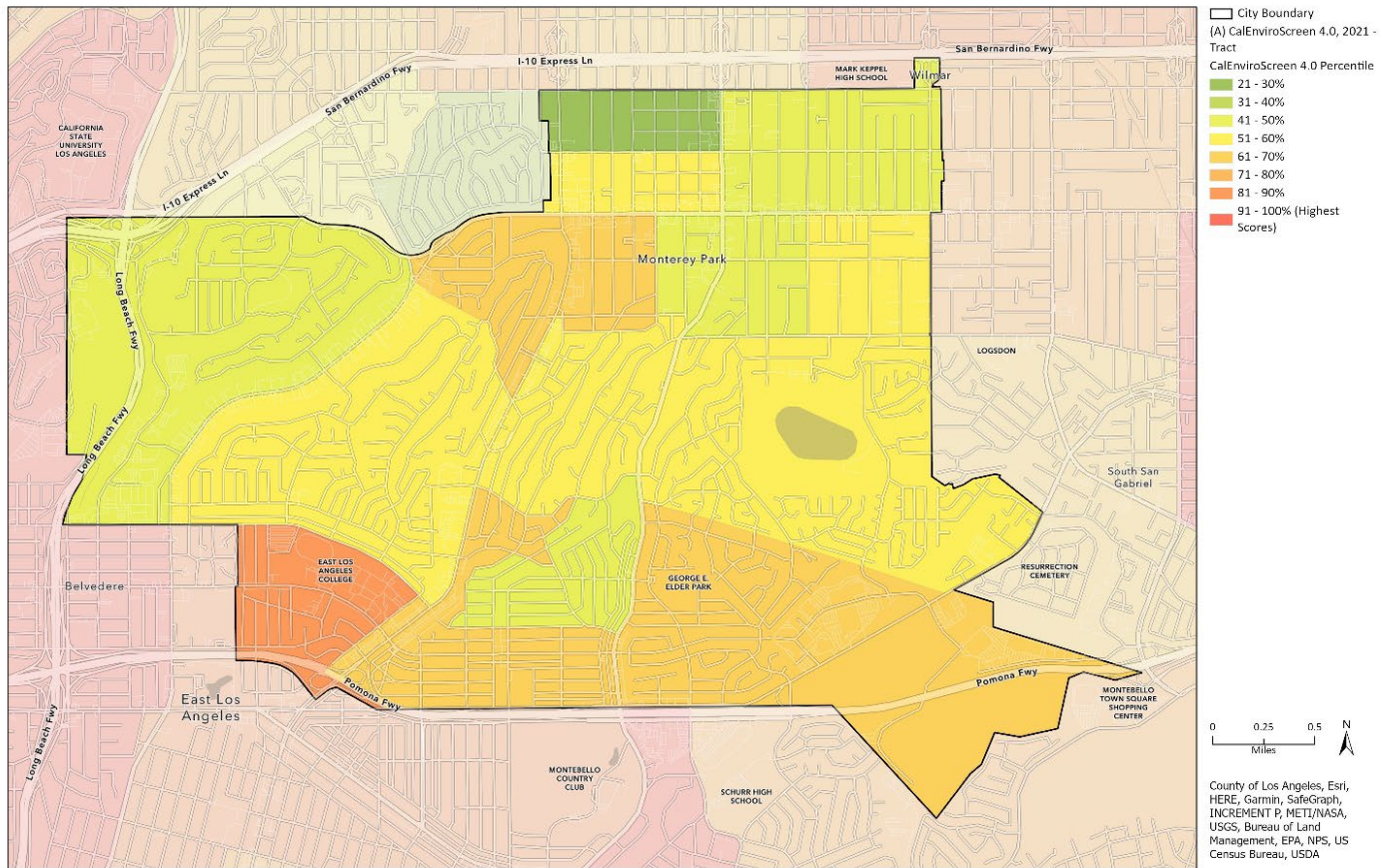
<sup>18</sup> California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0 Public Review Draft, <https://oehha.ca.gov/media/downloads/calenviroscreen/document/calenviroscreen40reportd12021.pdf>

Figure C-23 CalEnviroScreen 4.0 Percentile Scores (Los Angeles Region)



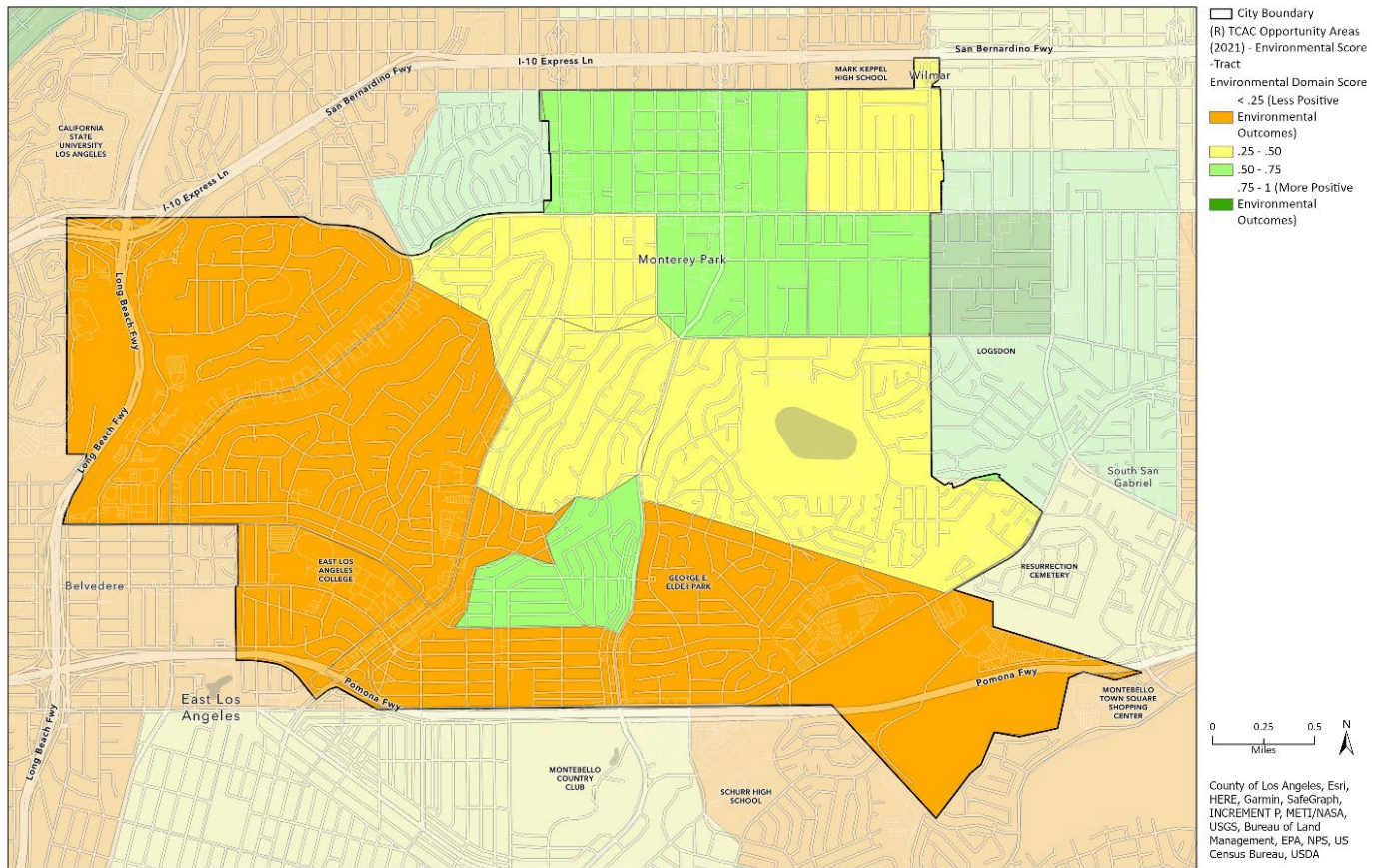
Source: AFFH Data Viewer, 2021

Figure C-24 CalEnviroScreen 4.0 Percentile Scores (Monterey Park)



Source: AFFH Data Viewer, 2021

Figure C-25 TCAC Opportunity Areas – Environment (Monterey Park)



Source: AFFH Data Viewer, 2021

## Disparities in Access to Opportunities: Contributing Factors

Based on the assessment on disparities in access to opportunities, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Patterns of racial and ethnic concentration
- Lack of private investments in specific neighborhoods
- Location and type of affordable housing
- Limiting local land use policies
- Environmental Hazards: Ozone Levels, Water Pollution, Traffic Pollution, Prevalence of Hazardous Waste

## Disproportionate Housing Needs

According to HUD's 2015 Final Rule, disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.<sup>19</sup>

## Cost Burden

Low-income households and persons in protected classes disproportionately experience housing cost burden. Cost burden is defined by the Code of Federal Regulations as “[t]he extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.”<sup>20</sup> Households spending a minimum of 30 percent of their total gross income on housing costs are considered cost burdened, whereas households spending over 50 percent on housing costs are considered severely cost burdened.<sup>21</sup>

## Regional Trends

According to HUD CHAS 2013 – 2017 estimates, there are a total of 3,295,200 households throughout the Los Angeles County region. Of this total, 34.9 percent of owner-occupied and 54.1 percent of renter-occupied households are burdened by housing costs. Many regions of the County are burdened by monthly rent. Neighborhoods located within the south-central region of the City of Los Angeles reflect concentrations of census tracts where at least 60 percent of renter households are burdened by housing

<sup>19</sup> See 80 FR 42271, p. 42354 (2015).

<sup>20</sup> 24 C.F.R. § 91.5.

<sup>21</sup> HUD USER, Rental Burdens: Rethinking Affordability Measures.

[https://www.huduser.gov/portal/pdredge/pdr\\_edge\\_featd\\_article\\_092214.html](https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html)

costs. In contrast, renter households located in coastal areas, where median incomes tend to be higher, generally experience less housing cost burden.

### Local Trends

According to Southern California Association of Governments Pre-Certified Local Housing Data for 2020, over half of the rental community in Monterey Park spend more than 30 percent of their gross monthly income on housing.

As shown in Figure C-26, the highest levels of cost burden are located in the northeastern segment of the City, where at least 60 percent of renters are burdened by housing costs. Furthermore, most census tracts within the City are estimated to have between 40 and 60 percent of renters that are burdened by housing cost. Additional information on monthly rental rates is provided in Chapter 2 under section titled Rental Housing.

## Substandard Housing

Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as a factor in determining housing rehabilitation needs. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs.

### Regional Trends

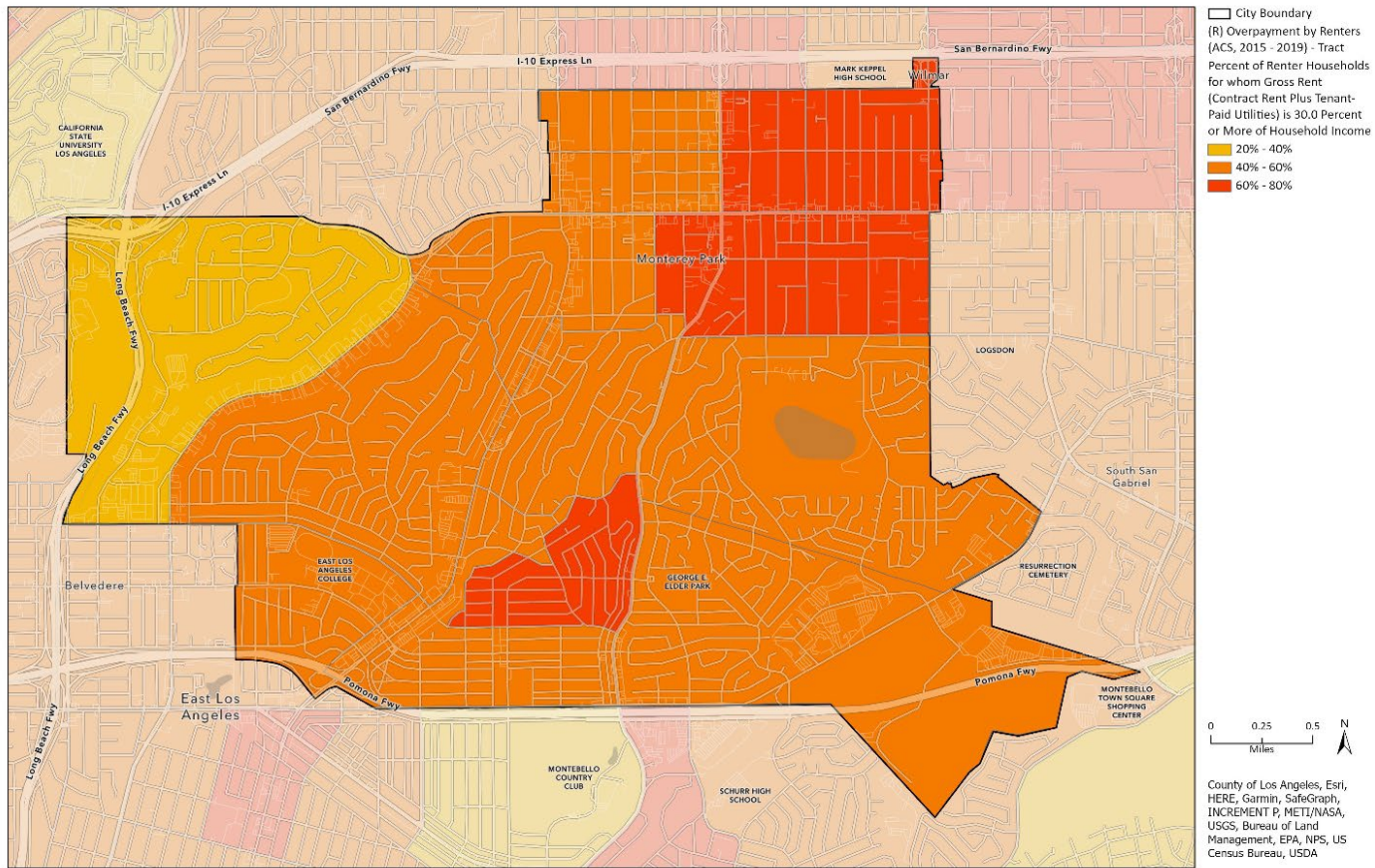
Regionally, the 2019 ACS estimates that there were a total of 3,542,800 housing units throughout Los Angeles County.<sup>22</sup> Approximately 76 percent of the owner-occupied housing stock in the County was constructed over 40 years ago, compared to 72.8 percent of renter-occupied units. These older units potentially require repairs and modernization improvements. For housing units constructed since 2010, 1.6 percent are owner-occupied while 2.7 percent are renter-occupied housing units.

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<sup>22</sup> ACS 5-year Estimates Data Profiles, Los Angeles County

[https://data.census.gov/cedsci/table?g=0400000US06\\_0500000US06037&tid=ACSDP5Y2019.DP04&hidePreview=true](https://data.census.gov/cedsci/table?g=0400000US06_0500000US06037&tid=ACSDP5Y2019.DP04&hidePreview=true)

Figure C-26 Overpayment by Renters



Source: AFFH Data Viewer, 2021

### Local Trends

According to 2019 ACS estimates, there are 19,995 housing units within the City of Monterey Park. About 52 percent of all housing units are owner-occupied while 47 percent are renter-occupied. Of the total owner-occupied housing units, 80 percent (8,410 housing units) were built before 1980, as compared to 73 percent or 7,003 of renter-occupied Housing units. Additionally, approximately 17 percent of the City’s owner-occupied housing stock and 25 percent of renter-occupied housing was built between 1980 and 2009. Furthermore, 1.3 percent of owner-occupied units and 1.4 percent of renter-occupied of the City’s current housing stock were constructed in the last decade. Furthermore, approximately 1.7 percent of all occupied units throughout the City are considered substandard as reflected in Table C-7.

Table C-7 Substandard Units (2019)

Condition	Number	Percentage
Lacking complete plumbing facilities	42	0.2%
Lacking complete kitchen facilities	307	1.5%
Total occupied substandard units	349	1.7%
Total occupied units:	19,995	

Source: Bureau of the Census, American Community Survey, 2015-2019.

### Homelessness

Nationally and in the Los Angeles County region, homelessness has become an increasingly significant issue. Many factors are identified as contributing to the increase in homeless populations.

#### Regional Trends

Regionally, it is estimated that the County of Los Angeles has a homeless count of 32,880 individuals.<sup>23</sup> Around 80 percent (or 26,371) of this total are experiencing unsheltered homelessness whereas 19.8 percent are categorized as sheltered-homeless.

#### Local Trends

According to SCAG’s 2019 City and County Homelessness point in time data, the City of Monterey Park is estimated to have a homelessness count of 99 individuals.<sup>24</sup> Of this total, 82 are experiencing unsheltered homelessness, while 17 are estimated to be experiencing sheltered-homelessness. More information regarding homelessness is provided in Chapter 2, including a detailed homelessness graph.

### Overcrowding

Some households may not be able to accommodate high-cost burdens for housing and instead may accept smaller housing or reside with other individuals or families in the same home. Potential fair

<sup>23</sup> Southern California Association of Governments. (2019) Local Profiles Report 2019: Los Angeles County.

<sup>24</sup> Southern California Association of Governments. (2019) Local Profiles Report 2019: Monterey Park.

housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations: (1) a family lives in a home that is too small; (2) a family chooses to house extended family members; or (3) unrelated individuals or families are doubling up to afford housing. However, cultural differences also contribute to overcrowded conditions since some cultures tend to have a larger household size than others due to the preference of living with extended family members and do not have adequate income or housing choice to locate in a home that has adequate accommodation. Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some property owners may be more hesitant to rent to larger families, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there is no set guidance for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

## Regional Trends

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) while severe overcrowding refers to more than 1.5 persons per room. Significant overcrowding exists throughout the City of Los Angeles. Conversely, neighborhoods located within the coastal cities have less overcrowding. A detailed summary of overcrowding status in Monterey Park and Los Angeles County is shown in Table 2-17 in Chapter 2.

## Local Trends

Throughout the San Gabriel Valley, Monterey Park has relatively lower percentages of overcrowding when compared with nearby cities of Rosemead, San Gabriel, El Monte. Figure C-27 shows overcrowded households within Monterey Park. According to the California Health and Human Services data, neighborhoods located in the north region of the City centered on the intersection of Emerson Avenue and McPherin Avenue are areas where at least 15 percent of households are overcrowded. Just south of this area, within the census tracts south of Garvey Avenue, between 12 and 15 percent of households are overcrowded. Throughout most of the central region of the City, less than 10 percent of households are overcrowded, whereas census tracts adjacent to the southern City boundary have between 8.3 and 12 percent overcrowded households.<sup>25</sup>

## Displacement

For the purpose of the AFFH analysis, HCD states displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing

<sup>25</sup> California Health and Human Services Data Portal, Percent of Household Overcrowding (> 1.0 persons per room) and Severe Overcrowding (> 1.5 persons per room) <https://data.chhs.ca.gov/dataset/housing-crowding>

production.<sup>26</sup> Displacement can be caused by disinvestment, investment-fueled gentrification, disaster-driven, or a combination of the three.

The two key primary fair housing implications related to displacement are the loss of low-income households and increases in rent. According to the 2015-2019 ACS, Monterey Park's median household income is 10.1 percent less than the regional median. Moreover, approximately 19 percent of households in the City are considered extremely low income and earn 30 percent less than the local AMI, while 14 percent are considered very low income and earn between 30 and 50 percent of the local AMI. In contrast, nearly 39 percent of Monterey Park households are within the moderate and above moderate-income groups and earn above the local AMI.

### Regional Trends

Regionally, much of the greater Los Angeles region is considered vulnerable to displacement due to increases in housing costs combined with disparities in earned income and access to opportunity. West of Monterey Park, throughout the City of Los Angeles, most neighborhoods within the areas of South-central and East Los Angeles exhibit concentrations of sensitive communities. East of Monterey Park, within the San Gabriel Valley, nearby cities such as Alhambra, San Gabriel, El Monte, and Montebello have large segments of vulnerable communities. In contrast, regional cities such as Arcadia, South Pasadena, Pasadena, Monrovia and coastal cities contain relatively fewer vulnerable communities.

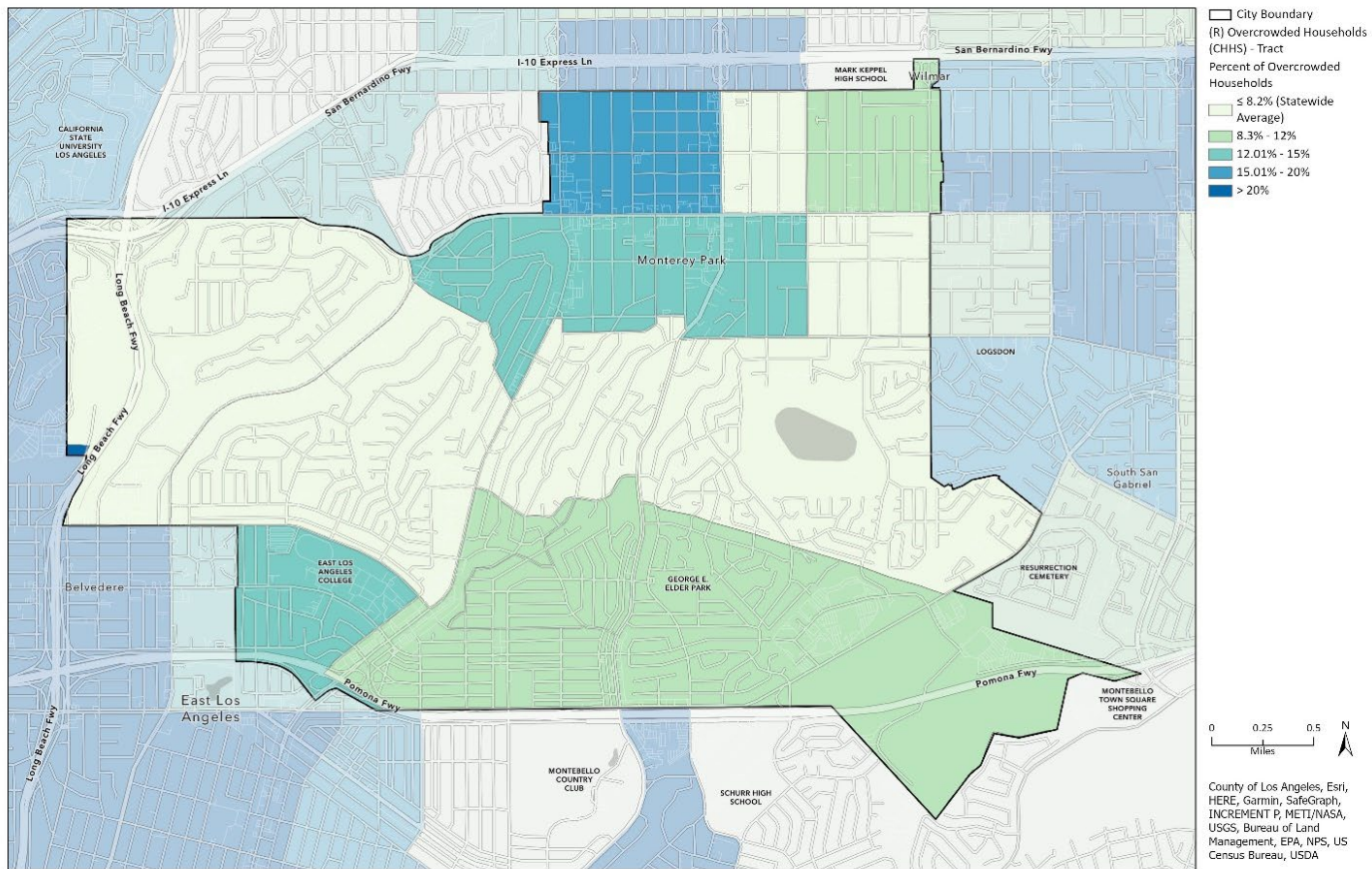
### Local Trends

According to UDP, residents living within vulnerable communities face a higher chance of being displaced due to on-going gentrification occurring throughout the City. Residents may also be experiencing additional challenges that exacerbate vulnerability and the possibility of displacement. For instance, at least 40 percent residents living in the census tracts identified as vulnerable to displacement in Figure C-28 are also burdened by housing costs. Additionally, segments of the City categorized as vulnerable communities are also areas where between 10 and 30 percent of residents are earning an income that is below the poverty level, and more likely to be living in overcrowded conditions in comparison to areas outside of the sensitive communities. UDP data suggests that many census tracts within the City are experiencing either early or ongoing or advanced gentrification, while other areas are susceptible to displacement due to low incomes.

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<sup>26</sup> Been, V., Ingrid, E., & O'Regan, K. 2019. Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40

Figure C-27 Overcrowded Households (Monterey Park)



Source: AFFH Data Viewer, 2021

## Disproportionate Housing Needs: Contributing Factors

Based on the assessment for disproportionate housing needs, the contributing factors listed below serve as barriers that limit or deny access to fair housing for Monterey Park:

- Displacement of residents due to economic pressures
- Location and type of affordable housing
- Unaffordable rents and sales
- Shortage of subsidized housing units
- Cost of repairs or rehabilitation

## Local Data and Knowledge

### Regional

Patterns of racial segregation are the byproduct of local and federal policies, private housing discrimination, and community prejudice. To understand present challenges to fair housing, it is necessary to review the history of actions that have led to regional patterns of segregation.

Starting in the 1930s, communities in the Los Angeles region were impacted by redlining, which is the practice of discriminating against loan borrowers based on the racial or socioeconomic status of the neighborhood in which a property is located. Redlining, a government-sponsored system of denying mortgage loans and services to finance the purchase of homes in specific areas, served as a tool to limit homeownership opportunities, as federally insured and long-term mortgages were routinely denied to persons seen as “undesirable,” often non-white persons. Redlining directed both public and private capital to white households and away from Black/African American, non-white, immigrant, and Jewish households. As homeownership is one of the most significant means of intergenerational wealth building in the United States, these redlining practices had long-term effects in creating wealth inequalities.<sup>27</sup>

A federal agency called the Home Owners’ Loan Corporation created residential security maps in the 1930s throughout American cities to support the Federal Housing Administration and its new mortgage program. These maps designated certain neighborhoods as desirable or not worth investment based on several factors. These included housing age, condition, and value, as well as proximity to services, amenities, and transportation. “Security” levels were color-coded from green (least risk), blue, yellow, and red (highest level of risk). Problematically, the key factors in determining risk were race and ethnicity. Neighborhoods with a multicultural community, recent immigrants, or families of color were severely downgraded or redlined. Areas that saw majority populations of white residents were either left unmarked or were given a high-desirability rating. These maps documented the perceived risk of lending and determined the lending practices of banks and other mortgage lenders administering the federal loans. This led to disinvestment in cities and a loss of wealth building for generations of American families. This practice of racial exclusion from homeownership allowed white Americans to accumulate wealth through government backed homeownership while minority communities were

**Commented [NB8]:** Reorganized and additional information included to respond to HCD’s comment: “The element must include local data and knowledge to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.”

<sup>27</sup> [Mapping Inequality: Redlining in New Deal America, https://dsl.richmond.edu/panorama/redlining/#loc=14/34.067/-118.143&city=los-angeles-ca&area=C127](https://dsl.richmond.edu/panorama/redlining/#loc=14/34.067/-118.143&city=los-angeles-ca&area=C127)

excluded and marginalized. Over eighty years later, 74 percent of neighborhoods color coded red are low to moderate income today and nearly 64 percent are minority neighborhoods now.<sup>28</sup>

## Local

Historically, exclusionary housing policies such as redlining and discriminatory racial covenants reduced economic opportunities and quality of life for immigrants, communities of color, and low income communities by denying them mortgages and encouraging disinvestment.<sup>29</sup> Based on this historical trend, practices of exclusionary housing policies may have contributed toward patterns of segregation and lack of investment throughout the City of Monterey Park.

On the HOLC maps, the northern area of Monterey Park was graded. The majority of the northern area was graded C, declining, with some areas graded B, Still Desirable, and A, Best majority of Monterey Park was not graded (Figure C-28). - but +There is some overlap between areas historically graded C and poverty status today (see Figure C-19).

In addition to the findings in this analysis, the City of Monterey Park's Environmental Justice Technical Background Report made several key findings regarding language access barriers, park and grocery access, and pollution:

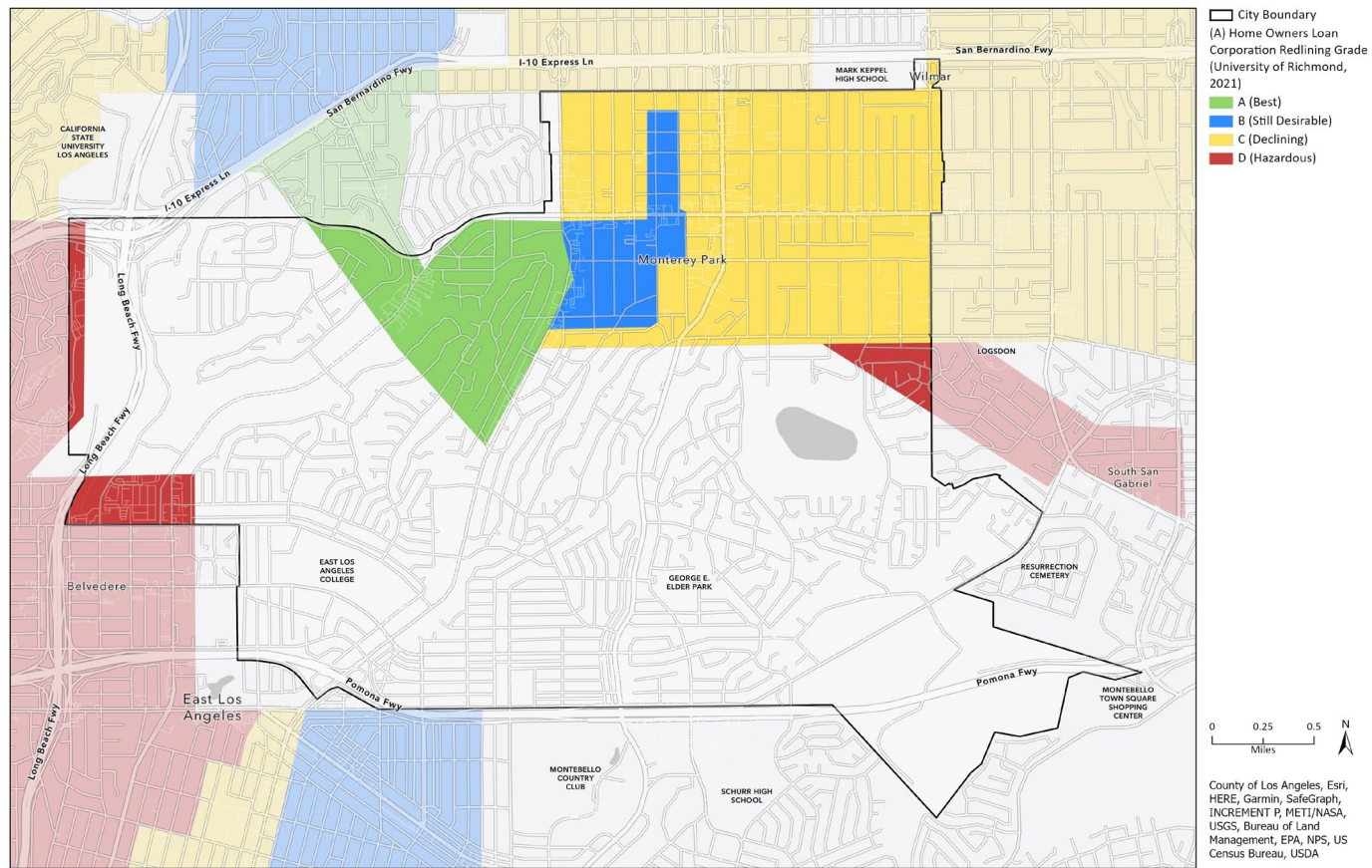
- Communities within Monterey Park may be linguistic isolated. Across the City, the top three languages spoken besides English are: Chinese, Vietnamese and Spanish.
- Approximately 76 percent of residents in Monterey Park live in underserved areas for park access.
- The percentage of adults (18 years and older) meeting recommended guidelines for physical activity in Monterey Park was only 24 percent, 10 percentage points lower than the Los Angeles County average.
- There are no identified food deserts within the City of Monterey Park. However, there are communities that are classified as Low-income and Low-access at an impaired access distance of more than ½ mile from the nearest supermarket or grocery store.
- The City has relatively high PM 2.5 and Diesel PM pollution.

**Commented [NB9]:** City staff: Please provide a narrative of and sources for any additional local context. Typically, for this region, HCD has wanted to see a discussion of historical investment patterns, changes in racial or ethnic populations over time, and local movements to limit growth.

<sup>28</sup> HOLC "Redlining Maps," The persistent Structure of Segregation and Economic Inequality, NCRC, Bruce Mitchell, PhD. Accessed: January 5, 2022, [https://ncrc.org/wp-content/uploads/dlm\\_uploads/2018/02/NCRC-Research-HOLC-10.pdf](https://ncrc.org/wp-content/uploads/dlm_uploads/2018/02/NCRC-Research-HOLC-10.pdf)

<sup>29</sup> HCD, Background and History of Affirmatively Furthering Fair Housing, [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf)

Figure C-28 Historic Redlining Map



## Stakeholder Input

As part of the Housing Element update, the City conducted stakeholder interviews with three groups: Community-Based Organizations (CBOs), ~~institutions~~ residents, and ~~industries~~ local businesses and housing developers. The participants in the stakeholder interviews represented Monterey Park's unique characteristics, including age, race, income level, tenure status, and number of years of residence (see Section 1, Introduction for more details).

Major themes relevant to this analysis included:

- Recommendations to include apartments and mixed use along thoroughfares and commercial corridors, including Garvey Avenue and South Garfield Avenue.
- Housing trends in Monterey Park were observed to involve developers buying single family lots and then redeveloping for duplexes, triplexes, and town homes.
- Mixed experience with housing costs and availability of housing, but most agreed that housing is too expensive in the city and people were living in overcrowded conditions. Most agreed that Monterey Park is an attractive place to locate due to good public schools and small-town feel.
- Interest in making sure housing types provide for seniors, families, young professionals, first-time home buyers, and low-income.

The City held a virtual community workshop with materials and presentations translated into English, Spanish, and Chinese, and discussion groups available for each language. Polls and guided discussions revealed the following major themes relevant to this analysis:

- Need for a variety of housing types, including apartments, micro units, accessory dwelling units, housing for large families, and affordable housing
- Concerns that more housing causes more problems, including traffic and loss of community feel
- Request for a homeless program

## Other Relevant Factors

Other factors to fair housing issues in Monterey Park that have not been previously discussed in this analysis include lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

To address impediments to fair housing, Monterey Park proactively works with local and regional organizations to promote fair housing throughout the City. Through its efforts, the City actively works to assist residents and landlords by providing counseling with respect to mediation, investigation, and referral services. By cooperating the Los Angeles County Development Authority (LACDA), the City provides Housing Choice Vouchers to rent-burdened residents and will continue to seek opportunities increase rental assistance and reduce overpayment. CDBG funds were allocated to meet the following goals:

- Improvements to the existing housing stock
- Affordable housing in existing and new buildings
- Public services
- Fair housing

**Commented [NB10]:** Added to address comment: "The element must describe meaningful; frequent, and ongoing public participation with the community including key stakeholders. The element should describe any specific outreach efforts to organizations that represent special needs populations or members of protected classes. The element could also describe targeted efforts to engage specific communities that are experiencing several fair housing issues."

- [Accessibility improvements](#)
- [Infrastructure improvements](#)
- [Planning and program administration](#)

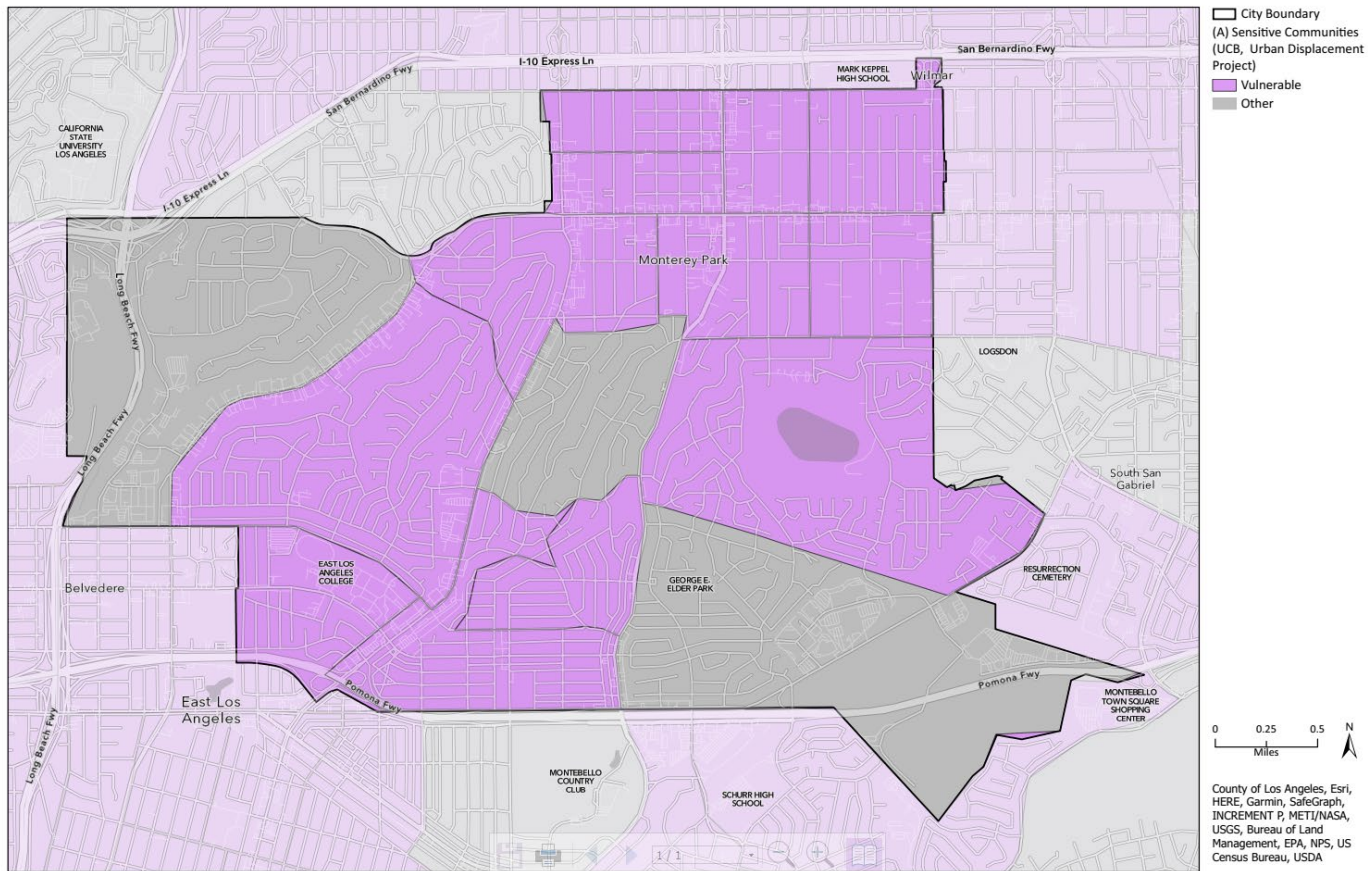
As described throughout the AFFH analysis, the northern and southern segments of Monterey Park experience a disproportionate amount of fair housing issues compared to other areas of the City. Fair housing issues may include higher levels of poverty, overcrowding, vulnerability of displacement, low and moderate median income, and less access to employment opportunities.

To address the prevalent fair housing issues in the City of Monterey Park, the Sustainable Community Element of the City's General Plan was drafted with goals to enhance the quality of life for all community members and maintain a proactive role in the physical, social, and economic revitalization of the City. Housing development must be consistent with the following goals:

- Promote housing development and housing retrofit projects that limit exposure to pollutants and toxins.
- Promote housing development and housing retrofit projects that facilitate independent living for seniors and people with disabilities
- Support residents' efforts to maintain healthy homes that limit their exposure to pollutants, toxins and safety hazards including mold, toxic gases, air pollutants, and fall hazards
- Avoid siting new sensitive land uses within 500 feet from the centerline of a freeway
- Encourage new multi-unit housing developments near freeways, truck routes, and other high-traffic corridors to incorporate design features and approaches that minimize the intrusion of air pollutants into common areas, private residences and private outdoor areas.
- Encourage retrofits of housing and other sensitive uses near freeways and busy transportation corridors to minimize resident exposure to air pollutants.

These revitalization and restoration strategies are important in addressing the prominent fair housing issues and improve the quality of life throughout the City of Monterey Park.

Figure C-29 Sensitive Communities (Monterey Park)



Source: AFFH Viewer, 2021

## Other Relevant Factors

Other factors to fair housing issues in Monterey Park that have not been previously discussed in this analysis include historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market rate housing. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

To address impediments to fair housing, Monterey Park proactively works with local and regional organizations to promote fair housing throughout the City. Through its efforts, the City actively works to assist residents and landlords by providing counseling with respect to mediation, investigation, and referral services. By cooperating the Los Angeles County Development Authority (LACDA), the City provides Housing Choice Vouchers to rent-burdened residents and will continue to seek opportunities increase rental assistance and reduce overpayment. CDBG funds were allocated to meet the following goals:

- Improvements to the existing housing stock
- Affordable housing in existing and new buildings
- Public services Fair housing
- Accessibility improvements
- Infrastructure improvements
- Planning and program administration

## Sites Inventory

This section provides an analysis of how the sites inventory impacts fair housing in the City.

The housing element must demonstrate that there are adequate sites zoned for the development of housing for households at each income level sufficient to accommodate the number of new housing units needed at each income level as identified in the RHNA. In the context of AFFH, the site identification requirement involves not only an analysis of site capacity to accommodate the RHNA, but also whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

## Opportunity Areas

HCD and TCAC have created opportunity maps to identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution) for low-income families—particularly long-term outcomes for children. The HCD/TCAC Opportunity Areas Map ranks census tracts in Highest Resource to Low Resource based on these outcomes. A census tract with a designation of High Resource would indicate that the census tract has strong educational and economic opportunities, meaning opportunity for current and future residents. Most of the City of Monterey Park is considered “High Resource” while some census tracts in the north, southwest and southeast are considered “Moderate Resource” (see Figure C-29).

For purposes of evaluating fair housing, TCAC/HCD maps report on access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. This categorization of the 15 census tracts in the City of Monterey Park indicates that, across most of the City, residents generally have high positive economic, educational, and environmental outcomes with moderate outcomes occurring on three census tracts spread throughout the City (6037481711, 6037482600, and 6037530400). A large portion of identified housing sites are located on six census tracts in the northeastern portion of the City (Census Tracts 603741712, 6037481711, 6037481713, 6037481714, 6037482202, and 6037482201). As depicted in Figure C-14 and Figure C-19, these areas also contain populations with higher concentrations of segregation, poverty, and low-moderate-income. These six census tracts contain 1,419,345 of the total 2,323,177 lower-income housing units (61.58 percent), 560,690 of the total 883,514 moderate-income housing units (78.66 percent), and 1,439,329 of the total 2,061,533 above moderate-income housing units (70.65 percent) of the City's RHNA. Therefore, over half of the RHNA sites were distributed to the area of the City with higher concentrations of segregation, poverty, and low-moderate-income. The City will establish meaningful actions (see Table C-8) to mitigate displacement in census tracts with greater fair housing issues.

## Improved Conditions

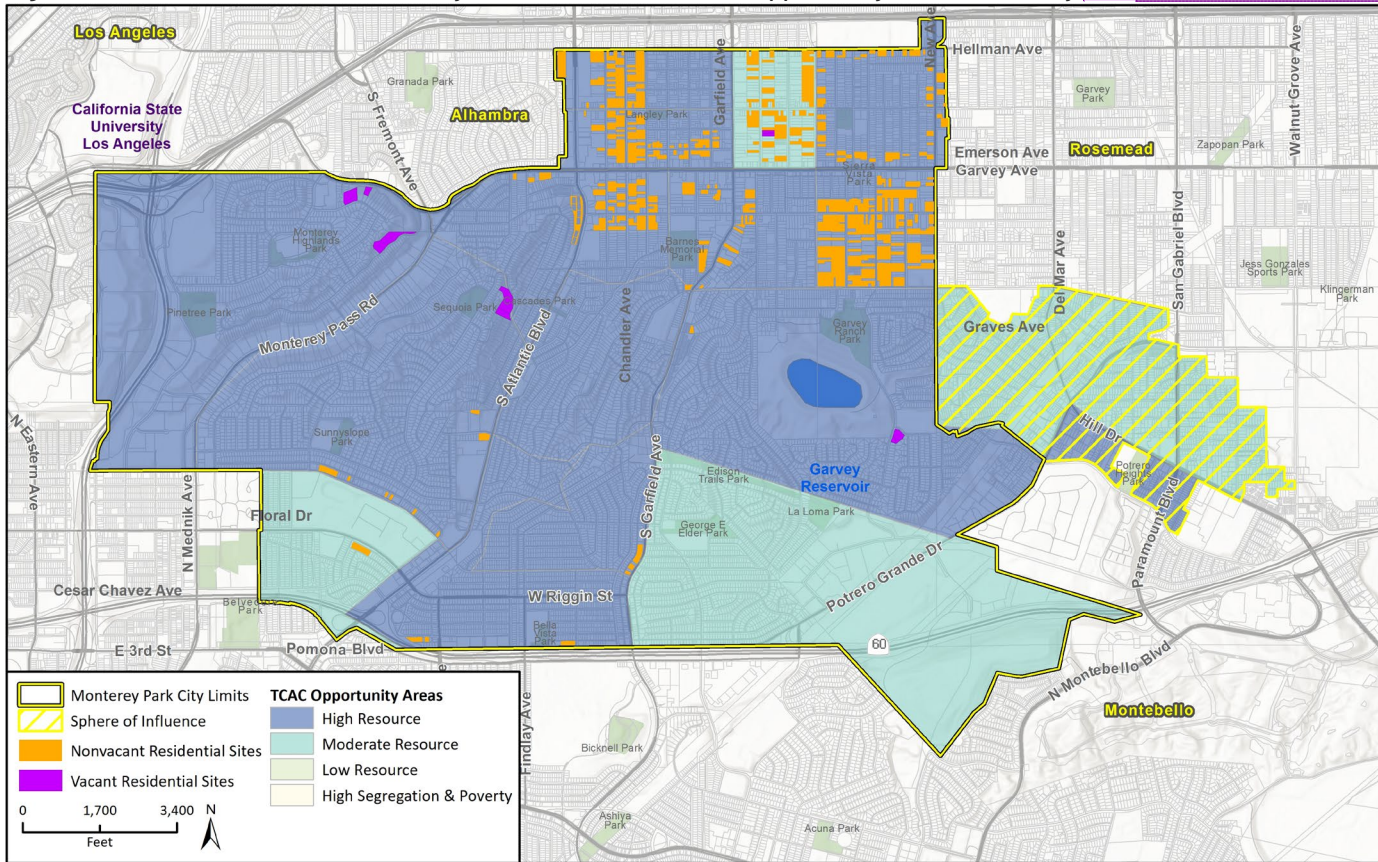
Spatial analysis shows that tracts with low- and moderate- income households, concentrated minorities, and housing problems are predominately located in the northeastern tracts of the City (Census Tracts 603741712, 6037481711, 6037481713, 6037481714, 6037482202, and 6037482201). Most of the sites identified in Appendix B are in high resource opportunity areas, with a portion of the sites located within a moderate resource area (Census Tract 6037481711). Sites that do accommodate lower income units do not occur in low resource census tracts. Therefore, the distribution of the sites inventory will improve conditions because lower-income units will be placed in areas of moderate and high resource. Although there are no low resource census tracts within the City, over half of the total RHNA sites inventory units are located within areas of higher concentrations of segregation, poverty, and low-moderate income. As a precaution, the City will continue to implement residential rehabilitation, affordable housing development incentives, anti-displacement actions, and housing choice voucher programs, and consider adopting an inclusionary housing ordinance to improve conditions within this census tract. In addition, the development of moderate- and above moderate-income units in these areas will potentially improve conditions by encouraging a mixture of household income levels.

## Exacerbated Conditions

Although there are no low resource census tracts within the City, populations with higher concentrations of segregation, poverty, and low-moderate income do exist in the northeastern portion of the City (Census Tracts 603741712, 6037481711, 6037481713, 6037481714, 6037482202, and 6037482201). In addition, these areas contain cost-burdened renter households, overcrowded households, and communities which are vulnerable to displacement. The placement of moderate- and above moderate-income sites inventory units in these areas will help ensure that conditions are not further exacerbated. As indicated in the Health Environment discussion under the Disparities in Access to Opportunity Section, southern and western census tracts within the City contain higher pollution percentiles. One census tract at the southeastern corner of the City was designated a Disadvantaged Community (Census Tract 6037530400). Within this tract, only seven-nine sites were included in the sites inventory (less than one percent of the total sites inventory development potential estimate). Therefore, the sites inventory does not exacerbate pollution burden and population vulnerability.

Figure C-30 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas (Monterey Park)

Commented [RS11]: Updated map to reflect changes in sites



Basemap provided by ESRI and its licensors © 2021.

Fig 1.TCAC - Vacant and Nonvacant Residential Parcels\_10210505

Source: AFFH Data Viewer, 2021

## Integration and Segregation: Race and Income

Census block groups with LMI populations are located throughout the City of Monterey Park. Concentrations of LMI populations are most prominent in the northeastern portion of the City (Census Tracts 603741712, 6037481711, 6037481713, 6037481714, 6037482202, and 6037482201). Additionally, block groups centered on Emerson Avenue are areas where at least 76 percent of residents are considered LMI populations. As depicted in Figure C-2, these areas contain populations that are predominantly Asian majority tracts. The placement of ~~560-690~~ moderate- and ~~1,439,329~~ above moderate-income units in this area may create a more diverse mix of household income levels.

## Racially/Ethnically Concentrated Areas of Poverty and Affluence

Despite Monterey Park not having any racially/ethnically concentrated areas of poverty (per HUD's definition), Asian residents are the predominant racial group throughout most of the central and northern portions of the City, whereas Hispanic/Latino residents are the predominant racial group in census tracts located along the southern City boundary. Although greater concentrations of poverty exist throughout the northeast segment of the City, along neighborhoods centered around Garvey Avenue between North Atlantic Boulevard and Alhambra Avenue, the placement of ~~560-227~~ moderate- and ~~1,329,490~~ above moderate-income units in Census Tracts 6037481711 and 6037481712 will help avoid concentrations of racial/ethnic poverty by creating a more diverse mix of household income levels.

Census block groups located throughout the central east and along most of the western segment of the City are areas where the median income exceeds \$90,000. ACS 2019 five-year estimates show that neighborhoods centered on Monterey Pass Road and north of Brightwood Street have the highest median income within the City of Monterey Park. Furthermore, nearly 39 percent of Monterey Park households are within the moderate and above moderate income groups and earn above the local AMI. As depicted in Figure C-29, relatively few units (two percent of the total units) will be located in the western census tracts where there are higher household incomes, less overcrowding, higher TCAC scores, better access to job opportunities, and less diversity. forty-six of these units are located on vacant sites that are zoned for single-family residential use and therefore qualify for the above-moderate income category. The remainder of the sites are located on nonvacant parcels and qualify for lower- and moderate-income categories, depending on lot size. Therefore, placement of sites in this area would not intensify any concentrations of racial/ethnic affluence.

## Access to Opportunity

Most census tracts within the City of Monterey Park are considered high resource areas, whereas as three census tracts were considered moderate resource areas. One moderate resource tract is located in the northern segment of the City along the intersection of Emerson and North Lincoln Avenue, a second tract is located in the southern portion of the City, just north of the I-60 along Potrero Grande Drive, and the third tract is located in the East Los Angeles College area at the southwest corner of the City. No sites identified in the site inventory list are located in areas with lower access to opportunity.

## Disproportionate Housing Needs

As depicted in Figure C-26, the highest concentrations of cost burdened households are located in the northeastern portions of the City. As previously discussed, 1,345-419 lower-income and 560-690 moderate-income units are proposed within this area. Providing more affordable housing opportunities in this area may lower levels of cost burden.

As shown in Figure C-27, an elevated percentage of overcrowded household exists within Census Tracts 6037481711 and 6037481712. The fair housing assessment found a need for affordable housing for people with disabilities and adequate housing for large families. The City incentivizes the development of extremely low-, very low-, low-, and moderate-income housing by reducing land costs to the point where it becomes economically feasible for the private developer to build units affordable to low and moderate income households (Program 6). The City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition. Larger sites would increase the viability of accommodating units for larger households and populations with disabilities. The proposed site inventory includes groupings of properties that developers could consolidate to create larger sites, which could more easily accommodate units for larger households and populations with disabilities.

As depicted in Figure C-28, households vulnerable to displacement are distributed evenly across the City. Nearly all of the units included in the proposed site inventory are located within these vulnerable areas. Therefore, the location of lower- and moderate-income sites inventory units may help to address the displacement of vulnerable communities because there will be more housing units available within the City, including affordable housing stock.

## Subsidized Housing

As discussed in Chapter 2, Monterey Park has seven publicly assisted rental housing projects (442 assisted units) in the City that rely on Section 202, Section 811, and/or Section 8 assistance. These projects consist of 251 lower and moderate units that have a low risk of converting to market rate within the next ten years. 258 households receive Housing Choice Vouchers in Monterey Park. As shown on Figure C-30, a higher concentration of Housing Choice Voucher recipients (>30% -60%) is present in high resource areas within the western census tracts. The Sites Inventory does not focus lower income sites in areas with historically high levels of housing choice voucher recipients. As indicated in the Local Trends discussion under the section on Racially and Ethnically Concentrated Areas of Poverty, seven properties (245 units) in which residents or owners are receiving at least one form of financial assistance are located within close proximity to the cluster of site inventory locations at the northeast corner of the City. The other 234 subsidized units are distributed on three properties which are in close proximity to sites inventory locations outside of the cluster of locations at the northeast corner of the City. These properties include:

- Monterey Park Seniors at 1935 Potrero Grande Dr (113 units)
- Abajo Del Sol Senior Apartments at 1000 Abajo Dr (60 units)
- Abajo Del Sol at 1600 W Garvey Ave (61 units)

Although the general locations of subsidized housing and sites inventory units coincide, the distribution of existing subsidized housing does not pose an unusually high concentration of lower income within proximity to subsidized housing.



## Fair Housing Priorities, Goals, and Actions

Table C-8 identifies fair housing issues in Monterey Park and suggests meaningful actions to further fair housing in the City.

**Table C-8 Fair Housing Issues, Contributing Factors, and Meaningful Actions**

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
Enhancing housing mobility strategies	<ul style="list-style-type: none"> <li>▪ Housing discrimination on the basis of protected class.</li> <li>▪ Lack of fair housing information available online.</li> <li>▪ Limited fair housing review and monitoring of discriminatory practices in private rental and home sales markets</li> </ul>	<ul style="list-style-type: none"> <li>▪ <a href="#">Program 14: Affordable Housing Development Incentives</a></li> <li>▪ <del>Program 19: Affirmatively Furthering Fair Housing</del> Coordinate with the HRC to provide education and outreach efforts to property owners on fair housing laws through media outlets available to City. Make content available in English, Spanish, and Chinese. Periodically update the City website as necessary.</li> <li>▪ <a href="#">Program 16: Housing Choice Voucher Program</a></li> <li>▪ <a href="#">Program 17: Fair Housing and Tenant/Landlord Counseling</a></li> </ul> <p>Include information on City's website to identify fair housing; provide examples of discriminatory practices; summarize applicable state and federal fair housing laws; and provide information on available services (e.g., HRC, California Civil Rights Agency) for persons in need of housing, specifically for special needs or protected class populations. Provide fair housing content in English, Spanish, and Chinese. Periodically update the City website as necessary.</p> <p>by December 2024, expand scope of services for fair housing services with the HRC to include expanded fair housing testing to determine landlord compliance with fair housing laws. Require reporting of findings on an annual basis.</p> <p>Annually conduct at least one workshop with residents most impacted by discriminatory housing practices, specifically targeting special needs or protected class populations. Education and outreach activities to be conducted as a multi-media campaign, including social media such as Facebook, Twitter, and Instagram, as well as other meeting/discussion forums such as chat rooms and webinars. Information gathered from these workshops will be further analyzed by</p>

**Commented [NB12]:** Table reorganized to assist in HCD's review, avoid duplication of meaningful actions in housing plan, and to make clear the specific programs where actions appear.

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
		<p>the City and information from the workshops will be used adjust and improve strategies relating to housing mobility. Continuously encourage regional cooperation and administration of vouchers through portability of vouchers and shared waiting lists.</p> <p>Annually work with the Housing Authority of the County of Los Angeles to conduct landlord outreach to expand the location of participating voucher properties so voucher use is not be concentrated in the western portion of the City.</p> <p>Continuously conduct marketing to promote government-assisted housing development and diversity of individuals in high opportunity neighborhoods in the northern portion of the City.</p> <p>Continuously develop multi-family housing with the goal of working with at least one developer per year to provide higher density projects near major transit corridors.</p>
<p>Encouraging development of new affordable housing in Areas of High Opportunity</p>	<ul style="list-style-type: none"> <li>▪ Land use and planning decisions may restrict fair housing choice for persons with disabilities and affordable housing in general</li> <li>▪ Lack of affordable housing in a range of housing types</li> </ul>	<ul style="list-style-type: none"> <li>▪ <a href="#">Program 3: Efficient Permit Processing</a></li> <li>▪ <del>Incentivize the development of more housing to accommodate the varied housing needs of different populations by updating the MPMC to revise development standards and by right housing (Program 5: Flexibility in Development Standards and Fees and</del></li> <li>▪ <del>Program 7: Monterey Park Municipal Code), promoting ADU development (</del></li> <li>▪ <del>Program 12: Accessory Dwelling Units), incentivizing affordable housing development (</del></li> <li>▪ <del>Program 14: Affordable Housing Development Incentives) and implementing an Inclusionary Housing Ordinance (</del></li> <li>▪ <del>Program 16): Housing Choice Voucher Program</del></li> <li>▪ <del>By 2023, utilize zoning to facilitate permit processing and other incentives to help increase housing choices and affordability (e.g., duplex, triplex, multifamily, accessory dwelling units, transitional and supportive housing) in high opportunity areas (areas with a mix of low poverty, high employment, high median household income) in the northern and western portions of the City.</del></li> </ul>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
		<p>By 2023, utilize incentives such as permit streamlining, fee reduction, and funding to incentivize development of new affordable housing in high opportunity areas in the northern and western portions of the City. This is facilitated through Program 3 and Program 5.</p> <ul style="list-style-type: none"> <li>Target housing creation or mixed income strategies to encourage development of new affordable housing in high opportunity areas (e.g., via funding, incentives, policies and programs, density bonuses, housing trust funds). Facilitate the entitlement of at least 10 housing units affordable to lower income households.</li> </ul>
<p>Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing</p>	<ul style="list-style-type: none"> <li>Substandard housing when compared to the total population</li> <li>Shortage of subsidized housing units</li> <li>Cost of repairs or rehabilitation</li> <li>Dominance of single-family housing, which is may generally be more expensive than multi-family</li> </ul>	<ul style="list-style-type: none"> <li><u>Program 1: Residential Rehab Program</u></li> <li>Continue to invest in public facility and infrastructure projects that improve the quality of life for residents, specifically in the northern portion of the City.</li> <li><u>Program 4: Housing for Special Needs Populations</u> Promote the use of density bonuses to increase provision of affordable housing in high resource areas.</li> <li>Promote the use of density bonuses to increase provision of affordable housing in the northern portion of the City (Program 6: Lot Consolidation and</li> <li><u>Program 14: Affordable Housing Development Incentives</u></li> <li><u>Program 19: Affirmatively Furthering Fair Housing</u></li> <li>Increase public outreach and encourage residents to learn about available programs, such as the Residential Rehabilitation program</li> </ul> <p>Connect lower income residents in moderate resource areas with affordable homeownership and rental opportunities. Promote development of affordable housing across the City (mixed use and infill) and near services (transit corridors). Target capital investments in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Primarily focus these efforts in the moderate resource areas in the north, southeast, and southwest portions of the City.</p>

AFFH Identified Fair Housing Issue	Contributing Factors	Meaningful Actions
<p>Protecting existing residents from displacement</p>	<ul style="list-style-type: none"> <li>▪ Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing</li> <li>▪ Shortage of subsidized housing units</li> <li>▪ Cost of repairs or rehabilitation</li> <li>▪ Lack of investment in specific neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>▪ <del>By 2023, ensure compliance with California law to facilitate affordable housing and Housing for Homeless and Special Needs.</del></li> <li>▪ <a href="#">Program 1: Residential Rehab Program</a></li> <li>▪ <a href="#">Program 2: Conservation of At-Risk Housing</a></li> <li>▪ <a href="#">Program 7: Monterey Park Municipal Code</a></li> <li>▪ <a href="#">Program 14: Affordable Housing Development Incentives</a></li> <li>▪ <del><a href="#">Program 18: Community Outreach and Engagement Program</a> Target resources to displacement risk areas and consider the community needs in outreach activities (language, meeting days/times, advertisement). Develop a program to continually engage these communities by December 2024.</del></li> <li>▪ <del>By 2024, develop a targeted program to connect lower-income residents with affordable homeownership and rental opportunities, specifically the Residential Rehabilitation Program (Program 1).</del></li> <li>▪ <del>Promote development of affordable housing in areas of low displacement risk.</del></li> <li>▪ <del>Continuously work with at least one developer per year to support subsidized housing development in the northern portion of the City to combat displacement.</del></li> <li>▪ <del>Develop by 2024 affirmative marketing strategies or plans targeting nearby neighborhoods, a Disadvantaged Community, or a Low Income Community to protect residents from displacement.</del></li> <li>▪ <a href="#">Program 19: Affirmatively Furthering Fair Housing</a></li> </ul>

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## Comment

The element must include local data and knowledge to discuss and analyze any unique attributes about the City related to fair housing issues. The element should complement federal, state, and regional data with local data and knowledge where appropriate to capture emerging trends and issues, including utilizing knowledge from local and regional advocates and service providers. The element must include other relevant factors that contribute to fair housing issues in the jurisdiction. For instance, the element can analyze historical land use and investment practices or other information and demographic trends.

The element must describe meaningful; frequent, and ongoing public participation with the community including key stakeholders. The element should describe any specific outreach efforts to organizations that represent special needs populations or members of protected classes. The element could also describe targeted efforts to engage specific communities that are experiencing several fair housing issues.

HCD's prior review stated that while the element included a summary of fair housing complaints on a county-wide basis, the element should include information on fair housing complaints specific to the City and analyze those complaints for impact on protected classes. While the revised element included some information on fair housing complaints from the City's 2015 analysis of impediments, this information must be updated with more current data sources. Additionally, as stated in HCD's prior review, the City must indicate if the City has had any findings, lawsuits, or judgements related to fair housing enforcement actions. Lastly, the element must discuss compliance with existing fair housing laws and regulations.

While the revised element included an analysis for trends and patterns related to income and familial status, the element did not analyze trends and patterns related to race and disability status. For example, the element was revised to include a high-level conclusion that residents living in the northeastern portion of the City are likely to live in segregated neighborhoods with high poverty levels. This did not address HCD's prior review. Specifically, HCD's prior review stated that while the element provided data across the required fair housing analysis components, it must analyze this data for patterns and trends over time throughout various areas or neighborhoods.

Prior Review Comment B.1.5: Furthermore, the element does list one area of high poverty and segregation therefore the City should analyze this concentration and consider relevant factors such as past policies, practices, and investments as well as whether or not there is a concentration of subsidized housing units in that area.

1) The element included several actions under Program 20 to address fair housing issues. Many of these actions either lacked information on how the action would be implemented, metrics to target meaningful outcomes and/or definitive timelines. As stated in HCD's prior review, the element must include specific actions that address fair housing issues, metrics to evaluate progress, and implementation timelines. 2) Upon reviewing each action and program the City listed to address fair housing issues, many programs included language such as "will review and consider" and "if required." Programs and actions must include specific commitment to implementation.

HCD's prior review stated that the element must include an analysis demonstrating the affordability of the 40 pipeline units affordable to lower-income households. While the revised element did discuss affordability assumptions for those 40 pipeline units, the element is now counting an additional 16 units as credit towards the lower-income RHNA (p. 4-12). Specifically, Table 4-6 indicated that a total of 56 units will be counted as credit towards the lower income RHNA. The element must include additional information such as project status and analysis of affordability for these additional 16 units.

The element was revised to reduce the capacity assumed on the identified sites to 75 percent of the maximum allowable density and that the assumption was based on the City's pipeline projects typically developing at 95 percent of maximum allowable densities. However, to demonstrate that the City does develop at the densities assumed in the inventory, the element must provide clear and supporting information on typical built densities of existing or approved residential developments at a similar affordability level. For example, to better relate the pipeline examples to the realistic capacity assumptions, the element should include information about each pipeline projects zoning, allowable density, built density, level of affordability, and the presence of exceptions such as density bonuses.

Additionally, the element did not address HCD's prior review regarding demonstrating the likelihood of residential in zones that allow 100 percent nonresidential uses. For example, the revised element referenced that five pipeline projects redeveloped as mixed-use. However, that does not address the finding. As stated in HCD's prior review, the element must account for the likelihood of 100 percent nonresidential uses. The element should include analysis based on factors such as development trends, performance standards or other relevant factors. For example, the element could analyze all development activity in these nonresidential zones, how often residential development occurs and adjust residential capacity calculations, policies, and programs accordingly.

The element was revised to include a list of factors that were considered when identifying nonvacant sites including improvement to land value, existing uses, age of structure, etc., (p. 4-8), and provided a few projects that may have redeveloped with similar site characteristics. However, the element generally does not address HCD's prior review. For example, while the projects listed on page 4-12 discuss existing uses, it did not relate the other factors utilized including ILV and age of structure. The element must provide support for the identified factors. Additionally, the element should quantify the factors used and list the actual values for each of the sites to relate to the overall analysis and identify what the thresholds are for the factors used in determining the suitability of the sites. Lastly, the element stated that it did not include medium to large size apartment buildings or condominiums and parcels with "newer structure" (p. 4-9). Based on public comments, the sites inventory includes a majority residential structures and several of them being condominiums and apartment and townhomes built after 2004. The element must provide a clear and accurate description of the methodology to identify nonvacant sites, ensure it is reflected in the sites inventory and supported through development trends or other information.

In addition, the element needs to also analyze the extent that existing uses may impede additional residential development. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate trends to the sites identified.

HCD's prior review stated that the housing element relies upon nonvacant sites to accommodate more than 50 percent of the RHNA for lower-income households and the element must make findings (e.g., adopted resolution) based on substantial evidence that the existing uses are not an impediment to additional residential development and will likely discontinue in the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) The adopted resolution did not make any findings regarding nonvacant sites. The revised element must be re-adopted with findings through an adopted resolution that the existing use will not impede additional residential development.

HCD has received public comment indicating that certain sites in the inventory were not properly identified as a publicly owned site and/or have already been committed to other uses including parking lots and food halls. Specifically, parcel number 5255-008-902 is listed in the inventory as a privately owned parking lot; however public comment provided documentation that this parcel is a City-owned site and is in the process of being sold/leased to a developer to create an “open food hall” Additionally, HCD received public comments that City-owned site 5255-008-900 has a recent funding agreement with Los Angeles County MTA to construct a 300-parking structure. The element must clearly indicate whether a site is publicly owned and include a discussion on each of the city-owned sites identified to accommodate the RHNA. Specifically, the analysis should address general plan designations, allowable densities, support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. If zoning does not currently allow residential uses at appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

The revised element did not address HCD’s prior review. Specifically, HCD’s prior review stated the element should indicate and expand on any examples of developments that resulted in housing affordable to lower-income household and to relate these examples to the methodology used to identify small sites. Additionally, HCD’s prior review stated that the element should include an analysis of conditions rendering parcels suitable and ready for lot consolidation. The element was not revised to address any of these findings. Instead, the revised element includes a statement that only 162 lower income RHNA units have been identified on sites less than 0.5 acres. However, the sites inventory identified 523 lower-income units on small sites. The element must address this discrepancy and provide evidence that these sites are adequate to accommodate lower income housing

Lastly, the element stated that City considered ownership patterns and sites owned by a single entity when identifying sites (p. 4-8). However, HCD has received public comment indicating that the consolidated sites in the inventory do not have common ownership and rather are owned by several different owners. The element should clearly indicate the methodology and assumptions made when identifying small sites suitable for affordable housing.

The element is relying on the housing overlay zones to allow for residential uses and densities appropriate to accommodate lower-income households throughout the City. The element stated that the housing overlay zones have not been incorporated into the City’s zoning code (p. 3-6). Additionally, conversations with the City indicated that the overlay zones have not been implemented. As stated in HCD’s prior review the element must 1) detail any affordability requirements, whether 100 percent residential uses are allowed, development standards, and what incentives or concessions for utilization 2) indicate which zones and sites the overlay will apply to and 3) include a program committing to implementing the overlay zone, including, if appropriate, addressing requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).

The element must demonstrate densities appropriate to accommodate housing for lower-income households. The element is relying on sites within the R-3 zone which currently have a maximum density of 25 units per acre. The site inventory assumes the maximum allowable density in these zones will be 30 units per acre, but the element only states that it will “consider” increasing the density to 30. Unless the element commits to increasing the zoning to 30 units per acre, the element must contain the analysis demonstrating that 25 units per acre is appropriate for facilitating development affordable to lower-income households in the City. Please note because zoning is not already in place at the beginning of the planning period, rezoning for these sites must be consistent with Government Code, § 65583.2, subdivision (h) and (i).

The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types. The analysis should analyze land use controls independently and cumulatively with other land use controls. Specifically, the element must analyze floor area ratio requirements and describe the requirements for the mixed-use projects including any requirements for commercial uses or if 100 percent residential is allowed.

The element must analyze studio and one bedroom parking requirement and requirement for enclosed parking for its impact as a potential constraint on housing including project cost. The analysis should examine whether parking standards impede a developer’s ability to achieve maximum densities, and if there are provisions in place to provide parking reductions where less need is demonstrated, particularly for persons with disabilities, the elderly, affordable housing, and infill and transit-oriented development.

HCD’s prior review stated that the element must include an analysis of locally adopted ordinances that impact the cost and supply of housing. Based on our conversation, the City implements a short-term rental ordinance. The element must analyze the City’s short-term rental ordinance for impacts on the cost and supply of housing.

The element briefly describes its reasonable accommodation procedures including that a reasonable accommodation must be in general conformance with the City’s development and municipal codes and comply with the California Environmental Quality Act. However, the purpose of the reasonable accommodation is to provide exception to zoning and land use. As a result, the element must include a program to address this constraint. In addition, group homes for seven or more persons appears to be excluded from several zones allowing residential uses and subject to a conditional use permit (CUP). The element should evaluate these requirements as constraints and include programs as appropriate.

The element must be revised to analyze requests to develop housing at densities below those anticipated in the sites inventory, including hinderance on the construction of the City’s share of the regional housing need and include programs as appropriate.

Housing Overlay Zone and R-3 Zone: As stated in HCD's prior review and the findings noted above, the revised element and through conversations with the City, HCD understands that the zoning is not in place to permit appropriate densities for lower income households and/or allow for residential uses on several of the identified sites. Specifically, the City has not implemented the housing overlay zone and relies on the R-3 zone to accommodate lower-income households at densities that were not deemed appropriate (25 du/ac). As a result, the element must address a shortfall of sites and include a program to specifically commit to acreage, allowable densities, and anticipated units. In addition, to accommodate the housing needs of lower-income households, the program should specifically commit to rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i). Specifically, the program must commit to:

- permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower income households. By-right means local government review must not require a conditional use permit (CUP), planned unit development permit, or other discretionary review or approval;
- accommodate a minimum of 16 units per site;
- require a minimum density of 16/20 units per acre; and
- at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites:
  - o allow 100 percent residential use, and
  - o require residential use occupy 50 percent of the total floor area of a mixed-use project.

Program 4 – Housing for Special Needs Population: This program stated that it “will consider amending the zoning code” to allow Low-barrier navigation centers by-right in mixed-use zones and zones that allow for nonresidential uses. As stated in HCD's prior review, the element must include a specific commitment to address this requirement.

Program 7 – Monterey Park Municipal Code: The revised element did not address HCD's prior review. Specifically, this program states that “it will consider” complying with parking standards for emergency shelters, Health and Safety Code §17021.5, (Employee Housing Act), and allowing group homes for seven or more in residential zones. The element must include specific commitment to these actions.

Program 10 – Sites Used in Previous Planning Periods: The element has identified sites from the previous planning periods to accommodate to housing for lower-income households. This program states that the City “will consider” allowing by-right approvals for projects with 20 percent affordability on these sites. To reuse sites from the past planning periods, the element must commit to allowing residential uses by-right for projects that include 20 percent of the units affordable to lower-income households.

Program 13 – Replacement Housing: As stated in HCD's prior review, the element identifies sites with residential uses and must include a replacement housing policy or program. While the element included Program 13, program language states the City “will consider to require the replacement of units...” The element must commit to a replacement policy pursuant to (Gov. Code, § 65583.2, subd. (g)(3)).

Program 11 – Mixed-Use Sites: As stated in HCD’s prior review, the element recognizes that minimum lot size, high standards, and other standards in the MU-1 and MU-II zones are a constraint to achieving densities. The revised element stated that “if required” the element will amend the zoning code to address these constraints. The element must include a firm commitment to addressing these constraints. This is especially critical because there are many sites identified in the inventory that do not meet minimum size requirements and would require lot consolidation to be developed.

As noted in Finding A1, the element must include a complete assessment of fair housing. Based on the outcomes of that analysis, the element must add or modify programs. Additionally, several programs meant to address AFFH, and fair housing issues lack specific commitments, definitive timelines, and metrics to evaluate progress.

Program 2 (Conserve At-Risk Housing): While the revised element now includes several actions to monitor and coordinate on at-risk affordable housing developments, as stated in HCD’s prior review, the element must commit to assisting owners with compliance of state preservation notice law ((Gov Code 65863.10, 65863.11, 65863.13) within 3 years, 6 months, and 12 months before expiration of deed restrictions.

The element must include quantified objectives to establish an estimate of housing units by income category that can be conserved over the planning period.

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Section	Page(s)	Response
AFFH	C-52 through C-55	Summarized stakeholder input and city's compliance with existing fair housing laws. Added regional and local historical context.
AFFH	C-8 through C-9	Described outreach done as part of the housing element update and referenced Introduction where outreach is more fully described. Described ongoing outreach done by City and HRC to educate Monterey Park residents on fair housing issues.
AFFH	C-6 though C-8	Added a description of City's compliance with existing laws and a statement that the City has had no findings, lawsuits, or judgements.
AFFH	C-10	Added relevant factors to Local Data and Knowledge and references to Race, Ethnicity, and Poverty.

AFFH	Table C-8	Revised programs 19 and 20 to include more specificity, firm commitments to action, metrics, and timelines. Reviewed all programs for same and revised actions in multiple programs. Actions in former Table 6-1 are now listed as actions in programs, and Table C-8 in Appendix C now references programs that address fair housing issues.
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Housing Resources	Page 4-2 and 4-4	Revised Table 4-2 and discussion to indicate these units are affordable.
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Housing Resources	4-10 through 4-14	Added regional development trends and expanded on analysis of realistic density.
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Housing Resources	4-15	Expanded discussion on mixed-use sites.
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Housing  
Resources

4-7 through  
4-8 and Sites  
Inventory

Added structure age and ILV  
to sites inventory and revised  
inventory accordingly.

Housing  
Resources

4-10 through  
4-15 and 4-  
14 through 4-  
17

Expanded on list of factors,  
methodology, and adequacy  
of nonvacant sites. Added  
discussion on regional  
development trends to  
further justify that the uses  
have redevelopment  
potential

Housing  
Resources

4-16 through  
4-17.

Expanded discussion on  
adequacy of nonvacant sites.

Housing Resources	4-15 through 4-16	Added a discussion of these two parcels and stated that the City intends to develop these with a mix of residential and nonresidential uses.
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Housing Resources, Sites Inventory	4-16, Sites Inventory	Revised Sites Inventory to limit use of consolidated small sites for lower income. Expanded discussion on lot consolidation. Referenced programs
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Housing Resources	4-16, Sites Inventory	Revised the inventory to only assume that sites with common ownership would be consolidated.
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Housing Resources	4-15	Stated the city is primarily using its new mixed use LU category for sites. The element is not relying on overlay zones at all.
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Housing Resources, 4-9, 6-9  
Housing Plan

Updated Program 7 and program description to make a clear commitment to rezoning, and specify that the rezoning is required to enable certain sites to be in the City's sites inventory.

Housing Plan 6-15

Added language and Program 11

Constraints 3-13 through 3-15; 6-9

Modified constraints discussion of parking standards. Added an action to Program 7 to evaluate enclosed parking requirements and a sliding scale for residential parking based on unit size.

Constraints, 3-10 and 3-11; 6-9  
Housing Plan

A description of the City's short-term rental ordinance was added to the Constraints section.

Constraints, 3-22; 6-6 to 6-7  
Housing Plan

Program 4 modified to include amending the MPMC to modify the Reasonable Accommodation procedures and requirements for large community care facilities (group homes).

Constraints, 3-4. 6-12  
Housing Plan

Added to Non-Gov.Constr./Timing and Density. Already addressed in Program 8

Housing Plan Page 6-9 Added language specified in the comment to Program 7.

Housing Plan 6-6 to 6-7 Edited Program 4 objective to provide a firm commitment.

Housing Plan 6-9 Edited Program 7 objective to provide a firm commitment to these actions.

Housing Plan 6-13 Edited Program 10 objective to reference statute and provide a firm commitment.

Housing Plan 6-15 Edited program description and objective to reference statute and provide a firm commitment.

Housing Plan 3-10, 6-14

Modified Constraints analysis and Program 11 accordingly to match discussion in Constraints.

Housing Plan 6-1 through 6-23

Programs 19 and 20 are revised to include more specificity, definitive timelines, and metrics. Many programs were modified similarly, and reorganized to avoid duplication of fair housing actions.

Housing Plan 6-4

Program 2 is updated to specify the Government Code sections and timeline for noticing.

Housing Plan 6-24

Table 6-2 shows a number of housing units by income category that can be conserved over the planning period.

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## RESOLUTION

### **A RESOLUTION RETROACTIVELY AMENDING THE 2021-2029 HOUSING ELEMENT (GPA 22-02) OF THE MONTEREY PARK GENERAL PLAN**

The City Council of the City of Monterey Park does resolve as follows: SECTION 1. The City Council finds and declares that:

- A. Following a public hearing held on January 19, 2022, the City Council adopted Resolution No. 2022-R3 which added the 2021-2029 Housing Element to the Monterey Park General Plan (the "Housing Element").
- B. Separately, the City Council adopted Resolution No. 2022-R2 on January 19, 2022 which constitutes the City's environmental review of the Housing Element.
- C. After being adopted, the Housing Element was posted on the City's website and a link emailed to all individuals and organizations that previously requested notices. Additionally, the Housing Element was submitted to the California Department of Housing and Community Development ("HCD") on February 2, 2022.
- D. After reviewing the Housing Element, HCD requested certain changes be made to the Housing Element in order for the City to obtain HCD certification in accordance with California law.
- E. After reviewing the requested changes, the Interim City Planner made proposed changes to the Housing Element for City Council consideration. Because of its volume, the Housing Element is available for public review at

<https://www.montereypark.ca.gov/DocumentCenter/View/13724/Housing-Element-Changes-Consolidated>

While not attached to this Resolution as an exhibit, the amended Housing Element is nevertheless incorporated by reference as if fully set forth.

- F. The Interim City Planner completed review and scheduled a public hearing regarding the Project before the City Council for November 16, 2022. Notice of the public hearing was posted and mailed as required by the Monterey Park Municipal Code ("MPMC");
- G. On November 16, 2022, the City Council opened the public hearing to

receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the City Council by City staff and public testimony;

- H. This Resolution and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its January 19, 2022 and November 16, 2022 public hearings including, without limitation, the staff report submitted by the Interim City Planner.

SECTION 2. Planning Agency. Pursuant to MPMC § 2.56.020(A), the City Council will act as the Monterey Park Planning Agency for purposes of considering the Housing Element.

SECTION 3. Amendment to Resolution No. 2022-R3. This Resolution is intended to, and does, amend Resolution No. 2022-R3. Should there be any conflict with this Resolution and Resolution No. 2022-R3, this Resolution will prevail. Except as amended by this Resolution, all Sections of Resolution No. 2022-R3, including Section 4 as to Environmental Assessment, remain in full force and effect.

SECTION 4. Retroactivity and Legislative Actions. The City Council finds as follows:

- A. The City Council intends that this Resolution be retroactively in effect to January 19, 2022. In doing so, the City Council recognizes that California law, including, without limitation, *Melton v. City of San Pablo* (1967) 252 Cal.App.2d 794 and *In re Cindy B. v. Eugene B.* (1987) 192 Cal.App.3d 771, allows legislative actions to be retroactively applied when the legislative intent for such retroactivity is clear. Additionally, the City Council notes that it may interpret its own regulations as recognized in California law including, without limitation, *Yamaha Corp. of Am. v State Bd. of Equalization* (1998) 19 Cal.4th 1 and *State Farm Mutual Auto Ins. Co. v Quackenbush* (1999) 77 Cal.App.4th 65.
- B. In retroactively amending the Housing Element as set forth in this Resolution, the City Council recognizes that it may not bind the legislative decision-making of future City Councils: “[i]t is the general rule that one legislative body cannot limit or restrict its own power or that of subsequent Legislatures and that the act of one Legislature does not bind its successors.” *Mueller v. Brown* (1963) 221 Cal.App.2d 319 (quoting *In re Collie* (1952) 38 Cal.2d 396, 398); *Thompson v. Board of Trustees* (1904) 144 Cal. 281; *McNeil v. City of South Pasadena* (1913) 166 Cal. 153. Indeed, not even a court of competent jurisdiction may do so. See, e.g., *Scott v. Common Council of City of San Bernardino* (1996) 44 Cal.App.4th 684; *Visalia School Dist. v. W.C.A.B.* (1995) 40 Cal.App.4th 1211; *U.S. v. National Treasury Employees Union* (1995) 115 S.Ct. 1003; *Friends of H*

*St. v. City of Sacramento* (1993) 20 Cal.App.4th 152; *Sklar v. Franchise Tax Bd.* (1986) 185 Cal.App.3d 616; *Fontana Unified School Dist. v. City of Rialto* (1985) 173 Cal.App.3d 725; *Hicks v. Bd. of Supervisors* (1977) 69 Cal.App.3d 228; *Bd. of Supervisors v. California Highway Commission* (1976) 57 Cal.App.3d 952; *Wilson v. Hidden Valley Municipal Water District* (1967) 256 Cal.App.2d 271. Consequently, all references in the Housing Element that otherwise appear to commit the City Council to a particular course of legislative action only commit the City to placing matters onto the City Council agenda for consideration and possible action. Nothing, however, commits the City to adopting any legislative regulation in any particular manner or at all. Such language is included in the Housing Element at the insistence of HCD for purposes of certifying the Housing Element.

**SECTION 5.** *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. As noted comprehensively within the Housing Element, the City solicited public input for over a period of 18 months;
- B. Additionally, the City sought review and comment from HCD as contemplated by the California Legislature and required by California law. A draft of the amended HE was provided to HCD on October 27, 2021;
- C. The Housing Element relies on vacant and non-vacant sites to meet the City's RHNA obligation. Pursuant to Government Code § 65583.2, the City Council finds that the existing uses on the identified non-vacant are not an impediment to additional residential development. Property owners of the non-vacant sites identified in the Housing Element have expressed keen interest in housing and have discussed with planning staff, opportunities to redevelop their properties with higher densities. Further, due to increases in housing rental prices, housing affordability and implementation of the Land Use Element programs make underutilized properties more desirable, the existing uses are likely to discontinue in whole or part during the 2021-2029 planning period, accommodating the additional units identified in the Housing Element.

**SECTION 6.** *Environmental Assessment.* The findings and conclusions of Resolution No. 2022-R2, adopted January 19, 2022, are incorporated by reference. As set forth in that Resolution, the Addendum fully analyzes the environmental impacts of the Project for purposes of CEQA.

**SECTION 7.** *Approval.* The City Council approves the Housing Element. If required by law, the City Manager, or designee, is directed to submit the Project to the State of California for certification.

SECTION 8. *Delegation of Authority.* The City Manager is authorized to make clerical corrections; minor technical changes; and other non-substantive edits to the Housing Element, in a form approved by the City Attorney, to ensure the Housing Element receives final certification from the State of California. Unless substantive changes are required, no additional City Council action is required to ratify such changes.

SECTION 9. *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 10. *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 11. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 12. *Electronic Signatures.* This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.


SECTION 13. This Resolution become effective immediately upon adoption and will remain effective until superseded by a subsequent resolution.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Henry Lo, Mayor

ATTEST:

\_\_\_\_\_  
Vincent D. Chang, City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_

Karl H. Berger, City Attorney