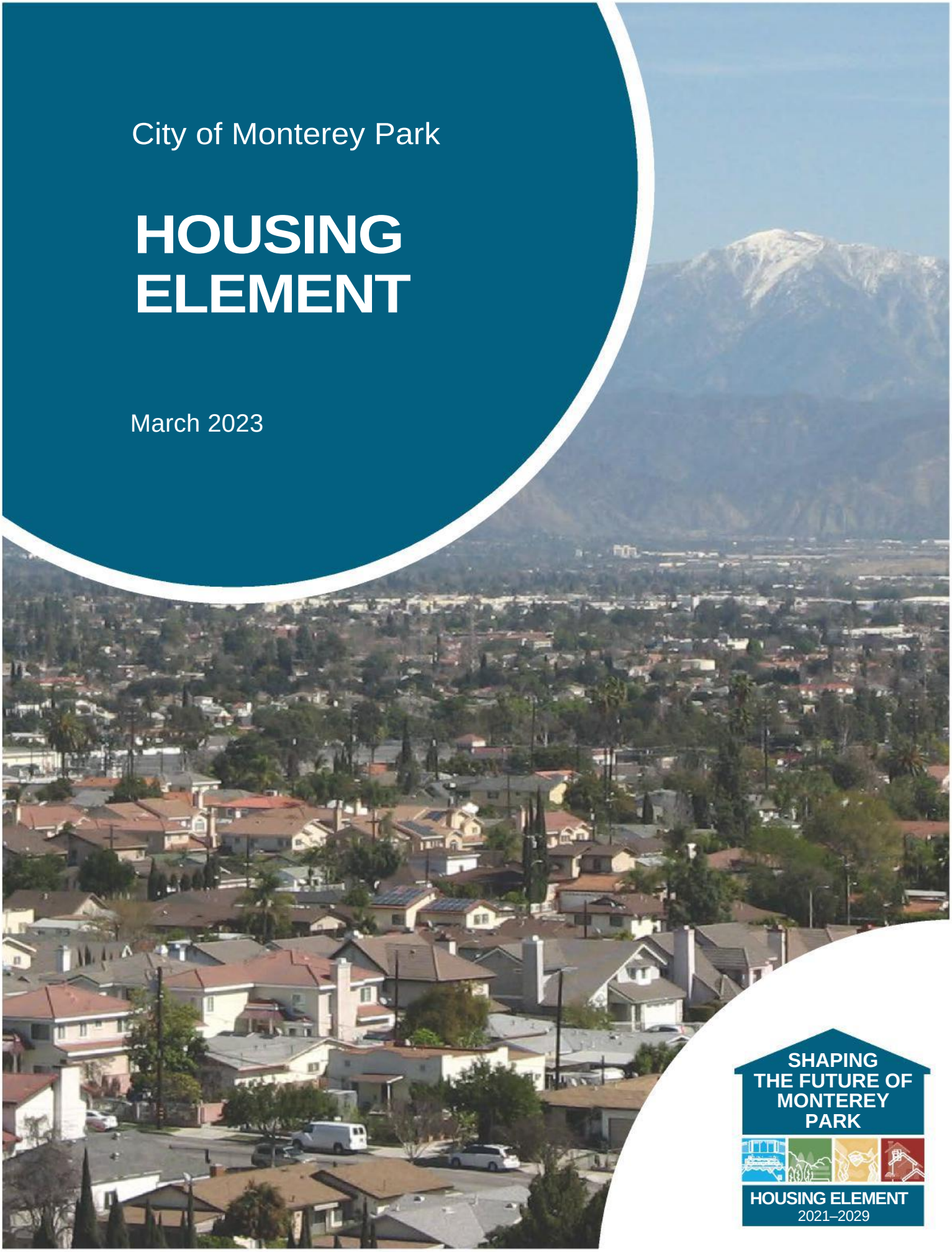
City of Monterey Park

HOUSING ELEMENT

March 2023



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT
2021–2029

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Note: The Housing Element includes text changes requested by the California Department of Housing and Community Development and completed in March 2023. These requested changes were made administratively in accordance with authority delegated by the City Council pursuant to Section 6 of Resolution No. 2022-R3 (adopted January 19, 2022) and Section 8 of Resolution No. 2022-R90 (adopted November 16, 2022)."

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 and 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 5th 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 5th 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.

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, 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.

2. Housing Needs Assessment



An assessment of the demographic, socioeconomic, and housing characteristics in Monterey Park helps determine the specific housing needs of present and future residents. Key components of this assessment include population and employment trends, household characteristics, and an analysis of housing conditions. This needs assessment establishes a baseline from which housing recommendations can be made for the Housing Element.

Housing needs data in Monterey Park are compared to two analysis areas: 1) Los Angeles County and 2) a collection of cities in Southwest San Gabriel Valley. The latter is a Census County Subdivision (CCD) composed of the following: cities of Alhambra, El Monte, Montebello, Monterey Park, Rosemead, San Gabriel, South El Monte, portions of Los Angeles, as well as the unincorporated communities of East San Gabriel and South San Gabriel. Comparison to the Southwest San Gabriel Valley provides a more relevant context for demographic trends in Monterey Park because of the geographic proximity and similarities across the cities.

This chapter includes the following sections:

- Population Characteristics
- Age Characteristics
- Household Characteristics
- Race and Ethnicity
- Economic Characteristics
- Employment Characteristics
- Special Needs Groups

- **Housing Stock Characteristics**
- **Housing Costs and Affordability**
- **Affordable Housing in Monterey Park**
- **Housing Related Plans and Programs**

Population Characteristics



Population characteristics affect the type and amount of housing needed in a community. Factors such as population growth, race, ethnicity, age and income distribution, and employment trends influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs in Monterey Park.

Population Growth

According to the 2015-2019 American Community Survey (ACS), Monterey Park had a population of 60,439 in 2019. Between 2000 and 2010, Monterey Park is estimated to have grown by less than 1 percent, similar to the growth experienced in the cities of Montebello, Rosemead, San Gabriel, and South El Monte. Growth in population in Monterey Park was also by less than 1 percent between 2010 and 2019, which is similar to the growth experienced by the City of South El Monte and Los Angeles County.



Table 2-1 compares population figures for Monterey Park to Los Angeles County and cities in the San Gabriel Valley surrounding cities from 2000 through 2019[1]. Several San Gabriel Valley communities experienced a population decline over the past decade despite the general population increase in the County at-large.

Table 2-1 Population Growth in Monterey Park (2000 – 2019)

2000		2010	2019	Percent Change 2000-2010	Percent Change 2010-2019	Percent Change 2000-2019
Alhambra	85,804	83,089	84,647	-3%	2%	-1%
El Monte	115,965	113,475	115,517	-2%	2%	0%
Montebello	62,150	62,500	62,742	1%	0%	1%
Monterey Park	60,079	60,269	60,439	<1%	<1%	1%
Rosemead	53,505	53,764	54,282	1%	1%	2%
San Gabriel	39,804	39,718	40,143	<1%	1%	1%
South El Monte	21,144	20,116	20,721	<1%	3%	-2%
Los Angeles County	9,519,338	9,818,605	10,081,570	3%	3%	1%

Source: 2015-2019 Census ACS 5- Year Estimates

Age Characteristics

A community's current and future housing needs are determined in part by the age characteristics of its residents. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The older adult population (35 to 64 years old) represent the market for moderate to relatively high-cost condominiums and single-family homes. The senior population (65 years and older) tends to prefer low to moderate-cost apartments and condominiums, small single-family homes, and group quarters.

[1] 2020 U.S. Census data was not available at the time of Housing Element adoption

Table 2-2 shows the age distribution of the population in Monterey Park, nearby cities, and Los Angeles County. The largest age group represented in Monterey Park in 2019 was the older adult population (35 to 54 years at 26 percent) followed by the senior population (ages 65 and over at 21 percent) and young adults (20 to 34 years at 19 percent). Age distribution in Monterey Park as a proportion of the entire population was generally very similar between 2010 and 2019. The total number of children under 19 decreased between 2010 and 2019, while all age groups over 20 years old increased during the same period. Median age has remained fairly consistent during this time period, with a slight increase from 43 years to 44 years between 2010 and 2019, which is notably older than the County median (approximately 37 years).

Household Characteristics

The U.S. Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households per the U.S. Census. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. Certain segments of the population may have more difficulty finding decent, affordable housing due to their special circumstances and/or needs. In Monterey Park, these special needs groups include seniors, disabled persons, large households, and female-headed households. A central goal of the Housing Element is to assist persons with special needs in meeting their housing needs. For example, single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically occupy single-family homes and larger apartment units. This section details the various household characteristics affecting housing needs.

Table 2-2 Comparison of Age Distribution: 2019

Age Groups	Monterey Park		Alhambra		El Monte		Montebello		Los Angeles County	
	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
Under 5 years	2,540	4%	4,093	5%	6,739	6%	3,787	6%	611,485	6%
5 to 19 years	8,828	15%	11,646	14%	22,816	20%	12,141	19%	1,865,498	19%
20 to 34 years	11,541	19%	19,514	23%	27,045	23%	14,696	23%	2,340,938	23%
35 to 54 years	15,414	26%	23,505	28%	30,217	26%	15,416	25%	2,735,439	27%
55 to 64 years	9,215	15%	10,665	13%	13,142	11%	7,400	12%	1,192,232	12%
65 years and over	12,901	21%	15,224	18%	15,558	14%	9,302	15%	1,335,978	13%
Total population	60,439	100%--	84,647	100%	115,517	100%	62,742	100%	10,081,570	100%
Median age (years)	44		41		36		36		37	

Source: 2015-2019 Census ACS 5- Year Estimates

Household Type and Size

As shown in Table 2-3, Monterey Park had 19,955 households in 2019, a slight increase (1.5 percent) from 19,651 households in 2000. Approximately 50.5 percent of Monterey Park households in 2019 were family households, a decrease of approximately three percent from 2010. According to the Census data, the number of singles, particularly elderly singles living alone, dropped substantially between 2010 and 2019. Alternatively, the number of married individuals with no children increased modestly during this time period.

Table 2-3 Household Characteristics in Monterey Park

Household Type	2010		2019		Percent Change (2010 – 2019)
	#	%	#	%	
Households	19,651	100.0%	19,955	100.0%	1.5%
Family Households	10,389	52.8%	10,079	50.5%	-2.9%
Married with Children	4,456	22.7%	3,903	19.6%	-12.4%
Married No Children	5,933	30.1%	6,176	30.9%	4.1%
Singles	3,759	19.1%	2,208	11.0%	-41.0%
Elderly Living Alone	2,060	10.5%	1,509	7.6%	-26.7%
Average Household Size	3.05		3.02		

Source: 2010 Census. 2015-2019 Census ACS 5- Year Estimates

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two persons per household) traditionally can find suitable housing in units with up to two bedrooms while large households (five or more persons per household) can usually find suitable housing in units with three to four bedrooms. People's choices, however, also reflect preference and economics and many households extend beyond their financial means and purchase large homes.

According to the 2015-2019 ACS, the average household size in Monterey Park was 3.02 persons per household in 2019. Household size in Monterey Park is comparable to estimates for nearby cities in the San Gabriel Valley and Los Angeles County as a whole. As shown on Table 2-4, Monterey Park has a lower average household size than South El Monte (4.08), El Monte (3.82), Rosemead (3.72), Montebello (3.30), and San Gabriel (3.19). However, it has a larger average household size than Los Angeles County (2.99) and Alhambra (2.82).

Table 2-4 Comparison of Average Household Size: 2019

City	Persons per Household
Alhambra	2.82
El Monte	3.82
Montebello	3.30
Monterey Park	**3.02**
Rosemead	3.72
San Gabriel	3.19
South El Monte	4.08
Los Angeles County	2.99

Source: 2015 -2019 Census ACS 5- Year Estimates

Race and Ethnicity

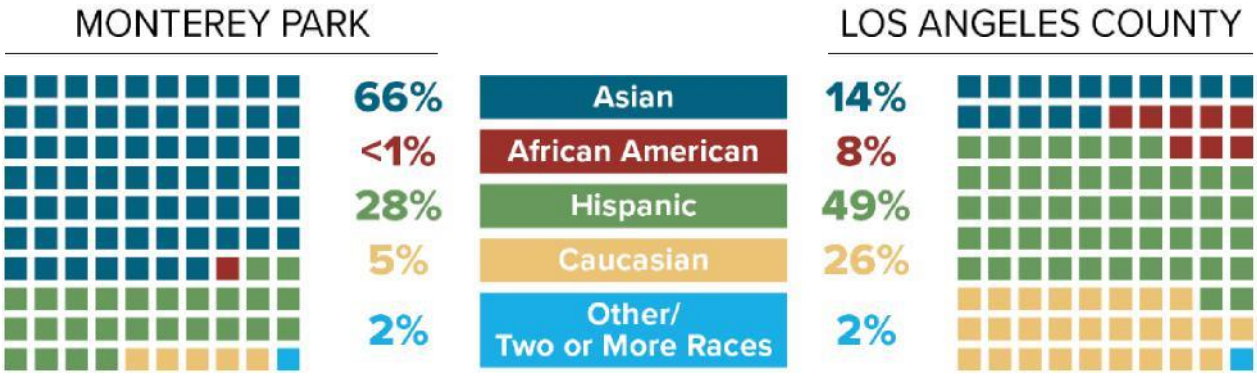


Race/ethnicity of residents is important to an analysis of housing needs and conditions. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for "housing problems" as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost

burden.[2] According to these studies, perceptions regarding housing density and overcrowding, as well as the cultural practices of living with extended families tend to vary among racial and ethnic groups.

The racial/ethnic composition of Monterey Park is a significant measure of the diversity community. According to Table 2-5, approximately 66 percent of residents in Monterey Park in 2019 were Asian, 28 percent were Hispanic, 5 percent were White, and less than one percent were Black. A minority concentration exists if the proportion of minority households exceeds the County average. For Los Angeles County, the 2019 approximate percentages were 15 percent for Asian households and 49 percent for Hispanic households. High numbers of minority households occur when the percentages exceed two times the County's. Therefore, Monterey Park contained high numbers of Asian households in 2019.

Because of increasing marriage among members of different racial/ethnic groups, resulting in the growing number of multi-race children, the 2000 U.S. Census introduced a new category – "two or more races." This marked the first time that respondents were allowed to select more than one race on the Census. This Census category has become more important, particularly in ethnically and racially diverse areas such as Southern California. According to the 2015-2019 ACS, about two percent of Monterey Park residents identified themselves as being of mixed racial/ethnic heritage.



School enrollment data also provides insight into the race and ethnic distribution of the population in Monterey Park. Eight public elementary schools are located in Monterey Park associated with four different school districts: Brightwood, Monterey Highlands, Repetto, and Ynez within the Alhambra Unified School District; Hillcrest and Monterey Vista in Garvey Elementary School District; Robert Hill Lane in Los Angeles Unified School District; and Bella Vista in Montebello Unified School District. Enrollment data associated with Monterey Park residents for the eight public elementary schools are provided in Table 2-6. According to the table, an 11 percent decrease in enrollment of elementary school-age children occurred between the years 2012 and 2021. This correlates with a 6 percent drop in family households from 18,030 in 2010 to 17,017 in 2019 (Table 2-5). An ethnic and racial shift has also occurred with school enrollment in Monterey Park. For example, the number of students who self-identify as white within Monterey Park more than doubled, increasing from 3 percent to 7 percent. Conversely, the Hispanic/Latino population saw a drop of more than 10 percent in student enrollment. There was an increase in students (from 3 percent to 7 percent) who selected Other as their racial/ethnic identity, which corresponds to American Indian, Alaska Native, Pacific Islander, Filipino, multiple races, or no response provided

2 Studies include the following: "The Determinants of Household Overcrowding and the Role of Immigration in Southern California" by S.Y. Choi (1993); "The Changing Problem of Overcrowding" by D. Myers, William Baer, and S.Y. Choi (1996); and "Immigration Cohorts and Residential Overcrowding in Southern California" by D. Myers and S.W. Lee (1996).

Table 2-5 Race and Ethnicity: 2010-2019

Race/ Ethnicity	Monterey Park Population 2010	Percent of Population	Monterey Park Population 2019	Percent of Population	LA County Population 2010	Percent of Population	LA County Population 2019	Percent of Population
White	2,852	4.7%	2,340	4%	2,720,478	28%	2,641,770	26%
Asian	39,771	66.1%	39,451	65%	1,356,425	14%	1,454,769	14%
Hispanic or Latino	16,538	27.5%	17,254	28%	4,704,043	48%	4,888,434	49%
Black or African American	84	0.1%	222	<1%	807,161	8%	790,252	8%
Other/Two or More Races	931	1.5%	1,192	2%	201,519	2%	228,504	2%

Source: City of Monterey Park Housing Element 2014, 2015-2019 ACS 5-Year Estimate

Note: With a margin of error of +/- 4216 for Monterey Park. An individual can be more than one race. The Census includes "other" as American Indian, Eskimo, and Aleut, and individuals indicating an "other" race or two or more races.

Table 2-6 School Enrollment for Public Elementary Schools Located in Monterey Park: 2012 and 2021

	2011-2012 School Year		2020-2021 School Year	
Race/Ethnicity	Count	Percent	Count	Percent
White	144	3%	358	7%
Asian	2,773	49%	2,637	52%
Hispanic or Latino	2,533	45%	1,700	34%
African American	28	1%	15	0%
Other	184	3%	337	7%
Total	5,662	100%	5,047	100%

Sources: California Department of Education, 2012-2021.

The category of Other includes American Indian or Alaska Native, Pacific Islander, Filipino, and "Multiple or No Response".

Elementary schools located in Monterey Park include Brightwood Elementary, Monterey Highlands Elementary, Repetto Elementary, Ynez Elementary, Hillcrest Elementary, Monterey Vista Elementary, Robert Hill Lane Elementary, and Bella Vista Elementary. The data presented in this table does not include intermediate or high schools. Percentages have been rounded to nearest whole number.

Economic Characteristics



Household income has a direct connection to housing affordability and opportunity. As household income increases, opportunities to afford a broader range of housing types (including market rate, larger units and the ability to pursue ownership opportunities) also increases, along with the ability to purchase a home which is a major factor for building wealth. Incomes associated with different types of employment and the number of workers in a household affect housing affordability and choice. Additionally, employment growth is linked to the demand for housing in a community. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and agricultural fields).

Household Income

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.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) uses five income categories to evaluate housing need based on the Area Median Income (AMI):

1. Extremely Low-Income Households earn between 0 and 30 percent of the AMI
2. Very Low-Income Households earn between 31 and 50 percent of the AMI
3. Low-Income Households earn between 51 and 80 percent of the AMI
4. Moderate-Income Households earn between 81 and 120 percent of the AMI
5. Above Moderate-Income Households earn over 120 percent of the AMI

HCD and HUD determined the AMI for Los Angeles County to be $68,044 in 2019, which is higher than the median household income in Monterey Park. The Comprehensive Housing Affordability Strategy (CHAS) receives custom tabulations of ACS data from the U.S. Census Bureau. This data is used by

Monterey Park to plan how to spend HUD funds. CHAS provides a more detailed breakdown by income level and by different household types. The 2013-2017 CHAS reported that 44 percent of total households in Monterey Park earn a moderate or above moderate income. Of the remaining population, 23 percent of the City's total households were classified as extremely low-income, 15 percent were classified as very low-income, and 18 percent were classified as low-income (Table 2-7). As shown on the table, owners tend to have higher incomes, indicating a direct correlation between income and likelihood to own a home.

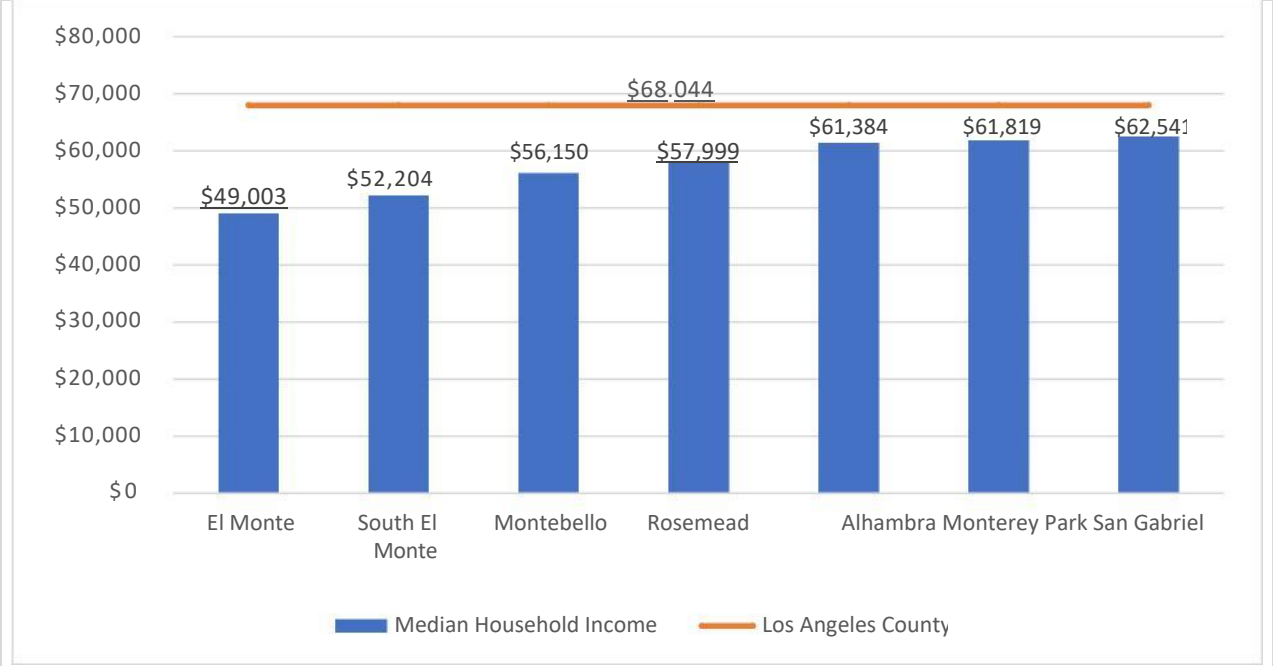
Table 2-7 Monterey Park Average Median Income Housing

Household Type	Extremely Low (0-30% of AMI)	Very Low (31-50% of AMI)	Low (51-80% of AMI)	Moderate/ Above Moderate (81%+ of AMI)
Owners	13%	11%	15%	61%
Renter	34%	20%	21%	24%
Total	**23%**	**15%**	**17%**	**44%**

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.
AMI = Average Median Income

Figure 2-1 compares median income in Monterey Park to neighboring cities in the Los Angeles County region. Median household income in the City is similar to the surrounding cities of Alhambra and San Gabriel and is notably higher than El Monte, South El Monte, and Montebello. Monterey Park's median household income is approximately 9 percent lower than the median household income of Los Angeles County which is $68,044 and identified by the orange line in Figure 2-1.

Figure 2-1 Median Household Income by City in 2019



Employment Characteristics

According to the 2015-2019 ACS, 27,663 Monterey Park residents were employed in the labor force. This represented a labor force participation rate of 54 percent of persons 16 years or older. Management, business, science, and arts occupations employed the largest proportion of working residents (38 percent). This is an important figure, as managerial jobs have higher earnings than other occupations. Unemployment data from 2019 from the California Employment Development Department indicated that Monterey Park had a similar unemployment rate as Los Angeles County as a whole (both at 11 percent). Table 2-8 provides a summary of employment by occupation for Monterey Park residents.

Table 2-8 Occupation of Monterey Park Residents 2015-2019

Job Category/Occupation	Number Employed	Percent of Total
Management, business, science, and arts occupations	10,382	38%
Service Occupations	5,910	21%
Sales and office occupations	6,819	25%
Natural resources, construction, and maintenance occupations	1,045	4%
Production, transportation, and material moving occupations	3,507	13%
Agriculture, forestry, fishing and hunting, and mining	38	0%
Construction	845	3%
Manufacturing	2,347	9%
Wholesale trade	1,493	5%
Retail trade	2,639	10%
Transportation and warehousing, and utilities	1,975	7%
Information	645	2%
Finance and insurance, and real estate and rental and leasing	1,971	7%
Professional, scientific, and management, and administrative and waste management services	2,845	10%
Educational services, and health care and social assistance	6,391	23%
Arts, entertainment, and recreation, and accommodation and food services	3,416	12%
Other services, except public administration	1,844	7%
Public administration	1,214	4%
Total	**27,663**	**100%**

Source: American Community Survey, 2015-2019

Monterey Park has a strong economic condition due to its desirable location and proximity to large areas of employment in the greater Los Angeles metropolitan area. The City is home to a variety of employers, the three largest being Garfield Medical Center, Blue Shield of California, and Monterey Park Hospital, all of which provide jobs in the hospital and medical field. Other large fields of employment in Monterey Park include jobs in retail, grocery, and utility services. Table 2-9 lists the major employers located in the City, as reported in the City's 2020 Comprehensive Annual Financial Report.

Table 2-9 Major Employers in Monterey Park

Company	Product/Services	Employees
Garfield Medical Center	Hospital & Medical Services	979
Blue Shield of California Promise Health Plan	Hospital & Medical Services	444
Monterey Park Hospital	Hospital & Medical Services	428
Costco Wholesale	Retail/Grocery	373
Southern California Gas Company	Utility	326
Network Medical Management Inc	Hospital & Medical Services	232
Ralph's Grocery Store (2 Locations)	Retail/Grocery	169
Remitco LLC	Retail/Grocery	161
Camino Real Chevrolet	Personal Financial Services	122
Chinese Daily News	Newspaper	118
Home Depot	Retail/Grocery	112
Heritage Manor HealthCare	Hospital & Medical Services	97

Source: City of Monterey Park, Comprehensive Annual Financial Report 2020

Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, or household characteristics, among other factors. The special needs groups analyzed include seniors, persons with disabilities, large households, single parents, people living in poverty, farm workers, homeless individuals and families, college students, and military personnel (Table 2-10). Many of these groups overlap, for example some farm workers are homeless, and many seniors have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table 2-10 Special Needs Groups in Monterey Park

Special Needs Group	# of Persons or Households	% of Total Persons or Households
Households with Seniors	8,494	42.6%
Seniors Living Alone	2,126	10.6%
Persons with Disabilities	6,211	10.3%
Large Households	2,232	11.1%
Single-Parent Households	884	4.4%
Female Headed Households	5,782	29%
Female Headed Households with children	732	3.7%
People Living in Poverty	1,709	8.6%
Farmworkers	18	<1%
Homeless	99	<1%
Students	13,161	65.9%
Military	8	<1%

Source: Estimate is from 2015-2019 Census ACS 5- Year Estimates. SCAG Pre-Certified Local Housing Data

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Seniors

The senior population (persons aged 65 or older) experiences housing constraints due to fixed incomes and rising housing prices. The housing needs of the senior population also include supportive housing, such as intermediate care facilities or group homes. According to the 2015-2019 ACS, 12,901 senior persons (65 years of age and older) resided in Monterey Park and represented over 21 percent of the total population (Table 2-11). Monterey Park has the highest percentage of seniors when compared to Southwest San Gabriel Valley and the Los Angeles County average.

Table 2-11 Persons Age 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Alhambra	84,647	15,224	18%
El Monte	115,517	15,558	14%
Montebello	62,742	9,302	15%
Monterey Park	**60,439**	**12,901**	**21%**
Rosemead	54,282	9,149	17%
San Gabriel	40,143	6,804	17%
South El Monte	20,721	2,472	12%
Southwest San Gabriel Valley CCD	321,585	57,112	18%
Los Angeles County	10,081,570	1,335,978	13%

Source: Source: 2010 Census, 2015-2019 Census ACS 5-Year Estimates

In April 2019, National Association of Home Builders reported that the older and senior population, specifically those pertaining to the baby boomer age group, the second largest living adult generation now aged 57 to 75, are more particular about their living conditions and are looking to settle down into single-story homes in suburban neighborhoods.[3] To create a balanced community that accommodates all age groups, it is important to provide housing options that suit these various needs.

ACS data reported that Monterey Park had an estimated 8,494 senior households, approximately 68% of whom were extremely low, very low, and low income (earning less than 80 percent of the AMI). In response to the housing needs of seniors, the City has formed public-private partnerships with affordable housing providers in several housing projects. Monterey Park provides funding to help subsidize the cost of housing and enters into contracts with the affordable housing providers to restrict the sale of property in order to maintain affordability of the housing units. These public-private partnerships apply to TELACU Monterey Park Plaza, Golden Age Village, Abajo del Sol and Lion's Manor Lions Manor. There is also an approved project at 130-206 S Chandler Avenue that would include 40 senior housing units.

Resources

The special needs of seniors can be met through a range of services, including congregate care, rent subsides, shared housing, and housing rehabilitation assistance. For the frail or disabled elderly, housing can be modified with features that help ensure continued independent living arrangements. As of August 2021, 18 senior housing properties, including 2 convalescent homes were located in Monterey Park that provide services ranging from assisted living and nursing care to general support services.

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 for 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. Some residents suffer from disabilities that require living in a supportive or institutional setting. The living arrangement of disabled persons depends on the severity of the disability. Many persons with disabilities live at home in an independent fashion or with other family members. Independent living can be furthered through special housing features for the disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions, among others. Other persons with disabilities live in group homes or other institutionalized settings.

According to the 2015-2019 ACS, approximately 10 percent of Monterey Park's total population have one or more disability. Table 2-12 shows the number of persons with one or more disability per age group in Monterey Park.

3 National Association of Home Builders. 2019. Independent Living Communities Meet Growing Needs of Baby Boomers. https://nahbnow.com/2019/02/independent-living-communities-meet-growing-needs-of-baby-boomers/

Table 2-12 Persons with Disabilities in Monterey Park

Age Group	Total # with Disability	% of Total Age Group
Under 18	229	2.2%
18 to 64	1,948	5.3%
65 and over	4,034	31.7%

Source: 2015-2019 Census ACS 5-Year Estimates

California law requires the Housing Element to discuss the housing needs of persons with developmental disabilities. As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self- sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

According to the U.S. Administration on Developmental Disabilities, 2 percent of the Monterey Park population can be defined as developmentally disabled. The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. According to DDS, as of December 2020, about 13,798 individuals with developmental disabilities were being assisted at the Eastern Los Angeles Regional Center (ELARC). Of these individuals served, approximately 70 percent were Hispanic, 13 percent were Asian, and 10 percent were white. Hispanic and Asians represent 83 percent of the individuals served by ELARC.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to accommodate widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, who often rely upon public transportation to travel to necessary services and shops.

Resources

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, Section 8 vouchers, special programs for home purchase, HUD housing, and residential care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Incorporating barrier-free design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In Monterey Park, MERCI provides non-medical care services to the mentally disabled community and operates a group home for six individuals. Midomar Home provides non-medical services to seniors.

Single-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other services. Female-headed households with children in particular tend to have lower incomes, limiting housing availability for this group. According to the 2015-2019 ACS, 29 percent (or 5,782 households) of households in Monterey Park were female-headed family households. Of these, 13 percent were female-headed family households with children under 18 years old. As a comparison, Los Angeles County's female-headed households made up around 29 percent and 5 percent were female-headed with children under the age of 18. Affordability needs of female-headed households can be addressed through rent subsidies, non-profit housing development, and shared equity/down payment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable childcare and for the location of family housing sites near recreational facilities and public transit.

Resources

Lower-income single-parent households can benefit from City programs that provide direct rental assistance or that will facilitate the development of affordable housing. Affordable housing opportunities can also be expanded for low- and moderate- income single-parent households through the Housing Choice Vouchers and Homeownership Education classes.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often-limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing, and medical care, it is common for lower-income large households to reside in smaller units. This frequently results in overcrowding and can result in accelerated unit deterioration.

2015-2019 ACS data identifies 2,232 households with five or more members, comprising 11 percent of the total households in Monterey Park. Affordable home ownership opportunities for low-income families can be provided using HOME funds and other grant sources to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

Lower and moderate-income large households can benefit from various affordable housing programs. These include the Homeownership Education classes, Mortgage Credit Certificate program, affordable housing development assistance using City, State, and federal funds, and Housing Choice Vouchers, among others.

Resources

Lower and moderate-income large households can benefit from various affordable housing programs. These include the Homeownership Education classes, Mortgage Credit Certificate program, affordable housing development assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

Farmworkers

The Los Angeles County's Farm Bureau has a lower estimate of farmworkers in the Los Angeles region at approximately 1,035 farmers. In comparison, the US Department of Agriculture's 2017 Census of Agriculture reported that in Los Angeles County, 413 persons were hired farm labor (fulltime), 3,266 persons were employed for 150 days or more, and 1,749 were hired for 150 days or less. The special housing needs of many agricultural workers stem from their low wages and seasonal unemployment. According to the 2020 SCAG Data, the total of Monterey Park farmworkers by occupation, which including farming, fishing, and forestry was less than 1 percent. According to the ACS, the total of workers in the agricultural-related industries was also less than 1% of the City's total population and stood at 38 residents. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farmworker population through its overall affordable housing programs. Because Monterey Park is an urban community in a metropolitan area, those persons identified as having agricultural jobs are most likely employed at plant nurseries and similar enterprises and thus are not anticipated to have the seasonal housing needs associated with crop-related farmworker jobs.

The City does not have any agricultural zones. Monterey Park is a completely urbanized community and does not permit large-scale commercial agricultural activities. Therefore, there is no need for land use regulations to address the State Employee Housing Act (Section 17000 of the Health and Safety Code).

Resources

Because farmworkers make up a small percentage of the City's population, no specific housing programs are necessary. The housing needs of farmworkers in Monterey Park can be addressed through the City's general affordable housing programs for lower-income households. Certain programs and services offered by agencies detailed in Chapter 6 can also be of assistance to Monterey Park's farmworkers.

College Students

The college student population (those enrolled or identified in a program above grade 12) is another significant factor that affects housing demand. Although students represent a temporary housing need, the impact upon housing demand is critical in areas immediately adjacent to trade schools, colleges and universities. Given student income limitations, the same market forces that impact the lower income housing market also influences student housing.

Two local colleges contribute to housing demand in Monterey Park: California State University at Los Angeles (Cal State L.A.) and East Los Angeles College (ELAC). Cal State L.A. provides housing for approximately 905 of its 22,626 students enrolled in 2021, which is only about four percent of the student body. ELAC, a two-year community college, does not provide any housing. Many Cal State L.A. and all ELAC students are commuters. These local student populations potentially generate demand for low-cost housing needs in Monterey Park and surrounding communities.

The ACS enumerated approximately 10 percent of the population in Monterey Park who indicated that they were enrolled in college. Comparable figures for Los Angeles County and the Southwest San Gabriel Valley were around 8 percent and 9 percent, respectively.

Resources

Students are able to take advantage of all of the City's housing stock but tend to most commonly utilize multi-family rentals given their needs and the cost of housing in the region. Multi-family housing is permitted in the City's R-2, R-3, and Mixed-Use zones.

Homeless

California Housing Element law (California Government Code Section 65583(1)(6)) requires municipalities to address the special needs of individuals experiencing homelessness within their jurisdictional boundaries. Individuals experiencing "homelessness" as defined by the U.S. Department of Housing and Urban Development (HUD) Title 42 U.S. Code Section 11302, describes an individual (not imprisoned or otherwise detained) who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

This definition does not include persons living in substandard housing, (unless it has been officially condemned); persons living in overcrowded housing (for example, doubled up with others), persons being discharged from mental health facilities (unless the person was homeless when entering and is considered to be homeless at discharge), or persons who may be at risk of homelessness (for example, living temporarily with family or friends.)

Homelessness continues to be a regional and national issue. Services and facilities available for the homeless are coordinated in Monterey Park and Los Angeles County as a continuum of care. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

According to 2019 homelessness point-in-time counts processed by SCAG, 17 unsheltered and 82 sheltered individuals experience homelessness in Monterey Park. Table 2-13 shows the number of sheltered and unsheltered people experiencing homelessness in Monterey Park and surrounding cities. Monterey Park has a comparable number of sheltered people experiencing homelessness to Alhambra and El Monte. Alternatively, Monterey Park has a significantly smaller number of unsheltered people experiencing homelessness compared to El Monte, Montebello, and South El Monte.

Table 2-13 Total Number of People Experiencing Homelessness

Jurisdiction	Sheltered	Unsheltered	Total
Alhambra	15	52	68
El Monte	25	434	459
Montebello	0	163	163
Monterey Park	**17**	**82**	**99**
San Gabriel	0	28	28
South El Monte	0	102	102

Source: Southern California Association of Governments (SCAG)

Resources

The City is included within the Los Angeles Continuum of Care, which is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. Homeless prevention activities in the Los Angeles Continuum of Care include the following:

- Income support
- General relief
- CalWorks
- Social Security
- Food Stamps
- Section 8 Vouchers
- Rental Assistance

The City of Monterey Park provides CDBG public service funding to the California Hispanic Commission on Drug and Alcohol Abuse (CHCADA). This organization operates a Homeless Outreach Program, which canvasses the City an average of twice a month to contact homeless persons. Through this outreach effort, CHCADA contacts the homeless persons, describes the services provided and offers to homeless the opportunity to be placed in a shelter.

The Monterey Park Police Department has a Community Engagement Bureau which includes programs with the primary goal of enhancing the community's quality of life, crime prevention, and crime suppression education. The program includes a housing coordinator who works to find temporary or permanent replacement housing for the homeless in Monterey Park. The City coordinates with the Los Angeles County Homeless Service Authority.

The City permits "emergency shelters" only in the O-P zone subject to limitations or special standards. There are currently no emergency shelters located in Monterey Park. The Los Angeles Homeless Service Authority shows that the City is located near shelters that are located in El Monte, Pomona and West

Covina. These shelters have 32 beds for homeless individuals and 65 beds for persons in families with children.

Housing Stock Characteristics



This section addresses characteristics of the housing supply in Monterey Park, including type, age, condition, costs, and availability to identify how well the current housing supply meets the needs of current and future residents.

Housing Unit Growth

Monterey Park has only seen a modest growth in its housing stock in the past two decades. From 2000 to 2010, 340 housing units were constructed, an average of 34 units per year. This represented a 3 percent increase in overall housing stock, citywide. This is lower than Los Angeles County which experienced a 5 percent increase in housing stock from 2000 to 2010. During this same time period, the population in Monterey Park grew by less than 1 percent.

From 2010 to 2019, 305 housing units were constructed, an average of 31 units per year. This represented a slightly lower rate of overall housing stock growth, at 2 percent. The Los Angeles County rate of housing production also slowed down and represented an overall 3 percent. Although housing production was lower as a percent of total housing than the previous decade, population growth was higher, at a rate of 3 percent.

Table 2-14 Monterey Park and Los Angeles County Population and Housing Growth Comparison

	Monterey Park		Los Angeles County	
	2000-2010	2010-2019	2000-2010	2010-2019
Population Growth	<1%	+3%	+3%	+3%
Housing Unit Growth	+3%	+2%	+5%	+3%

Source: 2000, 2010 Census, 2015 – 2019 Census ACS 5 – Year Estimates

Housing Type

Beginning in 2016, many U.S. cities experienced a slowdown in population growth and populations dispersed to the suburbs.[4] COVID-19 has accelerated many of the trends that were already underway before the pandemic, such as the millennial (born 1981–2000) migration out of cities and into suburban areas.[5] Although millennial homeownership rates remain lower than those of previous generations, gaps are closing, and the lagged effects from delayed marriage and recent income growth are leading to a growth in homeownership among millennials.[6]

The majority of housing units in Monterey Park are single-family homes. According to the ACS, approximately 66 percent of the City's housing stock in 2019 is in the form of either detached or attached single-family homes (12,165 units and 2,019 units, respectively). Table H-15 provides detailed information on the number of units and percentage of each housing type for 2010 and 2019. Multi-family units comprised approximately 33 percent of all homes. Between 2010 and 2019, single-family housing units experienced approximately 2 percent growth, and multi-family housing units experienced 5 percent growth. There was a 26 percent increase in the number of mobile homes in the City, from 54 to 68 units. Despite the growth in number of units for each housing type, the proportion of housing unit types has not changed significantly.

The age distribution in Monterey Park, as discussed on page 5 of this chapter, indicates that the available housing choices are most effectively meeting the needs of the older adult and senior populations. This could indicate a need to provide low- to moderate-cost apartments and condominiums to better meet the needs of the young adult population and larger sized homes to meet the needs of families with school-age children.

4 Brookings. 2020. American cities saw uneven growth last decade, new census data show. https://www.brookings.edu/research/new-census-data-show-an-uneven-decade-of-growth-for-us-cities/

5 Hyojung Lee (2021) Are Millennials leaving town? Reconciling peak Millennials and youthification hypotheses, International Journal of Urban Sciences, DOI: 10.1080/12265934.2020.1871061; https://www.tandfonline.com/doi/full/10.1080/12265934.2020.1871061

6 Dowell Myers, Hyojung Lee, Patrick A. Simmons. Cohort insights into recovery of Millennial homeownership after the Great Recession. Journal of Housing Economics, Volume 47, 2020, 101619, ISSN 1051-1377, https://doi.org/10.1016/j.jhe.2019.01.004. (https://www.sciencedirect.com/science/article/pii/S1051137718300445)

Table 2-15 Monterey Park Housing Type 2010 and 2019

Housing Type	2010		2019	
	# of Units	% of Total	# of Units	% of Total
Single-Family				
Detached	11,912	58%	12,165	57%
Attached	1,967	10%	2,019	10%
Total	13,879	67%	14,184	67%
Multiple-Family				
2-4 units	2,104	10%	2,017	10%
5+ units	4,585	22%	4,995	24%
Total	6,689	32%	7,012	33%
Other				
Mobile Homes	54	<1%	68	<1%
Boat, RV, van, etc.	9	<1%	0	0.0%
Total	63	<1%	68	<1%
Total Housing Units	20,631	100%	21,196	100%

Source: 2010 Census, 2015-2019 Census ACS 5-Year Estimates

Age of Housing Stock

The age and condition of Monterey Park's housing stock can be an indicator of potential rehabilitation needs. Normally, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, plumbing, etc. Figure 2-2 shows the age of housing stock build in Monterey Park compared to the SCAG region. The housing stock in Monterey Park is aging. As of 2019, approximately 77 percent of all housing units in the City were built prior to 1979, making the vast majority of housing over 30 years old. Only about two percent of the units in Monterey Park were built between 2010 and 2019, and only about seven percent of the City's housing stock was built after 2000.

Figure 2-2 Age of Housing Stock



Although housing stock in the City is older, most of the housing stock in Monterey Park remains in good condition. Very few housing units in the city are considered substandard, and the City actively addresses those through code enforcement, housing rehabilitation loans and grants, and acquisition/rehabilitation efforts. In the past, there were a number of sub-standard units in the City. However, due to the high value of land and related housing market boom of the early 2000s, most of these units have been torn down and replaced with new housing.

The City's Code Enforcement Division is familiar with the condition of housing and neighborhoods, in general. Because each of the three officers within Code Enforcement is assigned to specific districts, the staff gains an in-depth insight into the condition of specific properties. Although the City does not maintain a listing of substandard residential properties, City staff estimates that 5 residential properties have been red-tagged in the last five years. "Red-tagged" means a property has been deemed unsafe to live in by a building and safety inspector. Characteristics for substandard housing include the age of the structure and related decay, or damage caused by natural occurrences such as fires and heavy rainfall. The City offers a residential rehabilitation program funded with HOME funds that is available to low-income households. Eligible repairs include critical repair needs, repairs to eliminate code enforcement violations, and repairs to achieve energy conservation.

Table 2-16 summarizes the housing assistance needs of lower-income households in Monterey Park by household tenure (renter/owner) and "housing problems." This count of households with "housing problems" includes those who:

- Occupy units with physical defects (lacking complete kitchen or bathroom);
- Live in overcrowded conditions (housing units with more than one person per room);
- Have a housing cost burden exceeding 30 percent of gross income; or
- Have a severe housing cost burden exceeding 50 percent of gross income.

According to the 2013-2017 CHAS, 60 percent of all renters in Monterey Park experience housing problems. The vast majority of these renters live in a large family (78 percent). Over half of the renters are seniors (59 percent). The housing burden for lower-income renter households impacts a broad spectrum of the community, including seniors, small families, and large families. This indicates a significant housing burden on all renters. The percentage of households that experienced some housing problem was generally more significant among renters than owners depending on income category and household type.

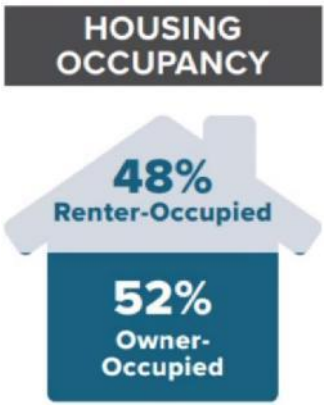
Table 2-16 Monterey Park Housing Assistance Needs of Lower-Income Renter Households

Household by Type, Income, and Housing Problem	Total Renters	Total Owners	Total Households
Extremely Low Income (0-30% MFI)	**2,210**	**1,090**	**3,300**
% with any housing problems	*79%*	*75%*	*77%*
% incomplete kitchen or plumbing, more than 1 person per room	2%	1%	1%
% cost burden >30%	77%	74%	76%
% cost burden >50%	*64%*	*53%*	*60%*
Very Low Income (31-50% MFI)	**2,160**	**1,195**	**3,355**
% with any housing problems	*85%*	*51%*	*73%*
% incomplete kitchen or plumbing, more than 1 person per room	4%	0%	3%
% cost burden >30%	81%	51%	70%
% cost burden >50%	*45%*	*45%*	*45%*
Low Income (51-80% MFI)	**1,755**	**1,720**	**3,475**
% with any housing problems	*64%*	*43%*	*54%*
% incomplete kitchen or plumbing, more than 1 person per room	13%	5%	9%
% cost burden >30%	51%	38%	45%
% cost burden >50%	*7%*	*27%*	*17%*
Total Extremely Low, Very Low, and Low-Income Households	**6,125**	**4,005**	**10,130**
% with any housing problems	*77%*	*54%*	*68%*
Total Households	**8,810**	**11,015**	**19,825**
% with any housing problems	*60%*	*37%*	*47%*
Total households with cost burden >30%	5,285	3,645	8,930
% households with cost burden >30%	60%	33%	45%

Note: Data presented in this table are based on special tabulations from the 2015-2019 Census ACS 5-Year Estimates. Due to the small sample size, the margins of errors can be significant. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers. Source: HUD CHAS, 2013-2017.

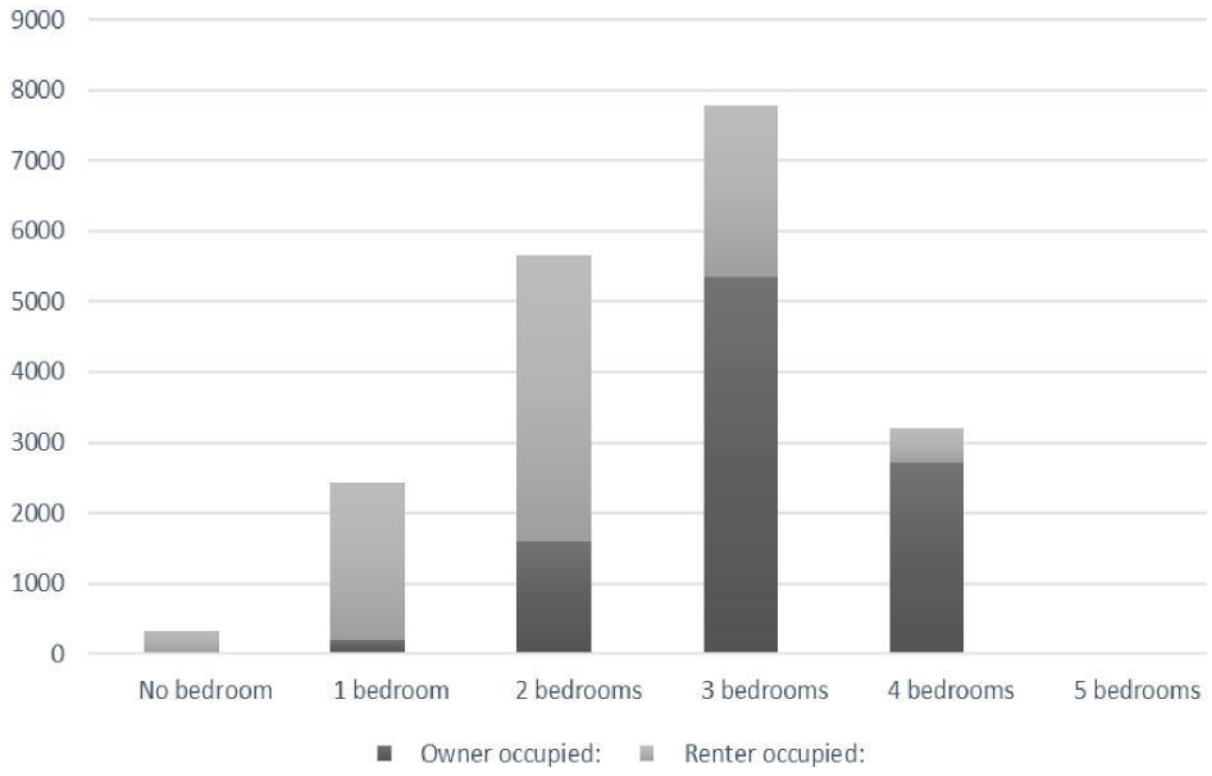
Tenure

Housing tenure refers to whether a unit is owned or rented. The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing being associated with a lower turnover rate than rental housing. Housing overpayment, while faced by many households, regardless of tenure, is generally far more prevalent among renters. Tenure is primarily related to household income, housing type, and age of the householder.



Monterey Park has a slightly higher number of owner-occupied units, with 52 percent of the occupied housing units in the City being owner-occupied (10,401). Large-sized units (with four or more bedrooms) are more prevalent among ownership housing than among rental housing. Large-sized units constituted approximately 31 percent of the ownership units, compared to only 6 percent of all rental units. Figure 2-3 illustrates the City's 2019 housing inventory by size and tenure.

Figure 2-3 Tenure by Number of Bedrooms – 2019 in Monterey Park



Source: 2015-2019 Census ACS 5-Year Estimates

Vacancy

Vacancy rates are an important housing indicator because they indicate the degree of choice available. Too high a vacancy rate can make it difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. A vacancy rate that is too low can force prices up, making it more difficult for lower and moderate-income households to find housing. Vacancy rates between two and three percent for single-family housing and between five and six percent for multi-family housing are usually considered optimal for a healthy housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. Low rental-housing vacancy rates in a community, common especially in coastal regions like Los Angeles County, also contribute to increased rents, increased housing costs, increased homelessness, and difficulties exiting homelessness.

With a housing stock of 52 percent owner-occupied and 48 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent in Monterey Park. In 2019, the vacancy rate was 2 percent for homeowners and 2 percent for renters indicating a high demand with not enough housing supply (2015-2019 ACS).

Overcrowding

The United States Census defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.[7] Overcrowding can occur when there is a mismatch between household income and housing costs in a community or a lack of available housing units of adequate size to accommodate a growing number of large families. Residents may be compelled to accept smaller-sized housing or double up with other families due to housing costs. Overcrowding can impact both owners and renters. However, overcrowding affects renters more frequently. Family size and tenure (rental or ownership) can play a significant role in overcrowding, but household income plays the most considerable role if overcrowding occurs. The rate of overcrowding for very low-income households is generally nearly three times greater than households over 95 percent of the area median income. As with renters, owner households with higher incomes have lower rates of overcrowding. Table 2-17 depicts overcrowding in Monterey Park and Los Angeles County. The percentage of renters that experience overcrowding in Monterey Park (75 percent) is significantly higher than in Los Angeles County (30 percent).

Table 2-17 Overcrowding Status in Monterey Park and Los Angeles County

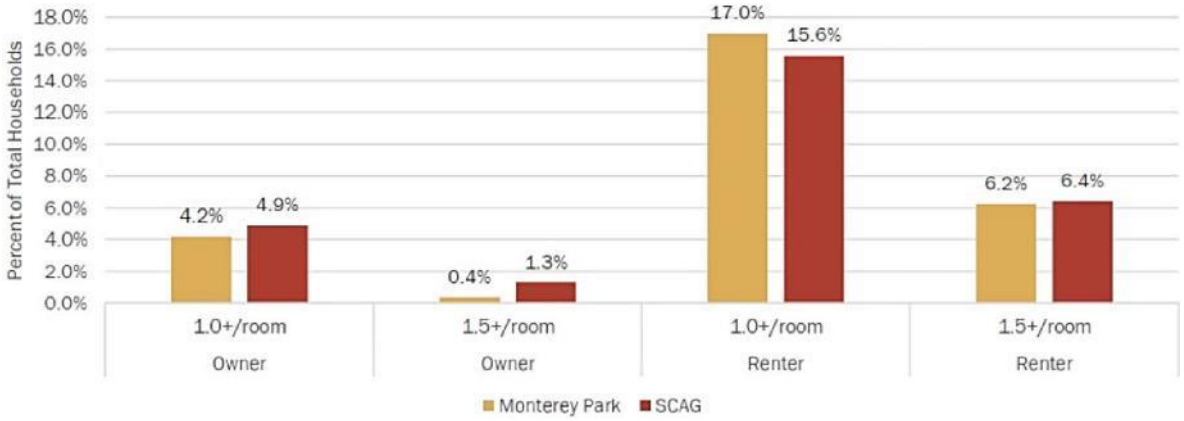
	Total Units	Total Overcrowding Units	Percent of Total Units Overcrowded	Percentage that are Renter Households that are Overcrowded
Monterey Park	21,318	2,068	10%	75%
Los Angeles County	3,542,800	400,336	11%	30%

Source: 2015-2019 Census ACS 5-Year Estimates

[7] American Community Survey Tables: 2011 – 2015 (5 Year Estimates), Table B25014: Tenure by Occupants Per Room. U.S. Census Bureau. (2015). https://www.socialexplorer.com/data/ACS2015_5yr/metadata/?ds=ACS15_5yr&table=B25014

When comparing overcrowded conditions with the greater SCAG region, the rate of overcrowding for owners in Monterey Park is lower than the regional average but higher for some renters (Figure 2-4). Renters generally tend experience more overcrowding than owners.

Figure 2-4 Overcrowding



To analyze overcrowding, a jurisdiction must identify and explore the number of households by tenure that live in overcrowded and severely overcrowded units. It also must identify potential resources and programs to address identified needs. For example, a jurisdiction may develop programs and incentives to promote the development of affordable apartments with three or four bedrooms. In addition, to address overcrowding for lower-income owners, a community could target a portion of its Community Development Block Grant funds to rehabilitate housing to add additional bedrooms.

Housing Costs and Affordability

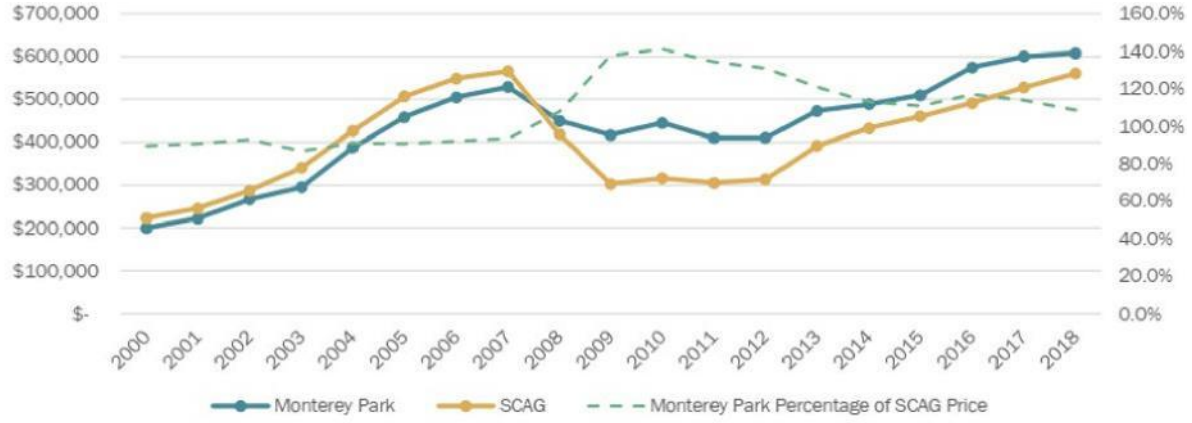
The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions.

Home Ownership Housing

The median home price for Monterey Park in 2020 was $675,000, which was comparable to the County's average of $657,000.[8] Between 2000 and 2018, median home sales prices in Monterey Park increased 204% while prices in the SCAG region increased 151%. Prices in Monterey Park have ranged from a low of 87% of the SCAG) region median in 2003 and a high of 141% in 2010 (Figure 2-5).

8 Zillow, 2020. Monterey Park Median Home Values. https://www.zillow.com/monterey-park-ca/home-values/

Figure 2-5 Median Home Sales Price for Existing Homes



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Los Angeles County's median household income is $68,044. When compared to other nearby jurisdictions, Monterey Park's median home price for 2020 was on the higher end of the spectrum, approximately 8 percent higher than Rosemead and 25 percent higher than South El Monte, but comparable to that for Alhambra and Los Angeles County (Table 2-18).

Table 2-18 Comparison of Home Prices – 2015 and 2020

	Median Price		
Jurisdiction	**2015**	**2020**	**% Change**
Alhambra	$546,000	$700,000	+28%
El Monte	$407,000	$515,000	+26%
Montebello	$431,000	$567,000	+31%
Monterey Park	**$540,000**	**$675,000**	+25%
Rosemead	$489,000	$621,000	+27%
San Gabriel	$654,000	$791,000	+21%
South El Monte	$395,000	$508,000	+29%
Los Angeles County	$502,000	$657,000	+31%

Source: Zillow, 2015 and 2020.

Rental Housing

Slightly less than half of Monterey Park households live in rental housing (48 percent). According to the 2014-2018 ACS, monthly rent ranges from less than $500 per month (4 percent of Monterey Park renters) to more than $2,000 per month (15 percent of Monterey Park renters). The most common rent category in Monterey Park is $1,000-1,500 per month with 47 percent of renters. Figure 2-6 shows the distribution of monthly rental rates by income category.

Figure 2-6 Household Income by (Cash) Rent in Monterey Park



American Community Survey 2014-2018 5-year estimates.

As shown on Table 2-19, average monthly rents in Monterey Park ranged from $1,540 for a one-bedroom apartment to $2,850 for a four-bedroom apartment in 2021. Rents in Monterey Park are higher than El Monte, South El Monte, and Rosemead and are lower than rents in Alhambra and San Gabriel.

Table 2-19 Comparison of Average Monthly nt (2021)

Unit Size	1-Bed	2-Bed	3-Bed	4-Bed
Alhambra	$1,580	$2,030	$2,700	$2,940
El Monte	$1,420	1,820	$2,420	$2,640
Monterey Park	**$1,540**	**$1,970**	**$2,620**	**$2,850**
Rosemead	$1,440	$1.850	$2,460	$2,680
San Gabriel	$1,720	$2,210	$2,940	$3,200
South El Monte	$1,420	$1,820	$2,420	$2,640

Source: 2021 Fair Market Rents. HUD User 2021.

Median rent search conducted on May 17, 2021 on Apartments.com. The majority of three-bedroom units available are single-family homes for rent.

Rents increased throughout the nation during the 2009 recession in response to continued high foreclosure rates, few new units, tightened standards for home loans, and demand from young workers. In addition, more people moved from homeownership to renting, which increased demand on rental housing. According to HCD's Final Statewide Housing Assessment, rental costs in California have continued upward from 1990.[9] Recent decreases in rent due to the COVID-19 pandemic are expected to increase as the workforce moves back to offices.

[9] California Department of Housing and Development. 2018. Final Statewide Housing Assessment. February 2018.

Affordability

The cost of housing compared to the income of local households is used to determine the affordability of an area. If costs are high relative to income, housing problems such as overcrowding, and cost burden are more likely to occur. Los Angeles County's high costs of housing impact communities far beyond the affordability problem. The lack of affordable housing contributes to cost burden, overcrowding, and even homelessness. "Affordable housing cost" for lower-income households is defined in California law as not more than 30 percent of gross household income with variations (Health and Safety Code Section 50052.5). The comparable federal limit, more widely used, is 30 percent of gross income, with variations. "Housing cost" commonly includes rent or mortgage payments, utilities (gas, electricity, water, sewer, garbage, recycling, green waste), and property taxes and insurance on owner-occupied housing.

Monterey Park's average median income is $61,819, which equates to approximately $1,700 a month for rent or mortgage payment for a $300,000 home. According to SCAG, over half of the rental community in Monterey Park spend more than 30 percent of their gross monthly income on housing and 51 percent of the owner community spend more than 30 percent of their monthly income on mortgage costs.

Severe cost burden occurs when 50 percent of your monthly income goes towards paying housing costs. In Monterey Park, 33 percent of renter households experience severe cost burden. Comparing housing costs in Monterey Park and maximum affordable prices for low-income households in Los Angeles County shows that households with an income that is less than moderate are being priced out of the Los Angeles County rental and ownership market.

Table 2-20 shows the affordable rent for each income category as shown in the Los Angeles County Annual Affordable Housing Outcomes Report. According to the table, affordable monthly rent for lower income households (0-80% AMI) would range from $338 at 15 percent AMI to $1,803 at 80 percent AMI. Alternatively, households in the moderate and above moderate-income categories could afford rent over $2,700.

Table 2-20 Los Angeles County Income Limits (2019)

Area Median Income (AMI) 4-Person Household	Standard HUD Income Groups	Adjusted HUD 4-Person Household	Adjusted HUD Income as % of AMI	Affordable Monthly Rent
$64,300	Deeply Low Income (0-15% AMI)	$13,520	21%	$338
	Extremely Low Income (15- 30% AMI)	$27,050	42%	$676
	Very Low Income (30-50% AMI)	$45,050	70%	$1,126
	Low Income (50-80% AMI)	$72,100	112%	$1,803
	Moderate Income ((80-120% AMI)	$108,120	168%	$2,703
	Above Moderate (> 120% AMI)	> $108,120	> 168%	> $2,703

HUD adjusts income limits upward to account for high-cost housing markets such as Los Angeles County.

The defined 'Affordable Monthly Rent' is affordable for households at the income threshold. The Los Angeles County income levels are upwardly adjusted for high housing costs using the VLI 4-person household as the basis for all other income calculations for HUD's income groups.

The ELI, VLI and LI income groups are provided by HUD, while DLI, Moderate and Above Moderate are generated using HUD-provided ratios.

Source: Los Angeles County Annual Affordable Housing Outcomes Report

Overpayment

State and federal standards specify that households spending more than 30 percent of their gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, childcare, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a burdensome housing cost are more likely to become homeless. Homeowners with a housing cost burden have the option of selling the home and becoming renters; however, if the owner owes more money than the house is worth, selling the house can be difficult or result in a foreclosure. Renters continue to be vulnerable and subject to constant changes in the housing market.

The proportion of households experiencing cost burden declines significantly as incomes increase. Overall, cost burden was generally more prevalent among renter households in all income categories. In particular, extremely low-income large families in rentals (91 percent) as well as extremely low-income large families in ownership housing (100 percent) had the highest proportions of cost burden compared with the proportion experiencing cost burden citywide (47 percent).

Affordable Housing in Monterey Park

The City of Monterey Park is committed to facilitating and preserving affordable housing opportunities for its residents. California law requires the analysis of government-subsidized housing that may change from low-income housing to market-rate housing during the next ten years. This section summarizes

tenant-based rental housing in the City as well as affordable housing at-risk of converting to market rates and the cost to preserve or replace at-risk units.

Tenant-Based Rental Housing Assistance

The Los Angeles County Development Authority serves Monterey Park and provides housing choice vouchers for lower-income households. The Section 8 Rental Assistance Program provides rental subsidies to low-income families that spend more than 30 percent of their gross income on housing costs. Additionally, Section 202 program funds development of affordable housing for senior households and Section 811 program provides non-profits with funding to provide supportive housing for disabled, very- and extremely low-income persons. The Los Angeles County Housing Choice Voucher waiting list is currently closed. With the extremely limited capacity and the length of tenancy of voucher recipients, it is unlikely that the characteristics of the public housing residents would change substantially in the near future.

The number of persons on the waiting list for public housing far exceeds current capacity. In Los Angeles, there are 44,000 households on the waitlist as of December of 2020. As of May 2021, the Housing Authority provides Housing Choice Voucher rental assistance to 258 households in Monterey Park. The number of vouchers in Monterey Park is a factor of how many persons have requested to participate in the program and does not reflect proactive efforts on the City's part to encourage their use.

Publicly Assisted Rental Housing and At-Risk Units

Monterey Park uses various funding sources, including HUD's housing voucher programs, Community Development Block Grants (CDBG), HOME funds, low-income housing tax credits (LIHTC), and redevelopment agency (RDA) funding to preserve and increase the supply of affordable housing in the City through the acquisition and/or rehabilitation of renter-occupied units and the rehabilitation of owner-occupied units.

Although there are no public housing projects in Monterey Park, a number of multiple-family housing projects participate in various government assistance programs. Table 2-21 lists each of the housing projects. Over the next 10 years (2021-2031), three assisted projects providing a total of 251 affordable units have expiring affordability covenants and could be at risk of converting to market rate.

Table 2-21 Assisted Housing Inventory in Monterey Park

Project	Assisted Units	Program	Length of Affordability Controls	Earliest Termination Date	# of Units at Risk
Golden Age Village 330 N. Rural Dr.	120	Section 202	5 Year Contract	11/30/2024	120
Lion's Manor 215 N. Chandler Ave.	125	HFDA/ Section 8	20-Year Contract	09/30/2021	125
Pacific Bridge Adult Residential Facility 500 S. McPherrin Ave.	6	Section 202/811	1 Year Contract	01/31/2021	6
		RDA	Affordability Covenant	03/2025	
TELACU Monterey Park 200 W. Newmark Ave.	66	RDA	Affordability Covenant	10/23/2037	–
Abajo Del Sol 1000 Abajo Dr.	61	HFDA/ LIHTC	Affordability Covenant	2055	–
Pacific Housing Development 322 E. Newark Ave.	7	Section 202/811	1 Year Contract	06/30/2021	–
		RDA	Affordability Covenant	03/2060	
Monterey Park Senior Village 1935 Potrero Grande Dr.	57	HFDA/ LIHTC	Affordability Covenant	2055	–
Total	**442**				**251**

Source: HUD Section 8 Database, accessed April 2021; City of Monterey Park, 2021

All three projects at risk of conversion are owned and operated by non-profit companies, which further decreases the risk of conversion. The City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the voucher program be filed, the City will ensure that tenants are properly notified of their rights under California law.

Preservation of At-Risk Housing

California law requires that the City identify, analyze, and propose programs to preserve existing multi-family rental units that are eligible to convert to non- low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions during the next ten years (April 15, 2021 and April 15, 2031). Consistent with California law, this section identifies publicly assisted housing units in Monterey Park, analyzes their potential to convert to market rate housing uses, and analyzes the cost to preserve or replace those units.

Within the 2021-2031 "at-risk" housing analysis period, four of the City's affordable housing projects are considered at low risk of being converted to market rate. While the HUD renewal process occurs periodically every five years, the approval is fairly automatic. Though unlikely, it is possible 251 of the City's affordable housing units could convert to market-rate at some point in the planning period.

Despite the unlikelihood of conversion to market rate, given the non-profit ownership structure of the projects, the affordable housing units at Lions Manor, Golden Age Village and the Pacific Bridge Adult Residential Facility are potentially at risk of converting to market-rate and must be analyzed in this Housing Element.

Housing Preservation Options

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) transfer of units to non-profit ownership; and 2) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. The following discussion highlights ways that the City's at-risk projects could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Monterey Park to manage without large amounts of subsidy from federal and/or State resources. These options are described below.

Transfer of Ownership

Typically, transferring ownership of an at-risk project to a non-profit housing provider is one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, low-income restrictions can be secured, and the project would become potentially eligible for a greater range of governmental assistance.

If the current nonprofit organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to another nonprofit housing organization is a viable way to preserve affordable housing for the long term. The feasibility of this option depends on the willingness of the owner to sell, funding sources to actually buy the property, and the existence of a nonprofit organization with sufficient administrative capacity to manage the property. Additionally, projects such as Lion's Manor and Golden Age Village, in which all units are affordable, can participate in ownership transfers more easily and are therefore more likely to be feasible. The City will track the at-risk status of Lion's Manor, Golden Age Village, and the Pacific Bridge Residential Facility annually. If these properties indicate plans to convert to market rate, the City will contact qualified entities to explore transfer of ownership options.

The majority of assisted rental housing units in Monterey Park are already operated by nonprofit organizations; as such, no changes in ownership in the near future are anticipated.

Rental Assistance

Similar to Housing Choice Vouchers, the City could provide rent subsidies to tenants of at-risk units through a variety of potential funding sources. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable to a lower income household. Units for the at-risk projects are all 1-bedroom, with the exception of one 2-bedroom unit. According to HUD, FMR for a 1-bedroom unit is $1,517, and $1,956 for a 2-bedroom unit.

State, local, or other funding sources can also be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the voucher program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenants' household income (including a utility allowance) up to the fair market value of the apartment. The per-unit subsidy is based on the difference between fair market rents and the annual amount affordable to a low-income household. Given the unit sizes and affordability of the at-risk developments, the total annual subsidy to maintain the 251 at-risk units is estimated at over $1.2 million, as shown in Table 2-22 below.

Table 2-22 Rent Subsidies Required to Preserve At-Risk Rental Units

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income[2]	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Monthly Subsidy	Total Annual Subsidy
Very Low-Income (50% AMI)[5]							
1-bedroom/2-person	250	$1,517	$45,050	$1,113	$404	$101,000	$1,212,000
Low-Income (80% AMI)[6]							
2-bedroom/3-person	1	$1,956	$81,100	$2,012	$0[7]	$0	$0
						Total	$1,212,000

1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2020 HUD FMR for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.

2. FY 2021 Income Limits Summary for the Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area.

3. The affordable housing cost is calculated based on 30% of the AMI, minus utilities for rentals.

4. The monthly subsidy covers the gap between the FMR and the affordable housing cost.

5. Rents are restricted to 50% AMI in these buildings, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).

6. Rents are restricted to 80% AMI in these buildings, which puts residents in the Low Income Category, set by the California Department of Housing and Community Development (HCD).

7. Affordable Housing Cost exceeds the FMR; therefore, no subsidy would be required.

Purchase of Affordability Covenants

Another option to preserve the affordability of the at-risk project is to provide a financial assistance package to the owner to maintain the project as affordable housing. Assistance could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new low-income housing units is a means of replacing the at-risk units if they are converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction, as discussed in the Nongovernmental Constraints section of Chapter 4. Assuming an average construction cost of approximately $117 per square foot for a multi-family housing unit, plus an additional 25 percent for inflation to account for the higher construction costs associated with Southern California along with parking and landscaping costs, the cost of construction for replacing 251 affordable at-risk units would be approximately $20.6 million. This cost excludes land costs and other soft costs (such as financing, architecture and engineering). When considering these additional costs, the total costs to develop replacement units would be significantly higher. This analysis likely understates the true cost of replacing the units, as it would be quite difficult to assemble an appropriate combination of subsidies to develop similar projects with the same mix of unit sizes and affordability levels. The lack of available vacant land in Monterey Park makes this option challenging.

Cost Comparisons

Because different projects have different circumstances and therefore different options available, the direct comparison between the actions mentioned in this section may not be appropriate. In general, providing additional incentives/subsidies to extend the affordability covenant would require the least funding over the long run, whereas the construction of new units would be the most-costly option. Over the short term, providing rent subsidies would be least costly, but this option does not guarantee the long-term affordability of the units.

To estimate the market value for the at-risk units, the price of multi-family housing developments in the City that are for sale and in good condition were analyzed to calculate an average price per unit. According to recent multifamily developments for sale as of December 2021, the cost per unit is approximately $390,000. Therefore, the market value to replace the units at risk for conversion is about $98,000,000 (251 affordable at-risk units multiplied by $390,000).

Resources for Preservation

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the "Housing Resources" section (Chapter 4). Resources include the Community Development Block Grant Program funds, which the City can use to stabilize neighborhoods and preserve and upgrade the previously identified at risk projects. The HOME program could provide federal funds to acquire, rehabilitate, and/or replace at risk units, or provide rental assistance to residents of those units. Nonprofit organizations which could assist in preserving or managing the at-risk units include TELACU Housing/Monterey Park, Inc., Jamboree Housing, Linc Community Development Corporation, Barker Management, Inc., and Levine Management Group, Inc.

Housing Related Plans & Programs

Several federal, state, regional, and local plans and programs address housing issues discussed in this Element. These plans are typically administered by the City or through participation by the City in regional programs. A brief description of these plans and programs is provided below.

Regional Housing Needs Assessment (RHNA)

In accordance with Government Code § 65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA), which allocates regional housing needs by income level among member jurisdictions. SCAG has determined the City's housing needs for the period 2021-2029 to be 5,257 new housing units.

Consolidated Plan/Assessment of Fair Housing 2020-2024

The Consolidated Plan is a five-year plan that must be prepared by jurisdictions entitled to receive federal housing funds. As an entitlement jurisdiction, Monterey Park prepared a Consolidated Plan to identify the overall housing and community development needs and outline a strategy to address those

needs over a five-year period. This Plan satisfies the Department of Housing and Urban Development's (HUD) statutory requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The plan incorporates federal, state, and local resources, and includes a one-year implementation plan with provisions for monitoring by HUD.

An overall assessment of housing and community development needs was prepared as part of the Consolidated Plan. This needs assessment provides the foundation for establishing priorities for allocating federal, state, and local resources to address the identified needs in the Consolidated Plan. Annual Action Plans provide updated priorities for allocating funds.

2018 Analysis of Impediments to Fair Housing Choice

This document describes the nature and extent of discriminatory housing practices that may impact the ability of protected classes to acquire and retain quality affordable housing. The report finds that housing discrimination in Monterey Park is minimal and proposes several educational outreach activities to improve information regarding federal, state, and local assistance available to lower-income households.

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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.[1] 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

[1] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.&highlight=true&lawCode=GOV&keyword=constraints

act as a barrier to housing production.[2] 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.[3] 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.[4] 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.[5]

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 2nd 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.[6] 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.

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

[3] Terner Center for Housing Innovation, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/Hard_Construction_Costs_March_2020.pdf

[4] 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]

[5] 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

[6] California Association of Realtors. 2020 . https://www.car.org/en/marketdata/data/ftbhai

The California Construction Cost Index (CCCI) is based on the Building Cost Index (BCI). This index measures changes in cost for production factors in housing construction. Typically, this cost accounts for materials of various types, equipment, salaries, and transport services. These indices provide average estimates for San Francisco and Los Angeles only and are produced by the Engineering News Record (ENR). Taking these factors into account, construction costs have risen 24 percent in California since June of 2016.[7]

The ICC estimated in 2021 that the average cost per-square-foot for good-quality housing in Los Angeles County was approximately $117 for multi-family housing, $130 for single-family homes, and $147 for residential care/assisted living facilities.[8]

Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production in Monterey Park.

Land Cost

Monterey Park has limited vacant land supply which drives up land cost. The prices of land vary depending on location; zoning; allowable density; availability of improvements; and whether the site is vacant or has an existing use that will need to be removed or converted to accommodate future residential development. In addition, environmental site constraints can also impact the cost of land. Most sites in Monterey Park are developed with improvements that will need to be demolished or converted for residential development to take place. Land costs and value are difficult to average on a citywide basis as land value is assessed based on the characteristics unique to each individual property.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose in a review of lending activity is to determine whether home financing is available to City residents. The data presented in this section include the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans in Monterey Park.

According to the most recent HDMA data from the Consumer Financial Protection Bureau, a total of 973 households applied for conventional mortgage loans in Monterey Park in 2017. As shown in Table 3-2, 67 percent of the conventional mortgage applications were approved, 11 percent were denied, and 22 percent were withdrawn or closed for incompleteness. A substantially lower number of households applied to use government-backed loans to purchase homes in Monterey Park.[9] The approval rate of these loans (63 percent) was lower than the approval rate of conventional loans (67 percent).

[7] DGS California Construction Cost Index CCCI. 2021. https://www.dgs.ca.gov/RESD/Resources/Page-Content/Real-Estate-Services-Division-Resources-List-Folder/DGS-California-Construction-Cost-Index-CCCI

[8] City of Monterey Park. 2020. Plan Check and Permit Related Fees. Available at https://www.montereypark.ca.gov/DocumentCenter/View/5710/Plan-Check--Permit-Fees-2020-07-01?bidId=

[9] Government-backed loans include loans insured or guaranteed by the Federal Housing Administration (FHA), Veteran Administration (VA), and Farm Service Agency (FSA)/Rural Housing Services (RHS).

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
By Loan Type				
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.[10] 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.

[10] 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)

- 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.[11]

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.

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

[11] 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.[12]

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.

[12] 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: • 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.
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.[13] 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.

[13] Department of Housing and Community Development 2020. 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;[14] 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

[14] 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.[15]

According to the Los Angeles Homeless Services Authority, there were approximately 37 unsheltered homeless persons in 2020 in the City of Monterey Park.[16] 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

[15] Monterey Park Municipal Code. 21.04.367 Emergency Shelter. 2021. http://qcode.us/codes/montereypark/
[16] 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.[17] 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.

[17] "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.[18] 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.

[18] 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.[19] MPMC Chapter 21.20 regulates reasonable accommodations for disabled or handicapped individuals.

The MPMC authorizes the City Planner to ministerially determine reasonable accommodations.[20] 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.

[19] See MPMC § 21.04.727; MPMC Chapter 21.20.
[20] 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.[21] 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

[21] 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
Planning and Zoning		**Design Review**	
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	**Land Division**	
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	**Environmental**	
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	**Development Impact Fees**	
Variance: Single-family	$1,087	Detached Dwelling Units	$12,387/unit[1]
Variance: All other uses	$2,718	Attached Dwelling Units	$11,324/unit[2]
Building and Safety		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%
Total	**5,257**	**100.0%**

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 remaining two projects, located on 1688 W Garvey Avenue and South Chandler Avenue, will be comprised of affordable, deed-restricted units and achieve 100 percent of their maximum allowable density. Four projects are located in the northern portion of the City and propose a mix of high-density residential and retail 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

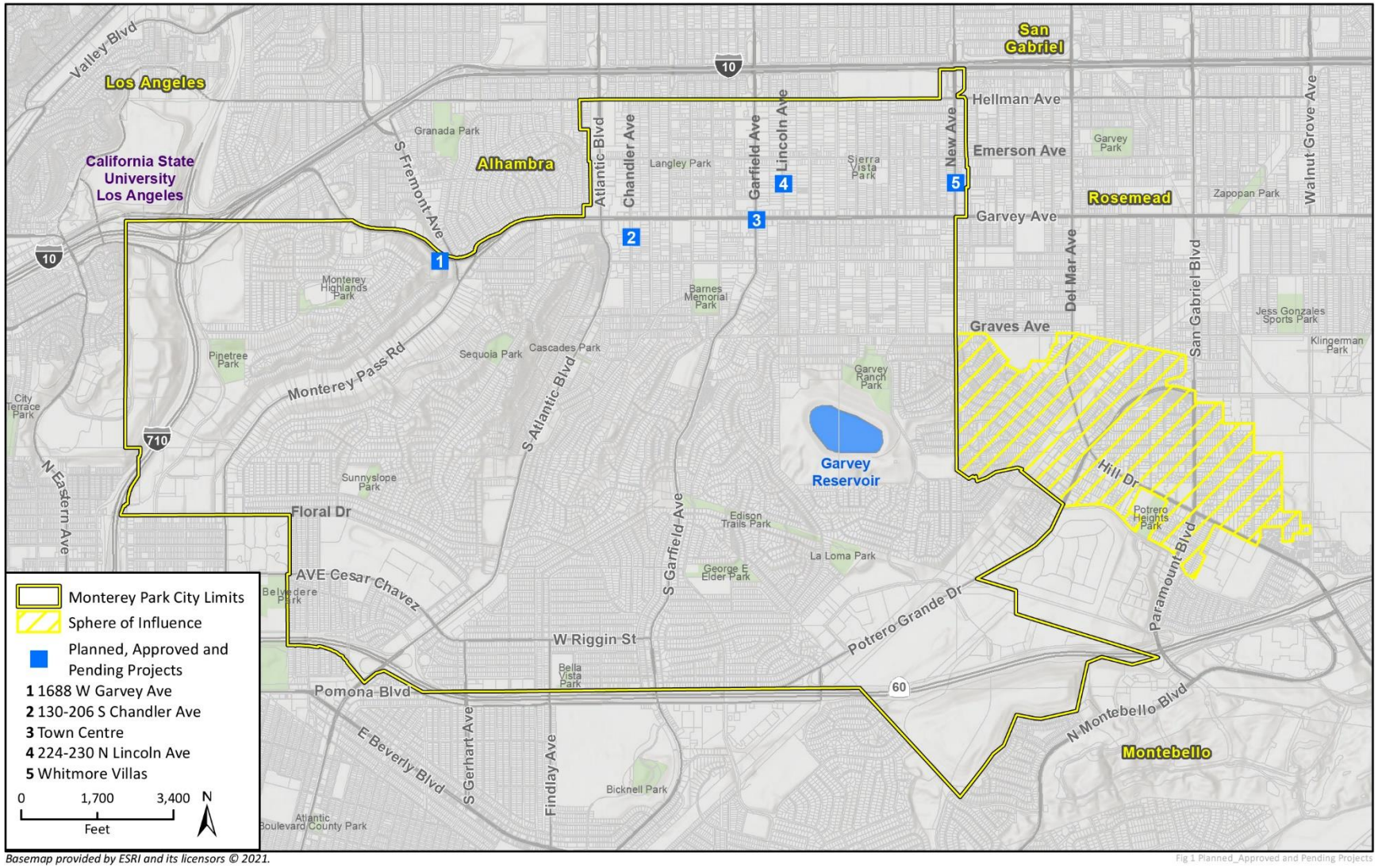


Table 4-2 Monterey Park Planned, Approved, and Pending Units (2021)

Map ID	Project Name	Proposed Land Use	Zoning	Max allowable density	Max Units Allowed	Units Achieved	Density Achieved (units per acre)	% Max Units Achieved	Income Category
1	1688 W Garvey Ave.	Low Density Residential	DA	No maximum	16	16	12.5	100%	Lower
2	130-206 S. Chandler Ave.	High density residential	R-3	40	40	40	100.0	100%	Lower
3	Town Centre	High density residential and retail	DA	no max	109	100	161.3	92%	Above Moderate
4	224-230 N. Lincoln Ave.	High density residential	R-3	14.5	11	10	13.0	91%	Above Moderate
5	Whitmore Villas	High density residential	R-3	25	70	63	22.5	90%	Above Moderate
Total					**246**	**229**	**61.9 (average density)**	**93%**	

** 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.*

This table also supports the City's realistic capacity assumptions.

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.[1] 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.

[1] 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
Total	**5,257**	**229**	**128**	**4,900**

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

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

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.

Example: 704 Garvey Avenue; one-story, currently for sale. Can be developed with increased height, density and stand-alone residential or mixed-use.



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.

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 criteria noted below. In addition, to quantitative criteria noted below, the City focused its RHNA and site selection in prime housing

opportunity areas that allows mixed-use development (including stand-alone residential) and promotes infill opportunities.

To further justify housing opportunity sites included in the Residential Sites Inventory, example developments have been identified in Monterey Park and adjacent cities to 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.[2] The lack of supply and high rent costs suggests that 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 to occur in areas zoned mixed-use to accommodate both residential and non-residential uses. It is anticipated that development in mixed-ue 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.

Example: 310 and 314 Garfield Ave; vacant storefronts, one story, low lot area coverage and prime for lot consolidation.



[2] California Department of Housing and Community Development. 2020. Addressing a Variety of Housing Challenges. https://www.hcd.ca.gov/policy-research/housing-challenges.shtml.

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).

Housing Opportunity Areas

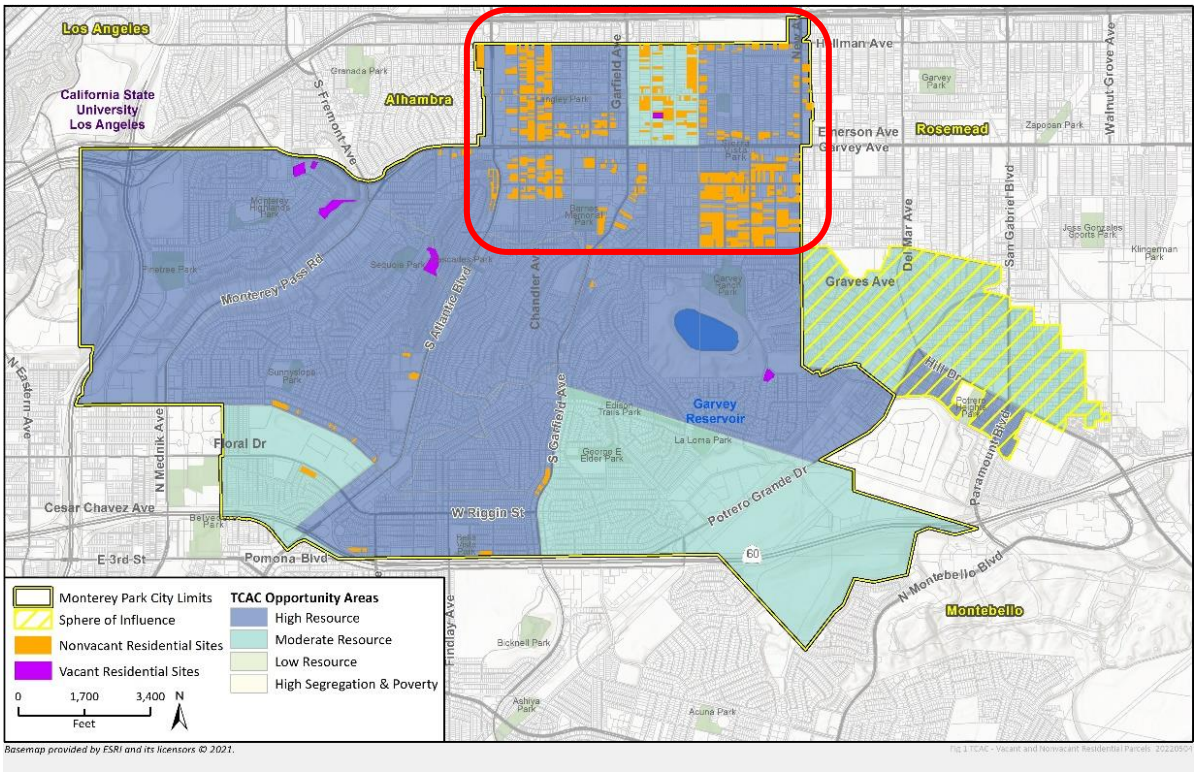
1. ***R3 Zone with Residential Uses****:* The City has also identified a portion of sites within the R3 zone that overlaps with the Northeastern portion where the City is targeting future housing growth. The R3 sites sits in neighborhoods behind the major transit corridors such as MU designated sites along Garvey and Garfield avenue. This area is suitable for an increase in density because it neighbors locations that will also be seeing increased density. Currently, most R3 sites allow for up to 30 du/ac where the sites existing uses range from 1-4 residential units. Because of the allowable density, these sites can be redeveloped to include a net increase of 2-30 units on each site. In the R-3 areas, there is also interest for the development of second units in addition to existing houses, as well as the demolition of an existing house for the development of more units. Because the increase in density associated with lot consolidation is seen as a viable incentive for developers to redevelop sites with existing single family homes. Additionally, this is a trend that is occurring throughout the region and in neighboring Cities. For example, the City of Alhambra, north of Monterey Park, has seen successful redevelopment of single family homes into larger projects through lot consolidation and increased densities. Additional criteria utilized:

- ***Building Age:***
    - All sites have a building age of 20 years or older
- ***New net units***
    - Average for all sites – 7 new net units
    - The most important determinant of whether a site is underutilized and likely to be redeveloped is the potential return on investment as determined by the development potential of the property. One measure of this is the ratio of the potential new units divided by the existing units on the site, or the net new unit ratio. This represents the amount of development that could be added to an existing development site, or the net increase if the existing improvements were to be replaced. The sites included were generally older single-family homes that are underutilized and have high development potential.
- ***Uses***
    - mainly residential ranging from 1-4 units per parcel
- ***Trends:***
    - Recycling of residential sites has occurred in Monterey Park as well as throughout the region including similar and neighboring cities. For example, 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.

  - 400 South Fremont Avenue Specific Plan: The City of Alhambra is currently in the process of approving the construction of a 70-unit residential community. The proposed project will have 30 townhome units and 40 single family residences. The project site is approximately 8.8 acres and currently contains a vacant retirement community and six single-family homes.
  - See table below for regional examples
- ***Regulatory framework to incentivize and facilitate development*** on these sites include but are not limited to:
  - Program 6 Lot consolidation
  - Program 7: Monterey Park Municipal Code – ensure zoning and development standards are consistent between the general plan and zoning ordinance and standards facilitate additional development.
  - Program 13: Replacement program – the City will be developing and implementing a robust replacement program to address displacement risks and in compliance with Government Code Section 65583.2 (g)(3).
  - Program 15: Inclusionary Housing Program
  - Program 19: Affirmatively Furthering fair housing – providing anti-displacement education and information

2. ***Housing Opportunity Areas – Northeast Area****:* The City focused its RHNA and future redevelopment potential largely in the Northeast area of the City that is covered by the MU land use designation. Focusing our RHNA in these areas help achieve local and state goals related to providing housing choices and affordability near areas of opportunity (AFFH), promoting infill development to conserve land and reducing vehicle miles travel (VMT) by placing housing opportunities near transit.



a. Proximity to high-quality 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. Ultimately, providing infill housing in this area will reduce GHG emissions and vehicle miles traveled (VMT) which help address climate change through strategic zoning for housing. *Goals: Promotes AFFH, infill and reduces VMT.*



Example: 601 Garvey Avenue; one-story, currently vacant and on sale. Can be developed with increased height, density and stand-alone residential or mixed-use.

b. Uses, vacancies and underutilization :

After adoption of the Land Use Element and in preparation for development along the Transportation Corridors, the City determined significant portions of the Non-residential uses were being underutilized. To confirm this assumption, Planning Staff with assistance from City interns conducted physical surveys of the properties along Garfield Avenue, Garvey Avenue and Atlantic Boulevard. These surveys were done on several weekends and work week days in Spring 2021-2022. Based upon the survey, ***the City found there was a high vacancy rate***, in some areas exceeding 50 percent vacancies. In addition, the changing nature of commercial enterprises (The Future of Retail: Trends for 2023, Andrew Martins, Jan 2023) make it very likely that these vacant storefronts will continue to be the norm. Successful cities will be the ones that create a mixed use environment to support strategically located residential developments with significant density to support appropriate commercial uses, thus replacing older obsolete properties. As described above, many of the ***housing sites have underperforming commercial spaces and/or low intensity uses which are anticipated to redevelop based on trends, market conditions, and interest expressed to City staff for redevelopment.*** Ultimately, this area is comprised of several sites with that have a combination of 1) one-story store fronts that can be

Example: 500 Garvey Avenue; one-story with some vacancies. Can be developed with increased height, density and stand-alone residential or mixed-use.



increased in densities and heights 2) low lot coverage 3) high vacancies 4) developer/owner interest for redevelopment. To build upon the interest and trends for redevelopment, the City is committed to promoting a regulatory framework that supports these trends. This includes allow for stand-alone residential and mixed-use projects, flexibility in development standards including density and proactive marketing and outreach with developers and owners.

- ***Goals:*** *Promotes redevelopment, infill, reduces VMT, and encourages revitalization*
- ***Associated Programs and incentives:*** *economic development team serving as the City's redevelopment team, flexibility in development standards (program 5), lot consolidation (program 6), Zoning (program 7), outreach and incentives (program 8 and 11)*

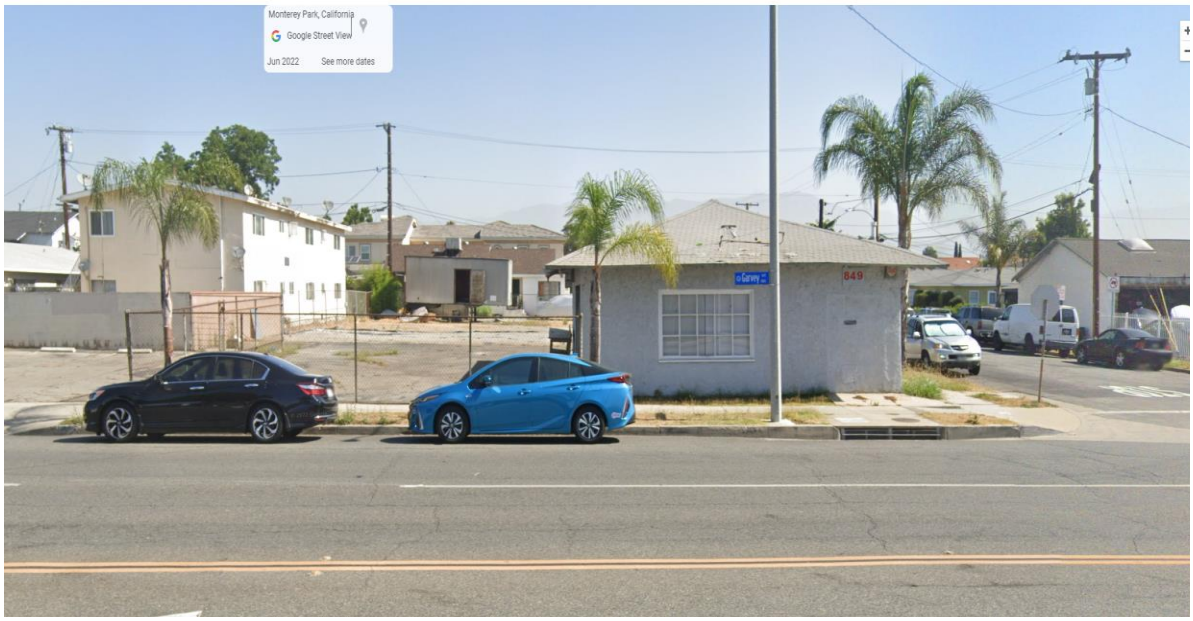
c. Development trends and examples:

- 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 of Winter 2023.
- 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 3rd thru 5th 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.

849 Garvey Avenue: underutilized including vacant commerical use, one-story, low lot coverage.



d. Parcel sizes: this area includes parcels smaller than 0.5 acres but are generally contiguous and adjacent to one another making them appropriate for lot consolidation. In addition to site size and characteristics and trends for lot consolidation, the City implements a suite of actions to encourage and facilitate lot consolidation. This includes the City's Business Recovery Development Agreement Zone (BRDZ) which acts similarly to a PD zone that can be applied anywhere in the City. This program allows for the upmost amount of flexibility to zoning and development standards, often allowing projects to reach up 80-100 du/ac in zones that only allow 30-40 du/ac. Lastly, the element includes Program 6 to continue to facilitate lot consolidation.

- ***Goals:*** *facilitate lot consolidation and infill development through incentives.*
- ***Associated Programs and Incentives:*** *lot consolidation (Program 6) and Business Recovery Development Agreement Zone (BRDZ)*

Case Study: 127 Garfield Avenue (sites inventory) includes a limited one story storefront; now being proposed as a mixed-use development including residential and groceries/restaurants.

Proposed:



Current:



Other Site Selection Criteria

- **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.
- **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 2-1) and zoning code standards (Table 2-2). The MPMC will be revised to be consistent with the City's recently updated Land Use Element (Program 7).

Table 2-1 Monterey Park General Plan Land Use Designations, and Density and Floor-to-Area Ratio Standards

Land Use Designations	Primary Uses	Other Permitted Uses	Residential Density	Floor-to-Area Ratio
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 2-2 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 30 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

**R-3: The city will be updating the zoning to be consistent with the land use element at 30 du/ac*

Regional Development Trends

Table 2-3 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 2-3 Residential Development in Alhambra, Rosemead, and San Gabriel

Locality	Project	Previous Uses	Zoning	Maximum allowable density	Achieved density (units per acre)	Acres	Total Units	Percent Affordable	Lot Consolidation
Alhambra	Mariposa	Surface parking	HD	30 du/ac	119.0	0.42	50	100%	--
Alhambra	103 N Chapel Ave.	Parking structure	HD	30 du/ac	138.5	0.32	44	100%	--
Alhambra	Monterey Bay Square	Restaurant, retail, surface parking	HD	30 du/ac	42.8	1.45	62	--	5 parcels
Alhambra	123 Chapel Ave.	Commercial	HD	30 du/ac	39.8	0.93	37	--	--
Alhambra	101 – 107 Chapel Ave.	Community center	HD	30 du/ac	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	--	--

Residential Development of Residential/Single-Family Sites in Alhambra and San Gabriel

Locality	Zone	Existing Use	Total Consolidated Lots	Project Type
Alhambra	R-3	Not available	4	15 apartment units
Alhambra	R-3	Not available	3	10 condo subdivision
Alhambra	R-3	Not available	2	6 condo subdivision
Alhambra	R-3	Not available	2	9 condo subdivision
Alhambra	R-3	Not available	2	8 condo subdivision
Alhambra (5337013011)	R-3	1 SF Home	Not available	4 new units (4:1 net new units)
Alhambra (5337001001)	R-3	1 SF Home	Not available	6 new units (6:1 net new units)
Alhambra (5342026005)	R-3	1 SF Home	Not available	5 new units (5:1 net new units)
San Gabriel (250-52 S. Arroyo Drive	Not available	1 SF Home	2	12 Above Moderate Units
San Gabriel (1616 Euclid Ave & 1619 Walnut Ave)	Not available	Multiple single family homes	Not available	36 new units
San Gabriel (223 E. Live Oak Street)	Not available	Multiple single family homes	Not available	9 new units (9:1 net new units)
San Gabriel (328 E. Live Oak St)	R-3	1 SF Home	Not available	9 new units (9:1 net new units)
San Gabriel (306 San Marcos St.	R-3	1 SF Home	Not available	7 new units (7:1 net new units)
San Gabriel (116 W. Marshall St.)	Not available	1 SF Home	Not available	6 new units (6:1 net new units)
San Gabriel (1962 Denton Ave)	R-3	1 SF Home	Not available	5 new units (5:1 new net units)

Source: Alhambra Housing Element, Alhambra Planning Department, LA County Assessor's Office, San Gabriel Housing Element

Realistic Development Capacity

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the sites inventory assumed 80 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 pipeline projects which achieved on average 93 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 greater than 80 percent of the maximum capacity. This assumption is consistent with regional development trends and sites analyses of surrounding jurisdictions. Additionally, the City receives requests for densities between 80-100 percent of the maximum allowable densities. The City has rarely seen density requests lower than the realistic capacity assumptions identified in the inventory.

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 achievable density was assumed to be 32-40 dwelling units per acre and would be developed with both residential and commercial uses. This is a conservative assumption when compared to local and regional development trends that show mixed-use projects reaching densities between 40 and 140 dwelling units per acre (see **Error! Reference source not found.**). Additionally, Program 7 commits to allowing 100 percent residential and requiring residential uses to occupy 50 percent of the total floor area in the City's MU designation which encompasses zones identified in the sites inventory, notably C-S and C-B.

In conclusion, the City is assuming 80 percent of maximum allowable density on all sites as realistic for the planning period. This is supported by local and regional examples noted on Table 4-2 and 4-7. Additionally, through Programs 7 and 11, the City is taking steps to help projects achieve maximum densities through allowing 100 percent residential and relaxing and amending development standards i.e., eliminating maximum densities, increase FAR and facilitate small lot development.

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 4th and 5th Cycles and nonvacant parcels from the 5th Cycle may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects 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 identifies 19 parcels for the lower-income RHNA that are subject to Gov. Code 65583.2 (c)). All of these parcels have been identified in the MU land use designation which are already subject to zoning and other provisions pursuant to the rezone/shortfall requirements (Gov. Code section 65583 (c)). However, to ensure full implementation, we have also included 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. Per the City's land use element, the maximum allowable density is 30 du/ac. However, the City will also be updating the zoning to fully implement the land use designation and be consistent with the general plan. Of the zoning districts that allow only residential, R-3 allows the highest residential densities in the City. However, R-3 does not meet 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 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

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).

Lot Consolidation

Monterey Park has a large number of small parcels in areas designated for high-density residential development. 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, 321 lower-income units are located on sites where lot consolidation is assumed. 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 2-3). Additionally, only adjacent parcels with common ownership were identified for lot consolidation. The remaining 1,673 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.

While the City works on the preparation and adoption of the Municipal Code Amendments necessary to implement the Land Use Element Goals and Policies, the City will immediately implement Administrative policy pursuant to Program 7 for processing projects that are consistent the Land Use Element:

1. Where any conflicts exist between the Land Use Element and Zoning Code (MPMC, Title 21), the Land Use Element shall supersede. For example, if the Zoning Code has a maximum density which differs from what is in the Land Use Element, the density identified in the Land Use Element shall be applied.
2. Pursuant to MPMC, Title 21, Chapter 21.15, the Planned Development District Overlay Zone (the "PD Overlay Zone") allows for mixed-use developments. There are properties along the Garvey Avenue Corridor and along portions of Atlantic Boulevard and Garfield Avenue that contain the PD Overlay Zone. Properties within the PD Overlay Zone and Mixed-Use Land Use Designation are considered to have the zoning in place to allow mixed-use or 100% residential developments. Residential or mixed-use projects proposed on properties with zoning and land use designation as described shall be processed without requiring a Zone Change.
3. Pursuant to MPMC, Title 21, Chapter 21.45 the Business Recovery Development Agreement Zone (the "BRDZ") constitutes a "floating zone" which may be applied to any commercial zone and allows for flexibility for otherwise strict development or sign regulations. Where applicable, the BRDZ may be applied to a property through the Zone Change process to enable mixed-use or residential development, which is consistent with the Land Use Element, but in conflict with the Zone Code.
4. Pursuant to MPMC, Title 21, Chapter 21.44, development agreements are required for large scale developments, which include 10 or more residential units, among others. A development agreement allows for flexibility in development standards which enable the City Council to approve mixed-use or 100% housing projects within commercial zones.

City-owned Sites

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.

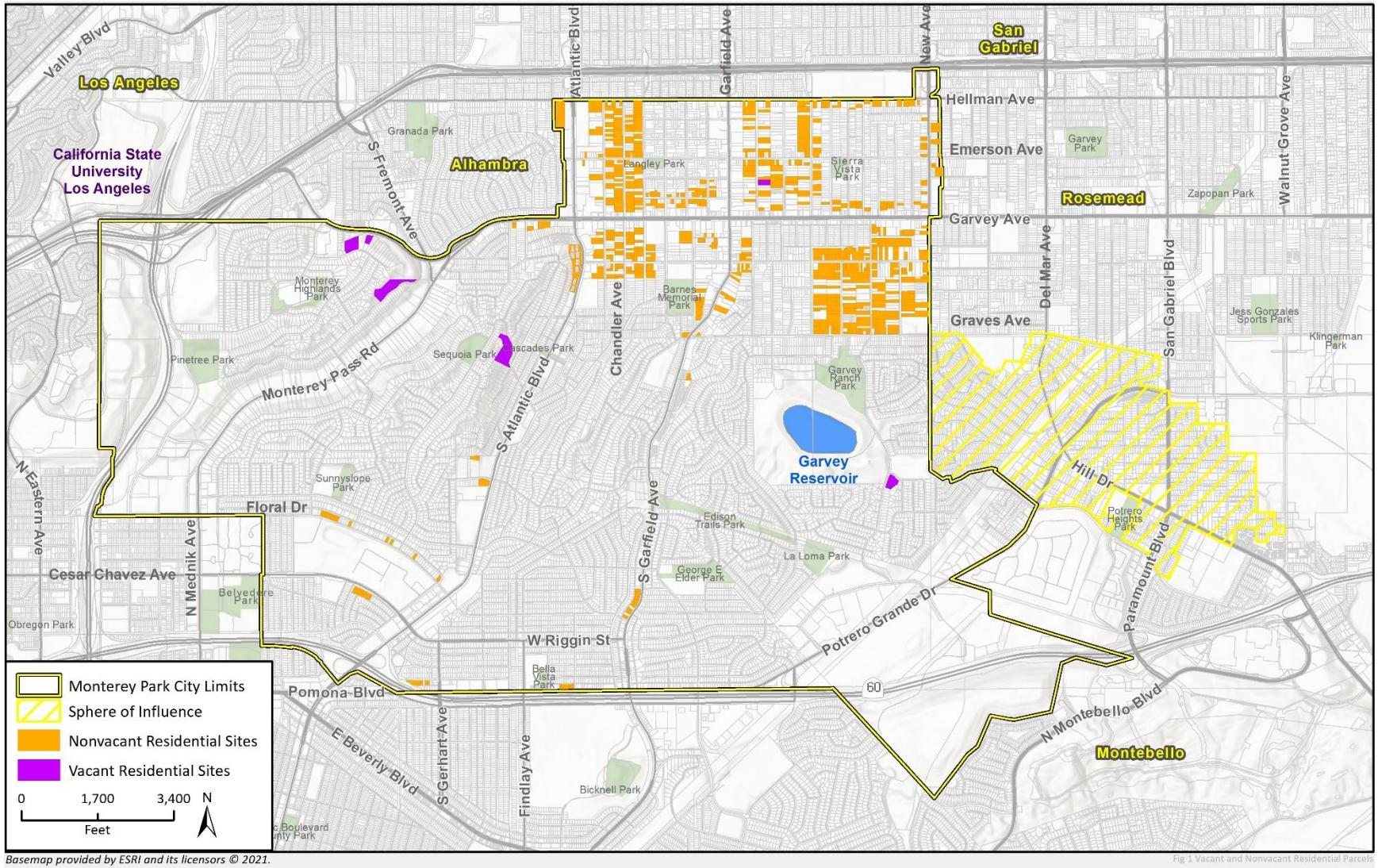
Adequacy of Residential Sites Inventory in Meeting RHNA

Monterey Park anticipates meeting its RHNA requirements for the 6th 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 to allow 30 dwelling units per acre in the R-3 zone (Program 7). The Sites Inventory shows a surplus of 301 lower income units, approximately 15 percent above the RHNA allocation after subtracting RHNA credits. The results of the residential sites inventory are presented in Table 2-4. **Error! Not a valid bookmark self-reference.** shows the geographic location of the vacant and nonvacant residential opportunity sites throughout the City.

Table 2-4 Monterey Park Adequacy of Residential Sites Inventory

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	**2,146**	**848**	**2,263**	**5,257**
Planned and Approved Units	56	0	173	229
ADUs Anticipated	68	12	48	128
Remaining RHNA	**2,022**	**836**	**2,042**	**4,900**
Total Units	2,323	883	2,061	5,267
Total Unit Surplus Above Remaining RHNA	+301	+47	+19	+683

Figure 2-1 Vacant and Non-Vacant Residential Sites



Basemap provided by ESRI and its licensors © 2021.

Fig 1 Vacant and Nonvacant Residential Parcels

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.[3]

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

[3] 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.[4] 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.[5]

Storm Water System and Drainage System

The City of Monterey Park has approximately 735 catch basins or point of entries into the system.[6] 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

[4] 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.
[5] City of Monterey Park .2021. Water. https://www.montereypark.ca.gov/608/Water.
[6] 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[7].

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.

[7] 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.[8] Monterey Park allocated approximately $278,000 in HOME funds annually in 2019-2020.[9] 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

[8] Los Angeles County Development Authority .2020. One-Year Action Plan. http://file.lacounty.gov/SDSInter/bos/supdocs/145960.pdf.
[9] 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.[10]

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.

[10] Los Angeles County Development Authority. 2021. https://wwwa.lacda.org/for-homeowners/homebuyer/mortgage-credit-certificate-program

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5. Review of Past Accomplishments



This section evaluates the effectiveness of the housing programs adopted in the 2014-2021 Housing Element in delivering housing services and assistance to the Monterey Park community. Table 5-1 summarizes the City's progress toward meeting the previous 2014-2021 RHNA, as well as objectives to rehabilitate and conserve/preserve existing housing stock. Unlike the vast majority of cities in the Los Angeles region, Monterey Park exceeded its RHNA: more than two times its allocation was constructed. Over 90 percent of the newly constructed housing units were above moderate-income. Six percent of the housing units were low-income, very low income, or extremely low-income. The remaining 3 percent were moderate-income units.

Table 5-1 Quantified Housing Objectives (2014-2021)

	New Construction to Meet Regional Housing Needs Assessment		Rehabilitatior		Conservation/ Preservation	
	Objectives	Actual	Objectives	Actual	Objectives	Actual
Extremely Low-Income	92	155	60	77	134	154
Very Low-Income	100				135	
Low-Income	128		60		0	
Moderate-Income	142	67	0		0	
Above Moderate-Income	308	2,357	0	4	0	0
Total	**770**	**2,579**	**120**	**81**	**269**	**154**

Effectiveness of Actions on Special Needs Populations

During the fifth cycle housing element the City maintained the Senior Citizen Housing Overlay zone that encourages high density housing and updated its zoning regulations to allow for transitional and supportive housing. However, the City did not receive any special needs housing project applications for processing. As part of the Housing Plan, the City will increase efforts to develop housing and provide resources for special needs populations.

Table 5-2 provides a detailed program-level assessment of housing accomplishments during the previous 2014-2021 Housing Element planning period.

Table 5-2 Review of Past Accomplishments

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 1: Conserving and Improving Existing Affordable Housing.			
1	Single-Family Residential Rehabilitation	1. Provide 6-7 rehabilitation loans annually to assist eligible homeowners in completing repairs to existing single-family housing units, for a total of 55 households to be assisted over 8 years. 2. Continue to provide information regarding rehabilitation standards, preventive maintenance, and energy conservation. 3. Promote energy efficiency improvements to households participating in rehabilitation programs.	1. Over the 8-year planning period, the City assisted 21 eligible homeowners in completing repairs. A combination of an interest-bearing loan and the COVID-19 pandemic resulted in the completion of fewer loans than projected. Information about the City's rehabilitation loan program is placed at City Hall permit counters and is posted on the City's website. In April 2017, the City amended its Residential Rehabilitation Program to incentivize housing applicants by reducing the owner-occupant loan interest rate from 3% to 0% and increasing the loan amount available from $30,000 to $75,000. 2. The City continues to provide information to property owners and landlords regarding rental rehabilitation standards, preventative maintenance, and energy conservation on its website: https://www.montereypark.ca.gov/228/Housing 3. The City continues to provide information on programs available to residents including those programs offered by Southern California Edison and the U.S. Department of Energy. Moreover, the City's housing rehabilitation loan program requires that all appliance and major system replacements (windows, heating, air, water heater, etc.) meet energy efficiency standards. **Continued Appropriateness:** Improving the City's housing stock is an important goal of the community. This program is included in the 2021-2029 Housing Element.

Program	Program Name	Objectives	Progress and Continued Appropriateness
2	Affordable Housing Incentives	1. Rehabilitate rental units to maintain or create 20 affordable units over the next 8 years. 2. Continue to provide information to property owners and landlords regarding rental rehabilitation programs. 3. Ensure that energy efficiency improvements are included in rental rehabilitation projects.	1. In 2015, 6 rental affordable housing units were constructed. 2. The City continues to provide information to property owners and landlords regarding rental rehabilitation programs on its website, https://www.montereypark.ca.gov/236/Residential-Rehabilitation-Program, as well as through flyers distributed through the City's water bill. 3. All City-funded rental rehabilitation projects are brought up to energy efficiency standards as part of the project scope of work. **Continued Appropriateness:** Encouraging the development and maintenance of affordable housing is an essential goal of the City. This program is included in the 2021-2029 Housing Element.
3	Code Enforcement	1. Provide proactive code enforcement activities	1. Since 2014, the City's Code Enforcement Division is responsible for citations related to substandard housing issues. In the fiscal period of 2016 to 2017, 0 inspections were conducted in the CDBG area. In the fiscal period of 2017 to 2018, code enforcement identified 2 single-family dwellings in substandard condition and from 2019 to present have had 44 cases of substandard housing. **Continued Appropriateness:** Maintaining the condition of existing housing stock through code enforcement to ensure the health and safety of Monterey Park residents is critical. This program is included in the 2021-2029 Housing Element.
4	Conservation of At-Risk Housing	1. Annually monitor the status of the 245 housing units that are at risk of converting to market-rate during the 2013-2021 Housing Element. 2. Monitor Section 8 Housing Choice Voucher legislation and provide technical assistance to nonprofit property owners as necessary. 3. Continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City.	1. The City actively monitors the status of its 245 affordable housing units at risk of converting to market rate. 2. Discussions are underway for potential financing that would provide continued affordability covenants. Staff has monitored potential funding for Section 8 Housing Choice Voucher through the Los Angeles County Community Development Commission (LACCDC) State Department of Housing and Community Development (HCD) and Housing Urban Development (HUD) at least once a year. 3. During 2018, the City pursued projects with the one property identified as "at-risk" (Golden Age Village). In addition, staff have attended housing related workshops and conferences regarding potential funding sources and have become familiar with recent housing policies and progressive programs. The Community and Economic Development Department actively

Program	Program Name	Objectives	Progress and Continued Appropriateness
			explores funding opportunities to assist their housing programs. The Community Development Department Coordinator attends local and regional meetings. **Continued Appropriateness:** The preservation of at-risk affordable housing units and identifying opportunities for expanding the affordable housing stock is necessary in maintaining housing options throughout the city. This program is included in the 2021-2029 Housing Element.
Goal 2: Remove or reduce governmental constraints on affordable housing development.			
5	Efficient Permit Processing	1. Continue to offer a streamlined development process and periodically review departmental processing procedures to ensure efficient project processing. 2. Prioritize affordable and special needs housing for processing. 3. Review the Monterey Park Municipal Code (MPMC) within 2 years of adoption of the Housing Element to ensure compliance with State law related to zoning for transitional and supportive housing. As needed, modify zoning to be in compliance with Government Code Section 65583(a)(5) to permit transitional and supportive housing, as defined in Housing Element Law, in zones allowing residential uses as a residential land use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	1. To streamline development review, the Planning Division has 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. 2. The City did not receive any affordable and special needs housing project applications for processing between 2017-2019. However, should an application be submitted, the City will use all available resources to expedite the processing of such building permit applications. 3. On May 6, 2015, the City updated its zoning ordinance to allow for transitional and supportive housing as follows: (A)Sober living facilities with 6 or less persons are permitted within R-1, R-2, and R-3 zones; and (B) supportive housing, licensed for 7 persons is permitted subject to approval of a conditional use permit within the R-3 zone. Additionally, in 2017, the City amended the MPMC to allow for secondary units pursuant to Government Code Section 65852.2. **Continued Appropriateness:** The City will continue to promote efficient permit processing to increase affordable housing development throughout the city. This program is included in the 2021-2029 Housing Element.
6	Density Bonuses	1. Continue to comply with California law requirements for density bonuses as a means of facilitating affordable housing development 2. Encourage the development of pedestrian linkages in mixed-use developments to foster a safe and active downtown and provide options for increased density. 3. Continue to provide regulatory	1. The MPMC currently provides regulatory incentives, including density bonuses, to developments. 2. The City adopted a Pedestrian Linkages Plan in 2004 includes a density bonus that encourages high density residential development within the city's downtown. 3. The City has maintained the Senior Citizen Housing Overlay zone that encourages high density housing. No new projects have been constructed within a Senior Citizen Housing Overlay zone from 2013-2021. All of the City's Senior Citizen Housing Overlay zones are built-

Program	Program Name	Objectives	Progress and Continued Appropriateness
		incentives to developers of senior citizen housing through the Senior Citizen Housing Overlay Zoning.	out with existing senior citizen housing. However, redevelopment of aging facilities with more senior facilities continues to be encouraged. **Continued Appropriateness:** The City will continue to provide density bonus incentives for future Mixed-Use developments. This program is included as part of the Affordable Housing Development Incentives Program in the 2021-2029 Housing Element.
7	Extremely low-Income and Special Needs Housing	1. Continue to allow the establishment of transitional and supportive housing that functions as residential uses in residential zones consistent with similar residential uses. 2. Continue to permit emergency shelters by right in the Office- Professional (O-P) Zone, consistent with MPMC regulations.	1. On May 6, 2015, the City updated its zoning ordinance to allow for transitional and supportive housing as follows: (A) Sober living facilities with 6 or less persons are permitted within R-1, R-2, and R-3 zones; and (B) supportive housing, licensed for 7 persons is permitted subject to approval of a conditional use permit within the R-3 zone. 2. The Monterey Park zoning regulations continue to permit emergency shelters by right within the Office-Professional (O-P) Zone. **Continued Appropriateness:** Ensuring adequate housing is available and accessible for extremely low income and special needs groups is an important goal of the community. This program is included in the 20212029 Housing Element.
8	Water and Sewer Service Providers	1. Immediately following adoptions, staff will deliver the Monterey Park Housing Element to all providers of sewer and water services within the City of Monterey Park.	1. City staff delivered the Monterey Park Housing Element to all providers of sewer and water service with the City of Monterey Park. **Continued Appropriateness:** This Objective is complete. This program is not included in the 2021-2029 Housing Element.
Goal 3: Provide Adequate housing by location, type of unit, and price to meet existing and future needs of City residents.			
9	Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	1. Maximize the density potential of limited land resources by promoting residential densities that achieve the highest allowable density for specific properties. 2. Update the vacant and underutilized residential sites inventory. 3. 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.	1. The City of Monterey Park zoning regulations currently allow for higher densities with mixed-use and senior housing developments. 2. Annually, the vacant and underutilized residential sites inventory is updated. 3. On an ongoing basis, planning staff provides technical assistance to potential owners and developers of low-income projects. 4. During 2017, the City procured the services of a housing consultant to assist in the monitoring of affordable housing activities including new construction. A process for monitoring was drafted in 2018. 5. The City continually evaluates the effectiveness of its programs and makes changes as needed to incentivize program participants by evaluating the current available housing funds

Program	Program Name	Objectives	Progress and Continued Appropriateness
		4. Establish a process to monitor project approvals and affordable housing construction. 5. Annually evaluate the effectiveness and appropriateness of available incentives and programs in encouraging the development of identifiable sites, particularly for housing affordable to lower-income households.	resources, available sites and interest of non-profit and for-profit developers. **Continued Appropriateness:** The City will continue to proactively monitor vacant sites to accommodate the regional fair share of housing growth. This program is included in the 2021-2029 Housing Element.
10	Mixed-Use Sites	1. Continue to facilitate the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects. 2. Continue to provide marketing materials on the City's website that delineate site opportunities for mixed-use development, update the website periodically to reflect new development opportunities and provide technical assistance for interested developers. 3. Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners. 4. Meet with potential developers to discuss affordable housing development opportunities within the Mixed-Use I and Mixed-Use II areas.	1. The City of Monterey Park adopted an updated Land Use Element in 2020 that includes a policy encouraging a mix of commercial and residential uses in the Mixed-Use (MU) land use designation. 2. City staff continues to encourage and promote mixed-use developments. The City's website provides information on mixed-use development, development incentives and financial resources. 3. In 2017, a mixed-use project that would develop a hotel, commercial/retail space and 84 market rate residential units was approved by City Council that involved lot consolidation. 4. The City was contacted by one developer to discuss affordable housing development opportunities during the previous planning period but there were no sites that met their need. **Continued Appropriateness:** The City of Monterey Park will continue to seek opportunities for Mixed-Use development and promote residential development. The objectives of this program is included in the 2021-2029 Housing Element.
11	Second Units	1. Continue to allow second units as a permitted use in all residential land use categories on parcels with existing single- family homes.	1. On September 2, 2020, the City updated its zoning regulations to govern accessory dwelling units. The goals of the regulations are to remove and reduce governmental constraints related to the development of accessory dwelling units. **Continued Appropriateness:** This Objective is complete. This program is not included in the 20212029 Housing Element.

Program	Program Name	Objectives	Progress and Continued Appropriateness
Goal 4: Assist in the provision of housing that meets the needs of all economic segments of the community.			
12	Affordable Housing Developmen t Incentives	1. Continue to address the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing. Continue to provide financial assistance through participation in the HOME and CDBG programs. Continue to offer a variety of development incentives to encourage affordable housing development.	1. Due to limited HOME funds and staffing resources the City is unable to actively pursue developers of affordable housing. However, the City does provide opportunities through density bonus programs to assist developers. **Continued Appropriateness:** Despite the lack of HOME funding, the City will continue to provide affordable housing incentives. This program is included in the 2021-2029 Housing Element.
13	Section 8 Rental Assistance	1. Continue to support for efforts to increase Section 8 Housing Choice Voucher funding to address the significant issue of renter overpayment.	1. This program is administered by the Los Angeles County Development Authority (LACDA). **Continued Appropriateness:** The City will continue to work with LACDA to provide Section 8 Rental Assistance. This program is included in the 2021-2029 Housing Element.
Goal 5: Promote equal housing opportunities for all residents.			
14	Fair Housing and Tenant/Landlord Counseling	1. Continue to work with the Housing Rights Center to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling, and referral services to achieve fair housing goals.	1.The City contracts with the Southern California Housing Rights Center to provide tenant/landlord services. One hundred and thirty-three households were assisted in 2020. **Continued Appropriateness:** The City will continue to offer tenant and landlord counseling service to increase fair housing opportunities throughout the city. This program is included in the 2021-2029 Housing Element.
15	Reasonable Accommodation	1. Continue to provide reasonable accommodation to rules, policies, practices, and procedures where such accommodation may be necessary to afford individuals with disabilities equal housing opportunities.	1. Monterey Park's zoning regulations govern reasonable accommodations by providing reasonable adjustments to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the city. **Continued Appropriateness:** This Objective is complete. This program is not included in the 20212029 Housing Element.

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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.

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 annually pursue funding opportunities and create a strategic plan by December 2024 to provide rehabilitation services to property owners and vulnerable and low-income communities.
    - AFFH emphasis: Priority will be given to repair and rehabilitate lower- and moderate-income households located on the northern and southern side/census tracts of the City bordering Montebello as well as 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 and southern 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.
- Provide information to at least 500 property owners and landlords regarding the rental rehabilitation program on the City's website. Update website annually to ensure that information remains current.
- Require 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 a minimum of 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

AFFH Program Area: *Place-based Strategies and Anti-displacement*

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, annually 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 three years before the 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.

Responsible Agency: Management Services Department

Funding Sources: CDBG funds

AFFH Program Area: *Addressing Displacement Risks*

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.
- 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 and transparency 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 transitional and supportive housing 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 compliance with Government Code §65583(a)(5) to permit transitional and supportive housing in zones allowing residential uses.
- Amend the MPMC by March 2024 to eliminate the conditional use permit requirement for community care facilities licensed for seven or more persons and apply parking standards to

such facilities similar to other residential uses in the same zone. Amend the Zoning Code and permit procedures to allow group homes of seven or more persons in all residential zone districts with objective standards to promote approval certainty similar to other residential uses of the same form and consistent with State law and fair housing requirements.

- Continue to permit emergency shelters by right in the Office-Professional (O-P) Zone, consistent with MPMC regulations.
- Biennially 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.
- Promoting housing mobility and increasing housing choices in higher opportunity areas i.e., throughout the City:
    - 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 6 special needs units over eight years.
        - By March 2024, 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 March 2024, amend the MPMC to allow 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 March 2024, 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 March 2024, amend 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). Provide information to residents on new reasonable accommodation procedures via the permit counter and the City website by December 2023.

- 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

AFFH Program Areas: *Housing Mobility/Increasing Housing Opportunities/Choices in Higher Opportunity Areas.*

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.

- Assembly Bill 2097 is a California law that prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop. The city will prepare a map showing the location of properties in the radius and market the use of AB 2097 to reduce parking standards in these areas, with a particular emphasis on the impacted neighborhoods
- The element noted that parking requirements may act as additional constraints for multifamily development. AB 2097 (Government Code section 65863.2) prohibits local governments from imposing minimum parking requirements on projects within ½ mile radius of a major transit stop. The City's zones that allow for multifamily housing overlaps with parts of the City required to comply with AB 2097. To address parking constraints for multifamily, the City will fully implement AB 2097 including adopting reductions in parking requirements by March 2024.
- By October 2023, identify opportunities to offer monetary incentives to promote development of affordable housing projects in coordination with Program 3 and 4.
- Through providing flexible development standards, facilitate the entitlement of at least 10 housing units available to lower and moderate-income households on an annual basis. This

effort is also promoting housing mobility and increasing housing choices and affordability in higher opportunity areas i.e., throughout the City.

- Identify and revise development standards to encourage affordability by design (e.g., smaller, more efficient and flexibility-design living spaces) by October 2024.

Responsible Agency: Community Development Department

Funding Sources: Departmental Budget

AFFH Metrics: 80 units during the planning period

AFFH Program Areas: Housing Mobility/Increasing Housing Opportunities/Choices in Higher Opportunity Areas.

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. The sites inventory includes 55 parcels equating to 651 lower-income RHNA units. Additionally, majority of these sites were identified in higher opportunity areas near amenities including high quality transit stops. These sites were identified based on common ownership and contiguous lots. While most of these parcels will be processed by-right pursuant to Gov. Code section 65583(c)), the City will also implement other efforts to facilitate and encourage lot consolidation.

Objectives and Timeframe

- Post the sites on the City's website by October 2023 and provide list to interested developers when requested, and review annually for accuracy.
- Develop and implement incentives for lot consolidation by March 2024 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards.
- Utilize and encourage the use of the Business Recovery Development Zone (BRDZ) as a way to make lot consolidation feasible.
- 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

AFFH Metrics: 651 lower-income RHNA units in high opportunity areas near services and amenities.

AFFH Program Areas: Housing Mobility/Increasing Housing Opportunities/Choices in Higher Opportunity Areas.

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 monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed-use development in the community.

Objectives and Timeframe

1. Land Use Element and Zoning Consistency:
    - Amend the MPMC to ensure consistency with the General Plan Land Use Element by March 2024
2. R-3 Zoning
    - The City's default density for lower-income households is 30 du/ac. The City has identified 2,538 units in the R-3 Zone, of which 914 units is to accommodate the City's lower-income RHNA. Currently the R-3 Zone allows for up to 25 du/ac through zoning. However, the City's land use element allows for up to 30 du/ac. Pursuant to the City's land use element, projects are allowed to go up to the maximum density of 30 du/ac. However, since the zoning was not implemented by the start of the planning period to meet the City's default density for the lower-income RHNA, the City is subject to ensuring zoning is consistent with Government Code section 65583.2 subdivisions (h) and (i).
    - Amend the MPMC in compliance with 65583.2 subdivisions (h) and (i) including increasing 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*.
    - *See bullet point #4 for zoning implementation below.*
3. MU Land Use Designation
    - The housing element includes 317 parcels under the MU land use designation which includes 2,675 RHNA units of which 1,409 are for lower-income households.
    - Through the City's land use element, the MU land use designation allows for a mixed-uses and unlimited density. However, the City has not yet adopted new zoning standards to implement the land use designations. Without the zoning in place at the start of the planning period (October 15, 2021), the City found that it currently has a shortfall of sites to accommodate the RHNA and must include a program committing to sufficiently implementing zoning, consistent with the City's land use element.
4. By March 2024, the City will complete all zoning amendments to fully implement the MU land use designation *and* increase densities in the R-3 zone along with the appropriate development standards consistent with Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i). Compliance with this requirement includes:
        - Permitting 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
        - Accommodating a minimum of 16 units per site
        - Requiring a minimum density of 20 units per acre

- For sites designated mixed-use, allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

5. In the interim, the City shall fully implement all of the requirements of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i) (noted above) for sites rezoned (MU land use designation and R-3 Zone) to accommodate a portion of the City's RHNA and the City shall allow projects according to the proposed zoning identified in the sites inventory and not require applicants of projects at these sites to complete zoning or other amendments in order to implement the provisions of Government Code Section 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).
6. AFFH: Sites under the MU land use designation are located in areas near major transit stops and with high amenities; the colocation of affordable housing and a variety of housing choices near transportation and amenities will improve access to opportunities, especially for lower-income households. Additionally, the MU land use designation encompasses TCAC designated high-resourced census tracts further promoting housing opportunities for all income levels in high resourced areas.
7. Mid-Cycle Evaluation: The City will complete a mid-cycle evaluation of development trends and progress on nonvacant R3 and MU sites. As part of the mid-term evaluation, if the City is not making progress to developing on these sites and the nonvacant assumptions are not actualizing, the City will make necessary adjustments to zoning such as rezoning additional sites, incentives and other efforts to improve performance. Complete mid-term evaluation by April, 2025 and implement additional strategies if found necessary by December, 2025.
8. 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 March, 2024.
9. To promote housing mobility and increasing housing choices in high opportunity/higher income areas which generally correspond to the western census tracts of the City: Amend the MPMC by March 2024 to allow, by right, a mix of housing products and choices 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.
10. Analyze and consider a sliding scale for parking requirements for residential projects based on unit type and size, and amend the MPMC based on the findings of the study, by March 2024.
11. The City will amend emergency shelter parking requirements to comply with GC AB139/Government Code section 65583, subdivision (a)(4)(A), by October 2023.
12. Amend the MPMC by March 2024equire that 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 Employee Housing Act).

***Responsible Agency**:* Community Development Department

Funding Sources: General Fund

AFFH Metrics: *Targeting the City's RHNA of 5,257 units of which 2,146 are for lower-income households in higher opportunity areas. For the western side of the City, the City will target 100 lower and moderate-income units.*

***AFFH Program Areas**: 1) Housing Mobility 2) Increasing Housing Opportunities/Choices in Higher Opportunity Areas*

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 7). 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 high opportunity/resourced areas on an ongoing basis and post such information on the City's website by March, 2024.
- Maximize the density potential of limited land resources by promoting residential densities and incentives (Program 3, 4, 5, 6 and 7) 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 on-going 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

Amend the MPMC by March 2024 to allow by-right approval for housing developments proposed 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 restricts at least 20 percent of the units as affordable to lower-income 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

- Amend the MPMC by March 2024 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 March 2024, amend the MPMC to establish a minimum percentage of residential development in zoning districts allowing a mix of residential and commercial uses pursuant to Program 7.
- 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 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.
- Establish and implement a range of incentives to encourage and promote housing choices and affordability in the higher resource/higher income areas of the City, specifically on the western census tracts. This includes:
    - Develop financial incentives by March 2024 for ADUs that commit to renting to lower and moderate income households.
    - Develop other incentives and programs such as technical assistance resources and pre-approved plans to promote ADU production by March 2024.
- To promote housing mobility and housing choices and affordability in high income areas such as the western side of the City, the City will:
    - By the end of 2023, include fair housing information in ADU application, especially on source of income protection (such as use of HCVs for rent payments).
    - Increase outreach and education on opportunities for ADUs to provide naturally more affordable housing, especially in high resource areas that are low-density and have generally higher incomes. Outreach will ensure households in these neighborhoods are aware of the available incentives and resources available for the development of ADUs. Outreach and education will be conducted annually via various venues including but not limited to the City Hall, community events, pop-up events, and direct mailing.
- 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

AFFH Program Areas: *1) Western census tracts are correlate with higher-incomes and lower density neighborhoods 2) Housing Mobility and 3) Increasing Housing Opportunities/Choices in Higher Opportunity Areas*

Program 13: Replacement Housing

Pursuant to Government Code section 65583.2 (g)(3), the housing element must include a program and the City must have a policy in place requiring the replacement of units affordable to the same or lower income level as a condition of development on a nonvacant site consistent with those requirements set forth in Density Bonus Law (Government Code section 65915(c)(3). Replacement requirements shall be required for sites identified in the inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and:

- Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- Occupied by low or very low-income households For the purpose of this program "previous five years" is based on the date the application for development was submitted.

Objectives and Timeframe

Amend the MPMC to address replacement requirements by March 2024.

Responsible Agency: Community Development Department

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, 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 in coordination with Programs 3, 4, 5 and 11.
- 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.
- 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 developer annually, and use information gathered through these meetings 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 2024 to develop a strategic inclusionary housing ordinance that would be successful in the City.
- Consider adopting an Inclusionary Housing Program by October 2024.

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.[1]

[1] Los Angeles County Development Authority. 2021. https://wwwb.lacda.org/section-8/for-section-8-applicants

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.
- Coordinate with the Los Angeles County Housing Authority in 2023 about utilizing a mobility counseling program in Monterey Park. This program would market landlords and property owners and inform Housing Choice Voucher holders about their residential options in areas throughout the City and provides holistic supports to voucher holders seeking to move to areas outside of focus.

Responsible Agency: Management Services Department

Funding Sources: HUD, Departmental Budget

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 to 500 households via newsletter articles and on the City's website, including advance notice of Walk-In Clinics in Monterey Park hosted by the HRC at least annually
- 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 2024.
- 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. update the City's website at least three times during the planning period with new information.
- By March 2024, 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 100 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

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 to reach vulnerable communities notably the Northeast side of the City and parts of the Southern side with the goal of outreach to at least 100 vulnerable households, annually.
- 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.

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

- *Fair housing outreach and education:* 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 Also in coordination with efforts from Program 17.
- *Incentives:* 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), Programs 3, 5, 7, 8, 11, 14, 15 and development of City-owned properties. Facilitate the entitlement of at least 10 housing units affordable to lower-income households.
- *Funding:* 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.
- *Fair housing outreach and education*: 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.
- *Anti-Displacement*: Produce anti-displacement materials and resources 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 especially in the R3 zone. Reach 500 households annually.
- *Housing Mobility*: By March, 2024 develop a targeted outreach effort that 1) increases awareness and education around Homeownership opportunities, the City's rehab program

(Program 1) and ADUs (Program 12) and 2) connects lower-income residents with affordable homeownership and rental opportunities throughout the City.

  - Increase participation in programs to assist households such as homeownership education and residential rehab (Program 1) 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 with a special focus on southeast and southwest census tracts of the City. The City will do this by developing and implementing proactive outreach efforts by 2024 and conduct outreach annually.

- *Affirmative Marketing*: By2024, develop affirmative marketing strategies or plans for throughout the City but with a special focus on key neighborhoods such as the north, southeast and southwest areas to promote housing mobility and address displacement risks. Potential options to implement this action could include requiring and/or providing incentives and utilize other strategies to promote affirmative marketing plans in all new developments. The affirmative marketing plan will consider regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, income, disability and familial status.
- *Targeted Investments and Place-Based*: 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.
- *Targeted Investments and Place-Based*: The City's Environmental Justice element identifies specific areas for targeted investments and efforts. These areas correspond with the AFFH maps and AFFH target areas including the northeast, southeast and southwestern portions of the City. Specific actions include:
  - Implement city-led initiatives that focuses on tree-planting to reduce heat impacts. (Corresponding EJ Policy 2.2) with the goal of planting trees in at least 3 AFFH target neighborhoods by the end of the planning period.
  - Assess local park distribution and identify priority locations for new park development with the goal of improving or developing 3 new parks by the end of the planning period. (Corresponding EJ Policy 3.1 and Heathy and Sustainable Element Implementation Program AI-1)
    - Ensure equitable park-access across the City such that all neighborhoods in the City have a ratio of at least three acres of parkland per 1,000 residents by the end of the planning period.
  - Promote and facilitate the conversion of existing public rights-of-way into usual green space by integrating parks and landscaping features (Corresponding EJ Policy 3.3) with the goal of 4 new projects in coordination with proposed mixed-use developments by the end of the planning period.
  - Pursue additional joint use agreements and expanded public hours for school parks and recreation facilities in underserved areas of Monterey Park. Target at least 3 agreements by the end of the planning period. (Corresponding EJ Policy 3.3)

- Expand the availability of bike paths and bike lanes across the City by implementing proposed improvements along identified deficiency areas. Complete at least 3 improvements by the end of the planning period.
- Improve linguistic accessibility within City facilities by providing translated signage and hiring multilingual staff. (Corresponding EJ Policy 4.2) – initiate this work by 2024 and throughout the planning period. Hire at least one multilingual staff.
- Provide streets that are clean, comfortable, and attractive for pedestrian travel, especially in neighborhoods, the larger downtown area, and areas around pedestrian "attractors" such as public facilities, transit stops, schools, parks, and commercial uses. (Sustainable Communities Element Policy 5.1). Complete 3 improvements to implement this goal by the end of the planning period.
- South Garfield Village Specific Plan covers the Southern side of the City bordering Montebello which is also a focus area for AFFH. This area is envisioned to have a future transit station with walkable and bikeable area that serves transit uses. The goals of this plan include revitalization, improved mobility and public improvements. The City Council allocated $900,000 for public improvements in this area including mid-block pedestrian crossing and street trees along with connectivity and aesthetics. The City will target to complete at least 5 improvements during the planning period.

Responsible Agency: Community Development Department, Management Services Department, Public Works, Community and Economic Development

Funding Sources: Departmental Budget, General Funds, Grant Funding

AFFH Program Areas: *Place-Based, Housing Mobility, Anti-Displacement*

Program 20: Publicly Owned Sites

The City has identified three city-owned sites to accommodate a portion of the RHNA. One of these sites has a pending project on it known as the Celadon Project. The City will maintain compliance with the Surplus Land Act throughout the housing element period. The City will establish a range of actions to facilitate and encourage development of these sites. These actions will consider proactive outreach and marketing with developers, requests for proposals, development incentives, fee waivers, priority process, financial assistance (if feasible), etc.,

The City plans to make two sites available through the Surplus Land Act process over the planning period, for a potential development of at least 24 units as identified in the sites inventory. If developers respond and commit to developing on these sites, the City will expeditiously process necessary approvals (entitlements, development agreements, etc.,) within two years.

Objectives and Timeframe

- Comply and maintain compliance with the Surplus Land Act
- Release available sites and requests for proposals to develop on publicly owned sites and establish a schedule of actions to facilitate development by October 2024.
- Establish and implement a variety of incentives to facilitate housing development.
- Establish an RFP process and solicit developers by Spring 2024

- Target development agreements within 6 months of response or interest from developers.
- Facilitate entitlements and approvals within one year of an application.

Responsible Agency: Community Development Department and Management Services Department

Funding Sources: Departmental Budget

Program 21: 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

Program Area	Program	Quantified Metrics/Geographic Targeting
Fair Housing Enforcement and Outreach	Program 17: Fair Housing and Tenant/Landlord Counseling Program 18: Community Outreach and Engagement Program Program 19: AFFH	Conduct outreach and engagement annually in multiple languages and focus on reaching lower-moderate income households. Reach 1,000 households annually
Enhancing Housing Mobility and Increasing Housing Opportunities and Choices in High-Resourced Areas	Program 4: Housing for Special Needs Populations	15 transitional units and six special needs units during the planning period.
	Program 5: Flexibility in Development Standards and Fees	80 lower- moderate-income units during the planning period

	Program 6: Lot Consolidation Program 7: MPMC (Rezone Program) Program 8: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth Program 12: Accessory Dwelling Units Program 14: Affordable Housing Development Incentives Program 16: Housing Choice Voucher Program	• Facilitate the construction of 20% of the City's lower/moderate-income RHNA in high-opportunity neighborhoods near amenities and services, specifically in the Norther portion of the City. • Target 100 housing units in the western side of the City which generally corresponds to higher-resource, low density and higher-incomes. • Achieve half of the City's ADU projects (64 ADUs) in the City's higher income/higher opportunity neighborhoods i.e., the western census tracts of the City. • Increase voucher usage throughout the City by 5%
	Program 19 – AFFH (outreach on homeownership opportunities, rehab and ADUs)	Increase participation homeownership education and outreach programs by non-white and/or low and moderate-income residents by 25 percent throughout the planning period with a special focus on southeast and southwest census tracts of the City.
Place-Based	Program 1 – Residential Rehab	• Provide funding to 15 households annually • Complete outreach and information sharing to 200-500 property owners annually with a targeted focus on the northern and southern portion of the City.
	Program 19 – AFFH (targeted investments in key focus areas i.e., south and northeast)	• Plant trees in at least 3 neighborhoods • Develop or improve 3 residential parks • Ensure equitable park-access across the City such that all neighborhoods in the City have a ratio of at least three acres of parkland per 1,000 residents by the end of the planning period. • Complete 4 new green space projects

		• Develop 3 joint use agreements for school parks and recreation facilities. • Complete 3 projects related to bike paths and lanes • Complete 3 pedestrian improvement projects • Complete 5 projects in the South Garfield Village Specific Plan
Anti-Displacement	Program 1 – Residential Rehab	See above
	Program 2 – Conservation of At-Risk Housing	preserving 120 units/households from displacement through preservation
	Program 13 – Replacement Housing	Replace any housing units that were demolished that included lower-income occupants
	Program 19 – AFFH (producing and disseminating anti-displacement resources)	Reach 500 households annually

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.

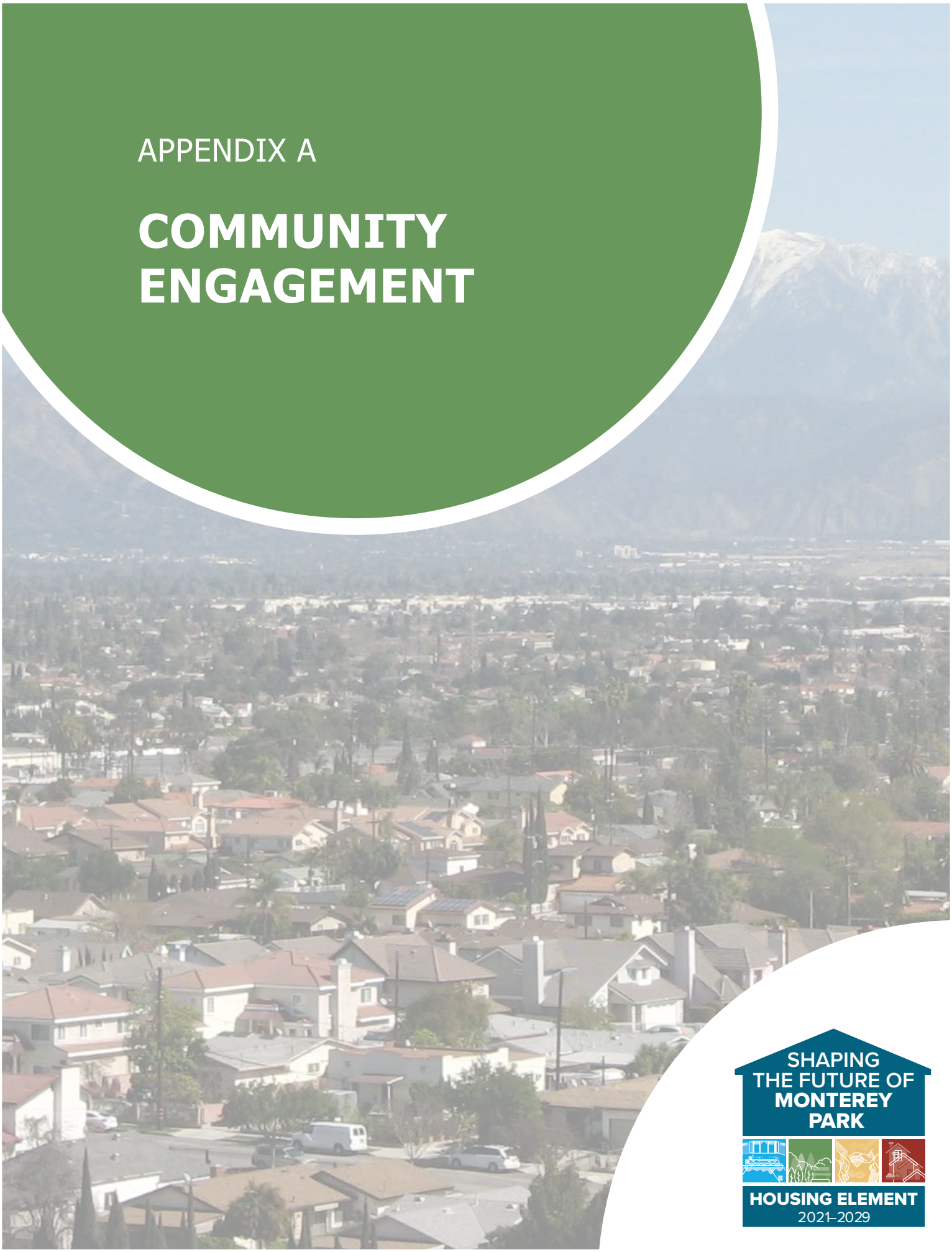
Table 6-2. Summary of 2021-2029 Quantified Objectives

	Income Level					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Adequate Sites (RHNA)[1]	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).

APPENDIX A

COMMUNITY ENGAGEMENT



SHAPING THE FUTURE OF **MONTEREY PARK**

HOUSING ELEMENT
2021–2029

Appendix A: Community Engagement

The community engagement program for the City of Monterey Park Housing Element included a three-phase virtual approach to maintain safe community participation during the COVID-19 pandemic. The engagement program included community workshops, a participatory map activity, and stakeholder interviews. In addition, the City utilized project website, social media, and an email list that serves to broadcast information and virtual events. The following community engagement materials present marketing materials utilized to encourage public participation in the Housing Element update process.

- Appendix A-1: Project Website Mailer
- Appendix A-2: Cascades Newspaper Ad
- Appendix A-3: Community Workshop Flyer
- Appendix A-4: Community Workshop Email Invitation
- Appendix A-5: Workshop Email List
- Appendix A-6: Stakeholder Interview Email Invitation
- Appendix A-7: Stakeholder List
- Appendix A-8: Project Website
- Appendix A-9: Participatory Map Activity
- Appendix A-10: Workshop 2 Flyer
- Appendix A-11: Workshop 2 Email Invitation
- Appendix A-12: Housing Element Public Comment Period Email Invitation

Appendix A-1 Project Website Mailer

The City of Monterey Park is launching an update to its Housing Element, the plan to identify and meet Monterey Park's housing needs. Check out our new website for information on the Housing Element, upcoming community workshops, and to sign-up for regular updates.

蒙特利公園市正在更新其住房要素，該計劃旨在確定和滿足蒙特利公園市的住房需求。查看我們的新網站，了解有關住宅元素、即將舉行的社區研討會的信息，並註冊以獲取定期更新信息。

La Ciudad de Monterey Park está lanzando una actualización del Elemento de Vivienda, el plan para identificar y satisfacer las necesidades de vivienda de Monterey Park. Visite nuestro nuevo sitio web para obtener información sobre el Elemento de Vivienda, los próximos talleres comunitarios y para inscribirse en las actualizaciones periódicas.

HOUSING ELEMENT

2021–2029



SHAPING THE FUTURE OF MONTEREY PARK

HELP PLAN FOR FUTURE HOUSING NEEDS!

www.mpkhousingupdate.com

MPKHousingUpdate@montereypark.ca.gov

626-307-1315

City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754
626-307-1458

Scan the QR code below with your mobile device for more information about our Housing Element Update:



Local Postal Customer

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U.S. POSTAGE
PAID
PERMIT # 97
MONTEREY PARK

ECRWSSEDDM

Appendix A-2 Cascades Newspaper Ad

The City of Monterey Park is launching an update to its Housing Element, the plan to identify and meet Monterey Park's housing needs. Check out our new website for information on the Housing Element, upcoming community workshops, and to sign-up for regular updates.

HOUSING ELEMENT 2021–2029



SHAPING THE FUTURE OF MONTEREY PARK

HELP PLAN FOR FUTURE HOUSING NEEDS!

Visit **www.mpkhousingupdate.com**

MPKHousingUpdate@montereypark.ca.gov

626-307-1315

JOIN THE CONVERSATION!

HOUSING ELEMENT
2021–2029



SHAPING THE FUTURE OF **MONTEREY PARK**

Virtual Community Workshop

Join us for a virtual public workshop on **Thursday, August 5th from 6-7:30 pm** to learn what goes into a Housing Element and how you can help shape the future of Monterey Park. We will give an overview of:

- Planning for housing in Monterey Park
- State requirements for the Housing Element
- The Housing Element update process and timeline
- How you can stay involved and give input

We want to hear from you to help plan for future housing needs!

Join virtually at: **https://zoom.us/j/95229076302**

Or by phone at: **+1 669 900 9128 US (San Jose)**

+1 253 215 8782 US (Tacoma)

Mapping Activity

Participate in our online Housing Sites Mapping Activity available from **August 5 through September 3** to provide comments on sites identified for potential housing development.

Available at: **www.MPKHousingupdate.com**

For more information on the Housing Element:

Email: **MPKHousingUpdate@monterepark.ca.gov** Visit: **www.MPKHousingupdate.com**

Call: **626-307-1315**

如需中文翻譯信息，請翻轉此傳單。

La traducción en español está disponible en el otro lado de este folleto.

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

塑造蒙特利公園市的未來
參與對話！

線上虛擬社區工作坊

參加我們於 8 月 5 日星期四下午 6 點至 7 點 30 分的線上虛擬公共研討會，了解房屋元素的內容以及您如何幫助塑造蒙特利公園市的未來。我們將概述：

- 規劃蒙特利公園市的住宅房屋
- 州對房屋要素的要求
- 房屋元素更新流程和時間表
- 如何保持參與並提供意見

我們希望收到您的意見以幫助規劃未來的房屋需求！

線上虛擬加入：**插入鏈接**

或通過電話：**插入本地電話號碼**

繪制地圖活動

參與我們於 8月5日至9月3日期間提供的線上房屋場地繪圖活動，以對確定的潛在房屋開發場地提供意見。

可在這找到：**插入鏈接**

有關房屋元素的更多信息：

訪問 **www.mpkhousingupdate.com**

電子郵件 **MPKHousingUpdate@monterepark.ca.gov**

致電 **626-307-1315**

Dando forma al Futuro de Monterey Park
¡Unase a la conversación!

Taller de Comunidad Virtual

Únase a nosotros para un taller público virtual el jueves 5 de agosto de 6 a 7:30 pm para aprender qué se incluye en un Elemento de Vivienda y cómo puede ayudar a dar forma al futuro de Monterey Park. Daremos una descripción general sobre los siguientes temas:

- Planificación de vivienda en Monterey Park
- Requisitos estatales para el Elemento de Vivienda
- El proceso y el cronograma de actualización del Elemento de Vivienda
- Cómo puede involucrarse y dar su opinión

¡Queremos conocer su opinion para ayudar a planificar las futuras necesidades de vivienda!

Únase virtualmente en:

https://zoom.us/j/95229076302

O por teléfono al:

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Actividad Cartográfica

Participe en nuestra Actividad Cartográfica de los Sitios de Vivienda en línea disponible desde 5 de agosto hasta el 3 de septiembre para proporcionar comentarios sobre los sitios identificados para un posible desarrollo de viviendas.

Disponible en: **www.MPKHousingupdate.com**

Para obtener más información sobre el Elemento de Vivienda:

Visite: **www.mpkhousingupdate.com**

Correo electrónico: **MPKHousingUpdate@monterepark.ca.gov**

Llame al: **626-307-1315**

Monterey Park Virtual Community Workshop Inbox x

Appendix A-4 Community Workshop Email Invitation

City of Monterey Park mpkhousingupdate@montereypark.ca.gov via auth.ccsend.com
to me

9:22 AM (7 minutes ago)

JOIN THE **CONVERSATION!**

HOUSING ELEMENT 2021–2029
SHAPING THE FUTURE OF MONTEREY PARK

Virtual Community Workshop

Please join us for a virtual public workshop on **Thursday, August 5th from 6:00 pm - 7:30 pm** to learn what goes into a Housing Element and how you can help shape the future of Monterey Park.

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- State requirements for the Housing Element
- The Housing Element update process and timeline
- How you can stay involved and give input

We want to hear from you to help plan for future housing needs!

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Or by phone at: **+1 669 900 9128 US (San Jose)**
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Email: **MPKHousingUpdate@montereypark.ca.gov**
Visit: **www.MPKHousingupdate.com**
Call: **626-307-1315**

HOUSING ELEMENT 2021–2029 SHAPING THE FUTURE OF **MONTEREY PARK**

Rincon Consultants, Inc. | 250 East 1st Street, Suite 1400, Los Angeles, CA 90012

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Appendix A-5 Workshop Email List

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Andrew Yam	andrewyam688@gmail.com
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Bethelwel Wilson	bethelwel@gmail.com
Julie Gallegos	feelin.sublime@yahoo.com
Huixin Zheng	huixinz2@uci.edu
Dora Leung	dora@gmpkchamber.org
Byron de Arakal	byron@trcretail.com
Mary YanYan Chan	myyc@cheerful.com

Appendix A-6 Stakeholder Interview Email Invitation

Get Involved in Shaping the Future of Monterey Park Inbox x

Jason Moquin mpkhousingupdate@montereypark.ca.gov via auth.ccsend.com
to me

9:09 AM (0 minutes ago)



Please join us for stakeholder interviews for the Monterey Park Housing Element Update!

The City of Monterey Park would like to invite you to participate in shaping City policies and programs on housing in Monterey Park

Tuesday, July 20th from 3:00 pm - 4:30 pm

Click Here to Register!

The City of Monterey Park is updating key chapters of the General Plan. The City's General Plan is a policy document that sets the vision for improving the quality of life for all Monterey Park community members, including guiding housing and job growth within city limits and influencing the City's annual budget process.

In 2019, the City updated the Land Use Element of the General Plan which resulted in changes to allowed land uses and residential and commercial intensities. Now the City will be updating the Housing and Safety Elements and creating a new Environmental Justice Element. For more detail on the work the City will be undertaking, please visit our project website at *mpkhousingupdate.com*.

You are invited to participate in a virtual focus group meeting with other stakeholders on **July 20, 2021, from 3:00 pm – 4:30 pm**. The objective of this meeting is to examine current housing needs and conditions, present initial concepts, and gather input. Your participation will be considered by the project team as they develop final plans for Monterey Park's future.

Please RSVP by July 9, 2021.

We anticipate scheduling two additional focus group meetings in late summer and early fall.

Questions? Please email ***MPKHousingUpdate@montereypark.ca.gov*** or call 626-307-1315.

We look forward to your participation!

Sincerely,
Jason Moquin, Planning Manager

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

Click Here to Register!

Rincon Consultants, Inc. | 250 East 1st Street, Suite 1400, Los Angeles, CA 90012

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Appendix A-7 Stakeholders List

Name	Title/ Position	Organziation/Agency (Website Link)	Email Address	Phone Number	Stakeholder Group
N/A	N/A	Monterey Park Police Department, Community	N/A	626-307-1215	City and Regional Government Agencies
N/A	N/A	Los Angeles Sheriff's Professional Association	N/A	888-958-9998	City and Regional Government Agencies
N/A	N/A	Monterey Park Fire Department, Fire Station Headquarters - Station 61	N/A	626-307-1262	City and Regional Government Agencies
Ken Leasure	Division Chief EMS and	Monterey Park Fire Department, Emergency	N/A	626-307-1270	City and Regional Government Agencies
N/A	N/A	Monterey Park Fire Department, Emergency Operations, Emergency Preparedness, Public	N/A	626-307-1271	City and Regional Government Agencies
Randy Ishino	Community Communicati ons	City of Monterey Park	rishino@montereypar k.ca.gov	626-307-1365	City and Regional Government Agencies
Vincent D. Chang	City Clerk	Monterey Park	N/A	626-307-1359	City and Regional Government Agencies
N/A	N/A	Montery Park, City Manager's Office,	N/A	626-307-1385	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Public Works (Planning	N/A	626-307-1315	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Recreation and Community	N/A	626-307-1388	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Recreation and Community Services, Barnes Park	N/A	626-307-1451	City and Regional Government Agencies
N/A	N/A	City of Monterey Park, Recreation and Community Services, Langley Senior	N/A	626-307-1395	City and Regional Government Agencies

N/A	N/A	Los Angeles County Emergency Management	Communications@ceooem.lacounty.gov	N/A	City and Regional Government Agencies
N/A	N/A	Los Angeles County Public Social Services	N/A	626-569-1399	City and Regional Government Agencies
N/A	N/A	Los Angeles County Department of Public	N/A	213-637-0006	City and Regional Government Agencies
N/A	N/A	Monterey Park Hospital AHMC	N/A	626-570-9000	City and Regional Government Agencies
N/A	N/A	Garfield Medical Center	N/A	626-307-2222	City and Regional Government Agencies
Richard Gonzales	Water Utility Manager	City of Monterey Park, Water	N/A	626-307-1293	City and Regional Government Agencies
N/A	N/A	Southern California Edison (Electricity Service)	N/A	800-655-4555	City and Regional Government Agencies
N/A	N/A	Southern California Gas Company (Gas Service)	N/A	800-427-2200	City and Regional Government Agencies
N/A	N/A	San Gabriel Valley Energy Wise Partnership	N/A	626-457-1800	City and Regional Government Agencies
Bonnie Tam	Principal Management Analyst	City of Monterey Park, Public Works (Bus/Transportation	N/A	626-307-1320	City and Regional Government Agencies
N/A	N/A	CSULA Metrolink Station	N/A	626-307-1320	City and Regional Government Agencies
Dolores Seidma	N/A	American Association of Un	N/A	N/A	Community-Based Organizations
Gloria Choi	N/A	American Heart Association	gloria.choi@heart.or	562-916-5866	Community-Based Organizations
Don Weller	N/a	American Red Cross	N/A	626-289-4414	Community-Based Organizations
Gabriel Suarez	N/A	American Legion Post 397	post397mpk@gmail.	N/A	Community-Based Organizations
N/A	N/A	Asian Youth Center		626-309-0622	Community-Based Organizations
Rolando Norales	N/A	AYSO	rolando@ayso60.org	323-823-4449	Community-Based Organizations
Mike Izuno	N/A	Bella Vista Optimist	mrizuno@earthlink.r	N/A	Community-Based Organizations
Yvonne Ng	N/A	Boys & Girls Club/Rotary	yng@wsgvbgc.org	N/A	Community-Based Organizations
Linda	N/A	Boy Scouts	lindaccls@yahoo.cor	N/A	Community-Based Organizations
Steve/Beryl Shie	Club President	Chinese American Sr Citizen	steveshieh299@yahoc	626-299-7579	Community-Based Organizations

N/A	N/A	Chinese American Sr Citizen	berylshieh299@yahoo	N/A	Community-Based Organizations
Elvia Aguilar	Club President	Club Amistad	eaaguilar5328@gma	626-483-6070	Community-Based Organizations
John Gee	Club President	Friends of the Seniors	SHORTGEE@aol.com	949-380-1548	Community-Based Organizations
Steve Hiemple	Club President	Garden Club	steveheimple@yaho	626-281-6382	Community-Based Organizations
N/A	N/A	Girls Scout of Greater Los A	N/A	213-213-0123	Community-Based Organizations
Janice Uba	Club President	Japanese American Club	ubajanice@yahoo.cc	626-644-6038	Community-Based Organizations
John O'Bryan	N/A	LA Astronomical Society	trebertpl@aol.com	818-590-2360	Community-Based Organizations
Andee Sherwoo	N/A	LA Astronomical Society	communications@la	N/A	Community-Based Organizations
David Nakamot	N/A	LA Astronomical Society	dinakamoto@hotma	N/A	Community-Based Organizations
Dennis Gutierre	N/A	LAMP Optimist	dennisgutierrez0917	323-369-1933	Community-Based Organizations
N/A	N/A	League of Women Voters	N/A	626-798-0965	Community-Based Organizations
Larry Sullivan	N/A	Lions Club	thsullivangroup@gm	626-428-1877	Community-Based Organizations
Olivia Padilla	N/A	Manta Rays Swim Team	opandvp@yahoo.cor	323-833-8939	Community-Based Organizations
Liz Chang	N/a	MOMS Club of Monterey Pa	momsclubmontereypa	N/A	Community-Based Organizations
Sharon Woo	N/A	MKHS Alliance	slwoo@sbcglobal.ne	N/A	Community-Based Organizations
Joyce Matsui	N/A	MP Mustangs	jmkunisaki@gmail.cc	626-255-4715	Community-Based Organizations
Rolfe Weyerma	Club President	MP Senior Citizens Club	N/A	626-284-7982	Community-Based Organizations
Mary Louise Ura	N/A	MPK Historical Museum	forhagen@earthlink.	N/A	Community-Based Organizations
Marion Sumimo	N/A	MPK Historical Museum	msumimoto@sbcglo	N/A	Community-Based Organizations
Harold and Bery	N/A	MPK Historical Society	hwbw65@gmail.com	N/A	Community-Based Organizations
Jim Iwaki	N/A	MPK Historical Society	jiwaki@hotmail.com	626-282-4366	Community-Based Organizations
Gerald Yee	N/A	MPK PONY Baseball and US	mpkbaseball15@gm	404-374-5014	Community-Based Organizations
Rita Aleman	N/A	MPK Womens Club	montereyparkwome	N/A	Community-Based Organizations
John Young	N/A	MPK Sports Club	boltfanyoung@yaho	626-482-3053	Community-Based Organizations
Orlando Muro	Staff Liaison	Monterey Park's Sister City Associations	N/A	626-307-1389	Community-Based Organizations
N/A	N/A	Network of Myanmar American Association (NetMAA)	info@netmaa.org	N/A	Community-Based Organizations
N/A	N/A	Soroptimist International, Los Angeles	president@soroptimis	N/A	Community-Based Organizations
Chris Contreras	N/A	Sports Club	chrisnval@charter.n	323-422-6622	Community-Based Organizations
Jeffrey Ginn	N/A	Tigers Youth Club	monkumonku@eartl	626-230-6845	Community-Based Organizations

N/A	N/A	Toastmasters/Monterey Pa	N/A	626-408-8508	Community-Based Organizations
Pilar Diaz	N/A	West SGB Boys & Girls Club	pdiaz@wsgvbgc.org	626-573-2831	Community-Based Organizations
David Barron	N/A	West Valley Journal	barrondm@gmail.co	626-572-7450	Community-Based Organizations
N/A	N/a	YMCA Of West San Gabriel	N/A	626-576-0226	Community-Based Organizations
N/A	N/A	Alhambra Unified School Di	ausd.us/apps/contac	626-943-3000	Institutions
Gaby Gaspar	PTA President	Brightwood Elementary Sch	brightwoodpreside nt@gmail.com	N/A	Institutions
Gaby Gaspar	PTA President	Brightwood Elementary Sch	gabygspr78@gmail.	626-570-6200	Institutions
Joyce Amaro	PTA President	Monterey Highlands Elementary School	N/A	626-570-6220	Institutions
Macy Yu	PTA President	Mark Keppel High School	macy.szeto@gmail.c	626-943-6710	Institutions
No PTA for this	PTA President	Repetto Elementary School	N/A	626-570-6240	Institutions
Christine Chan	PTA President	Ynez Elementary School	perales_janett@aus	626-570-6260	Institutions
N/A	PTA President	Los Angeles Unified School I	N/A	323-224-3100	Institutions
Douglas Hoffma	PTA President	Robert Hill Lane Elementary	hoffman@damien-h	323-263-3877	Institutions
N/A	PTA President	Montebello Unified School I	N/A	323-887-7900	Institutions
Yvonne Gonzale	PTA President	Bella Vista Elementary Scho	N/A	323-721-4335	Institutions
Lily Franklin	PTA President	Macy Intermediate School	N/A	323-722-0260	Institutions
Stacie Kepzig	PTA President	Schurr High School	schurrPTSA@yahoo.	323-887-3090	Institutions
N/A	PTA President	Parochial Schools	N/A	N/A	Institutions
Miriam Romo	PTA President	St. Stephen's Martyr Cathol	mromo@stsmc.org	626-573-1716	Institutions
Maria Corrales	PTA President	St. Thomas Aquinas Elemen	info@stampkschool.	323-261-6583	Institutions
N/A	PTA President	Garvey School District	N/A	626-307-3400	Institutions
Miriam Sumamoto and	PTA President	Hillcrest Elementary School	hi-pta@garvey.k12.c	626-307-3371	Institutions
No PTA for this	PTA President	Monterey Vista Elementary	N/A	626-307-3490	Institutions
Kristen Van Hal	Executive Assis	Los Angeles Community Col	vanhalkm@elac.edu	213-891-2000	Institutions
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Kristen Phung	N/A	Monterey Park Library Foun	kristen898@yahoo.cor	626-227-5328	Institutions
Shirley Huang B	N/A	Monterey Park Library Foun	shirley.batman@chase	N/A	Institutions
N/A	N/A	Catholic Charities San Gabri	N/A	213-251-3512	Institutions
N/A	N/A	Seeds of Life Church (Religic	N/A	626-703-5433	Institutions
N/A	N/A	Chinese Evangelical Free Ch	N/A	626-570-8971	Institutions
N/A	N/A	Bridges Community Church	N/A	N/A	Institutions
N/A	N/A	Trinity Church of the Nazare	N/A	323-890-4541	Institutions
N/A	N/A	New Harvest of Monterey P	N/A	626-943-0964	Institutions
N/A	N/A	Chee San Guo Jigong Templ	N/A	626-289-3277	Institutions
N/A	N/A	Los Angeles Buddhist Union	N/A	626-280-1213	Institutions
N/A	N/A	Ability First/East Los Angeles Center	afeastla@abilityfirst.or	323-268-8178	Institutions
N/A	N/A	MERCI: Mentally & Educationally Retarded	N/A	626-289-8817	Institutions
N/A	General Contact	San Gabriel/Pomona Regional Center	N/A	909-620-7722	Institutions
Erika Gomez	Executive Assistant,	San Gabriel/Pomona Regional Center	N/A	909-620-7732	Institutions
N/A	N/A	Esperanza Services	contact@esperanzase	626-457-5242	Institutions
N/A	KABC West	People's Care	N/A	626-945-0790	Institutions
N/A	PCCBDP West	People's Care	N/A	626-945-0790	Institutions
N/A	N/A	Langley Senior Citizen	N/A	626-307-1395	Institutions
Richard Gormar	N/A	Chamber of Commerce	richardgormanca@y	N/A	Industries

N/A	N/A	Greater Monterey Park Chamber of Commerce	N/A	626-570-9429	Industries
Joe Torres	Economic Deve	Business Improvement District Advisory Committee, City of	jtorres@montereyparl	N/A	Industries
Ryan Lewis	Leasing Repres	Monterey Park Business Center/Property Management Company	rlewis@psbusinesspar	562-421-6000,ext. 2	Industries
N/A	N/A	The Greater Monterey Park Chamber of Commerce	N/A	626-570-9429	Industries
N/A	N/A	Monterey Park Business Owners (Facebook Group)	N/A	N/A	Industries
N/A	N/A	A-Z Foundation (Charitable Organization)	N/A	859-600-0098	Industries
N/A	N/A	ALADS Cares Foundation (Charitable Organization)	N/A	323-213-4005	Industries
N/A	N/A	Alma Family Services (Charitable Organization)	N/A	323-526-4016	Industries
N/A	N/A	First Data Remitco L.L.C.	N/A	323-981-2100	Industries
N/A	N/A	Ralph's Grocery	N/A	323-721-3367, 626-	Industries
N/A	N/A	24 Hour Fitness	N/A	626-537-2144	Industries
Yao Chang	Editor-in-chief	Chinese Daily News	N/A	323-268-4982	Industries
N/A	Community Pro	UCLA	support@cpo.ucla.edu	310-825-5969	Industries
N/A	N/A	UC Irvine	N/A	949-824-5011	Industries
N/A	Jobs services (Ke	University of Southern California (USC)	15HD@kellyservices.c	800-400-1066	Industries
N/A	N/A	Bank of America	N/A	626-312-2067, 323-	Industries
N/A	N/A	Northrop Grumman	N/A	323-722-0222	Industries
N/A	N/A	Deloitte (Los Angeles)	N/A	213-688-0800	Industries
N/A	N/A	U.S. Small Business Administration, LA District (Business Resource	N/A	213-634-3855	Industries

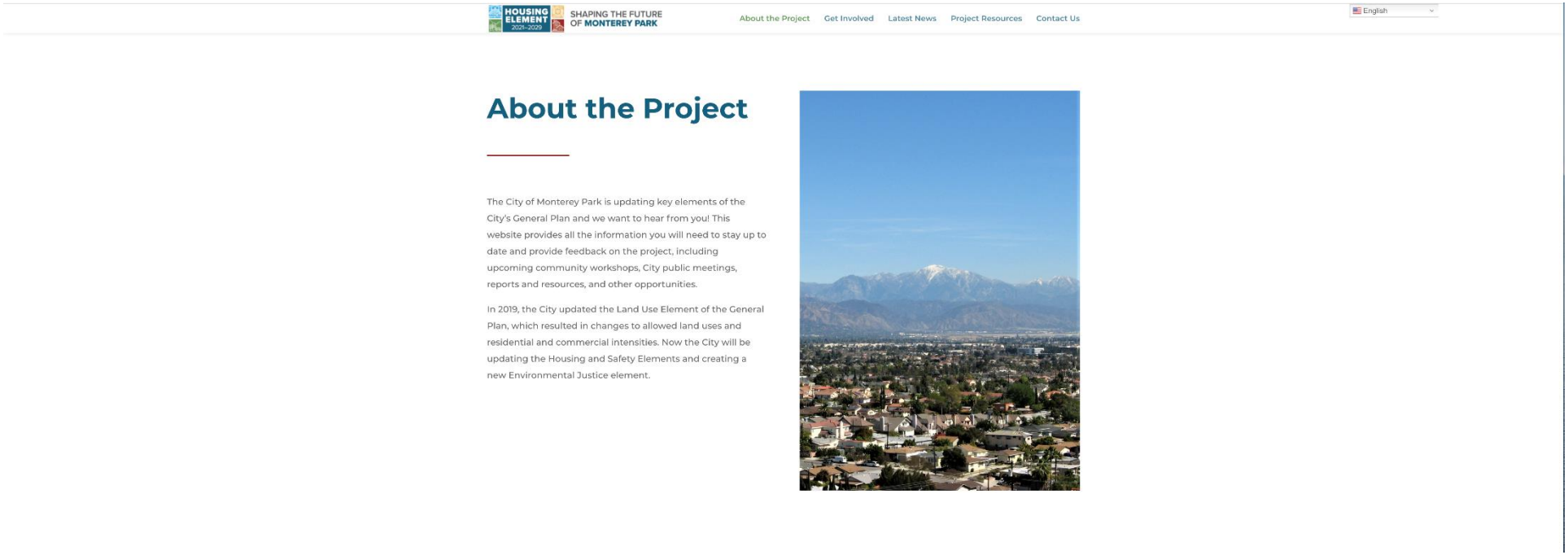
		Chinatown Service Center	N/A	626-293-8733	Industries
N/A	N/A	(Business Resource			
		Chinatown Service Center	N/A	213-808-1700	Industries
N/A	N/A	(Business Resource			
		SCORE (Business Resource			Industries
N/A	N/A	Partner)			
		Pacific Asian Consortium in	N/A	213-353-3982	Industries
		Employment (PACE)			
N/A	N/A	(Business Resource			
		Valley Economic	N/A	818-907-9977	Industries
		Development Center			
N/A	N/A	(Business Resource			
		San Gabriel Valley	N/A	626-856-5115	Industries
		Economic Partnership			
N/A	N/A	(Business Resource			
		East Los Angeles College's	truongt@elac.edu	323-265-8973	Industries
		Office of Workforce			
		Education and Economic			
Tina Truong	N/A	Development (Business			
		East Los Angeles College's	ynostrd@elac.edu	323-265-8974	Industries
		Office of Workforce			
		Education and Economic			
Diana Ynostros	N/A	Development (Business			
		Economic and Workforce	N/A	323-415-4126	Industries
		Development Department,			
N/A	LA Cash for Colle	Los Angeles			
N/A	Economic Devel	Los Angeles City College	N/A	323-953-400, ext. 25	Industries
N/A	East Los Angeles	AYE Building Bridges to	N/A	323-887-7122	Industries
N/A	PUEDE Center Y	AYE Building Bridges to	N/A	213-241-9723	Industries
		Cal State Los	N/A	323-343-3000	Industries
		Angeles' College of			
		Professional and Global			
N/A	N/A	Education (Business			

N/A	Family	Paying for Senior Care	N/A	206-462-5728	Housing Developers
		Rebuilding Together			Housing Developers
N/A	N/A	Allstate HOA Management	N/A	626-515-8223	Housing Developers
N/A	N/A	APM Property	N/A	800-738-2162	Housing Developers
N/A	N/A	SoCal Financial Service and Property Management	N/A	818-900-4041	Housing Developers
N/A	N/A	Accurate HOA	N/A	626-225-8682	Housing Developers
N/A	N/A	Monterey Park HOA Management Company (https://spectrumam.com/california/monterey-park-hoa-management/)			Housing Developers
N/A	N/A	Ramona Homeowners	N/A	626-571-2688	Housing Developers
N/A	N/A	Newmark Villa Homeowners Association	N/A	626-280-5082	Housing Developers
N/A	N/A	Garfield Estates (http://www.garfieldestateshoa.org/)	N/A		Housing Developers
N/A	N/A	Kc Park Homeowners	N/A	626-571-7950	Housing Developers
N/A	N/A	Golden Age Manor	N/A	626-288-5553	Housing Developers
N/A	N/A	Evergreen Manor Home	N/A	626-458-1462	Housing Developers
N/A	N/A	Evergreen Manor II	N/A	626-576-8363	Housing Developers
N/A	N/A	Ampac Management	N/A	323-268-1800	Housing Developers
N/A	N/A	Villa Garfield HOA Inc.	N/A	626-571-5919	Housing Developers
N/A	N/A	Pine Tree Park	N/A	626-307-1458	Housing Developers
N/A	N/A	Encanto Walk	N/A	562-370-9509	Housing Developers
N/A	N/A	Monterey Gardens (apartments in MP)	N/A	818-577-9007	Housing Developers
N/A	N/A	Monterey Village	N/A	818-577-9007	Housing Developers
N/A	N/A	Emerald Hills Apartments	N/A	323-262-9640	Housing Developers
N/A	N/A	Pro Service Realty and Management	N/A	626-642-1717	Housing Developers
Areli Rios	Outreach	Housing Rights Center	arios@housingrights	800-477-5977 x 110	Housing Developers

Carla Contreras	Outreach	Housing Rights Center	ccontreras@housing	800-477-5977 x 110	Housing Developers
N/A	N/A	DDG Partners	contact@ddgpartners.	212-612-3250	Housing Developers
N/A	N/A	Pacific Plaza Premier	info@pacificplazaprem	626-656-6575	Housing Developers
N/A	N/A	Precise Home Builders	N/A	424-285-8238	Housing Developers
N/A	N/A	So Cal Builders & Design	N/A	888-877-1585	Housing Developers
N/A	N/A	Horizon Construction & Remodeling	N/A	714-733-1618	Housing Developers
N/A	N/A	Mur-Sol Builders, Inc.	N/A	626-587-3860	Housing Developers
N/A	N/A	Goldenline Construction,	N/A	323-673-3831	Housing Developers
N/A	N/A	Addition Building & Design,	N/A	818-423-5655	Housing Developers
N/A	N/A	Telacu	N/A	626-288-0166	Housing Developers
N/A	N/A	Pacific Housing Development, Monterey Park, CA subsidized low-	N/A	213-473-3030	Housing Developers
Tom Lao	Project Contact for	Charles Company	tom@charles-compan	818-620-0476	Housing Developers
Scarlett Ku	Applicant Contact for Courtyard by	Ethan Capital LLC	scarlettkuethancapital	626-281-1168	Housing Developers
Yung C. Kao, AIA	Project contact for	Architech Group	architechgroup@msn.c	626-570-9989	Housing Developers
N/A	Project contact for	The Olson Group	jbledsoe@theolsonco.	562-537-6340	Housing Developers
Joe D. Morris	Applicant contact for Monterey	M&M Realty Partners	joedmorris@edgewoo	732-985-1900	Housing Developers

Appendix A-8 Project Website







Monterey Park General Plan

The City's General Plan is a policy document that sets the vision for improving the quality of life for all Monterey Park community members, including guiding housing and job growth within city limits and influencing the City's annual budget process. The General Plan establishes policies for the following topics:

- Land Use
- Housing
- Circulation
- Open Space
- Conservation
- Noise
- Safety

Housing Element

The Housing Element is a policy guide that provides an indication of the need for housing in the community, particularly the availability, affordability, and adequacy of housing. It serves as a strategy to address housing needs across the economic and social spectrum. State law requires that housing elements are updated every 8 years. Monterey Park last updated their housing element in 2013 and is now due for an update.

Learn more about the Housing Element Update 9





Housing Element

What's in a Housing Element?

The City of Monterey Park is updating the Housing Element of the General Plan. The Housing Element includes:

- **Housing Needs Assessment** – Existing and projected housing need for all income segments.
- **Housing Constraints Analysis** – Including market, governmental, infrastructure, and environmental constraints.
- **Housing Resources** – Residential sites inventory for future housing needs.
- **Review of Past Accomplishments** – Describe accomplishments from prior Housing Element programs.
- **Housing Plan** – Housing programs, goals, and policies for the planned period.

Since 1969, the State of California has required that all Cities and Counties adequately plan to meet the housing needs of everyone in the community. State Law requires each jurisdiction to accommodate its fair share of affordable housing, as an approach to distribute housing needs throughout the state.



What type of housing does Monterey Park have?

Monterey Park offers a variety of housing types, including single-family homes, duplex, triplex, apartments, and condominiums. The most common type of housing in Monterey Park is single family. Most of the housing stock was built in 1950-1969, as part of a national homebuilding boom. A little over half of Monterey Park households own their own homes. Monthly mortgages are typically $2000-$3000 while rent is $1000-$1500 per month. Over half of the rental community spend more than 30% of their gross monthly income on housing, many of which spend above 50% of their income on housing. Typically, housing is considered affordable when you spend 30% or less of your monthly income.



How does the City of Monterey Park support housing needs?

The City of Monterey Park has played a critical role in meeting housing needs for the local community. The City has multiple housing programs in place to make sure existing homes are adequately rehabilitated and meet basic health and sanitation standards. These include a lead based paint compliance program, subsidies for housing through federal programs, and a residential rehabilitation program that offers financial assistance , such as grants and loans, to repair or improve the homes of qualified low- and moderate-income households. The City also plays a role in facilitating new housing production, including an accessory dwelling unit program which allows a second unit to be placed on single family home properties.



What is the demand for housing?

Additional steps government agencies take to make sure that there is adequate housing construction to meet demand include the Regional Housing Needs Assessment (RHNA) process. The State of California identifies the number of housing units necessary to meet future demand. The State distributes this allocation to regional governments, including the Southern California Association of Governments (SCAG) of which Monterey Park is a member agency. SCAG then allocates housing units to all member agencies. This process is mandated as part of Housing Element Law.



What is the housing need in Monterey Park?

The State assigned 1.3 million units to the SCAG region. In turn, SCAG assigned 5,257 units to Monterey Park. The City must now plan to accommodate those units during the next 8 years. As part of this planning process, the City must document to the State (the Housing and Community Development agency) that these units can be accommodated across the city and that policies and regulations support future residential development.



What is the regional housing needs assessment (RHNA) for?

Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from the population, employment, and household growth. The RHNA does not result in housing construction, but rather requires communities to anticipate growth so that collectively the region and subregion can grow in ways that enhance the quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs.



What does Housing Element Law require?

Monterey Park must prove it can provide 5,257 units in compliance with a wide range of state rules. The 2019 California Legislative Session ended with over 30 new bills in response to the state's worsening housing crisis. Several of these bills are designed to increase housing production by easing development regulations, compelling jurisdictions to make fee and land information readily available to potential developers, and impose new ongoing reporting and inventory requirements for local jurisdictions. Housing legislation aims to achieve a number of overarching goals:

- Accommodate projected housing demand, as mandated by the State,
- Increase housing production to meet this demand,
- Improve housing affordability,
- Preserve existing affordable housing,
- Improve the safety, quality, and condition of existing housing,
- Facilitate the development of housing for all income levels and household types, including special needs populations,
- Improve the livability and economic prosperity of all City residents, and
- Promote fair housing choices for all.



Please Participate!

We invite you to participate in upcoming community events to provide input on how best to meet the housing needs in Monterey Park.

Learn more about the Environmental Justice Element »

Learn more about the Safety Element Update »



About the Project



Get Involved



Latest News



Project Resources



Contact Us



Safety Element

The Safety Element describes the natural and manmade hazards that could impact people and property in the City. State law requires safety elements to be updated at the same time as housing element updates. New information on impacts resulting from climate change will be added to the Safety Element.

Learn more about the Safety Element Update

Environmental Justice Element



As part of the City's update to their General Plan, a new chapter addressing environmental justice will be included. Environmental justice is defined by the State as the fair treatment and meaningful involvement of people of all races, cultures, and incomes as part of the development and implementation of environmental laws and policies. The new chapter will include policies that look to reducing harm to communities in Monterey Park that have been historically marginalized by institutions and society.

Learn more about the Environmental Justice Element



Frequently Asked Questions (FAQs)

How is this project different than the Monterey Park 2040 and Land Use Element Update?

The Monterey Park 2040 updated the Land Use Element that resulted in changes to land use designations. Land use designations establish allowed uses (commercial, residential, etc.) and allowed densities (number of units allowed per acre of land). The Housing Element Update is intended to demonstrate how the City will accommodate housing demand, and also include updates to the Safety Element and creation of a new Environmental Justice Element.

- Why update the Housing Element, Safety Element, and Environmental Justice Element?
- What is included in a Housing Element?
- What is "affordable" housing?
- What is RHNA?
- Will updating the Housing Element and meeting RHNA result in new housing construction?
- Will the City be changing the zoning or densities allowed?
- Why is the Sybil Brand site not considered a potential housing site for this housing element update?
- What are the benefits of updating the Housing Element?
- How can I get involved in the Housing Element Update process?

Frequently Asked Questions (FAQs)

How is this project different than the Monterey Park 2040 and Land Use Element Update?

The Monterey Park 2040 updated the Land Use Element that resulted in changes to land use designations. Land use designations establish allowed uses (commercial, residential, etc.) and allowed densities (number of units allowed per acre of land). The Housing Element Update is intended to demonstrate how the City will accommodate housing demand, and also include updates to the Safety Element and creation of a new Environmental Justice Element.

Why update the Housing Element, Safety Element, and Environmental Justice Element?

California State law requires that the City of Monterey update the Housing Element every eight years. These frequent updates are required because housing is critical to ensure economic prosperity and quality of life in our region. The revised Housing Element must be adopted by the Monterey Park City Council no later than October 2021, or the City of Monterey Park could lose eligibility for significant sources of funding currently provided by the State.

Safety elements are now required to be updated at the same time as housing elements.

In addition, State law requires communities updating two or more elements of the General Plan to prepare an environmental justice element if there are disadvantaged communities present in the community. Disadvantaged communities are neighborhoods with low-income households that are exposed to pollution (e.g., freeways, landfills).

What is included in a Housing Element?

The Housing Element is a housing plan that identifies policies and programs the City will implement to meet housing demand.

Housing Element components are largely dictated by the State. The following chapters must be included:

- A detailed analysis of the City's demographic, economic and housing characteristics.
- A comprehensive analysis of constraints to producing and preserving housing.
- A review of the City's progress in implementing current housing policies and programs.
- An identification of goals, objectives, and policies, in addition to a full list of programs that will implement the vision of the plan.
- A list of sites that could accommodate new housing, demonstrating the City's ability to meet the Regional Housing Needs Assessment (RHNA).

Because the Housing Element is updated frequently, the City of Monterey Park's existing element provides a foundation for this update. This update gives the City an opportunity to evaluate the previous element and determine which parts have been effective and which should be improved. Read the 2013-2021 Housing Element for more information on existing policies and programs. (Insert link to the 2014-2021 Housing Element)

For more information, please view the Housing Element Story Map!

What is "affordable" housing?

The City is required to facilitate the production of housing that is affordable to households across various income levels. These income categories are defined by the state and are based on varying percentages of the Area Median Income (AMI), in which earning 30% of AMI is considered extremely low income, 50% of AMI is considered very low income. 80% of AMI is considered low income and between 80-120% is considered moderate income. For each income category, housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs.

The chart below shows 2020 income limits and affordable rents for a family of four in Los Angeles County as set by the State. Extremely Low – up to 30% of county median income.

Family of 4 Persons	Income Limit	Affordable Rent
Extremely Low Income	$33,800	$845
Very Low Income	$56,300	$1,408
Low Income	$90,100	$2,253
Moderate Income	$92,750	$2,319

What is RHNA?

RHNA stands for "Regional Housing Needs Assessment." Every eight years, the State of California provides the number of housing units that should be accommodated in the Southern California region. The Southern California Association of Governments (SCAG) takes that larger number and devises a methodology to allocate the units among the SCAG region. As part of the Housing Element, Monterey Park must demonstrate to the State that there is available capacity for the units allocated to the city.

This year the regional allocation, and therefore the Monterey Park allocation, was significantly larger than it has been in past years. This larger allocation was a result of the State responding to the housing crisis by considering "existing need" (i.e., units we need to alleviated challenges, like overcrowding and homelessness) and "projected need" (i.e., units we need to accommodate new residents). The allocation also takes affordability into account by identifying the percentage of units that are needed at each income level, including very low, low, moderate, and above moderate incomes.

The RHNA allocation for Monterey Park, as released by SCAG in March 2021 is 5,257 units.

Income Type	Number of Units
Very Low Income	1,324
Low	822
Moderate	848
Above Moderate	2,263
TOTAL	**5,257**

Visit the **SCAG website** for more information on RHNA and the RHNA allocation process.

Will updating the Housing Element and meeting RHNA result in new housing construction?

Housing construction will be solely reliant on the private market. Through the RHNA process, the City must establish the regulatory framework to allow for a certain amount of housing construction should private developers and homeowners seek to build new housing in the city. As part of the Housing Element update, properties that can accommodate future residential development will be identified. Identification of a properties capacity to accommodate new housing does not guarantee that construction will occur on that site. However, if there are insufficient sites and capacity to meet the RHNA allocation, then the Housing Element is required to identify sites that need to be rezoned to allow for more residential units to increase housing capacity.

Will the City be changing the zoning or densities allowed?

The City is in the early stages of the Housing Element, but initial analysis shows zoning changes are unlikely. The City is not required to build housing as part of the Housing Element, but rather, show capacity for the private sector to build required housing units. The City's role in meeting the RHNA is to ensure that enough land is zoned to accommodate the units identified in the RHNA. The City accounts for housing potential on vacant and underutilized land that are currently zoned residential or residential mixed-use before changing zoning or densities in Monterey Park.

Why is the Sybil Brand site not considered a potential housing site for this housing element update?

Title in Reso.
pg 3 Pursuant

Tewasart, Samantha

6. include tax info as well; water bill
7. Remove "Urban Design" Language

From: McAvoy, Mark
Sent: Thursday, December 5, 2019 4:13 PM
To: Real Sebastian, Teresa
Cc: Tewasart, Samantha; Bow, Ron
Subject: RE: Item 2-A

Hi Teresa,

Sam mentioned that you called and spoke to her a little while ago, these are the responses we received from Laura Stetson earlier today that Sam was referring to:

"1. When we calculated the housing yield in the Corporate Center district associated with the overlay introduced during the hearing process, we assumed that the housing would be in lieu of some office development, not additive to it. We substituted office trips for residential trips. Thus, those trips cannot "moved" to the Sybil Brand site and vacant parcel; they would be new trips not analyzed in the EIR.

2. With regard to potential housing sites for the 6th cycle Housing Element: changes in HE law in 2017 have made the sites inventory analysis much more difficult. Simply having zoning on a site is not sufficient. You have to present a detailed analysis and justification as to how housing can be built on a site. The vacant parcel would be problematic due to terrain. The Sybil Brand site may be a challenge as well since it is in County ownership, would require extensive demolition, could require routing traffic through the adjacent neighborhood for sufficient access, and may be constrained in building height due to Sheriff helicopter operations. Also, I think that the County would first have to offer the site to another public entity if it were looking to sell the property. All of these factors would make it difficult to justify this site as suitable for housing during the 6th cycle.

3. With regard to the EIR traffic analysis, it did not account for new trips associated properties west of I-710. If the trips from Corporate Center were reassigned to the Sybil Brand site (which they can't, per item 1), we would be concerned that the traffic study did not account for the traffic patterns and impacts that would occur west of I-710."

Laura will be there tonight to answer more questions or clarify these responses she gave us.

Tues, Jan 21st 7-11
Homeless Count LAHSA

-----Original Message-----
From: Real Sebastian, Teresa
Sent: Thursday, December 05, 2019 1:18 AM
To: Bow, Ron; McAvoy, Mark; Tewasart, Samantha
Cc: Ing, Mitchell; Wong, Diana
Subject: Item 2-A

Another option would be to adopt Option 2 (Sybil brand and vacant lot) with 57 units/acre instead of Option 1 (corporate center). It would yield 9,801.48 trips which is within the FEIR assumption of 9,971 net new trips.

Analysis: (fingers crossed my madness makes sense)

Current FEIR caps trips at 9,971

10,321 Sybil trips / proposed 1410 Sybil units = 7.32 trips per Sybil unit under option 2.

9,971 cap FEIR trips / 7.32 trips per Sybil unit under option 2 = 1,362.16 units cap for Sybil

1,362.16 units caps for Sybil / 23.5 Sybil acres = 57.96 max units per acre

Round down to 57 units per acre x 23.5 acres = 1,339.50 units at Sybil

1,339 units at Sybil x 7.32 trips per unit = 9,801.48 trips which is within current FEiR cap trips of 9,971

Pursue option 2 with modification to 57 units per acre will generate 5,175 units (3,836 +1,339). Close to SCAG proposed RHNA allocation of 5,221 (-46 units) which still needs to be approved by HCD and may be subject to appeal by municipalities)

Sent from my iPad

What are the benefits of updating the Housing Element?

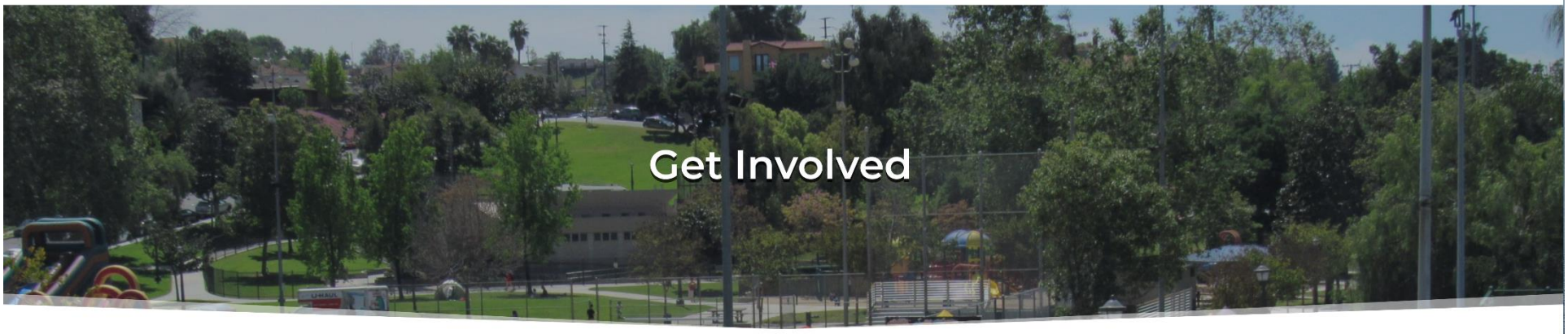
State law gives the California Department of Housing and Community Development (HCD) the authority to review local Housing Elements and issue findings regarding the elements' compliance with the law. When HCD issues a letter stating that the Housing Element is "in compliance" it is referred to as "certification" of the Housing Element. Certification is important for several reasons:

- **Local control.** The General Plan and its various elements provide the foundation for the City's planning programs and land use regulations. If the City were challenged in court regarding the validity of the General Plan or zoning regulations, and the General Plan was found to be invalid, a court could assume control over local land-use decisions. HCD certification establishes a "rebuttable presumption of validity" that the Housing Element is adequate under state law, which would support the City's legal defense.
- **More frequent Housing Element updates.** When a city does not adopt its Housing Element within the established time frame, subsequent updates must be completed on a four-year schedule rather than an eight-year schedule. A four-year update requirement would create an administrative and cost burden.
- **Grant funds.** Some state grant funds are contingent upon Housing Element certification or give a higher priority to those jurisdictions with a certified Housing Element.
- **Enforcement and Litigation Exposure.** Per State law, cities are required to adopt a compliant Housing Element, and failure to do so could result in the State pursuing enforcement action against a non-compliant city.

How can I get involved in the Housing Element Update process?

Please sign up to be notified of the next meeting or opportunity for online input. The success of this update requires extensive community input and engagement. There will be multiple opportunities to participate throughout the update, both in-person and online.





HOUSING ELEMENT 2021–2029 SHAPING THE FUTURE OF MONTEREY PARK

About the Project | Get Involved | Latest News | Project Resources | Contact Us

English

Upcoming Community Events

Thanks to everyone who was able to attend our first workshop on August 5th, 2021.

Go Here for Workshop Materials.

Housing Element Map Activity

Please click on the link below to access an interactive map that displays properties that could accommodate future additional housing.

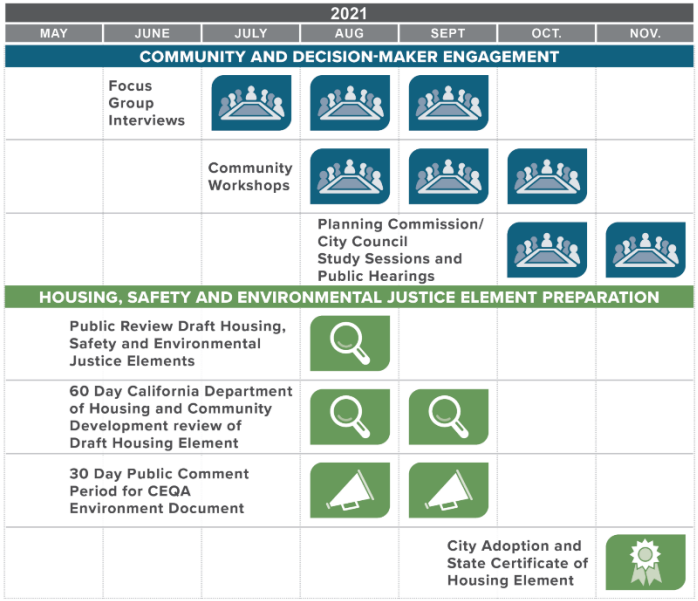
As part of the Housing Element Update, the City must identify properties that could be developed in the future to accommodate Monterey Park's fair share of housing to meet local and regional housing needs. Go here for more information about the City's state-mandated housing allocation: https://mpkhousingupdate.com/housing-element/.

This interactive map identifies the potential housing sites, including the number of potential housing units each property could accommodate based on City-adopted rules. Potential housing sites are identified based on allowed land uses, environmental constraints, and existing development on the site. No changes to land use designations or zoning district boundaries are anticipated to accommodate the housing needs.

The purpose of the Map Activity is to collect your input on properties that have the potential for new, repurposed, rehabilitated or expanded housing. Identifying sites with capacity for housing will not necessarily result in the approval of the construction of housing units. This exercise merely demonstrates the potential capacity for housing in Monterey Park.

Click Here to Participate in the Map Activity

Housing Element Update Schedule



Join Our Email List!

Name *

First

Last

Organization

Email *

Comment or Message

Submit



Newsletters



July 29, 2021

Join us for the first Virtual Community Workshop on August 5th, 2021. Learn about what goes into a Housing Element and how you can get involved.

Articles



July/August 2021

Cascades Newspaper feature on Housing Element 2021-2029: Shaping the Future of Monterey Park.



Past Workshops

August 5, 2021 Workshop Materials

Workshop Slide Deck in English Here

Workshop Slide Deck in Spanish Here

Workshop Slide Deck in Chinese Here

Existing Monterey Park Plans and Programs

2014-2021 Housing Element

Monterey Park Housing Programs

Monterey Park 2040 Land Use Element Update

Existing Safety Element

Monterey Park Disaster Preparedness

Natural Hazards Mitigation Plan

Want to Learn More?

- California Department of Housing and Community Development
- California Department of Housing and Community Development, Housing Element Memos webpage
- Southern California Association of Governments
- CalEnviroScreen
- CalAdapt
- California Adaptation Planning Guide
- Governor's Office of Planning & Research, General Plan Guidelines: 2017 Update



HOUSING ELEMENT 2021-2029 SHAPING THE FUTURE OF MONTEREY PARK



Have any questions or comments about the Monterey Park Housing Element Update?

Please Contact:

MPKHousingUpdate@montereypark.ca.gov

Phone: 626-307-1315

Fax: 626-307-1402

Physical Address: 320 W Newmark Avenue

Monterey Park, CA 91754

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

MONTEREY PARK HOUSING ELEMENT UPDATE
Interactive Map and Public Comment Tool

Step 1: Explore the Sites
Zoom in and click one of the parcels to see the allowed land use, acreage, and potential housing units of that site.

Step 2: Select the Site
Click on the site you would like to comment on.

Step 3: Leave your Comment
1. Make sure "Parcel #" matches the Parcel # of the site on the map you selected.
2. Fill out all the questions in the form below and press "Submit" when finished.

Filter for # of Potential Housing Units

Potential Housing Unit Capacity is greater than

Enter number.

Apply Clear

Filter for Area

Acreage is greater than

Enter number of acres.

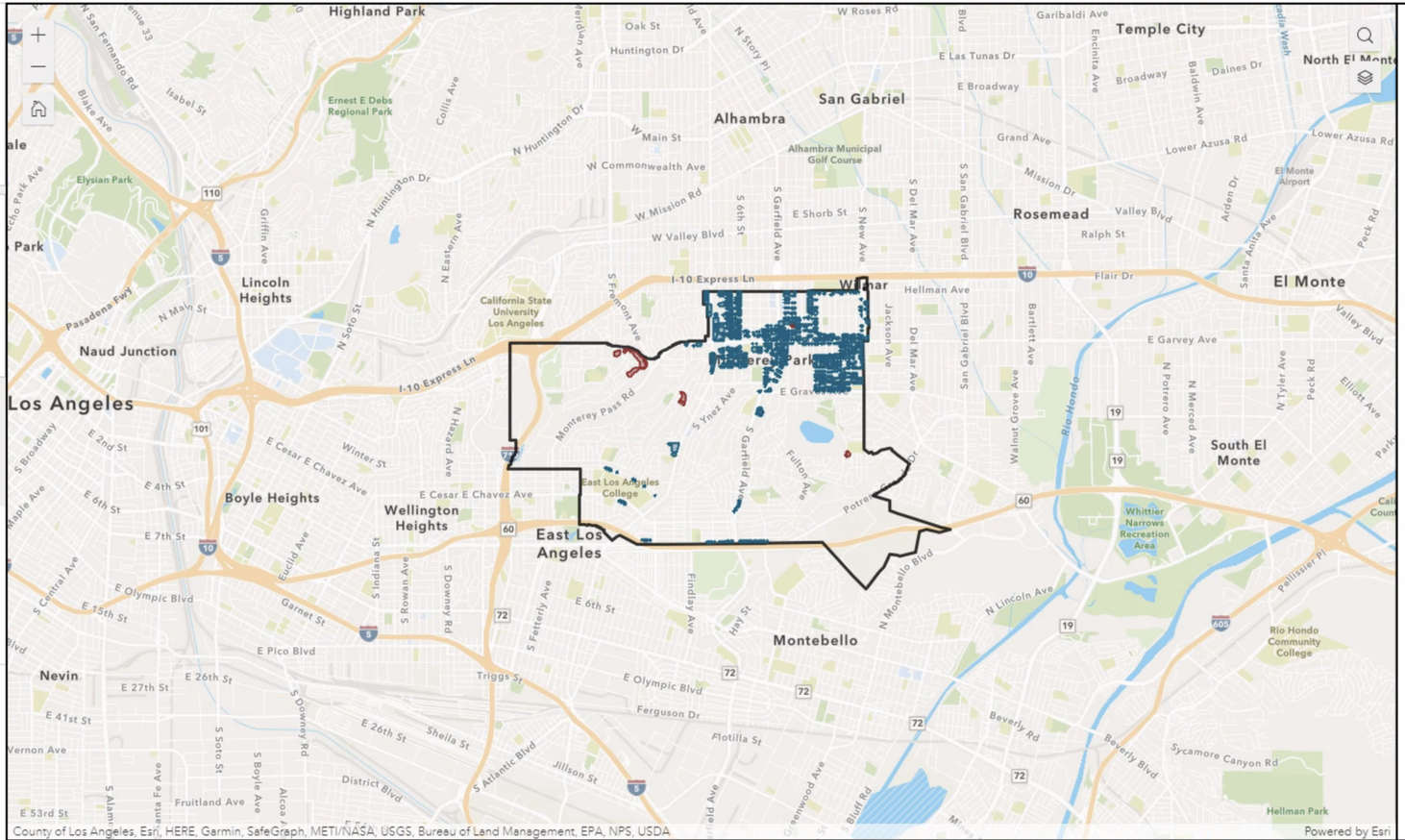
Apply Clear

Potential Housing Sites

Type

- Vacant Properties
- Non-Vacant Properties

Monterey Park City Boundary



Parcel #

On a scale of 1 to 3, do you think this property is a good candidate for new or expanded housing opportunities?*

- ○ 1 = Poor Candidate
- ○ 2 = Moderate Candidate
- ○ 3 = Good Candidate

Comment

255

Your Name*

Email (Optional)

Please fill out if you would like to receive updates regarding the Housing Element Update.

Submit

Monterey Park Participatory Mapping

Parcel # *



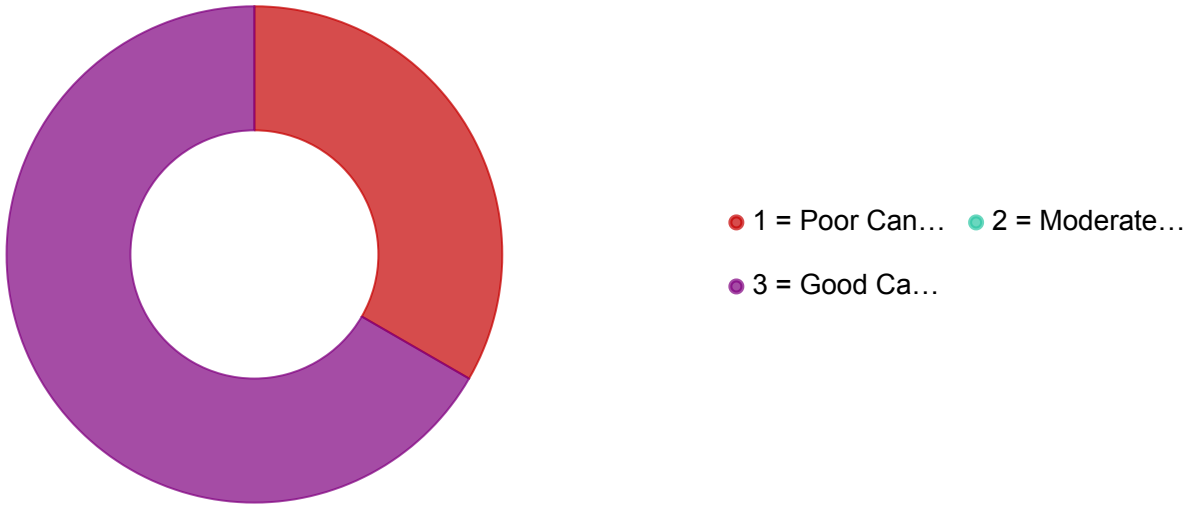
Word	Count
5354002034	1
5354002033	1
5273021002	1
5273017035	1
5273017034	1

5273017032	1
5265012019	1
5261014097	1
5259018049	1
5259018028	1
5257015034	1
5257010900	1
5256003049	1
5256003046	1
5256003035	1
5256003034	1
5256003030	1
5256003025	1
5256002061	1
5255021063	1
5255011060	1
5255008900	1
5255007038	1

5255007024	1
5254002031	1
5253034052	1
5253034050	1
5253009022	1
5253008024	1
5253008023	1

Answered: 30 Skipped: 0

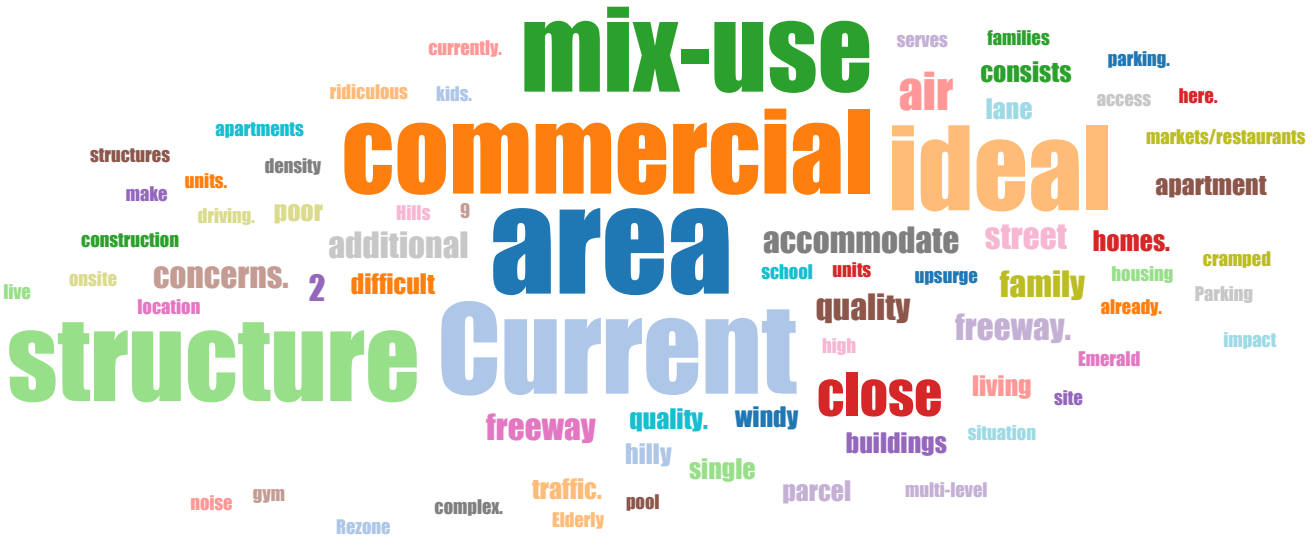
On a scale of 1 to 3, do you think this property is a good candidate for new or expanded housing opportuniti…



1 = Poor Candidate	10	33.33%
2 = Moderate Candidate	0	0%
3 = Good Candidate	20	66.67%

Answered: 30 Skipped: 0

Comment



Response	Count
Current commercial area ideal for mix-use residential/commercial structure	10
Too close to a freeway. Air quality concerns.	3
Near current commercial area ideal for mix-use residential/commercial structure	3

Too close to the freeway with poor air quality.	2
2 lane windy and hilly street difficult to accommodate additional traffic. Immediate area consists of single family homes.	2
This location seems appropriate for high density living as it is close to freeway access and markets/restaurants without driving. I would wonder about the school situation however and if it can accommodate an upsurge of new kids.	1
There is a family living there already. it would be ridiculous to have construction going on for 2 buildings in the same area at once	1
There are no housing units on this parcel currently. The site serves as a pool and gym for Emerald Hills Apartment complex. Parking is already cramped onsite and on the street, and additional apartments at this parcel would further impact parking.	1
Rezone it for more than 9 units.	1
Elderly families live here. it would cause too much noise to make these into apartment buildings	1
Current multi-level structures already	1
	0

Answered: 26 Skipped: 4

Your Name *

Word	Count
Carey	16
Edwin	9
Sun	9
Jennifer	2
Jack	1
Der-Sarkissian	1
Dawn	1
Flores	1
Dafne	1

Answered: 30 Skipped: 0

Email (Optional)

The word cloud requires at least 20 answers to show.

Word	Count
[redacted]	1
[redacted]	1

Answered: 2 Skipped: 28

ArcGIS Survey123

Overview | Analyze | Data

8/7/21 - 9/2/21 Filter Report Export Open in Map Viewer Form view 30/30

21-10992 Monterey Park Pa...

Site APN	On a scale of 1 to 3, do you think this property is a good candidate for new or expanded housing opportunities?	Comment
5254002031	3 = Good Candidate	
5273017035	1 = Poor Candidate	Too close to a freeway. Air quality con
5273017034	1 = Poor Candidate	Too close to a freeway. Air quality con
5273017032	1 = Poor Candidate	Too close to a freeway. Air quality con
5265012019	1 = Poor Candidate	Too close to the freeway with poor air
5273021002	1 = Poor Candidate	Too close to the freeway with poor air
5257015034	3 = Good Candidate	
5257010900	3 = Good Candidate	
5261014097	3 = Good Candidate	
5256003034	3 = Good Candidate	Rezone it for more than 9 units.
5253009022	1 = Poor Candidate	There are no housing units on this par site serves as a pool and gym for Eme complex. Parking is already cramped c street, and additional apartments at th further impact parking.

JOIN THE CONVERSATION!

HOUSING ELEMENT
2021–2029



SHAPING THE FUTURE OF MONTEREY PARK

Virtual Community Workshop

The City of Monterey Park will host a virtual workshop on **Thursday, November 4th from 6-7:30 pm** to discuss updates to the Housing Element, Safety Element, and new Environmental Justice Element.

Join the conversation to shape the future of Monterey Park!

Join virtually at:

Meeting ID: **819 4204 7547**

Or by phone at: 2**53-215-8782**

Review and Comment on the Draft Housing Element!

Email: **MPKHousingUpdate@monterepark.ca.gov**

Visit: **www.MPKHousingupdate.com**

Call: **626-307-1315**

如需中文翻譯信息，請翻轉此傳單。

La traducción en español está disponible en el otro lado de este folleto.

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF MONTEREY PARK

塑造蒙特利公園市的未來
參與對話!

蒙特利公園市將於 11 月 4 日星期四下午6點至 7點30分舉辦虛擬研討會，討論住房元素、安全元素和新環境合法元素的更新。請加入對話，塑造蒙特利公園的未來！

請虛擬加入：
https://us06web.zoom.us/j/81942047547

會議編號：**819 4204 7547**
或致電：**253-215-8782**

審查和評論住房元素草案！

訪問 **www.mpkhousingupdate.com**

MPKHousingUpdate@ montereypark.ca.gov

626-307-1315

Dando forma al Futuro de Monterey Park
¡Unase a la conversación!

Taller de Comunidad Virtual

La Ciudad de Monterey Park organizará un taller virtual el jueves 4 de noviembre de 6 a 7:30 pm para discutir las actualizaciones del Elemento de Vivienda, el Elemento de Seguridad y el nuevo Elemento de Justicia Ambiental.

¡Únase a la conversación para dar forma al futuro de Monterey Park!

Únase virtualmente en:

https://us06web. zoom.us/j/81942047547

ID de reunión: **819 4204 7547**

O por teléfono: **253-215-8782**

¡REVISE Y COMENTE ACERCA DEL PROYECTO DE ELEMENTO DE VIVIENDA!

Visite: **www.mpkhousingupdate.com**

MPKHousingUpdate@monterepark.ca.gov

626-307-1315

From: City of Monterey Park <mpkhousingupdate@montereypark.ca.gov>
Reply mpkhousingupdate@montereypark.ca.gov
Subject: **Monterey Park Virtual Community Workshop #2**
Preheader: **Join the conversation!**



The Monterey Park Housing Element Workshop is this Thursday! We hope you can join us.

Please join us for a virtual public workshop for the Monterey Park Housing, Safety, and Environmental Justice Elements!

Thursday, November 4th from 6:00 pm - 7:30 pm

Join virtually at: https://us06web.zoom.us/j/81942047547
Meeting ID: **819 4204 7547**
Or by phone: **253-215-8782**

The City of Monterey Park is currently updating the Housing, Safety, and Environmental Justice Elements within its General Plan, in order to meet current and future needs in Monterey Park. The City's General Plan is a policy document that sets the vision for improving the quality of life for all Monterey Park community members, including guiding housing and job growth within city limits and influencing the City's annual budget process.

You are invited to participate in the final virtual community workshop on **November 4, 2021, from 6:00 pm to 7:30 pm**. During the meeting, we will discuss the Housing Element, Safety Element, and Environmental Justice Element. We will give an overview of:

- Housing Programs included in the Housing Element
- Fair housing needs, conditions, and best practices
- Climate change impacts and best practices to increase resilience
- Promoting equitable access to public facilities, healthy foods, safe and sanitary homes, physical activity, and civic engagement
- The update process and timeline

If you have any questions, please email **MPKHousingUpdate@montereypark.ca.gov** or call **626-307-1315**.

We look forward to your participation!

Sincerely,
Frank Lopez, Public Works Director

HOUSING ELEMENT 2021–2029
SHAPING THE FUTURE OF MONTEREY PARK

For more information on the Housing Element:
Visit: **www.MPKHousingupdate.com**

Rincon Consultants, Inc. | 250 East 1st Street, Suite 1400, Los Angeles, CA 90012

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Constant

From: Frank Lopez <mpkhousingupdate@montereypark.ca.gov>
Reply mpkhousingupdate@montereypark.ca.gov
Subject: **Public Review of the Monterey Park Housing Element**
Preheader: **Share Your Feedback!**



Hello community members,

The City of Monterey Park 6th Cycle Housing Element Draft is available for public review. You can access the document at ***www.mpkhousingupdate.com/project-resources/***

The Housing Element includes the following sections:

- **Chapter 1 Introduction:** A brief overview of the purpose and background for the Housing Element.
- **Chapter 2 Housing Needs Assessment**: An assessment of Monterey Park's demographic and housing market characteristics and their correlation to housing needs in the community.
- **Chapter 3 Housing Constraints Analysis**: Various market, governmental, and environmental constraints in the city and their impact on the development and preservation of housing in Monterey Park.
- **Chapter 4 Housing Resources**: An inventory of land, financial, and administrative resources available to facilitate housing development in Monterey Park.
- **Chapter 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.
- **Appendix A Community Engagement**: Includes community engagement materials utilized to encourage public participation in the Housing Element update process.
- **Appendix B Housing Sites Inventory**: Identifies properties that are suitable to meet the Regional Housing Needs Allocation (RHNA).
- **Appendix C Affirmatively Affirming Fair Housing**: Provides an assessment of fair housing.

Please share your feedback by emailing ***MPKHousingUpdate@montereypark.ca.gov*.** We kindly request your comments by December 6, 2021.

Thank you for your continued participation in the planning process to craft the 6th Cycle Housing Element. We look forward to your feedback!

Sincerely,
Frank Lopez, Public Works Director

HOUSING ELEMENT 2021–2029

SHAPING THE FUTURE OF **MONTEREY PARK**

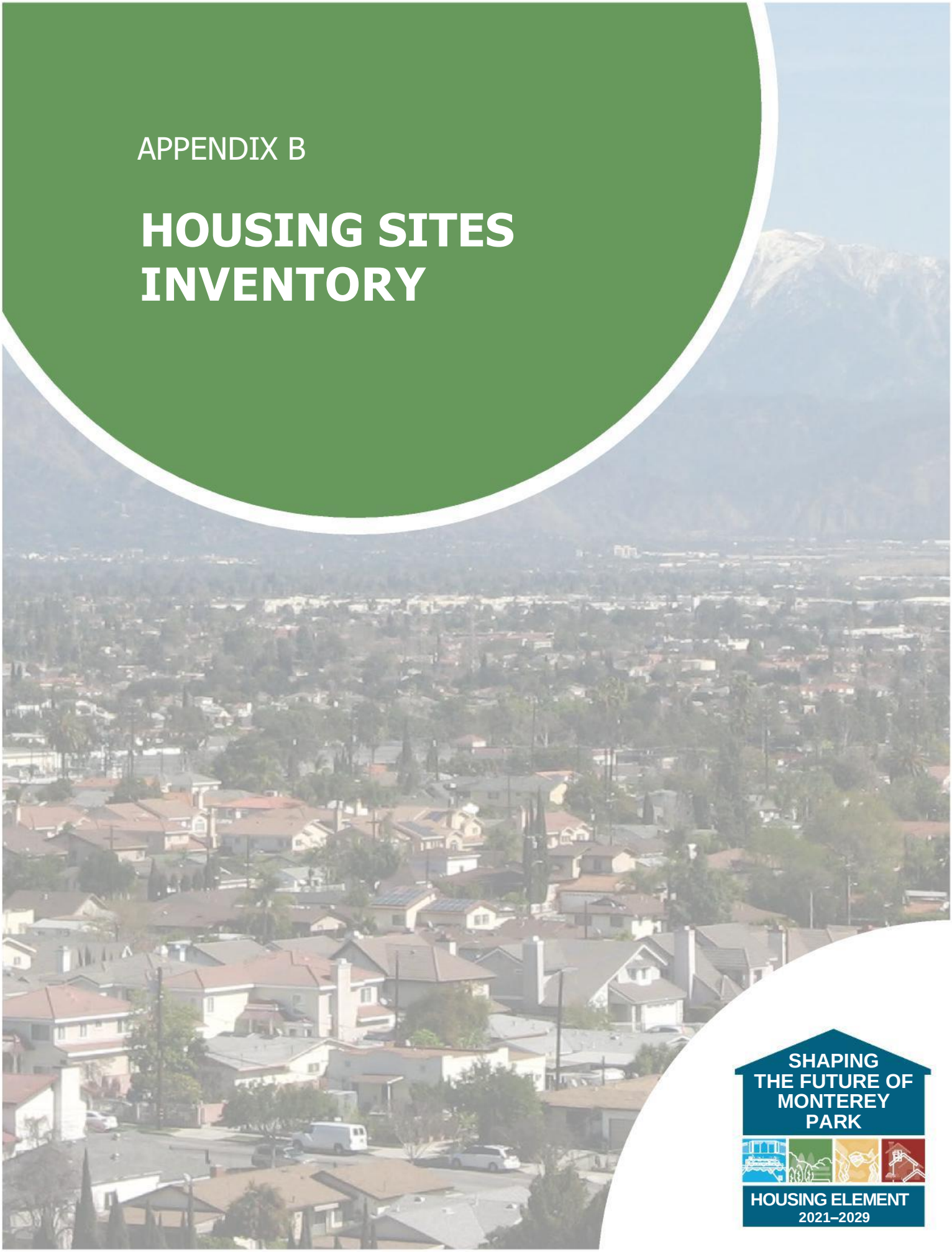
Rincon Consultants, Inc. | 250 East 1st Street, Suite 1400, Los Angeles, CA 90012

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APPENDIX B

HOUSING SITES INVENTORY



SHAPING THE FUTURE OF MONTEREY PARK

HOUSING ELEMENT 2021–2029

Pipeline Projects

Map ID	Project Name	Site Address or Street	Zip Code	APN	Acres	General Plan	Zoning	Maximum Density Allowed (du/ac)	Units Achieved	Density Achieved	Income Category	Notes
1	1688 West Garvey Residential Project	1688 W Garvey Avenue	91754	5254002031	6	HDR	R-3	30	16	12.5	Lower	
2	CUP-18-01 ZA-18-01 TM-18-01	130-206 S Chandler Ave.	91754	5257004019, 5257004020	0.4	HDR	R-3	30	40	100	Lower	
3	Town Centre	Garfield Ave.	91754	5257015002, 5257015001	0.62	MU1	C-B	30	100	161.3	Above Moderate	
4	DRB-15-20 B17-0946	224-230 N Lincoln Ave.	91755	5255016021, 5255016022	0.8	HDR	R-3	30	10	13	Above Moderate	
5	Whitmore Villas	126 N. New Ave.	91755	5286019013	2.8	HDR	R-3	30	63	22.5	Above Moderate	

Inventory

Site Address/Intersection	5 Digit ZIP Code	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Realistic Allowable	Parcel Size (Acres)	New net units	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Existing Units	Total Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	ILR	Year Built
316 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.17	1923
Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.38		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	3	6	0.33	N/A
Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.14		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.00	N/A
320 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.20	1924
100 Elizabeth Ave.	91755	U	MU	C-S	0	40	32	0.14		Food Processing Plants	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	4	0	0	0.12	1945
100 Garfield Ave.	91755	K	MU	C-B	0	40	32	0.28		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	9	0	0	0.00	N/A
100 Garvey Ave.	91754		MU	C-B	0	40	32	0.47		Banks Savings & Loan (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	0	4	10	0.78	1937
323 New Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.22	1916
1001 Garvey Ave.	91755	U	MU	C-S	0	40	32	0.25		Restaurants, Cocktail Lounges (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	8	0	0	0.55	1962
1006 Garvey Ave.	91755		MU	C-S	0	40	32	0.19		Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	1.29	1950
1008 Garvey Ave.	91755		MU	C-S	0	40	32	0.22		Office Buildings (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	2	5	0.35	1985
101 Garvey Ave.	91754		MU	C-B	0	40	32	0.50		Stores (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	16	16	0	0	0.77	1925
101 Garvey Ave.	91754		MU	C-B	0	40	32	0.19		Stores (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	2	4	1.15	1993
101 New Ave.	91755		MU	C-S	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.67	1907
1030 Garvey Ave.	91754		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1913
1019 Garvey Ave.	91755	U	MU	C-S	0	40	32	0.19		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	6	0	0	0.80	1961
1022 Garvey Ave.	91755		MU	C-S	0	40	32	0.21		Recreational	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.56	1949
107 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.22		Commercial (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.00	N/A
1040 Garvey Ave.	91755		MU	C-S	0	40	32	0.45		Hotel & Motels (FAR:0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	0	4	10	2.61	1985
1049 Garvey Ave.	91755		MU	C-S	0	40	32	0.30		Service Stations (FAR:0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	3	6	0.25	1961
122 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.25		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.00	N/A
609 Emerson Ave.	91754		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1952
109 Lincoln Ave.	91755	P	MU	C-B	0	40	32	0.29		Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9	9	0	0	0.00	N/A
109 Sierra Vista St.	91755		MU	C-S	0	40	32	0.13		Stores (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.18	1970
324 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1947
110 Florence Ave.	91755	T	MU	C-S	0	40	32	0.18		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	5	0	0	0.17	1953
110 Gladys Ave.	91755	S	MU	C-S	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	3	0	0	0.06	1923
110 Lincoln Ave.	91755		MU	C-B	0	40	32	0.20		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.74	1912
110 Newmark Ave.	91755		MU	C-B	0	40	32	0.20		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.48	1936
110 Orange Ave.	91755		MU	C-S	0	40	32	0.24		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	1	3	0.43	N/A
110 Sierra Vista St	91755		MU	C-S	0	40	32	0.21		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.31	1931
1101 Garvey Ave.	91755		MU	C-S	0	40	32	0.64		Store Combination (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	20	0	0	0.92	1985
111 Elizabeth Ave.	91755	T	MU	C-S	0	40	32	0.15		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	4	0	0	0.15	1958
Abajo Dr.	91754		HDR	R-3	16.1	30	24	0.81		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	19	19	0	0	0.00	N/A
111 New Ave.	91755		MU	C-S	0	40	32	0.27		Stores (FAR:0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	0.15	1921
111 Nicholson Ave.	91755		MU	C-B	0	40	32	0.79		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	24	24	0	0	4.00	1980
111 Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.39		Office Buildings (FAR: 0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	0.70	1963
111 Rural Dr.	91755		MU	C-S	0	40	32	0.19		Stores (FAR:0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.42	1993
N Lincoln Ave.	91755	A	HDR	R-3	16.1	30	24	0.40		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	9	0	0	0.00	N/A
112 Gladys Ave.	91755		MU	C-S	0	40	32	0.18		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.65	1948
112 Orange Ave.	91755		MU	C-S	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.06	1924
113 Avondale Ave.	91754		MU	C-B	0	40	32	0.18		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	1.95	1967
113 Garfield Ave.	91754		MU	C-B	0	40	32	0.32		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	10	0	3	7	0.01	1940
114 Elizabeth Ave.	91755	U	MU	C-S	0	40	32	0.16		Commercial (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	5	0	0	0.00	N/A
114 Garvey Ave.	91755	K	MU	C-B	0	40	32	0.35		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	11	0	0	0.00	N/A
114 Nicholson Ave.	91755		MU	C-B	0	40	32	0.17		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5	0	2	4	0.18	1978
114 Rural Dr.	91755		MU	C-S	0	40	32	0.18		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.79	1984
115 Florence Ave.	91755		MU	C-S	0	40	32	0.18		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.78	1946
423 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.29	1939
115 New Ave.	91755		MU	C-S	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.30	1921
115 Newmark Ave.	91755		MU	C-B	0	40	32	0.18		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.05	1912
115 Orange Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.46	1947
115 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.17		Stores (FAR:0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	3.61	1983
115 Roselyn Place	91754		MU	C-B	0	40	32	0.14		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	1	3	0.03	N/A
115 Rural Dr.	91755		MU	C-S	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.25	1941
116 Garvey Ave.	91754		MU	C-B	0	40	32	0.21		Stores (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	2	4	0.87	1937
616 Rural Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.30	1914
116 Orange Ave.	91755		MU	C-S	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.25	1923
116 Sierra Vista St	91755		MU	C-S	0	40	32	0.20		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.58	1939
117 Alhambra Ave.	91755		MU	C-B	0	40	32	0.38		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	0	3	8	0.59	1985
117 Garvey Ave.	91754		MU	C-B	0	40	32	0.13		Office Buildings (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	1	3	0.79	1925
117 Orange Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.68	1947
441 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.34	1951
118 Newmark Ave.	91755		MU	C-B	0	40	32	0.20		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.33	1924
118 Rural Dr.	91755		MU	C-S	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.37	1934
119 Baltimore Ave.	91754		MU	C-B	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.68	1936
311 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.36	1941
119 New Ave.	91755		MU	C-S	0	40	32	0.19		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.27	1943
119 Newmark Ave.	91755		MU	C-B	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.55	2000
119 Orange Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.07	1947
119 Rural Dr.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.38	1929
120 Florence Ave.	91755		MU	C-S	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.42	1948
120 Garfield Ave.	91754	M	MU	C-B	0	40	32	0.25		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	8	0	0	0.00	N/A
120 Garfield Ave.	91754	O	MU	C-B	0	40	32	0.67		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	21	21	0	0	1.23	1965
120 Gladys Ave.	91755		MU	C-S	0	40	32	0.18		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.39	1915
120 Sierra Vista St	91755		MU	C-S	0	40	32	0.22		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	1	3	0.27	1926
428 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.37	1939
121 Orange Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.30	1947
121 Sierra Vista St	91755		MU	C-S	0	40	32	0.22		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.72	1938
537 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.37	1945
122 Elizabeth Ave.	91755		MU	C-S	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.37	1921
422 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.38	1939
122 Rural Dr.	91755		MU	C-S	0	40	32	0.18		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.52	1917
228 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.40	1912
123 Baltimore Ave.	91754		MU	C-B	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.47	1922
123 Florence Ave.	91755		MU	C-S	0	40	32	0.18		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.71	1926
123 Lincoln Ave.	91755		MU	C-B	0	40	32	1.33		Hotel & Motels (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	42	42	0	0	3.40	1984

123 Lincoln Ave.	91755	O	MU	C-B	0	40	32	0.45		Stores (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	14	14	0	0	0.62	1973
123 Newmark Ave.	91755		MU	C-B	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.54	1939
433 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.44	1940
444 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.46	1941
425 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.46	1940
124 Elizabeth Ave.	91755		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.56	1949
324 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.49	1950
124 Roselyn Place	91754		MU	C-B	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.32	1929
124 Sierra Vista St	91755		MU	R-2	0	40	32	0.22		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	5	0	2	4	1.37	1940
620 Sierra Vista St.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.57	1915
125 Chandler Ave.	91754	G	MU	R-S	0	40	32	0.25		Clubs., Lodge Halls, Fraternal Organizations (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	8	8	0	0	0.72	1959
125 Elizabeth Ave.	91755		MU	C-S	0	40	32	0.20		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	2.53	1985
125 Garfield Ave.	91754		MU	C-B	0	40	32	0.12		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	0	1	2	0.05	1982
439 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.57	1943
125 Lincoln Ave.	91755		MU	C-B	0	40	32	0.32		Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	6	0	2	4	0.97	1953
223 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.65	1926
125 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.17		Office Buildings (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.38	1951
125 Sierra Vista St	91755		MU	R-2	0	40	32	0.42		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	12	0	4	8	0.42	1998
448 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.65	1940
430 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.67	1939
126 Huntington Ave.	91754		MU	C-B	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.67	2001
126 Newmark Ave.	91755		MU	C-B	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.60	1929
442 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.73	1941
127 Baltimore Ave.	91754		MU	C-B	0	40	32	0.20		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.56	1921
127 Garfield Ave.	91754		MU	C-B	0	40	32	0.20		Stores (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	2	4	0.15	1950
127 Garfield Ave.	91754	Q	MU	C-B	0	40	32	2.15		Supermarkets (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	68	68	0	0	0.23	1955
127 Garvey Ave.	91754		MU	C-B	0	40	32	0.29		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9	0	3	6	1.29	1951
435 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.83	1946
408 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.94	1919
307 New Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.96	1937
128 Garfield Ave.	91754		MU	C-B	0	40	32	0.34		Restaurants, Cocktail Lounges (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	3	7	0.71	1950
420 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.99	1937
128 Orange Ave.	91755		MU	C-S	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.29	1932
129 Chandler Ave.	91754	G	MU	R-S	0	40	32	0.25		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	7	7	0	0	0.04	1963
311 New Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.05	1937
416 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.09	2002
526 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.28	1947
130 Lincoln Ave.	91755		MU	C-B	0	40	32	0.40		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	0	3	8	0.91	1997
224 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.57	1925
317 New Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.34	1938
431 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.13	2.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.83	1940
628 Hellman Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.09	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.96	1938
302 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.14	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.97	2002
236 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.17	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.57	1919
133 Garvey Ave.	91754		MU	C-B	0	40	32	0.15		Stores (FAR 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	1	3	0.42	1924
234 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.01	1948
508 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.20	1947
449 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.24	1940
323 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1916
138 Garvey Ave.	91755	L	MU	C-B	0	40	32	0.29		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	9	0	0	0.59	1950
221 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1924
140 Roselyn Place	91754		MU	C-B	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1915
307 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1939
143 Garvey Ave.	91754		MU	C-B	0	40	32	0.09		Restaurants, Cocktail Lounges (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	0	1	1	0.43	1923
144 Roselyn Place	91754		MU	C-B	0	40	32	0.23		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	0.30	1953
145 Garvey Ave.	91755		MU	C-B	0	40	32	0.21		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	2	4	1.18	1947
150 Garfield Ave.	91754	M	MU	C-B	0	40	32	0.39		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	12	0	0	0.00	N/A
153 Garvey Ave.	91755		MU	C-B	0	40	32	0.15		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	1	3	1.58	1947
153 Garvey Ave.	91754		MU	C-B	0	40	32	0.09		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	0	1	1	0.75	1926
153 Garvey Ave.	91754		MU	C-B	0	40	32	0.09		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	2	0	1	1	0.59	N/A
1585 Sombrero St.	91754		LDR	R-1	0	8	6.4	1.88		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	0.00	N/A
160 Garvey Ave.	91754		MU	C-B	0	40	32	0.64		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20	20	0	0	0.00	N/A
606 Emerson Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.34	1983
118 Marguerita Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.34	1949
308 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.34	1924
629 Sierra Vista St.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.37	1954
168 Garvey Ave.	91754		MU	C-B	0	40	32	0.54		Banks Savings & Loan (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	17	17	0	0	0.19	1942
314 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.41	1948
518 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.44	1953
510 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.47	1947
188 Garvey Ave.	91755	L	MU	C-B	0	40	32	0.28		Stores (FAR: 1.0)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	8	0	0	2.00	1924
195 Nicholson Ave.	91755		MU	C-B	0	40	32	0.77		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	23	23	0	0	4.18	1989
216 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.53	1939
199 Garfield Ave.	91754		MU	C-B	0	40	32	0.11		Store Combination (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	3	0	1	2	1.47	1924
222 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.54	1939
200 Garfield Ave.	91754	M	MU	C-B	0	40	32	0.39		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	12	0	0	0.00	N/A
200 Garvey Ave.	91754		MU	C-B	0	40	32	0.33		Stores FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	3	7	2.82	1984
328 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.56	1995
200 Orange Ave.	91755		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.74	1947
201 Chandler Ave.	91754		MU	R-S	0	40	32	0.25		Residential (1)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1	7	0	2	5	0.43	1937
201 Garfield Ave.	91754	J	MU	C-B	0	40	32	0.30		Banks Savings & Loan (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	9	0	0	1.48	1958
201 Garvey Ave.	91754		MU	C-B	0	40	32	0.51		Store Combination (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	0	0	1.39	1997
201 Garvey Ave.	91755		MU	C-B	0	40	32	0.09		Restaurants, Cocktail Lounges (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	0.47	1922
201 Lincoln Ave.	91755		MU	C-B	0	40	32	0.39		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	0	3	8	0.42	2001
202 Baltimore Ave.	91754		MU	C-B	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.27	1939
226 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.65	1946
202 Garfield Ave.	91754		MU	C-B	0	40	32	0.46		Stores (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	0	4	10	0.63	1946
211 New Ave.	91755		HDR	R-3	16.1	30	24	0.45		Parking Lots (Commercial Use Properties)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	3	7	0.02	1994
203 Lincoln Ave.	91755	E	MU	C-B	0	40	32	0.26		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	5	5	0	0	0.33	1937
602 Hellman Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.66	1929
238 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.69	1940

322 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.72	1920
204 Garfield Ave.	91754		MU	C-B	0	40	32	0.39		Stores (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	0.85	1950
204 Orange Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.74	1927
489 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.78	1967
232 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.79	1948
423 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.89	1995
205 Lincoln Ave.	91755		MU	C-B	0	40	32	0.39		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	0	3	8	2.33	1989
205 Roselyn Place	91754		MU	C-B	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.24	1939
419 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.92	1996
206 Baltimore Ave.	91754		MU	C-B	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.52	1951
233 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.94	1930
207 Lincoln Ave.	91755	E	MU	C-B	0	40	32	0.25		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	5	5	0	0	0.34	1962
222 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.99	1939
207 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.30		Store Combination (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	3	6	0.62	1950
234 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.35	1948
825 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.45	1946
208 Garfiled Ave.	91754		MU	C-B	0	40	32	0.39		Professional Buildings (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	0.49	1949
401 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.50	1941
226 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.56	1937
318 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.62	1924
209 Lincoln Ave.	91755		MU	C-B	0	40	32	0.20		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.64	1938
209 Roselyn Place	91754		MU	C-B	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.94	1908
210 Baltimore Ave.	91754		MU	C-B	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.30	1925
310 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.71	1946
210 Garfield Ave.	91754		MU	C-B	0	40	32	0.77		Professional Buildings (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	24	0	0	0.55	1980
312 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.03	1997
319 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.06	2001
411 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.33	1998
211 Lincoln Ave.	91755	E	MU	C-B	0	40	32	0.25		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	5	5	0	0	0.30	1948
133 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.41	1982
320 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.49	1948
407 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.62	1928
507 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.14	3.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	3.57	1952
307 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.15	3.38	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.31	1950
212 Avondale Ave.	91754		MU	C-B	0	40	32	0.48		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	14	0	4	10	4.72	1979
623 Newmark Ave.	91754		HDR	R-3	16.1	30	24	0.15	3.44	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.53	1915
212 Orange Ave.	91755		MU	C-S	0	40	32	0.19		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	1.26	1949
213 Garfield Ave.	91754	J	MU	C-B	0	40	32	0.41		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	13	13	0	0	0.00	1971
214 Garfield Ave.	91754		MU	C-B	0	40	32	0.40		Srvc Shps:Radio, TV, Refrig, Pnt Shp (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	0.21	1961
215 Garfield Ave.	91754		MU	C-B	0	40	32	1.03		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	32	32	0	0	0.44	1961
215 Garvey Ave.	91755		MU	C-B	0	40	32	0.12		Stores (FAR:0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.48	1922
215 Lincoln Ave.	91755	E	MU	C-B	0	40	32	0.26		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	7	0	0	0.05	1926
705 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1951
328 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.51		Clubs, Lodge Halls (FAR: 0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	12	0	0	4.40	1988
215 Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.56		Office Buildings (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	17	17	0	0	0.64	1983
215 Roselyn Place	91754	D	MU	C-B	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	3	0	0	0.14	1942
716 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1952
216 Baltimore Ave.	91754		MU	C-B	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.45	1931
216 Garfield Ave.	91754		MU	C-B	0	40	32	0.39		Store Combination (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	1.57	1946
216 Garvey Ave.	91754		MU	C-B	0	40	32	0.79		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	25	0	0	1.21	1986
509 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1954
611 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1946
217 Garfield Ave.	91754		MU	C-B	0	40	32	0.35		Stores (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	0	3	8	2.56	1951
127 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.32	1948
217 Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.11		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	1.32	1962
136 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.40	1916
218 Garfield Ave.	91754	N	MU	C-B	0	40	32	0.37		Store Combination (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	11	0	0	0.89	1938
504 Hellman Ave.	91754		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.43	1929
523 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.44	1991
317 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.46	1921
220 Atlantic Blvd.	91754		MU	R-S	0	40	32	1.10		Commercial (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	35	35	0	0	0.00	N/A
709 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.48	1951
536 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.55	1952
314 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.58	1953
221 Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.11		Warehousing, Distribution, Storage	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	1.57	1961
815 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.59	1946
222 Garvey Ave.	91754		MU	C-B	0	40	32	0.13		Stores (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.05	1964
721 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.60	1951
132 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.67	1916
607 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.76	1946
713 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.78	1953
223 Garfield Ave.	91754		MU	C-B	0	40	32	0.65		Professional Buildings (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	20	0	0	3.75	1986
223 Garvey Ave.	91755		MU	C-B	0	40	32	0.25		Office Buildings (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	1.41	1982
223 Roselyn Place	91754	D	MU	C-B	0	40	32	0.45		Office Buildings (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	14	0	0	0.43	N/A
241 New Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.79	1991
517 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.89	1992
223 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.97	2002
932 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.09	1936
547 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.16	1941
225 Garvey Ave.	91754	I	MU	C-B	0	40	32	0.53		Banks Savings & Loan (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	0	0	0.35	1959
819 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.32	1946
225 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.07	1948
225 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.01	1970
603 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.33	1949
330 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.15	3.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.90	1995
310 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.65	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.53	1958
800 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.15	1921
504 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1948
714 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1920
227 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Store Combination (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.07	1955
228 Baltimore Ave.	91754		MU	C-B	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.69	1934

236 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.30	1949
228 Garfield Ave.	91754	N	MU	C-B	0	40	32	0.41		Professional Buildings (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	12	0	0	1.86	2002
228 Garvey Ave.	91754		MU	C-B	0	40	32	0.66		Banks Savings & Loan (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	21	21	0	0	0.50	1992
236 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.33	1939
230 Garfield Ave.	91754		MU	C-B	0	40	32	0.38		Office Buildings (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	0.27	1969
501 New Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.36	1948
916 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.42	1936
728 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.66	1948
231 Lincoln Ave.	91755		MU	C-B	0	40	32	0.23		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	1	3	0.89	1954
328 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.70	1923
920 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.72	1926
315 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.77	2000
924 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.82	1926
116 Marguerita Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.84	1922
233 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.78	1954
904 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.92	1936
316 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.07	1941
360 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.20	1992
415 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.44	2001
126 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.75	1999
407 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.11	1999
235 Lincoln Ave.	91755		MU	C-B	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.06	1939
415 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.51	1946
508 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.16	3.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	2.90	1948
519 Newmark Ave.	91754		HDR	R-3	16.1	30	24	0.16	3.83	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.43	1949
237 Garfield Ave.	91754		MU	C-B	0	40	32	0.39		Stores (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	1.41	1977
309 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.04	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.31	1938
307 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.17	4.07	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.98	1953
239 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.55	1962
240 Garfield Ave.	91754		MU	C-B	0	40	32	0.21		Office Buildings (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.81	1952
2105 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.35	1949
2115 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.37	1949
241 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.69	1954
243 Lincoln Ave.	91755		MU	C-B	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.83	1939
245 Garvey Ave.	91754		MU	C-B	0	40	32	0.46		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	0	4	10	0.02	1965
245 Garvey Ave.	91755		MU	C-B	0	40	32	0.11		Stores (FAR:0.1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.85	N/A
245 Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.23		Stores (FAR:0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	2	5	0.74	1950
247 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.17		Recreational	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	1.73	1962
249 Garvey Ave.	91755		MU	C-B	0	40	32	0.09		Office Buildings (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	1.00	1966
249 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.18		Office Buildings (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	1.88	1956
255 Garvey Ave.	91755		MU	C-B	0	40	32	0.26		Office Buildings (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	0.81	1963
255 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Office Buildings (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.96	1957
261 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.60	1962
261 Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.29		Food Processing Plants	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	3	6	0.71	1979
265 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.24	1954
267 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.15		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.92	1962
269 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.17		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.44	N/A
273 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.08		Stores (FAR: 0.1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	0.93	1962
275 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.07		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR: 0.1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	1.26	1961
281 Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.24		Stores (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	2	5	1.54	1974
283 Garvey Ave.	91755		MU	C-B	0	40	32	0.32		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	3	7	0.38	1944
1352 Avenida Cesar Chavez	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.37	1948
299 Chandler Ave.	91754		MU	R-S	0	40	32	0.86		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	26	26	0	0	1.85	1999
300 Atlantic Blvd.	91754	H	MU	R-S	0	40	32	0.64		Banks Savings & Loan (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20	20	0	0	0.48	1966
300 Garfield Ave.	91754		MU	C-B	0	40	32	0.32		Office Buildings (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	3	7	0.72	1984
1344 Avenida Cesar Chavez	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.42	1948
1300 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.43	1958
301 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.47	1939
301 Pomona Blvd.	91754		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.40	1949
301 Pomona Blvd.	91755		MU	C-S	0	40	32	0.21		Store Combination (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.53	1958
1620 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.49	1967
928 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.56	1925
303 Garfield Ave.	91754	R	MU	C-B	0	40	32	0.34		Stores (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	10	0	0	0.08	2002
427 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.58	1947
301 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.69	N/A
1600 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.75	1967
1260 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.81	1967
305 Pomona Blvd.	91754		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.27	1949
413 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.83	1920
306 Garfield Ave.	91754		MU	C-B	0	40	32	0.77		Stores (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	24	0	0	0.49	1986
306 Garvey Ave.	91755		MU	C-B	0	40	32	0.28		Service Stations (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	3	6	0.12	1965
2053 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.83	1949
1360 Avenida Cesar Chavez	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.84	1948
2029 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.89	1949
2033 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.90	1949
2101 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.91	1949
233 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.25	1924
423 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.25	1923
309 Garfield Ave.	91754	R	MU	C-B	0	40	32	1.22		Stores (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	38	0	0	0.61	2002
325 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.31	1946
309 Pomona Blvd.	91754		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.20	1949
416 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.41	1940
310 Garfield Ave.	91754		MU	C-B	0	40	32	0.13		Store Combination (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.21	1946
700 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.58	1980
234 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.66	1938
419 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.69	1947
401 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.84	1941
325 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.16	1960
313 Pomona Blvd.	91754		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.25	1949
1690 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.24	1968
314 Garfield Ave.	91754		MU	C-B	0	40	32	0.14		Store Combination (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.20	1946

314 Garvey Ave.	91755		MU	C-B	0	40	32	0.11		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR:0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.01	1945
1680 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.86	1967
1640 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.98	1967
1660 College View Dr.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.98	1967
315 Lincoln Ave.	91755		MU	C-B	0	40	32	0.19		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	2.60	1915
220 Atlantic Blvd.	91754		HDR	R-3	16.1	30	24	0.23		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.08	1979
205 Baltimore Ave.	91754		HDR	R-3	16.1	30	24	0.17	3.10	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	2.07	1952
410 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.04	1926
403 New Ave.	91755		HDR	R-3	16.1	30	24	0.17	4.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.08	1920
205 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.18	3.25	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.87	1966
303 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.37	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.27	1923
320 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.18	3.40	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.49	1956
418 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.18	3.40	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.71	1924
130 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1	3	0	1	2	0.00	N/A
317 Pomona Blvd.	91754		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.45	1949
530 Huntington Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.25	1938
131 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.28	1947
706 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.39	1923
539 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.64	1952
332 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.78	1926
129 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.87	2000
212 Huntington Ave.	91754		HDR	R-3	16.1	30	24	0.18	3.40	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.47	1957
320 Garvey Ave.	91755		MU	C-B	0	40	32	0.15		Commercial (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	0	1	3	0.03	N/A
1700 College View Dr.	91754		HDR	R-3	16.1	30	24	0.18	3.40	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	2.18	1968
1130 College View Dr.	91754		HDR	R-3	16.1	30	24	0.18	3.40	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	2.54	1968
207 New Ave.	91755		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.01	1922
321 Pomona Blvd.	91754		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	0.99	1949
512 Newmark Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.17	1952
536 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.59	1947
420 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.50	1997
340 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.84		Hotel & Motels (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	20	20	0	0	2.42	1971
527 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.18	4.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	4.37	1937
325 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.18	4.46	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.08	1941
217 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.18	3.52	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.42	1938
321 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.18	3.52	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.64	1914
423 Newmark Ave.	91754		HDR	R-3	16.1	30	24	0.19	4.61	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.07	1931
1000 College View Dr.	91754		HDR	R-3	16.1	30	24	0.19	3.70	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.70	1959
434 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.25	1924
512 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.33	1947
330 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.53	1981
442 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.98	1939
432 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.19	3.70	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	3.42	1968
400 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.04	1953
436 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.29	1940
326 Garvey Ave.	91754		MU	C-B	0	40	32	0.20		Homes For Aged & Others (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	1.51	1951
1011 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.19	4.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.97	1947
419 Newmark Ave.	91754		HDR	R-3	16.1	30	24	0.19	4.76	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.19	1928
226 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.20	3.88	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.34	1948
303 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.20	4.88	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.13	1922
124 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.20	4.91	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.30	1924
124 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.20	3.94	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.39	1938
330 Atlantic Blvd	91754		MU	R-S	0	40	32	2.47		Supermarkets (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	79	79	0	0	0.12	1964
610 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.20	4.00	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.20	1952
519 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.20	4.00	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.44	1953
601 Emerson Ave.	91754		HDR	R-3	16.1	30	24	0.20	4.00	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.81	1920
412 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.35	1931
220 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.43	1938
127 Huntington Ave.	91754		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.54	1911
408 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.55	1982
426 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.75	1987
517 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.82	1948
507 Newmark Ave.	91755	C	HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	3	0	0.59	1939
530 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.20	4.00	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	2.18	1992
529 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.05	2001
440 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.74	1939
418 Edgley Dr.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.20	1938
326 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.20	5.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	2.91	1981
348 Garvey Ave.	91755		MU	C-B	0	40	32	0.27		Supermarkets (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	0.58	1937
122 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.20	5.09	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.00	N/A
362 Garvey Ave.	91754		MU	C-B	0	40	32	0.11		Stores (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.82	1934
370 Garvey Ave.	91755		MU	C-B	0	40	32	0.17		Office Buildings (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	1.23	1983
382 Garvey Ave.	91755		MU	C-B	0	40	32	0.11		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR:0.1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.28	1940
227 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.20	4.12	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	0.52	1930
215 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.21	5.18	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.23	1945
400 Garvey Ave.	91755		MU	C-S	0	40	32	0.19		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.36	1960
218 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.21	5.21	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.18	1986
128 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.21	4.21	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	2	0	1	1	1.20	1996
401 ATLANTIC BLVD	91754	F	MU	R-S	0	40	32	0.96		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	30	30	0	0	0.07	1951
401 Garvey Ave.	91755		MU	C-S	0	40	32	0.38		Stores (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	1.45	1946
619 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.21	4.30	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.19	1924
234 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.21	4.30	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.20	1937
533 New Ave.	91755		HDR	R-3	16.1	30	24	0.21	4.30	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.83	1946
223 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.21	5.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.41	1925
403 Chandler Ave.	91754		MU	R-S	0	40	32	0.16		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.31	1939
424 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.21	5.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.46	1951
533 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.21	5.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.51	1925
208 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.48	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.48	1984
215 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.51	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.21	1921
207 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.54	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.75	1945
609 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.24	1941
429 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.54	1941

2306 Schoolside Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.71	1948
622 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.92	1912
202 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	1	4	0	1	3	0.00	N/A
509 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.25	1938
411 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.36	1921
520 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.45	1930
524 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.47	1940
415 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.54	1939
616 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.59	1926
298 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.66	2002
231 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.71	1924
516 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.83	1949
198 Alhambra Ave.	91755		MU	R-3	0	40	32	0.22	7.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	0.65	1999
617 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.00	1959
309 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.04	1956
305 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.27	1946
333 New Ave.	91755		HDR	R-3	16.1	30	24	0.12		Commercial (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	0.82	1950
318 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.31	1928
224 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.22	4.60	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.55	1992
606 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.31	1936
142 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.41	1986
612 Newmark Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	2.78	1992
200 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	2.86	1985
204 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.22	5.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	4.25	1980
211 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.22	4.63	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.56	1948
240 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.87	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.43	1926
215 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.46	1955
324 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.52	1949
420 Garvey Ave.	91755		MU	C-S	0	40	32	0.12		Office Buildings (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.36	1981
430 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.70	1949
508 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.73	1959
604 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.76	1948
302 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.33	1917
421 ATLANTIC BLVD	91754	F	MU	R-S	0	40	32	1.91		Store Combination (FAR: 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	61	61	0	0	1.47	1951
603 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.76	1981
400 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.78	1984
429 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.92	1923
109 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.93	1984
423 Garvey Ave.	91755		MU	C-S	0	40	32	0.15		Store Combination (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.29	1946
211 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.07	1949
507 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.12	1938
325 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.23	4.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	3.74	1959
534 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.01	1914
440 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.02	1922
203 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.06	1990
812 Fernfield Dr.	91754		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.49	1950
229 New Ave.	91755		HDR	R-3	16.1	30	24	0.23	5.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.88	1996
315 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.24	5.20	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	0.75	1950
411 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.04	1929
622 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.53	1995
323 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.55	1917
125 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.56	1982
602 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.80	1982
425 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.80	1982
231 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	0.98	1995
514 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.24	5.20	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	2.54	1988
428 Garvey Ave.	91755		MU	C-S	0	40	32	0.14		Stores (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.48	1945
416 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.23	1940
613 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.32	1923
446 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.24	6.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	2.00	1960
306 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.25	4.50	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	0.46	1956
422 New Ave.	91755		HDR	R-3	16.1	30	24	0.25	5.50	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.35	1924
316 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.25	6.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	1.11	1947
310 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.25	6.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	1.93	1983
239 New Ave.	91755		HDR	R-3	16.1	30	24	0.25	6.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	2.17	1914
431 Garvey Ave.	91755		MU	C-S	0	40	32	0.16		Stores (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	2.77	1971
619 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.26	4.80	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	0.57	1950
433 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.26	4.80	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	0.80	1953
516 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.26	6.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.87	1985
418 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.26	4.80	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	1.20	1947
601 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.26	4.80	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	4.33	1992
515 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.26	5.80	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	1.32	1964
218 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.26	5.83	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.46	1953
200 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.26	6.86	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	1.03	1938
435 Garfield Ave.	91754		MU	N-S	0	40	32	0.18		Commercial (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.32	1949
314 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.26	6.89	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.04	1959
434 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.27	7.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.00	N/A
508 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.27	7.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.70	1984
521 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.27	7.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	2.48	1982
323 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.28	5.40	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	0.69	1947
437 Garfield Ave.	91754		MU	N-S	0	40	32	0.23		Office Buildings (FAR: 0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	2	5	0.69	1950
631 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.28	6.40	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.71	1950
140 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.28	7.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.80	1980
417 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.29	5.70	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	3	0	1	2	2.19	1952
231 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.29	7.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	3.40	1985
235 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.30	7.94	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	1.18	1981
916 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.30	6.00	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	1	3	0.40	1959
209 Baltimore Ave.	91754		HDR	R-3	16.1	30	24	0.30	7.00	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	5	0	2	4	1.34	1924
517 Emerson Ave.	91754		HDR	R-3	16.1	30	24	0.30	8.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	1.20	1980
524 New Ave.	91755		HDR	R-3	16.1	30	24	0.30	8.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	3.76	1980
441 Garfield Ave.	91754		MU	N-S	0	40	32	0.19		Office Buildings (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.78	1986

130 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.31	5.24	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	3	0	1	2	1.05	1940
129 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.31	5.30	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	3	0	1	2	0.59	1953
631 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.31	6.30	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	1	3	0.31	1926
207 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.31	5.30	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	3	0	1	2	2.40	1912
319 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.31	8.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	1.35	2002
225 Baltimore Ave.	91754		HDR	R-3	16.1	30	24	0.31	8.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	1.84	1984
448 Garvey Ave.	91755		MU	C-S	0	40	32	0.11		Stores (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.70	1950
501 Newmark Ave.	91755	C	HDR	R-3	16.1	30	24	0.32	6.60	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	4	0	2.08	1946
432 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.33	7.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	5	0	2	4	1.62	1991
454 Garvey Ave.	91755		MU	C-S	0	40	32	0.14		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.42	1974
455 Garvey Ave.	91755		MU	C-S	0	40	32	0.34		Stores (FAR 0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	10	0	3	7	0.32	1969
458 Ramona Ave.	91754		MU	N-S	0	40	32	0.19		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.43	1948
322 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.34	9.05	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	0.79	1981
534 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.34	6.20	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	4	0	1	3	0.33	1954
500 Garvey Ave.	91755	V	MU	C-S	0	40	32	0.36		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR:0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	11	11	0	0	0.08	1940
500 Ramona Ave.	91754		MU	N-S	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.25	1949
437 New Ave.	91755		HDR	R-3	16.1	30	24	0.34	9.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	0.72	1991
501 Garvey Ave.	91755		MU	C-S	0	40	32	0.12		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.78	1953
430 Alhambra Ave.	91755	B	HDR	R-3	16.1	30	24	0.34	8.20	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	6	0	6	0	0.52	1919
426 Alhambra Ave.	91755	B	HDR	R-3	16.1	30	24	0.34	8.20	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	6	0	6	0	0.55	1915
326 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.34	7.20	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	5	0	2	4	1.92	1956
601 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.34	9.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	2.08	2001
315 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.35	6.50	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	4	0	1	3	0.27	1949
402 Hellman Ave.	91755		HDR	R-3	16.1	30	24	0.35	9.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	0.58	1981
425 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.35	6.50	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	4	0	1	3	2.54	1959
414 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.35	9.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	1.47	1980
327 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.35	9.53	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	0.82	1981
227 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.37	7.04	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	4	0	1	3	0.56	1959
324 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.37	10.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	1.64	1984
855 El Repetto Dr.	91754		HDR	R-3	16.1	30	24	0.38	10.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.08	1962
411 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.38	10.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.61	1996
301 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.38	8.40	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	6	0	2	4	1.08	1944
421 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.38	10.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.36	1981
222 Nicholson Ave.	91755		HDR	R-3	16.1	30	24	0.38	10.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.69	1985
411 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.38	10.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	3.97	1981
131 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.38	10.46	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.69	1990
209 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.39	7.70	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	5	0	2	4	0.55	1948
345 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.39	9.70	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	7	0	2	5	0.07	1944
428 Avondale Ave.	91754		HDR	R-3	16.1	30	24	0.39	10.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.14	1996
417 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.39	10.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.28	1984
511 Garvey Ave.	91755		MU	C-S	0	40	32	0.26		Store Combination (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	0.59	1992
410 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.39	10.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	4.00	1990
123 Alhambra Ave.	91755		MU	R-3	0	40	32	0.39	14.68	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	0	3	8	0.53	1981
216 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.40	11.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.87	1981
513 Chandler Ave.	91754		MU	R-S	0	40	32	1.02		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	31	31	0	0	1.75	1982
234 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.40	8.00	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	5	0	2	4	0.29	1912
435 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.40	11.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.99	2002
426 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.40	9.00	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	6	0	2	4	1.16	1912
519 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.40	11.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.11	1997
527 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.40	11.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.16	1981
432 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.40	11.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	1.25	1986
125 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.41	11.18	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.80	1991
335 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.41	11.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.75	1991
510 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.41	8.30	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	5	0	2	4	0.89	1965
225 New Ave.	91755		HDR	R-3	16.1	30	24	0.41	11.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	0.99	1980
803 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.41	10.30	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	7	0	2	5	1.86	1956
507 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.41	11.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	8	0	2	6	3.95	1980
424 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.42	11.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.65	1980
205 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.42	11.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.72	1991
514 New Ave.	91755		HDR	R-3	16.1	30	24	0.42	8.60	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	6	0	2	4	1.34	1956
429 New Ave.	91755		HDR	R-3	16.1	30	24	0.42	11.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.62	1978
503 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.42	11.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	3.16	1979
220 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.25	1973
410 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.43	10.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	8	0	2	6	0.25	1915
308 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.32	1981
338 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.43	10.90	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	8	0	2	6	0.36	1950
319 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.37	1984
524 Garvey Ave.	91755	V	MU	C-S	0	40	32	0.14		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR:0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	4	0	0	1.20	1953
420 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.80	1979
448 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.94	2002
334 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.43	8.90	Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	6	0	2	4	0.33	1960
556 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.60	2002
Garvey Ave.	91754		HDR	R-3	16.1	30	24	0.13		Store Combination (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	1.50	1933
407 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	2.19	1986
428 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	2.36	1997
529 Garvey Ave.	91755		MU	C-S	0	40	32	0.07		Stores (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	1.39	1951
316 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.43	11.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	3.51	1979
345 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.44	11.20	Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	8	0	2	6	0.35	1936
511 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.59	1984
329 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.00	1991
330 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.09	1978
423 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.18	1986
552 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.19	1980
500 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.37	2000
526 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.44	12.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	1.46	1984
428 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.45	12.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.47	2001
121 McPherrin Ave.	91754		HDR	R-3	16.1	30	24	0.45	12.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	0.96	1999
539 Garvey Ave.	91755		MU	C-S	0	40	32	0.13		Office Buildings I FAR:0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.40	1983
522 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.45	12.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	2.13	1981
540 Garvey Ave.	91755		MU	C-S	0	40	32	0.14		Stores (FAR:0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.89	1945
541 Garvey Ave.	91755		MU	C-S	0	40	32	0.07		Stores I (FAR0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	1.67	1926

518 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.45	12.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	9	0	3	6	3.06	1985
547 Garvey Ave.	91755		MU	C-S	0	40	32	0.13		Stores (FAR:0.9)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.43	1999
115 Huntington Ave.	91754		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.67	1999
119 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.68	1984
580 Garvey Ave.	91755		MU	C-S	0	40	32	0.12		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.24	1954
580 Garvey Ave.	91755		MU	C-S	0	40	32	0.12		Restaurants, Cocktail Lounges (FAR:0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	2.86	1953
580 Garvey Ave.	91755		MU	C-S	0	40	32	0.12		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.24	1954
438 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	1.27	1949
111 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	1.43	1985
601 Garvey Ave.	91755		MU	C-S	0	40	32	0.56		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	17	17	0	0	1.57	1958
501 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	2.14	1978
321 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	3.33	2001
108 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.46	12.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	3.78	1981
123 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.47	13.07	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	1.57	1980
513 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.47	13.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.60	2001
402 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.47	13.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.84	1984
226 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.47	13.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.85	1983
223 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.47	11.10	Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	8	0	2	6	0.90	1914
526 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.47	13.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	1.11	1998
818 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.47	13.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	1.24	1999
128 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.47	13.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	2.31	1984
610 Garvey Ave.	91755		MU	C-S	0	40	32	0.14		Restaurants, Cocktail Lounges (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.31	1981
717 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.48	13.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.69	1979
439 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.48	13.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	1.93	1982
126 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.48	13.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	3.43	1984
413 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.49	13.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	10	0	3	7	0.55	1982
507 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.50	14.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	11	0	0	1.50	1980
615 Chandler Ave.	91754		MU	R-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.41	1960
210 Emerson Ave.	91755		HDR	R-3	16.1	30	24	0.51	14.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	11	0	0	0.92	1993
211 Ramona Ave.	91754		HDR	R-3	16.1	30	24	0.52	14.51	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	11	0	0	0.45	1984
206 Nicholson Ave.	91755		HDR	R-3	16.1	30	24	0.52	14.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	11	0	0	0.56	1984
325 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.53	14.99	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	11	11	0	0	0.40	1993
619 Chandler Ave.	91754		MU	R-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.85	1998
331 New Ave.	91755		HDR	R-3	16.1	30	24	0.58	16.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	12	12	0	0	1.17	1980
411 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.59	16.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	13	13	0	0	1.87	1981
336 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.62	17.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	13	13	0	0	0.56	2001
412 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.62	17.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	13	13	0	0	0.75	1990
480 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.62	17.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	13	13	0	0	0.67	1986
623 Chandler Ave.	91754		MU	R-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.14	1924
123 Ynez Ave.	91754		HDR	R-3	16.1	30	24	0.63	17.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	14	14	0	0	2.00	1980
211 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.64	18.05	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	14	14	0	0	3.04	1979
629 Garvey Ave.	91755		MU	C-S	0	40	32	0.12		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.04	1968
629 Garvey Ave.	91755		MU	C-S	0	40	32	0.13		Stores (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.60	1968
125 Graves Ave.	91755		HDR	R-3	16.1	30	24	0.65	18.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	14	14	0	0	2.35	1991
630 Garvey Ave.	91755		MU	C-S	0	40	32	0.25		Stores (FAR:0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	2.02	1980
438 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.66	18.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	14	14	0	0	0.81	1985
400 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.68	19.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	2.33	1979
641 Garvey Ave.	91755		MU	C-S	0	40	32	0.10		Professional Buildings (FAR:0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	1.45	1948
694 Cecil St.	91755		HDR	R-1	16.1	30	24	0.31		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	0.41	1951
700 Hellman Ave.	91754		MU	R-S	0	40	32	0.17		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	4	0	1	3	1.67	1940
426 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.68	19.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	1.55	1974
701 Garvey Ave.	91754		MU	R-S	0	40	32	0.17		Restaurants, Cocktail Lounges (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	5	0	2	4	0.06	1970
704 Garvey Ave.	91755		MU	C-S	0	40	32	0.11		Restaurants, Cocktail Lounges (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.26	1934
220 Moore Ave.	91754		HDR	R-3	16.1	30	24	0.69	19.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	1.35	1973
317 Chandler Ave.	91754		HDR	R-3	16.1	30	24	0.70	19.94	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	2.37	1981
708 Hellman Ave.	91754		MU	R-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.58	1995
418 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.70	20.00	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	3.10	1975
710 Garvey Ave.	91755		MU	C-S	0	40	32	0.14		Stores (FAR:0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.36	1955
710 Mabel Ave.	91755		MU	C-S	0	40	32	0.12		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	2	0	1	1	1.97	1947
712 Mabel Ave.	91755		MU	C-S	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.44	1922
439 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.71	20.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	16	16	0	0	3.77	1982
436 Sefton Ave.	91755		HDR	R-3	16.1	30	24	0.73	20.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	16	16	0	0	0.84	1994
715 Garvey Ave.	91754		MU	R-S	0	40	32	0.36		Shopping Centers (Neighborhood, community) (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	11	0	3	8	1.21	1964
716 Hellman Ave.	91754		MU	R-S	0	40	32	0.50		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	1.20	1994
508 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.73	20.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	16	16	0	0	1.63	1978
1111 Whitmore St.	91755		HDR	R-3	16.1	30	24	0.74	21.20	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	16	16	0	0	1.91	1989
720 Mabel Ave.	91755		MU	C-S	0	40	32	0.18		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	3	0	1	2	1.58	1921
721 Garvey Ave.	91755		MU	C-S	0	40	32	0.16		Stores (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.40	1911
509 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.76	21.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	2.04	2002
722 Hellman Ave.	91754		MU	R-S	0	40	32	0.51		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	15	15	0	0	0.65	1999
722 Mabel Ave.	91755		MU	C-S	0	40	32	0.20		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.18	1926
725 Garvey Ave.	91754		MU	R-S	0	40	32	2.96		Shopping Centers (Regional) (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	94	94	0	0	1.44	1964
537 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.77	22.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	1.69	1989
731 Emerson Ave.	91754		MU	R-S	0	40	32	0.15		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.45	1940
735 Emerson Ave.	91754		MU	R-S	0	40	32	0.15		Office Buildings (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.79	1985
739 Emerson Ave.	91754		MU	R-S	0	40	32	0.15		Professional Buildings (FAR: 0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.67	1940
742 Garvey Ave.	91755		MU	C-S	0	40	32	0.22		Stores (FAR:0.6)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	0	2	5	0.76	1930
7421 Garvey Ave.	91755		MU	C-S	0	40	32	0.14		Srvc Shps:Radio, TV, Refrig, Pnt Shp (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	1.25	1953
750 Garvey Ave.	91755		MU	C-S	0	40	32	0.17		Stores (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	5	0	2	4	0.88	1936
771 Garvey Ave.	91754		MU	R-S	0	40	32	1.68		Shopping Centers (Neighborhood, community) (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	53	53	0	0	0.32	1963
795 Garvey Ave.	91754		MU	R-S	0	40	32	0.40		Service Stations (FAR: 0.3)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12	0	4	8	0.08	1963
617 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.77	22.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	1.04	1973
801 Mabel Ave.	91755		MU	C-S	0	40	32	0.24		Residential (3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	4	0	1	3	1.82	1949
802 Garvey Ave.	91755		MU	C-S	0	40	32	0.40		Stores (FAR:0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	4	8	1.99	1983
803 Garvey Ave.	91755	S	MU	C-S	0	40	32	0.21		Stores (FAR: 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	6	0	0	1.00	1963
429 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.78	22.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	1.83	1981
319 Nicholson Ave.	91755		HDR	R-3	16.1	30	24	0.78	22.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	0.81	1973
305 Lincoln Ave.	91755		HDR	R-3	16.1	30	24	0.79	22.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	0.36	1986
817 Mabel Ave.	91755		MU	C-S	0	40	32	1.00		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	31	31	0	0	0.66	1989
230 Nicholson Ave.	91755		HDR	R-3	16.1	30	24	0.79	22.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	0.81	1979
402 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.79	22.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	17	17	0	0	1.09	1973

820 Mabel Ave.	91755		MU	C-S	0	40	32	0.23		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	0.33	1939
438 Garfield Ave.	91754		HDR	R-3	16.1	30	24	0.81	23.30	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	18	18	0	0	0.83	1997
824 Mabel Ave.	91755		MU	C-S	0	40	32	0.23		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	5	0	2	4	0.40	1946
825 Garvey Ave.	91755	S	MU	C-S	0	40	32	0.50		Store Combination (FAR:0.3)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	16	16	0	0	1.00	1959
830 El Repetto Dr.	91754		HDR	R-3	16.1	30	24	0.82	23.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	18	18	0	0	0.44	1979
823 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.83	23.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	18	18	0	0	0.57	1984
840 Garvey Ave.	91755		MU	C-S	0	40	32	0.58		Stores (FAR:0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	18	18	0	0	0.10	1960
849 Garvey Ave.	91755	S	MU	C-S	0	40	32	0.29		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	9	0	0	0.25	1932
522 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.86	24.80	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	19	19	0	0	1.10	2002
900 Mabel Ave.	91755		MU	C-S	0	40	32	0.22		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	1.89	1953
901 Garvey Ave.	91755		MU	C-S	0	40	32	0.26		Auto, Recreation EQPT, Construction EQPT, Sales & Service (FAR 0.7)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	8	0	2	6	0.47	1968
901 Mabel Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.48	1950
339 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.87	25.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	19	19	0	0	0.65	2000
905 Mabel Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.27	1950
906 Mabel Ave.	91755		MU	C-S	0	40	32	0.22		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	2.47	1951
909 Mabel Ave.	91755		MU	C-S	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	1.50	1950
912 Mabel Ave.	91755		MU	C-S	0	40	32	0.22		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.40	1948
914 Mabel Ave.	91755		MU	C-S	0	40	32	0.21		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.68	1952
915 Mabel Ave.	91755		MU	C-S	0	40	32	0.13		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.64	1954
611 Newmark Ave.	91755		HDR	R-3	16.1	30	24	0.87	25.10	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	19	19	0	0	1.31	1999
436 Pomelo Ave.	91755		HDR	R-3	16.1	30	24	0.88	25.40	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	20	20	0	0	3.22	1981
918 Garvey Ave.	91754		HDR	R-3	16.1	30	24	0.93	26.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	21	21	0	0	0.73	2001
918 Mabel Ave.	91755		MU	C-S	0	40	32	0.22		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.33	1953
919 Mabel Ave.	91755		MU	C-S	0	40	32	0.14		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	3	0	1	2	0.47	1950
522 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	0.95	27.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	21	21	0	0	0.40	1972
921 Garvey Ave.	91755	T	MU	C-S	0	40	32	0.14		Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	4	0	0	0.14	1945
921 Mabel Ave.	91755		MU	C-S	0	40	32	0.21		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.47	1953
340 Orange Ave.	91755		HDR	R-3	16.1	30	24	0.99	28.70	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	22	22	0	0	1.41	2001
519 Alhambra Ave.	91755		HDR	R-3	16.1	30	24	1.15	33.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	26	26	0	0	1.67	1985
930 Garvey Ave.	91755		MU	C-S	0	40	32	1.29		Stores (FAR:0.9)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	41	41	0	0	0.38	N/A
509 New Ave.	91755		HDR	R-3	16.1	30	24	1.32	38.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	30	30	0	0	0.69	1980
949 Garvey Ave.	91755		MU	C-S	0	40	32	0.30		Auto, Recreation EQPT, Construction EQPT, Sales & Service	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	3	6	0.35	1925
Abajo Dr.	91754		LDR	R-1	0	8	6.4	3.35		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	21	0	6	15	0.00	N/A
521 Sefton Ave.	91755		HDR	R-3	16.1	30	24	1.33	38.90	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	30	30	0	0	0.36	1990
Atlantic Blvd.	91754	H	MU	R-S	0	40	32	0.15		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	4	0	0	0.00	N/A
Atlantic Blvd.	91754	H	MU	R-S	0	40	32	0.63		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	20	20	0	0	0.01	1966
Baltimore Ave.	91754	I	MU	C-B	0	40	32	0.07		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	0	0	0.10	1983
Baltimore Ave.	91754	I	MU	C-B	0	40	32	0.15		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	4	0	0	0.07	1983
Garfield Ave.	91754		MU	N-S	0	40	32	0.47		Government	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	15	0	5	11	0.00	N/A
Garvey Ave.	91755	L	MU	C-B	0	40	32	0.06		Store Combination (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	0	1	1.27	1921
Garvey Ave.	91754	P	MU	C-B	0	40	32	1.24		Parking Lot	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	39	39	0	0	0.00	N/A
Garvey Ave.	91754	Q	MU	C-B	0	40	32	0.13		Parking Lot	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	4	4	0	0	0.01	1956
Garvey Ave.	91755		MU	C-S	0	40	32	0.15		Stores (FAR:0.4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	4	0	1	3	0.45	1927
Hathaway Ave.	91754		MU	R-S	0	40	32	0.21		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	1.33	1948
Hathaway Ave.	91754		MU	R-S	0	40	32	0.21		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	5	0	2	4	0.45	1919
Hathaway Ave.	91754		MU	R-S	0	40	32	0.21		Residential (2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	4	0	1	3	0.60	1956
Hathaway Ave.	91754		MU	R-S	0	40	32	0.48		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	14	0	4	10	0.86	2001
Hathway Ave.	91754		MU	R-S	0	40	32	0.25		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	7	0	2	5	1.11	1985
Hellman Ave.	91754		MU	R-S	0	40	32	0.41		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	12	0	4	8	0.52	1917
Hellman Ave.	91754		MU	R-S	0	40	32	0.23		Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	6	0	2	4	0.24	1924
Hermosa Vista St.	91754		LDR	R-1	0	8	6.4	2.69		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	17	0	5	12	0.00	N/A
Hermosa Vista St.	91754		LDR	R-1	0	8	6.4	0.99		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.00	N/A
Mabel Ave.	91755		MU	C-S	0	40	32	0.41		Commercial (FAR: 0.8)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	13	0	4	9	0.00	N/A
420 Newmark Ave.	91755		HDR	R-3	16.1	30	24	1.72	50.60	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	40	40	0	0	1.44	1972
Atlantic Blvd.	91754		HDR	R-3	16.1	30	24	2.35	69.50	Residential (1)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	55	55	0	0	0.00	N/A
New Ave.	91755		MU	C-S	0	40	32	0.31		Residential (4)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	4	5	0	2	4	2.88	1952
New Ave.	91755		MU	C-S	0	40	32	0.20		Hotel & Motels (FAR: 0.5)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	2.19	1948
Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.09		Parking Lot	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	0.48	1974
Pomona Blvd.	91755		MU	GVC-S	0	40	32	0.08		Commercial (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	0	1	1	0.00	N/A
Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.12		Commercial (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.00	N/A
Pomona Blvd.	91754		MU	GVC-S	0	40	32	0.12		Commercial (FAR: 0.2)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.00	N/A
S Orange Ave.	91755		LDR	R-1	0	8	6.4	1.05		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	2	4	0.00	N/A
W Garvey Ave.	91754		LDR	R-1	0	8	6.4	0.53		Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	3	0	1	2	0.00	N/A

Summary

	Lower Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation	2,146	848	2,263	5,257
Planned and Approved Units	56	0	173	229
ADUs	68	12	48	128
Remaining RHNA After Credits	**2,022**	**836**	**2,042**	**4,900**
Vacant & Nonvacant Units	0	1	64	65
Total Units After Credits	**0**	**1**	**2**	**3**
% Buffer of Remaining Needs After Credits	-100%	-100%	-100%	
Total Unit Surplus	**-2,022**	**-835**	**-2,040**	-4,897

segregation, poverty, and low-moderate income.

Unit Tools

APN	Lower	Moderate	Above Moderate
6037481711	278	107	238
6037482600	0	4	8
6037530400	0	4	5
603741712	0	0	0
6037481713	74	75	165
6037481714	338	113	242
6037482202	482	287	548
6037482201	247	108	246
6037481712	70	120	252

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). [1] 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

[1] 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

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.

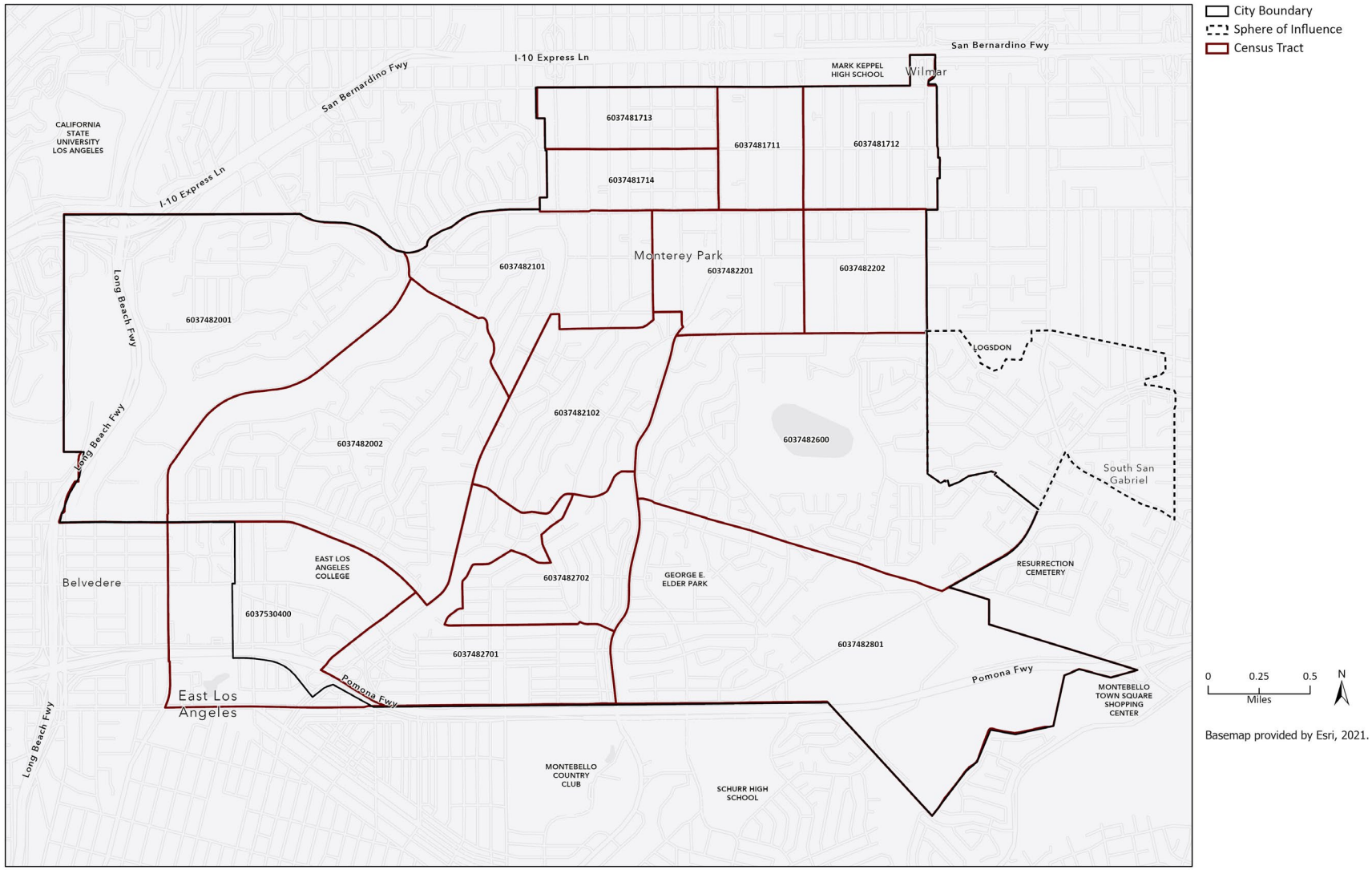
v. Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including 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

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

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.

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

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).

HCD's AFFH Guidance indicates various laws that the element needs to demonstrate compliance with. The City demonstrates compliance or intention to comply with fair housing laws through the following:

- State Density Bonus Law: The City complies and will continue to comply with new provisions to state density bonus law through implementing Program 14: Affordable Housing Development Incentives.
- No-Net Loss (Gov. Code section 65863): The City will continue to complying with no-net loss requirements by maintaining a surplus of sites in the sites inventory and complying with no-net loss requirements through Program 7 (Monterey Park Municipal Code) and Program 8 (Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth).
- SB 330 (Gov. Code § 65589.5): Will comply by relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environment report for an affordable housing project.

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 and outreach capacity relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to assure community members are well aware of fair housing laws and 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. 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 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.[2]

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.

The Housing Rights Center (HRC) works to promote justice and equality in housing. HRC provides Monterey Park residents with free housing counseling and fair housing education, investigates housing discrimination, and assists with disability accommodation requests.

HRC offers FREE, confidential housing counseling to Monterey Park residents. Providing the following resources:

- Paying rent during COVID-19
- Housing Discrimination
- Rent Increases
- Notices & Evictions*
- Repairs
- Security Deposits
- Disability accommodations

The City of Monterey Park has also setup a hotline for residents call about complaints and or make an appointment to discuss fair housing issues.

In addition, the City and HRC offers free public workshops on housing rights and common issues facing tenants and landlords. All workshops are currently held online as follows:

- Mondays, 1 pm – Facebook Live Housing Rights Q&A
- Thursdays, 6 pm – COVID-19 Housing Rights Workshop (Spanish)
- Fridays, 2 pm - COVID-19 Housing Rights Workshop (English)

Also, the City and HRC conducted two community meetings in November 2022 to discuss Covid-19 rent and eviction and fair housing laws, Including disability accommodations, source of income and housing complaints. There were no fair housing complaints received by the City at these meetings.

[3] http://file.lacounty.gov/SDSInter/bos/supdocs/116559.pdf

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 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.[3]

Local Trends

According to HCD, race is a known contributor to unfair housing practices.[4] 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 throughout the City include majority of the census tracts having an Asian majority along the western and northern 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 in the City's southern census tracts/neighborhoods that bordering the City of Montebello (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) where there is a majority Asian population (much like most of the City), households are more likely to be living in a segregated neighborhood and earning an income that is below the poverty level. For example, the northeastern census tracts generally have lower incomes (median income 55,000- $87,100) compared to census tracts on the western side of the City. The northeastern census tracts are designed as high opportunity providing greater access to lower-income minority households to various opportunities. 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.

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

[3] http://file.lacounty.gov/SDSInter/bos/supdocs/116559.pdf
[4] HCD, AFFH Guidance, p 5. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf#page=23

disabilities may need assistance. Four factors – affordability, design, location, and discrimination – significantly limit the supply of housing available to households of persons with disabilities.

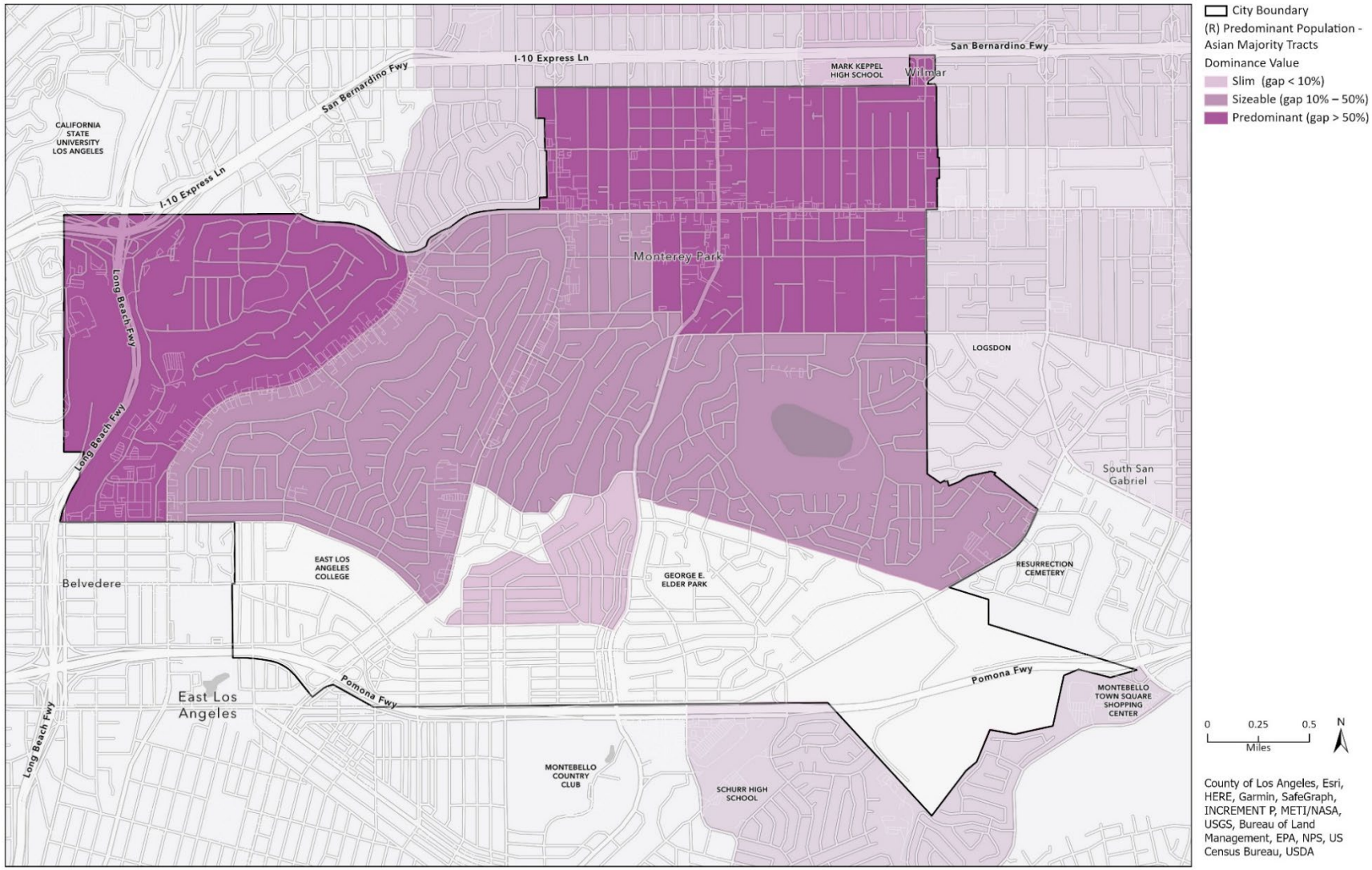
Regional Trends

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

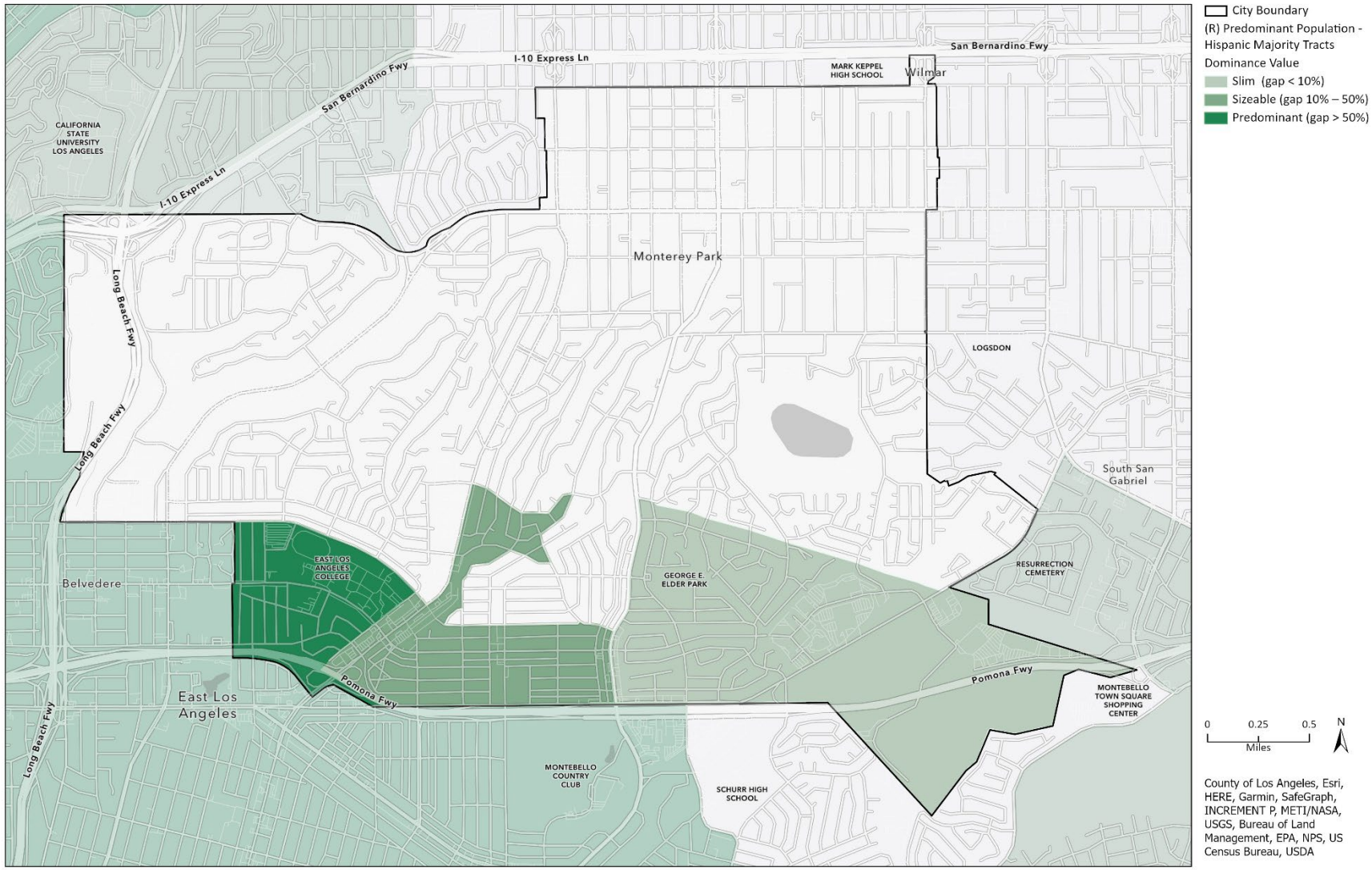
Figure C-6 depicts the percentage of population with disabilities throughout the city. The areas shaded in orange reflect regions of the city where the percentage of the population with a disability range between 10 and 20 percent. The areas shaded in yellow represent areas where less than 10 percent 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)



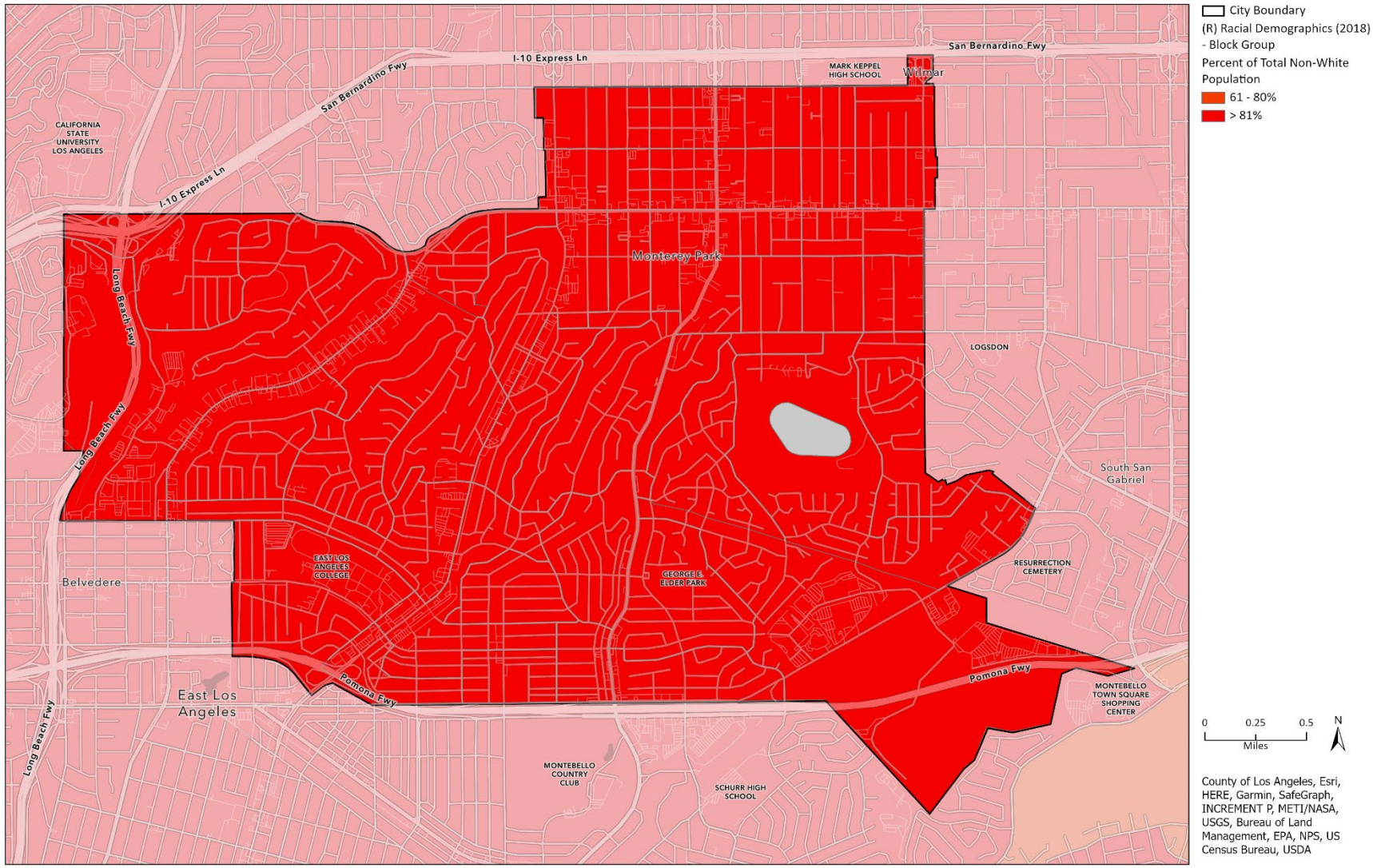
Source: AFFH Data Viewer, 2021

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



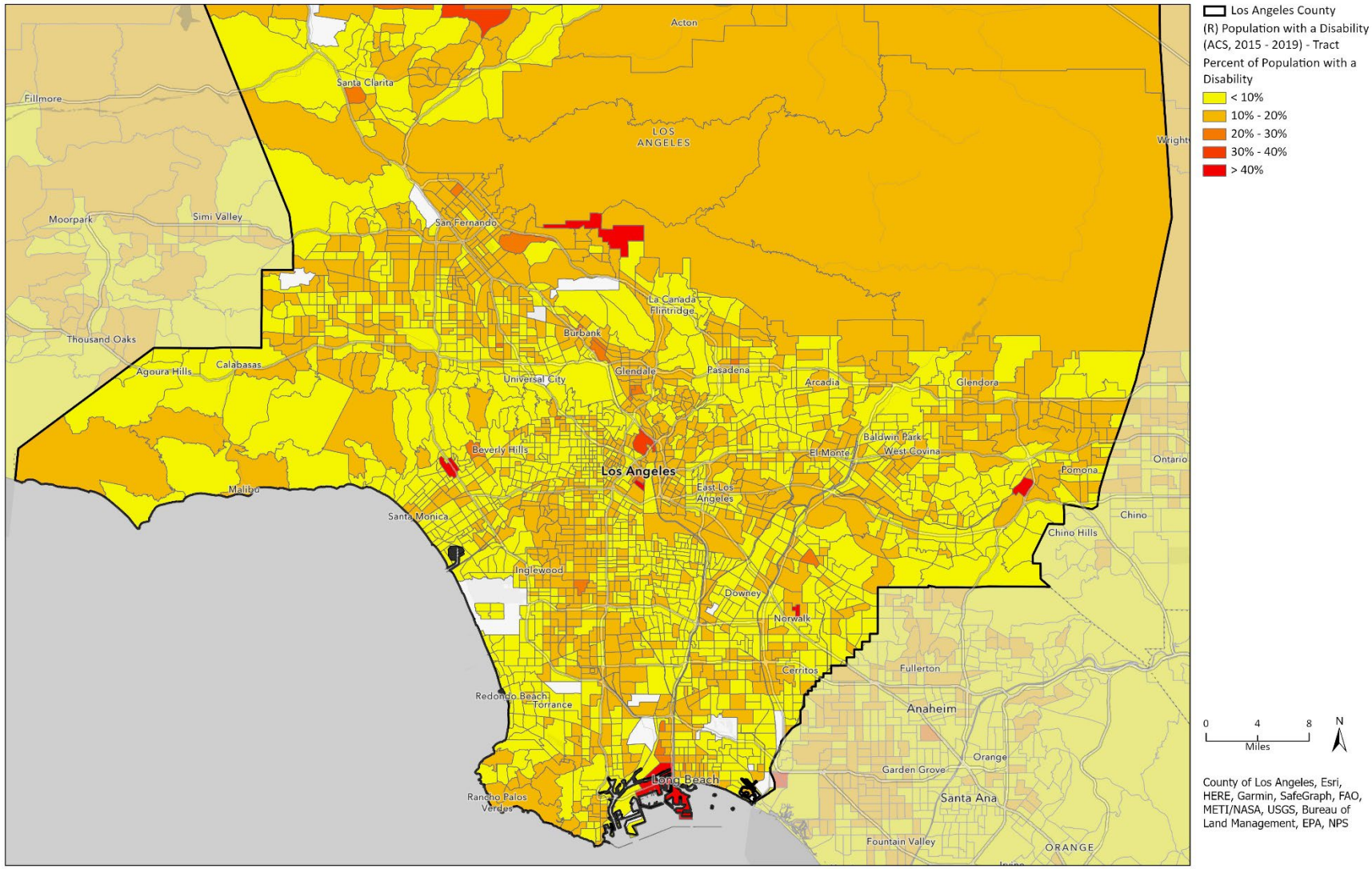
Source: AFFH Data Viewer, 2021

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



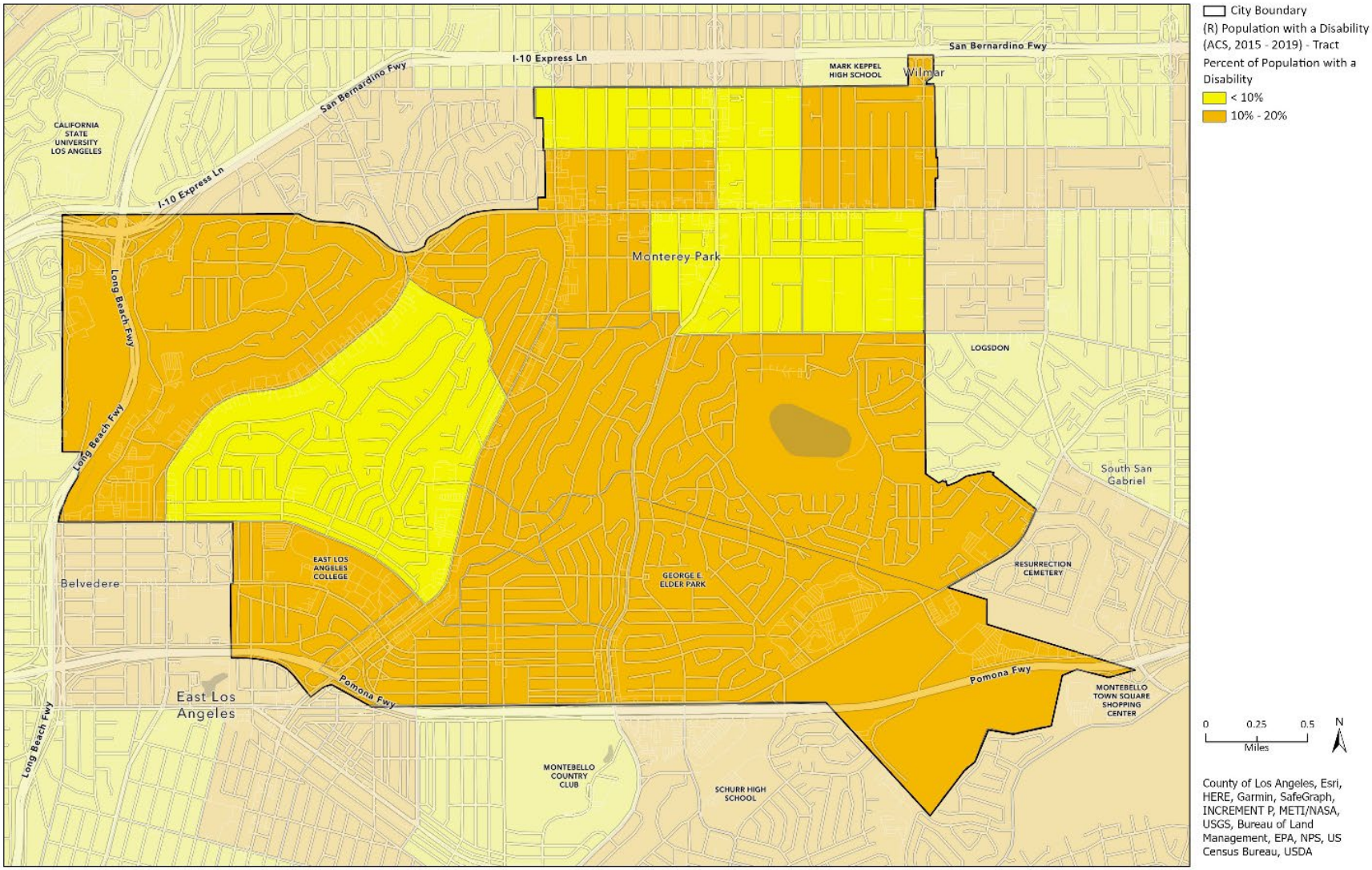
Source: AFFH Data Viewer, 2021

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.[5] 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.[6] 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.[7]

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.

[5] 42 U.S. Code sections 3601, *et seq*., the Fair Housing Act.
[6] https://www.hud.gov/program_offices/fair_housing_equal_opp/discrimination_against_families_children#_Who_Is_Protected?
[7] 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.

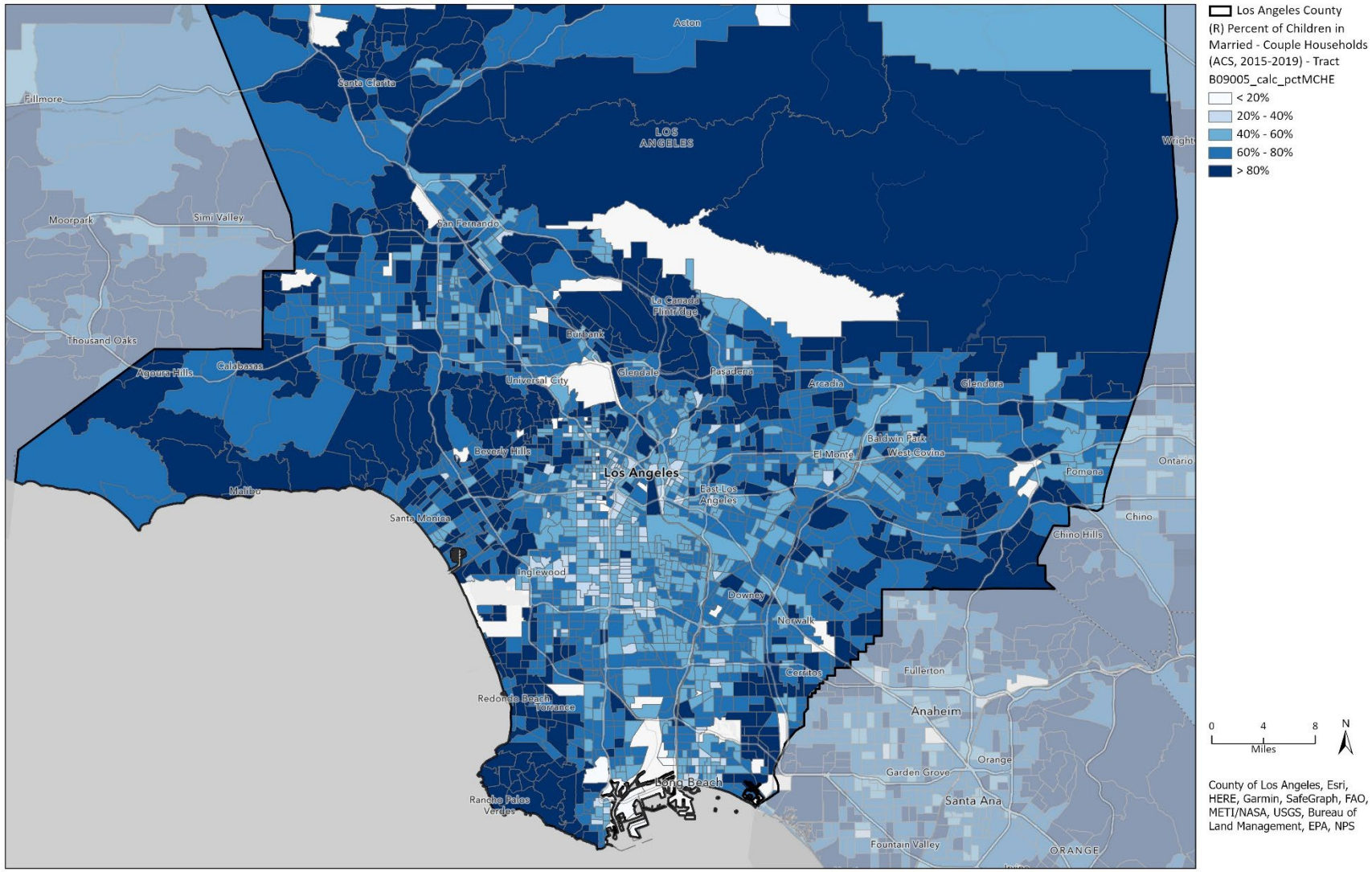
Female-headed households comprise approximately 14.9 percent of all owner-occupied households, while 8.7 percent are headed by a male householder. 20.1 percent of renter-occupied households are female-headed while 7.0 percent are male-headed. Figure C-10 features the percentage of female-headed households 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	Owners		Renters	
	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%

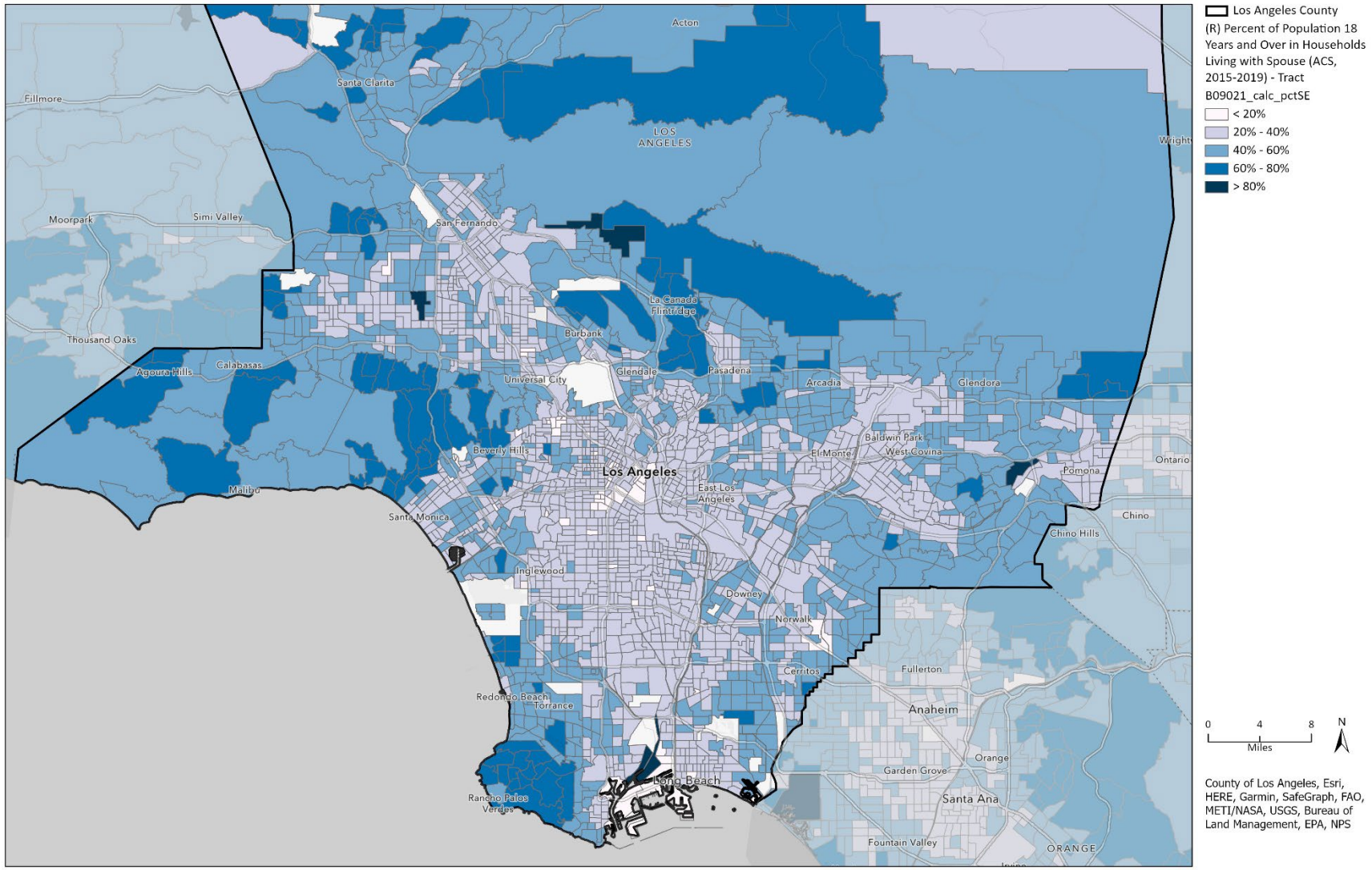
Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25011 Tenure By Household Type (Including Living Alone) and Age of Householder, 2019 5-yr Estimates.

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



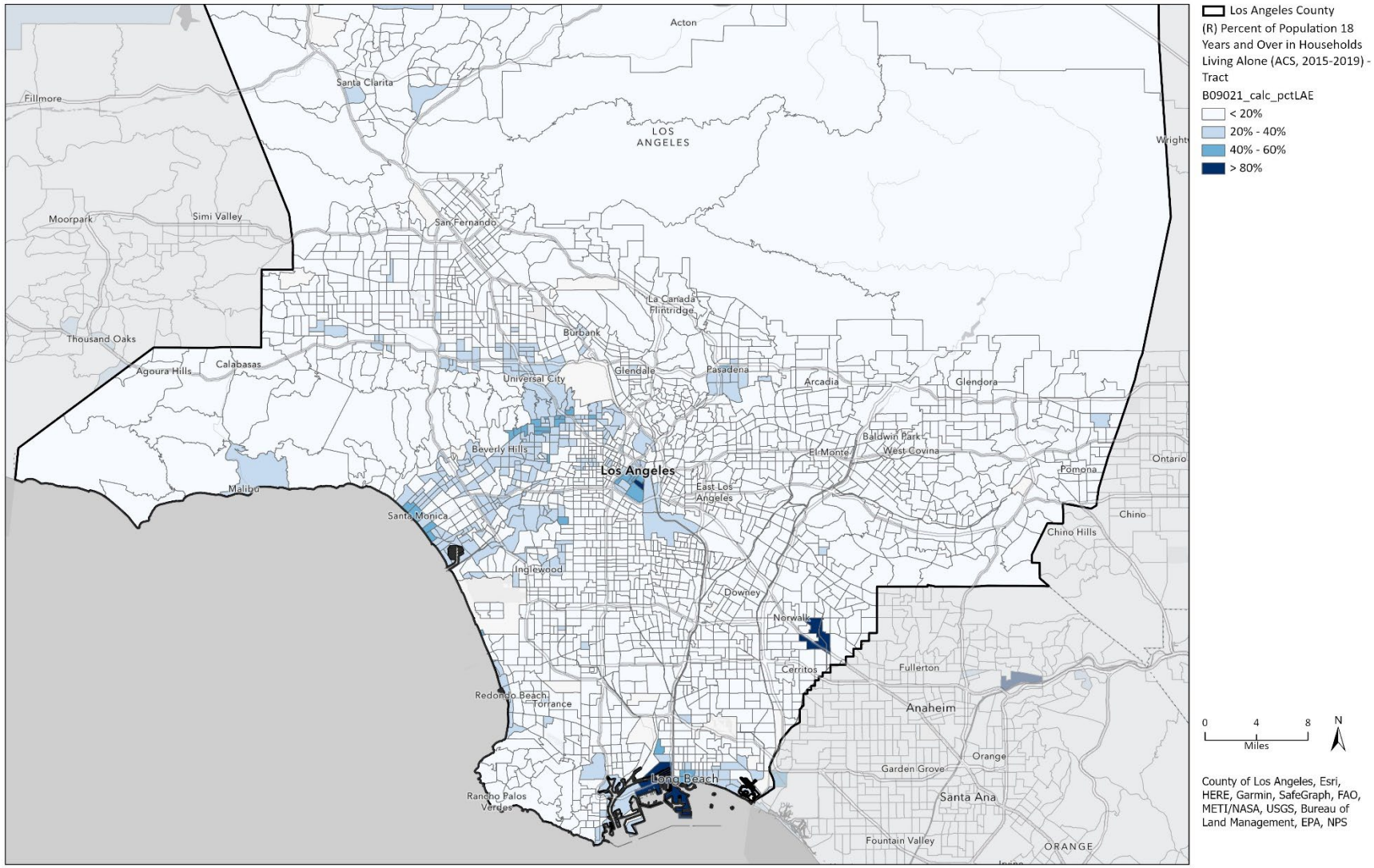
Source: AFFH Data Viewer, 2021

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



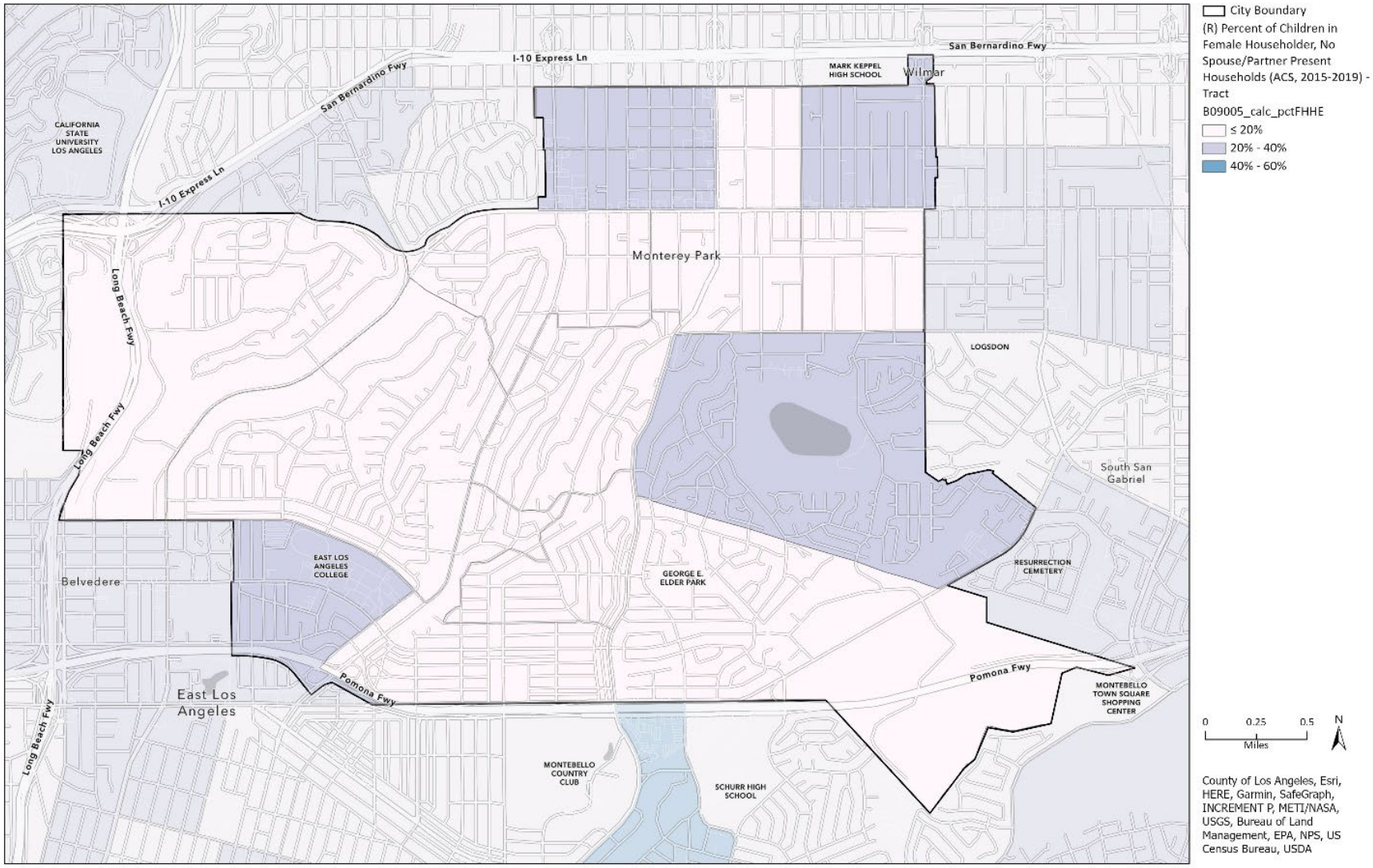
Source: AFFH Data Viewer, 2021

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



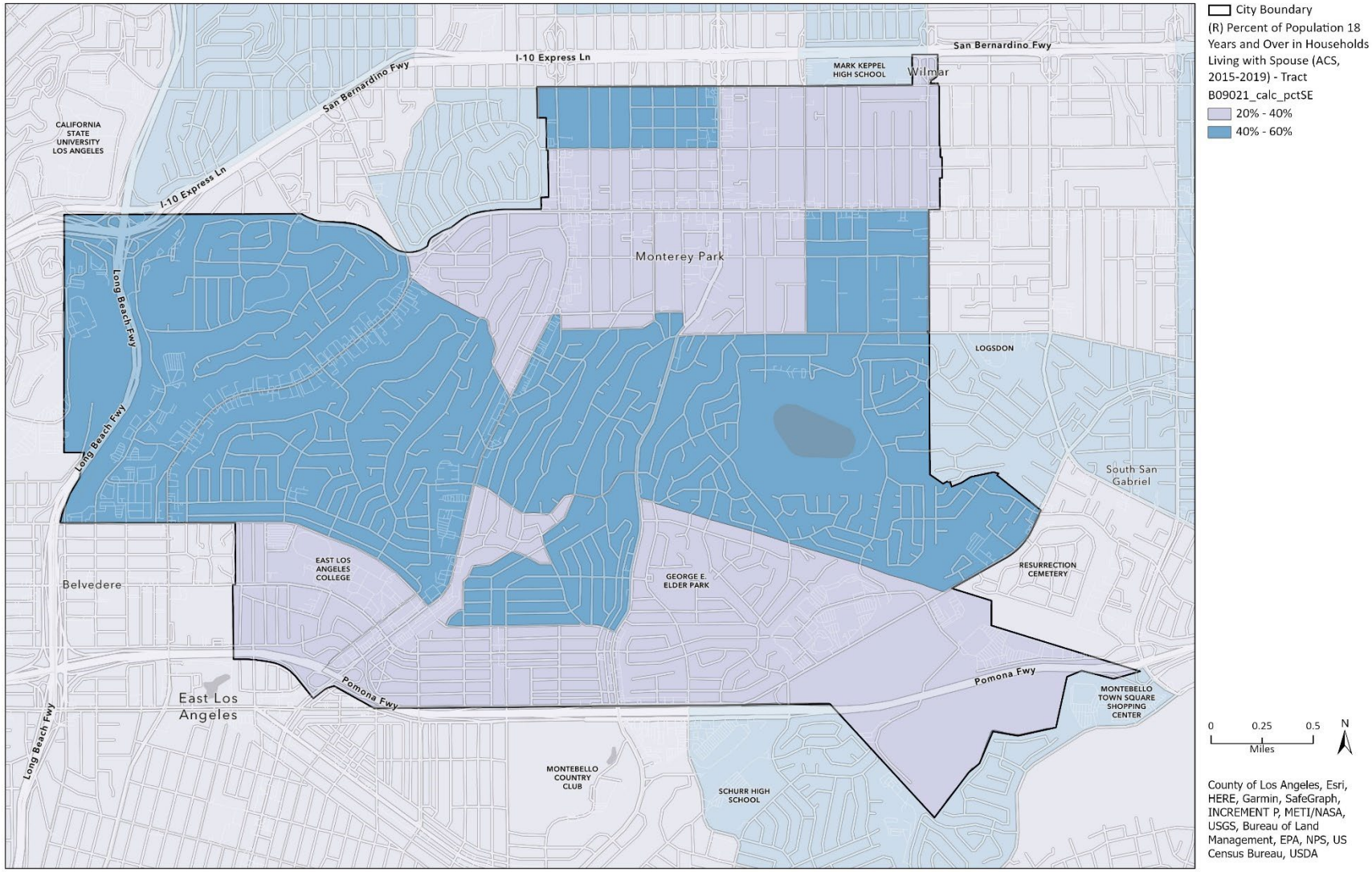
Source: AFFH Data Viewer, 2021

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



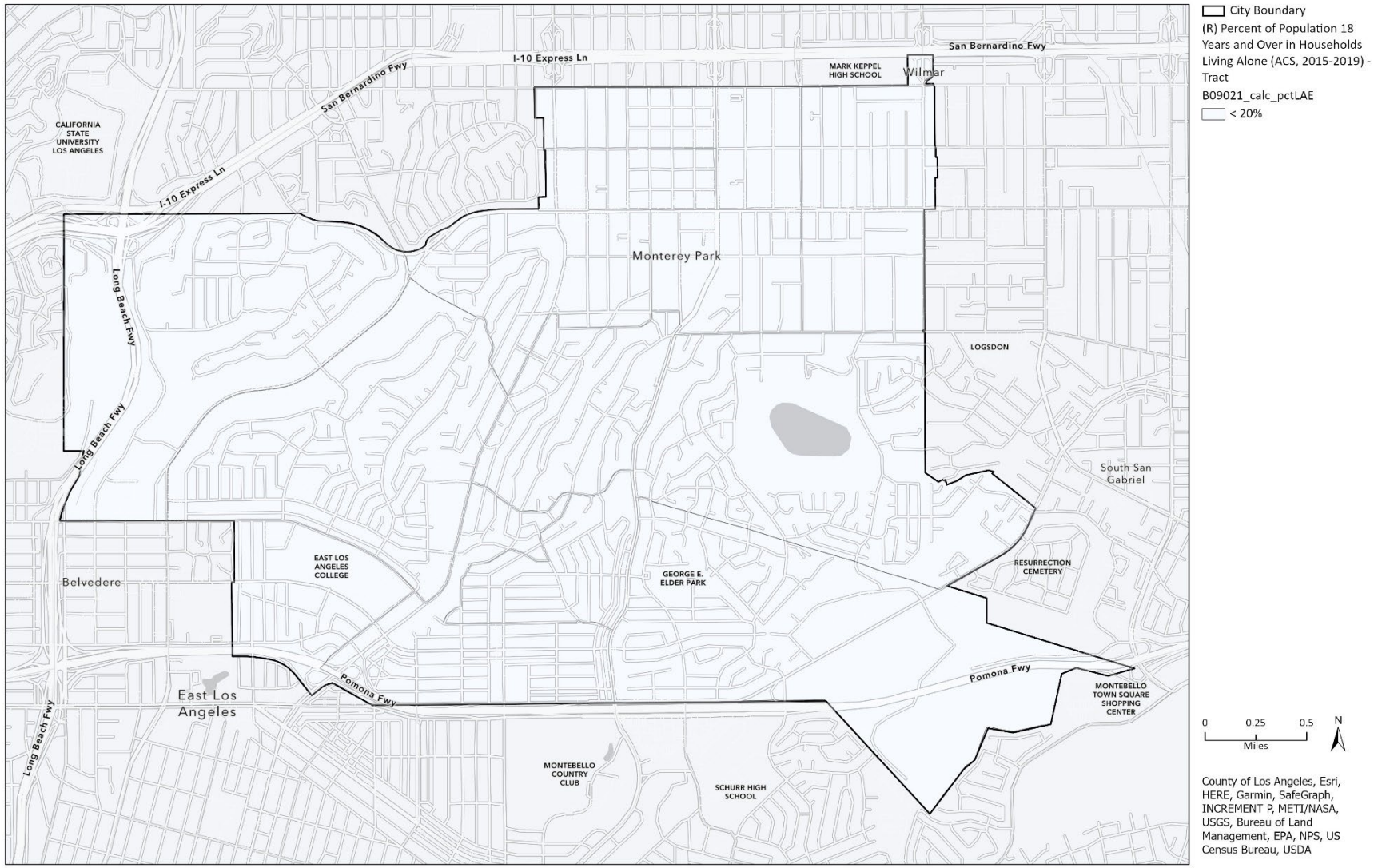
Source: AFFH Data Viewer, 2021

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.

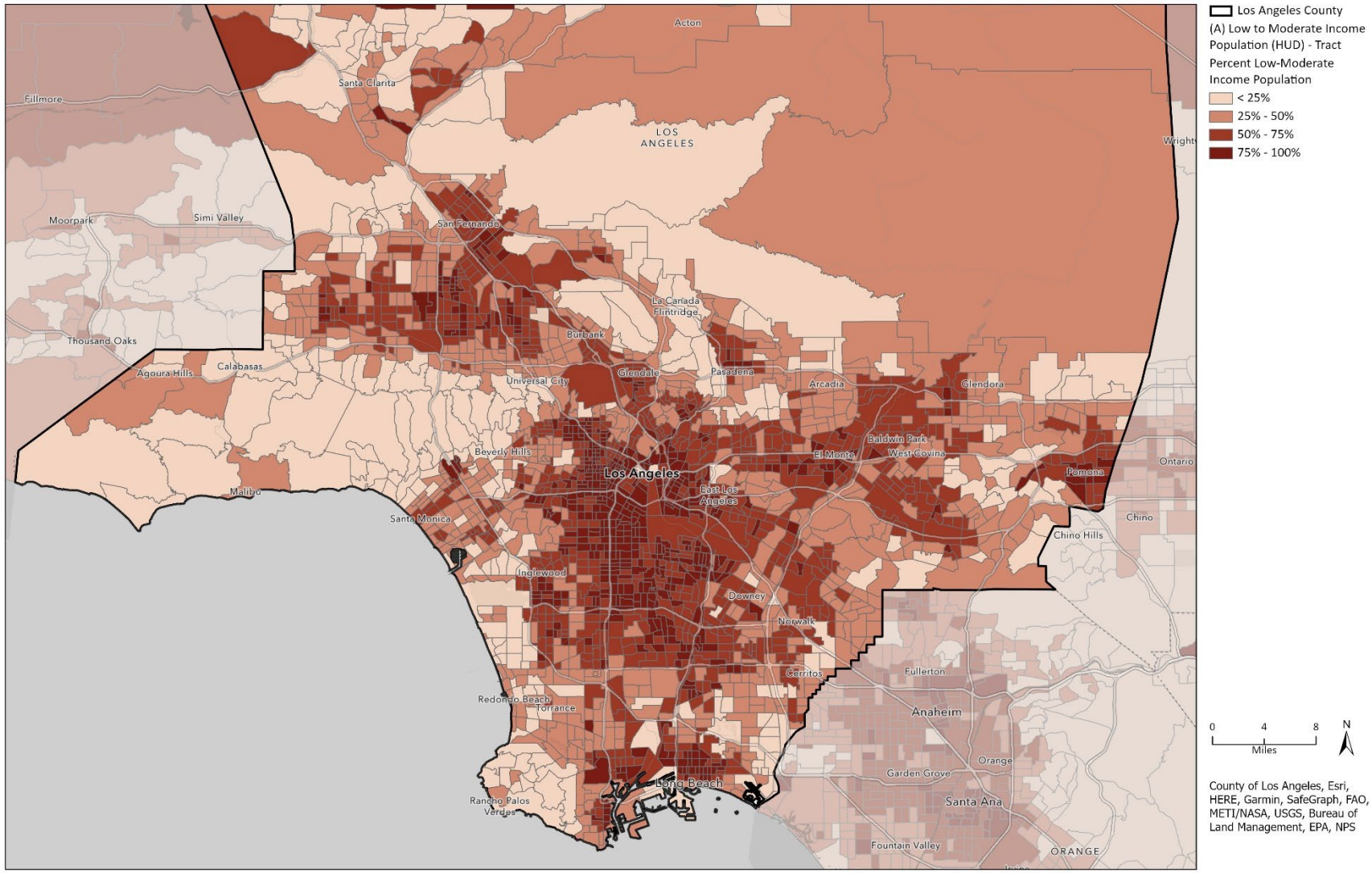
Local Trends

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.

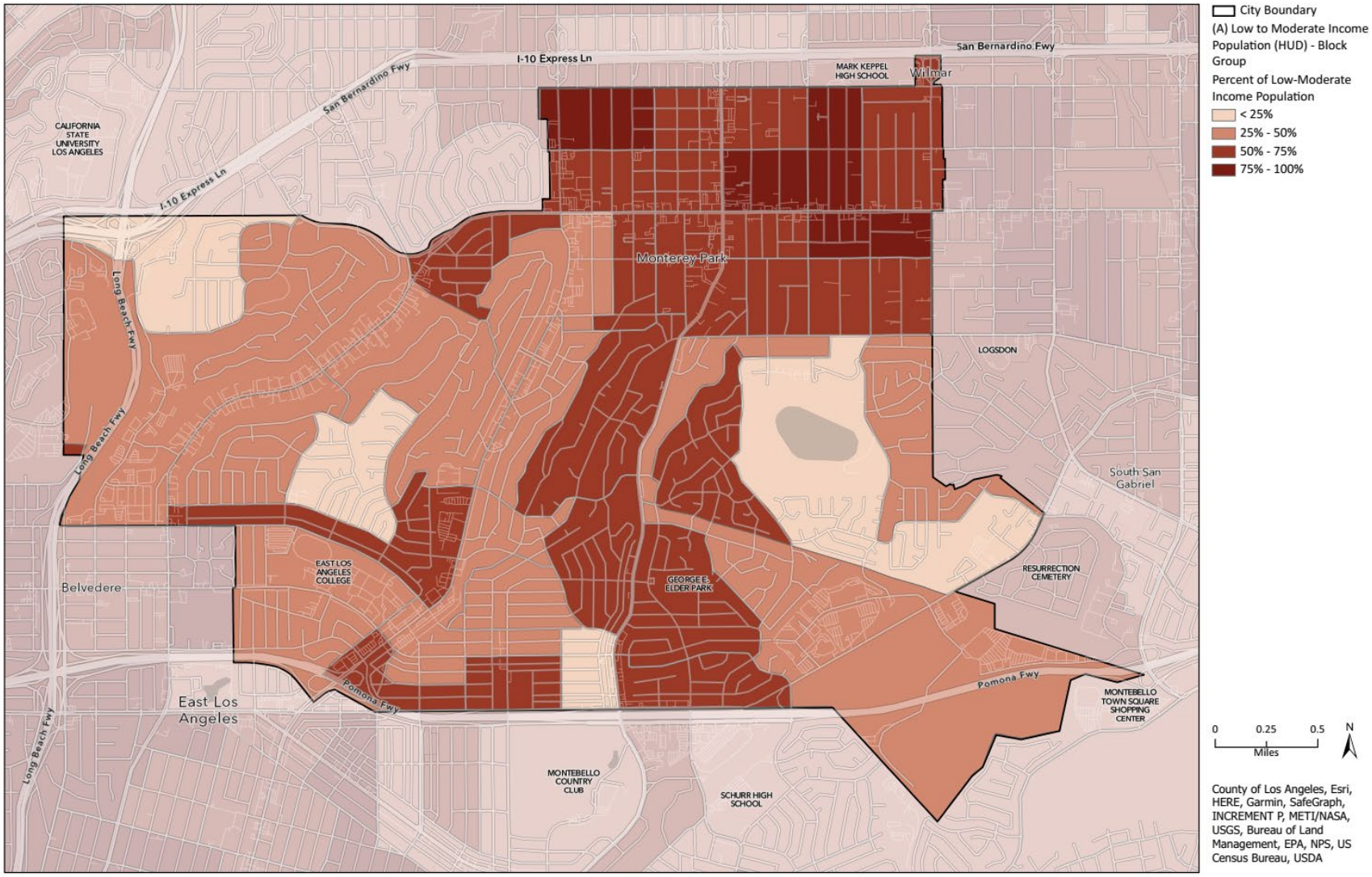
A detailed summary of household type and local income trends, as well as a discussion on the housing problems that can be related to these trends, is provided in Chapter 2 and shown in Table 2-16 within that chapter.

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



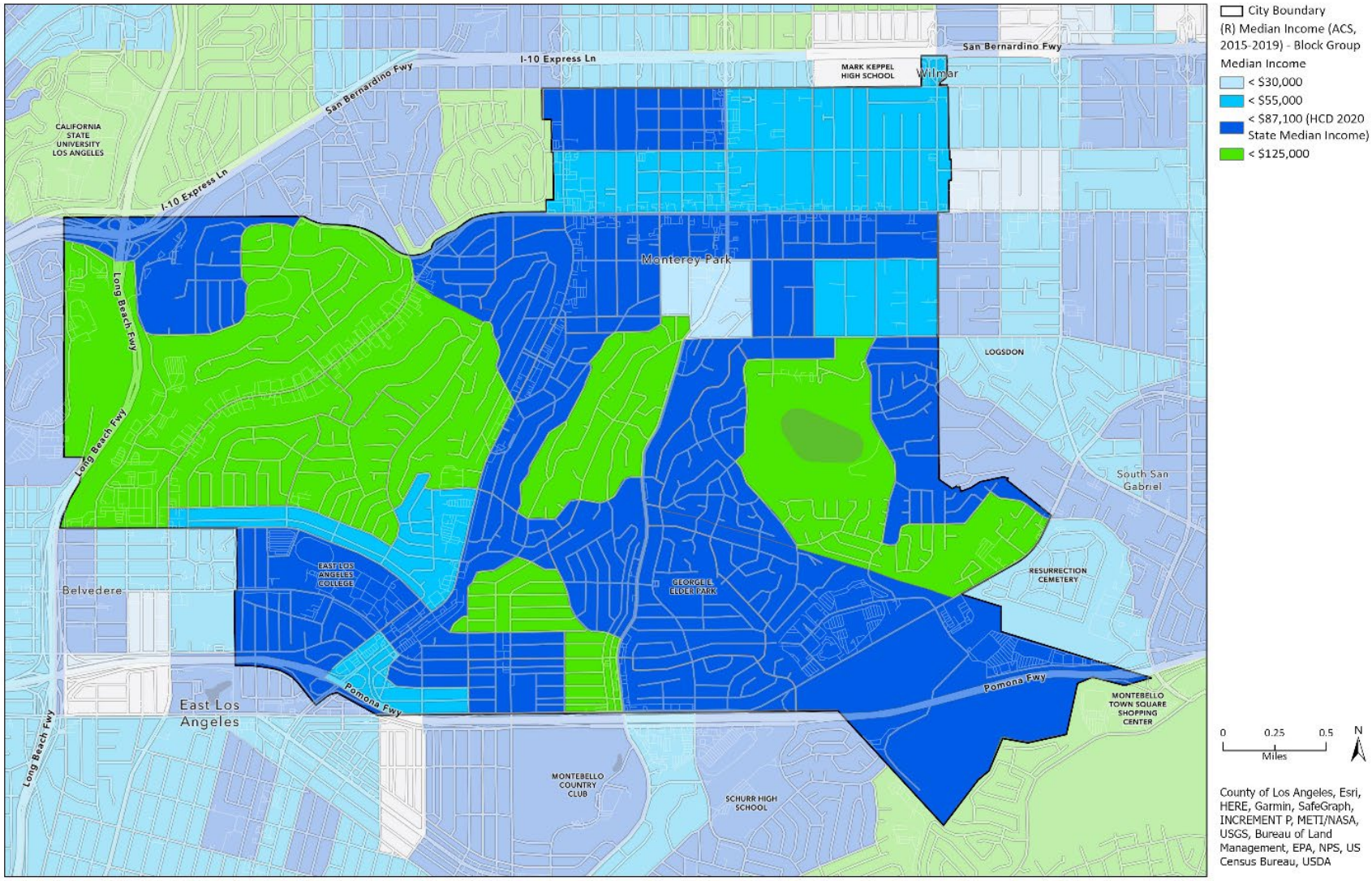
Source: AFFH Viewer.

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



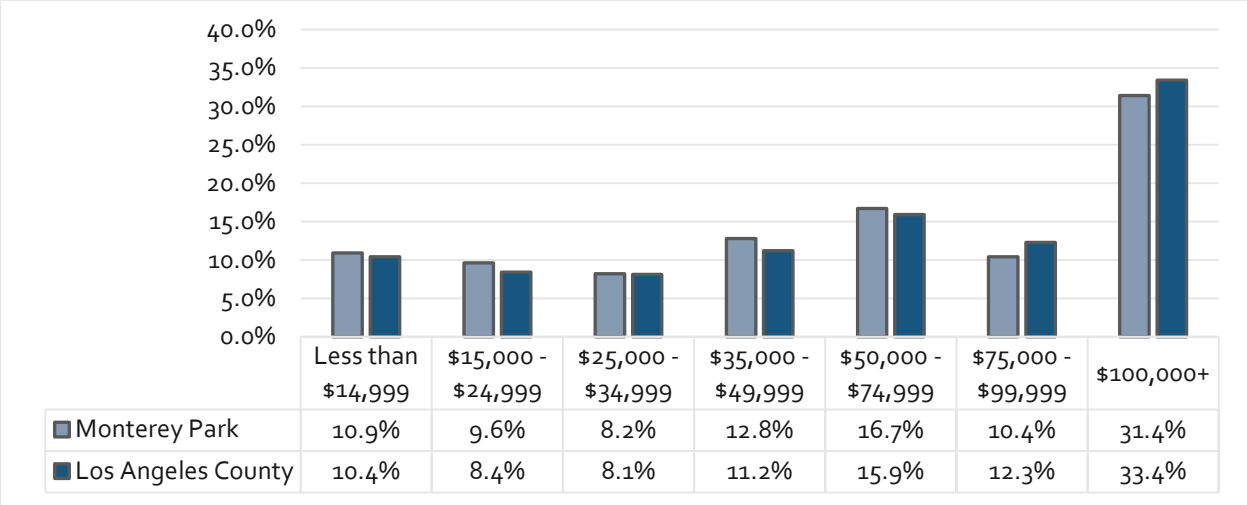
Source: AFFH Data Viewer, 2021

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%
Monterey Park	**$61,819**	**10.1%**
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-Lantinx, 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 (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. HCD defines an RCAA 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.[8]

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.

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:

[8] https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

- 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)

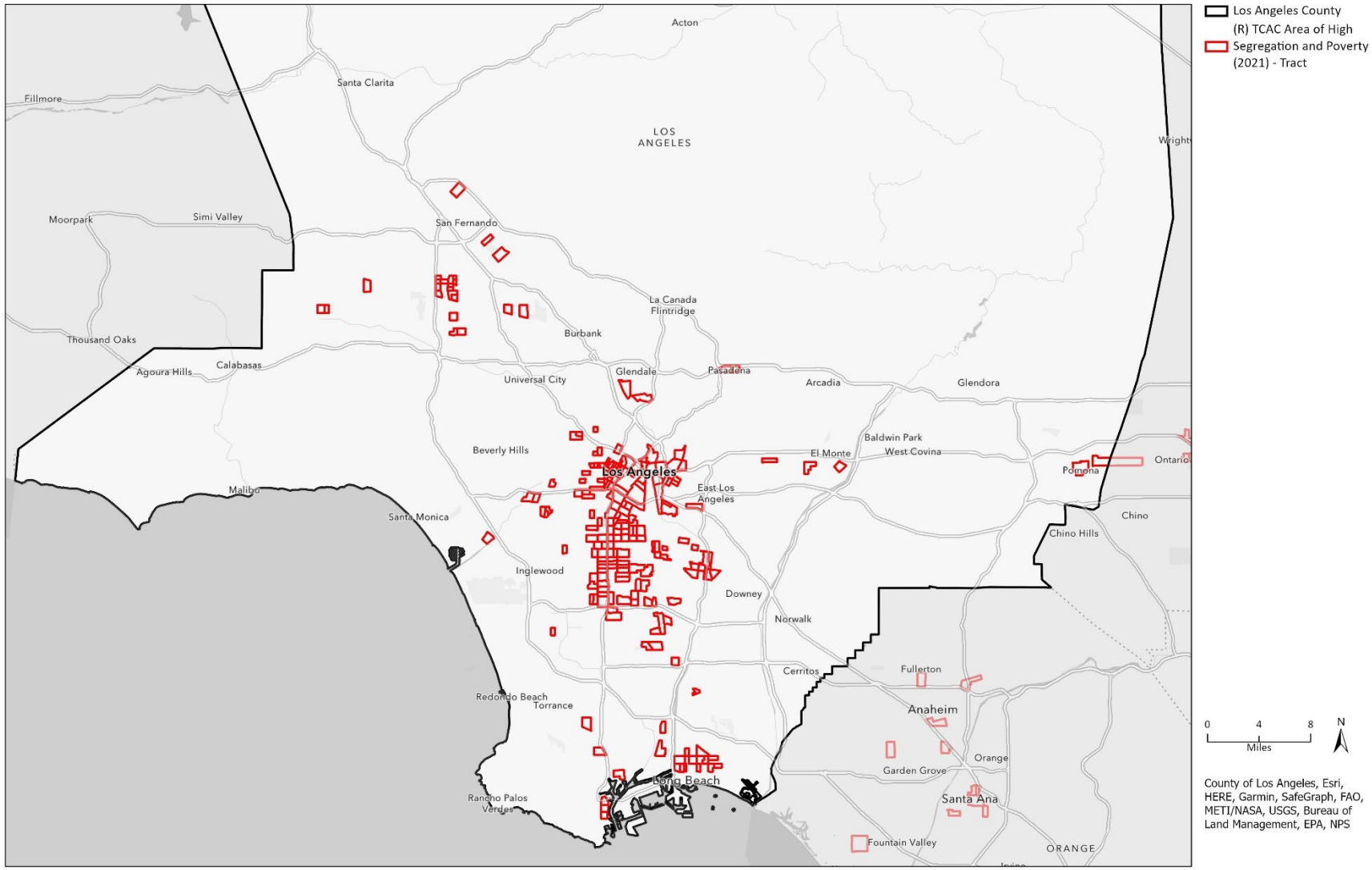
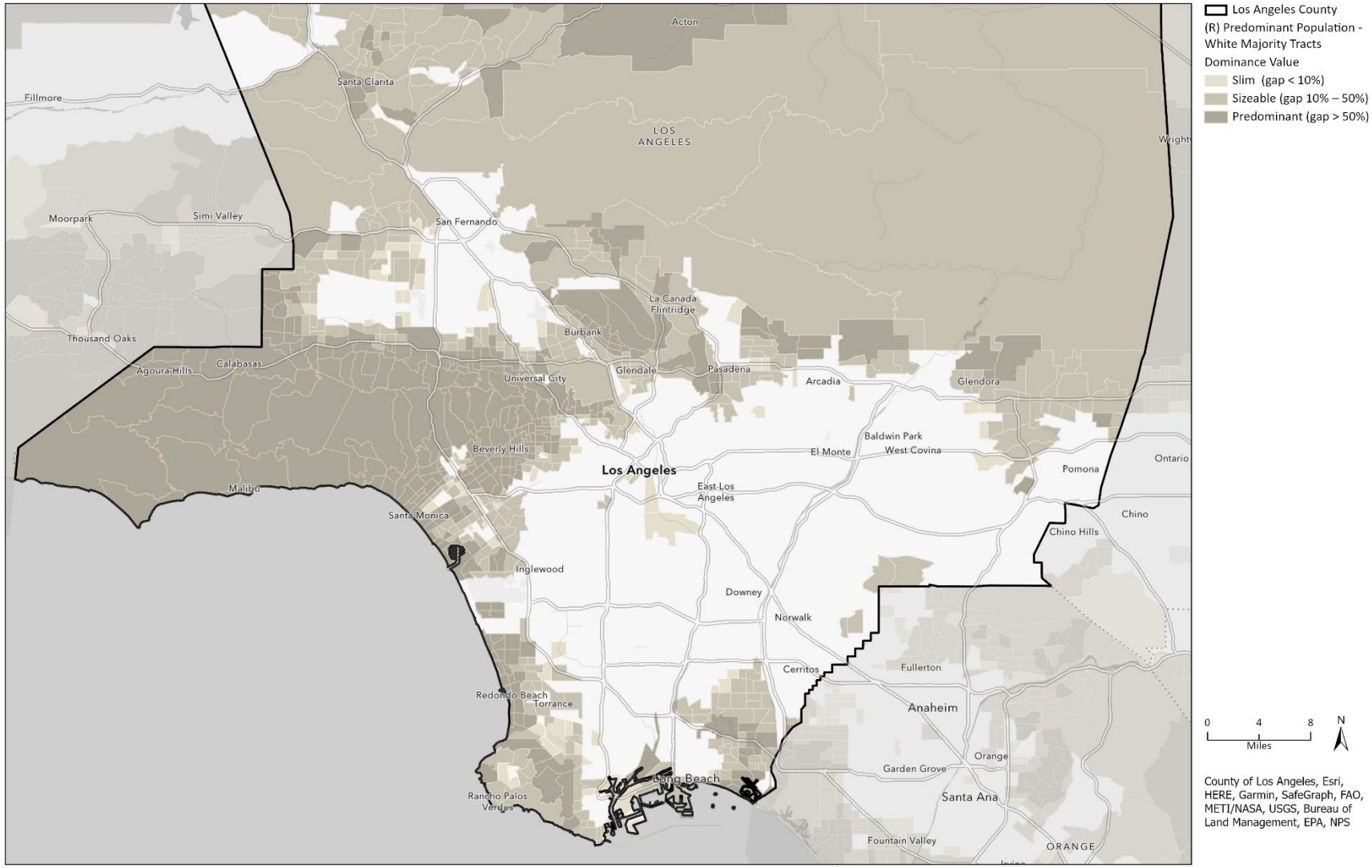
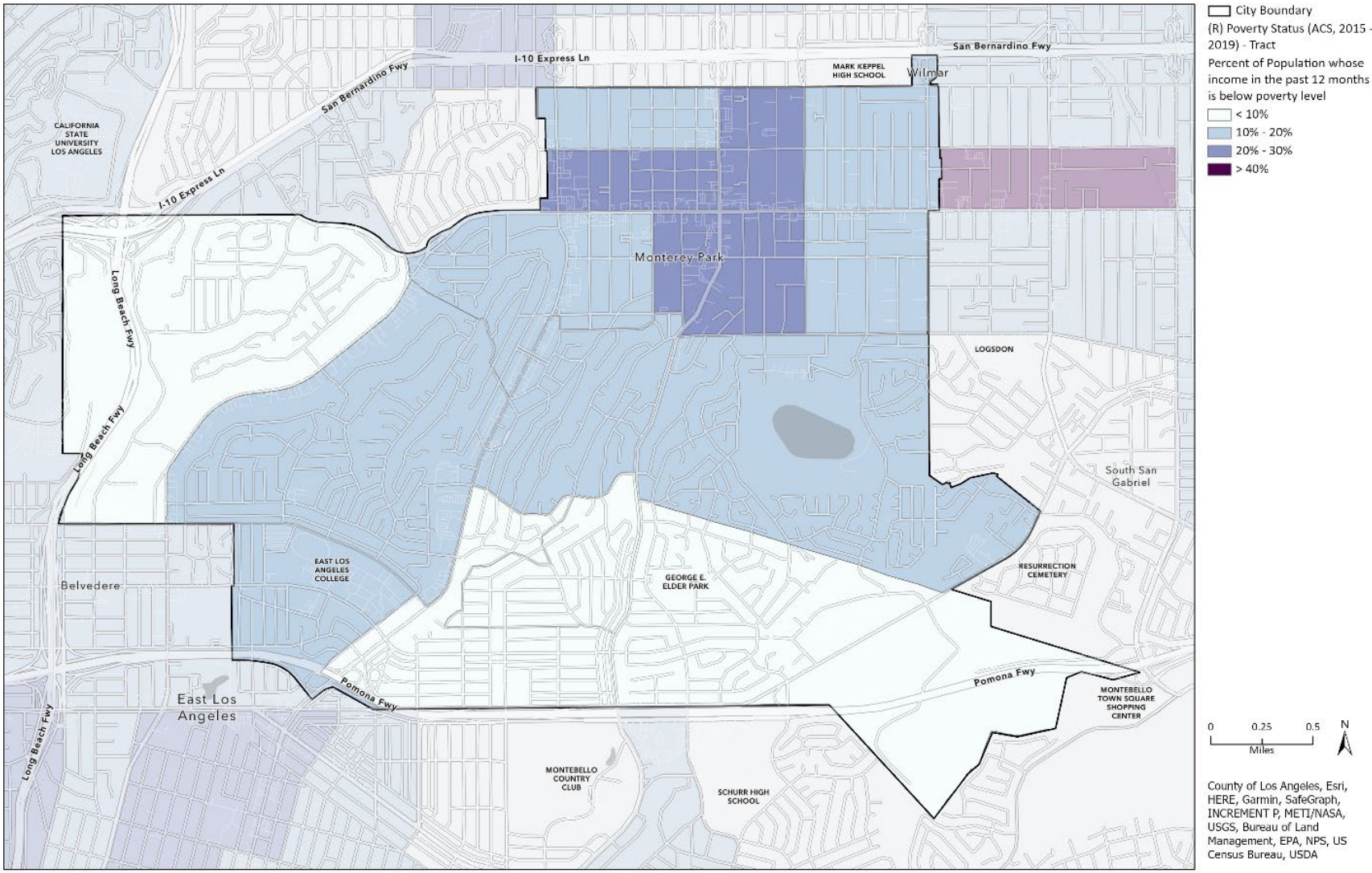


Figure C-18 Los Angeles Region Predominant Population White Majority Tracts (Los Angeles County)



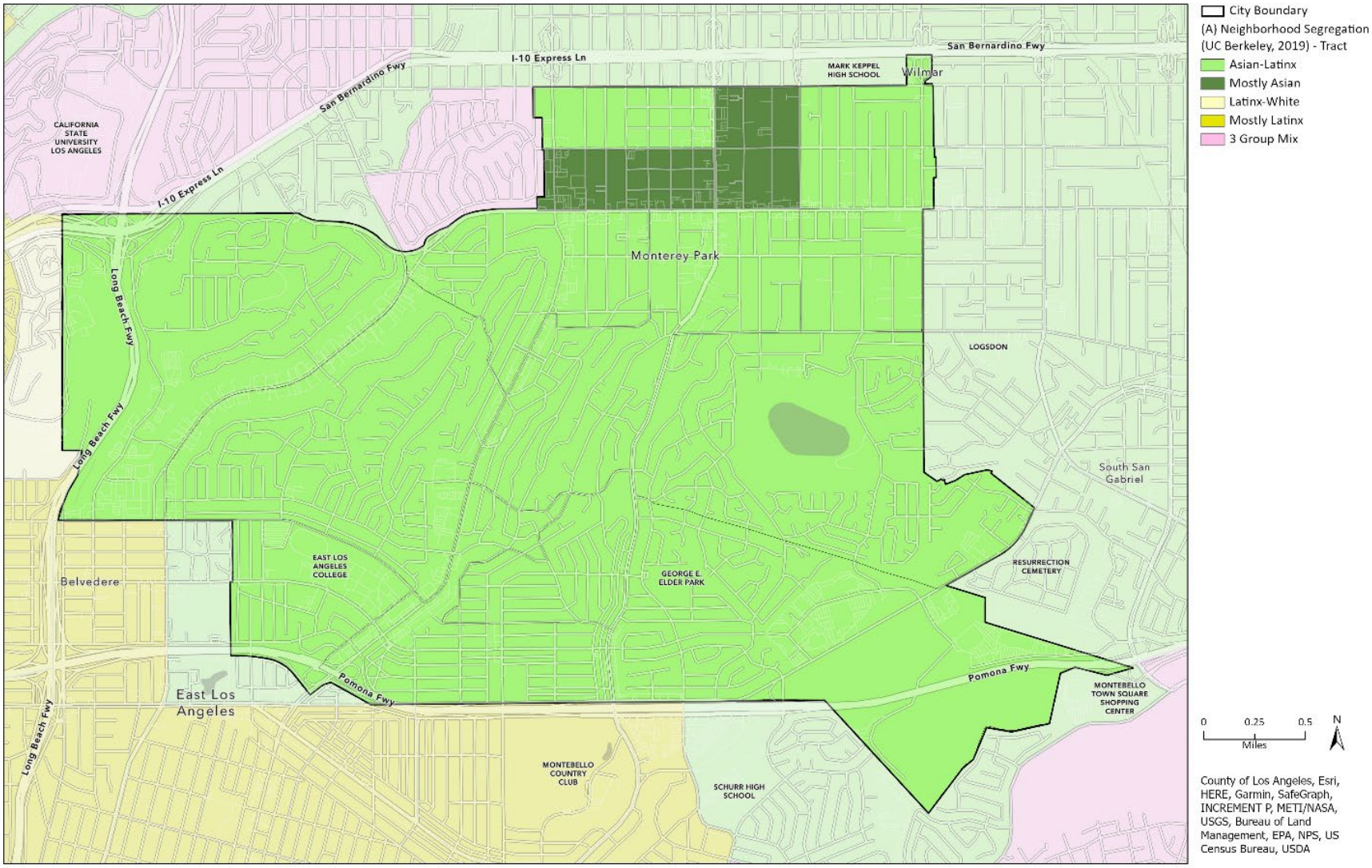
Source: AFFH Data Viewer, 2021

Figure C-19 Poverty Status (Monterey Park)



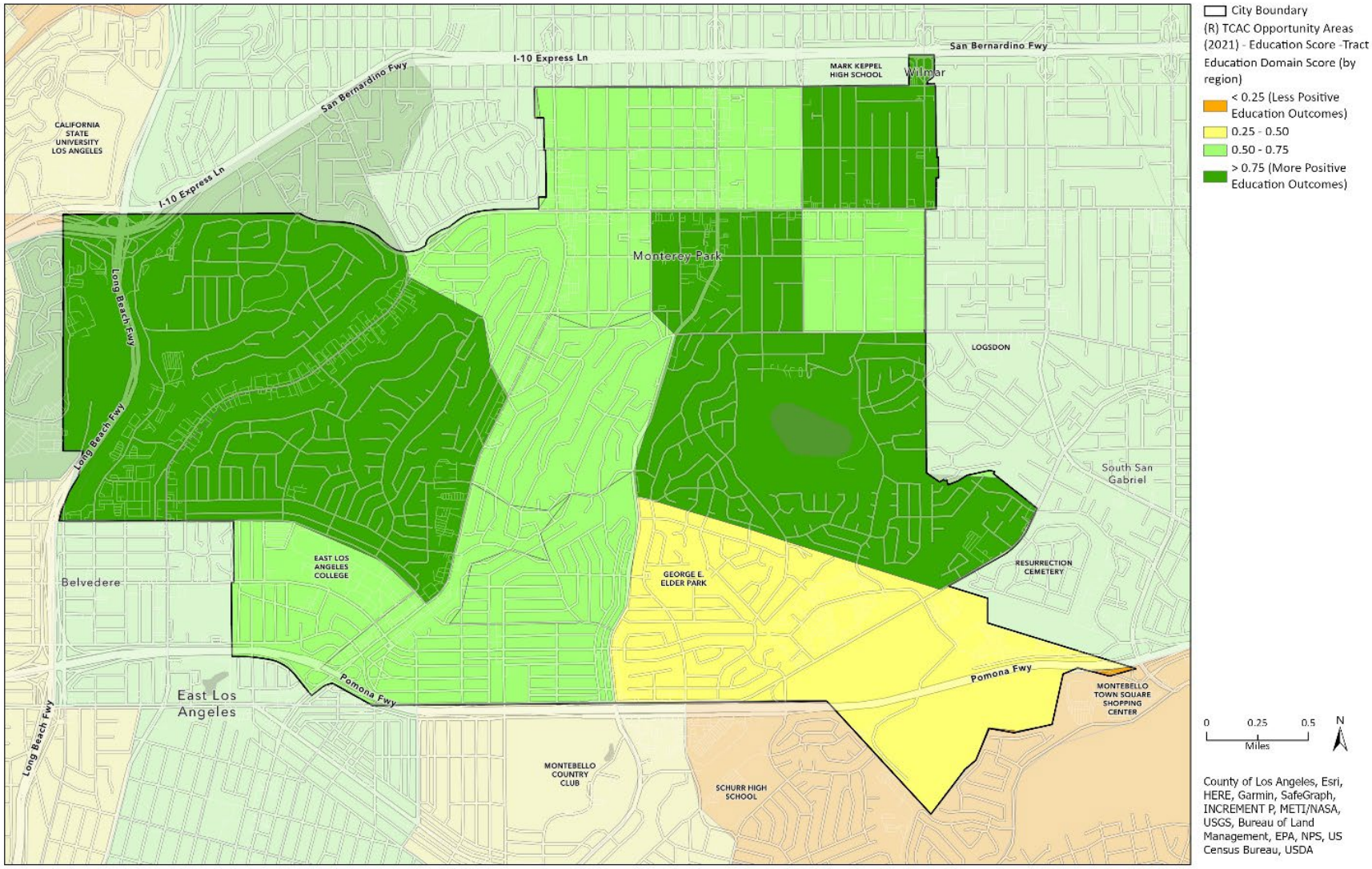
Source: AFFH Data Viewer, 2021

Figure C-20 Neighborhood Segregation (Monterey Park)



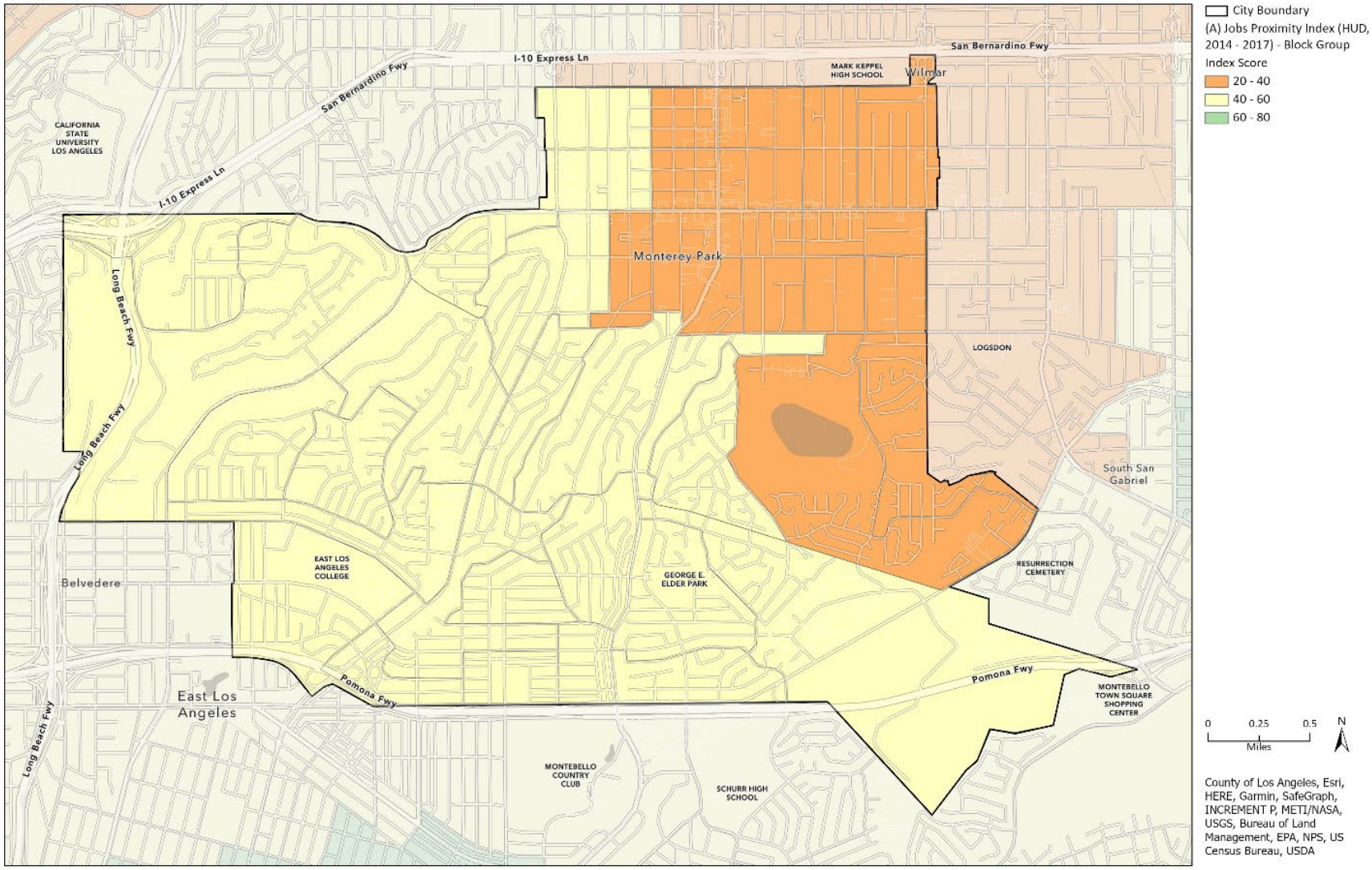
Source: AFFH Data Viewer, 2021

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. [9] Improving access to opportunity can include supporting low-income communities with mobility and access to neighborhoods considered by TCAC to be 'high resource.'[10]

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.[11]

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 Angles 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

[9] 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
[10] *Ibid*.
[11] 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/commdevl/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.[12]

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.[13]

[12] Southern California Association of Governments. (2019) Local Profiles Report 2019: Los Angeles County.
[13] 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,[14] estimated that 47.4 percent of Los Angeles County households with school-aged children experienced high housing cost burden in 2018.[15] 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.[16]

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.[17]

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.

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

[14] Kidsdata.org is a program of Population Reference Bureau, a non-partisan research organization
[15] Kidsdata.org. (2017) Housing cost (Monterey Park)
[16] Kidsdata.org. (2017) Children in Poverty, by race/ethnicity (Monterey Park)
[17] Claudia D. Solari, Robert D. Mare, Housing crowding effects on children's wellbeing, Social Science Research, Volume 41, Issue 2, 2012, Pages 464-476.

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.[18] 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, 39713, 39715, 39721, and 39723 emphasize the importance of environmental justice for housing efforts.

Regional Trends

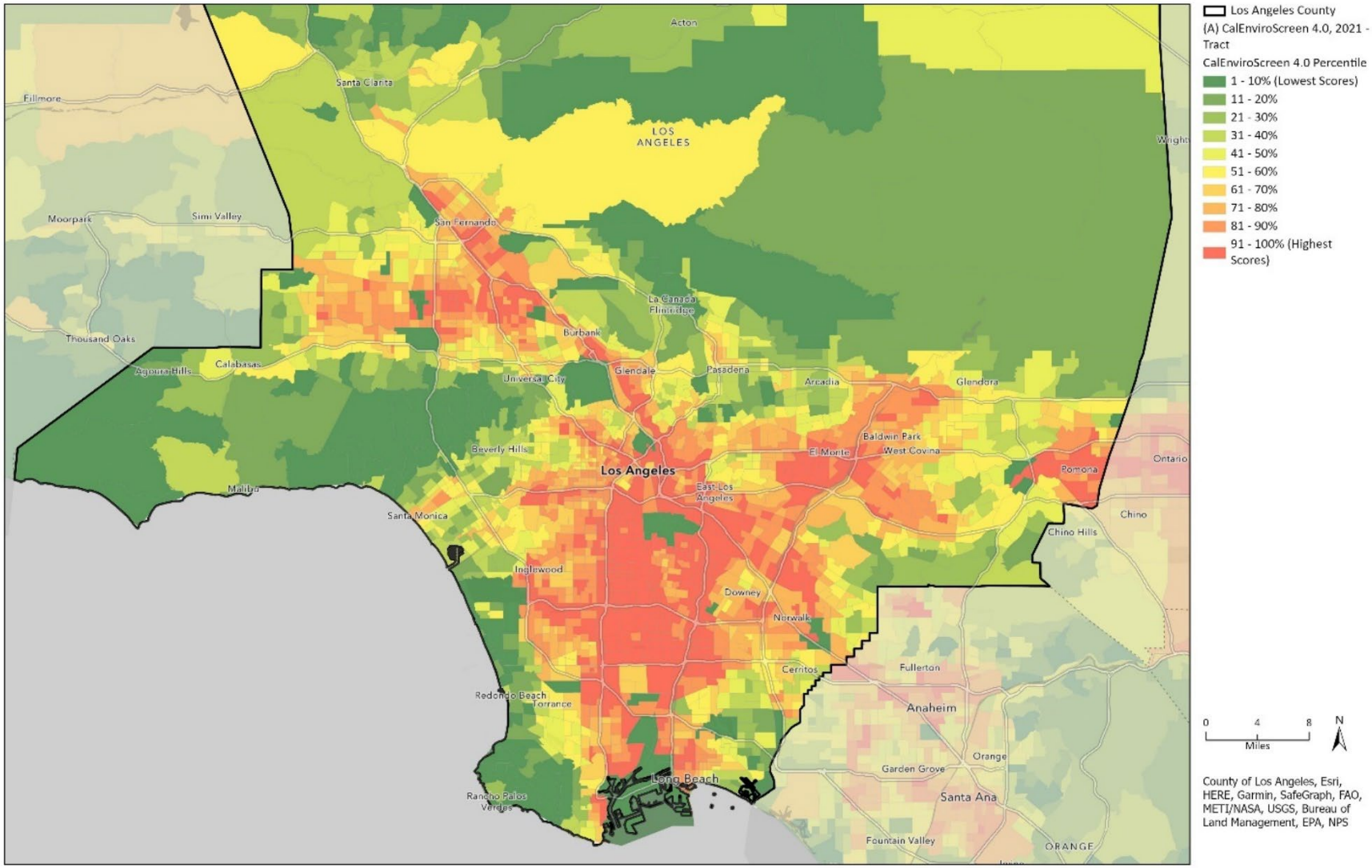
According to CalEnviroScreen data, areas with higher pollution percentiles are generally urban areas with higher proportions of low to moderate income population and overcrowded households. Areas experiencing the highest pollution percentile scores in the Los Angeles region are cities such as Baldwin 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 20th percentile to the 70th 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).

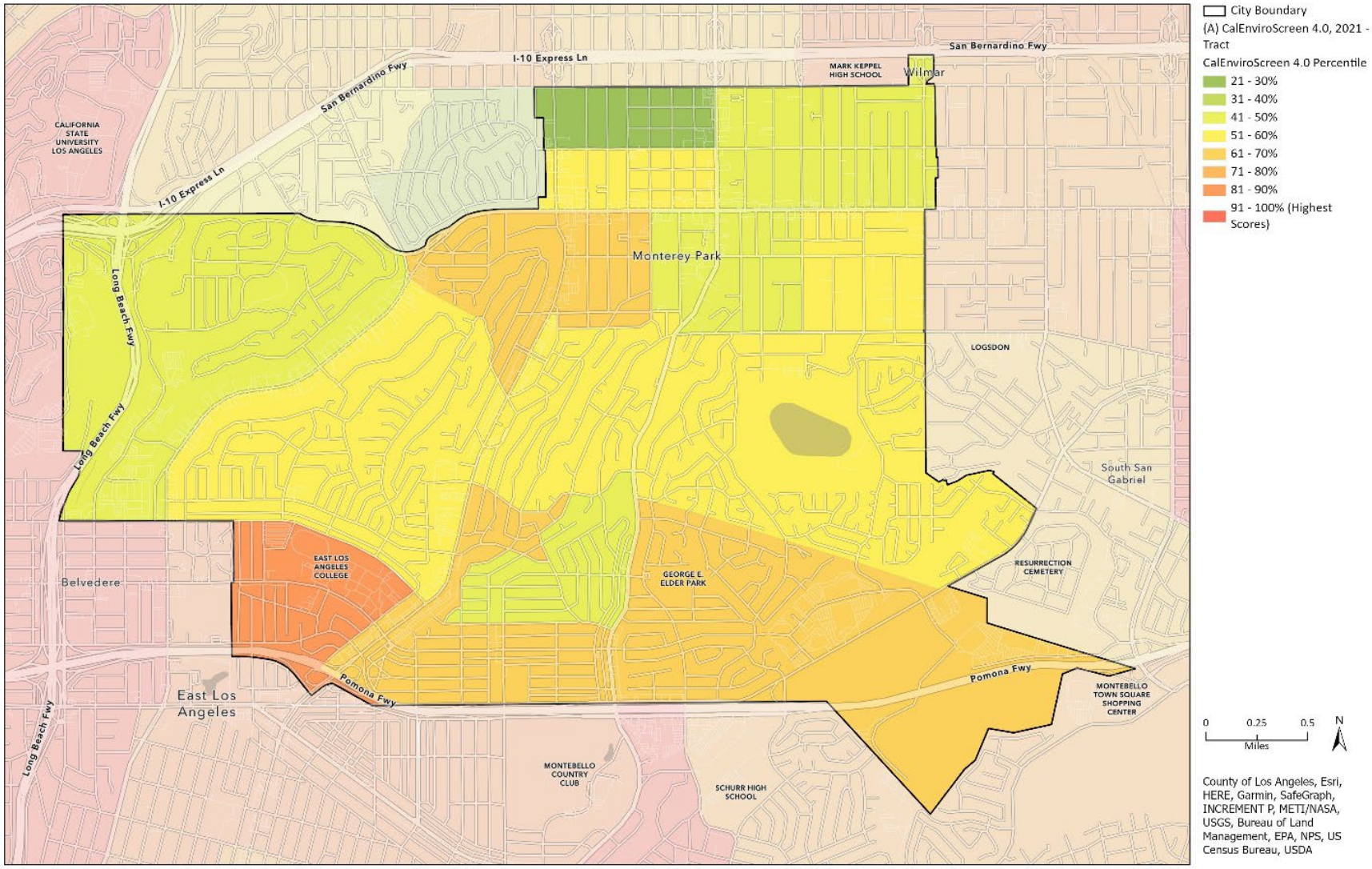
[18] California Office of Environmental Health Hazard Assessment, CalEnviroScreen 4.0 Public Review Draft, https://oehha.ca.gov/media/downloads/calenviroscreen/document/calenviroscreen40reportd12021.pdf

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



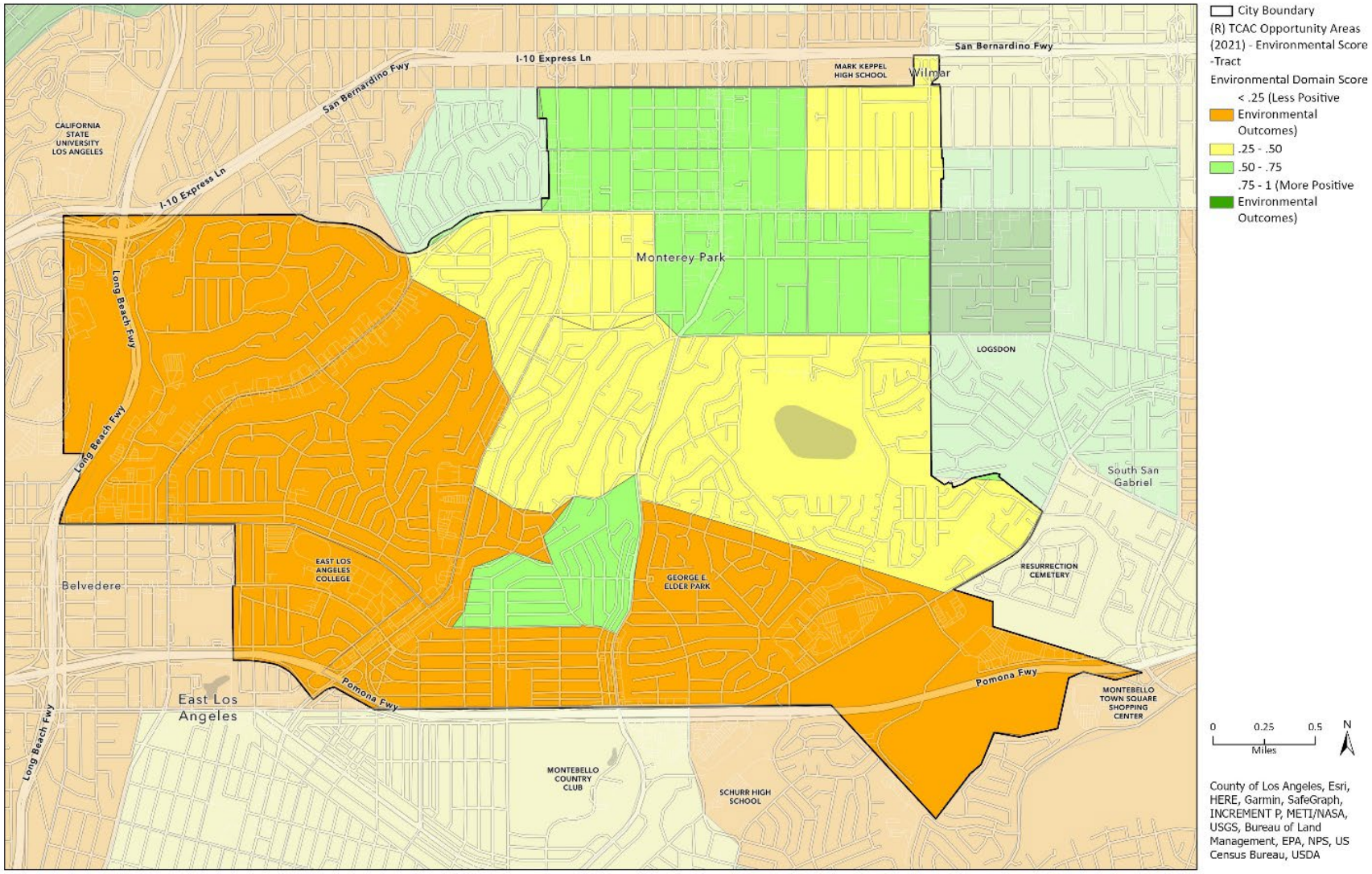
Source: AFFH Data Viewer, 2021

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.[19]

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."[20] 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.[21]

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

[19] *See* 80 FR 42271, p. 42354 (2015).
[20] 24 C.F.R. § 91.5.
[21] HUD USER, Rental Burdens: Rethinking Affordability Measures. https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html

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

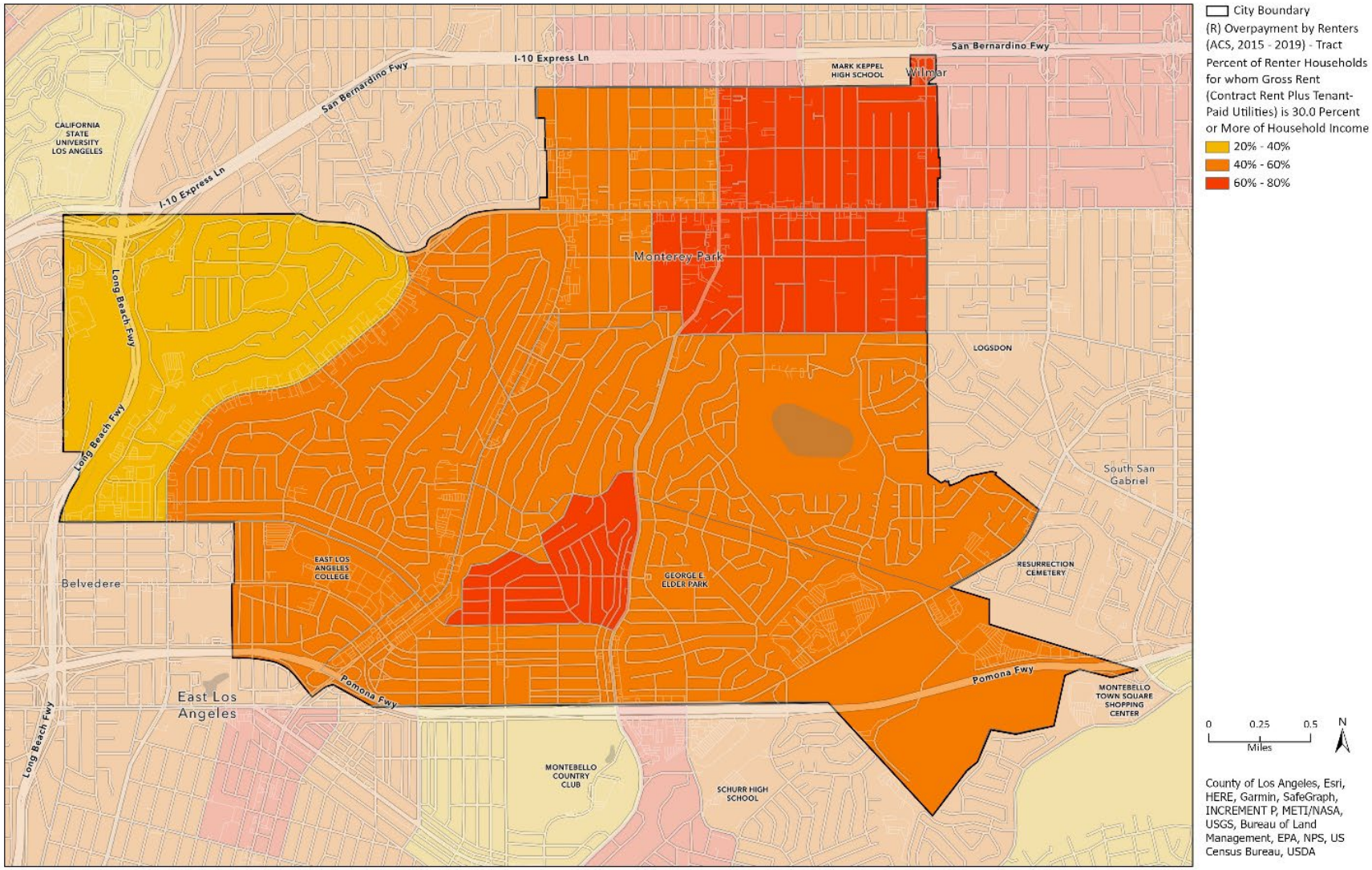
Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring 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.[22] 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.

[22] ACS 5-year Estimates Data Profiles, Los Angeles County 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.[23] 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.[24] 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 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)

[23] Southern California Association of Governments. (2019) Local Profiles Report 2019: Los Angeles County.
[24] Southern California Association of Governments. (2019) Local Profiles Report 2019: Monterey Park.

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 of overcrowded, whereas census tracts adjacent to the southern City boundary have between 8.3 and 12 percent overcrowded households.[25]

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 production.[26] 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

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

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.

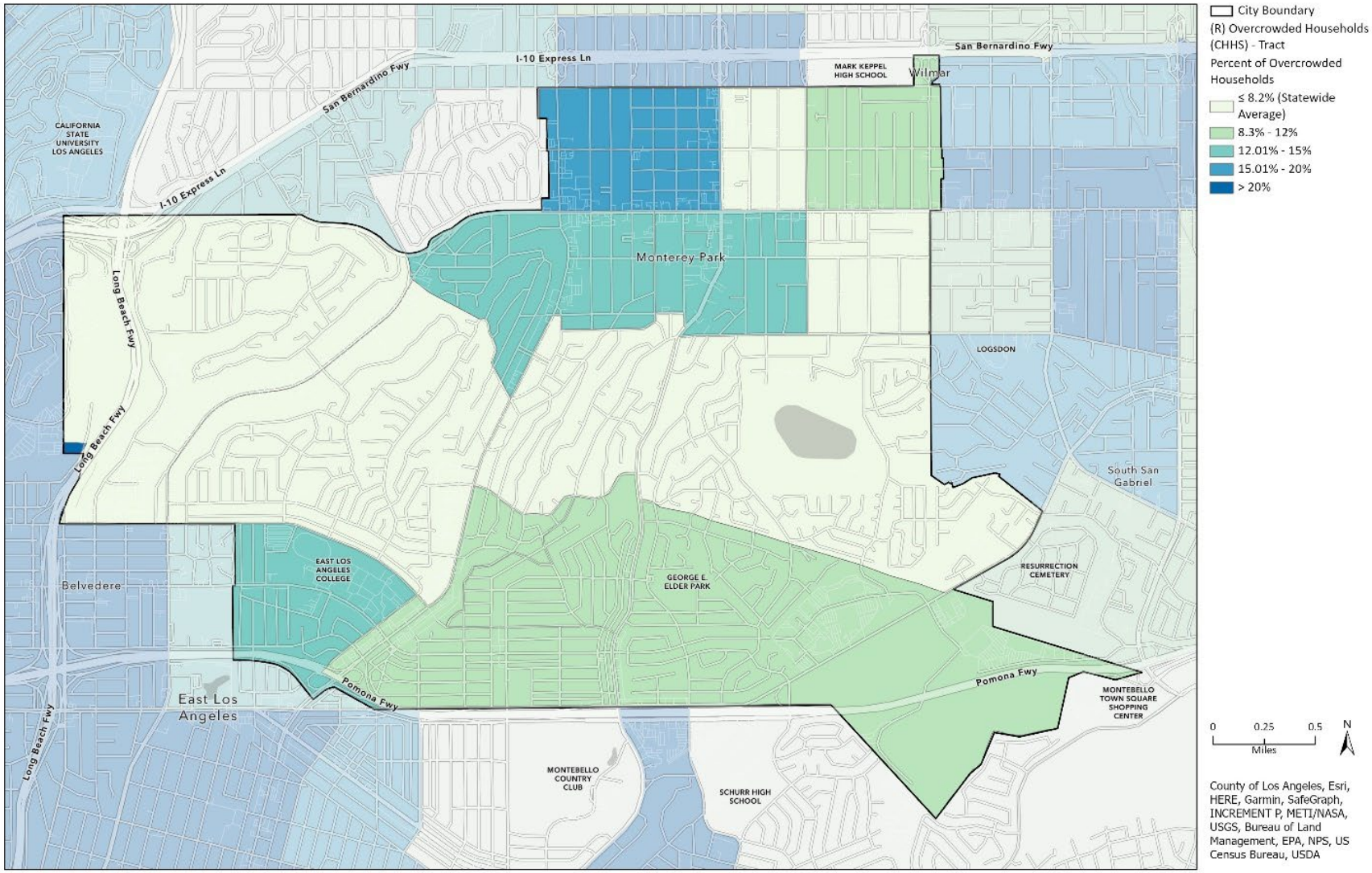
Regional Trends

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.

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.[27]

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

[27] 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

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.[28]

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.[29] 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 (Figure C-28). 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 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.

Northern census tracts: The City has concentrations of lower-income and minority households facing other fair housing issues. For example, the northern area of the City does have households living at relatively lower-incomes compared to the western side of the City. The northern neighborhoods also have a majority-minority populations, higher rates of overcrowding and larger proportion of renter households overpaying for housing. In contrast, these census tracts also experience relative high levels of access to opportunities. For example, these communities have higher rates of positive educational and environmental outcomes compared to other parts of the City. To continue promoting housing opportunities and revitalization, the City has several focused strategies including additional programs in the element encouraging multifamily and mixed-use housing, walkable and healthy communities and prioritizing infrastructure improvements. Majority of the City's RHNA for all income levels have been

[28] 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

[29] 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

identified in these neighborhoods to create mixed-income communities, reduce income segregation and stabilizing overcrowded and overpaying households with additional housing choices.

Southern census tracts: The City's outer southern census tracts have a high concentration of Hispanic households compared to the rest of the City. These census tracts also have a higher proportion of overcrowded households, less positive environmental outcomes compared to the rest of the City.

- Moderate resource census tract: within this area, the City has one moderate resource census tract on the most southern-eastern corner of the City surrounded by Highway 60 (Pomona freeway) and potrero Grande drive. This designated moderate resource largely due to lower environmental areas scores from neighboring jurisdictions industrial uses, a nearby cemetery and power and utility lines that are gated.

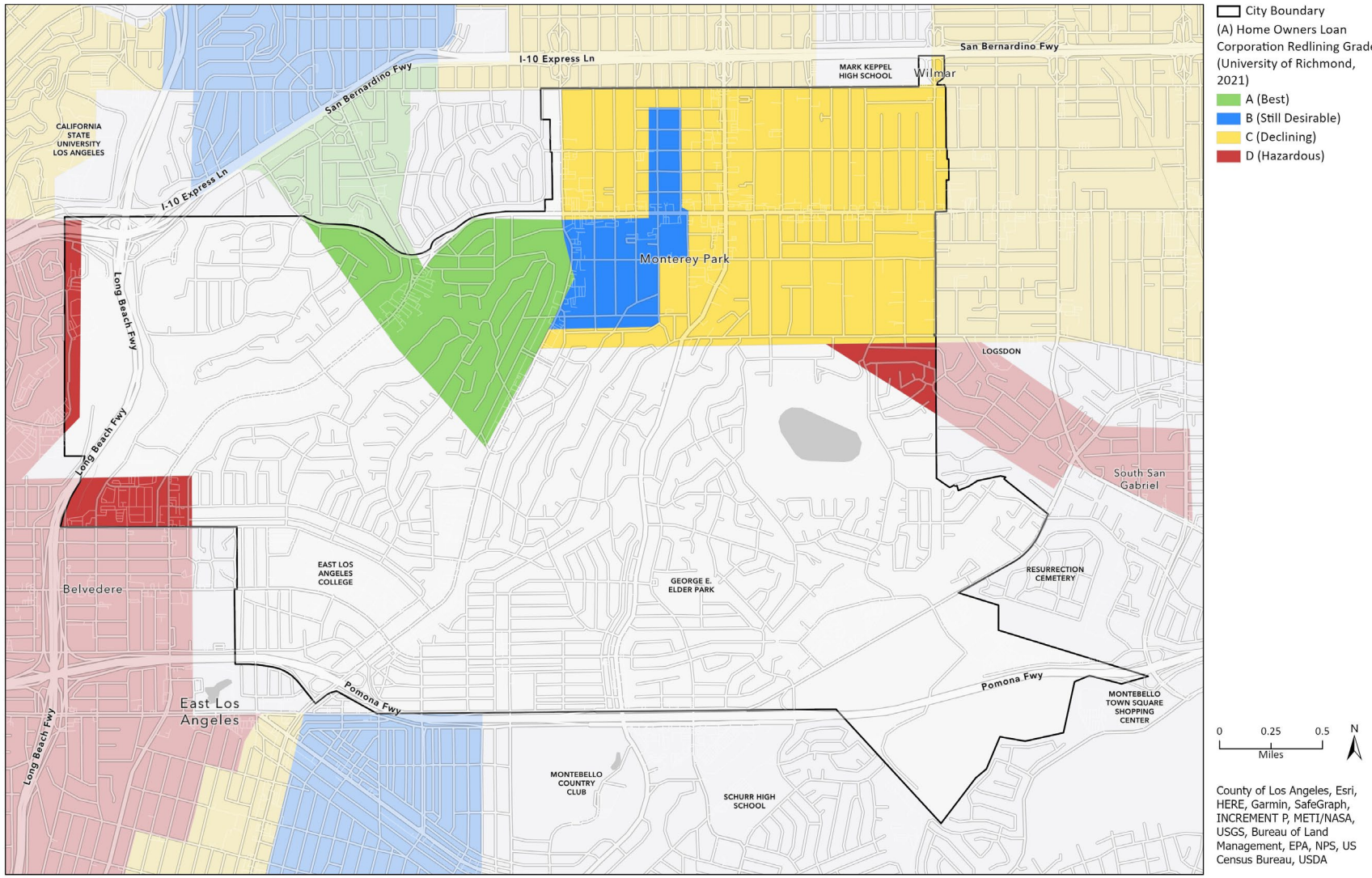
Western census tracts: Compared to the northern and southern census tracts, the western census tracts where the Monterey Park Golf Course is located, bordering eastern Los Angeles county experience higher incomes compared to the rest of the City. These neighborhoods also have the highest levels of housing voucher usage. The City will be implementing programs to promote housing mobility and increasing housing opportunities for all income levels in higher income/high opportunity areas.

Overall, the City has a long history in developing and implementing placed based strategies to improve the quality of life for area residents including the following:

- In 2014, the City Council approved two new elements to its General Plan, a Healthy Communities Element, and a Sustainable Communities Element. These documents created goals and policies pertaining to alternate modes of transportation, including bicycle and walking trails, park linkage plans, encouraging mixed use developments and recycling of older residential properties into newer more vibrant developments that create a sense of place.
- Building upon these efforts, the City adopted a new Land Use Element in 2020 which created a Mixed-Use/Housing Overlay Land Use Category along the major transportation Corridors to encourage high Density residential developments with affordable housing components. To encourage this type of development, the Land Use categories increase allowable DU density to 60 DU per acre in and allows No Density limits in the Mixed-Use category.
- In 2022, the City adopted an Environmental Justice and Complete Streets policy that prioritize public improvements that support quality of life enhancements in the CIP program.

In particular, the Transportation Corridors along Garvey Avenue and Atlantic Boulevard, which are adjacent to the impacted Northeast neighborhoods described in these appendices are targeted for improvements to address mobility and access to services and affordable housing.

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), residents, and local businesses. 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
- Accessibility improvements

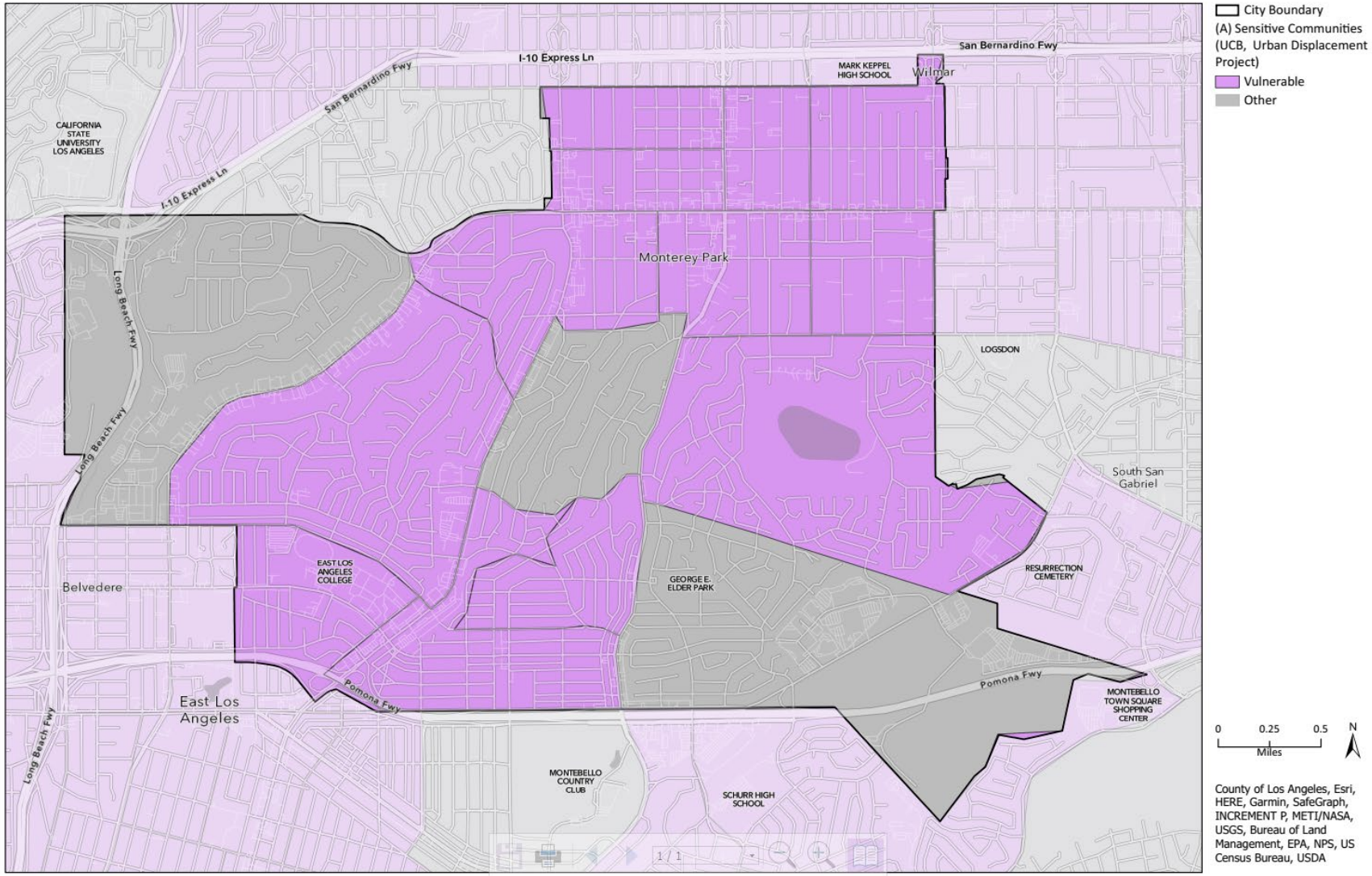
- Infrastructure improvements
- Planning and program administration

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

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 of the total 2,323 lower-income housing units (61 percent), 690 of the total 883 moderate-income housing units (78 percent), and 1,439 of the total 2,061 above moderate-income housing units (70 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

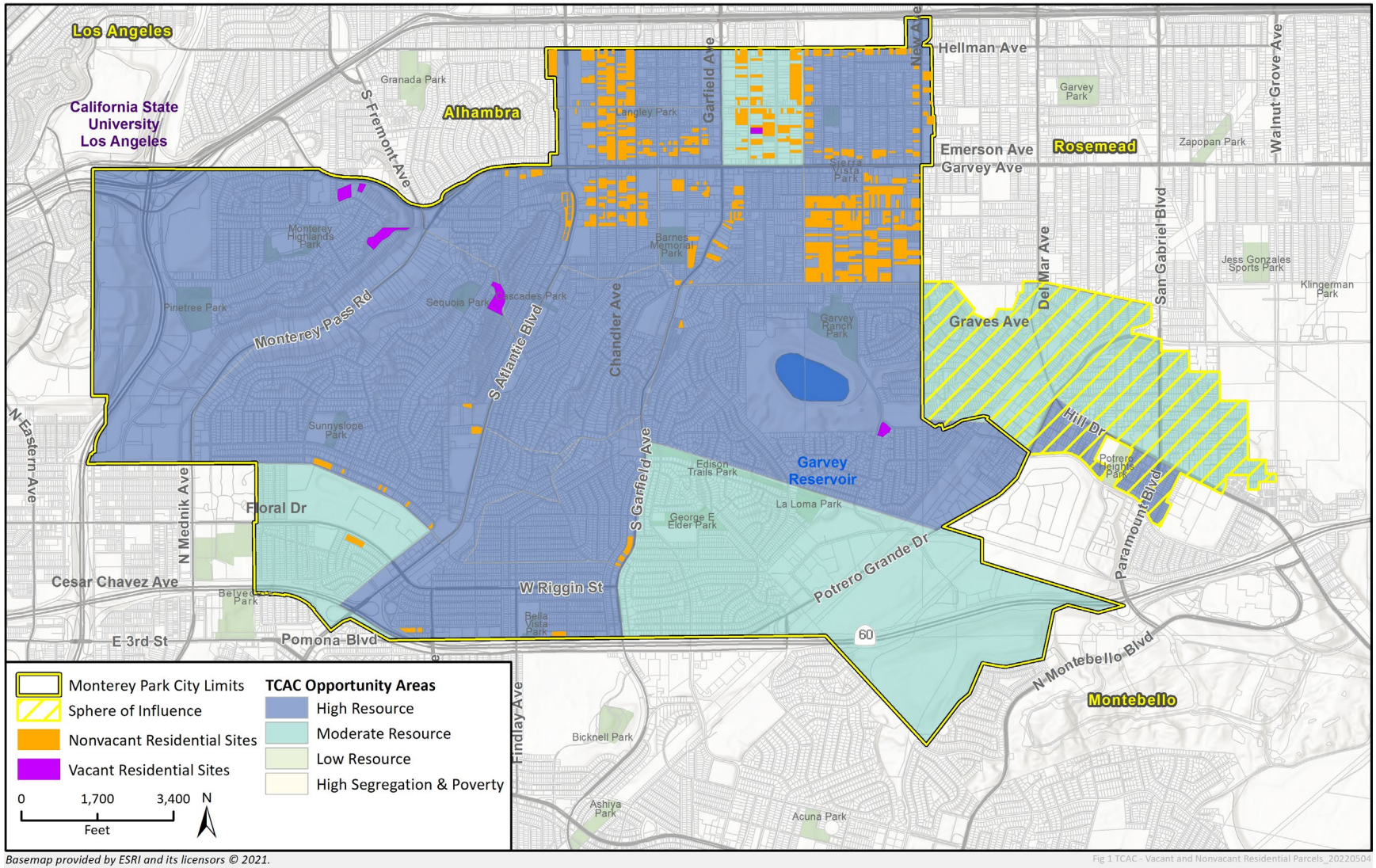
Spatial analysis shows that tracts with low- and moderate- income households, concentrated minorities, and housing problems are predominately located in the northeastern tracts of the City (Census Tracts 603741712, 6037481711, 6037481713, 6037481714, 6037482202, and 6037482201). Most of the sites

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 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)



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 690 moderate- and 1,439 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 227 moderate- and 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, 1,419 lower-income and 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.

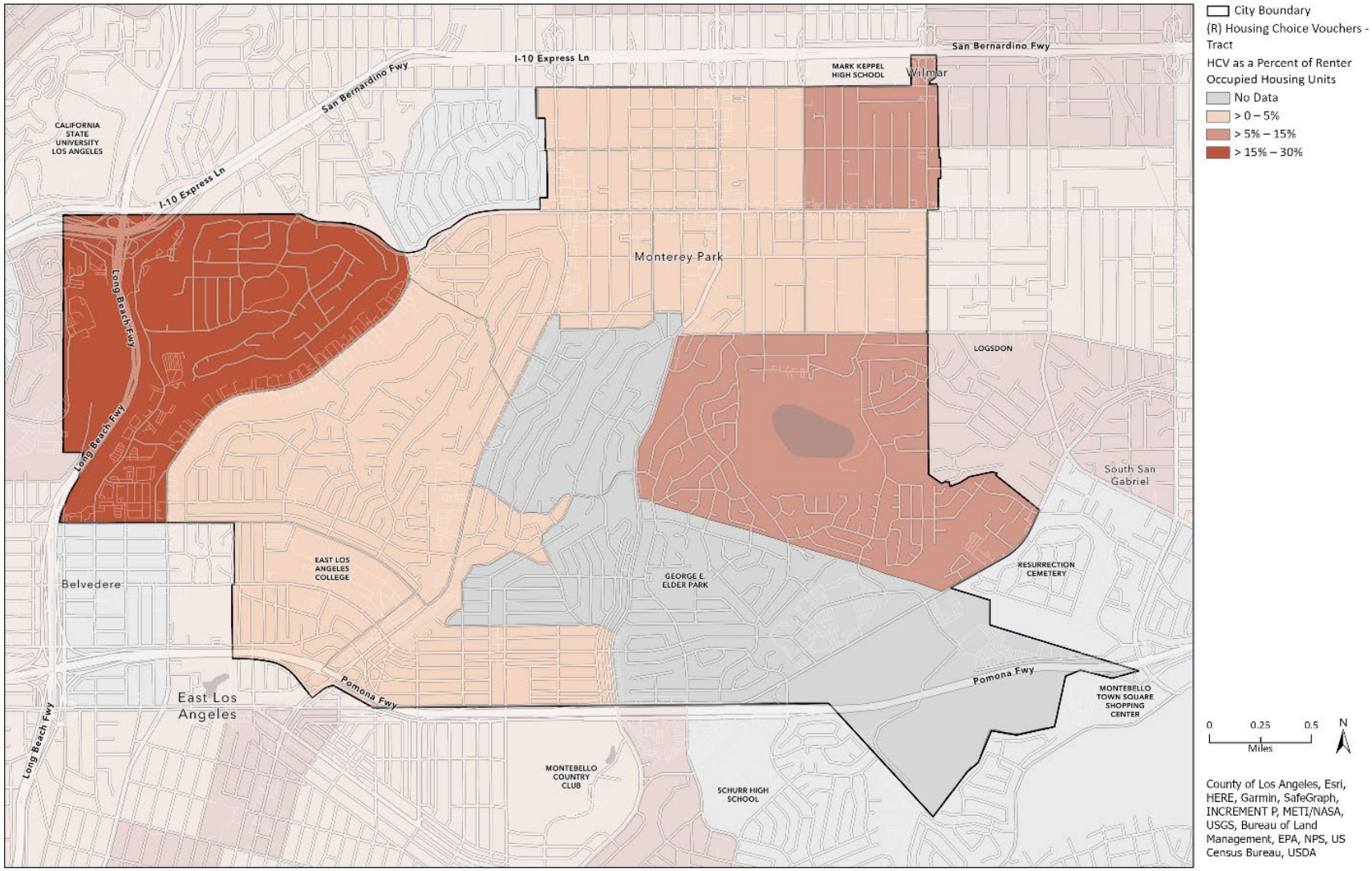
Subsidized Housing

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.

Figure C-31 Housing Choice Vouchers (Monterey Park)



Source: AFFH Data Viewer, 2021

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	▪ Housing discrimination on the basis of protected class. ▪ Lack of fair housing information available online. ▪ Limited fair housing review and monitoring of discriminatory practices in private rental and home sales markets	▪ Program 14: Affordable Housing Development Incentives ▪ Program 19: Affirmatively Furthering Fair Housing ▪ Program 16: Housing Choice Voucher Program ▪ Program 17: Fair Housing and Tenant/Landlord Counseling
Encouraging development of new affordable housing in Areas of High Opportunity	▪ Land use and planning decisions may restrict fair housing choice for persons with disabilities and affordable housing in general ▪ Lack of affordable housing in a range of housing types	▪ Program 3: Efficient Permit Processing ▪ Program 5: Flexibility in Development Standards and Fees ▪ Program 7: Monterey Park Municipal Code ▪ Program 12: Accessory Dwelling Units ▪ Program 14: Affordable Housing Development Incentives ▪ Program 16: Housing Choice Voucher Program
Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing	▪ Substandard housing when compared to the total population ▪ Shortage of subsidized housing units ▪ Cost of repairs or rehabilitation ▪ Dominance of single-family housing, which is may generally be more expensive than multi-family	▪ Program 1: Residential Rehab Program ▪ Program 4: Housing for Special Needs Populations ▪ Program 6: Lot Consolidation ▪ Program 14: Affordable Housing Development Incentives ▪ Program 19: Affirmatively Furthering Fair Housing
Protecting existing residents from displacement	▪ Displacement of residents due to economic pressure such as unaffordable rents, concentration of poverty, and availability of affordable housing ▪ Shortage of subsidized housing units ▪ Cost of repairs or rehabilitation ▪ Lack of investment in specific neighborhoods	▪ Program 1: Residential Rehab Program ▪ Program 2: Conservation of At-Risk Housing ▪ Program 7: Monterey Park Municipal Code ▪ Program 14: Affordable Housing Development Incentives ▪ Program 18: Community Outreach and Engagement Program ▪ Program 19: Affirmatively Furthering Fair Housing

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