

CITY OF MONTEREY PARK, AND
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR
AGENCY OF THE FORMER REDEVELOPMENT AGENCY
AGENDA

REGULAR MEETING
Monterey Park City Hall Council Chambers
320 West Newmark Avenue
Monterey Park, CA 91754

WEDNESDAY
April 1, 2015
7:00 PM

MISSION STATEMENT

**The mission of the City of Monterey Park is to provide excellent services
to enhance the quality of life for our entire community.**

Communication by the Public is an important part of the Local Government Process. Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the City Council/Agency Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at www.montereypark.ca.gov. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Office of the City Clerk and are available for public inspection during regular business hours.

PUBLIC COMMENTS ON AGENDA ITEMS

For members of the public wishing to address the City Council regarding any item on this Agenda including the Consent Calendar or Oral Communications, please fill out a speaker card and return it to the City Clerk before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Mayor, as confirmed by the City Council may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the City Clerk's Office twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

PLEASE NOTE that this Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER Mayor

FLAG SALUTE The Monterey Park Fire Explorers

ROLL CALL Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

[1.] PRESENTATIONS: None.

ORAL AND WRITTEN COMMUNICATIONS

CONSENT CALENDAR -- ORAL AND WRITTEN COMMUNICATIONS

Items on the Consent Calendar are considered to be routine, ongoing business and will be enacted by one motion. There is no separate discussion on consent items unless a Council Member/Agency Member or citizen so requests, in which event the item is removed from the Consent Calendar and considered separately. The City Clerk will not accept cards after the item has been taken up.

Consent Calendar – Approval By Minute Motion

[2.] SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) CONSENT CALENDAR ITEM 2A

2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF APRIL 1, 2015

It is recommended that the City Council (acting on behalf of the Successor Agency)

- (1) Approve payment of warrants and adopt a Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **April 1, 2015 totaling \$194.48** and specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

[3.] CITY OF MONTEREY PARK

CONSENT CALENDAR ITEMS 3A - 3-C

3-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF APRIL 1, 2015

It is recommended that the City Council

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated **April 1, 2015 Totalling \$1,160,214.59** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

3-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

It is recommended that the City Council

- (1) Adopt a Resolution declaring the month of April as National Donate Life Month; and
- (2) Take such additional, related, action that may be desirable.

3-C. AT-RISK YOUTH EMPLOYMENT PLAN FOR CASCADES WATERFALL REHABILITATION AND EDISON TRAILS PARK IMPROVEMENTS

It is recommended that the City Council

- (1) Approve the At-Risk Youth Employment Plan;
- (2) Authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with the San Gabriel Valley Conservation Corps; and
- (3) Take such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. CONTINUATION OF PUBLIC HEARING FOR ADOPTION OF A RESOLUTION UPDATING THE MASTER SCHEDULE OF FEES, FINES AND CHARGES

It is recommended that the City Council

- (1) Open the public hearing to consider adopting a new fee schedule;
- (2) Continue the public hearing until April 15; and
- (3) take such additional, related, action that may be desirable.

4-B. A DRAFT ORDINANCE AMENDING REGULATIONS AFFECTING THE NUMBER OF ROOMS THAT MAY BE LEASED IN SINGLE FAMILY DWELLING UNITS; PROVIDING A DEFINITION OF A BOARDING HOUSE; AND UPDATING OTHER PARTS OF THE MONTEREY PARK MUNICIPAL CODE TO PRESERVE RESIDENTIAL NEIGHBORHOODS AND PROTECT PUBLIC HEALTH AND SAFETY

It is recommended that the City Council consider

- (1) Opening the public hearing;
- (2) Taking documentary and testimonial evidence;
- (3) Closing public hearing and considering the draft ordinance;
- (4) Introducing and waiving first reading of the ordinance and schedule the second reading and adoption for May 6, 2015; and
- (5) take such additional, related, action that may be desirable.

CEQA: Exempt per CEQA Guidelines §§ 15301, 15305, and 15308.

4-C. CITY OF MONTEREY PARK 2015-2019 CONSOLIDATED PLAN, 2015-2016 ANNUAL ACTION PLAN, AND 2015 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

It is recommended that the City Council

- (1) Open the advertised public hearing; take public testimony; and close the public hearing concerning the Consolidated Plan, Annual Action Plan, and Analysis of impediments to Fair Housing Choice (AI);
- (2) Announce that a second public hearing is scheduled for May 6, 2015 at 7:00 pm in the City Council Chambers, City Hall; and
- (3) take such additional, related, action that may be desirable.

CEQA: Not a "project" that requires environmental review (see specifically CEQA Guidelines § 15378(b)(4-5)).

[5.] UNFINISHED BUSINESS

None.

[6.] NEW BUSINESS

6-A. RESOLUTION DECLARING EMERGENCY AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO REHABILITATE WELL #15 WITHOUT NEED FOR BIDDING

It is recommended that the City Council consider

- (1) Adopting a resolution upon 4/5 vote that an emergency exists and authorizing the City Manager, or designee, to by-pass bidding requirements in order to rehabilitate Well No. 15;
- (2) Authorizing the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with General Pump Company to rehabilitate Well #15;
- (3) Authorizing staff to complete this process on an as-needed basis from this certified vendor throughout the 2015 year; and
- (4) take such additional, related, action that may be desirable.

CEQA: The project is exempt from review under the CEQA Guidelines § 15269(b) because the emergency purchase and related work for the Plant is necessary to maintain service essential to the public health and welfare.

6-B. EMERGENCY REPAIRS TO THE SINK HOLE, WATER MAIN, AND SEWER PIPE LOCATED AT 128 N. GARFIELD AVENUE

It is recommended that the City Council

- (1) Adopt Resolution finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050;
- (2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with Doty Brothers;
- (3) Authorize the City Manager, or designee, to accept the repairs completed by Doty Brothers and make final payment to Doty Brothers based on the final accounting of the repair work estimated at \$60,000; and
- (4) take such additional, related, action that may be desirable.

CEQA: The project is exempt from review under the CEQA Guidelines § 15269(b) because the emergency purchase and related work for the Plant is necessary to maintain service essential to the public health and welfare.

6-C. EMERGENCY REPAIRS TO WATER MAIN AND ROADWAY ON EL REPETTO DRIVE BETWEEN ATLANTIC BOULEVARD AND LOMA VERDE STREET

It is recommended that the City Council

- (1) Adopt Resolution finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050;
- (2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with All American Asphalt;
- (3) Authorize the City Manager, or designee, to accept the repairs completed by All American Asphalt and make final payment to All American Asphalt based on the final accounting of the repair work estimated at \$125,000;
- (4) Appropriate \$125,000 from the Water Operation Fund; and
- (5) take such additional, related, action that may be desirable.

CEQA: The project is exempt from review under the CEQA Guidelines § 15269(b) because the emergency purchase and related work for the Plant is necessary to maintain service essential to the public health and welfare.

6-D. MORATORIUM ON "VAPING STORES"

It is recommended that the City Council consider

- (1) Whether to adopt an urgency ordinance upon a 4/5 vote to temporarily prohibit the City from issuing permits to allow the construction or operation of "vaping stores" as defined in the draft ordinance; and
- (2) take such additional, related, action that may be desirable.

CEQA: Categorically exempt per CEQA Guidelines §§ 15301, 15303, 15304(e), 15305, and 15311. Also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making.

[7.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

[8.] CLOSED SESSION

None.

ADJOURN

ORAL AND WRITTEN COMMUNICATIONS



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: (SA) Consent Calendar
Agenda Item 2-A.

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for Successor Agency to the Former Community
Redevelopment Agency of
April 1, 2015

RECOMMENDATION:

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt Resolution No. _____ of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **April 1, 2015 totaling \$194.48** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **273-275**.

BACKGROUND:

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are monies available for the payments thereof. Please note that amounts being paid by the SA funds in this warrant register represented expenditures incurred, which are pending for approval by the Oversight Board.

FISCAL IMPACT:

Disbursements from all funds total **\$194.48.**

Respectfully submitted:



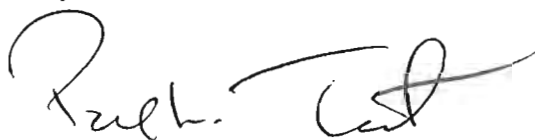
Chu Thai
Director of Management Services

Prepared by:



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

RESOLUTION NO. SA-_____

**A RESOLUTION OF THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)
ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
1ST DAY OF APRIL 2015
TOTALING \$194.48 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
DOSE RESOLVE AS FOLLOWS:

SECTION 1. That the following claims and demands have been audited and that the same
are hereby allowed from various funds in the following amounts:

Atlantic/Garvey Projects	\$ 194.48
Merged Project Projects	-
Total	<u>\$ 194.48</u>

PASSED, APPROVED AND ADOPTED THE 1ST DAY OF APRIL 2015.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
City of Monterey Park, California

Resolution No. SA-
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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY)
OF CITY OF MONTEREY PARK)

I hereby certify that this resolution was duly adopted by the
Successor Agency to the Former Community Redevelopment Agency,
at a regular meeting held on the 1st day of April 2015 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 1

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	15.47	INTERNET/PHONE SERVICE		273	15.47
BANKCARD CENTER	0860-801-1203-31600	112.95	02/15 STMT-REAL ESTATE LISTER		274	112.95
TOTAL FOR PREPAID WARRANTS						128.42

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
NATIONAL CONSTRUCTION RENTALS	0860-801-1203-31100	66.06	FENCE RENTAL		275	66.06
TOTAL FOR PRINTED WARRANTS						66.06

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

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TOTAL FOR PREPAID WARRANTS	128.42
TOTAL FOR PRINTED WARRANTS	66.06
TOTAL WARRANTS	194.48
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	2
TOTAL CHECKS PRINTED	1
TOTAL CHECKS ISSUED	3

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 04/01/2015
 FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	128.42	66.06	194.48
	TOTAL	128.42	66.06	194.48



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-A.**

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for the City of Monterey Park of
April 1, 2015

RECOMMENDATION:

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt Resolution No. _____ allowing certain claims and demands per Warrant Register dated **April 1, 2015** totaling **\$1,160,214.59** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **303250-303550**.

BACKGROUND:

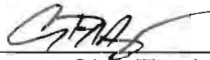
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

FISCAL IMPACT:

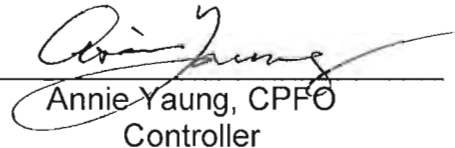
Disbursements from all funds total **\$1,160,214.59.**

Respectfully submitted:

Prepared by:

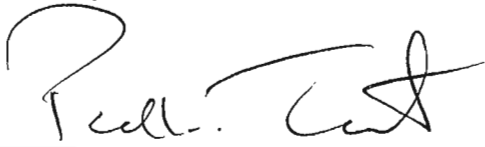


Chu Thai
Director of Management Services



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

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RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
1ST DAY OF APRIL 2015
TOTALING \$1,160,214.59 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

SECTION 1. That the following claims and demands have been audited and that the same are hereby allowed from various funds in the following amounts:

General Fund	\$ 321,764.54
State Gas Tax Fund	4,488.87
Sewer Fund	215.82
Refuse Fund	414,780.54
City Shop Fund	52,775.73
General Liability Fund	5,000.00
Technology Internal Service Fund	1,348.92
Payroll Clearing Account	528.00
Public Safety Impact Fee	635.00
Special Deposits Fund	14,504.50
Business Improvement Area #1	6,773.75
Water Fund	33,808.96
Water Treatment Fund	199,127.42
OPA Proposition A	1,435.50
Measure R Fund	7,877.64
Library Tax Fund	1,002.67
STC Standards/Training/Corrections	277.00
POST	3,075.00
EI Civic Education Grant	994.30
Home Housing Program	60.00
Recreation Fund	127.00
Asset Forfeiture	7,918.10
Air Quality Improvement Fund	17,740.00
Prop C	53,058.29
CDBG Fund	5,204.09
Maintenance District 93-1	795.81
Prop A - Per Parcel Grant	1,052.47
Maintenance Grant (075)	1,767.61
ELAC Instructional Serv Prog	98.00
Nursery Rhyme App Grant	199.66
Tree Planting County Grant	279.40
Teacher In A Tablet	1,500.00
 TOTAL	 <u>\$ 1,160,214.59</u>

PASSED, APPROVED AND ADOPTED THE 1ST DAY OF APRIL 2015.

Hans Liang, Mayor
City of Monterey Park, California

ATTEST

Vincent D. Chang, City Clerk
City of Monterey Park, California

RESOLUTION NO.
Page 2

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY COUNCIL OF THE)
CITY OF MONTEREY PARK)

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 1st day of April 2015 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

Vincent D. Chang, City Clerk
City of Monterey Park, California

ATTACHMENT 1

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACCONTEMPS	0010-801-1403-31950	560.64	TEMPORARY STAFFING SERVICES		303250	560.64
BEATRIZ MARIN ALCANTARA	0092-801-4220-31950	165.00	TRANSLATION SERVICES		303263	165.00
ANTHEM BLUE CROSS	0010-801-5102-12330	6,244.70	4/15-5/15 MEDICAL INSURANCE		303251	6,244.70
APWA	0010-801-4212-39350	49.00	PUBLIC WORKS POSTER		303264	49.00
AT & T	0010-801-3112-32050	5.18	PHONE SERVICE		303253	9.57
	0010-801-3114-32050	4.39	PHONE SERVICE		303253	
	0010-801-3113-32050	40.33	PHONE SERVICE		303252	40.33
AT&T	0010-801-6001-32050	198.49	INTERNET/PHONE SERVICE		303265	
	0010-801-6502-32050	149.93	INTERNET/PHONE SERVICE		303265	
	0010-801-3201-32050	1,167.74	INTERNET/PHONE SERVICE		303265	
	0092-801-4220-32050	203.49	INTERNET/PHONE SERVICE		303265	
	0092-801-4222-32050	647.06	INTERNET/PHONE SERVICE		303265	
	0010-801-6517-32050	17.27	INTERNET/PHONE SERVICE		303265	
	0022-801-4206-32050	303.23	INTERNET/PHONE SERVICE		303265	
	0109-801-6511-32050	67.97	INTERNET/PHONE SERVICE		303265	
	0010-801-3112-32050	3,159.87	INTERNET/PHONE SERVICE		303265	
	0010-801-3113-32050	15.45	INTERNET/PHONE SERVICE		303265	
	0010-801-3114-41100	17.27	INTERNET/PHONE SERVICE		303265	
	0010-801-1801-32050	15.68	INTERNET/PHONE SERVICE		303265	
	0010-801-4209-32050	257.15	INTERNET/PHONE SERVICE		303265	
	0010-801-1404-32050	50.12	INTERNET/PHONE SERVICE		303265	
	0010-801-1408-32050	127.56	INTERNET/PHONE SERVICE		303265	
	0043-801-1404-32050	25.54	INTERNET/PHONE SERVICE		303265	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0092-801-1404-32050	31.02	INTERNET/PHONE SERVICE		303265	
	0010-801-1301-32050	15.46	INTERNET/PHONE SERVICE		303265	
	0010-801-1404-32050	598.76	INTERNET/PHONE SERVICE		303265	
	0043-801-1404-32050	441.19	INTERNET/PHONE SERVICE		303265	
	0092-801-1404-32050	535.73	INTERNET/PHONE SERVICE		303265	
	0010-801-1408-32050	1,770.99	INTERNET/PHONE SERVICE		303265	
	0010-801-3112-32050	1,180.67	INTERNET/PHONE SERVICE		303265	
	0010-801-3201-32050	590.33	INTERNET/PHONE SERVICE		303265	
	0010-801-6001-32050	196.78	INTERNET/PHONE SERVICE		303265	
	0169-801-2201-32050	196.78	INTERNET/PHONE SERVICE		303265	
						11,981.53
ATHENS SERVICES	0043-801-4208-41200	415,261.54-	VOID CHECK		302906	
						415,261.54-
	0043-801-4208-41200	412,535.66	REFUSE COLLECTION SERVICES		303254	
						412,535.66
BANKCARD CENTER	0010-801-1101-39400	2,452.69	02/15 STMT-ICA SEMINAR		303266	
	0010-801-1201-33200	532.88	02/15 STMT-ICA SEMINAR		303266	
	0010-801-1201-39400	660.36	02/15 STMT-NLC CONFERENCE		303266	
	0010-801-1403-33200	885.80	02/15 STMT-CSMFO CONFERENCE		303266	
	0010-801-1403-39300	110.00	02/15 STMT-MEMBERSHIP		303266	
	0010-801-1403-39400	100.00	02/15 STMT-TRAINING		303266	
	0010-801-1704-33200	1,035.00	02/15 STMT-IDA FORUM		303266	
	0010-801-1704-39300	129.00	02/15 STMT-REAL ESTATE SEARCH		303266	
	0010-801-1801-39550	212.73	02/15 STMT-REFRESHMENTS		303266	
	0010-801-3101-39300	150.00	02/15 STMT-MEMBERSHIP		303266	
	0010-801-3101-39350	10.00	02/15 STMT-SUBSCRIPTION		303266	
	0010-801-3103-21200	689.63	02/15 STMT-PRINTING		303266	
	0010-801-3112-38400	486.23	02/15 STMT-HEADSETS		303266	
	0010-801-3210-22750	60.00	02/15 STMT-REFRESHMENTS		303266	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

7

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BANKCARD CENTER	0010-801-5002-99725	289.99	02/15 STMT-TRAILER COVER		303266	
	0060-801-3210-38400	382.50	02/15 STMT-PARTS		303266	
	0071-801-3111-39400	350.00	02/15 STMT-CONFERENCE		303266	
	0092-801-1403-39400	240.00	02/15 STMT-TRAINING		303266	
	0092-801-4220-39300	525.00	02/15 STMT-LCC EXPO		303266	
	0136-801-3101-33250	835.00	02/15 STMT-POST TRAINING		303266	
	0160-801-3101-39400	781.48	02/15 STMT-LCPCA CONFERENCE		303266	
	0349-801-3201-39400	98.00	02/15 STMT-REFRESHMENTS		303266	
						11,016.29
CALIFORNIA BUILDING OFFICIALS	0010-801-1703-33200	215.00	MEMBERSHIP-T TRAN		303267	
						215.00
CHAMPA CERAMICS	0077-801-1111-31950	1,371.75	POTS-BID AREA	90567	303255	
						1,371.75
CHARTER COMMUNICATIONS	0010-801-6502-32050	76.27	INTERNET/CABLE SERVICE		303268	
	0010-801-6502-32050	75.33	INTERNET/CABLE SERVICE		303268	
	0010-801-6502-38400	95.16	INTERNET/CABLE SERVICE		303268	
						246.76
MICHELLE CHEN	0075-450-0075-08550	123.16	LANGLEY LUNCHEON (TRUST)		303269	
						123.16
COMPUTER SERVICE COMPANY	0010-801-4206-38400	2,956.66	TRAFFIC SIGNAL MAINTENANCE	90488	303270	
	0010-801-4206-38400	555.74	TRAFFIC SIGNAL MAINTENANCE	90558	303270	
	0010-801-4206-38400	311.60	TRAFFIC SIGNAL MAINTENANCE		303270	
						3,824.00
CPFIT	0065-464	528.00	FIRE LTD INSURANCE		303256	
						528.00
LI ADAM DENG	0010-801-3101-11450	75.00-	VOID CHECK		297142	
						75.00-
	0010-801-3101-11450	75.00	POLICE COURT TIME		303271	
						75.00

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DIVERSIFIED ALARM SERVICE	0344-801-5002-99290	225.00	ALARM SERVICES		303272	
	0344-801-5002-99290	225.00	ALARM SERVICES		303272	450.00
DIVERSIFIED RISK INSURANCE	0075-450-0075-08350	270.63	SPECIAL EVENT INSURANCE (TRUST)		303257	270.63
EAGLE TOURS	0075-450-0075-08550	400.00	CHARTER SERVICE (TRUST)		303273	400.00
BARBARA HAMER	0010-801-6505-23910	104.73	LANGLEY NEW YEAR LUNCHEON		303274	104.73
J C KIDS MART	0075-450-0075-08620	1,122.70	EARTH DAY T-SHIRTS (TRUST)		303275	1,122.70
KILLACKEY LAW OFFICES, APC AND LONG	0062-801-5101-35650	5,000.00	CLAIM SETTLEMENT-L CHEN		303258	5,000.00
KENNETH LEASURE	0010-801-3210-22300	304.11	REIMBURSE FIRE FITNESS GEAR		303276	304.11
CHI KEUNG LI	0010-701-0010-07950	50.00-	VOID CHECK		302971	50.00-
LUMINARIAS RESTAURANT	0075-450-0075-09080	3,377.55	SISTER CITY INT'L BALL (TRUST)	90577	303259	3,377.55
MONTEREY PARK PETTY CASH	0092-801-4221-23700	14.82	PETTY CASH-HARDWARE		303260	
	0092-801-4220-21250	36.77	PETTY CASH-HARDWARE		303260	
	0075-450-0075-08620	100.00	PETTY CASH-ARTWORK (TRUST)		303260	
	0075-450-0075-08420	80.00	PETTY CASH-PLAQUE (TRUST)		303260	
	0092-801-4220-21250	27.23	PETTY CASH-SUPPLIES		303260	
	0010-801-3205-39300	10.00	PETTY CASH-REFRESHMENTS		303260	
	0010-801-1408-21350	93.76	PETTY CASH-OFFICE SUPPLIES		303260	362.58
	0010-801-1704-33100	83.80	PETTY CASH-MILEAGE		303277	
	0010-801-3120-39700	94.09	PETTY CASH-REFRESHMENTS		303277	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0010-801-3120-39700	44.63	PETTY CASH-REFRESHMENTS		303277	
	0010-801-6505-23910	31.61	PETTY CASH-LANGLEY SUPPLIES		303277	
	0075-450-0075-08550	36.05	PETTY CASH-LANGLEY (TRUST)		303277	
	0075-450-0075-08550	41.34	PETTY CASH-LANGLEY (TRUST)		303277	
	0010-801-6505-23910	90.34	PETTY CASH-LANGLEY SUPPLIES		303277	
	0043-801-4212-39300	25.00	PETTY CASH-TRAINING		303277	
	0075-450-0075-08550	75.14	PETTY CASH-LANGLEY (TRUST)		303277	
	0010-801-3120-39700	86.46	PETTY CASH-REFRESHMENTS		303277	
	0010-801-4212-33100	12.55	PETTY CASH-MILEAGE		303277	
	0092-801-4222-39300	60.00	PETTY CASH-MEMBERSHIPS		303277	
	0010-801-4203-21350	12.80	PETTY CASH-PARTS		303277	
	0010-801-6508-31990	16.57	PETTY CASH-REFRESHMENTS		303277	
						710.38
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-31750	15.20	POSTAGE		303278	
	0010-801-1301-32200	2.80	POSTAGE		303278	
	0010-801-1403-32200	81.17	POSTAGE		303278	
	0010-801-1406-32200	209.15	POSTAGE		303278	
	0010-801-1701-32200	39.70	POSTAGE		303278	
	0010-801-1702-32200	95.40	POSTAGE		303278	
	0010-801-1703-32200	4.67	POSTAGE		303278	
	0010-801-1704-32200	1.92	POSTAGE		303278	
	0010-801-1801-32200	102.61	POSTAGE		303278	
	0010-801-3101-32200	13.74	POSTAGE		303278	
	0010-801-3102-32200	42.08	POSTAGE		303278	
	0010-801-3104-32200	33.70	POSTAGE		303278	
	0010-801-3111-32200	0.48	POSTAGE		303278	
	0010-801-3113-32200	2.38	POSTAGE		303278	
	0010-801-3114-32200	84.39	POSTAGE		303278	
	0010-801-3120-32200	0.48	POSTAGE		303278	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-3201-32200	27.41	POSTAGE		303278	
	0010-801-3205-32200	392.82	POSTAGE		303278	
	0010-801-3210-32200	1.44	POSTAGE		303278	
	0010-801-3220-32200	8.53	POSTAGE		303278	
	0010-801-6001-32200	36.71	POSTAGE		303278	
	0010-801-6502-32200	10.21	POSTAGE		303278	
	0043-801-4208-32200	0.69	POSTAGE		303278	
	0043-801-4212-32200	52.78	POSTAGE		303278	
	0060-801-4211-32200	0.96	POSTAGE		303278	
	0092-801-4221-32200	0.48	POSTAGE		303278	
						1,261.90
PYRO-COMM SYSTEMS, INC	0010-801-6001-38100	135.00	LIBRARY FIRE ALARM		303279	
	0010-801-6001-38100	135.00	LIBRARY FIRE ALARM		303279	
	0010-801-6001-38100	235.00	LIBRARY FIRE ALARM		303279	
						505.00
ROBERT C WANG M D INC	0077-701-0077-02110	87.87-	VOID CHECK		300689	
						87.87-
	0077-701-0077-02110	87.87	REFUND-BID FEE		303280	
						87.87
SBC LONG DISTANCE	0010-801-1408-32050	65.74	PHONE SERVICE		303281	
	0010-801-3112-32050	43.84	PHONE SERVICE		303281	
	0010-801-1408-32050	21.92	PHONE SERVICE		303281	
	0010-801-6001-32050	7.31	PHONE SERVICE		303281	
	0169-801-2201-32050	7.31	PHONE SERVICE		303281	
						146.12
CODAY STEVEN	0010-801-3101-21200	18.50	PETTY CASH-SUPPLIES		303261	
	0010-801-3114-22750	23.50	PETTY CASH-BOOK		303261	
	0010-801-3102-39250	4.36	PETTY CASH-KEY		303261	
	0010-801-3102-22750	4.99	PETTY CASH-OFFICE SUPPLIES		303261	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CODAY STEVEN	0010-801-3102-22750	17.61	PETTY CASH-SUPPLIES		303261	
	0010-801-3101-39300	59.00	PETTY CASH-MEMBERSHIP		303261	
	0160-801-3101-39400	25.00	PETTY CASH-TRAINING		303261	
	0010-801-3120-39700	54.80	PETTY CASH-SUPPLIES		303261	
	0075-450-0075-08420	35.24	PETTY CASH-REFRESHMENT (TRUST)		303261	
	0075-450-0075-08420	26.00	PETTY CASH-REFRESHMENT (TRUST)		303261	
	0010-801-3104-33100	9.00	PETTY CASH-PARKING		303261	
	0010-801-3104-31950	57.00	PETTY CASH-TRAINING		303261	
	0010-801-3102-22750	18.74	PETTY CASH-OFFICE SUPPLIES		303261	
	0010-801-3102-22300	43.51	PETTY CASH-GLOVES		303261	
	0010-801-3120-39700	94.59	PETTY CASH-SUPPLIES		303261	
						491.84
TULSA GAS TECHNOLOGIES, INC.	0165-801-5002-96067	17,740.00	CNG STATION DISPENSER	90565	303282	
						17,740.00
VERIZON WIRELESS	0092-801-4222-32050	152.04	WIRELESS VOICE & DATA SERVICE		303262	
	0160-801-3115-38400	38.01	WIRELESS VOICE & DATA SERVICE		303262	
						190.05
	0010-801-6001-32050	52.27	WIRELESS VOICE & DATA SERVICE		303283	
						52.27
TOTAL FOR PREPAID WARRANTS						66,089.71

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
(DBA) PACIFIC INSTITUTE OF DEFENSE	0136-801-3101-33250	1,108.00	POST TRAINING		303284	1,108.00
A & J PORTABLE RESTROOM INC	0010-801-6508-39860	800.00	FARMERS MARKET RESTROOM	90251	303285	
	0010-801-6508-39860	1,000.00	FARMERS MARKET RESTROOM	90251	303285	1,800.00
A & R NURSERY	0010-801-6517-22100	91.56	LANDSCAPE SUPPLIES		303286	91.56
DAVID ZAVEN ABAJIAN	0010-801-1301-31750	150.00	ELECTION WORKER		303470	150.00
ACTION SALES (DBA)	0010-801-3210-24300	262.47	FIRE SUPPLIES	90222	303287	262.47
ADCO ROOFING, INC.	0010-801-4210-38100	450.00	FIRE STATION ROOF REPAIR		303288	450.00
ADVANCE PEST TERMITE CONTROL	0010-801-3210-22750	47.00	PEST CONTROL-STA. 61	90210	303289	
	0010-801-3210-22750	35.00	PEST CONTROL-STA. 62	90210	303289	
	0010-801-3210-22750	42.00	PEST CONTROL-STA. 63	90210	303289	
	0010-801-3113-38100	39.00	PEST CONTROL	90000	303289	
	0010-801-6507-31160	42.00	PEST CONTROL	90252	303289	
	0010-801-6507-31160	53.00	PEST CONTROL	90252	303289	
	0010-801-6507-31160	30.00	PEST CONTROL	90252	303289	
	0010-801-6507-31160	38.00	PEST CONTROL	90252	303289	
	0010-801-6507-31160	47.00	PEST CONTROL	90252	303289	373.00
AGENCIES TOOL CENTER	0060-801-4211-24100	196.13	FLEET TOOLS	90034	303290	
	0060-801-4211-24100	276.87	FLEET TOOLS	90034	303290	473.00
ALHAMBRA UNIFIED SCHOOL DIST	0010-801-1301-31750	35.00	ELECTION FACILITIES		303471	35.00
	0010-801-1301-31750	35.00	ELECTION CUSTODIAN		303472	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						35.00
CITY OF ALHAMBRA	0060-801-4211-22250	48.18	CNG FUEL	90041	303291	
	0060-801-4211-22250	14.74	CNG FUEL	90041	303291	
						62.92
ALTEC INDUSTRIES, INC.	0060-801-4211-31950	5,173.19	FLEET-REPAIR UNIT 022	90555	303292	
						5,173.19
THERESA GARCIA AMADOR	0010-801-1301-31750	75.00	ELECTION WORKER		303473	
						75.00
APL GLASS COMPANY	0092-801-4210-38250	700.00	STREET SUPPLIES		303293	
						700.00
ARROYO BACKGROUND INVESTIGATIONS	0010-801-3104-31950	1,800.00	BACKGROUND INVESTIGATIONS		303294	
						1,800.00
ATHENS SERVICES	0344-801-5002-99290	1,317.61	STREET SWEEPING	90198	303295	
						1,317.61
	0043-801-4208-41200	412,646.77	REFUSE COLLECTION SERVICES		303296	
						412,646.77
ATSUKO FUKUSHIMA	0010-801-1301-31750	125.00	ELECTION WORKER		303474	
						125.00
AUTOZONE WEST, INC	0060-801-4211-24100	21.79	FLEET SUPPLIES/PARTS		303297	
	0060-801-4211-24100	65.37	FLEET SUPPLIES/PARTS		303297	
	0060-801-4211-23500	408.74	FLEET SUPPLIES/PARTS	90310	303297	
	0060-801-4211-23500	226.04	FLEET SUPPLIES/PARTS	90310	303297	
	0060-801-4211-23500	41.70	FLEET SUPPLIES/PARTS	90310	303297	
	0060-801-4211-23500	141.69	FLEET SUPPLIES/PARTS	90310	303297	
	0060-801-4211-23500	86.98	FLEET SUPPLIES/PARTS	90310	303297	
						992.31
B W GRAPHICS	0010-801-1101-39250	185.30	BUSINESS CARDS		303298	
	0092-801-4221-23700	3,000.77	UTILITY BILLS	90411	303298	
	0060-250-8701-21250	1,064.75	EMPLOYEE NOTIFICATION		303298	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
B W GRAPHICS	0010-801-3103-39250	42.51	BUSINESS CARD-G SIMS		303298	
	0010-801-3103-39250	38.15	BUSINESS CARD-T WISNIEWSKI		303298	
	0010-801-1301-39350	155.87	BUSINESS CARD-V CHANG		303298	
	0010-801-6502-39250	40.33	BUSINESS CARD-P LEE		303298	
	0010-801-4212-31950	38.15	BUSINESS CARD-P PEREZ		303298	
						4,565.83
VICKIE BANANDO	0010-801-1301-31750	50.00	ELECTION WORKER		303475	
						50.00
BG PETROSPECS	0060-801-4211-22250	231.60	FLEET SUPPLIES		303299	
						231.60
FRANK BLANEY	0159-701-0159-07030	127.00	REFUND-RECREATION CLASS		303300	
						127.00
TRUDY BONFIGLIO	0010-801-1301-31750	150.00	ELECTION WORKER		303476	
						150.00
BOTACH TACTICAL	0010-801-3103-22750	220.73	POLICE AMMUNITION		303301	
						220.73
BOUND TREE MEDICAL LLC	0010-801-3220-24200	201.67	FIRE MEDICAL SUPPLIES	90227	303302	
						201.67
LILLIAN BOW	0010-801-1301-31750	50.00	ELECTION WORKER		303477	
						50.00
BRITHINEE ELECTRIC	0093-801-4231-23300	22,491.32	WATER WELL REPAIR	90495	303303	
	0093-801-4231-23300	6,096.37	WATER WELL REPAIR	90099	303303	
						28,587.69
BRODART COMPANY	0010-801-6003-22450	7.85	LIBRARY CATALOG SERVICES		303304	
						7.85
BUSY BEE MESSENGER SERVICE INC	0010-801-1301-31750	800.00	MESSENGER SERVICE		303305	
						800.00
BYTOPS SIGN	0010-801-6508-31990	100.00	BANNERS		303306	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						100.00
CAAD LLC	0092-801-4220-32200	954.59	WATER BILL MAILING SERVICE		303307	954.59
CALIFORNIA CONSULTING, LLC	0075-450-0075-08915	3,000.00	CONSULTING SERVICES (TRUST)		303308	3,000.00
CALIFORNIA TRAINING INSTITUTE	0132-801-3101-33300	277.00	POLICE TRAINING		303309	277.00
CALOX, INC	0010-801-3210-22750	29.75	FIRE MEDICAL SUPPLIES	90228	303310	51.00
	0010-801-3210-22750	21.25	FIRE MEDICAL SUPPLIES	90228	303310	
CAMINO REAL CHEVROLET	0060-801-4211-23500	124.52	FLEET REPAIR/PARTS UNIT 846	90039	303311	124.52
CANON FINANCIAL SERVICES, INC.	0060-801-4211-38400	156.66	COPIER MACHINE RENTAL		303312	8,460.58
	0010-801-6502-39250	889.99	COPIER MACHINE RENTAL		303312	
	0010-801-3210-37500	1,886.58	COPIER MACHINE RENTAL	90229	303312	
	0010-801-1301-37500	1,557.61	COPIER MACHINE RENTAL	90352	303312	
	0010-801-1701-37500	841.54	COPIER MACHINE RENTAL	90205	303312	
	0010-801-4210-38400	841.53	COPIER MACHINE RENTAL	90205	303312	
	0010-801-3205-37500	841.53	COPIER MACHINE RENTAL	90205	303312	
	0092-801-1201-37500	1,445.14	COPIER MACHINE RENTAL		303312	
CANON SOLUTIONS AMERICA, INC	0060-801-4211-38400	23.64	COPIER MAINTENANCE	90040	303313	90.47
	0010-801-1301-31750	34.75	COPIER MAINTENANCE		303313	
	0060-801-4211-38400	32.08	COPIER MAINTENANCE	90040	303313	
CAPPO, INC.	0010-801-1407-39300	260.00	MEMBERSHIP		303314	260.00
EVANGELINE CARRILLO	0010-801-1301-31750	150.00	ELECTION WORKER		303478	150.00

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
STEPHEN WILLIAM CASEY	0010-801-1301-31750	150.00	ELECTION WORKER		303479	150.00
JENNIE CERVANTES	0010-801-1301-31750	125.00	ELECTION WORKER		303480	125.00
PETER CHAN	0010-801-1101-33200	459.20	2015 NLC CONFERENCE		303315	459.20
PAULI CHANG	0010-801-1301-31750	150.00	ELECTION WORKER		303481	150.00
MICHELLE CHEN	0010-801-1301-31750	50.00	ELECTION WORKER		303482	50.00
CITATION MANAGEMENT (DBA)	0010-701-0010-03630	3,441.89	PARKING CITATIONS SERVICE		303316	3,441.89
COBRA FIRE PROTECTION	0010-801-6502-38400	280.38	FIRE SYS/EXTINGUISHERS SERVICE		303317	280.38
STEVEN CODAY	0136-801-3101-33250	45.00	POST TRAINING		303318	45.00
KIM B. CODY	0010-801-1301-31750	35.00	ELECTION CUSTODIAN		303483	35.00
CRISTANDO HOUSE INC.	0136-801-3101-33250	302.00	POLICE POST TRAINING		303319	302.00
CSMFO	0010-801-1403-33200	100.00	CSMFO MEETING		303320	140.00
	0010-801-1403-33200	40.00	CSMFO MEETING		303320	
DAILY JOURNAL CORPORATION	0010-801-1301-31750	33.00	LEGAL NOTICE		303321	33.00
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	2,375.01	LEGAL FEES-COMM DEVELOPMENT	90204	303322	2,375.01
DATA WEST CORPORATION	0092-801-4222-38400	1,000.00	SYSTEM SUPPORT	90286	303323	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DATA WEST CORPORATION	0092-801-4222-38400	880.00	SYSTEM SUPPORT	90286	303323	1,880.00
DAY WIRELESS SYSTEMS (DBA)	0071-801-3210-38400	285.00	FIRE AUDIO EQUIPMENT REPAIR		303324	285.00
JACK DAY	0010-801-1301-31750	150.00	ELECTION WORKER		303484	150.00
DELL MARKETING LP	0092-801-4220-24150	259.05	COMPUTER/SUPPLIES		303325	
	0092-801-4220-24150	29.36	COMPUTER/SUPPLIES		303325	
	0010-801-1404-22750	71.92	COMPUTER/SUPPLIES		303325	360.33
DEPARTMENT OF JUSTICE	0010-701-0010-03710	288.00	FINGERPRINT PROCESSING	90287	303326	
	0010-801-1801-39550	64.00	FINGERPRINT PROCESSING		303326	
	0010-701-0010-03710	1,088.00	FINGERPRINT PROCESSING		303326	1,440.00
TRUDY DIEP	0010-801-1301-31750	150.00	ELECTION WORKER		303485	150.00
FRANCIS DINEROS	0010-801-1301-31750	125.00	ELECTION WORKER		303486	125.00
DIVERSIFIED ALARM SERVICE	0010-801-3112-38400	135.00	CAMERA SERVICES		303327	
	0010-801-3112-38400	135.00	CAMERA SERVICES		303327	
	0010-801-3112-38400	135.00	CAMERA SERVICES		303327	
	0010-801-4210-38100	350.00	ALARM REPAIR		303327	
	0010-801-4210-38100	750.00	ALARM REPAIR		303327	
	0010-801-4210-38100	270.00	ALARM REPAIR		303327	1,775.00
DIVISION OF THE STATE ARCHITECT	0010-701-0010-02020	85.50	FEES COLLECTED UNDER SB1186		303328	85.50
DUKE'S LANDSCAPING INC.	0092-801-4202-31950	349.00	GARDENING SERVICES	90199	303329	349.00

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DUNN-EDWARDS CORPORATION	0010-801-4210-23100	207.10	PAINT SUPPLIES		303330	207.10
E.R.S. SECURITY ALARM SYSTEMS,	0010-801-6001-38100	135.00	LIBRARY SECURITY MONITORING		303331	135.00
EMPIRE CLEANING SUPPLY	0010-801-6502-22150	1,165.16	JANITORIAL SUPPLIES		303332	2,759.92
	0178-801-6502-22150	1,052.47	JANITORIAL SUPPLIES		303332	
	0010-801-6001-22150	542.29	JANITORIAL SUPPLIES		303332	
EMS PERSONNEL FUND	0010-801-3220-41100	200.00	PARAMEDIC LICENSE RENEWAL		303333	200.00
ARMANDO ESPARZA	0010-801-3103-22310	83.48	UNIFORMS-REIMBURSEMENT		303334	83.48
RYAN ESQUIBEL	0010-801-3103-22750	240.00	POLICE TRAINING		303335	240.00
EWING IRRIGATION PRODUCTS, INC.	0010-801-6517-23300	378.28	PARKS SUPPLIES		303336	378.28
EXTENDER PARTNERS	0060-801-4211-38410	406.00	FLEET PARTS		303337	406.00
FEDERAL EXPRESS CORP.	0010-801-3205-32200	134.44	CARRIER SERVICES		303338	358.17
	0010-801-3102-32200	10.91	CARRIER SERVICES		303338	
	0010-801-3102-32200	6.53	CARRIER SERVICES		303338	
	0010-801-3205-32200	52.38	CARRIER SERVICES		303338	
	0093-801-4230-23300	59.73	CARRIER SERVICES		303338	
	0109-801-4201-31950	26.03	CARRIER SERVICES		303338	
	0010-801-3102-32200	6.53	CARRIER SERVICES		303338	
	0010-801-3205-32200	61.62	CARRIER SERVICES		303338	
FEDERAL SIGNAL CORPORATION -EMERG.	0060-801-4211-38410	171.87	FLEET PARTS		303339	171.87

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
FEDEX OFFICE PRINTS & SHIP SERVICES	0010-801-4209-22750	55.00	PUBLIC WORKS LIMINATION		303340	
	0010-801-4209-39250	7.78	PUBLIC WORKS LAMINATION		303340	
	0022-801-4202-22400	62.78	PUBLIC WORKS LAMINATION		303340	
	0022-801-4202-22400	47.09	PUBLIC WORKS LAMINATION		303340	172.65
FENSCO SERVICES INC	0010-801-6517-31950	2,380.00	FENCE REPAIR	90339	303341	2,380.00
LI SHON FLORES	0010-801-1301-31750	150.00	ELECTION WORKER		303487	150.00
FORD OF MONTEBELLO	0060-801-4211-23500	383.29	FLEET PARTS	90045	303342	383.29
FOUR WINDS INTERACTIVE, LLC	0063-801-5002-99055	1,348.92	INFORMATIONAL KIOSK		303343	1,348.92
HIROSHI FUKUSHIMA	0010-801-1301-31750	150.00	ELECTION WORKER		303488	150.00
CRISTINA GARCIA	0010-801-1301-31750	50.00	ELECTION WORKER		303489	50.00
GARVEY EQUIPMENT COMPANY	0010-801-6517-24100	114.80	PARKS SUPPLIES	90336	303344	114.80
R. DORREN GEE	0010-801-1301-31750	100.00	ELECTION WORKER		303490	100.00
GLADWELL GOVERNMENTAL SERVICES INC	0010-801-1301-31750	500.00	CITY CLERK-TRAINING		303345	500.00
JESSIE GOMEZ	0010-801-1301-31750	175.00	ELECTION WORKER		303491	175.00
GOVCONNECTION INC.	0010-801-1703-24150	500.00	COMPUTER SUPPLIES		303346	
	0010-801-1703-24100	171.09	COMPUTER SUPPLIES		303346	
	0010-801-1703-22750	110.03	COMPUTER SUPPLIES		303346	

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GOVCONNECTION INC.	0092-801-1404-38400	74.02-	COMPUTER SUPPLIES		303346	
	0043-801-1404-38400	2,528.70	COMPUTER SUPPLIES	90571	303346	
	0092-801-1404-38400	2,528.70	COMPUTER SUPPLIES	90571	303346	
	0092-801-1404-38400	74.02	COMPUTER SUPPLIES		303346	
						5,838.52
GOVERNMENT FINANCE OFFICERS	0010-801-1403-39350	80.00	GFOA PUBLICATION		303347	
						80.00
GRAFFITI TRACKER INC	0010-801-4202-23950	109.00	GRAFFITI TRACKING GPS		303348	
						109.00
DIANA GRANATELLI	0010-801-1301-31750	150.00	ELECTION WORKER		303492	
						150.00
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	379.32	FLEET TIRES-UNIT 049	90049	303349	
						379.32
GREAT WESTERN PARK & PLAYGROUND, IN	0010-801-6502-38400	2,242.00	PARKS-REPAIR PLAYGROUND	90560	303350	
						2,242.00
GREEN GIANT LANDSCAPE, INC.	0010-801-5004-91544	31,202.90	IRRIGATION SYSTEM IMPROVEMENTS	90417	303351	
	0010-801-5004-91545	150,571.43	IRRIGATION SYSTEM IMPROVEMENTS	90417	303351	
						181,774.33
GRIFFIN STRUCTURES INC.	0010-801-1704-31950	3,000.00	CITY YARD FEASIBILITY STUDY	90397	303352	
						3,000.00
GRM INFORMATION MANAGEMENT	0010-801-1301-31950	36.17	STORAGE SERVICES	90496	303353	
	0010-801-1301-31950	49.00	STORAGE SERVICES	90496	303353	
	0010-801-1301-31950	640.00	STORAGE SERVICES	90496	303353	
						725.17
H & H AUTO PARTS WHOLESALE	0060-801-4211-22250	395.81	FLEET SUPPLIES		303354	
	0060-801-4211-23500	98.41	FLEET PARTS-UNIT 979	90050	303354	
	0060-801-4211-23500	107.23	FLEET PARTS-UNIT 090	90050	303354	
	0060-801-4211-23500	112.06	FLEET PARTS-UNIT 088	90050	303354	
	0060-801-4211-23500	162.63	FLEET PARTS	90050	303354	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	378.80	FLEET PARTS	90050	303354	
	0060-801-4211-23500	89.84	FLEET PARTS	90050	303354	
	0060-801-4211-23500	97.84	FLEET PARTS-UNIT 081	90050	303354	
	0060-801-4211-23500	37.41	FLEET PARTS-UNIT SS30	90050	303354	
	0060-801-4211-23500	180.11	FLEET PARTS-UNIT 089	90050	303354	
	0060-801-4211-23500	38.06	FLEET PARTS-UNIT 929	90050	303354	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	90050	303354	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	90050	303354	
						1,665.50
HACH COMPANY (AKA ELE	0092-801-4222-23300	342.86	WATER ANALYSIS SUPPLIES	90088	303355	
						342.86
HANSON AGGREGATES	0110-801-4202-23600	1,116.56	STREET SUPPLIES	90159	303356	
						1,116.56
HAROLD'S KEY SHOP, INC.	0010-801-6517-22750	22.51	KEY/LOCK SERVICES		303357	
						22.51
HARRINGTON INDUSTRIAL PLASTICS	0092-801-4222-23300	638.61	WATER SUPPLIES	90114	303358	
	0092-801-4222-23300	243.71	WATER SUPPLIES	90114	303358	
						882.32
HEADSETS.COM INC	0092-801-1406-24150	433.93	WIRELESS HEADSETS		303359	
						433.93
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	830.00	PRE-EMPLOYMENT PHYSICALS		303360	
						830.00
BENANCIO HERRERA JR.	0075-450-0075-08550	149.90	LANGLEY HOLIDAY LUNCHEON-TRUST		303361	
	0075-450-0075-08550	74.87	LANGLEY HOLIDAY LUNCHEON-TRUST		303361	
	0075-450-0075-08550	21.77	LANGLEY HOLIDAY LUNCHEON-TRUST		303361	
						246.54
ALEJANDRO HERRERA	0010-801-1301-31750	175.00	ELECTION WORKER		303493	
						175.00
HIGHSMITH LLC	0010-801-6004-22450	160.48	LIBRARY SUPPLIES		303362	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						160.48
BAOCHAU HOANGTRAN	0010-801-1301-31750	100.00	ELECTION WORKER		303494	
						100.00
HOME DEPOT CREDIT SERVICES	0010-801-3210-24100	26.86	HARDWARE SUPPLIES		303363	
	0010-801-4210-24100	3.73	HARDWARE SUPPLIES	90191	303363	
	0010-801-4210-22150	70.34	HARDWARE SUPPLIES		303363	
	0010-801-4210-23400	11.56	HARDWARE SUPPLIES		303363	
	0010-801-4210-22150	562.24	HARDWARE SUPPLIES		303363	
	0010-801-4210-23100	210.16	HARDWARE SUPPLIES		303363	
	0010-801-4210-23400	165.36	HARDWARE SUPPLIES		303363	
	0010-801-4210-23100	93.63	HARDWARE SUPPLIES		303363	
	0010-801-4210-23100	633.45	HARDWARE SUPPLIES		303363	
	0010-801-4210-23100	620.04-	HARDWARE SUPPLIES-CREDIT		303363	
	0010-801-4210-23100	529.18	HARDWARE SUPPLIES		303363	
	0010-801-4210-23400	320.41	HARDWARE SUPPLIES		303363	
	0022-801-4202-22400	136.37	HARDWARE SUPPLIES		303363	
	0022-801-4202-22400	108.10	HARDWARE SUPPLIES		303363	
	0022-801-4202-22400	167.14	HARDWARE SUPPLIES		303363	
	0022-801-4202-22400	163.09	HARDWARE SUPPLIES		303363	
	0022-801-4206-24100	29.18	HARDWARE SUPPLIES		303363	
	0092-801-4223-23050	124.01	HARDWARE SUPPLIES	90089	303363	
	0092-801-4223-23050	107.84-	HARDWARE SUPPLIES-CREDIT	90089	303363	
	0092-801-4223-23050	26.54-	HARDWARE SUPPLIES-CREDIT	90089	303363	
	0092-801-4221-23300	171.25	HARDWARE SUPPLIES	90089	303363	
	0010-801-6517-23050	324.32	HARDWARE SUPPLIES		303363	
	0010-801-6517-22100	62.81	HARDWARE SUPPLIES		303363	
	0010-801-6517-22750	54.18	HARDWARE SUPPLIES		303363	
	0010-801-6508-38400	95.47	HARDWARE SUPPLIES		303363	
	0010-801-6508-39860	504.98	HARDWARE SUPPLIES		303363	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0010-801-6508-39860	25.49	HARDWARE SUPPLIES		303363	
	0010-801-6508-39860	86.67	HARDWARE SUPPLIES		303363	
	0010-801-6508-39860	11.30	HARDWARE SUPPLIES		303363	
	0010-801-6508-39860	100.16	HARDWARE SUPPLIES		303363	
	0010-801-6508-39860	99.18	HARDWARE SUPPLIES		303363	4,136.20
HON KEUNG LEUNG	0010-801-1301-31750	175.00	ELECTION WORKER		303495	175.00
HOUSING RIGHTS CENTER	0169-801-2201-41200	5,000.00	FAIR HOUSING	90573	303364	5,000.00
YUPO BOB HUNG	0136-801-3101-33250	250.00	POST TRAINING		303365	250.00
MARIA HUNT	0010-801-1301-31750	150.00	ELECTION WORKER		303496	150.00
INTER VALLEY POOL SUPPLY	0010-801-6503-23050	892.41	POOL CHEMICALS	90559	303366	
	0010-801-6503-23050	629.00	POOL CHEMICALS	90559	303366	
	0010-801-6503-23050	310.45	POOL CHEMICALS	90559	303366	
	0010-801-6502-31950	1,215.89	POOL CHEMICALS	90559	303366	
	0010-801-6502-31950	233.61	POOL CHEMICALS	90559	303366	
	0010-801-6502-31950	613.13	POOL CHEMICALS	90559	303366	3,894.49
INTERNATIONAL ASSOCIATION FOR PROPE	0010-801-3104-39300	50.00	POLICE MEMBERSHIP		303367	50.00
ANITA W. IP	0010-801-1301-31750	150.00	ELECTION WORKER		303497	150.00
IRON MOUNTAIN OFF-SITE DATA	0010-801-1403-31700	285.37	COMPUTER TAPE STORAGE		303368	285.37
SUSAN DOLORES ISHISAKA	0010-801-1301-31750	150.00	ELECTION WORKER		303498	150.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JACK-X-CHANGE (DBA)	0060-801-4211-22300	95.33	FLEET SUPPLIES		303369	
	0060-801-4211-22300	464.51	FLEET SUPPLIES		303369	
	0060-801-4211-38410	420.00	FLEET SUPPLIES		303369	979.84
JHM SUPPLY INC	0010-801-6517-23300	62.60	PARKS SUPPLIES	90338	303370	62.60
JIA BING JU	0010-801-1301-31750	150.00	ELECTION WORKER		303499	150.00
BARBARA SHIZUE KASHIWAGI	0010-801-1301-31750	75.00	ELECTION WORKER		303500	75.00
DIA T KHUU	0010-801-1301-31750	50.00	ELECTION WORKER		303501	50.00
KOVATCH MOBILE EQUIPMENT	0060-801-3210-38400	3,663.82	FIRE ENGINE REPAIR	90237	303371	
	0060-801-3210-38400	1,740.26	FIRE ENGINE REPAIR		303371	5,404.08
L.A.U.S.D. PERSONNEL	0010-801-1801-39400	170.00	BILINGUAL TESTING SERVICES		303372	170.00
GRACE LAI	0010-801-1301-31750	150.00	ELECTION WORKER		303502	150.00
LAWN MOWER CORNER/KNG POWER EQUIPME	0060-801-4211-23500	88.26	FLEET PARTS-UNIT P137	90057	303373	
	0060-801-4211-23500	50.13	FLEET PARTS-UNIT P18	90057	303373	
	0060-801-4211-23500	148.16	FLEET PARTS-UNIT P99	90057	303373	
	0060-801-4211-22250	588.60	FLEET SUPPLIES		303373	875.15
FU MEEI LEE	0010-801-1301-31750	150.00	ELECTION WORKER		303503	150.00
LILLIAN LEE	0010-801-1301-31750	150.00	ELECTION WORKER		303504	150.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PAULINE LEMIRE	0010-801-1301-31750	100.00	ELECTION WORKER		303505	100.00
CHARLES LEONG	0010-801-1301-31750	125.00	ELECTION WORKER		303506	125.00
HANS J LIANG	0010-801-1101-33200	539.61	NLCC CONFERENCE		303374	539.61
LIFE SAFETY CONSULTING & ENGINEERING	0010-701-0010-06330	75.00	FIRE PLAN CHECK	90272	303375	375.00
	0010-701-0010-06330	112.50	FIRE PLAN CHECK	90272	303375	
	0010-701-0010-06330	187.50	FIRE PLAN CHECK	90272	303375	
LIFE-ASSIST INC	0010-801-3220-22350	22.16	FIRE MEDICAL SUPPLIES	90275	303376	2,292.43
	0010-801-3220-24200	105.13	FIRE MEDICAL SUPPLIES	90275	303376	
	0010-801-3220-22350	1,017.50	FIRE MEDICAL SUPPLIES	90275	303376	
	0010-801-3220-24200	322.78	FIRE MEDICAL SUPPLIES	90275	303376	
	0010-801-3220-22350	824.86	FIRE MEDICAL SUPPLIES	90275	303376	
THE LIGHTHOUSE INC (DBA)	0060-801-4211-38410	414.09	FLEET PARTS		303377	414.09
YOUNG LIM	0010-701-0010-06910	11,899.50	REFUND BOND		303378	11,899.50
LION'S MANOR	0010-801-1301-31750	35.00	ELECTION FACILITIES		303507	35.00
	0010-801-1301-31750	35.00	ELECTION CUSTODIAN		303508	35.00
SUSAN LO	0010-801-1301-31750	150.00	ELECTION WORKER		303509	150.00
LOGAN SUPPLY CO., INC.	0092-801-4223-23700	97.56	WATER SUPPLIES/TOOLS	90118	303379	97.56

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LONG BEACH BMW MOTORCYCLES (DBA)	0060-801-4211-38400	559.57	FLEET REPAIR-UNIT 096	90058	303380	
	0060-801-4211-38410	81.58	FLEET SUPPLIES		303380	641.15
LOOMIS ARMORED US, INC.	0010-701-0010-03700	508.28	ARMORED CARRIER SERVICE	90521	303381	508.28
LOS ANGELES COUNTY DEPT. OF	0010-701-0010-06850	2,566.66	INDUSTRIAL WASTE INSPECTION		303382	
	0010-701-0010-06850	704.80	INDUSTRIAL WASTE PERMIT		303382	3,271.46
LOS ANGELES COUNTY SHERIFF'S	0010-801-3113-41100	498.20	PRISONER BOOKING	90028	303383	498.20
LOS ANGELES TIMES	0010-801-3113-22600	25.60	SUBSCRIPTION		303384	25.60
SHIRLEY S LOUIE	0010-801-1301-31750	100.00	ELECTION WORKER		303510	100.00
BETTY LU	0010-801-1301-31750	150.00	ELECTION WORKER		303511	150.00
MAK FIRE PROTECTION ENGINEERING & C	0010-701-0010-06330	2,718.00	FIRE PLAN CHECK	90517	303385	2,718.00
MARIN CONSULTING ASSOCIATES	0136-801-3101-33250	240.00	POST TRAINING		303386	240.00
MARIPOSA LANDSCAPES, INC	0092-801-4222-38500	130.00	LANDSCAPE MAINTENANCE	90119	303387	
	0092-801-4222-38500	2,000.00	LANDSCAPE MAINTENANCE		303387	
	0092-801-4222-38500	2,000.00	LANDSCAPE MAINTENANCE		303387	
	0092-801-4222-38500	130.00	LANDSCAPE MAINTENANCE		303387	4,260.00
ANGELICA MARQUEZ	0449-801-6005-38400	1,500.00	LIBRARY ESL VIDEO PRODUCTION		303388	1,500.00
MATCO TOOLS (DBA)	0060-801-4211-24100	273.43	FLEET TOOLS	90060	303389	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						273.43
MCMaster-CARR SUPPLY CO.	0092-801-4222-23400	29.20	WATER SUPPLIES	90122	303390	
	0092-801-4222-23400	29.20-	WATER SUPPLIES-CREDIT	90122	303390	
	0092-801-4222-23300	311.31	WATER SUPPLIES	90122	303390	
	0092-801-4222-23300	311.31-	WATER SUPPLIES-CREDIT	90122	303390	
	0092-801-4222-38420	138.62	WATER SUPPLIES	90122	303390	
	0092-801-4222-38420	138.62-	WATER SUPPLIES-CREDIT	90122	303390	
	0092-801-4222-23400	65.83	WATER SUPPLIES	90122	303390	
	0092-801-4222-23400	23.13-	WATER SUPPLIES-CREDIT	90122	303390	
	0092-801-4222-23400	104.28	WATER SUPPLIES	90122	303390	
	0092-801-4222-38420	141.49	WATER SUPPLIES	90122	303390	
	0092-801-4222-38420	66.37	WATER SUPPLIES	90122	303390	
	0092-801-4222-38420	123.96	WATER SUPPLIES	90122	303390	
						478.80
MCNEILL SECURITY AND FIRE SYSTEMS	0092-801-4222-31950	966.00	ALARM SERVICES	90350	303391	
	0092-801-4222-31950	966.00	ALARM SERVICES	90350	303391	
	0092-801-4222-31950	603.75	ALARM SERVICES	90350	303391	
	0092-801-4222-31950	603.75	ALARM SERVICES	90350	303391	
						3,139.50
SONIA C MEJIA	0010-801-1301-31750	75.00	ELECTION WORKER		303512	
						75.00
METROPOLITAN TRANSPORTATION	0109-801-6511-41200	3,680.00	LANGLEY TAP CARD SALES	90265	303392	
						3,680.00
MIG	0075-450-0075-08660	1,351.49	PROFESSIONAL SERVICES (TRUST)	90436	303393	
						1,351.49
ERHARD RICHARD MILES	0010-801-1301-31750	150.00	ELECTION WORKER		303513	
						150.00
MISSION SUPER HARDWARE	0092-801-4223-23100	44.60	HARDWARE SUPPLIES	90155	303394	
	0010-801-3210-22750	54.22	HARDWARE SUPPLIES	90241	303394	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MISSION SUPER HARDWARE	0010-801-3210-22750	71.14	HARDWARE SUPPLIES	90241	303394	
	0010-801-3210-38400	6.87	HARDWARE SUPPLIES	90241	303394	
	0010-801-6517-23050	16.16	HARDWARE SUPPLIES	90309	303394	
	0010-801-3210-23400	21.78	HARDWARE SUPPLIES	90241	303394	214.77
MOBILE MINI LLC	0010-801-6508-39860	115.26	FARMER MKT PORTABLE RESTROOM		303395	
	0010-801-6508-39860	129.33	FARMER MKT PORTABLE RESTROOM		303395	244.59
MOBILE VISION IN CAR VIDEO	0160-801-3103-22750	288.59	POLICE CAMERA SYSTEM SERVICE		303396	
	0160-801-4211-54060	5,499.07	SHOP CAMERA SYSTEM	90515	303396	5,787.66
SUSAN MONELL	0010-801-1301-31750	150.00	ELECTION WORKER		303514	150.00
ALFONSO MORALES MONSIVAIS	0010-801-1301-31750	150.00	ELECTION WORKER		303515	150.00
MONTEREY CAR WASH INC	0060-801-4211-38400	538.00	CAR WASHES	90064	303397	538.00
BELINDA MONTGOMERY	0010-801-1301-31750	175.00	ELECTION WORKER		303516	175.00
SUSAN MORISHITA-NG	0010-701-0010-07430	10.03	REFUND BOOK		303398	10.03
MR. ROOTER PLUMBING (DBA)	0010-801-6505-38250	970.00	PLUMBING SERVICES		303399	
	0160-801-5004-99314	1,285.95	PLUMBING SERVICES		303399	2,255.95
MV TRANSPORTATION, INC	0166-801-4201-31960	52,778.29	SPIRIT BUS OPERATION	90360	303400	
	0109-701-0109-07680	3,314.50-	SPIRIT BUS FARE		303400	
	0166-801-4201-31960	280.00	SPIRIT BUS GPS	90360	303400	
	0075-450-0075-08620	1,000.00-	EARTH DAY CONTRIBUTION		303400	
	0109-801-4201-31950	976.00	SPIRIT BUS-LUNAR FESTIVAL		303400	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						49,719.79
NATIONAL PEN CORPORATION	0010-801-6517-22750	176.89	FIRE-EDUCATIONAL SUPPLIES		303401	176.89
NEC UNIFIED SOLUTIONS INC	0092-801-1408-32050	204.00	PHONE SYSTEM SERVICES		303402	204.00
NED R HEALY & CO	0060-801-4211-22300	141.16	FLEET SUPPLIES		303403	141.16
NET TRANSCRIPTS INC.	0010-801-3104-31950	208.00	POLICE TRANSCRIPTION SERVICES		303404	208.00
NEW READERS PRESS	0142-801-6005-40000	61.50	BOOK(S) 5		303405	
	0142-801-6005-40000	328.40	BOOK(S) 40		303405	389.90
DUY NGUYEN	0010-801-1301-31750	150.00	ELECTION WORKER		303517	150.00
NOMAD BOLT & HOSE COMPANY	0092-801-4222-38420	47.87	WATER SUPPLIES		303406	47.87
O'REILLY AUTO PARTS	0060-801-4211-23500	6.19	FLEET PARTS-UNIT SS30	90069	303407	
	0060-801-4211-23500	28.00	FLEET PARTS-UNIT SS30	90069	303407	
	0060-801-4211-22250	551.65	FLEET SUPPLIES		303407	
	0060-801-4211-23500	46.36	FLEET PARTS-UNIT 082	90069	303407	
	0060-801-4211-23500	46.91	FLEET PARTS-UNIT 082	90069	303407	
	0060-801-4211-23500	46.36	FLEET PARTS-UNIT 079	90069	303407	
	0060-801-4211-23500	68.55	FLEET PARTS-UNIT 929	90069	303407	794.02
OCLC, INC	0131-801-6003-31700	1,002.67	LIBRARY CATALOGING SERVICE		303408	1,002.67
OFFICE DEPOT INC.	0010-801-6502-39250	24.79-	OFFICE SUPPLIES-CREDIT	90280	303409	
	0010-801-6502-39250	22.89-	OFFICE SUPPLIES-CREDIT	90280	303409	
	0010-801-6502-39250	22.89-	OFFICE SUPPLIES-CREDIT	90280	303409	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-6508-21250	37.08	OFFICE SUPPLIES	90280	303409	
	0010-801-6502-39250	19.41	OFFICE SUPPLIES	90280	303409	
	0010-801-4209-22750	46.96	OFFICE SUPPLIES	90187	303409	
	0010-801-4209-22750	5.44	OFFICE SUPPLIES	90187	303409	
	0092-801-4220-21350	610.39	OFFICE SUPPLIES	90126	303409	
	0176-801-6516-21350	62.05	OFFICE SUPPLIES		303409	
	0176-801-6516-21350	24.23	OFFICE SUPPLIES		303409	
	0176-801-6516-21350	25.06	OFFICE SUPPLIES		303409	
	0176-801-6516-21350	35.47	OFFICE SUPPLIES		303409	
	0010-801-3210-21350	113.29	OFFICE SUPPLIES	90240	303409	
	0010-801-3210-21250	57.49	OFFICE SUPPLIES	90240	303409	
	0010-801-3114-21350	245.36	OFFICE SUPPLIES	90022	303409	
	0043-801-1101-21350	70.75	OFFICE SUPPLIES		303409	
	0092-801-1201-21250	12.81	OFFICE SUPPLIES		303409	
	0060-801-4211-21350	81.90	OFFICE SUPPLIES	90068	303409	
	0010-801-6502-21250	106.38	OFFICE SUPPLIES		303409	
	0075-450-0075-08550	671.28	OFFICE SUPPLIES (TRUST)		303409	
	0010-801-1704-21350	37.53	OFFICE SUPPLIES		303409	
	0010-801-1704-21300	346.60	OFFICE SUPPLIES		303409	
	0142-801-6005-22750	217.42	OFFICE SUPPLIES		303409	
	0010-801-6006-22450	47.42	OFFICE SUPPLIES		303409	
	0010-801-6006-22450	21.96	OFFICE SUPPLIES		303409	
	0010-801-6001-21350	113.50	OFFICE SUPPLIES		303409	
	0142-801-6005-22750	170.28	OFFICE SUPPLIES		303409	
	0010-801-6006-22450	113.35	OFFICE SUPPLIES		303409	
	0142-801-6005-22750	66.70	OFFICE SUPPLIES		303409	
	0010-801-6006-22450	40.22	OFFICE SUPPLIES		303409	
	0010-801-6002-22450	17.59	OFFICE SUPPLIES		303409	
	0010-801-6001-21350	49.48	OFFICE SUPPLIES		303409	
	0010-801-6001-21350	22.06	OFFICE SUPPLIES		303409	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE DEPOT INC.	0010-801-1403-21350	114.65	OFFICE SUPPLIES		303409	3,533.54
OFFICE SOLUTIONS	0010-801-1408-22750	31.42	OFFICE SUPPLIES	90288	303410	
	0010-801-1408-22750	89.93	OFFICE SUPPLIES	90288	303410	
	0010-801-1408-22750	15.25	OFFICE SUPPLIES	90288	303410	
	0010-801-1301-21300	46.86	OFFICE SUPPLIES		303410	
	0010-801-1301-21300	46.86-	OFFICE SUPPLIES-CREDIT		303410	
	0010-801-1701-21300	34.88	OFFICE SUPPLIES	90208	303410	
	0010-801-1702-21300	34.88	OFFICE SUPPLIES	90208	303410	
	0010-801-1703-21300	34.88	OFFICE SUPPLIES	90208	303410	
	0010-801-3205-21250	34.88	OFFICE SUPPLIES	90208	303410	276.12
ON TRAC	0010-801-1701-31950	5.35	COURIER SERVICES		303411	5.35
ESTHER E. ORREGO	0152-801-2206-31850	60.00	TRANSLATION SERVICES		303412	60.00
	0010-801-1301-31750	100.00	ELECTION WORKER		303518	100.00
IMELDA ORTIZ	0010-801-1301-31750	150.00	ELECTION WORKER		303519	150.00
JESUS ORTIZ	0010-801-1301-31750	175.00	ELECTION WORKER		303520	175.00
SAMUEL SONG PARK	0010-801-1301-31750	150.00	ELECTION WORKER		303521	150.00
PARKHOUSE TIRE, INC.	0060-801-4211-23500	1,212.46	FLEET TIRES	90071	303413	
	0060-801-4211-23500	819.24	FLEET TIRES-UNIT 064	90071	303413	2,031.70
PIRTEK COMMERCE SOUTH (DBA)	0060-801-4211-38400	1,274.76	FLEET PARTS-UNIT 853	90072	303414	1,274.76

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PLUMBERS DEPOT INC	0042-801-4204-23700	39.19	STREET TOOLS	90185	303415	
	0042-801-4204-23700	176.63	STREET TOOLS		303415	215.82
PMC	0075-450-0075-08660	4,547.38	PROFESSIONAL SERVICES (TRUST)	90365	303416	4,547.38
PRERERRED AUTO GLASS	0060-801-4211-38400	201.18	FLEET REPAIR-UNIT 050	90073	303417	201.18
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22150	27.82	SHOP RAGS	90075	303418	
	0010-801-3210-22150	19.33	SHOP RAGS	90075	303418	
	0060-801-4211-22150	27.82	SHOP RAGS	90075	303418	
	0010-801-3210-22150	19.33	SHOP RAGS	90075	303418	
	0060-801-4211-22300	36.45	UNIFORMS	90075	303418	
	0060-801-4211-22300	36.45	UNIFORMS	90075	303418	167.20
YE FENG QIN	0010-801-1301-31750	150.00	ELECTION WORKER		303522	150.00
QUINN COMPANY	0092-801-4222-38420	924.70	WATER REPAIR	90148	303419	
	0060-801-3210-38400	372.31	FIRE REPAIR		303419	1,297.01
HELEN Y. QUON	0010-801-1301-31750	75.00	ELECTION WORKER		303523	75.00
R S D REFRIGERATION	0010-801-4210-38150	574.44	AIR CONDITIONING PARTS	90183	303420	
	0010-801-4210-38150	53.50	AIR CONDITIONING PARTS	90183	303420	627.94
R. M. BODY SHOP	0060-801-4211-38450	1,200.07	FLEET REPAIR-UNIT 842	90076	303421	1,200.07
CECILY RAMIREZ	0010-801-1301-31750	50.00	ELECTION WORKER		303524	50.00
MARGARET RAMIREZ	0010-801-1301-31950	25.00	COUNCIL PRESENTATION		303422	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						25.00
JERRY RIOS	0010-801-1301-31750	35.00	ELECTION CUSTODIAN		303525	35.00
ROBERT HILL LANE SCHOOL	0010-801-1301-31750	35.00	ELECTION FACILITIES		303526	35.00
EVERARDO ROMO	0136-801-3101-33250	250.00	POST TRAINING		303423	250.00
ROSEMEAD OIL PRODUCTS, INC.	0060-801-4211-22250	514.53	MOTOR OIL/FLUID	90077	303424	514.53
S & J SUPPLY CO.	0092-801-4223-23300	272.50	WATER SUPPLIES	90130	303425	272.50
S C FUELS (DBA)	0060-801-4211-22250	11,847.31	FUEL-03/15	90078	303426	24,407.24
	0060-801-4211-22250	12,559.93	FUEL-03/15	90078	303426	
S7 GRAPHICS	0010-801-1301-31750	36.00	ELECTION T-SHIRTS		303427	36.00
SAFECHECKS	0010-801-1403-21250	489.50	PAYROLL CHECKS STOCK		303428	489.50
SAFETY KLEEN SYSTEM, INC.	0060-801-4211-37300	345.64	FLEET PARTS	90079	303429	345.64
SAN GABRIEL VALLEY MUNICIPAL WATER	0093-801-4229-42200	132,035.00	DEBT SERVICE PAYMENT		303430	170,000.00
	0093-801-4230-42200	37,965.00	DEBT SERVICE PAYMENT		303430	
SAN GABRIEL VALLEY WATER CO.	0092-801-4222-36300	56.11	WATER SERVICES		303431	162.99
	0092-801-4222-36300	106.88	WATER SERVICES		303431	
SUSAN SAXE-CLIFFORD, PH.D.	0010-801-1801-31900	450.00	PSYCHOLOGICAL EVALUATION		303432	450.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TIM SHAY	0010-801-1301-31750	50.00	ELECTION WORKER		303527	50.00
SHEPHERD OF THE HILLS	0010-801-1301-31750	35.00	ELECTION FACILITIES		303528	35.00
	0010-801-1301-31750	35.00	ELECTION CUSTODIAN		303529	35.00
JI SHI	0010-801-1301-31750	150.00	ELECTION WORKER		303530	150.00
SHRED-IT LOS ANGELES	0010-801-3114-38400	183.87	SHREDDING SERVICES		303433	183.87
SOUTHEAST CONSTRUCTION PRODUCT	0022-801-4202-22400	1,018.68	CONSTRUCTION SUPPLY	90178	303434	1,018.68
SOUTHERN CALIFORNIA LIBRARY	0142-801-6005-39300	150.00	LIBRARY MEMBERSHIP		303435	150.00
SOUTHERN CALIFORNIA MUNICIPAL	0010-801-6508-22670	70.00	RECREATION MEMBERSHIP		303436	70.00
SPOK, INC.	0010-801-3112-32050	120.22	PAGING SERVICES	90297	303437	124.97
	0092-801-4220-32050	4.75	PAGING SERVICES	90297	303437	
STATUS ONE MEDICAL INC	0092-801-4221-22750	34.99	FIRST AID SUPPLIES		303438	74.07
	0092-801-4223-22300	39.08	FIRST AID SUPPLIES		303438	
SUCCESS PRINTING GRAPHICS INC	0010-801-6508-39250	305.20	AQUATICS FORMS		303439	305.20
SUN BADGE COMPANY	0010-801-3210-22300	78.58	FIRE BADGES		303440	78.58
SUPERIOR COURT OF CALIFORNIA - COUN	0010-701-0010-03620	7,829.04	CITATION PROCESSING		303441	7,829.04

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SUPREME TROPHIES & GIFTS CO.	0010-801-1101-39250	83.93	BADGE, NAME PLATES		303442	
	0010-801-6508-22670	27.25	BADGE, NAME PLATES		303442	
	0010-801-1101-39250	59.95	PLAQUE		303442	171.13
TANGENT COMPUTER INC	0043-801-1404-38400	1,495.00	EMAIL ARCHIVING APPLIANCE		303443	1,495.00
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-31950	125.00	DESIGNATED OP. SVC.	90081	303444	
	0060-801-4211-31950	125.00	DESIGNATED OP. SVC.	90081	303444	250.00
THE CHRYSALIS CENTER	0077-801-1111-31950	5,402.00	BID MAINTENANCE	90428	303445	5,402.00
THOMAS J. CODY	0010-801-1301-31750	35.00	ELECTION FACILITIES		303531	35.00
TOMAS TIANGCO	0010-801-1301-31750	125.00	ELECTION WORKER		303532	125.00
JENNY TOLENTINO	0010-801-1301-31750	125.00	ELECTION WORKER		303533	125.00
TOM ROCHA	0010-801-1301-31750	175.00	ELECTION WORKER		303534	175.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-3210-22320	259.97	UNIFORMS-J VALASQUEZ	90219	303446	
	0010-801-3205-22310	150.00	UNIFORMS-W SHUM	90218	303446	
	0010-801-4209-22310	245.25	UNIFORMS-A BANUELOS	90171	303446	
	0010-801-3205-22310	238.71	UNIFORMS-C BRAVO	90218	303446	893.93
TOYO MIYATAKE STUDIO	0010-801-1101-39250	364.06	PORTRAITS		303447	364.06
KELLY TRAN	0010-801-1301-31750	200.00	ELECTION WORKER		303535	200.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PHUONG TRAN	0010-801-1301-31750	150.00	ELECTION WORKER		303536	150.00
TSAI FONG BOOKS INC	0429-801-6006-22450	199.66	BOOK(S) 10		303448	199.66
ALICE TSE	0010-701-0010-07430	17.21	REFUND BOOK		303449	17.21
DO-DO TSENG	0010-801-1301-31750	150.00	ELECTION WORKER		303537	150.00
UC REGENTS	0010-801-3220-39400	2,656.02	FIRE-CONTINUED EDUCATION	90274	303450	2,656.02
UNDERGROUND SERVICE ALERT	0092-801-4223-39300	160.50	UNDERGROUND UTILITY SERVICES	90144	303451	283.50
	0092-801-4223-39300	123.00	UNDERGROUND UTILITY SERVICES	90144	303451	
LISA UNG	0010-801-1301-31750	50.00	ELECTION WORKER		303538	50.00
UNITED PAVING COMPANY (DBA)	0010-801-5004-91583	4,529.15	GARVEY RANCH PARKING LOT	90475	303452	9,058.30
	0010-801-5004-91578	4,529.15	BARNES PARK PARKING LOT	90475	303452	
UNITED STATES POSTAL SERVICE	0043-801-6509-31880	220.00	PERMIT RENEWAL PI-97	90269	303453	220.00
UNITED TRAFFIC SERVICES SUPPLY	0022-801-4206-23800	1,296.98	STREET BARRICADE	90176	303454	1,296.98
EVELYN VARGAS	0010-801-1301-31750	150.00	ELECTION WORKER		303539	150.00
JUAN VARGAS	0010-801-1301-31750	150.00	ELECTION WORKER		303540	150.00
MARICELA VASQUEZ	0010-801-6506-22750	200.00	DAY CARE SUPPLIES		303455	
	0010-801-6506-22750	120.29	DAY CARE SUPPLIES		303455	

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MARICELA VASQUEZ	0010-801-6508-22650	79.71	DAY CARE SUPPLIES		303455	400.00
VINNIE'S PORTABLE WELDING	0092-801-4223-23350	450.00	WATER WELDING SERVICES	90135	303456	450.00
VULCAN MATERIAL CO	0110-801-4202-23600	376.79	ASPHALT	90464	303457	6,761.08
	0110-801-4202-23600	576.63	ASPHALT	90464	303457	
	0110-801-4202-23600	705.20	ASPHALT	90464	303457	
	0110-801-4202-23600	562.00	ASPHALT	90464	303457	
	0110-801-4202-23600	775.45	ASPHALT	90464	303457	
	0110-801-4202-23600	596.50	ASPHALT	90464	303457	
	0110-801-4202-23600	1,382.58	ASPHALT	90464	303457	
	0110-801-4202-23600	787.12	ASPHALT	90464	303457	
	0110-801-4202-23600	998.81	ASPHALT	90464	303457	
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	440.47	ELECTRICAL SUPPLIES	90174	303458	904.86
	0010-801-4210-23400	464.39	ELECTRICAL SUPPLIES	90174	303458	
LISA WANG	0010-801-1301-31750	50.00	ELECTION WORKER		303541	50.00
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	40.83	FLEET PARTS-UNIT 898	90084	303459	182.83
	0060-801-4211-23500	38.61	FLEET PARTS-UNIT 037	90084	303459	
	0060-801-4211-23500	18.64	FLEET PARTS	90084	303459	
	0060-801-4211-23500	10.97	FLEET PARTS	90084	303459	
	0060-801-4211-23500	83.98	FLEET PARTS-UNIT 051	90084	303459	
	0060-801-4211-23500	22.50	FLEET PARTS-UNIT 929	90084	303459	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	90084	303459	
	0060-801-4211-23500	16.35-	FLEET PARTS-CREDIT	90084	303459	
WECK LABORATORIES (DBA)	0093-801-4227-31950	480.00	WATER TESTING	90136	303460	

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						480.00
ADELE WEISBERG	0010-801-1301-31750	125.00	ELECTION WORKER		303542	125.00
PAUL ALAN WEISBERG	0010-801-1301-31750	125.00	ELECTION WORKER		303543	125.00
WENDY LIN	0010-801-1301-31750	150.00	ELECTION WORKER		303544	150.00
WEST COAST ARBORISTS, INC.	0448-850-5002-91732	279.40	TREE MAINTENANCE SERVICES	80593	303461	279.40
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23300	2,443.57	WATER SUPPLIES		303462	3,375.53
	0092-801-4222-38420	931.96	WATER SUPPLIES	90141	303462	
WHITTIER FERTILIZER CO.	0010-801-6517-22100	129.80	PARKS SUPPLIES		303463	918.38
	0010-801-6517-22100	64.90	PARKS SUPPLIES		303463	
	0010-801-6517-22100	74.68	PARKS SUPPLIES	90317	303463	
	0176-801-5002-82520	324.50	PARKS SUPPLIES		303463	
	0176-801-5002-82520	324.50	PARKS SUPPLIES		303463	
WOLFE & WYMAN, LLP	0010-801-1601-31600	194.75	LEGAL SERVICES-X DONG		303464	1,649.75
	0010-801-1601-31600	1,005.00	LEGAL SERVICES-HAGEDORN		303464	
	0010-801-1601-31600	450.00	LEGAL SERVICES-F R ZUNIGA		303464	
DIANA WONG	0010-801-1301-31750	75.00	ELECTION WORKER		303545	75.00
WORLD JOURNAL LA, LLC	0010-701-0010-06340	255.00	REFUND-TUP APPLICATION		303465	255.00
XEROX CORPORATION	0092-801-1408-37500	1,185.56	COPIER RENTAL	90293	303466	
	0092-801-1408-37500	404.90	COPIER RENTAL	90293	303466	
	0092-801-1408-37500	2,169.69	COPIER RENTAL	90294	303466	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						3,760.15
TANNI (KELLY) YU YEUNG	0010-801-1301-31750	150.00	ELECTION WORKER		303546	150.00
PAUL YNIGUEZ	0136-801-3101-33250	45.00	POST TRAINING		303467	45.00
MAE YOUNG	0010-801-1301-31750	75.00	ELECTION WORKER		303547	75.00
ERIC H. YU	0010-801-1301-31750	150.00	ELECTION WORKER		303548	150.00
ZOLL MEDICAL CORPORATION	0010-801-3220-24200	130.80	FIRE MEDICAL SUPPLIES	90214	303468	274.68
	0010-801-3220-24200	143.88	FIRE MEDICAL SUPPLIES	90214	303468	
ZUMAR INDUSTRIES, INC.	0022-801-4206-23800	1,026.52	STREET BARRICADES	90173	303469	1,156.23
	0022-801-4206-23800	129.71	STREET BARRICADES	90173	303469	
ALBERT ZUNIGA	0010-801-1301-31750	150.00	ELECTION WORKER		303549	150.00
JESSIE ZUNIGA	0010-801-1301-31750	150.00	ELECTION WORKER		303550	150.00
TOTAL FOR PRINTED WARRANTS						1,094,124.88

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015

40

TOTAL FOR PREPAID WARRANTS	66,089.71
TOTAL FOR PRINTED WARRANTS	1,094,124.88
TOTAL WARRANTS	1,160,214.59
TOTAL VOID CHECKS	4
TOTAL PREPAID CHECKS	34
TOTAL CHECKS PRINTED	267
TOTAL CHECKS ISSUED	301

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 04/01/2015
FUND SUMMARY

41

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	31,767.95	289,996.59	321,764.54
0022	STATE GAS TAX FUND	303.23	4,185.64	4,488.87
0042	SEWER FUND	0.00	215.82	215.82
0043	REFUSE FUND	2,180.68-	416,961.22	414,780.54
0060	CITY SHOP FUND	383.46	52,392.27	52,775.73
0062	GENERAL LIABILITY FUND	5,000.00	0.00	5,000.00
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	1,348.92	1,348.92
0065	PAYROLL CLEARING ACCOUNT	528.00	0.00	528.00
0071	PUBLIC SAFETY IMPACT FEE FUND	350.00	285.00	635.00
0075	SPECIAL DEPOSITS FUND	5,687.81	8,816.69	14,504.50
0077	BUSINESS IMPROVEMENT AREA #1	1,371.75	5,402.00	6,773.75
0092	WATER FUND	2,638.64	31,170.32	33,808.96
0093	WATER TREATMENT FUND	0.00	199,127.42	199,127.42
0109	OPA PROPOSITION A	67.97	1,367.53	1,435.50
0110	MEASURE R FUND	0.00	7,877.64	7,877.64
0131	LIBRARY TAX FUND	0.00	1,002.67	1,002.67
0132	STC STANDARDS/TRAINING/CORREC	0.00	277.00	277.00
0136	POST	835.00	2,240.00	3,075.00
0142	EL CIVIC EDUCATION GRANT	0.00	994.30	994.30
0152	HOME HOUSING PROGRAM	0.00	60.00	60.00
0159	RECREATION FUND	0.00	127.00	127.00
0160	ASSET FORFEITURE	844.49	7,073.61	7,918.10
0165	AIR QUALITY IMPROVEMENT FUND	17,740.00	0.00	17,740.00
0166	PROPOSITION C	0.00	53,058.29	53,058.29
0169	CDBG FUND	204.09	5,000.00	5,204.09
0176	MAINTENANCE DISTRICT 93-1	0.00	795.81	795.81
0178	PROP A - PER PARCEL GRANT	0.00	1,052.47	1,052.47
0344	MAINTENANCE GRANT (075)	450.00	1,317.61	1,767.61

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 04/01/2015
 FUND SUMMARY

42

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0349	ELAC INSTRUCTIONAL SERV PROG	98.00	0.00	98.00
0429	NURSERY RHYME APP GRANT	0.00	199.66	199.66
0448	TREE PLANTING COUNTY GRANT	0.00	279.40	279.40
0449	TEACHER IN A TABLET	0.00	1,500.00	1,500.00
TOTAL		66,089.71	1,094,124.88	1,160,214.59

City of Monterey Park
FINAL TRAVEL EXPENSE REPORT

DATE:	<u>March 23, 2015</u>	Department:	<u>CMO</u>
EMPLOYEE:	<u>Hans Liang</u>	Vendor #	<u>013438</u>
DATES OF TRAVEL:	From <u>March 7, 2015</u>	To <u>March 11, 2015</u>	
DESTINATION:	<u>Washington, DC</u>		
HOTEL NAME:	<u>Mariott Wardman Park Hotel</u>		
TITLE OF EVENT:	<u>National League of Cities Congressional City Conference</u>		
ACCOUNT NUMBER:	<u>0010-801-1101-33200</u>	\$	<u>2,955.95</u>
ACCOUNT NUMBER:	<u></u>	\$	<u></u>

Registration	890.00
Lodging	1,206.84
Per Diem	319.50
parking/taxi's	56.41
Airline Fees	483.20
TOTAL:	2,955.95

City of Monterey Park
FINAL TRAVEL EXPENSE REPORT

DATE:	<u>March 23, 2015</u>	Department:	<u>CMO</u>
EMPLOYEE:	<u>Peter Chan</u>	Vendor #	<u>T19950</u>
DATES OF TRAVEL:	From <u>March 7, 2015</u>	To <u>March 11, 2015</u>	
DESTINATION:	<u>Washington, DC</u>		
HOTEL NAME:	<u>Mariott Wardman Park Hotel</u>		
TITLE OF EVENT:	<u>National League of Cities Congressional City Conference</u>		
ACCOUNT NUMBER:	<u>0010-801-1101-33200</u>	\$	<u>2,410.54</u>
ACCOUNT NUMBER:		\$	

Registration	425.00
Lodging	1,206.84
Per Diem	319.50
parking/taxi's	30.00
Milage	-
Airline Fees	429.2
TOTAL:	2,410.54



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-B.**

TO: The Honorable Mayor and City Council

FROM: Paul L. Talbot, City Manager

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (1) Adopt a Resolution declaring the month of April as National Donate Life Month; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY

National Donate Life Month promotes awareness and encourages registration as organ, eye and tissue donors as well as honors those individuals that have saved lives through donation.

BACKGROUND:

Donate Life America, founded in 1992 as the Coalition on Donation, is a nonprofit association of national organizations and local partnerships in the United States dedicated to educating the public about organ, eye and tissue donation. National Donate Life Month was established by Donate Life America and its joint affiliations in 2003.

Donate Life and Associates are responsible for facilitating high-performing donor registries; developing and executing effective multi-media donor education programs; and motivating the American public to register as organ, eye and tissue donors.

There are currently 123,276 candidates on the waiting list. There were 29,533 transplants done between January and December 2014. Every ten minutes another name is added to the National Organ Transplant Waiting List. Approximately 21 people die each day because an organ was not available for them.

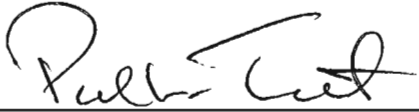
This year, the official artwork for the 2015 National Donate Life Month is spring showers and the symbol of an umbrella. It is to remind us how we have an opportunity to play the role of the umbrella, or person holding it, for others in need. Registered donors offer new life and hope to those waiting for transplants.

April 17th is recognized as National Donate Life Blue & Green Day. During this day, the public is encouraged to wear blue and green and hold events to spread awareness about organ, eye and tissue donation and transplantation.

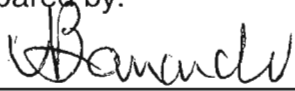
In California, there are four federally designated nonprofit organ procurement organizations (OPOs) who work closely with hospitals and transplant centers to facilitate the organ donation and transplantation process. One can register online at the U.S. Department of Health and Human Services' website, Organdonor.gov, the Department of Motor Vehicles Website, or the Donate Life America website.

Donate Life America was brought to the City's attention by Raquel Rodriguez, the Ambassador to Monterey Park, whose tragic loss of her 17 month grandson, Malaikye Payne, made her aware of the importance of tissue, eye and organ donations. Others live on through Malaikye's gift of organ donations and therefore it is as if he lives on through them. The past few years, the Mayor has been asked to place a rose on the Donate Life's Rose Parade float's Dedication Garden in memory of Mailaikye.

Respectfully submitted and approved by,



Paul L. Talbot
City Manager

Prepared by:


Vickie Banando
Secretary to the City Manager

Attachment 1 - Resolution:

ATTACHMENT 1

Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF APRIL AS NATIONAL DONATE LIFE MONTH TO HELP ENCOURAGE AMERICANS TO REGISTER AS ORGAN, EYE AND TISSUE DONORS AND TO CELEBRATE THOSE THAT HAVE SAVED LIVES THROUGH THE GIFT OF DONATION

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. National Donate Life Month (NDLM) was started by Donate Life America and its partnering organizations in 2003. Celebrated in April each year, NDLM features an entire month of local, regional and national activities to help encourage Americans to register as organ, eye and tissue donors and to celebrate those that have saved lives through the gift of donation.
- B. Donate Life America is a non-profit association of national organizations and groups across the United States committed to increasing organ, eye and tissue donation. Donate Life America monitors Donate Life, and assists Donate Life State Teams and national partners with high-performing donor registries; developing and executing effective multi-media donor education programs; and motivating the American public to register as organ, eye and tissue donors.
- C. This year's 2015 National Donate Life Month artwork shows spring showers with a representation of an umbrella. It symbolizes that registered donors can help others by providing "hope, strength and life." They offer hope to those waiting; recipients inspire strength; and Donors give new life. Under the Donate Life umbrella, there is comfort and the rain brings new life.
- D. There are currently 123,276 candidates on the waiting list. There were 29,533 transplants done between January and December 2014. Every ten minutes another name is added to the National Organ Transplant Waiting List. Approximately 21 people die each day because an organ was not available for them.
- E. The vision of Donate Life America is for people to realize the importance of organ, eye and tissue donation and to support the efforts of these organizations to change of the lives of so many in need.

- F. Donate Life America was brought to the City's attention by Raquel Rodriguez, the Ambassador to Monterey Park, whose tragic loss of her 17 month grandson, Malaikye Payne, made her aware of the importance of tissue, eye and organ donations. Others live on through Malaikye's gift of organ donations and therefore it is as if he lives on through them. The past few years, the Mayor has been asked to place a rose on the Donate Life's Rose Parade float's Dedication Garden in memory of Mailaikye.

Section 2. The City Council further declares:

- A. It is imperative that everyone register as a tissue, eye and organ donor, providing others with a legacy of hope and the gift of life. Register online at the U.S. Department of Health and Human Services' website, Organdonor.gov, the Department of Motor Vehicles Website, or the Donate Life America website.
- B. On April 17, 2015, residents are encouraged to wear blue and green, participate in events and fundraisers, and partner with community organizations in an effort to increase awareness about becoming a registered tissue, eye, and organ donor.
- C. The Month of April As National Donate Life Month and to remember Mailaikye Payne as an lasting example of life-changing miracles we can achieve by being a donor.

Section 3. This Resolution takes effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this 1st day of April 2015.

Hans Liang
Mayor
Monterey Park, California

ATTEST:

Vincent D. Chang, City Clerk
Monterey Park, California

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. was duly and regularly adopted by the City Council of the City of Monterey Park at a meeting held on the 1st day of April 2015, by the following vote:

Ayes:
Noyes:
Absent:
Abstain:

Dated this 1st day of April 2015

Vincent D. Chang, City Clerk
Monterey Park, California



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **Consent Calendar
Agenda Item 3-C.**

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
SUBJECT: At-Risk Youth Employment Plan for Cascades Waterfall Rehabilitation and Edison Trails Park Improvements

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the At-Risk Youth Employment Plan;
2. Authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with the San Gabriel Valley Conservation Corps; and
3. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The Los Angeles County Regional Park and Open Space District approved an award of \$480,000 in grant funds to the City of Monterey Park to rehabilitate the Cascades Waterfall and complete park improvements at Edison Trails. A provision of the Safe Neighborhood Parks Proposition of 1996 (Proposition A), which funds the grant, is the approval of a Youth Employment Plan.

BACKGROUND:

On March 25, 2014, Los Angeles County Supervisor Gloria Molina awarded the City \$480,000 in Safe Neighborhood Parks Proposition of 1996 (Proposition A) grant funds to rehabilitate the Cascades Waterfall (\$400,000) and complete park improvements at Edison Trails (\$80,000).

The rehabilitation work at Cascades Waterfall involves the repair, resealing and recoating of the waterfall pools; replacement of the pool lighting system; overhaul of the water circulation system; repairs to the surrounding walkways; and new landscaping. The park improvements at Edison Trails involve the installation of split-rail fencing, drinking fountains, benches, trash receptacles, informational kiosks, and new landscaping.

A requirement of the Proposition A funding is the employment of *At-Risk Youth*. Elements of the project that may feasibly be performed by at-risk youth include weeding

and watering the new landscape areas at both the Cascades Waterfall and Edison Trails, and upkeep of the new amenities at Edison Trails for a six month period.

The City proposes to contract with the San Gabriel Valley Conservation Corps to provide local youth in conformance with the Los Angeles County Regional Park and Open Space District's (District) definition of "at-risk youth." The youth that will perform the work will be residents of Monterey Park. The budget for the contract is provided in the table below:

Task	Hours	Cost (\$30/hour)
Landscape Maintenance (Weeding & Watering)	156	\$4,680
Maintenance of the new trail amenities	156	\$4,680
Total	312	\$9,360

The SGV Conservation Corps is a local program that helps youth ages 16-24 develop skills and self-confidence. All work performed by the youth will be supervised by adult leaders who are skilled in tree planting and trained mentors.

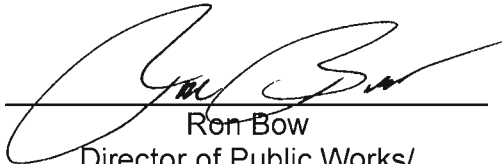
CEQA

This matter is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) in that it is not a "project" for purposes of CEQA, as that term is defined by CEQA Guidelines § 15378.

FISCAL IMPACT:

The grant amount of \$480,000 provides for the rehabilitation of Cascades Waterfall and improvements at Edison Trails, including the San Gabriel Valley Conservation Corps' costs.

Respectfully submitted by:



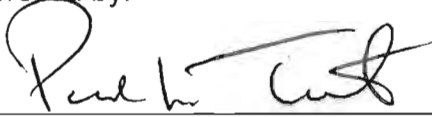
Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



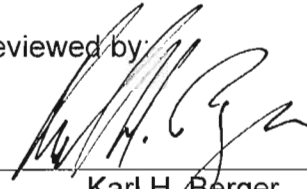
Rey Alfonso
Assistant City Engineer

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENT

1. Youth Employment Plan

ATTACHMENT 1

Youth Employment Plan

YOUTH EMPLOYMENT PLAN
City of Monterey Park
Cascades Waterfall Rehabilitation and Edison Trails Park Improvements

BACKGROUND

The Safe Neighborhood Parks Proposition of 1996 provided \$480,000 to the City of Monterey Park for the rehabilitation of the Cascades Waterfall and park improvements at Edison Trails. On January 16, 2014, the City Manager approved the submittal of an application to the Los Angeles County Regional Park and Open Space District for the Cascades Waterfall Rehabilitation and Edison Trails Park Improvements. The City has identified specific project tasks that may be performed by at-risk youth from within the community.

TASKS THAT MAY BE PERFORMED BY AT-RISK YOUTH

1. Weed and water the new landscape areas at Cascades Waterfall (156 hours over a 6 month period).
2. Maintain the new trail amenities at Edison Trails Park (156 hours over a 6 month period).

ESTIMATED COST OF YOUTH EMPLOYMENT

Total estimated hours of youth employment:	312 hours
Cost per hour - San Gabriel Valley Conservation Corps rate:	$\times$ \$ 30.00 per hour
Total estimated cost of youth employment:	\$ 9,360.00

METHOD OF YOUTH EMPLOYMENT

The San Gabriel Valley Conservation Corps, under a contract with the City, will provide local youth in conformance with the Los Angeles County Regional Park and Open Space District's (District) definition of "at-risk youth."

YOUTH EMPLOYMENT GOAL

Under the provisions of the District's policy on employment of at-risk youth, the Youth Employment Goal (YEG) of the City of Monterey Park is \$9,360 over a 6 month period, or 50 percent of the City's Maintenance and Servicing funding allocation for one year.

The current plan to meet the YEG is as follows:

Landscape/Trail Amenity Maintenance.....	\$	9,360.00	(Prop A funds)
Total Youth Employment	\$	9,360.00	



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: Public Hearing
Agenda Item 4-A.

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Management Services Director
SUBJECT: Continuation of Public Hearing for Adoption of a Resolution Updating the Master Schedule of Fees, Fines and Charges

RECOMMENDATION:

It is recommended that the City Council:

1. Open the public hearing to consider adopting a new fee schedule;
2. Continue the public hearing until April 15, 2015; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Staff is recommending that the matter be continued to ensure all interested institutional parties are notified regarding the public hearing.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "CHU THAI", is positioned above a horizontal line.

Chu Thai
Director of Management Services

Approved by:

A handwritten signature in black ink, appearing to read "Paul L. Talbot", is positioned above a horizontal line.

Paul L. Talbot
City Manager

Reviewed by:

A handwritten signature in black ink, appearing to read "Karl H. Berger", is positioned above a horizontal line.

Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B.

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: A draft Ordinance amending regulations affecting the number of rooms that may be leased in single family dwelling units; providing a definition of a boarding house; and updating other parts of the Monterey Park Municipal Code to preserve residential neighborhoods and protect public health and safety.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Taking documentary and testimonial evidence;
- (3) Closing the public hearing and considering the draft ordinance;
- (4) Introducing and waiving first reading of the ordinance and schedule second reading and adoption for May 6, 2015; and
- (5) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

There has been an increase in the number of complaints from the community regarding non-permitted boarding houses, rooming houses and what may also be referred to as residential motels. Individuals have taken single-family homes, condominiums and apartment units and converted them into a commercial enterprise whereby individuals rent a room or a place on the floor for overnight lodging. In most cases, there are many individuals residing under one roof far exceeding the typically occupancy for a residential use. These short-term tenants may only stay for one night, a week, or even a few months and have little interest in public agencies or the welfare of its citizenry as they do not participate in local government and community organizations that strengthen a City and its residents.

Due to overcrowding and health and safety concerns, staff is recommending a code amendment to the Monterey Park Municipal Code affecting the number of rooms that may be leased in single-family dwelling units; providing a definition of a boarding house; and updating other parts of the Monterey Park Municipal Code to preserving the residential character of neighborhoods throughout the city. Although the Municipal Code currently has provisions that attempt to address issues related to a boarding house, the reoccurrence of non-permitted boarding houses demonstrates that

necessary to preserve residential neighborhoods throughout the community and bring the City's land use regulations into conformance with applicable federal and state laws.

BACKGROUND:

Since the launch of the City's new mobile application "GO MPK" in 2013, the City is capable of better tracking and responding to public concerns. One of the more significant complaints is related to the operation of commercial enterprises in residential neighborhoods in the community. It has become an increasing practice to establish non-permitted boarding houses in existing single-family homes, condominiums and apartment units. Since 2013, the City received more than 139 complaints of such activity. A review of Code Enforcement records show that the City sent 113 notices of violation and issued 35 citations since 2010.

ANALYSIS:

The residentially zoned areas of the City are intended to provide residential neighborhoods that provide a variety of housing types and styles where residence of the community live in relatively close proximity to one another. Residential areas tend to be passive in nature and development and performance standards established in the MPMC are such that they improve the quality of life for the residence who resides in these neighborhoods.

In recent years, the City has experienced a greater number of non-permitted boarding houses that house temporary residents in residential housing, often in unsafe conditions. As staff has evaluated the ongoing complaints, it has become apparent that some residential property owners and/or tenants of residential units have established non-permitted commercial enterprise in existing residential neighborhoods in the community. These activities have disrupted residential character of existing neighborhoods by attracting a more transient population. These transient tenants may only stay for one night, a week, or even a few months and have little interest in the community.

Based on complaints received by the City and inspections conducted by the Code Enforcement and Building and Safety Divisions, residential property owners and/or their tenants have modified the interior of existing residential units creating multiple individual sleeping areas for large numbers of tenants. Much if not all of the interior modifications to these residential units are constructed without Building Permits which are specifically designed to protect the health and life safety of the individuals residing there. It is not unusual for Code Enforcement Officers to find partitions wall constructed from a variety of materials that are unsafe to say the least (See Exhibit B attached). Specifically, these improvements place the tenants at risk because of overcrowding, fire hazards, and the close proximity of other tenants within buildings intended for single families (rather than multiple tenants). Moreover, these non-permitted boarding houses place an undue burden upon, not only on the Code Enforcement Division, but also to the Police and Fire Departments.

Existing Regulations. The City currently has development standards and definitions in place to address the conversion of residential units into boarding house. Unfortunately, those standards and definitions are not effective enough to address the current circumstance around the conversions of residential units in the community. Moreover, amendments are needed to bring the City's land use regulations into conformance with applicable federal and state laws.

Pursuant the Chapter 21.08 (Residential Zones) of the MPMC, a Boarding House is strictly prohibited in the R-1 (Single-Family Residential) zone, and permitted in the R-2 (Medium Density Residential) and R-3 (High Density Residential) zones subject to the approval of a conditional use permit. These provisions will remain the same but it was identified that the current definitions in the MPMC did not adequately deal with the changing nature of a boarding house and other related residential land uses. It was also identified that the addition of development and performance standard were necessary to address the occupancy of residential land uses such as Boarding Houses.

Proposed Code Amendments. This ordinance is tailored to preserve the residential character of a neighborhood by prohibiting commercial enterprises such as a boarding house in the R-1 zone and clarifying regulations in the R-2 and R-3 residential zones. It is also intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare.

The draft ordinance is intended to regulate the types of commercial lodging enterprises that affect residential neighborhoods. Such lodging enterprises generally involve a dwelling unit where three or more rooms are rented individually or separately, to tenants under separate rental agreements. Alternatively, these are dwelling units where rooms are rented individually or separately, resulting in multiple, independent living units. Under both scenarios (and others) tenants do not share common access or financial responsibility for use of the dwelling unit as a whole.

Overall, this type of lodging is more appropriately regulated through a conditional use permit ("CUP") issued by the City. Such oversight would help ensure that the secondary effects of a boarding house (e.g., increased parking, traffic, and noise) can be mitigated to the extent possible. Moreover, such enterprises should generally be overseen by a professional management company; something that the City can also help ensure through a CUP.

The draft ordinance defines a "boarding house" as

"Boarding house or rooming house" means a dwelling unit where three or more sleeping rooms are rented to individuals under separate rental agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of sleeping rooms or common kitchen facilities may be provided. This definition does not include

household, residential care facility; group home; community care facility; emergency shelter; sober living facility; transitional housing; hotel, motel, single room occupancy or extended lodging facility as these terms are defined in this code.”

If a dwelling unit meets the definition of a boarding house, it is prohibited in an R-1 zone; it is permissible with a conditional use permit in R-2 and R-3 zones subject to the following additional standards:

“(C) Additional Conditional Use Permit Requirements. Before the City grants a conditional use permit to a boarding house, the planning commission or city council must find:

1. Not more than four (4) sleeping rooms may be rented.
2. The boarding house contains no healthcare facilities similar to those found in a medical clinic.
3. Sleeping rooms cannot be rented for periods of less than 180 days.
4. Not more than two (2) persons are permitted to occupy one rental room.
5. The proposed room rental meets the requirements of all applicable law including, without limitation, building, fire and health regulation requirements.
6. One uncovered on-site parking space must be provided for each sleeping room.”

Other provisions of the draft ordinance are intended to reconcile the remainder of the MPMC with this change.

These changes are related to the cleanup of definitions related to residential land uses to ensure compliance with state and federal laws. The proposed code amendment is intended to tighten the existing regulations related to boarding houses and ensure that the quality of life is maintained in the residential neighborhoods throughout the City.

The Planning Commission previously considered the draft ordinance on January 27, 2015 and February 24, 2015. On February 24, 2015, the Planning Commission adopted Resolution No. 05-15 which recommended that the City Council adopt the ordinance. A copy of that Resolution and the Planning Commission staff report are included for reference. Also included is a copy of the Planning Commission minutes reflecting the Commissioner’s comments regarding this matter.

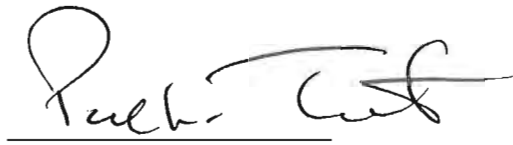
Should the City Council decide to introduce the draft ordinance, the second reading and adoption would be scheduled for May 6, 2015.

Respectfully submitted,

By:


Michael Huntley
Director of Community and
Economic Development

Approved by:


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Ordinance

Exhibit B: Pictures of Code Enforcement Cases

Exhibit C: Planning Commission staff report, resolution and minutes

EXHIBIT A
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE ("MPMC") § 21.04.147 REGULATING BOARDING HOUSES; ADDING § 21.04.037 DEFINING ADULT CARE FACILITY; AMENDING MPMC § 21.04.251; DELETING § 21.04.469 DEFINING HOME CARE; ADDING § 21.04.483 DEFINING SOBER LIVING FACILITY; AMENDING § 21.04.743 DEFINING RESIDENTIAL CARE FACILITY; ADDING § 21.04.799 DEFINING SINGLE FAMILY RESIDENCE; AMENDING § 21.04.812 DEFINING SOBER LIVING FACILITY; AMENDING § 21.08.030 REGULATING LAND USES IN R-1 ZONES; AMENDING § 21.08.040 REGARDING RENTING; AND AMENDING § 21.32.020 REGULATING RENTING OF BOARDING HOUSES.

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

SECTION 1: Findings. The City Council finds and declares as follows:

- A. The City's ability to exercise its powers in accordance with Article XI, § 7 of the California Constitution to regulate land use is well-established. This ordinance is intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare.
- B. A review of the Monterey Park Municipal Code ("MPMC"), as defined by this Ordinance, demonstrates that amendments are needed to bring the City's land use regulations into conformance with applicable federal and state laws.
- C. Adopting this Ordinance is in the public interest because it is designed to protect public health and safety while also promoting public welfare.
- D. The City has in recent years experienced a great number of boarding houses that house temporary residents in residential housing, often in unsafe conditions.
- E. This ordinance is tailored to preserve the residential character of a neighborhood by prohibiting commercial enterprises such as boarding house businesses in the R-1 zone and clarifying regulations in the R-2 and R-3 residential zones while respecting the rights to privacy and association that the California Supreme Court recognized in *City of Santa Barbara v. Adamson* (1980) 27 Cal.3d 123 and related cases.
- F. This ordinance expressly exempts from the definition of a boarding house "households" defined by the permanency of relationships and other characteristics that bear the generic character of a family unit

and does not define “households” by familial, biological or legal relationships.

- G. Similar regulations that prohibit or regulate transient commercial uses of residential property have been upheld in cases such as *Ewing v. City of Carmel-By-The-Sea* (1991) 234 Cal.App.3d 1579 because such regulations are rationally related to preservation and enhancement of the residential character of the neighborhood and stability of the community.
- H. Short-term tenants that stay only for one night, a week, or even a few months in its residential area have little interest in public agencies or the welfare of its citizenry as they do not participate in local government and community organizations that strengthen a City and its residents.
- I. The proposed amendment is consistent with the goals, policies, and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park’s residential neighborhoods. To ensure that the residential character is maintained, a General Plan policy is that the City should pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe and decent housing for all City residents. The proposed code amendments will provide the City with additional tools for ensuring safe and decent housing.
- J. This Ordinance promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

SECTION 2: MPMC § 21.04.037 is added to read as follows:

“21.04.037 **Adult care facility.**

“Adult care facility” means any facility licensed by the State and/or County that provides nonmedical care to persons eighteen (18) years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four (24) hour basis.”

SECTION 3: MPMC § 21.04.147 is amended in its entirety to read as follows:

“21.04.147 **Boarding House or Rooming House.**

“Boarding house or rooming house” means a dwelling unit where three or more sleeping rooms are rented to individuals under separate rental

agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of sleeping rooms or common kitchen facilities may be provided. This definition does not include household, residential care facility; group home; community care facility; emergency shelter; sober living facility; transitional housing; hotel, motel, single room occupancy or extended lodging facility as these terms are defined in this code.”

SECTION 4: MPMC § 21.04.251 is amended in its entirety to read as follows:

“21.04.251 **Community Care Facility.**

“Community care facility” means a community care facility as that term is defined in Health & Safety Code §1502.”

SECTION 5: MPMC § 21.04.469 is deleted in its entirety.

SECTION 6: MPMC § 21.04.483 is amended to read in its entirety as follows:

“21.04.483 **Household.**

“Household” means a single housekeeping unit where occupants of a dwelling unit have established social ties and familiarity with each other; jointly use common areas; interact with each other; share meals, household activities, expenses, and responsibilities. Additionally, membership within a household is stable instead of transient, and the residential activities of the household are conducted on a not for profit basis. Examples that a household is not operating as a household include, without limitation, the occupants do not share a lease agreement or ownership of the property, occupants stay less than 180 days, or occupants have separate, private entrances from other residents.”

SECTION 7: MPMC § 21.04.743 is amended in its entirety to read as follows:

“21.04.743 **Residential Care Facility.**

“Residential care facility” means a residential facility as that term is defined in Health & Safety Code §1502.”

SECTION 8: MPMC § 21.04.799 is amended to read in its entirety as follows:

“21.04.799 **Single-family residence.**

“Single-family residence” 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.”

SECTION 9: A new § 21.04.812 is added to the MPMC to read as follows:

“21.04.812 **Sober living facility.**

“Sober living facility” means a group home for persons who are recovering from drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes do not include the following: (1) licensed community care facilities; (2) any sober living facility that operates as a household; or (3) any facility that provides the services set forth in 9 California Code of Regulations § 10501(a)(6). All occupants, other than the house manager, must actively participate in recognized recovery programs including, without limitation, Alcoholics Anonymous or Narcotics Anonymous, and the sober living facility must maintain current records of meeting attendance. The sober living facility’s rules and regulations must provide that refusal to actively participate in such a program is cause for eviction and prohibit the use of any alcohol or any non-prescription drugs at the sober living home. These rules and regulations must be posted on site in a common area inside the dwelling unit.”

SECTION 10: Table 21.08(A), set forth in MPMC § 21.08.030, is amended to read as follows:

“Table 21.08(A)
Permitted Uses in Residential Zones

Land Uses	R-1	R-2	R-3
Single-family dwelling unit	P	P	P
Multiple-dwelling units	X	P	P
Assembly hall	C	C	C
Boarding house	X	C	C
Child care center	X	C	C
Child day care, licensed for 14 or less children (see Chapter 21.04, Definitions)	L	L	L
Community center	X	C	C
Community care facility, licensed for 6 or fewer persons	P	P	P
Community care facility, licensed for 7 or more	X	C	C

persons			
Condominiums	X	P	P
Congregate care facility (multiple units on one property)	X	C	C
Educational institution:			
Public	P	P	P
Parochial	C	C	C
Private (excludes tutoring)	C	C	C
Accessory use to church	C	C	C
Fraternity/sorority house	X	C	C
Golf course	C	C	C
Government facility	P	P	P
Medical marijuana dispensaries	X	X	X
Mixed-use development	X	L	L
Mobile home	L	C	C
Fraternity/sorority house	X	C	C
Nursing and convalescent hospital	X	C	C
Open space	P	P	P
Parking for off-site uses	X	C	C
Plant nursery	C	C	C
Public park	C	C	C
Public utility facility	C	C	C
Rehabilitation facility licensed for 6 or fewer persons	X	L	L
Rehabilitation facility licensed for 7 or more persons	X	X	X
Senior housing (see Chapter 21.16, Senior Citizens Housing Zone)	X	C	C
Sober living facility for 6 or less	P	P	P
Sober living facility for 7 or persons	X	X	X
Supportive housing, licensed for 7 or more persons	X	X	C
Transitional housing, licensed for 7 or more	X	X	C

|persons| | | | |

SECTION 11: MPMC § 21.08.040 is amended to add subsection (N) to read as follows:

“(N) Renting. Renting not more than three sleeping rooms per dwelling unit for occupancy is allowed within all residential zones subject to the following limitations:

1. Sleeping rooms cannot be rented for a period of less than 30 days.
2. Not more than two (2) persons are permitted to occupy one sleeping room.
3. Meals may be provided in connection with such renting, or the dwelling’s kitchen facilities may be shared with tenants.
4. These regulations do not apply to the following uses if otherwise permitted by this code: boarding houses, licensed community care facilities, rehabilitation facilities, licensed home care facilities, or sober living facilities, congregate care facilities, fraternity/sorority house, licensed home care facilities, senior housing facilities, supportive housing or transitional housing.”

SECTION 12: A new MPMC § 21.09.150 is added to read as follows:

“21.09.150 **Enforcement.**

(A) In addition to the remedies set forth in this code, violations of chapters 21.08 and 21.09 may be enforced as follows:

1. Prosecution as infractions or misdemeanors at the city attorney’s discretion.
2. Abated as a public nuisances.
3. As to unlawful boarding houses, enjoined as unfair business practices that are presumed to nominally damage each and every resident of the community.

(C) Any person acting for the interests of itself, its members, or the general public may bring an action for injunctive relief to prevent future violations or to recover actual damages.

(D) The remedies provided by this chapter are cumulative and in addition to any other criminal or civil remedies.”

SECTION 13: MPMC § 21.32.020 is amended to add subsections (C) and (D) to read as follows:

“(C) Additional Conditional Use Permit Requirements. Before the City grants a conditional use permit to a boarding house, the planning commission or city council must find:

1. Not more than four (4) sleeping rooms may be rented.
2. The boarding house contains no healthcare facilities similar to those found in a medical clinic.
3. Sleeping rooms cannot be rented for periods of less than 180 days.
4. Not more than two (2) persons are permitted to occupy one rental room.
5. The proposed room rental meets the requirements of all applicable law including, without limitation, building, fire and health regulation requirements.
6. One uncovered on-site parking space must be provided for each sleeping room.

(D) The requirements regarding a boarding house conditional permit do not apply to the following uses if otherwise permitted by a valid conditional use permit: congregate care facility (multiple units on one property); fraternity/sorority house; home care licensed for 7 or more persons; senior housing; supportive housing licensed for 7 or more persons; or transitional housing licensed for 7 or more persons.”

SECTION 14: *Environmental Review.* This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 Cal. Code Regs. §§ 15301, 15305, and 15308.

SECTION 15: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 16: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 17: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 18: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 19: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 20: This Ordinance will take effect on the 31st day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of February, 2015.

HANS LIANG,
Mayor

APPROVED AS TO FORM:
MARK D. HENSLEY, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

ATTEST:
VINCENT D. CHANG, City Clerk

By: _____

EXHIBIT B
Boarding House Pictures

Exhibit B

Illegal Board Housing Pictures



Interior conversion of single-family homes





Sleeping Areas





Boarding House Advertisement

Translation:

Nice quiet place, near market and park

We provide shared kitchen and parking spaces with others

Male and female and couple rooms are available

Also, transportation can be arranged to the airport, bus station, immigration office, etc.

We welcome you staying with us, good price for everyone

EXHIBIT C
Planning Commission Action



Planning Commission Staff Report

DATE: January 27, 2015

AGENDA ITEM NO: 2-B

TO: The Planning Commission

FROM: Michael A. Huntley, Community and Economic Development Director

SUBJECT: Regulations affecting the number of rooms that may be leased in single family dwelling units; providing definitions of boarding houses; and updating other parts of the Monterey Park Municipal Code to preserve residential neighborhoods and protect public health and safety.

RECOMMENDATION:

It is recommended that the Planning Commission consider:

- (1) Reviewing a draft ordinance regulating boarding houses and updating other provisions of the Monterey Park Municipal Code ("MPMC") to reconcile such regulations;
- (2) Providing comments and direction regarding the proposed ordinance;
- (3) Scheduling a public hearing for February 10, 2015 to consider a final draft of the proposed ordinance;
- (4) Taking such additional, related, action that may be desirable.

Background:

GO MPK

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Since the launch of the City's new mobile application "GO MPK" in 2013, the City is able to better respond to public concerns. Among these is an increase in complaints regarding commercial enterprises using residential dwelling units for boarding homes and residential motels. Since 2013, the City received more than 139 complaints of such activity. A review of code enforcement records show that the City sent 113 notices of violation and issued 35 citations since 2010; the City already sent a notice of violation in January 2015.

Residentially zoned areas within the City are intended to preserve neighborhood quality, character, and livability, and minimize adverse impacts to adjacent properties. Commercial use of dwelling units within these areas disrupts neighborhood characteristics by attracting transient tenants; adversely impacting on-street parking; and creating other secondary effects such as noise and increased vehicle traffic. All such impacts may be expected in higher use zones – that are planned and regulated for multi-person uses – but not in typically single family residential zones.

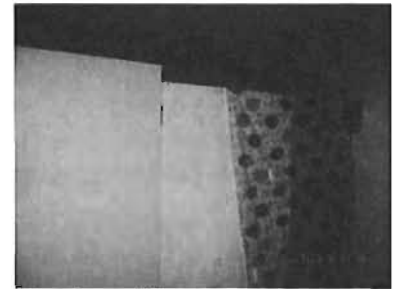


Tenant Overcrowding

Moreover, the tenants that utilize the types of lodgings within (typically) single family dwelling units may also be at risk because of overcrowding, fire hazards, and the close proximity of other tenants within buildings intended for single families (rather than multiple tenants). Owners of these buildings may make interior (or exterior) improvements without building permits in order to accommodate a greater number of tenants. It is not unusual for code enforcement officials to find partitions in large common rooms that were erected without building

permits. Such improvements may threaten the health and safety of occupants under various circumstances including, without limitation, earthquakes.

The draft ordinance is intended to regulate the types of commercial lodging enterprises that affect residential neighborhoods. Such lodging enterprises generally involve a dwelling unit where three or more rooms are rented individually or separately, to tenants under separate rental agreements. Alternatively, these are dwelling units where rooms are rented individually or separately, resulting in multiple, independent living units. Under both scenarios (and others) tenants do not share common access or financial responsibility for use of the dwelling unit as a whole.



Unsafe partitions

Overall, this type of lodging is more appropriately regulated through a conditional use permit ("CUP") issued by the City. Such oversight would help ensure that the secondary effects of a boarding house, e.g., increased parking, traffic, and noise, can be mitigated to the extent possible. Moreover, such enterprises should generally be overseen by a professional management company; something that the City can also help ensure through a CUP.

As may be seen, the draft ordinance defines a "boarding house" as

"a dwelling unit where three or more rooms are rented to individuals under separate rental agreements or leases, either written or oral or implied, whether or not an owner, agent, or rental manager is in residence. Meals may be provided to boarders in connection with the renting of rooms or common kitchen facilities may be provided."

If a dwelling unit meets the definition of a boarding house, it is prohibited in an R-1 zone; it is permissible with a conditional use permit in R-2 and R-3 zones. Other provisions of the draft ordinance are intended to reconcile the remainder of the MPMC with this change.

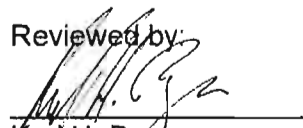
Staff Report
Page 3

If adopted, the ordinance would amend the MPMC to help ensure that residential neighborhoods are used in the manner intended and that boarding houses – as defined by the draft ordinance – are properly regulated.

Respectfully submitted,

Michael A. Huntley
Director of Community and Economic Development

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Ordinance

Exhibit B: GO MPK Complaints

EXHIBIT B

Draft Resolution with Draft Ordinance

RESOLUTION NO.
A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN
ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE
("MPMC") REGULATING "BOARDING HOUSES."

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. A review of the Monterey Park Municipal Code ("MPMC") suggests that amendments are needed to improve the City's regulations governing, among other things, boarding homes;
- B. On January 27, 2015, Community and Economic Development Department presented a draft ordinance to the Planning Commission for consideration. The Planning Commission provided direction for improving the ordinance. Thereafter, the ordinance was reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. The City reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- D. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the application before the Planning Commission for February 24, 2015;
- E. On February 24, 2015, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed amendment, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its February 24, 2015, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed zone text amendment is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities;

consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 3: General Plan Findings. As required under Government Code § 65860 the MPMC amendments proposed by the Ordinance are consistent with the Monterey Park General Plan as follows:

- A. The proposed amendment is consistent with the goals, policies, and objectives of the General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park's residential neighborhoods. To ensure that the residential character is maintained, a General Plan policy is that the City should pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe and decent housing for all City residents. The proposed code amendments will provide the City with additional tools for ensuring safe and decent housing.

SECTION 4: Recommendations. The Planning Commission recommends that the City Council adopt the ordinance set forth in attached Exhibit "A," which is incorporated into this resolution by reference.

SECTION 5: Reliance On Record. Each and every one of the findings and determination in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the city's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 9: This Resolution may be appealed within nineteen (19) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

PASSED AND ADOPTED this 24th day of February 2015.

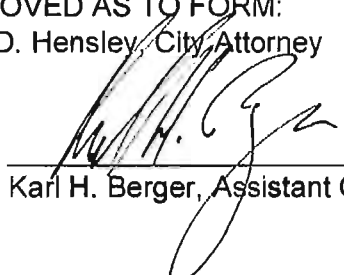
Rodrigo Garcia, Chairperson
City of Monterey Park Planning Commission

ATTEST:

Michael Huntley, Secretary

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By:



Karl H. Berger, Assistant City Attorney

Commissioner Lam inquired whether the applicant will buy more land to increase the size of the project. Speaker Garcia answered no.

Commissioner Lam stated that he want to see this project to finish as soon as possible

Commissioner Hamner stated that he is impressed with the design of the project.

Commissioner Garcia closed public hearing

Commissioner Sullivan inquired whether the staffs display any development model within the city hall. Director Huntley stated that the staffs do not get any model from developer. In most case, staffs will update approved projects in the city website.

Action Taken: The Planning Commission approved item 2-A

Motion: Moved by Commissioner Choi and seconded by Commissioner Lam, motion carried by the following vote:

Ayes: Commissioners: Sullivan, Choi, Garcia, and Lam

Noes: Commissioners: None

Absent: Commissioners: Hamner

Abstain: Commissioners: None

2-B. CODE AMENDMENT – REGULATING BOARDING HOUSES AND ADDING DEFINITIONS (CA-15-01)

The City is initiating a code amendment to amend Monterey Park Municipal Code ("MPMC") § 21.04.147 regulating boarding houses; adding § 21.04.307 defining adult care facility; amendment MPMC § 21.04.251; deleting § 21.04.469 defining home care; adding § 21.04.799 defining single-family residence; amending § 21.04.812 defining sober living facility; amending § 21.08.030 regulating land uses in the R-1 zone; amending § 21.08.040 regarding renting; and amending § 21.32.020 regulating renting of boarding houses.

Director Huntley provided a brief staff report.

Assistant City Attorney provided a brief summary.

Commissioner Sullivan inquired whether the amendment was reviewed by the fire department. Director Huntley stated that there are some implications that fire department will need to review. The city staffs will make sure the Deputy Fire Marshal take a look at it.

Commissioner Lam stated that he supports this code amendment and it should be done as soon as possible before it is too late.

Commissioner Choi asked if the reported complaints are unique complaint or from repeat offender. Director Huntley answered that some segments of the community seem to have this problem more often and there are some repeat offenders.

Commissioner Choi inquired whether there are enough code enforcement officers.

Director Huntley answered that this code amendment will help but an additional code enforcement officer would also help.

Commissioner Choi recommended an education process in multi-language.

Commissioner Garcia inquired whether majority of the offenders are from a single-family unit. Director Huntley answered yes and stated that currently it is illegal for a single-family zone to serve as a boarding house.

Commissioner Garcia asked about the effectiveness of the new amendment. Director Huntley answered that the new amendment will create more components to the boarding house regulation.

Commissioner Garcia inquired about the enforcement. Director Huntley stated that they get a lot of complaint from the city manager. After receiving the complaint, code enforcement staffs will go take care of it. In addition, the city attorney is working with community development department to reevaluate code enforcement policies and procedures to look for a way to streamline their process.

Commissioner Garcia asked how the city will spread the words out to the residents. Director Huntley answered that most of the time it is monitoring and identifying. The city is more concerned with properties that conducted an illegal conversion due to safety issues.

Assistant City Attorney Berger stated that his law firm will be working with Director Huntley on reevaluating code enforcement policies and procedures.

Commissioner Garcia inquired whether the code amendment is a draft. Director Huntley answered yes.

ITEMS FROM COMMUNITY AND ECONOMIC DEVELOPMENT:

Director Huntley provided updates on some projects.

ITEMS FROM THE COMMISSION

Commissioner Garcia inquired information about League of California Cities 2015 Planning Commissioners Academy from March 4th to 6th. Director Huntley stated that he will resend the academy's flyer to the commissioners.

Commissioner Garcia inquired about the study session on healthy community element & sustainable community element. Director Huntley stated that the city staffs will come back and presented a progress report.

Commissioner Garcia stated that there should be a presentation on city's revenue. Director Huntley replied that the city's CFO just finished with the mid-year budget and revenue generation. The reports will give the commission a better understanding of the city's budget.

Commissioner Sullivan stated that the HDL report will also fit in.



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **Public Hearing**
Agenda Item 4-C.

TO: The Honorable Mayor and City Council
FROM: Paul Talbot, City Manager
SUBJECT: City of Monterey Park 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, and 2015 Analysis of Impediments to Fair Housing Choice

RECOMMENDATION:

It is recommended that the City Council:

1. Open the advertised public hearing, take public testimony, and close the public hearing concerning the Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice (AI);
2. Announce that a second public hearing is scheduled for May 6, 2015 at 7:00 p.m. in the City Council Chambers, City Hall; and
3. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The U.S. Department of Housing and Urban Development provides funding to states, counties and cities in the form of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds. Since the City of Monterey Park is an Entitlement City, the City is eligible to receive both CDBG and HOME funds which it has for many years.

Before Monterey Park can receive these funds, federal regulations require that a Consolidated Plan (i.e., five year plan) be adopted by the City that serves as the federal planning document for those jurisdictions receiving Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program funds. Since the City of Monterey Park receives CDBG and HOME funds, it is necessary to prepare and adopt the next Five-Year Consolidated Plan (PY 2015-2019) and the accompanying Analysis of Impediments to Fair Housing Choice (AI). The process includes the collecting public comments, analyzing community needs, assessing budgetary constraints and program delivery is nearing completion.

In addition, federal regulations also require the adoption of a One Year Annual Plan to the Consolidated Plan that operates on a single program year established by the City (i.e., July 1, 2015 through June 30, 2016). As part of the preparation of the draft

Consolidated Plan, this year's Annual Action Plan is also being prepared for consideration by the City Council.

The City is required to hold two public hearings, the first to solicit public input before the final Five Year Consolidated Plan and One Year Action Plan are finalized and submitted to City Council for consideration. The second public hearing is intended to be the formal meeting where the Council considers adoption of the both documents. The item being considered by the City Council is the first of the two public hearing.

BACKGROUND:

The National Affordable Housing Act of 1990 requires each entitlement jurisdiction to adopt a Consolidated Plan that identifies a strategy for addressing its housing and community development needs for a five-year period. Monterey Park is required to solicit public comment on the proposed use of funds for PY 2015-2019, and the 2015 Analysis of Impediments to Fair Housing Choice. The preparation of these documents, the receipt of public comments and a clear understanding of the limited available funding will assist the City in developing its CDBG/HOME Program for the upcoming five years.

JWA Urban Consultants, Inc. (JWA) is assisting the City in the completion of these documents. JWA met with City staff in January 2015 to develop a project schedule and approach to obtain necessary information and public comment. The Consolidated Plan and Annual Action Plan must be adopted by the City Council and submitted to HUD by the May 15, 2015 federal deadline.

Public comments were derived from three public meetings, personal interviews, telephone conversations, and community needs survey. Materials were produced in English, Spanish, and Chinese and were distributed at four Farmers' Markets, Lunar New Year Festival, public facilities, churches, senior housing facilities, and local businesses, and on the City's website.

Public notice was published on March 12, 2015 in the Monterey Park Progress newspaper to inform the public of the April 1, 2015 and May 6, 2015 Public Hearings for discussions on the 2015-2019 Consolidated Plan, 2015-2016 Annual Action Plan, and 2015 Analysis of Impediments to Fair Housing Choice.

The Consolidated Plan is the basis for the City's strategy in allocating its federal resources in two primary programs: Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME). In FY 2014-15, the City was allocated a total of \$866,846 in federal funds for these two programs.

Annual Action Plan provides a one-year strategy that specifically illustrates how the community will use the federal funding in the coming fiscal year to meet the goals identified in the Consolidated Plan. For FY 2015-2016, HUD has notified Monterey Park that it will receive \$599,398 in CDBG funds and \$249,322 in HOME funds.

Additionally, the Consolidated Plan must also undertake fair housing planning. As part of this effort, entitlement jurisdictions must assess barriers to fair housing and identify actions to eliminate or mitigate them in an Analysis of Impediments to Fair Housing Choice (AI) report. The AI will be reviewed and approved on the same schedule as the Consolidated Plan.

The draft Five Year Consolidated Plan and One Year Action Plan are attached to solicit comments from the City Council and the general public. Official action on these items will occur at the May 6, 2015 City Council meeting.

FISCAL IMPACT:

There is a de minimis fiscal impact to the General Fund for publication costs.

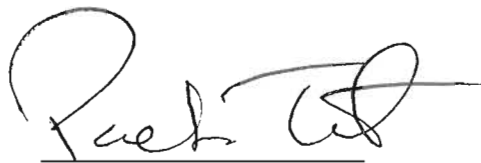
Respectfully submitted,

By:



Michael Huntley
Director of Community and
Economic Development

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Draft 2015-2019 Consolidated Plan



CITY OF MONTEREY PARK **CONSOLIDATED PLAN**

DRAFT | 2015 - 2019

PREPARED FOR:
CITY OF MONTEREY PARK
320 WEST NEWMARK AVE.
MONTEREY PARK, CA 91754

PREPARED BY:
JWA URBAN CONSULTANTS, INC.
600 DEEP VALLEY DRIVE. SUITE 200
ROLLING HILLS ESTATES, CA 90274

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APPENDIX A: COMMUNITY OUTREACH LIST

ES-05 EXECUTIVE SUMMARY

Introduction

The City of Monterey Park (City) is an entitlement jurisdiction that receives Federal funding from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG).

The purpose of CDBG funding is to help jurisdictions address community development needs. CDBG grantees are eligible to use the resources they receive for Planning and Administration, Public Services, Community and Economic Development, Capital Improvement Projects (CIP), Public Facilities/Infrastructure, and CIP Housing Rehabilitation. Examples of eligible Planning and Administration costs include staffing, general management, oversight and coordination. Public Service projects provide social services and/or other direct support individuals and households in need of assistance. Community and Economic Development projects are focused on assisting businesses and organizations with technical assistance, small business loans, façade improvements, and other initiatives. CIP Public Facilities/ Infrastructure projects are those that aim to improve public facilities and infrastructure, such as alley and street repairs. Housing Rehabilitation projects are for residential rehabilitation improvements of single-family housing.

HUD requires that entitlement jurisdictions complete a Consolidated Plan every five years. The Consolidated Plan includes an analysis of the jurisdiction's affordable housing and community development conditions. Additionally, entitlement jurisdictions must also submit an Annual Action Plan to identify how the funding will be distributed to address the Consolidated Plan goals and addresses performance evaluations pursuant to the Consolidated Annual Performance Evaluation Report (CAPER).

Five-Year Goals

The Consolidated Plan goals below represent high priority needs for the City and serves, as a basis for strategic actions the City will use to meet these needs. The goals, listed in no particular order, as identified from the Community Survey, are:

1. Assist in the creation and preservation of affordable housing for seniors.
2. Assist in the creation and preservation of Parks and Recreation facilities.
3. Assist in the creation and preservation of facilities for youth.
4. Promote fair housing choice.

However, due to the limited availability of CDBG funds, CDBG funds alone are not adequate to address the various needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. The cost of constructing, maintaining and expanding public facilities and improvements are cost prohibitive. The City of Monterey Park is anticipating an entitlement of \$625,234 for the upcoming PY 2015-2016. However, when factoring in the pre-existing Section 108 Loan Repayment of \$552,686, the remaining available budget is \$72,548. Due to CDBG budgetary constraints, the City of Monterey Park will proactively consider leveraging CDBG funds, if possible, with other funding sources to address the public

facility needs. The City of Monterey Park is anticipating for PY 2015-2016 a HOME allocation of \$241,612 for the implementation of the City's residential rehabilitation program. The City anticipates assisting eight low- and moderate-income households to complete health and life safety improvements to their homes.

Therefore, the Five-Year Goals are focused on fulfilling pre-existing Section 108 Loan debt, Fair Housing obligations, Planning and Administration functions as well as the rehabilitation of homes occupied by low- and moderate income homeowners.

Methodology

The City's Consolidated Plan for Fiscal Years 2015- 2019 serves as a Strategic Plan that identifies the priority housing and community development needs to guide the distribution of CDBG funding. HUD provides the majority of data utilized for the purpose of preparing the Consolidated Plan. HUD periodically receives custom tabulations of data from the US Census Bureau that are largely not available through standard census products. Known as a comprehensive housing affordability strategy (CHAS) data, it demonstrates the extent of housing problems and housing needs particularly for low- and moderate-income households. The CHAS data is used by local governments to plan the expenditure of HUD funds, and may also be used by HUD to distribute grant funds. Other data is also utilized, including 2000 and 2010 US Census data and American Community Survey (ACS) 2008-2012 Five-Year Estimates.

Federal funds provided under the CDBG entitlement programs are primarily concerned with activities that benefit low- and moderate- income (LMI) households whose incomes do not exceed 80% of the area median family income (AMI), as established by HUD, based upon family size. HUD utilizes three income levels to define LMI households:

- Extremely low-income: household earning 30% or less in the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Low-income: household earning 50% or less than the AMI (subject to specified adjustments for areas with unusually high or low incomes)
- Moderate-income: household earning 80% or less than the AMI (subject to adjustments for areas with unusually high or low incomes or housing costs)

Summary of the Objectives and Outcomes Identified in the Plan

Situated 10 miles east of downtown Los Angeles, the City of Monterey Park is comprised with a population of approximately 60,251 and covers 7.7 square miles. The City is tasked both with determining the areas of greatest need and those in which the community investment would have the most impact given the limited resources available. To adequately address the City's community needs, the City has identified and assessed the areas that can benefit most from federal investment of CDBG and HOME funds through HUD.

The primary objective of the CDBG Program is the development of viable urban communities, which is achieved by providing the following General Objective Categories. The City of Monterey Park incorporated outcome measures for activities in

accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories – Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories – Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of Monterey Park has a range of housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during the Five-Year Consolidated Plan. The Low Priority Need may be funded based on the availability of funds. The priorities for the FY 2015-2019 Consolidated Plan established in consultation with residents and community groups will be prioritized in the following order.

High Priority

- Improve, Maintain, and Expand Affordable Housing
- Promote Equal Housing Opportunity
- Support Economic Development Opportunities
- Planning and Administration

Evaluation of Past Performance

The City is responsible for ensuring compliance with all rules and regulations associated with the CDBG entitlement grant program. The City's Annual Action Plans and CAPERs have provided many details about the goals, projects and programs completed by the City over the past years.

The City recognizes that the evaluation of past performance is critical to ensure that the activities align with the City's overall strategies and goals. The performance of programs is evaluated annually, and sub-recipients must submit quarterly status reports to gauge their progress towards meeting their goals. An annual audit is performed by third party consultants to evaluate overall program performance. Local HUD field representatives also perform occasional audits of both the City and sub-recipients to monitor performance.

As discussed in the City's 2013-2014 CAPER, a number of the goals and objectives were impacted dramatically due to the steady loss of CDBG/HOME funds and the demise of redevelopment, which supplied significant funding as leverage to the federal funds. As a result, the Consolidated Plan was amended at a public hearing, held on November 5, 2014, to reflect the impact of reduced funding levels.

Summary of Citizen Participation Process and Consultation

The City launched a comprehensive outreach strategy to enhance and broaden citizen participation in the preparation of the Consolidated Plan. The City informed the public that it was in the process of creating the 2015-2019 Consolidated Plan and encouraged public participation by hosting community forums, a focus group meeting, numerous one-on-one interviews, and a Community Survey.

Approximately 29 entities, organizations, and agencies were directly engaged via outreach efforts. Stakeholder engagement included phone calls, targeted emails, newsletter announcements, and personalized requests from City staff. The City provided public notice of the Community Survey and community forums through various outreach methods, including the City's website, public postings, and informational flyers distributed to various organizations, churches, and community facilities.

Five individuals participated in the community forums, representing the interests of residents, service providers, community advocates, and interested stakeholders. A total of three community forums were held in the following locations: City Hall Community Room and Langley Senior Center. To expand community outreach, personalized emails and phone calls were sent to City Commissions, Chamber of Commerce, local churches, public and private schools, East Los Angeles Community College, non-profit and for-profit housing providers and commercial developers.

Summary of Public Comments

The City administered three public meetings. Participants commented on the lack of affordable housing in the City and the need for a stable and reliable source of adequate funding. Additionally, participants expressed concerns about illegal "boarding houses" and the need for stricter code enforcement of such illegal conversions and poor property maintenance in general. The participants also expressed that they felt uncomfortable due to poor customer service displayed by Asian businesses to its customers. While there was general agreement among the participants concerning the need for more non-Asian businesses, another interviewee, who was not at the meeting, stated that the Asian culture in Monterey Park sets the city apart from other communities and that the City should embrace the culture and to use it in the City's marketing. Some of the participants discussed the Market Place retail center, pointing out that it has been several years since the groundbreaking ceremony, but they all agreed that the center would benefit the community and that they were looking forward to its completion.

The City also administered a Community Survey. The following that were indicated the most frequently as "Highest Need", across all categories, in order of priority are:

1. Senior Center (62)
2. Disabled Services and Sidewalks (59 each)
3. Curb Ramps (58)
4. Senior Services (56)
5. Parks and Recreation Facilities (53)

Within each category, survey responses were tabulated. The Top Two within each category that were indicated the most frequently are:

- Community Facilities - Senior (62) and Parks and Recreation (53)
- Community Services – Senior (56) and Health (52)
- Special Needs Services – Disabled (59) and Abused Children (33)
- Public Infrastructure – Sidewalks (59) and Curb Ramps (58)
- Neighborhood Services - Graffiti and Tree Trimming (45 each) and Trash (43)
- Business & Jobs - Commercial Rehab (44) and Job Creation/Training (43)
- Housing - Residential Rehab (49) and Senior Housing (37)

There were nine write-in responses on the survey, showing no specific correlation.

Type of Respondent	Write-In Response
Resident	To attract large business corporations/organizations to the City. This will satisfy citizen's needs and add sales tax to the City. Transportation and traffic improvements - pedestrians are walking all over the street and are not obeying traffic rules. Need to add penalties for pedestrians and biker's who are not obeying the traffic rules.
Did Not Specify	To create school for low-income children between 2 years above.
Resident	College workshops, job training/conferences
Resident	Improved City Bus System
Business Owner	Mixed-use complex buildings are welcome to business owners; lower business, flat residential use
Resident	Parking - residential and public parking structure
Resident	Upgraded aquatic facilities
Resident	Underground electrical power lines in MPK. Too many senior projects and low income people in our City. Both require more services than they provide back in resources.
Resident	Foster homes, teenage runaway homes
Resident	English names for restaurants. Walking on cross walks on red.

Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

The City of Monterey Park is accepting all comments that are received.

PR-05 LEAD AND RESPONSIBLE AGENCIES

Lead and Responsible Agencies

The City of Monterey Park (City) is the Lead Agency for the United States Department of Housing and Urban Development (HUD) Community Development Block Grant Program (CDBG) entitlement program. The City's Community and Economic Development Department is responsible for the administration of CDBG and HOME funds. The Consolidated Plan is a guide for how the City will use its federal funds to meet the housing and community development needs of its residents and businesses.

Agency Role	Name	Department/Agency
Lead Agency	City of Monterey Park	Community and Economic Development Department

Consolidated Plan Public Contact Information

City of Monterey Park
Michael Huntley, Director
City Hall, Community and Economic
Development Department
320 West Newmark Avenue
Monterey Park, CA 91754
(626) 307-1315
mhuntley@montereypark.ca.gov

PR-10 CONSULTATION

Introduction

Public participation plays a central role in the development of the Consolidated Plan. The City undertook an extensive outreach program to consult and coordinate community residents, local businesses, nonprofit agencies, affordable housing providers, and government agencies regarding the purpose and development of the Consolidated Plan. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan. Comments received and results of the survey are summarized in Appendix A to this Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies

To outreach to various agencies and organizations, the City compiled an outreach list consisting of 29 agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Homeless service providers;
- Youth services providers;
- Senior service providers;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations;
- Chamber of Commerce; and
- Adjacent cities, County of Los Angeles, San Gabriel Valley Council of Governments, and SCAG.

The complete outreach list is included in Appendix A. These agencies were either contacted by phone, email, or notices. Staff made particular efforts to contact specific agencies who provide services to Monterey Park residents and businesses.

The City of Monterey Park collaborated with the County of Los Angeles and the three adjacent jurisdictions concerning the preparation of the 2015-2019 Consolidated Plan. This group of jurisdictions, referred to within this document as the "Adjacent Jurisdictions," includes:

- City of Montebello
- City of Rosemead
- City of Alhambra

The participating Adjacent Jurisdictions and the City of Monterey Park are co-members of the San Gabriel Valley Council of Governments (SGVCOG) and meet regularly to discuss matters of regional issue and areas of mutual interest and collaboration. It is common for the Adjacent Jurisdictions to participate in collaborative regional planning efforts.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The outreach list includes homeless service agencies in the Los Angeles Continuum of Care Council (LACoC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming

homeless were consulted. These include the Salvation Army Bell Shelter, East San Gabriel Valley Coalition for the Homeless, LAHSA, and PATH.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS.

The City of Monterey Park does not receive ESG funds as part of its annual entitlement.

Participating Agencies, Groups, and Organizations

Table 2 provides a comprehensive list of all agencies, groups, organizations, stakeholders and local service providers contacted to participate in the development of the Consolidated Plan.

Table 2: Participating Agencies, Groups, and Organizations

Agency/Group/Organization	Agency/Group/Organization Type	What Section of the Plan Was Address by the Consultation?	How was the agency/group/organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
MERCI Housing	Housing; Services- Persons with Disabilities; Services- Health Services- Education	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs; Market Analysis; Anti-Poverty Strategy	Marta Escanuelas, Executive Director : Agency was contacted on March 9 and March 15, 2015 and provided input on housing and supportive services for adults with special needs.
Housing Rights Center	Other: Fair Housing services	Housing Needs Assessment; Homeless Needs Non-homeless Special Needs; Market Analysis; Anti-Poverty Strategy	Chancela Al-Monsour, Executive Director : Agency was contacted in February and March 2015 and provided input on housing affordability, fair housing issues, and landlord/tenant complaints. Nonprofit; regional fair housing agency serving the larger San Gabriel Valley area
Chinatown Service Center	Services-Children; Services -Elderly Persons; Services- Persons with Disabilities; Services- Persons with HIV/AIDS; Services: Health; Services- Employment	Housing Needs Assessment; Market Analysis; Anti-Poverty Strategy; Non-Housing Community Development Strategy; Anti-Poverty Strategy	Sina Ma, Social Services Supervisor : Agency was contacted on March 10, 2015 and provides assistance to immigrants adjusting to American life; input on housing, health, acculturation, language barriers, cultural differences, and economic and job security.
East San Gabriel Valley Coalition for the Homeless	Continuum of Care; Homeless Services; Services-Health	Homeless Strategy; Housing Needs Assessment	Martha Lue : Agency was contacted on March 17 and 18. Provides shelter beds only

			during the Winter Program between Dec and March of each year. Year round, agency provides hygiene products, shower facilities, hot meals, bus tokens, gas vouchers and clothing between 8:30 am to 1:30 pm.
Salvation Army Bell Shelter	Continuum of Care; Services- Homeless;	Housing Needs Assessment; Homeless Needs-Chronically Homeless; Homeless Strategy; Anti-Poverty Strategy	Francis Delgado: Agency was contacted March 17 and 18. Bell Shelter provides 210 shelter beds for the homeless and 64 beds for the homeless drug and alcohol program; the length of stay depends on program; provides free pick-up at three locations during the Winter Shelter period between Dec and March of each year.

Other Local/Regional/State/Federal Planning Efforts

Table 3 provides a comprehensive list of all plans that were consulted as part of the planning process.

Table 3: Other Local/Regional/State/Federal Planning Efforts

Name of Plan	Lead Organization	How do the goals of your strategic plan overlap with the goals of each plan?
City of Monterey Park General Plan Housing Element (2014-2022)	City of Monterey Park	The Housing Element serves as a policy guide to help the City plan for its existing and future housing needs. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing for low income and special needs households.
Continuum of Care	Los Angeles Homeless Service Authority	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Greater Los Angeles Homeless Count Key Findings for LA Continuum of Care by Service Planning Area and Supervisorial Districts November 20, 2013	Los Angeles Homeless Services Authority	This report includes homeless census findings, survey findings, and discussion of methodologies used. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Greater Los Angeles Homeless Count Overall Results for LA Continuum of Care Updated January 6, 2014	Los Angeles Homeless Services Authority	This report includes homeless census findings, survey findings, and discussion of methodologies used. This effort aligns with the Strategic Plan's goal to prevent and end homelessness.
Los Angeles County Five-Year Comprehensive HIV Plan (2013-2017)	Los Angeles County Commission on HIV; County of Los Angeles Public Health	This Comprehensive HIV Plan is LA County's (LAC) first fully integrated HIV plan that addresses the full continuum of services from prevention and testing to linkage to care, treatment, and retention of persons living with HIV, including AIDS (PLWH). This effort aligns with the Strategic Plan's goal to support activities that strengthen neighborhoods through the provision of community services to benefit special needs households.

Regional Housing Needs Assessment (RHNA)	Southern California Association of Governments (SCAG)	The RHNA is an assessment process performed periodically as part of housing element and General Plan updates at the local level. The RHNA quantifies the need for housing by income group within each jurisdiction during specific planning periods. This effort aligns with the Strategic Plan's goal to assist in the creation and preservation of affordable housing for low income and special needs households
2012-2035 Regional Transportation Plan/Sustainable Communities Strategy	Southern California Association of Governments (SCAG)	Senate Bill (SB) 375, calls for this new RTP to include a Sustainable Communities Strategy that reduces greenhouse gas (GHG) emissions from passenger vehicles. SB 375 enhances the State's goals of Assembly Bill 32, the Global Warming Solutions Act of 2006. The RTP/SCS includes a strong commitment to reduce emissions from transportation sources, improve public health, increase use of public transportation, and enhance job opportunities and local economies. Its emphasis on transit and active transportation will allow our residents to lead a healthier, more active lifestyle. It will create jobs, ensure our region's economic competitiveness through strategic investments in our goods movement system, and improve the environment.

Describe the means of cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan.

City of Monterey Park departments and city commissions that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process through meetings, interviews and/or Community Survey. Adjacent units of government were also included on the outreach list.

As a means of reducing the number of persons with incomes below the poverty line, the City also coordinated its efforts with those of other public and private organizations providing education, economic development and job training programs and social services in the Monterey Park area, including:

- Monterey Park Chamber of Commerce
- East Los Angeles Community College
- Public and private schools (elementary, middle and high school)
- East San Gabriel Regional Occupational Program (ROP)
- Los Angeles County Workforce Investment Board (WIB)
- Los Angeles Economic Development Corporation
- Los Angeles Community Development Corporation
- Asian Youth Center
- Mexican American Opportunity Fund (MAOF)
- AltaMed
- San Gabriel Valley Council of Governments

Please refer to Appendix A for a complete list of the agencies contacted, proof of publication, results of the Community Needs Assessment Survey, and a summary of the public comments received.

PR-15 CITIZEN PARTICIPATION

Summarize citizen participation process and how it impacted goal-setting

The following is an overview of the efforts made to enhance and broaden citizen participation.

Community Survey

A Community Survey was conducted to solicit input from community stakeholders and entitlement beneficiaries, including residents, workers, and service providers in the region. The survey was available online and in print in English, Spanish, and Chinese. Respondents were informed that the City is updating the Consolidated Plan for federal funds that primarily serve low- and moderate-income (LMI) residents and areas. The Community Survey polled respondents about the level of need in their respective neighborhoods for various types of improvements that could be addressed by entitlement funds.

The Community Survey was available at the Monterey Park Bruggemeyer Library, City Hall, the Langley Senior Citizen Center, and various additional locations throughout the City, including schools, businesses, and churches. The City also publicized the survey at four well-attended Farmers' Markets and the two-day Lunar New Year Festival. Additionally, the City also posted the Community Survey on the City's Community and Economic Development Department web page and sent a global email to city commissioners. The Community Survey was also presented at a regular resident meeting at TELACU Monterey Park Plaza, a senior housing complex.

A total of 147 survey responses were obtained from February 1, 2015 to March 23, 2015.

Community Forums

The City of Monterey Park held three public meetings- two community forums and one focus meeting-to identify housing and community development needs and priorities for the upcoming 2015-2019 Consolidated Plan periods. The public forums were conducted as part of a community-wide approach to help the City make data-driven, place-based investment decisions for federal funds. Despite heavy marketing and outreach, only five residents attended the three community meetings.

Outreach

Approximately 29 entities, organizations, agencies, and persons were directly engaged countywide via outreach efforts. These stakeholders were also encouraged to promote attendance at the public forums and to solicit responses to the Community Survey. Stakeholder engagement included phone calls, targeted emails, local newspaper announcements, and personalized requests from City staff. The City also promoted the community forums and survey links on the City website and announced the Consolidated Plan process through electronic mailing lists.

Approximately 1,500 printed flyers providing public notice about the community forums were distributed throughout the City at churches, City Hall, Bruggemeyer Library,

community meeting locations, and organizations benefiting LMI residents and areas. These flyers were available in English, Spanish, and Chinese.

Community Forums

- Results: Five residents participated in the forums.
- Hardcopy Engagement: 1,500 hard copy surveys distributed to public counters at City Hall, Bruggemeyer Library, Lunar New Year, Farmers' Markets, Langley Senior Citizen Center, East Los Angeles Community College, and organizations benefiting LMI residents and area.
- Location: A total of two community forums and one focus meeting with city commissioners were held in the following locations: City Hall and Langley Senior Center

Overall Community Needs

- Community Facilities
- Community Services
- Special Needs Services
- Public Infrastructure
- Neighborhood Services
- Business & Loans
- Housing

Consolidated Plan Public Comment Period

The Consolidated Plan will be released on or before April 2, 2015 to initiate a 30-day public review and comment period. The Consolidated Plan will also be posted on the City's website and hardcopies will be made available for public review at City Hall Community and Economic Development Department, Langley Senior Center, and Monterey Park Bruggemeyer Library. In addition, public comment will be encouraged at the two public hearings listed below and written comments will be accepted at: City of Monterey Park Community and Economic Development Department, 320 West Newmark Ave., Monterey Park, CA 91754. A summary of all public comments will be included in the final Consolidated Plan, along with the City's response to the comments.

Public Hearings

- Dates: 7:00 p.m. , April 1, 2015 and May 6, 2015
- Location: City Hall (Council Chambers; 320 W. Newmark Ave., Monterey Park, CA 91754)

A public notice was published in the local Monterey Park Progress on March 12, 2015 to notify the public of the two public hearings as well as the 30-day public comment period from April 2, 2015 to May 5, 2015.

Table 4 - Citizen Participation Outreach

Public Forums	Broad community outreach to all members of the public (minorities,	A total of five individuals attended the public forums	See PR-15	All comments were accepted.
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	persons with disabilities, residents, businesses, etc.) and targeted outreach to City commissions			
Online Survey	Broad community outreach to members of the public (minorities, persons with disabilities, residents, businesses, etc.) and interested stakeholders.	A total of 0 online surveys were collected during the open period from February 1, 2015 to March 15, 2015.	See PR-15	All comments were accepted.
Print Survey	Targeted multi-lingual communities through surveys in English, Spanish, and Chinese. Over 1,500 print surveys were distributed at public counters in City Hall, Bruggemeyer Library, Langley Senior Citizen Center, churches, schools and local businesses.	A total of 147 Community Surveys were collected during the open period from February 1, 2015 through to March 23, 2015. The print survey was available in three languages.	See PR-15	All comments were accepted.
Website	Broad outreach to City and Los Angeles County stakeholders with computer and internet access.	Announcements posted to the website to promote information on Consolidated Plan (English, Spanish, Chinese)	See PR-15	N/A
Advertisements in News Media Outlets	Multi-lingual advertisements printed in the following media outlets: Monterey Park Progress; Monterey Park Cascades; City Cable Television	Announcements posted to the website to promote information on Consolidated Plan (English, Spanish, Chinese)		
E-blasts	Mass emails to new and established distribution lists	Approximately ____ entities, organizations, agencies, and persons have been engaged through e-blasts outreach efforts. E-blasts included links to an electronic outreach flyer.	See PR-15	All comments were accepted.
Print Outreach Flyers	Public forum flyers were distributed at community events such as Farmers' Markets, City Hall, Langley Senior Center, and other high-traffic community hubs.	Over 1,500 print flyers were printed and distributed across the City.	See PR-15	All comments were accepted.
Publication of Consolidated Plan	Non-targeted/ broad community outreach	Consolidated Plan was made available for public review and comment	See PR-15	All comments will be accepted
30-Day Public Review Period from April 1, 2015 to May 6, 2015	Non-targeted/ broad community outreach	Consolidated Plan was made available for public review and comment	See PR-15	All comments will be accepted and responded to
Public Hearing	Non-targeted/ broad community outreach	First public hearing will be held before the City Council on April 1, 2015 to review needs and priorities. The second public hearing will be held May 6, 2015 for the adoption of the Consolidated Plan and Annual Action		all comments will be accepted.

		Plan.		
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NEEDS ASSESSMENT

NA-05 NEEDS ASSESSMENT OVERVIEW

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the jurisdiction's needs.

The Needs Assessment identifies those needs with the highest priorities, which form the basis for the Strategic Plan section, and identifies the programs and projects, which can be effectively implemented subject to budgetary resources. Most of the data tables in this section are populated with default data from the Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS) Census.

NA-10 HOUSING NEEDS ASSESSMENT

Summary of Housing Needs

There is a need for affordable housing in Monterey Park. As defined by HUD, in the Comprehensive Housing Affordability Strategy (CHAS) housing problems include:

- Units with physical defects (lacking a complete kitchen or plumbing facilities);
- Housing cost burden exceeding 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
- Severe housing cost burden (including utilities) of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Based on the data presented in the tables below, there are 60,251 people residing in the City of Monterey Park comprising 19,254 households. Of these households, 7,015 households (or 36.4 percent) are considered "low- and very low-income" per HUD definitions. The most prevalent housing problem among all households in Monterey Park, as displayed in Table 7 below, is housing affordability. 3,744 Renter Households (19.4 %) and 2,548 Owner Households (13.2%) are paying more than 30 percent of Household Income to housing costs. When comparing housing affordability within the low- and moderate-income household subset of 10,850 households, the cost burden affects a greater proportion of the households: 3,549 Renter Households (32.7%) and 2,109 Owner Households (19.4%). Overcrowding and substandard units are far less common, according to the Census data.

Table 8 summarizes the number of households with more than one or more severe housing problems by income. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden

greater than 50 percent of household income. This table illustrates the significance of income for the very extremely low-income households having “negative income” while conversely, the difference between Renter and Owner demographics, wherein the low- and moderate-income Renter households account for 3,285 (17.1%) of having one or more of the four housing problems versus 1,749 (9.1%) of the low- and moderate-income Owner households.

Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure. The table illustrates that 4,694 low- and moderate-income Renter households (24.4% of all households) and 2,244 low- and moderate-income Owner households (11.7% of all households) are experiencing housing affordability problems. Large Families were fairly even on the Renter and Owner groups, representing 11.8 percent and 15.6 percent respectively. However, within the Renter group, Large families were evenly represented in the 0-30 percent and 30-50 percent sub-sets at 43.1 percent and 40.6 percent. When reviewed together, these two sub-sets account for 83.7 percent of the Large Renter. The same cannot be said of the Owner group. In this group, the Large family is concentrated in the 30-50 percent category, comprising 32.9 percent of the Owner group. The 0-30 percent and 30-50 percent group represents 51.4 percent of the Large Owner. A striking observation is found within the Elderly group where 73.6 percent of Elderly Renters are in the 0-30 percent AMI category. This is a much higher concentration than for the Elderly Owner; 54.4 percent of Elderly Owner are living within 0-30 percent AMI.

Table 10 further isolates those households with cost burden of over 50 percent, which dramatically impacts households living expenses. There are 2,469 low- and moderate-income Renter households (12.8% of all households) and 1,609 low- and moderate-income Owner households (8.4% of all households) that are greatly impacted by housing costs. The 0-30 percent AMI category is heavily comprised of Large Family Renter (90.1 percent) and Elderly Renter (82.6 percent). Within the Owner category, the concentrations are more diffused, although it is still quite noticeable within the Owner 0-30 percent AMI wherein 55.6 percent of the Elderly Owner is found within the 0-30 percent AMI category.

Table 11 displays overcrowding by household type and income. Overcrowding though is fairly consistent across all low- and moderate-income categories (0-80 percent AMI) for Renter and Owner groups (Overcrowding was not as prevalent within the 80+percent AMI income categories in both the Renter and Owner groups). When comparing overcrowding within each of the income groupings, regardless of whether Renter or Owner, Overcrowding represented between 30-35 percent of each income group. Distinctions occur between Renter and Owner categories. Overcrowding is more prevalent within the Renter category: 1,249 Renter households (87.5 % of all low- and moderate-income households) and 178 Owner households (12.5% of all low- and moderate-income households). Approximately 15.2 percent of overcrowded low- and moderate-income renter-households were comprised of “multiple, unrelated families” living together in the same home (Table 11). Overcrowding was even greater with “single family households, which accounted for approximately 82.0 percent of overcrowded low- and moderate-income renter-households. This may indicate that multiple families need to pool their resources as well as single families occupying

smaller houses in order to afford housing in Monterey Park. However, Code Enforcement staff is noticing illegal conversions of single family housing units into multiple-unit properties as well as the practice of creating “family hotels” within a house or condominium unit. The number of Other-Non-Family Households (2.4percent) and Owner (0.7percent) were numerically few but it can be noted that the Renter category had 3.5 times more households than Owner and tended to be in the lower 30-50 percent AMI versus 50-80 percent AMI for the Owner household. The extent of overcrowding in the City varies by income level and household type.

Table 5: Housing Needs Assessment Demographics

	Base Year: 2000	Most Recent Year: 2011	% Change
Population	60051	60251	0
Households	19563	19254	-2
Median Income	40724	51736	27

Table 6: Number of Households

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4015	3000	3835	* 1655	6750
Small Family Households	1265	1295	1750	* 975	3605
Large Family Households	334	430	580	* 249	1140
Household contains at least one person 62-74 years of age	880	450	845	445	1655
Household contains at least one person age 75 or older	1400	835	710	265	1025
Households with one or more children 6 years old or younger	535	345	555	* 318	505

*This data is >80% HAMFI

Table 7: Housing Problems (Households with one of the listed needs)

Housing Problems (Households with one of the listed needs)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing Lacking complete plumbing or kitchen facilities	175	30	65	20	290	4	4	25	10	43
Severely Overcrowded With >1.51 people per room (and complete kitchen and plumbing)	150	95	170	10	425	0	10	25	4	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	259	270	190	90	809	10	55	70	15	150
Housing cost burden greater than 50% of income (and none of the above problems)	1255	555	80	0	1890	619	430	490	134	1673
Housing cost burden greater than 30% of income (and none of the above problems)	300	654	805	95	1854	235	110	225	305	875
Zero/negative Income (and none of the above problems)	200	0	0	0	200	130	0	0	0	130

Table 8: Severe Housing Problems

Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden).	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1835	950	500	115	3400	634	500	615	199	1918
Having none of four housing problems	615	880	1495	580	3570	600	660	1225	790	3275
Household has negative income, but none of the other housing problems	200	0	0	0	200	130	0	0	0	130

Table 9: Cost Burden > 30%

Cost Burden > 30%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	700	810	610	2120	334	250	415	999
Large Related	239	225	90	554	65	115	170	350
Elderly	890	235	85	1210	405	225	115	745
Other	230	280	300	810	60	20	70	150
Total need by income	2,059	1,550	1,085	4,694	864	610	770	2,244

Table 10: Cost Burden > 50%

Cost Burden > 50%	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	625	295	35	955	284	250	290	804
Large Related	239	25	0	264	65	75	100	240
Elderly	640	120	15	775	260	140	50	450
Other	210	200	65	475	45	10	60	115
Total need by income	1,714	640	115	2,469	634	475	500	1,609

Table 11: Crowding Information

Crowding (More than one person per room)	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	399	295	330	80	1104	0	50	70	19	139
Multiple, unrelated family households	75	45	70	15	205	10	14	24	0	48
Other, non-family households	0	35	0	0	35	0	0	10	0	10
Total need by income	474	375	400	95	1,344	10	64	104	19	197

There is a need for more affordable housing in Monterey Park among all households (incomes up to 100 percent AMI). Housing problems in the City impact renter-households more significantly, affecting 5,468 renter-households (28.4% of all households) experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent), compared to 2,910 owner-households (15.1% of all households). This was affirmed by comments received during the Focus Group meeting, where workshop participants commented on

the lack of affordable housing in the City and the need for a stable and reliable source of adequate funding

The quality of the City's housing stock, which includes age and the condition of the structure, could also present potential housing issues for low- and moderate-income households. Approximately 81 percent of housing in the City is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low- and moderate-income households in Monterey Park, particularly seniors and the disabled, may be unable to afford the needed repairs for their homes.

In addition to the housing needs discussed above, the City of Monterey Park also has a number of infrastructure needs. A number of the City's public facilities, streets and sidewalks are in need of improvements, renovations and accessibility related modifications. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community and will be discussed later in the Consolidated Plan.

What are the most common housing problems?

The most common housing problem in the City is Cost Burden. Numerically, a total of 6,938 households are experiencing financial difficulties with cost burdens greater than 30 percent of income. The housing cost burden was greater among renter-households (67.7 percent) than owner-households (32.3 percent).

The second most common housing problem is overcrowding. Numerically, a total of 1,427 households are experiencing overcrowding. Overcrowding was greater among renter-households (87.6 percent) than owner-households (12.5 percent).

The third most common housing problem is substandard housing lacking complete kitchen or bathroom facilities. Numerically, a total of 333 households are experiencing this problem. Substandard housing lacking complete kitchen or bathroom facilities was greater among renter-households (87.1 percent) than owner-households (12.9 percent).

Are any populations/household types more affected than others by these problems?

Overall, renters experienced housing problems to a greater extent than homeowners. Please refer to discussions above. This point is further illustrated in Table 9, which indicates that Small Households in Monterey Park were also more likely than other household types to experience a housing cost burden. Within the Small Households category, Renters (68.0 percent) were more than twice as likely to experience this issue than Owners (32.0 percent).

Describe the characteristics and needs of low income individuals and families with children (especially extremely low income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and

individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Household incomes in Monterey Park are a little lower than the median for Los Angeles County overall. Specifically, the 2007-2011 ACS estimated that the City's median household income was \$51,736, compared to \$56,266 for the County.

In 2012, HCD and HUD determined the AMI for Los Angeles County to be \$64,800, which is significantly higher than the median household income in Monterey Park. The Comprehensive Housing Affordability Strategy (CHAS), special Census tabulations developed by HUD, provides a specific breakdown of household income adjusted for family size. According to the 2005-2009 CHAS, nearly 17 percent of the City's total households were classified as extremely low-income (0-30 percent of the AMI), 17 percent were classified as low-income (31-50 percent of the AMI), and 18 percent were classified as moderate-income (51-80 percent of the AMI). A little over half (52 percent) of the City's households had incomes below 80 percent of the median household income but the proportion of households with incomes lower than 80 percent of the median income is significantly higher among renter households (70 percent).

Single-parent households, particularly female-heads of families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-heads of families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2010, single parents headed an estimated 23.5 percent of Monterey Park households; the large majority of which were headed by females (16.2 percent).

The City of Monterey Park was not a recipient of Homeless Prevention and Rapid Re-Housing (HPRP) funds

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the recent economic recession and its slow recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

Discussion

Describe the number and type of single person households in need of housing assistance.

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, thus limiting housing availability for this group. According to the 2010 Census, 16.2 percent (or 3,243

households) of households in Monterey Park were female-headed family households. Of these, 41 percent were female-headed family households with children.

Approximately 33 percent of female-headed family households with children lived below the poverty level. 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 in close proximity to recreational facilities and public transit.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The Census defines a disability as a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Many Monterey Park residents have disabilities that prevent them from working, restrict their mobility, or make self-care difficult. An estimated 6,667 Monterey Park residents had at least one type of disability, comprising about 11 percent of the City's population. This is close to the same proportion of disabled residents in Los Angeles County (9.4 percent). Among the disabled population, more than half have a vision, hearing, cognitive, ambulatory, self-care, and/or independent living difficulty. Although no current comparison of disability with income, household size, or race is available, a substantial portion of disabled persons can be expected to fall within the federal Section 8 income limits, especially those households not in the labor force. Further, most of the lower-income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements that are often costly to accommodate. Special needs of households with wheelchair-bound or semi-ambulatory individuals, for example, may require ramps, holding bars, special bathroom design, wider doorways, lower cabinets, and elevators.

According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism; the term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within 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 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 San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. 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. In April 2012, the local Regional Center had a caseload of 9,674 active consumers of their services. In Monterey Park, 338 persons are reported as consumers of the services provided at the local Regional Center as depicted in Table 12.

Table 12: Monterey Park Developmental Disabilities

ZIP Code	Early Start (Under 3 Years)	Other Active	Total
Monterey Park- 91754	22	214	236
Monterey Park- 91755	17	85	102
Total	39	299	338

Source: Monterey Park General Plan Housing Element 2014-2021

According to the ARC of United States (formerly known as the Association of Retarded Citizens), the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

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.

A majority of the City's affordable housing units are reserved for seniors and disabled persons. 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.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. This section presents the extent of housing problems and identifies populations that have a disproportionately greater need.

As defined by HUD, in the Comprehensive Housing Affordability Strategy (CHAS) housing problems include:

- Units with physical defects (lacking a complete kitchen or plumbing facilities);
- Housing cost burden exceeding 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities);
- Severe housing cost burden (including utilities) of more than 50 percent of gross income; and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Table 13: Disproportionately Greater Need 0-30% AMI

0%-30% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	3005	680	330	
White	235	75	15	
Black / African American	0	0	0	
Asian	1870	480	315	
American Indian, Alaska Native	10	0	0	
Pacific Islander	0	0	0	
Hispanic	855	125	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Table 14: Disproportionately Greater Need 30-50% AMI

30%-50% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	2220	775	0	
White	115	115	0	
Black / African American	0	0	0	
Asian	1579	470	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	520	195	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Table 15: Disproportionately Greater Need 50-80% AMI

50%-80% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	2145	1690	0	
White	45	165	0	
Black / African American	25	0	0	
Asian	1490	1010	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	10	0	0	
Hispanic	555	495	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Table 16: Disproportionately Greater Need 80-100% AMI

80%-100% of Area Median Income

Housing Problem	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	685	970	0	
White	25	65	0	
Black / African American	0	0	0	
Asian	435	560	0	
American Indian, Alaska Native	0	0	0	
Pacific Islander	0	0	0	
Hispanic	205	310	0	

* The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Discussion

As depicted in Tables 13, 14, and 15 there were a total of 10,515 low- and moderate-income households (up to 80 percent AMI) who experienced at least one or more housing problem (i.e. lacks complete kitchen, lacks complete plumbing, more than one person per room, and/or cost burden greater than 30 percent of income). Of this group, Asian households represented 47.0 percent of all the cases, Hispanic households at 18.4 percent followed by White households at 3.8 percent.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Introduction

Per HUD definitions, a disproportionate need exists when any group has a housing need that is 10 percent or higher than the jurisdiction as a whole. A household is considered severely overcrowded when there are more than 1.5 persons per room, and is severely cost burdened when paying more than 50 percent of its income toward housing costs, including utilities. This section analyses the extent of severe housing problems and identifies populations that have a disproportionately greater need.

Table 17: Severe Housing Problems 0-30% AMI

0%-30% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	2475	1210	330	
White	#	175	135	15	
Black / African American	#	0	0	0	
Asian	#	1550	800	315	
American Indian, Alaska Native	#	10	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	730	250	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Table 18: Severe Housing Problems 30-50% AMI

30%-50% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	1450	1540	0	
White	#	75	155	0	
Black / African American	#	0	0	0	
Asian	#	1065	980	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	300	415	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Table 19: Severe Housing Problems 50-80% AMI

50%-80% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	1115	2720	0	
White	#	20	190	0	
Black / African American	#	0	25	0	
Asian	#	815	1680	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	10	0	
Hispanic	#	265	785	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Table 20: Severe Housing Problems 80-100% AMI

80%-100% of Area Median Income

Severe Housing Problems*		Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Action
Jurisdiction as a whole	#	284	1370	0	
White	#	15	75	0	
Black / African American	#	0	0	0	
Asian	#	200	795	0	
American Indian, Alaska Native	#	0	0	0	
Pacific Islander	#	0	0	0	
Hispanic	#	59	455	0	

* The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Discussion

As depicted in Tables 17, 18, 19 and 20 there were a total of 10,510 low- and moderate-income households (up to 80 percent AMI) who experienced at least one or more severe housing problem. Of this group, Asian households represented 32.6 percent of all the cases, Hispanic households at 12.3 percent followed by White households at 2.6 percent.

However, when analyzing within each racial/ethnic group among all households (incomes up to 100 percent AMI), the CHAS data indicates that Asian and Hispanic were the most likely to experience severe housing problems, at 46.6 percent and 41.5 percent, respectively. The proportion of White households experiencing severe housing problems is 34.0 percent.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Table 21: Disproportionately Greater Need – Housing Cost Burden

Housing Cost Burden		<=30%	30-50%	>50%	No/negative income (not computed)	Action
Jurisdiction as a whole	#	4670	3260	4224	350	
White	#	1000	235	265	15	
Black / African American	#	0	45	0	0	
Asian	#	6830	2569	2790	335	
American Indian, Alaska Native	#	0	0	10	0	
Pacific Islander	#	25	20	0	0	
Hispanic	#	2610	1065	1190	0	

Discussion

Overall, 61.6 percent of Monterey Park households had a housing cost burden (spent more than 30 percent of gross household income on housing). About 26.8 percent experienced some housing cost burden (30-50% AMI) and 34.8 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing).

Asian households were the most likely to experience a housing cost burden (44.1 percent); Hispanic and White households were the other most prevalent racial/ethnic groups at 18.6 percent and 4.1 percent, respectively.

Many residents—due to high housing costs, economic hardships, or physical limitations— live on the brink of homelessness. Experts estimate that two to three families are on the verge of homelessness for every family in a shelter. The "at-risk" population is comprised of families and individuals living in poverty who, upon loss of employment or other emergency requiring financial reserves, would lose their housing and become homeless. These families are generally experiencing a housing cost burden, paying more than 30 percent of their income for housing. According to the 2005- 2009 CHAS data, about 76 percent of the City's extremely low- income households and 70 percent of the City's very low-income households were paying more than 30 percent of their income on housing. These households are considered most vulnerable and at risk of becoming homeless.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see discussions provided under specific needs by income group presented earlier.

If they have needs not identified above, what are those needs?

Housing needs of low- and moderate-income minority households have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

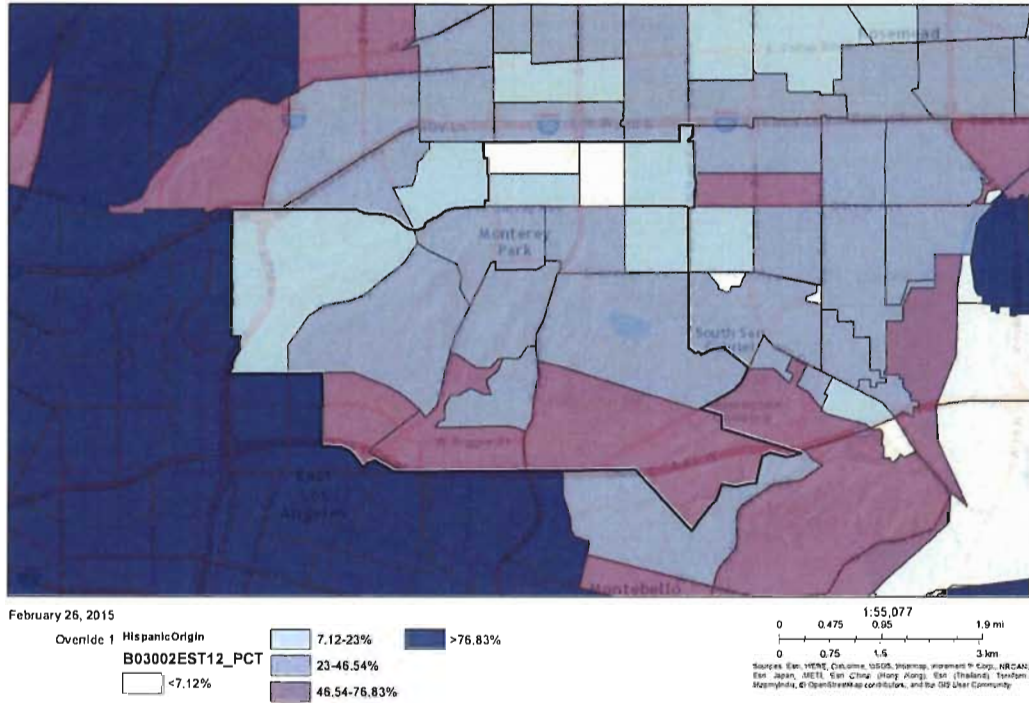
Monterey Park is comprised of approximately 66.9 % Asian, 26.9% Hispanic, 19.4 percent White and less than 0.5 percent Black and 0.5 percent Pacific Islander. As shown on Map 2, Asian households are concentrated in a majority of the City. Maps 1 through 6 illustrate minority population concentrations in the City.

A map of the Los Angeles area showing the San Gabriel River and surrounding regions. The map includes labels for 'Monterey Park', 'South San Gabriel', 'Los Angeles', and 'Montebello'. The river is shown flowing through the region, with various tributaries and local features marked.

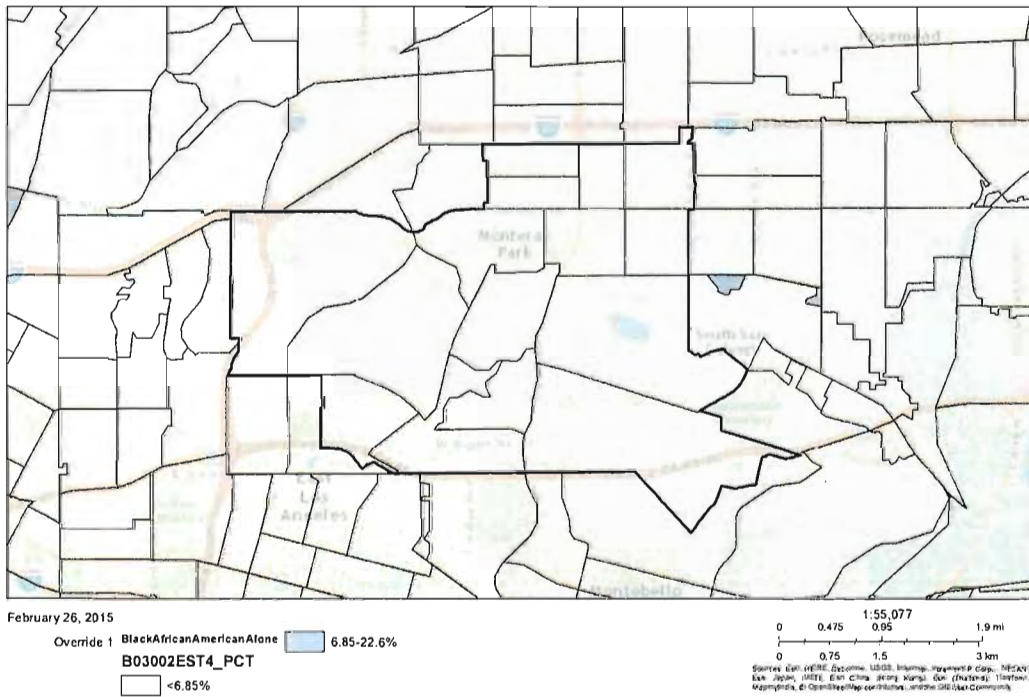
0 0.75 1.5 3 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

0 0.75 1.5 3 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, GEBCO, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapbox, © OpenStreetMap contributors, and the GIS User Community

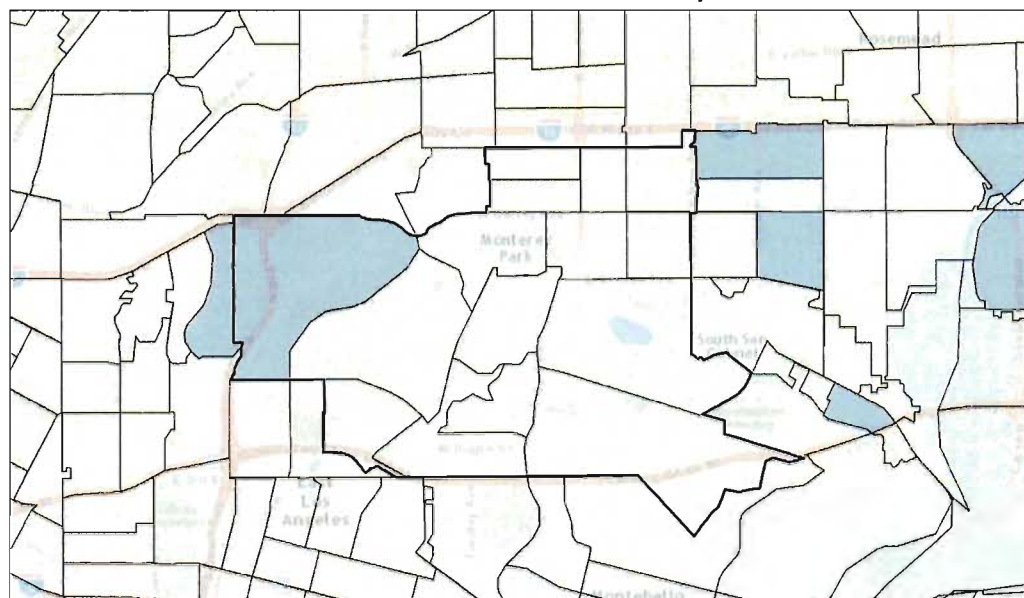
Percent of Residents Who Are of Hispanic Origin - By Census Tract



Percent of Residents Who Are Black - By Census Tract



Percent of Residents Who Are Pacific Islander - By Census Tract

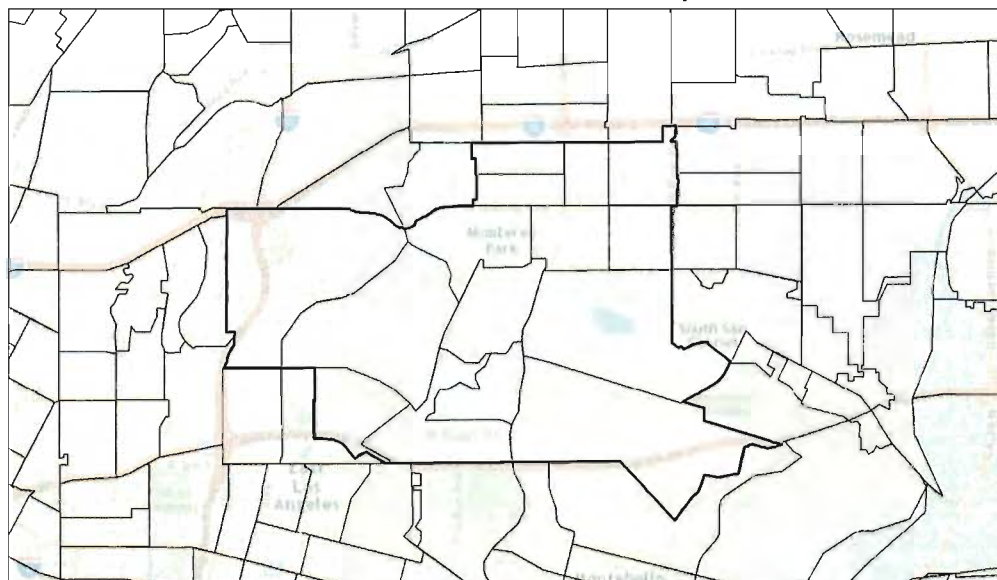


February 26, 2015

Override 1 NativeHawaiianPacificIslanderAlone
B03002EST7_PCT
1.46-6.13%
<1.46%

0 0.475 0.95 1.9 mi
0 0.75 1.5 3 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., ARIAN, Geo, Japan, NITN, Esri, China (Hong Kong), Esri, Thailand, Swire, Mapbox, © OpenStreetMap contributors, and the GIS User Community

Percent of Residents Who Are American Indian - By Census Tract



February 26, 2015

Override 1 AmericanIndianAlaskaNativeAlone
B03002EST5_PCT
<3.55%

0 0.475 0.95 1.9 mi
0 0.75 1.5 3 km
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., ARIAN, Geo, Japan, NITN, Esri, China (Hong Kong), Esri, Thailand, Swire, Mapbox, © OpenStreetMap contributors, and the GIS User Community

NA-35 PUBLIC HOUSING

Introduction

There are no public housing complexes within the City of Monterey Park. However, the City has assisted in the development and/or substantial rehabilitation of residential units that are restricted to low- and moderate-income residents. The County of Los Angeles Housing Authority, as of May 12, provided 432 Section 8 Housing Choice Vouchers to Monterey Park residents.

The Section 8 Housing Choice Voucher program currently assists approximately 23,000 families Countywide through a partnership with over 13,000 property owners. The Public Housing program manages 3,229 units of public and other affordable housing throughout Los Angeles County. The Housing Authority programs are targeted toward LMI households. To be eligible for the Section 8 program, a family's gross annual income must be below 50% of the AMI in Los Angeles County. 75% of new admissions must have gross annual incomes at or below 30% of the AMI.

Table 22 - Public Housing by Program Type

Totals In Use

	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
	# of units/vouchers in use								
		253	2883	2106	47	2055	268	163	59
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

Table 23 - Characteristics of Public Housing Residents by Program Type

Characteristics of Residents

	Program Type			Vouchers			Special Purpose Vouchers	
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income		1434	1352	1483	1574	1481	1482	1784
Average length of stay		6	8	8	0	8	0	6
Average household size		3	2	2	2	2	1	4
# Homeless at admission		0	0	184	0	42	142	0
# of Elderly Program Participants (>62)		48	1138	6753	15	6670	38	2
# of Disabled Families		40	534	4416	17	4269	83	16
# of Families requesting accessibility features		253	2883	N/A	N/A	N/A	N/A	N/A
# of HIV/AIDS program participants								
# of DV victims								

Table 24- Race of Public Housing Residents by Program Type

Race of Residents

Race	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White		148	1710	1034	33	1007	80	120	40
Black/African American		60	1035	8432	12	8188	179	38	15
Asian		8	120	2181	1	2173	3	1	3
American Indian, Alaska Native			11	76	1	67	6	2	
Pacific Islander		37	7	54		51		2	1
Other									
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

Table 25- Ethnicity of Public Housing Residents by Program Type

Ethnicity of Residents

Ethnicity	Program Type			Vouchers			Special Purpose Vouchers		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic		124	1121	7293	11	7122	40	105	15
Not Hispanic		129	1762	1379	38	1342	228	58	44
*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition									

NA-40 HOMELESS NEEDS ASSESSMENT

The information provided below is obtained from LAHSA. Some of the requested information is not available at the present time or are available only at the Service Planning Area (SPA) Level. Monterey Park is located in SPA 3 San Gabriel Valley. Specific information by jurisdiction is generally not available for 2015. In 2004, HUD mandated that all CoCs conduct a homeless count during the last ten days of January, every two years. LAHSA conducted the counts in 2011, 2013, and 2015. The City of Monterey Park participated in LAHSA's 2013 Greater Los Angeles Homeless Count. LAHSA reports that the homeless population, including the hidden homeless (homeless people who would not have been seen in the street or shelter count), has increased to 57,737 persons, a 15 percent increase of 7,523 persons when compared to 2011 for the County of Los Angeles. As a result of the increase in homelessness, Chronically Homeless individuals also increased from 2011-2013 by 25 percent, People with Aids saw a reduction of 54 percent, as did Veterans by 23 percent. The 2013 homeless count also showed a shift in demographics. There has been a significant increase in the proportion of White homeless persons over the 2011 count, increasing from 26 percent to 37 percent of the total population. The proportion of homeless African American and Hispanic/Latino populations have decreased from 40 percent to 38 percent and from 28 percent to 22 percent, respectively.

Sheltered persons on a given night:

LAHSA estimates that about one in four homeless persons are sheltered each night. Of the total homeless population of 57,737, about 14,327 (24.8 percent) are sheltered, leaving 43,410 persons (75.2 percent) with no safe place to stay. LAHSA reports that

SPA 3 experienced a slight increase in total homelessness, increasing from 3,918 persons in 2011 to 4,444 persons in 2013. When factoring in the hidden homeless, the pattern remains the same, growing from 5,337 persons in 2011 to 6,093 persons in 2013.

Unsheltered persons:

LAHSA reports that SPA 3 experienced a slight increase in total homelessness, increasing from 1,024 persons in 2011 to 1,428 persons in 2013. This calculation does not include the hidden homeless.

Countywide, while 76 percent of the total homeless population is unsheltered on any given night, shelter varies significantly by household type. For example, 82.2 percent of the homeless single adult population is unsheltered; 31.0 percent of homeless families are unsheltered; and 87.6 percent of unaccompanied youth under 18 are unsheltered.

Experiencing Homelessness Each Year:

Persons who are experiencing homelessness go in and out of homelessness at various times of the year. LAHSA estimates, over a one-year period, at least 190,207 men, women, and children experience homelessness in the County of Los Angeles. This annualized estimate is up 65,273 from the 2011 estimate of 124,934 people experiencing homelessness over the year.

Becoming Homelessness Each Year:

In addition to the 53,798 literally homeless persons in the LA Continuum of Care, the 2013 Homeless Count telephone survey identified an estimated 14,146 people who are precariously housed and an additional 6,204 who are at risk of being homeless. HUD's definitions for Precariously housed is "A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house and will be allowed to stay for 15-90 days." and for "At-risk of literal homelessness is "A person who is staying with a household because he or she has no other regular or adequate place to stay due to a lack of money or other means of support and who is sleeping inside the house, and will have to leave in 14 days or less."

Exiting Homelessness Each Year:

Information is not available. Grantee will continue conversations with LAHSA.

Days Experiencing Homelessness:

Information is not available. Grantee will continue conversations with LAHSA.

Estimate number and type of families in need of housing assistance for families with children and families with veterans:

Countywide, LAHSA estimates that there are 7,590 family members, including children, who are homeless. SPA 3 reported a total of 526 family members as being homeless in 2011; this number decreased to 487 family members in 2013.

Similarly, the number of Chronically Homeless Family Members also decreased. The 2011 count resulted in 324 members and in 2013, the count resulted in 86 members. The prevalence rate went from eight percent to two percent. For Veterans, there was a slight increase in members counted, increasing from 381 individuals in 2011 to 533 individuals in 2013. The prevalence rate increased from 10 percent to 12 percent.

LAHSA states that veteran homelessness Countywide has experienced a significant decrease (23.2 percent) from 8,131 men and women in 2011 to 6,248 in 2013. LAHSA estimates that one in nine homeless persons is a veteran.

Describe the nature and extent of homelessness by racial and ethnic group:

There is insufficient data at the jurisdictional level and factors for homelessness and the variations in the socioeconomic and racial/ethnic profile of the homeless population hinders realistic comparisons or mathematical derivations to estimate the homeless population and its profile at the jurisdiction level.

However, at the County level, the 2013 count shows interesting differences from the prior 2011 count. There was a 63.5 percent increase in homelessness among White population; a decrease by 6 percent among the Hispanic population; and an even larger decrease of 28.8 percent in the Asian/Pacific Islander population. In 2013, the count shows that 38 percent of the total number of homeless persons identified as Black/African American, 37 percent as White/Caucasian, and 22 percent as Hispanic/Latino. Asians/Pacific Islanders, Native American/Alaskan Natives and Multi-Racial/Others represented a combined three percent of homeless persons.

Describe the nature and extent of unsheltered and sheltered homeless including rural homelessness:

LAHSA's 2013 Greater Los Angeles Homeless Count identified approximately 29 Unsheltered Chronically Homeless Family Units or 105 Chronically Homeless Family Members.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT

Note: Monterey Park does not receive HOPWA funds.

Describe the characteristics of special needs populations in your community.

Persons with disabilities can face unique barriers to securing affordable housing that provides them with accommodations that meet their needs. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. Developmental disabilities include mental retardation, cerebral palsy, epilepsy, and autism; the term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently with any 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 existed before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the persons living situation as a child to an appropriate level of independence as an adult.

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 San Gabriel/ Pomona Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. In April 2012, the local regional center has a caseload of 9674 active consumers of their services. In Monterey Park, 338 persons are reported as consumers of the services provided at the local regional center.

According to the Arc of United States, the nationally accepted percentage of the population that can be categorized as developmentally disabled is estimated to be one to three percent.

There are a number of housing types appropriate for people living with the 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, and the availability of group living opportunities represent some of the types of considerations that are important to serving this need to group.

In Monterey Park, MERCI Housing operates two group homes in Monterey Park and is one of the organizations providing non-medical care services to the mentally disabled community. MERCI was established in 1955 by parents who were concerned about the lack of educational alternatives for their developmentally disabled children. MERCI started providing classes in the basement of a local church before finding a permanent home on Chandler Avenue in the 1960s. Today, MERCI serves over 125 individuals across East Los Angeles and San Gabriel Valley region. MERCI operates two six bedroom group homes in Monterey Park called Ernie's Place and the John and Mary Duce Center. The first was built in 2003 and the latest in 2014. Residents benefit from 24 hour supervised care and the program encourages independence and socialization.

Within Monterey Park, there are seven group homes offering services to 36 residents with disabilities. They are:

- CLIMB, Inc ARF3, 315 S. Russell Avenue, providing services up to four adult residents
- VRAM Adult Family Home, 2327 Hillview Avenue, providing services for up to four adult residents
- Pacific Bridge Adult Residential Facility, 500 S. McPherrin Avenue providing services up to six adult residents
- Monterey Park Home, 1539 Feliz Street, providing services for up to six adult residents
- Midomar Homes II, 940 Brightwood Street, providing services for up to six adult residents

- Midomar Homes III, 2032 Graylock Avenue, providing services for up to four adult residents
- John and Mary Duce Center, 523 N. Chandler Avenue, providing services for up to six adult residents
- Eddie's Place, 630 N. Nicholson Avenue, providing services for up to six adult residents

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS

Describe the jurisdiction's need for Public Facilities

The City of Monterey Park has a range of public facility needs. The Community Needs Assessment collaborated the staff's realization for the need to improve public parks and community facilities. The public facilities are aged and in need of repair and maintenance. For example, Langley Senior Center was built in ____ and is heavily used by the senior population seven days a week. The City is currently researching options to expand the physical size of the center to accommodate additional senior services.

Community Forums

Community forums were conducted and Community Needs Assessment forms were used to engage the community and highlight what participants felt were areas that were in need of funding. Participants in these engagement activities identified the following needs for public facilities:

Community Survey

A community assessment survey was conducted to gain additional insight on high-priority needs related to Public Facilities. A total of 147 surveys were returned. Respondents rated the community facilities and in order of priority they were ranked as follows:

1. Senior Facilities
2. Parks & Recreation Facilities
3. Youth Facilities

The significance of need as perceived by the public parallels the demand for senior housing. TELACU's Monterey Park Senior Plaza houses 67 seniors (seven with disabilities) and has a waiting list of approximately 250 individuals.

How were these needs determined?

Feedback was gathered from the community needs survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

Describe the jurisdiction's need for Public Improvements

The City of Monterey Park has a range of public improvement or infrastructure needs. The following highlight key projects that the City may consider over the next five years. Due to the limited CDBG budget that is available for potential uses other than that needed for prior debt repayment, administration and fair housing and the relatively high cost of public infrastructure construction, Monterey Park will consider funding sources from a diversity of areas for the future development of Public Improvements. Monterey Park diligently monitors the condition of public improvements and has a proactive property maintenance program to extend the useful life of community investments. Survey respondents rated the level of need for six public improvements. The three highest priority Public Improvements, in order of ranking, were:

1. Sidewalks
2. Curb Ramps
3. Street Lights

How were these needs determined?

Feedback was gathered from the community assessment survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

Describe the jurisdiction's need for Public Services:

Survey respondents rated the level of need of four community services in their neighborhoods. The three highest-priority Public Services, in order of ranking, were:

1. Senior Services
2. Health Services
3. Childcare

How were these needs determined?

Feedback was gathered from the community assessment survey and community forums, where residents and stakeholders of the City provided input on community needs as well as from staff assessments. Please see Appendix A: Community Outreach List for more detail.

MARKET ANALYSIS

MA-10 NUMBER OF HOUSING UNITS

Introduction

Monterey Park is a built-out city and as expected, has seen only a very modest growth in its housing stock in the past two decades. In fact, the 2000 Census reported 20,209 housing units in Monterey Park, representing a decrease of approximately 0.4 percent

since 1990 (20,298 housing units). The decrease in housing units in Monterey Park between 1990 and 2000 does not correlate with Los Angeles County's change in total housing units, which increased approximately 4.8 percent between 1990 and 2000. However, in 2010 Census figures show a total of 20,850 housing units in Monterey Park, which indicates a 3.2 percent increase since 2000 in contrast to Los Angeles County housing stock, which increased by 5.3 percent over the same time period. According to the Census, both population and housing actually declined between 1990 and 2000 but in the following decade of 2000-2010, both population and housing units increased, with housing unit growth increasing more than population growth. This may contribute to a lower average household size, as well as loosening market for rental and ownership homes.

Monterey Park is on the verge of a significant building boom, starting with the North Atlantic Times Square mixed-use project, which opened in _____. This urban infill project added 210 for-sale residential condominium units. The City has since approved two other residential projects that will add another 189 residential for-sale units- Olson Company's 80 detached residential units on at 2015 Potrero Grande Drive and Monterey Park Towne Centre, a mixed-use urban infill project, providing 109 condominium units and 97,567 square feet of retail.

Table 26- All Rental Properties by Number of Units

All residential properties by number of units:

Property type	Number	%
1-unit detached structure	1193	59 %
1-unit, attached structure	2039	10 %
2-4 units	1674	8 %
5-19 units	2983	15 %
20 or more units	1655	8 %
Mobile Home, boat, RV, van, etc	65	0 %
TOTAL	20349	100 %

Table 27- Unit Size by Tenure

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	107	1 %	740	8 %
1 bedroom	178	2 %	1989	23 %
2 bedrooms	1599	15 %	3825	43 %
3 or more bedrooms	8564	82 %	2252	26 %
TOTAL	10448	100 %	8806	100 %

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Monterey Park has assisted financially several residential projects. The table below identifies these projects, nature of assistance and affordability restrictions.

Table 28 - Inventory of Affordable Units

	# Affordable Units	0-50% AMI	50-80% AMI	Funding Source	Earliest Termination Date
Affordable Rental Units					
Golden Age Village 330 N. Rural Dr.	120			Section 202 Section 8	3/1/2021 11/30/2012
Lions Manor 215 N. Chandler Ave.	125			HFDA Section 8	6/15/2018
TELACU Monterey Park 200 W. Newmark Ave.	66			Section 8 RDA	9/30/2012 10/23/2037
Abajo Del Sol	61			HFDA LIHTC	2055
Pacific Bridge Adult Residential Facilities 500 S. McPherrin Ave.	6			Section 202 RDA	1/31/2018 3/2025
Pacific Housing Development 322 E. Newmark Ave.	7			Section 202 RDA	6/30/2012 3/2060
Monterey Park Senior Village 1935 Potrero Grande Dr.	57			HFDA LIHTC	2055
Total	442				

Data Source: City of Monterey Park Housing Element 2014-2021; HUD Section 8 Database, accessed May 2012; City of Monterey Park 2012

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Although there are no public housing projects in Monterey Park, a number of multiple-family housing projects participate in various government assistance programs. Over the next ten years (2013-2023), two assisted projects - Golden Age Village and Lions Manor- providing a total of 245 affordable units have expiring affordability covenants and could be at risk of converting to market rate.

With most rental rates in Monterey Park being lower than the fair market rents as determined by HUD, the risk of converting is lower because there is less incentive for owners to convert the units to market rate to increase profits. Both Golden Age Village and Lions Manor are owned and operated by non-profit companies; as such, the likelihood of conversion is even further lessened. The City will continue to monitor the status of these at-risk units. Should a Notice of Intent to opt out of the Section 8 program be filed, the City will ensure that tenants are properly notified of their rights under California law.

Despite the unlikelihood of conversion to market rate, given the non-profit ownership structure of the projects, the affordable housing units at Lions Manor and Golden Age Village are potentially at risk of converting to market-rate and were analyzed in the recent Monterey Park Housing Element (2014-2021). There are alternatives to preserving at-risk units such as those at Lions Manor and Golden Age Village, with adequate funding availability. Options include:

- Transfer of ownership to another nonprofit developer or housing organization
- Provide rental assistance to renters through other funding sources

- Purchase affordability covenants
- Refinance mortgage revenue bonds

Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability covenants.

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.

The City will track the at-risk status of Lions Manor and Golden Age Village annually. If either of the properties indicates plans to convert to market rate, the City will contact qualified organizations 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.

MA-15 COST OF HOUSING

Introduction

Housing affordability is an important factor for evaluating the housing market, as well as quality of life, as many housing problems are directly related to the cost of housing. HUD standards measure affordability by the number of households paying no more than 30 percent of their gross income toward housing costs, including utilities.

The cost of housing in a community is quite often 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 household into overcrowded or substandard conditions.

Ownership Housing

The median home price for Monterey Park in 2007 was \$505, 500 (DataQuick, 2007), which was comparable to the County's average of \$515, 000 for single-family homes and condominiums. The 2008-2012 recession has significantly diminished home values throughout Southern California, with a 39 percent reduction for Los Angeles County at large. However, while surrounding jurisdictions experienced a significant drop in median sales prices, Monterey Park experienced a decrease of only 19 percent between 2007 and 2011, reflecting the stability of the City's housing market. Based on the median home price in 2010-2011, a household would need a yearly income of at least \$81,000 to purchase a median-priced home in Monterey Park and spend only 30 percent of household income on housing costs. The median household income for Monterey Park in 2010 was estimated by the Census much lower at \$52,159.

Rental Housing

According to the Census, 45 percent of Monterey Park households in 2010 lived in rental housing. In May 2012, rents in Monterey Park ranged from \$600 to \$1,200 for a

one-bedroom unit, \$1,100 to \$2,400 for a two-bedroom unit, and \$1,450 to \$2,400 for a three-bedroom unit. Four- and five- bedroom houses were also listed for rent, generally ranging from \$2,400 to \$2,900.

Rent for four- and five-bedroom units are higher than the fair market rent. However, the median rent for one-, two- and three-bedroom units are less than HUD's fair market rent rates. It is possible to find units in Monterey Park, including small and large units, that are comparable to HUD's fair market rents for the area.

Rents increased throughout the nation during the recession in response to continued high foreclosure rates, few new units and tight standards for home loans, and demand from young workers. The average monthly U.S. rent was at an all-time high as of May 2012. The University of Southern California's Lusk Center for Real Estate estimated an additional 10 percent increase in Los Angeles County rents between 2012 and 2014.

Table 29 - Cost of Housing

Cost of Housing	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	2116	4860	130
Median Contract Rent	674	1083	61

Table 30 - Rent Paid

Rent Paid	Number	%
Less than \$500	1075	12 %
\$500-999	2851	32 %
\$1,000-1,499	3519	40 %
\$1,500-1,999	1055	12 %
\$2,000 or more	308	3 %
TOTAL	8,806	100 %

Table 31 - Housing Affordability

Housing Affordability	Renter	Owner
% of Units affordable to Households earning:		
30% HAMFI	650	No Data
50% HAMFI	1644	124
80% HAMFI	5503	398
100% HAMFI	No Data	617
TOTAL	7797	1139

Table 32 - Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1101	1421	1921	2140
High HOME Rent	924	1008	1212	1391	1533
Low HOME Rent	738	791	948	1096	1222

MA-20 CONDITION OF HOUSING

Describe the jurisdiction's definition for "standard condition" and "substandard condition but suitable for rehabilitation"

The City defines standard condition housing is defined as being in compliance with the California Building Code and Health and Safety Code.

The City defines substandard condition as building units that are not in compliance with the California Building Code and Health Safety Code. This includes units having structural hazards; faulty weather protection; fire, health, and safety hazards; or lacking complete kitchen or plumbing facilities.

Table 33 - Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3835	35 %	4433	50 %
With two selected Conditions	183	2 %	859	11 %
With three selected Conditions	0	0 %	93	1 %
With four selected Conditions	6	0 %	29	0 %
No selected Conditions	6624	63 %	3292	37 %
TOTAL	10,448	100 %	8,806	99 %

Table 34 - Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	403	4 %	433	5 %
1980-1999	1292	12 %	1529	17 %
1950-1979	6426	62 %	5393	61 %
Before 1950	2327	22 %	1451	16 %
TOTAL	10,448	100 %	8,806	99 %

Table 35 - Risk of Lead-Based Paint

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	8753	84 %	6844	78 %
Housing units built before 1980 with children present	340	3 %	305	3 %

Table 36- Vacant Units

Vacant Units			
	Suitable for Rehabilitation	Not suitable for Rehabilitation	Total
Vacant Units			0
Abandoned Vacant Units			0
REO Properties			0
Abandoned REO Properties			0

Vacancy rates often influence the cost of housing. In general, vacancy rates of five to six percent for rental housing and two to three percent for ownership housing are considered healthy and suggest a balance between housing supply and demand. With a housing stock of 55 percent owner-occupied and 45 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent. In 2000, the vacancy rate in Monterey Park was 3.2 percent (Census 2000); the California

Department of Finance estimates that in 2012, the vacancy rate increased to 4.3 percent. The City has experienced what would be considered a “healthy” vacancy rate that indicates a balanced supply and demand for housing.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate - income families that contain lead-based paint hazards

The use of lead-based paint in housing was banned in 1978. For the purposes of this Consolidated Plan, the number of units built before 1980 occupied by children serves as a default baseline of units that contain lead-based paint hazards.

Monterey Park has a total of 15,597 residential units built before 1980 (see Table 35). Of these units, approximately 645 residential units are occupied by households with children: 305 renter-occupied units and 340 owner-occupied units.

Children six years of age and younger have the highest risk of lead poisoning as they're more likely to place her hands and other objects into their mouth. The effects of lead poisoning include damage to the nervous system, decreased brain development, and learning disabilities. As shown in Table 54, approximately 645 housing units built before 1980 with children that are potentially exposed to the risk of lead-based poisoning.

MA-25 PUBLIC AND ASSISTED HOUSING

Introduction

The city has access to limited funding sources for affordable housing development and preservation of affordable units at-risk of converting to market rate housing. With the dissolution of redevelopment agencies (RDAs) in California, a significant funding source has been lost. The remaining key resources currently utilized are summarized below.

Community Development Block Grant (CDBG)

The CDBG program provides funds for a range of community development activities. Flexible program funds can be used for programs including, without limitation, acquisition and/or disposal of real estate, public facilities and improvements, relocation assistance, rehabilitation and construction (under certain limitations) other Housing, homeownership assistance, and clearance activities. The primary objective of the CDBG program is to improve housing and community conditions for very low-, low-, and moderate- income households. For PY 2014-2015, Monterey Park received approximately \$599,398 CDBG and \$249,322 HOME funds for housing and community development activities. For the PY 2015-2016, the City anticipates receiving \$625,234 CDBG and \$241,612 HOME funds. The monies may be used to fund programs such as the fair housing assistance program, existing debt repayment, and staff administration costs.

HOME Investment Partnership (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% of the area median income. The program gives local governments the flexibility to

fund a wide range of affordable housing activities with private industry and nonprofit CHDO organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

With the exception of a waiver granted for disaster related funding, HOME funds are subject to a 25% match with non-federal funds or in-kind contributions. In 2012, the city HOME allocation for Monterey Park was slightly over \$294,000 and for the 2015-2016 Program Year, the City anticipates receiving approximately \$250,000 of HOME funds.

The City has established the Housing Rehabilitation Program, funded with HOME funds, to provide grants and loans for rehabilitation to make homes safer and more efficient. Eligible activities include but are not limited to the following:

- Roof repairs
- Plumbing and electrical repairs
- Painting and Lead Based Paint remediation
- Replacement of broken windows and screens
- Handicapped accessibility
- Other activities necessary to ensure the health, safety, or welfare of the occupants

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low-income persons in need of affordable housing. The Section 8 program pays the difference between the fair market rate and what the tenant could afford to pay, for example, 30% of their income. As of May 2012, the Los Angeles County Housing Authority provided Section 8 rental assistance to 432 households in Monterey Park. Of the 432 recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled. An additional 831 Monterey Park residents are on the waiting list for Section 8 assistance, and the average waiting time is several years. The list as of May 2012 was closed.

Table 37 - Total Number of Units by Program Type (County)

Total Number of Units	Program Type			Vouchers					
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers available	0	261	2982	2179	1	2179	1264	1357	558
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Describe the supply of public housing developments.

Not applicable. There are no public housing developments located in the jurisdiction. However, there are residential projects that were assisted financially by the City and contain units that are income restricted.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

Not applicable.

Table 38 - Public Housing Condition

Public Housing Condition	
Public Housing Development	Average Inspection Score
Add Another	

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

Not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

Not applicable.

MA-30 HOMELESS FACILITIES AND SERVICES

1. Introduction

There are organizations within Los Angeles County that provide housing facilities and services for the homeless. Housing opportunities for homeless individuals and families include emergency shelters, transitional housing, permanent supportive housing, rapid rehousing, and safe havens. Housing opportunities are provided at facilities or through scattered housing sites. Housing services include outreach and engagement, housing location assistance, medical services, employment assistance, substance abuse recovery, legal aid, mental health care, veterans services, public assistance benefits advocacy and referrals, family crisis shelters and child care, domestic violence support, personal good storage, and personal care/hygiene services.

Table 39 - Facilities and Housing Target to Homeless Households

Facilities and Housing Targeted to Homeless Households					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher/Seasonal/Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

2. Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

Continuum of Care: The City of Monterey Park participates in the County of Los Angeles' Continuum of Care (CoC) system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community. LAHSA is the lead agency for Los Angeles CoC. To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as Service Planning Areas (SPA's) and Monterey Park is located within SPA 3. LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from a local, regional and countywide basis.

Health Services: The Los Angeles County Department of Health Services (DHS) aims to ensure access to high- quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services. The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health among low-income County residents.

Mental Health Services: Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support and other rehabilitative services.

Employment Services: Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

Nearby WorkSource Centers, such as the West San Gabriel Valley WorkSource , East San Gabriel Valley Regional Occupational Program, and the local Management Career Solutions, provide services to employers and job seekers at no cost through the Federal Workforce Investment Act. WorkSource California is a network of workforce experts that leverage funding and resources across the Los Angeles region to provide job seekers and businesses with no-cost, high value employment and training services. Individuals looking for a new or better career will find skilled employment specialists,

hundreds of local job listings, training resources, and full-service technical centers with phones, fax machines, copiers, and computers with Internet access and resume building tools.

3. List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Monterey Park does not have a homeless shelter located within its borders. However, there are a number of homeless shelters that serve homeless population within the region. While some of these shelters provide beds year round, others provide beds only during the Winter Program period, between December and March of each year. The Salvation Army Bell Shelter, in East Los Angeles, is one of the largest year round shelters providing 210 beds for homeless individuals, 64 beds for drug and alcohol program. The length of stay depends on the program; in general emergency shelter is free for up to 90 days. Longer stays are permitted under other programs. In addition to hot meals, clothing and hygiene supplies, Bell Shelter also provides transportation services for pick-up at three different locations in Huntington Park, South Central and East Los Angeles. The East San Gabriel Valley Coalition for the Homeless participates in the Winter Program and provides emergency services, showers, hot meals, bus tokens, clothing and hygiene items throughout the year.

MA-35 - SPECIAL NEEDS FACILITIES AND SERVICES

1. Introduction

Monterey Park does not receive HOPWA funds and does not intend to use HOME funds or other tenant-based rental assistance to assist the HIV/AIDS population. However, Monterey Park offers a number of resources for seniors, persons with disabilities, and other special needs. There are eight group homes, providing 42 beds for persons with disabilities. The City supports the Langley Senior Center, which provides various social and recreational activities, special events, travel programs, transportation discounts, consultation, medical and social services.

Elderly/Frail Elderly

As discussed in the Needs Assessment, elderly and frail elderly residents generally face a unique set of housing needs, largely due to physical limitations, lower household incomes, and the rising cost of healthcare. They have a range of housing needs, including retrofits to facilitate aging in place, downsizing to more convenient, urban, amenities rich communities, and more intensive care facilities. Aging in place supports older adults remaining in their homes as long as possible and is an important and cost effective strategy for growing older adult population.

Persons with Disabilities

Persons with a disability may have lower incomes and often face barriers to finding employment or adequate housing due to physical or structural obstacles. This segment of the population often needs affordable housing that is located near public transportation, services, and shopping. Persons with disabilities may require units equipped with wheelchair accessibility or other special features that accommodate physical or sensory limitations. Depending on the severity of the disability, people may live independently with some assistance in their own homes, or may require an assisted living and supportive services in special care facilities.

HIV/AIDS

This fatality rate due to HIV/AIDS has significantly declined since 1995. Many people with HIV/AIDS are living longer lives, and therefore require assistance for a longer period of time. These individuals are increasingly lower income and homeless, have more mental health and substance abuse issues, and require basic services such as housing and food to ensure they adhere to medications plans necessary to prolong their lives.

2. Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Monterey Park is part of the County of Los Angeles Continuum of Care, wherein LAHSA is the lead agency.

- **Group Homes:** Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group homes provide social, psychological, and behavioral programs for troubled youth. Monterey Park has eight group homes, providing 42 beds.

3. Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs.

In FY 2015-2016, the City will consider potential programs and allocate funds based upon budgetary considerations and on-going obligations. The City will annually evaluate potential programs and projects, based upon community assessment survey to determine proposed funding. However, given the limited CDBG funding, the City proposes to focus CDBG funds on paying prior indebtedness and housing related services. The City will coordinate and communicate with organizations, such as LAHSA, Bell Shelter, and MERCI Housing, to maintain open dialogue and communication to explore potential areas of future assistance.

MA-40 BARRIERS TO AFFORDABLE HOUSING

1. Describe any negative effects of public policies on affordable housing and residential investment.

Constraints to the provision of adequate and affordable housing can be posed by market, governmental, infrastructure and environmental factors. These constraints may

result in housing that is not affordable to low- and moderate- income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower incomes and special needs.

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation prevented the City from using approximately \$_____ million dollars in Redevelopment low/mod housing funds. Although there are other funding sources for affordable housing- four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program- it is unclear if additional affordable housing projects can be financed since affordable housing projects typically require multiple funding sources. The City is proactive in considering and seeking additional funding sources that will facilitate the construction of affordable housing, development of jobs, and improvement of the quality of life.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process may also be added to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides, seismic hazards, or other special circumstance. These constraints affect the development of all housing, not just affordable housing. The City has revised the General Plan and updated the zoning ordinance to facilitate the provision of affordable housing and sustainable development.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Monterey Park have not been increased since _____ and are currently being updated.

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon

also adds to housing costs by requiring documentation of the prevailing wage compliance.

In general, residential developers interviewed for the 2014-21 Housing Element update and the preparation of this Consolidated Plan reported that the City's public policies are not a constraint to new housing production.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS

Table 40 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	208	38	1	0	-1
Arts, Entertainment, Accommodations	2816	2431	14	12	-2
Construction	440	271	2	1	-1
Education and Health Care Services	3335	4898	16	24	8
Finance, Insurance, and Real Estate	1390	3633	7	17	10
Information	580	318	3	2	-1
Manufacturing	2251	840	11	4	-7
Other Services	2243	2456	11	12	1
Professional, Scientific, Management Services	1856	2414	9	12	3
Public Administration	0	0	0	0	0
Retail Trade	2517	2037	12	10	-2
Transportation & Warehousing	706	378	3	2	-1
Wholesale Trade	1942	1094	10	5	-5
Grand Total	20,261	20,861			

Table 41 - Labor Force

Total Population in the Civilian Labor Force	2862
Civilian Employed Population 16 years and over	2619
Unemployment Rate	8.51
Unemployment Rate for Ages 16-24	20.97
Unemployment Rate for Ages 25-65	5.61

Table 42 - Occupations by Sector

Occupations by Sector	Number of People
Management, business and financial	6930
Farming, fisheries and forestry occupations	1541
Service	2987
Sales and office	7485
Construction, extraction, maintenance and repair	1390
Production, transportation and material moving	1336

Table 43 - Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12983	53
30-59 Minutes	9587	39
60 or More Minutes	1912	8
Total	24,482	100

Table 44 - Educational Attainment by Employment Status - Population 16 +

Educational Attainment	In Labor force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3201	336	2033
High school graduate (includes equivalency)	5119	515	1814
Some college or Associates degree	6314	581	1814
Bachelors degree or higher	8339	352	1332

Table 45 - Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	32	216	620	2261	3312
9th to 12th grade, no diploma	299	251	883	1339	1428
High school graduate, GED, or alternative	1661	1399	2118	3970	2491
Some college, no degree	2719	1604	1466	2672	1553
Associates degree	384	739	868	1360	639
Bachelors degree	568	2156	1892	2969	1454
Graduate or professional degree	20	773	981	1273	541

Table 46 Median Earning in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20134
High school graduate (Includes equivalency)	24365
Some college or Associates degree	34375
Bachelors degree	44615
Graduate or professional degree	71613

Based on the Business Activity tables above, what are the major employment sectors within your jurisdictions?

Monterey Park's local economy is primarily a service-based economy. Within Monterey Park, the major service employment sectors are Sales and Office (34.5 percent) and Management, Business, and Financial services (32.0 percent), and Service (13.8 percent). These three sectors represent nearly 80 percent of the employment.

Describe the workforce and infrastructure needs of business community.

Almost half of the active workforce living in the Monterey Park has completed a college education.

A little over half of the City's residents are traveling to neighboring cities for work, with an average commute time just under 30 minutes. To this end, the City of Monterey Park is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. This means working with businesses and companies already based in the area to expand and bring new jobs to the City, relocation of companies to the City, and support of business start-ups looking to launch a new company in the area. The City of Monterey Park should also continue to work with local educational institutions, employers, real estate developers and others to review changes in City's workforce needs and anticipate changes occurring in employment demands. Together with these groups the City can promote job training, skill enhancement, and education meeting the needs of jobs and careers available within the local economy and wider San Gabriel Valley.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are six major real estate developments that have been entitled or near entitlement that will bring much needed jobs and services to the City and surrounding region.

Table 46: Major Real Estate Developments

Atlantic Gateway Marriott	521-633 N. Atlantic Blvd.	303 room hotel; 6 stories – 2 level subterranean and on-grade
---------------------------	---------------------------	---

Courtyard		parking 358 parking spaces provided 2.15 acre site Project square footage 223,900 square feet
Atlantic Garvey Hotel	808 W. Garvey Avenue	Mixed-Use Development 148 room hotel; 98 apartment units; 7 stories – one subterranean level and 3 on and above grade parking 444 parking spaces provided 1.96 acre site Project square footage 192,385 square feet
Double Tree Hotel	220 N. Atlantic Blvd.	187 room hotel; 6 stories – three subterranean parking levels 263 parking spaces provided 1.12 acre site Project square footage 97,567 square feet
Monterey Park Town Centre	100 S. Garfield Ave.	Mixed-Use Development 109 residential units; Retail/Restaurant 71,366 square feet; 5-stories – three subterranean parking levels 638 parking spaces provided 2.10 acre site Project square footage:186,254 square feet
Monterey Park Market Place	2550 Greenwood Ave.	Commercial Development Retail 600,000 square feet 1,924 parking spaces
Olson Company	2015 Potrero Grande Drive	80 detached residential dwelling units 9.15 acre site

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The City of Monterey Park will continue to work with local educational institutions, employers, real estate developers and local Workforce Investment Board to identify and address sectors of opportunity. The data suggest that there are employment opportunity sectors where under-employed and unemployment individuals can be retrained. The professional sectors of Education and Health Care; Finance, Insurance, and Real Estate; and Professional, Scientific, and Management are three sectors in which there are more jobs available than individuals working within that sector.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A number of workforce training initiatives and programs are available to Monterey Park residents. The following discussion provides details on the available programs:

- East Los Angeles Community College and Cal State University Los Angeles: Both of these educational institutions offer superior educational opportunities. They offer a variety of courses and degrees that would assist individuals to gain employment or higher education in specialized fields of study.
- Los Angeles County Economic Development Corporation: In 2009, the LAEDC engaged and solicited input from more than 1,080 stakeholders in more than

two dozen public forums that brought together leaders from the public, private, business, government, labor, education, environmental, and community-based organizations to develop the first-ever comprehensive, collaborative, consensus Strategic Plan for Economic Development in Los Angeles County 2010-2014. Among the plan's five core aspirational goals are to: prepare an educated workforce; create a business friendly environment; enhance our quality of life; implement smart land use; and build 21st century infrastructure.

- East San Gabriel Valley Regional Occupational Program: East San Gabriel Valley ROP provides hands-on career preparation for high school students and adults ready to make themselves skillful and employable. Adult career training courses are available to those seeking a career change or wanting to build the practical skill-sets for a specific career. Advising services are also offered to students to help build their academic course schedule to reflect their professional pursuits.
- Manage Career Solutions: Since 2005, MCS has operated vocational education schools in Los Angeles, offering programs in the foreign trade, international business, and allied health sectors. Students from throughout Los Angeles County and surrounding counties have received specific training for import/export administrative occupations in the international trade sector, and specific to healthcare occupations, training for State Board of Nursing certified nurse assistant and home health aide occupations.
- West San Gabriel Valley WorkSource: They serve the cities of Monterey Park, Alhambra, Bell, Montebello, San Gabriel, Temple City, and Rosemead, offering an array of services that include employment assistance, training, counseling, on-site case management assistance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Monterey Park is a participating city with the County of Los Angeles Comprehensive Economic Development Strategy.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Monterey Park will coordinate with the County of Los Angeles Community Development Commission in areas such as grant applications to the federal Department of Commerce for Economic Development Administration grants. These grants would be targeted to public improvement and infrastructure projects that will encourage and result in job growth, educational attainment and skills development and training. Benefits would include the following:

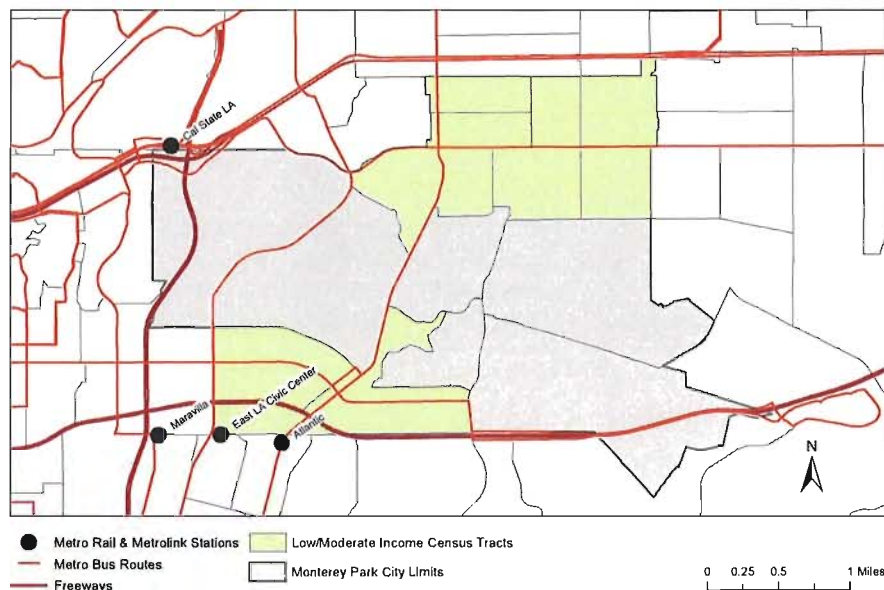
- Prepare an educated workforce
- Create a business friendly environment
- Enhance quality of life
- Build 21st Century infrastructure

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of “concentration”) ?

Minority concentration is defined as census tracts where the racial or ethnic minority group comprises at least 51 percent of the population within that census tract. LMI concentration is defined similarly where 51 percent of the census tract population is at or below 80 percent of AMI. Maps 1 through 5 (see NA-30) illustrate minority concentration and Map 6 below illustrates areas.

Map 6: Low/Moderate Income Census Tracts



STRATEGIC PLAN

SP-05 STRATEGIC PLAN OVERVIEW

The Strategic Plan is the centerpiece of the Consolidated Plan. The Consolidated Plan describes:

- General priorities for assisting households;
 - Programs to assist those households in need; and
 - Five-year objectives identifying proposed accomplishments.
- The Strategic Plan also addresses the following areas:
- Anti-poverty strategy;
 - Lead-based paint hazard reduction;
 - Reduction of barriers to affordable housing; and
 - Institutional Structure/Coordination among agencies.

The City's Consolidated Plan update coincides with the development of the first year Action Plan and the annual sub-recipient solicitation.

SP-10 GEOGRAPHIC PRIORITIES

Geographic Area

Not applicable. The City has not established specific target areas to focus the investment of CDBG funds.

General Allocation Priorities

The City seeks to disburse federal entitlement dollars strategically within low-and moderate-income (LMI) census tracts; however, no specific neighborhoods are targeted for expenditure of funds. Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. The City will evaluate each eligible project and program based on urgency of needs, availability of other funding sources and financial feasibility. Residential rehabilitation assistance will be available to income-qualified households citywide.

SP-25 PRIORITY NEEDS

SP-30 INFLUENCE OF MARKET CONDITIONS

Tenant Based Rental Assistance: The City of Monterey Park does not operate a Tenant Based Rental Assistance program.

Tenant Based Rental Assistance for Non-Homeless Special Needs: The City of Monterey Park does not operate a Tenant Based Rental Assistance program.

SP-35 ANTICIPATED RESOURCES

There are a number of housing and community development resources that are currently available in the City of Monterey Park. They include:

- Community Development Block Grant (CDBG)
- HOME
- General funds
- HUD Section 108 Loan funds
- HUD Section 8 Rental Assistance Program (through the Housing Authority of the County of Los Angeles)

Table 76 – Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan Years 2-5	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Admin, Economic Development, Housing,	625,234	0	0		2,400,000	
HOME	Public-	Admin,	241,612	0	0		960,000	

	Federal	Residential Rehab						
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Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Monterey Park and HUD share a mutual interest in leveraging HUD resources to the maximum extent possible in order to deliver high-quality affordable housing, neighborhood improvement programs, supportive services, and economic development.

Entitlement Funds

Leverage, in the context of CDBG funding, means bringing other local, state, and federal financial resources to maximize the reach and impact of the City's U.S. Department of Housing and Urban Development (HUD) funded programs. HUD, like many other federal agencies, encourages the recipients of federal monies to demonstrate that efforts are being made to strategically leverage additional funds in order to achieve greater results. Leverage is also a way to increase project efficiencies and benefit from economies of scale that often come with combining sources of funding for similar or expanded scopes. Funds will be leveraged if financial commitments toward the costs of a project from a source other than the originating HUD program are documented.

Other Federal Grant Programs

In addition to the entitlement dollars listed above, the federal government has several other funding programs for community development and affordable housing activities. These include: the Section 8 Housing Choice Voucher Program, Section 202, the Affordable Housing Program (AHP) through the Federal Home Loan Bank, and others. It should be noted that in most cases the City would not be the applicant for these funding sources as many of these programs offer assistance to affordable housing developers rather than local jurisdictions.

State Housing and Community Development Sources

In California, the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA) administer a variety of statewide public affordable housing programs that offer assistance to nonprofit affordable housing developers. Examples of HCD's programs include the Multifamily Housing Program (MHP), Affordable Housing Innovation Fund (AHIF), Building Equity and Growth in Neighborhoods Program (BEGIN), and CalHOME. Many HCD programs have historically been funded by one-time State bond issuances and, as such, are subject to limited availability of funding. CalHFA offers multiple mortgage loan programs, down payment assistance programs, and funding for the construction, acquisition, and rehabilitation of affordable ownership units. The State also administers the federal Low Income Housing Tax Credit (LIHTC) program, a widely used financing source for

affordable housing projects. As with the other federal and state grant programs discussed above, the City would either have to competitively apply or affordable housing developers could apply for funding through these programs for particular developments in the City.

County and Local Housing and Community Development Sources

There are a variety of countywide and local resources that support housing and community development programs. Some of these programs offer assistance to local affordable housing developers and community organizations while others provide assistance directly to individuals. The Mortgage Credit Certificates (MCC) Program provides assistance to first-time homebuyers by allowing an eligible purchaser to take 20 percent of their annual mortgage interest payment as a tax credit against federal income taxes. The County administers the MCC Program on behalf of the jurisdictions, including Monterey Park.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

Responsible Entity: City of Monterey Park, Community and Economic development Department

Table 47 – Institutional Delivery Structure

Responsible Entity	Responsible Entity Type (optional)	Role (optional)	Geographic Area Served (optional)
City of Monterey Park Department of Community and Economic Development	Government	Affordable Housing-Ownership Affordable Housing-Rental Economic Development Homelessness Non-Homeless Special Needs Planning Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Housing Authority of the County of Los Angeles	PHA	Affordable Housing-Ownership Affordable Housing-Rental Public Housing	Region
Los Angeles Homeless Services Authority	Continuum of Care	Homelessness	Region

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

As part of the institutional delivery system, the City collaborates and works closely with local organizations to continually make progress in meeting specific objectives for reducing and ending homelessness. Specifically, the following activities have been undertaken in recent years:

- The City participates in the Los Angeles County Continuum of Care (CoC), an integrated system of care that guides and tracks homeless individuals & families through a comprehensive array of housing and services designed to prevent and end homelessness. According to HUD, a Coc is “a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.” HUD identifies four necessary parts of a continuum: i) Outreach, intake, and assessment, ii) Emergency shelter; iii) Transitional housing with supportive services; and iv) Permanent & permanent supportive housing with services if needed. CoC conduct the biannual count of the homeless population and an annual enumeration of emergency services, transitional housing units and beds that make up the homeless assistance systems. These counts provide an overview of the state of homelessness in a CoC and offer the information necessary to redirect services, funding and resources as necessary. The Los Angeles CoC (LACoC) has an estimated 53,798 homeless people. Los Angeles is the largest urban county in the nation at 4,083 square miles. While in some areas average incomes are amongst the highest in the country, there is also incredible poverty. Furthermore, Los Angeles is one of the most racially diverse and ethnically varied counties in the U.S. The political landscape is equally complex as the LACoC includes 85 separate cities. To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as Service Planning Areas (SPA's). Monterey Park is within SPA 3. LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies and elected officials to determine priority needs and services from a local, regional and countywide basis.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths

In 2014, the City combined its Economic Development and Community Development Departments to bring all housing related projects and programs under the leadership of one department director. This restructure allows for better communication among departmental activities and a more coordinated effort to address the housing issues affecting the low- and moderate-income residents of the City. Furthermore, the City manages the acceptance and allocation of federal CDBG grant funds for Consolidated Plan programs. The City conducts public outreach with a variety of stakeholders in various communities in the City. The goals and objectives of the Strategic Plan could not have been formulated without residents' informed assistance. Public presentation

and participation is a vital component in the formulation and development of the City's public policy documents, such as its General Plan Housing Element, and Specific and Precise Plans. These are just a few of the policy documents that the City has in place to influence and guide the economic, housing, and social service developments.

Gaps

Nonprofit affordable housing developers and service providers provide an important role in promoting community development within the City. However, depending on the size of the nonprofit housing developer, they are often at a disadvantage in the housing development arena, as they compete with private developers for the limited land available for the construction of housing. Many market rate developers have funds available to purchase properties rather than needing to seek financing, which saves time. The market realities of increased value due to scarcity of land and the ability to acquire sites quickly provide key advantages to market rate developers, while posing challenging constraints to affordable housing developers. Furthermore, with the reduction of HOME funding over the past few years, Community Housing Development Organizations (CHDOs) are experiencing difficulty in using HOME funds due to reduced funding allocations, program restrictions, expensive land costs, and increasing construction costs (labor and material).

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City is striving to improve intergovernmental and non-governmental agencies to synergize efforts and resources, and develop new revenues for community service needs and the production of affordable housing. The City of Monterey Park is dedicated to the development and implementation of quality, value-based programs and funding to address the needs of the community. Collaborative efforts include:

- Researching funding sources to leverage CDBG/HOME funds
- Pursuing state and federal grants and foundation grants to leverage CDBG/HOME funds
- Attending informational meetings with collaborative stakeholders concerning programs and projects benefiting low- and moderate-income persons
- Building staff capacity for the City and sub-recipients to better serve the community
- Establishing closer working relationship with agencies dealing with homelessness and special needs housing

SP-45 GOALS SUMMARY

Table 48: Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable	2015	2019	Affordable	N/A	Affordable	HOME:	Homeowner

	Housing			Housing		Housing	\$_____	housing rehabilitated; 32 housing units rehabilitated
2	Economic Development	2015	2019	Economic Development	N/A	Economic Development	CDBG: \$_____	Other: Repay Section 108 Loan
3	Fair Housing	2015	2019	Non-Housing Community Development	N/A	Fair Housing	CDBG: \$10,000	Other: Public Service activities: 950 persons assisted
4	Administration	2015	2019	Administration	N/A	Administration	CDBG: \$_____ HOME: \$_____	Other: Timely administration of program

1	Goal Name	Affordable Housing
	Goal Description	Assist in the creation and preservation of affordable housing for low income and special needs households.
2	Goal Name	Economic Development
	Goal Description	Make timely payments to retire Section 108 Loan
3	Goal Name	Fair Housing
	Goal Description	Promote fair housing choice
4	Goal Name	Administration
	Goal Description	Support activities that strengthen neighborhoods through the provision of community services to benefit low- and moderate-income and special needs households

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Housing Authority of County of Los Angeles (HACoLA) promotes residents involvement through the Resident Councils. The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living public housing. Resident Councils serve as the voice of the housing communities that elect them. They

have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities. Role of Resident Councils include:

Advisory Role: Act as an advisory board on matters such as; neighbor conflict, community safety, sounding board for public housing policy issues, and to provide feedback on legislative issues.

Partnership Role: Act as partners with HACoLA both in intention and action to develop mutual trust and respect to address issues and work together collaboratively and effectively to: (1) resolve issues (2) problem solve (3) empower communities to take action for themselves.

Social Role: Encourage community solidarity through celebrations and parties, develop networking systems both in and outside the housing communities, and provide valuable service to the community through volunteerism.

Safe Environments Role: Play a significant role in creating safe environments in their communities; while encouraging resident participation in programs such as neighborhood watch and safety programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

HACoLA is not identified as a troubled agency.

SF-55 BARRIERS TO AFFORDABLE HOUSING

Strategies to Remove or Ameliorate the Barriers to Affordable Housing

As stated in the City of Monterey Park's Housing Element, the City has identified several strategies to assist in the provision of housing that meets the needs of all economic segments of the community:

- Encourage greater development and utilization of federal, State, and local programs to ensure adequate funding of housing programs.
- Promote the development of new housing units designed for the elderly and disabled persons to be in close proximity to public transportation and community services.
- Encourage the design of residential developments that are secure, safe, and environmentally sensitive. Support the use of cost-saving and energy-conserving construction techniques.
- Support favorable home purchasing options for lower - and moderate-income households.
- Continue to support rental assistance for very low-income households who are overpaying for housing.

Additionally, the City is address the barriers to affordable housing through the following programs:

Affordable Housing Development Incentives

The City addresses the regional need for more affordable housing through support for the development of new housing units, to increase the supply of affordable housing in the City. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance through participation in the HOME and CDBG programs and offers a variety of development incentives to encourage affordable housing development, such as:

- Continue to implement land use policy that encourages new housing development and affordable housing through density bonuses.
- Assist in the development of new affordable housing units during the 2014-2021 Housing Element through the provision of technical assistance.
- Explore ways to expedite affordable housing developments through the Design Review Board process.
- Investigate and develop list of available incentives/concessions for affordable development within 3 years of adoption of the Housing Element.
- Explore funding available through County of Los Angeles CDC, HCD, and HUD at the request of interested developers. Potential funding programs may include single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.
- Evaluate and assess residual property taxes distribution under the Redevelopment Dissolution Laws, and consider setting aside a portion into an Affordable Housing Fund to assist in development of new units affordable to lower-income households.
- Continue to encourage the development of adequate housing to meet the needs of extremely low-income households and persons with special needs (such as the elderly, victims of domestic violence, and the disabled).
- Continue to facilitate housing opportunities for special needs persons by allowing emergency shelters as a permitted use in the Industrial Zone.

The responsible agency is the City's Community and Economic Development Department, and the funding source will be the departmental budget.

Section 8 Rental Assistance

Renter overpayment is a significant issue in Monterey Park, as in all of Southern California. The City addresses this need through support for efforts to increase Section 8 Housing Choice Voucher funding. The Housing Choice Voucher Rental Assistance program extends rental subsidies to very low-income households, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Housing Choice voucher program. The HACoLA coordinates Housing Choice Voucher rental assistance on behalf of the City.

As of 2012, there are 432 households receiving Section 8 Housing Choice Voucher rental assistance in Monterey Park, with an additional 831 Monterey Park residents on the waiting list. The objectives of this program are:

- Support the County's efforts to maintain, and possibly to increase, the current level of Section 8 Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.
- Direct eligible households to the program.

The responsible agency is the City's Community and Economic Development Department, and the funding sources will be the departmental budget and HUD.

SP-60 HOMELESSNESS STRATEGY

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Monterey Park is located in SPA 3 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

LAHSA conducts the Greater Los Angeles Homeless Count every two years, as part of its mission "to support, create and sustain solutions to homelessness in the City and County of Los Angeles by providing leadership, advocacy, planning and management of program funding." Volunteers throughout Los Angeles County mobilize to conduct a count of both sheltered and unsheltered homeless people. Due to Los Angeles County's size and population, the Greater Los Angeles Homeless Count is the largest in the nation. Homeless counts are "Point-In-Time" counts over a designated period of time. Data from the count is critical to addressing the complexities of homelessness and planning how to best invest public resources, raise public awareness, identify the needs of homeless people and improve service delivery opportunities to prevent and eliminate homelessness in the region.

Addressing the emergency and transitional housing needs of homeless persons

Due to extremely limited CDBG funds, the City does not currently provide financial assistance to agencies assisting homeless individuals. However, the City will consider the accumulation of surplus or unexpended funds for future financial assistance to such agencies who provide emergency shelter and transitional housing programs for the homeless. In addition, the City has made it a priority to work closely with neighboring shelters throughout the year and in particular during the Winter Shelter Program from December to March of each year. The Winter Shelter program is operated by both of

the two nearest shelters: Bell Shelter and East San Gabriel Valley Coalition for the Homeless.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City has collaborated with LAHSA, shelter providers, and the group home operators, such as MERCI Housing, in the past to provide services for homeless persons in the jurisdiction. For example, the Salvation Army Bell Shelter, is one of the region's largest homeless shelter. The agency provides a homeless case management and life-skills program which targets the chronically homeless population, serving as a point-of-entry into services for homeless persons. Program participants are identified and/or referred for services by the shelter, community partners, local churches, and schools. Participants complete an intake and assessment process that will be used to create individualized case plans and drive weekly case management. Participants will also receive life skills training offered on a variety of topics and assistance/tools needed to overcome barriers to employment. Housing and employment are generally the most critical but health and mental health issues are also addressed. Bell Shelter partners with other local programs as appropriate and works with emergency housing, transitional housing, and low-income permanent housing sources to help provide the most appropriate housing for individual clients.

Help low income individuals and families avoid becoming homeless, especially extremely low income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

In previous years the City appropriated \$3,128,414 in HOME funds for the acquisition and rehabilitation of affordable housing units for 16 low- and moderate-income households for residential properties on Pomona Avenue and the rehabilitation of nine affordable rental units on Chandler Avenue.

Recently, the City contributed \$42,150 to MERCI Housing, a non-profit agency providing transitional housing to persons with mental disabilities, for the construction of a six-bed facility and multi-purpose building.

SP-65 LEAD BASED PAINT HAZARDS

Actions to address LBP hazards and increase access to housing without LBP hazards

The City will increase lead-based paint (LBP) awareness and abatement in its assisted housing programs. LBP awareness and abatement are key initiatives within the City's Housing Element and CDBG/HOME programs. The City's goal is to make certain that

each tenant, landlord, and property owner is fully aware of the dangers, symptoms, and methods of testing, treatment, and prevention of LBP poisoning. The City will address the problem of LBP hazard by implementing the residential rehabilitation program for evaluating and reducing lead hazards during repair and renovation of older housing stock. All applicants eligible for services through the residential rehabilitation program receive the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family From Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will further aid in mitigating LBP hazards in the City of Monterey Park. The City will adhere to Federal guidelines for reduction activities with LBP.

How are the actions listed above related to the extent of lead poisoning and hazards?

In Monterey Park an estimated 15,597 units (8,753 owner-occupied units and 6,844 renter-occupied units) were built before 1980 and may contain LBP. Of this number, approximately 301 owner-occupied households and 305 renter-occupied households are occupied by families with children present. Monterey Park's lead-based paint strategy targets owner-occupied housing units in the City that are most likely to contain lead-based paint. The City will seek additional funding when available for the remediation of LBP.

How are the actions listed above integrated into housing policies and procedures?

The City considers improving and maintaining its affordable housing stock a priority. Furthermore, the City's Code Enforcement Officers provide code enforcement activities throughout the City. The City's Code Enforcement Officers play a key role in the lead based paint strategy described above. LBP awareness and abatement will be fully integrated by the City into its assisted housing programs. Each tenant, landlord and property owner will be informed of the dangers, symptoms, testing, treatment and prevention of LBP poisoning. LBP hazard stabilization or abatement will be provided in each and every rehabilitation project. Adherence to Federal guidelines for reduction activities with LBP is provided for in every federally funded rehabilitation loan.

SP-70 ANTI-POVERTY STRATEGY

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. As funds become available, the City will consider allocating CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training, and increasing the number of higher paying local jobs. The City will coordinate with Mexican American Opportunity Foundation, Management Career Solutions, West San Gabriel WorkSource, and Asian Youth Center, and Chinatown Service Center in conjunction with the Employment Development Department, East Los Angeles Community College, and the County of Los Angeles Community Development Commission. These agencies provide job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Similarly, employers use some of these agencies to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

During the Consolidated Plan period, the City's Economic and Community Development Department will foster economic growth by encouraging economic development opportunities that result in:

1. A jobs/housing balance established through quality employment opportunities for residents;
2. An invigorated economic base through increased sales tax generation; and
3. Economic wealth by attracting external monies to the local economy.

As funding availability permits, the City will consider assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, in addition to other services. The City will also continue coordinating with public agencies providing job training, life skills training, lead poisoning prevention and remediation, and other community education programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Due to limited CDBG and HOME funds, Monterey Park will seek additional grant funds to leverage the CDBG/HOME program and to coordinate with other public service agencies that offer supportive services in the fight against poverty. Many of these agencies also offer assistance with securing affordable housing.

SP-80 MONITORING

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Performance monitoring of federally funded activities for compliance to federal program requirements is undertaken for programs and projects that are either under an annual or longer-term performance period. In addition, the City undertakes an annual Single Audit according to the requirements of the federal Office of Management and Budget. As standard practice, notification is made to HUD on the availability of the City's annual audit.

Public Services

The City ensures monitoring compliance for public service grant contracts as follows:

1. A CDBG Application File Checklist along with sub recipient documentation from the checklist will be placed in each sub recipient file.
2. All sub recipients will be monitored by City staff quarterly through the collection of quarterly invoices, quarterly progress reports and other quarterly supporting documentation (timesheets, pay stubs, payroll records, invoices, profit/loss statements, bank statements, etc.). Any missing information will be requested from sub recipients at that time to bring their file into compliance.
3. HUD on-site monitoring. From time to time HUD staff will perform on-site monitoring of both City staff and sub recipients.

Capital Projects

The City ensures monitoring compliance for capital grant and/or loan contracts as follows:

1. Periodically properties and/or units that have received CDBG/HOME assistance for rehabilitation and/or acquisition of real property will be inspected by the City or its designee to ensure that all housing codes such as Health and Safety Code (H&S), Housing Quality Standards (HQS), building codes and code enforcement standards are in compliance. A report of the findings will be placed in the CDBG/HOME grant and/or loan file to ensure long-term compliance with housing codes.
2. Recipients of CDBG/HOME capital project grants and/or loans for rehabilitation and acquisition of real property will submit annual performance reports to the City by July 31 of each year that summarizes CDBG/HOME assisted household information such as the number of clients served, including their monthly rent, annual income, income level, household size, race/ethnicity and whether they are senior, disabled or female head of households for the term of their grant and/or loan agreement.

Minority Outreach

City issues Request for Proposal/Request for Qualifications (RFP/RFQ) to qualified vendors, including those who are minority businesses and women-owned businesses.

The RFP/RFQ may be posted in the local newspaper, on bidding websites, the City website and notifications are also sent out to local service providers and nonprofit affordable housing developers

APPENDIX A: Community Outreach List			
Agency/Organization	Address	Representative Name	Notes
Los Angeles Homeless Services Authority (LAHSA)	811 Wilshire Blvd., 6th Floor Los Angeles, CA 90017	Jorge Gonzales, Policy & Planning	
Alta-Med PACE	12130 Paramount Blvd., Downey, CA 90242	Robert Carrillo, Enrollment Development Specialist II	
The Office of Supervisor Hilda L. Solis (El Monte Office)	3400 Aerojet Avenue, Ste 240 El Monte, CA 91731	Lawrence Shih, District Engagement Team	
Southern California Association of Governments	818 W 7th St. Ste 1200 Los Angeles, CA 90017	Ping Chang, Program Manager	
Los Angeles County Department of Health Services	313 N. Figueroa Los Angeles, CA 90012	N/A	
East Los Angeles College	1301 Avenida Cesar Chavez Monterey Park, CA 91754	Alejandro Guzmán, Public Information Officer	
Mark Keppel High School	501 E Hellman Ave. Alhambra, CA 91801	N/A	
Macy Intermediate School	2101 Lupine Ave. Monterey Park, CA 91755	Francisco Arregui, Principal	
Monterey Park Christian School	1951 S. Garfield Ave. Monterey Park	Sandra Wong, Director	
Monterey Vista Elementary School	901 E. Graves Ave. Monterey Park, 91755	Hing Chow, Principal	
MERCI	525 N Chandler Ave. Monterey Park, CA 91754	Marta Escanuelas, Executive Director	
Charles Company	9034 W. Sunset Blvd. West Hollywood, CA 90069	Arman Gabay, Co-Managing Partner	
TELACU	5400 E Olympic Blvd., Third Floor Los Angeles, CA 90022	Tom Provencio, Senior Vice President	
City of Alhambra	111 S. First Street Alhambra, CA 91801	Tara Schultz, Director of Development Services	
City of Montebello	1600 W. Beverly Blvd. Montebello, CA 90640	Alex Hamilton, Director of Planning and Community Development	
City of Rosemead	8838 E. Valley Blvd. Rosemead, CA 91770	Michelle Ramirez, Community Development Director	
Chinatown Service Center	112 N Chandler Ave. Ste 105 Monterey Park, CA	Sina Ma, Social Service Supervisor	
East San Gabriel Valley Coalition for the Homeless	St. Martin de Porres Center St. John Vianney Church, Hacienda Hts., CA 91745	Martha Garcia-Lue, Manager	
Asian Youth Center	100 Clary Avenue San Gabriel, CA 91776	Michelle Freridge, Executive Director	

APPENDIX A: Community Outreach List			
Agency/Organization	Address	Representative Name	Notes
Mexican American Opportunity Foundation (MAOF)	401 N. Garfield Ave., Montebello, CA 90640	Norma Vasquez	
San Gabriel Valley Council of Governments	1000 S. Fremont Ave Unit 42 Bldg A-10N, Suite 10-210 Alhambra, CA 91803	Marisa Creter, Assistant to the Executive Director	
Monterey Park Chamber of Commerce	700 El Mercado Avenue Monterey Park, CA 91754	Deana Marie Sewell Executive Director and resident of Monterey Park	
Los Angeles County Community Development Commission	700 W. Main Street Alhambra, CA 91801	Corde Carillo Director of Community Development	
Chinese Evangelical Free Church	1111 South Atlantic Boulevard Monterey Park, CA 91754	Office Manager	
St. Thomas Aquinas Catholic Church & St. Thomas Aquinas Catholic School	1501 South Atlantic Boulevard Monterey Park, CA 91754	Office Manager	
St. Steven Martyr Catholic Church & St. Steven Martyr Catholic School	320 W. Garvey Avenue Monterey Park, CA 91754	Office Manager	
LINC Housing Corporation	555 E. Ocean Blvd., Suite 900 Long Beach, CA 90802	Michael de la Torre	
Housing Rights Center	3255 Wilshire Boulevard, Suite 1150 Los Angeles, CA 90010	Chancela Al-Monsour, Executive Director	
Salvation Army Bell Shelter	5600 Rickenbacker Road Bell, CA 90201	Francis Delgado, Manager	

Draft Analysis of Impediments Fair Housing Choice



CITY OF MONTEREY PARK
**ANALYSIS OF IMPEDIMENTS TO
FAIR HOUSING CHOICE**

DRAFT - 2015

PREPARED FOR:
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I. EXECUTIVE SUMMARY

A. Purpose of Analysis

The Department of Housing and Urban Development (HUD) requires that all jurisdictions that receive funds through the Consolidated Submission affirmatively further fair housing. In order to receive federal grant funds for housing and community development, the City of Monterey Park is preparing a Consolidated Plan pursuant to 24 CFR 570.904 (c). The Consolidated Plan describes the needs, resources, strategies, priorities, and proposed actions over the next five-year period. It also includes an annual certification by the City that it is currently carrying out actions towards affirmatively furthering fair housing. The purpose of these actions is to eliminate discrimination and segregation in housing on the basis of race, color, religion, sex, age, disability, familial status, or national origin, and to expand housing choices for all Monterey Park residents. HUD requires each city to certify that it will engage in fair housing planning by:

- Completing an Analysis of Impediments to Fair Housing Choice (AI) at the beginning of each five-year cycle;
- Carrying out actions to overcome the effects of identified impediments;
- Maintaining records and making available information and reports, including the analysis of impediments, and to document actions undertaken to eliminate identified impediments

The purpose of this report is to identify impediments to fair housing and equal housing opportunities. HUD defines an impediment as "...any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restricts housing choices or the availability of housing choices of these classes."

HUD defines fair housing as, "a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor." HUD draws an important distinction between household income, housing affordability, and fair housing. Economic factors that impact housing choice are not necessarily fair housing issues. Only when the relationship between household incomes combined with other factors — such as household type or race/ethnicity — create misconceptions and biases do they become a fair housing issue. Tenant/landlord disputes are also not typically fair housing issues, generally resulting from inadequate understanding by the parties of their rights and responsibilities. Such disputes only become fair housing issues when they are based on factors protected by fair housing laws and result in differential treatment.

B. Data Sources and Methodology

The report that follows is the result of a comprehensive review of policies, procedures, and practices within the City of Monterey Park that affect or may affect the location, availability, and accessibility of housing and current residential conditions related to fair housing choice. HUD encourages the use of (i) relevant demographic information and

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data; (ii) authoritative studies of housing discrimination, lending, and other fair housing issues; (iii) methods for obtaining diverse citizen participation in the development, implementation, and evaluation of fair housing planning; and (iv) corrective actions and solutions. Accordingly, the report is primarily based on the following sources of information:

- Monterey Park Census Data
- Monterey Park Zoning Code
- Monterey Park Consolidated Plan 2010-2014
- Monterey Park General Plan and Housing Element 2014-2021
- Home Mortgage Disclosure Act (HMDA)
- Housing Discrimination Study (HDS)
- Rental Housing Complaint Data
- Rental Discrimination Audits

1. Public Participation

Public input relied upon three main avenues of data collection: (1) Personal Interviews (2) Public Meetings and (3) Survey Forms. Public meetings and surveys were available in English, Chinese, and Spanish translation. They were publicized on the city's website and made available at public counters, libraries, churches, schools, and community events, such as the two-day Lunar New Year Festival, and four Farmers' Markets.

- Personal Interviews. Personal interviews were conducted with three members of city staff.
- Community Forums and Public Meetings. A total of five individuals participated in the public meetings. At the workshops, staff outlined the purpose of the Consolidated Plan and AI documents. The PowerPoint presented at the workshops was posted on the City's website.
- Surveys. A total of 147 surveys were completed and submitted. The survey was available at public counters in City Hall, Bruggemeyer Library, Langley Senior Center, on the city's website and distributed to churches and local businesses as well as the Lunar New Year Festival and Farmers' Markets.

Table 1: Listing of Community Forums and Public Meetings

WHAT	WHEN	WHERE
Community Forum #1	February 20, 2015; 4 p.m.	Community Room, City Hall
Community Forum #2	February 25, 2015; 6:30 p.m.	Langley Senior Center
Focus Group Meeting	March 6, 2015; 4 p.m.	Community Room, City Hall

C. Key Findings and Recommendations

It is important to note that carrying out this analysis alone is not considered to constitute fair housing action in and of itself. Actions should be undertaken to address

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the impediments identified in the report herein. The following key findings and recommendations will facilitate the City of Monterey Park to continue its efforts to reduce and eliminate barriers to fair housing choice.

The AI study analyzed census data, fair housing complaints, audit tests and surveys to identify barriers to fair housing choice in the City of Monterey Park. This section provides a list of key potential impediments that may exist in the City and recommendations to address them. For each recommendation, please refer to the respective chapter addressing the corresponding recommendation.

1. Current Fair Housing Profile

Housing Complaints from the Asian Population in Monterey Park

The Asian population, according to the 2010 Census, made up 66 percent of the Monterey Park population and was also the majority of all service complaints received by the Housing Rights Center (HRC)-the City of Monterey Park's fair housing agency. However the percentage of complaints from Asian residents has declined from 32.4 percent in the prior 2010 AI report to 24.7 percent in 2014. The Monterey Park Asian population is reporting housing issues less frequently which may indicate a need for more fair housing outreach and education to the Asian population in Monterey Park due to a lack of awareness of where to seek assistance.

From discussions with Code Enforcement Officers, it was noted that in certain circumstances, residential units have been illegally converted what may be referred to as a "residential motel" or "boarding house" in which a significant number of individuals, at any given night, are living in overcrowded conditions. Such practices appear to be of mutual benefit for the operator as well as the overnight guests, who are searching for temporary housing at an affordable cost. However, such practices are illegal and present health and safety concerns due to non-permitted construction and overcrowding.

From the three community meetings and numerous personal and telephone interviews held in March 2015, residents stated that inadequate funding and the loss of redevelopment funds have impaired the City's ability to support housing and social service needs. This has been further impacted by the annual reductions in federal CDBG and HOME funds that are allocated to the City of Monterey Park.

Recommendations:

- Advertise quarterly Housing Rights Workshops in both English and Chinese
- Distribute a one-page informational (Q&A) newsletter that provides fair housing information. This newsletter shall be translated in both English and Chinese.
- Provide a print and digital flyer to operators of "family hotels" and surrounding residents concerning the code violations, and health and safety issues related to such operations as well as a contact number to report any property maintenance issues.
- Facilitate English language proficiency among Monterey Park resident through translation services.
- Provide fair housing workshops to rental property managers and property owners
- Create a Fair Housing Handbook with translations in Spanish and Chinese.

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Housing Discrimination Complaints Based on Physical Disability

In most years, disability-related housing complaints represent the bulk of complaints received by Housing Rights Center (HRC), as was the case during the 2009-2014 period when the discrimination issues raised by Monterey Park residents were dominated by mental disability (40.0 percent) and physical disability (26.7 percent). This may indicate the need for education of landlords of people with disabilities and fair housing, in addition to the measures already outlined in the City's Housing Element.

Recommendations:

- Submit an article to *Monterey Park Progress* about fair housing policy and people with disabilities.
- Highlight disability discrimination at a Fair Housing workshop in Monterey Park.
- Distribute print and digital informational materials that focus on fair housing and people with disabilities.
- Facilitate English language proficiency among Monterey Park residents through translation services.
- Provide fair housing workshops to rental property managers and property owners.
- Create a Fair Housing Handbook with translations in Spanish, and Chinese.

2. Audit Testing

To measure the extent of discrimination in the rental market, the Housing Rights Center (HRC) conducted 20 phone tests within the City of Monterey Park from February 6, 2015 to February 27, 2015. Ten of these tests were Disability tests to measure the level of discrimination against people with disabilities. The remaining 10 were Familial Status tests to measure the level of discrimination against households with children under the age of 18 years old. The results of the audit tests suggest that housing discrimination exists in the City of Monterey Park. In many tests, the discrimination was very direct.

Of the 10 Disability tests conducted in Monterey Park, 6 tests (60 percent) showed evidence of discrimination based on disability. Of the 10 Familial Status tests conducted in Monterey Park, 2 tests (20 percent) showed evidence of discrimination based on familial status.

Recommendations:

- Coordinate literature to property owners and/or managers using an available database (e.g. the City's business license database, property search database, emails, etc.).
- Create an annual newsletter that will highlight a current fair housing topic or recent changes in housing law and mail to property owners. A digital version of this newsletter may be made available online on the City's website.

3. Community Survey

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The Housing Rights Center conducted a survey of twenty-five Monterey Park residents.¹ The survey showed that 52 percent of respondents had no knowledge of the fair housing laws and 24 percent had very little knowledge of fair housing laws. The low level of awareness of the fair housing law indicates the need for increased education and outreach activities in Monterey Park.

Recommendations:

- Prepare informational videos on fair housing laws that can be shown on the public lobby monitor and posted on the City's website.
- Submit public service announcements to local cable regarding fair housing laws.
- Submit articles to the Monterey Park Progress on current fair housing topics.

4. Monterey Park Zoning Code

The Monterey Park Municipal Code (MPMC), specifically Title 16 (Buildings and Construction) and Title 21 (Zoning) were reviewed for compliance with state and federal fair housing laws. Progress has been made since the prior AI. City staff have revised and resolved the two issues that were identified in the prior AI: the overly restrictive definition of "family" which should emphasize the functioning of members as a cohesive household and not to be distinguished between related and unrelated persons; and the definition of "treatment facilities" which should not distinguish the personal characteristics of individuals served by those facilities. The City also has included a entire chapter on the subject of "reasonable accommodation" to address persons with disabilities.

Recommendations:

- Continue efforts to streamline administrative procedures through the building entitlement process.
- Encourage use of density bonuses and regulatory concessions to facilitate affordable housing construction.
- Prioritize or fast track affordable and special needs housing through the entitlement process.
- Encourage mixed-use development projects to include affordable housing units.

5. Monterey Park Home Mortgage Disclosure Act Data

HMDA data indicates that the Asian population had the highest number of approved applicants with 870, which represents 57.7 percent approval rate as a percentage of applications by race. The highest approval rate among applicants by race was Native Americans at 60 percent; however, this group had ten total applications of which six were approved.

Recommendations:

¹ Housing Rights Center, 2010

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- Distribute information to Monterey Park residents regarding lending discrimination.
- Conduct a Fair Lending Workshop for Monterey Park residents.
- Meet with local lending institutions to discuss Community Reinvestment Act responsibilities.
- Distribute financial lending information to low loan approval census tracts and neighborhoods.
- Encourage local banks to market their financial services in Spanish and Chinese.

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II. DEMOGRAPHIC PROFILE OF MONTEREY PARK

The following analysis was constructed from Monterey Park Census 2010 data and highlights selected demographic information in order to evaluate key demographic characteristics and implications on housing accessibility and affordability.

A. Population Growth

The 2010 Census reported a total population of 60,269 persons for the City of Monterey Park with slightly more women (52 percent) than men (48 percent). This represents an increase of less than one percent since the 2000 Census was conducted. The 2010 Census reported an estimated 2013 population of 61,085, a slight increase which can be largely attributed to new residential developments such as the mixed-use development on Atlantic Boulevard (210 luxury condominiums set in a sprawling 200,000 square foot commercial shopping center of restaurants, shops, and entertainment)) and other small to mid-size residential projects. Table 2 compares population figures for Monterey Park and surrounding cities from the 2000 and 2010 Census. The population growth for Monterey Park between 2000 and 2010 is less than the County as a whole; however, it is similar to that experienced by the surrounding communities of Rosemead and Montebello. Other San Gabriel Valley cities, such as Alhambra, El Monte, and South El Monte, experienced a population decline over the past decade despite the general population increase in the County at large. These trends reflect the generally built-out nature of the southwest San Gabriel Valley, the recession that began in 2008, demographic trends toward smaller families, and the propensity towards building new residential projects as urban infill projects in various communities.

Table 2: Population Growth in Monterey Park and Surrounding Communities

Jurisdiction	2000	2010	Percentage Change (2000-2010)
Alhambra	85,804	83,089	-3.2%
El Monte	115,965	113,475	-2.1%
Montebello	62,150	62,500	0.6%
Monterey Park	60,051	60,269	0.4%
Rosemead	53,505	53,764	0.5%
San Gabriel	39,804	39,718	-0.2%
South El Monte	21,144	20,116	-4.9%
Los Angeles County	9,519,338	9,818,605	3.1%

Source: 2000 and 2010 Census

B. Age Characteristics

The age characteristics of a community are important indicators of the type of housing needed. For example, a younger population may indicate a high proportion of families with young children and therefore the need for larger size homes; conversely, a large elderly population may signal the need for an increased number of senior housing units.

The age distribution of the population in Monterey Park and the proportionate age distribution of all Los Angeles County residents are shown in Table 3. In 2010, the median age in Monterey Park was 43.1 years, notably older than the County median

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(34.8 years). The “older” population characteristic is reflected in Monterey Park’s higher percentage of 35-64 and 65+ age cohorts than the Southwest San Gabriel region and Los Angeles County. Conversely, Monterey Park has less percentage of “younger” age cohorts than the surrounding region and county in the 0-4, 5-19 and 20-34 age categories. The elderly (ages 65 and over) and adult (35-64) comprised 19 percent and 42 percent, respectively, of the population, indicating a potential demand for senior housing.

Table 3: Comparison of Age Distribution: 2010

	Monterey Park		Los Angeles County		Southwest San Gabriel Valley	
	Number	Percent	Number	Percent	Number	Percent
0-4 years	2,736	5%	645,793	7%	17,380	5%
5-19 years	9,636	16%	2,066,165	21%	57,978	18%
20-34 years	11,049	18%	2,228,519	23%	65,399	21%
35-64 years	25,192	42%	3,812,429	39%	130,732	41%
65+ years	11,656	19%	1,065,699	11%	47,493	15%
Total	60,296	100%	9,818,605	100%	318,982	100%
Median Age	43.1		34.8		39.1	

Source: 2010 Census

School enrollment data provide insight into the age distribution of the population in Monterey Park. Eight public elementary schools are located in Monterey Park: 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 for the eight public elementary schools are provided in Table 4. The table shows a decrease in enrollment of elementary school-age children between the years 2000 and 2011 of approximately 7.1 percent. Given that Monterey Park experienced a modest overall estimated population growth of 0.4 percent over nearly the same time period (2000-2010), these data support the conclusion that while the City’s overall population is generally increasing, its youth population has decreased.

The conclusions reached through analysis of 2000 and current population estimates substantiate the need to develop additional low- to moderate-income housing for singles and elderly persons in Monterey Park. Although the enrollment of K-6 grade students in Monterey Park has declined, provision of affordable single-family and multi-family housing options for families with children remain an equally important consideration for Monterey Park’s future development as was concluded from the survey forms and interviews with focus group members. Individuals commented on the need to have a balanced housing supply not only in terms of affordability, but also in terms of product types. Individuals also commented on the City’s location within Los Angeles County and its convenient access to major regional freeways. These individuals remarked that Monterey Park is located in close proximity to professional employment centers and would be ideal for the young professional wishing to live close to his/her job.

Table 4: School Enrollment for Elementary Schools Located in Monterey Park (2000 and 2011)

	2000-2001	2011-2012	Change between Years 2000 and 2011
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Race/Ethnicity	School Year		School Year			
	Count	Percent	Count	Percent	Different	% Change
White	329	5.4%	144	2.5%	-185	-56.2%
Asian	2,928	48.0%	2,773	49.0%	-155	-5.3%
Hispanic	2,774	45.5%	2,533	44.7%	-241	-8.7%
African American	33	0.5%	28	0.5%	-5	-15.2%
Other	33	0.5%	184	3.2%	+151	+457.6%
Total	6,097	100%	5,662	100%	-435	-7.1%

Source: California Department of Education, 2012

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

C. Racial and Ethnic Composition

Compared to Los Angeles County as a whole, Monterey Park's population is more racially and ethnically homogeneous. Asians comprised 66 percent of the population in 2010, compared to 14 percent for the County, as shown in Table 5. The Hispanic population was the second largest group at 27 percent, significantly less than the Hispanic population for the County (48 percent). The remainder of the population was composed primarily of Non-Hispanic Whites, although this group has declined from representing over seven percent of the population in the City in 2000 to five percent in 2010.

The racial/ethnic composition of households in Monterey Park is also a significant measure of the diversity and growth of the community. Among the 19,963 households estimated in Monterey Park by the 2006-2010 Census American Community Survey (ACS), approximately 65 percent were Asian, 24.5 percent were Hispanic, 7.7 percent were White, and less than one percent were Black.

Table 5: Race and Ethnicity, 2010

Race/Ethnicity	Monterey Park		Los Angeles County	
	Number	% of Total	Number	% of Total
White	2,998	5%	2,728,321	28%
Asian	39,974	66%	1,325,671	14%
Hispanic	16,218	27%	4,687,889	48%
African American	194	0%	815,086	8%
Other	885	1%	261,638	3%
Total	60,269	100%	9,818,605	100%

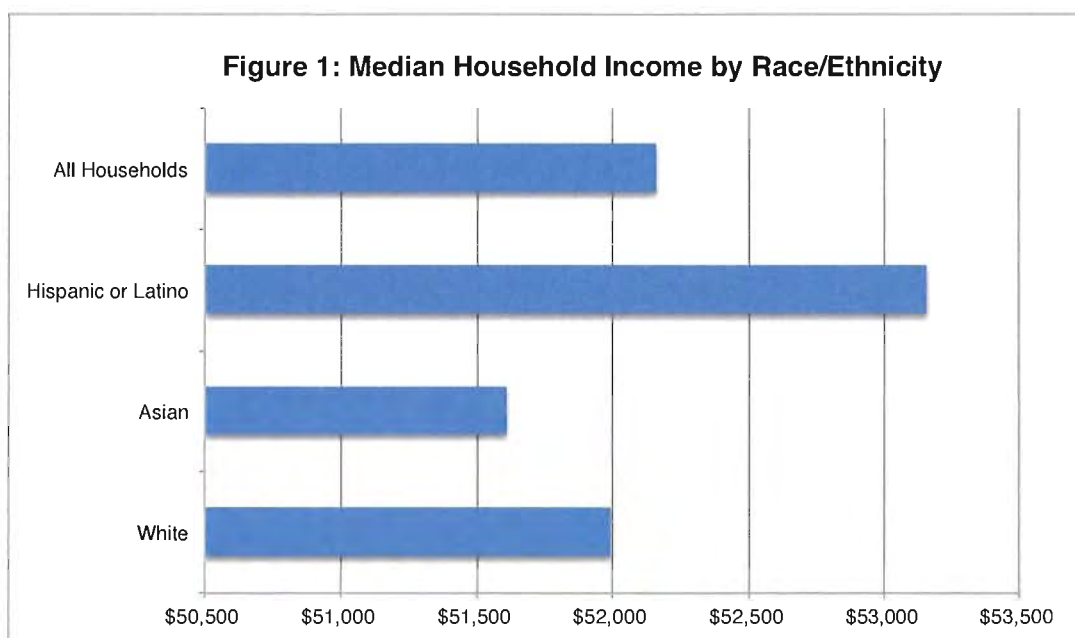
Source: 2010 Census

D. Income

Household income is the most important, although not the only factor, affecting housing opportunity because it determines a household's ability to purchase or rent housing and balance housing costs with other necessities. Income levels can vary considerably among households, affecting preferences for tenure, location, and housing type. While higher-income households have more discretionary income to spend on housing, low- and moderate-income households have a more limited choice in the housing they can afford. According to the 2010 Census American Community Survey (ACS) Five-Year Estimates, Monterey park's median household income was \$52,159, which is slightly

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less than the County's median income of \$55,476. HCD and HUD determined the Area Median Income (AMI) for Los Angeles County to be \$64,800 in 2012, which is significantly higher than the median income in Monterey Park. Figure 1 shows that Asian and White households in Monterey Park had a lower median household income than Hispanic or Latino populations. Although there is a difference between the median household incomes between each race/ethnicity, it is very minor, with only a difference of \$1,549 between Asian alone (lowest median income) and Hispanic alone (highest median income). The ACS estimates a very high median income for Black/African Americans (\$90,583); however, the relative margin of error is also very high, and so was excluded from Figure 1. The City's overall median household income is approximately the same as for White households, and is between the median incomes of Asian and Hispanic/Latino in the City, which represent the two largest populations.



The Comprehensive Housing Affordability Strategy (CHAS) provides a specific breakdown of household income adjusted for family size. According to the 2005-2009 CHAS, nearly 17 percent of the City's total households were classified as extremely low income (0-30 percent of AMI), 17 percent as very low income (31-50 percent of AMI), and 18 percent were classified as low income (51-80 percent of AMI). Almost half (49 percent) of the City's households had incomes above 80 percent of the median household income. The proportion of households with lower incomes is significantly higher among renter-households (70 percent). Table 6 presents a summary of Monterey Park households by tenure and income category. There is a significant difference between renter-occupied and owner-occupied households. As would be expected, there is a direct correlation between income and likelihood to own a home. Table 6 illustrates this, with the percentage of owner-occupied homes increasing with the higher income categories.

Table 6: Households by Type and Income Category

Household Type	Extremely Low (0-	Very Low (31-50%)	Low (51-80%)	Moderate/Above
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	30%)			Moderate (81%+)
Owners	9.9%	10.8%	15.6%	63.6%
Renters	25.1%	24.5%	19.9%	30.4%
Total	16.6%	16.9%	17.5%	48.9%

Source: HUD CHAS DataBook, 2012 (Based on 2000-2009 Census ACS)

E. Poverty Rates

The 2009-2013 American Community Survey reports that the percentage of families whose income in 2013 was below the poverty level was 10.4 percent. This is a decrease from the reported 12.4 percent in 2000. The poverty rate for individuals decreased slightly from 15.6 percent in 2000 to 15.2 percent in 2013. Similarly there was a decrease in poverty rates for female-heads of household from 22.1 percent in 2000 to 17.8 percent in 2013.

Table 7: Changes in Poverty Rates for Families, Individuals, and Female-Headed Households: 2000 and 2013

Poverty Rates	2000	2013	Difference
Families	12.4	10.4	-2.0
Individuals	15.6	15.2	-0.4
Female-Headed Households	22.1	17.8	-4.8

Changes in household income distribution (adjusted for 2013 inflation dollars) are represented below.

Table 8: Changes in Household Income Distribution:

Income Distribution	2000	2013	Difference
Less than \$10,000	10.3	5.6	-4.7
\$10,000-\$14,999	6.3	6.9	+0.6
\$15,000-\$24,999	13.9	11.3	-2.6
\$25,000-\$34,999	12.9	8.2	-4.7
\$35,000-\$49,999	16.2	13.1	-3.1

F. Employment

Among the working age population in Monterey Park, 53.5 percent was in the labor force, according to the 2006-2010 Census ACS Five-Year Estimate. Management, business, science, and arts occupations employed the largest proportion of working residents (35.3 percent). This is an important figure, as managerial jobs have higher earnings than other occupations. For 2011, unemployment data from the California Employment Development Department indicated that Monterey Park had a lower unemployment rate (9.3 percent) than Los Angeles County as a whole (12.3 percent). Table 9 provides a summary of employment by occupation for Monterey Park

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residents. Table 10 lists the major employers located in the City, as reported in the City's 2010-2011 Comprehensive Annual Financial Report.

Table 9: Occupation of Residents

Job Category/Occupation	Number Employed	Percent of Total
Management, business science, and arts occupations	9,475	35%
Service Occupations	4,655	17%
Sales and office operations	8,716	32%
Natural resources, construction, and maintenance occupations	1,319	5%
Production, transportation, and material moving occupations	2,675	10%
TOTAL	26,840	100%

Source: 2006-2010 Census ACS 5-Year Estimate

Table 10 : Major Employers

Company	Product/Services	Employees
Garfield Medical Center	Hospital & Medical Services	972
City of Monterey Park	Government	407
Monterey Park Hospital	Hospital & Medical Services	362
Care 1st Health Plan (2 locations)	Hospital & Medical Services	353
Southern California Gas	Utility	298
SynerMed Inc.	Hospital & Medical Services	227
Ralph's grocery Store (2 locations)	Retail/Grocery	165
Remitco LLC	Personal Financial Services	136
Chinese Daily News	Newspaper	128
Southern California Edison	Utility	126

Source: City of Monterey Park, Comprehensive Annual Financial Report 2010-2011

G. Housing Characteristics

This section addresses characteristics of the housing supply in Monterey Park, including type, age, condition, costs, and availability.

1. Housing Unit Growth

Monterey Park is a built-out city and as expected, has seen only a very modest growth in its housing stock in the past two decades. In fact, the 2000 Census reported 20,209 housing units in Monterey Park, representing a decrease of approximately 0.4 percent since 1990 (20,298 housing units). The decrease in housing units in Monterey Park between 1990 and 2000 does not correlate with Los Angeles County's change in total housing units, which increased approximately 4.8 percent between 1990 and 2000. However, year 2010 Census figures show a total of 20,850 housing units in Monterey Park, which indicates a 3.2 percent increase since 2000. Los Angeles County housing stock increased by 5.3 percent over the same time period.

Table 11: Population and Housing Growth

	1990-2000	2000-2010
Population Growth	-1.13%	+0.4%
Housing unit Growth	-0.44%	+3.2%

Source: Census 1990, 2000, and 2010

According to the Census, both population and housing actually declined between 1990 and 2000. In the following decade of 2000-2010, both population and housing units increased, with housing unit growth increasing more than population growth. This may

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contribute to a lower average household size, as well as a loosening market for rental and ownership homes.

2. Housing Type

The majority of housing units in Monterey Park, as of 2010, were single-family homes. According to the 2006-2010 Census ACS Five-Year Estimates, approximately 67 percent of the City's housing stock in 2010 is in the form of either detached or attached single-family homes (11,912 units and 1,967 units, respectively). Table H-13 provides detailed information on the number of units and percentage of each housing type for 2000 and 2010. Multi-family units comprised less than one-third of all homes. Between 2000 and 2010, single-family housing units experienced 1.6 percent growth, and multi-family housing units experienced 4.0 percent growth. There was also a slight decrease in the number of mobile homes in the City, from 73 to 54 (26 percent). Despite the growth in number of units for each housing type, the proportion of housing unit types has not changed significantly.

Table 12: Housing Type, 2000 and 2010

Housing Type	# of Units	% of Total	# of Units	% of Total
Single Family Detached	11,461	56.8%	11,912	57.7%
Single Family Attached	2,203	10.9%	1,967	9.5%
Total	13,664	67.7%	13,879	67.3%
Multi-Family 2-4 units	2,041	10.1%	2,104	10.2%
Multi-Family 5+ units	4,392	21.8%	4,585	22.2%
Total	6,433	31.9%	6,689	32.4%
Mobile Homes	73	0.4%	54	0.3%
Boat, RV, van, etc	7	0.0%	9	0.0%
Total	80	0.4%	63	0.3%
Total Housing Units	20,177	100%	20,631*	100%

Source: 2000 Census, 2006-2010 Census ACS 5-Year Estimates

*Note: Due to sampling error, this total is 219 units less than the total units identified by the 2010 Census.

3. 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, as indicated by Tables 13 and 14. Tenure preferences are primarily related to household income, composition, and age of the householder.

Monterey Park is a predominantly owner-occupied community, with 55 percent of the occupied housing units in the City being owner-occupied (11,058). Large-sized units (with four or more bedrooms) are more prevalent among ownership housing than among rental housing. Large-sized units constituted approximately 28 percent of the ownership units, compared to only 3.7 percent of all rental units. Figure 2 illustrates the City's 2010 housing inventory by size and tenure.

Table 13: Housing Assistance Needs of Lower-Income Renter Households

Household by Type, Income, and Housing Problem	Elderly	Small Families	Large Families	Total Renters
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Extremely Low Income (0-30% MFI)	1,055	670	170	2,210
% with any housing problems	73%	84%	100%	79%
% cost burden > 30%	73%	81%	91%	77%
%cost burden >50%	53%	75%	91%	64%
Very Low Income (31-50% MFI)	615	1,000	205	2,160
% with any housing problems	67%	91%	95%	85%
% cost burden > 30%	62%	88%	83%	81%
%cost burden >50%	39%	43%	29%	45%
Low-Income (51-80%)	150	945	325	1,755
% with any housing problems	57%	62%	82%	64%
% cost burden > 30%	57%	62%	82%	64%
%cost burden >50%	57%	8%	0%	7%
Total Extremely Low, Very Low, and Low Income Households	1,820	2,615	700	6,125
% with any housing problems	69.8%	79%	90%	76.8%
Total Households	2,140	4,135	1,000	8,810
% with any housing problems	59%	57%	78%	60%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009

Note: HUD CHAS is based on tabulation from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out of total households.

Table 14: Housing Assistance Needs of Lower-Income Owner Households

Household by Type, Income, and Housing Problem	Elderly	Small Families	Large Families	Total Owners	Total Households
Extremely Low Income (0-30% MFI)	690	250	45	1090	3,300
% with any housing problems	72%	92%	100%	75%	77%
% cost burden > 30%	72%	92%	100%	74%	76%
%cost burden >50%	44%	82%	78%	74%	76%
Very Low Income (31-50% MFI)	610	350	165	1,195	3,355
% with any housing problems	39%	77%	61%	51%	73%
% cost burden > 30%	39%	77%	61%	51%	70%
%cost burden >50%	29%	73%	61%	45%	45%
Low-Income (51-80%)	635	655	305	1,720	3,475
% with any housing problems	26%	50%	51%	43%	54%
% cost burden > 30%	23%	47%	38%	38%	45%
%cost burden >50%	8%	37%	31%	27%	17%
Total Extremely Low, Very Low, and Low Income Households	1,935	1,255	515	4,005	10,130
% with any housing problems	46.8%	66.1%	58.3%	54.2%	67.9%
Total Households	3,405	4,880	1,820	11,015	19,825
% with any housing problems	32%	36%	46%	37%	47%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 2005-2009

Note: HUD CHAS is based on tabulation from the American Community Survey (ACS) and has a smaller sample size than the Decennial Census. Due to the smaller sample size, the data presented may have significant margins of error, particularly for smaller geographies. The intent of the data is to show general proportions of household need, not exact numbers. The number of households in each category usually deviates slightly from the 100 percent count due to the need to extrapolate sample data out of total households.

Figure 2: Housing Inventory by Size, 2010



Source: 2006-2010 Census ACS 5-Year Estimates

4. Vacancy

Vacancy rates often influence the cost of housing. In general, vacancy rates of five to six percent for rental housing and two to three percent for ownership housing are considered healthy and suggest a balance between housing supply and demand. With a housing stock of 55 percent owner-occupied and 45 percent renter-occupied, the weighted optimum vacancy rate should be between three and four percent. In 2000, the vacancy rate in Monterey Park was 3.2 percent (Census 2000); the California Department of Finance estimates that in 2012 the vacancy rate is 4.3 percent. The City has experienced what would be considered a “healthy” vacancy rate that indicates a balanced supply and demand for housing.

5. 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.

The housing stock in Monterey Park is aging. The age of the housing stock as defined by the year the units were built is shown in Table 15. As of 2010, approximately 81 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 five percent of the units in Monterey Park were built between 2000 and 2010. Due to the nearly built-out nature of the City, the number of newly built homes has not increased significantly (an increase of 3.2 percent between 2000 and 2010).

Table 15: Age of Housing Stock- 2010

Age	Year Built	% of All Housing Units
5 years or less	2005 or later	1%
8-12 years	2000 to 2004	4%
13-22 years	1990-1999	4%

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23-32 years	1980-1989	11%
35-52 years	1960-1979	34%
53-72 years	1940-1959	43%
73 years or more	1939 or earlier	4%

Source: 2006-2010 Census ACS 5-Year Estimates

Note: Due to rounding, totals may not equal 100 percent

However, 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 very familiar with the condition of housing and neighborhoods, in general. Because each of the four offices 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 less than five homes have been yellow-tagged in the last five years. Yellow-tagged means a property has been deemed unsafe to live in by a building and safety inspector. Reasons for a housing unit to be yellow-tagged include the age of the structure and related decay, or damage caused by natural occurrences such as fires and heavy rainfall. Also, a search of the Building and Safety records indicate that there are approximately two homes currently deemed "abandoned and unsafe for occupancy."

The City offers a residential rehabilitation program funded with HOME funds that are available to low- and moderate-income households. Eligible repairs include critical repair needs, such as new roofs, replacing water heaters, and repairs to achieve energy conservation.

6. Overcrowding

HCD defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding can occur when there is a mismatch between household income and housing costs in a community or when there is a lack of available housing units of adequate size to accommodate a growing number of large families. Residents may accept smaller-sized housing or double up with other families. Cultural differences may also account for some overcrowding based on household size variations among racial/ethnic groups.

According to the 2006-2010 Census American Community Survey Five-Year Estimates, 1,756 units, or approximately nine percent of all households in Monterey Park, were overcrowded. The incidence of overcrowding was lower than the County average of 12 percent. Overcrowding among renter households was more prevalent than among owner households. Of the total 1,756 overcrowded households, approximately 74 percent were renter households. Also, of the total overcrowded

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households, about 40 percent were severely overcrowded. Severe overcrowding was also more prevalent among renter households.

7. Housing Costs

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.

8. Ownership Housing

The median home price for Monterey Park in 2007 was \$505,500 (DataQuick, 2007), which was comparable to the County's average of \$515,000 for single-family homes and condominiums. The recent recession has significantly diminished home values throughout Southern California, with a 39 percent reduction for Los Angeles County at large. However, while surrounding jurisdictions experienced a significant drop in median sales prices, Monterey Park experienced a decrease of only 19 percent between 2007 and 2011, reflecting the stability of the City's housing market.

Table 16: Los Angeles County Home Prices - 2011 (Median Price)

Jurisdiction	2006	2011	% Change
Alhambra	\$500,000	\$388,000	-22%
El Monte	\$455,000	\$280,500	-38%
Montebello	\$500,000	\$302,000	-40%
Monterey Park	\$505,500	\$410,000	-19%
Rosemead	\$480,000	\$355,000	-26%
San Gabriel	\$578,000	\$499,500	-14%
South El Monte	\$450,000	\$280,000	-38%
Los Angeles County	\$515,000	\$315,000	-39%

Source: California Home Sale Activity by City Chart, DataQuick, 2006 and 2011

While the region experienced a significant decline in home sale prices due to the recession, overall home sale prices throughout Southern California escalated dramatically between 2000 and 2006. Census 2000 data indicate that the median value for owner-occupied housing units was \$216,500, which is less than half the median price in 2006. However, based on the median home price in 2011, a household would need a yearly income of at least \$81,000 to purchase a median-priced home in Monterey Park and spend only 30 percent of household income on housing costs. The median household income for Monterey Park in 2000 was \$40,724; in 2010 it was estimated by the Census at \$52,159.

9. Rental Housing

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According to the Census, 45 percent of Monterey Park households in 2010 lived in rental housing. In May 2012, rents in Monterey Park ranged from \$600 to \$1,200 for a one- bedroom unit, \$1,100 to \$2,400 for a two-bedroom unit, and \$1,450 to \$2,400 for a three-bedroom unit. Four- and five- bedroom houses were also listed for rent, generally ranging from \$2,400 to \$2,900.

Rent for four- and five-bedroom units are higher than the fair market rent. However, the median rent for one-, two- and three-bedroom units are less than HUD's fair market rent rates. It is possible to find units in Monterey Park, including small and large units, that are comparable to HUD's fair market rents for the area.

Table 17: 2012 HUD Fair Market Rent for the Los Angeles-Long Beach Metro Area

Unit Size	1-Bed	2-Bed	3-Bed	4-Bed	5-Bed
Median Rent	\$950	\$1,300	\$1,895	\$2,498	\$2,590
Fair Market Rent	\$1,159	\$1,447	\$1,943	\$2,338	N/A

Source: 1. Median rent search conducted on May 7, 2012 on la.craigslist.org. The majority of three-bedroom units available are single-family homes for rent. 2. 2012 Fair Market Rents. HUD User 2012.

Rents increased throughout the nation during the recession in response to continued high foreclosure rates, few new units and tight standards for home loans, and demand from young workers. The average monthly U.S. rent was at an all-time high as of May 2012. The University of Southern California's Lusk Center for Real Estate forecasts an additional 10 percent increase in Los Angeles County rents between 2012 and 2014.

10. 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 become 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.

As indicated previously in Tables H-10 and H-11, 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).

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11. Affordability

Affordability is determined by comparing the cost of housing to the income of local households. 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. In assessing housing affordability, the California Health and Safety Code Section 50052.5 provides the following definition of affordable housing cost based on the AMI adjusted by family size and income level:

Table 18: Affordable Housing Cost for Owners and Renters

Income Category	Affordable Housing Cost for Owners	Affordable Housing Cost for Renters
Extremely Low (0-30% AMI)	30% of 30% AMI	30% of 30% AMI
Very Low (0-50% AMI)	30% of 50% AMI	30% of 50% AMI
Lower (51-80% AMI)	30% of 70% AMI	30% of 60% AMI
Moderate Income (81-120% AMI)	35% of 110% AMI	30% of 110% AMI

Source: City of Monterey Park Housing Element

As defined by the Health and Safety Code, "adjusted by family size appropriate to the unit" means a household of one person in the case of a studio unit, two persons in the case of a one- bedroom unit, three persons in the case of a two-bedroom unit, four persons in the case of a three-bedroom unit, and five persons in the case of a four-bedroom unit. Using these affordability thresholds, current housing affordability can be estimated for the various income groups (Table 19).

Table 19: Housing Affordability for Lower-Income Residents, Los Angeles

Income Group	AMI Adjusted by Size and Income	Affordable Payment		Housing Costs		Maximum Affordable Price	
		Renter	Owner	Utilities	Taxes & Ins.	Home	Rental
Extremely Low-Income (0-30% AMI)							
	30% AMI						
One-Person	\$13,605	\$340	\$340	\$50	\$80	\$46,078	\$290
Small Family	\$17,490	\$437	\$437	\$100	\$90	\$54,219	\$337
Large Family	\$21,00	\$525	\$525	\$175	\$100	\$60,305	\$375
Very Low-Income (30-50% AMI)							
	50% AMI						
One-Person	\$22,675	\$567	\$567	\$85	\$115	\$80,452	\$482
Small Family	\$29,150	\$729	\$729	\$125	\$130	\$103,889	\$604
Large Family	\$35,000	\$875	\$875	\$200	\$145	\$116,224	\$675
Low-Income (50-80% AMI)							
	60% AMI						
One-Person	\$27,210	\$680	\$794	\$100	\$165	\$115,922	\$580
Small Family	\$34,980	\$875	\$1,020	\$150	\$190	\$149,172	\$725
Large Family	\$42,000	\$1,050	\$1,225	\$250	\$220	\$165,564	\$800
	70% AMI						
One-Person	\$31,745	\$680	\$794	\$100	\$165	\$115,922	\$580

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Small Family	\$40,810	\$875	\$1,020	\$150	\$190	\$149,172	\$725
Large Family	\$49,000	\$1,050	\$1,225	\$250	\$220	\$165,564	\$800
Moderate Income (81-200% AMI)							
	110% AMI						
One-Person	\$49,885	\$1,247	\$1,455	\$100	\$215	\$249,986	\$1,147
Small Family	\$64,130	\$1,603	\$1,870	\$150	\$260	\$320,264	\$1,453
Large Family	\$77,000	\$1,925	\$2,246	\$250	\$300	\$371,800	\$1,675

Source: CA Housing and Community Development Department, 2012; MIG I Hogle-Ireland, Inc. 2012

Notes: (1) Small Family = 3 persons; Large Families = 5 persons (2) property taxes and insurance based on averages of the region (3) calculation of affordable homes sales prices based on a down payment of 10 percent annual interest rate of 4.5 percent, 30-year mortgage, and monthly payment 30 percent of gross household income; (4) based on Los Angeles County AMI of 64,800 and 2012 HCD State Income Limits (5) monthly affordable rent based on payments of no more than 30 percent of household income.

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. Owning a home would even be difficult for moderate-income households, and renting large homes would be out of reach for most moderate-income families.

H. Assisted Affordable Housing

The availability and location of assisted affordable housing is a fair housing concern if such housing is concentrated in one area of a city because access to housing in that area may be limited and the residents become isolated and separated from the wider community.

Affordable Housing Projects

Housing projects can receive housing assistance from a variety of sources in order to ensure that the housing unit is affordable to low- and moderate-income households. In exchange for public assistance, many property owners are required to reserve a portion or all of the units for low- and moderate-income households with specific affordability time periods depending upon the funding programs.

Monterey Park uses various funding sources, including CDBG and HOME funds from HUD, and Section 8 rental assistance to preserve and increase the supply of affordable housing. These projects were developed through the assistance of the City's former Community Development Commission and presently, the Community & Economic Development Department.

The City has recently transferred five affordable housing properties that include a total of 25 affordable rental units to LINC. The properties include four four-plexes located at 321, 325, 341 and 371 E. Pomona Boulevard and 534 N. Chandler Avenue. The City committed \$834,833 HOME funds in this transaction, which will preserve and extend the affordability covenants on all 25 units for an additional 55-year period. Some of the affordability covenants were scheduled to expire within fifteen years. In addition, LINC will be constructing six affordable housing units and community room that are in close

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walking distance to public transit, retail, professional offices, library, city hall and Farmers' Market. Other assisted residential projects are listed below:

Table 20: Assisted Housing

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 Section 8	40-Year Affordability Covenant 1 Year Contract	3/1/2021 11/30/2012	120
Lions Manor 215 N. Chandler Ave.	125	HFDA/Section 8 Section 8	Long Term Contract 1 Year Contract	06/15/2018 09/30/2012	125
TELACU Monterey Park 200 W. Newmark Ave.	66	Section 8 RDA	1 Year Contract Affordability Covenant	09/30/2012 10/23/2037	--
Abajo Del Sol 1000 Abajo Drive	61	HFDA/LIHTC Section 202	Affordability Covenant 20 Year Contract	2055 01/31/2018	--
Pacific Bridge Adult Residential Facilities 500 S. McPherrin Ave.	6	Section 202 RDA	20 Year Contract Affordability Covenant	01/31/2018 03/2025	--
Pacific Housing Development 322 E. Newmark Ave.	7	Section 202 RDA	1 Year Contract Affordability Covenant	06/30/2012 03/2060	--
Monterey Park Senior Village 1935 Potrero Grande Dr.	57	HFDA/LIHTC	Affordability Covenant	2055	--
Total	442				245

The Los Angeles County Community Development Commission, Housing Authority serves Monterey Park and provides Section 8 housing opportunities 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. As of May 2012, the Housing Authority provides Section 8 Housing Choice Voucher rental assistance to 432 households in Monterey Park, and there are 831 applicants on the waiting list who reside in Monterey Park. The Housing Authority waiting list is currently closed, as of 2012. Of the 432 Monterey Park recipients, 225 are elderly families. Of the 225 elderly family recipients, 100 are disabled. Table 21 provides a breakdown of Section 8 recipients by bedrooms and unit type.

Table 21: Section 8 Recipients by Unit Type

Unit Type				
Low-rise Apartment	Row House	Semi-detached	House	Total
262	31	48	91	432

Source: Los Angeles Housing Authority of County of Los Angeles, Assisted Housing Division, May 17, 2012

I. Public Transit

Public transit plays an important role in analyzing impediments to fair housing. Public transit should link lower income households, which are often transit dependent, to major employers where job opportunities may exist and where many lower income

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persons may work. Lacking an integral relationship among public transit, jobs centers, community facilities, and affordable housing may impede fair housing choice because persons who depend on public transit will be limited in the choice of where they can live. Many elderly and disabled persons are transit dependent to visit doctors, go shopping or attend activities at community facilities. Housing for the elderly and persons with disabilities should be located near transit routes or alternative modes of travel should be made available for persons with special needs. This section discusses the accessibility of public transit to major employers, medical facilities and other community facilities.

1. Accessibility of Public Transit

The Los Angeles County Metropolitan Transportation Authority (MTA) and City-sponsored fixed-route shuttle service- the Spirit Bus- provide public transportation in the City of Monterey Park. The combination of these agencies provides access within Monterey Park and to other communities within Los Angeles, Orange, and Riverside Counties as well as access to Metro rail stations, such as the METRO Gold Line station at Atlantic and Pomona Boulevards, near East Los Angeles Community College. Monterey Park also provides a fixed-route shuttle bus, running along five routes throughout the City. The shuttle rides are inexpensive, charging between twenty five and fifty cents, and provide service connections to California State University Los Angeles, ELAC, and major destination points within Monterey Park. Map 1 display the bus routes services in Monterey Park, for purposes of evaluating accessibility to major activity areas, community facilities and major employment areas. MTA supports the needs of the disabled passenger by ensuring that all bus lines are accessible through wheelchair lifts. Additionally, all Metro buses have automated annunciation systems that announce all upcoming bus stops and can be heard both inside and outside the bus. Many lower-income, elderly, and persons with disabilities depend on public transit to reach community facilities, such as hospitals/clinics, civic center, public libraries, and schools. Map 1 shows the location of the community facilities along with the location of transit routes and affordable housing projects. As shown on the map, all of the community facilities and affordable housing projects are located in close proximity to public transit routes or are within a comfortable walking distance of a major activity area.

Monterey Park has a number of large businesses and employers that provide both local and regional employment opportunities. Major employers include the businesses located at Atlantic Times Square, East Los Angeles College, and retail businesses, restaurants, food stores along Garvey Boulevard, medical and professional offices along the northern section of Garfield Avenue. These business locations are well served by the existing public transit lines and fixed-route Spirit shuttle, which also provides access to regional employment centers in the adjacent cities of Montebello and Alhambra and beyond to cities within Los Angeles County.

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III. EVALUATION OF CURRENT FAIR HOUSING PROFILE FOR MONTEREY PARK

All entitlement cities are required by HUD to have a fair housing program with specific actions and procedures that will have an impact on preventing, reducing, and eliminating housing discrimination and barriers to equal housing choice. The City of Monterey Park works in conjunction with the Housing Rights Center (HRC) to affirmatively further fair housing opportunities for over a decade. HRC was originally founded in 1968 and its mission is to actively support and promote fair housing through education and advocacy, to enable all persons to have the opportunity to secure the housing they desire and can afford, without discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.

The City of Monterey Park contracts with the HRC to provide its residents with fair housing services that include discrimination complaint intake and investigation, education and outreach, information and counseling and legal services. The following tables depict HRC caseload and services.

A. Client Demographic Profile

1. Income

Overall 91.6 percent of Monterey Park residents assisted by HRC between July 1, 2009 and June 30, 2014 were extremely low- to low-income.

Table 22a: Income Level of Monterey Park Clients (2006-2009)

Income Level	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Extremely Low	118	69	121	191	499
Low	84	105	68	37	294
Moderate	45	44	46	26	161
Above Moderate	17	6	5	0	28
Total	264	224	240	254	982

Table 22b: Income Level of Monterey Park Clients (2010-2014)

Income Level	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	Total
Extremely Low	124	107	108	96	62	497	63.3%
Very Low	33	30	19	25	25	132	16.8%
Low	29	16	9	16	20	90	11.5%

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Moderate	18	11	8	14	15	66	8.4%
Above Moderate	0	0	0	0	0	0	0.0%
Total	204	164	144	151	122	785	100%

The 91.6 percent of Monterey Park residents represents a significant increase from the 80.8 percent figure registered during the preceding five-year period, and is highly correlated to similar figures for all clients assisted by HRC between 2009 and 2014, as reflected by the following table.

Table 23: Number and Percentage of Clients of Extremely Low- to Low-Income (All Jurisdictions)

	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014
Number of Clients of Extremely Low to Low income (All Jurisdictions)	16,062	14,781	14,653	15,568	18,502
Percentage	90.7%	94.0%	94.5%	94.1%	91.7%

In 2002, the U.S. Department of Housing and Urban Development required recipients of Community Development Block Grant (CDBG) funds to use new race and ethnicity categories when collecting demographic information from clients. This changed the HRC's process of collecting client information in that clients are first asked to identify their race and then to identify whether they are Hispanic.

2. Race

Of the 785 Monterey Park residents assisted by HRC between July 1, 2009 and June 30, 2014, nearly one-quarter of all residents served reported their race as Asian. This constituted a decrease of 7.7 percent relative to the preceding five-year period (See Table 24b). Aside from variations in the number of residents reporting their race as American Indian/Alaskan Native, American Indian/Alaskan Native & White, and "Other" (the significance of which is potentially inconclusive, as this change is largely attributable to HUD reporting requirements placed upon fair housing organizations), the drop in Asian residents seeking assistance from HRC is the largest such change witnessed during the period. This data is inconsistent with 2010 Census data, which shows 66.9 percent of Monterey Park residents as Asian. While various conclusions may be drawn from this data, two questions of relevance to HRC are whether discriminatory housing practices may be disproportionately impacting non-Asian populations within the city, and/or whether Asian residents may be turning to resources *other* than fair housing organizations for assistance with housing issues, if they do at all. The decline in Asian clients seeking assistance from HRC becomes even more noteworthy in light of the large and growing number of Hispanic/Latino residents who comprised HRC's Monterey Park clientele during the 10-year period in question. One possible conclusion is that Hispanic residents of Monterey Park are outpacing Asian residents in terms of their need for fair housing services. Another conclusion is that if

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the Asian population is significantly foreign-born, they may not be using the city's public service programs such as the Housing Rights Center's fair housing services program. It is recommended that the City of Monterey Park and the Housing Rights Center work together in doing more outreach to Asian immigrant and non-immigrant populations in addition to landlords to ensure that they are aware of their rights and responsibilities under fair housing law.

Table 24a: Race of Monterey Park Clients (2006-2009)

Race	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
American Indian or Alaskan Native	28	6	4	0	38
American Indian/Alaskan & Black	8	1	11	0	20
American Indian/Alaskan & White	89	61	62	0	212
Asian	85	67	89	77	318
Asian & White	1	0	0	0	1
Black/African American	2	4	2	2	10
Black/African American & White	0	1	0	0	1
Other	20	32	36	148	236
Pacific Islander	0	3	0	0	3
White	31	49	36	27	143
Total	264	224	240	254	982

Table 24b: Race of Monterey Park Clients (2010-2014)

Race	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
American Indian or Alaskan Native	3	0	69	69	29	170	3.9%	21.7%	+17.8%
American Indian/Alaskan & Black	0	1	2	1	1	5	2.0%	0.6%	-1.4%
American Indian/Alaskan & White	0	0	4	1	14	19	21.6%	2.4%	-19.2%
Asian	46	41	31	44	32	194	32.4%	24.7%	-7.7%
Asian & White	0	0	0	0	0	0	0.1%	0.0%	-0.1%

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Black/African American	1	3	5	3	0	12	1.0%	1.5%	+0.5%
Black/African American & White	0	0	0	0	0	0	0.1%	0.0	-0.1%
Native Hawaiian/Pacific Islander	1	1	2	2	2	8	0.3%	1.0%	+0.7%
White	19	22	23	27	31	122	14.6%	15.5%	+0.9%
Other	134	96	8	4	13	255	24.0%	32.5%	+8.5%
Total	204	164	144	151	122	785	100%	100%	

3. Ethnicity

The percentage of Hispanic/Latino Monterey Park residents who contacted HRC between July 1, 2009 and June 30, 2014—49.9 percent of all Monterey Park residents served—was disproportionately high relative to 2010 U.S. Census data, which shows only 26.9 percent of Monterey Park residents being of Hispanic/Latino ethnicity (this number itself well below the statewide average of 37.6 percent). Despite a decades-long demographic shift which now finds Asian residents in Monterey Park significantly outnumbering non-Asians, the number of Hispanic/Latino residents contacting HRC actually *increased* by 3.2 percent relative to the period spanning July 1, 2005 and June 30, 2009, with the greatest increase (4.4 percent) seen amongst residents reporting their ethnicity as "Other Hispanic/Latino" (See Table 25a and 25b). Two conclusions can be reached from this inconsistency. First, Hispanic/Latino Monterey Park residents are more aware of their fair housing rights and/or are more likely to report problems to a fair housing agency than Asian residents. Second, Hispanic/Latino Monterey Park residents could be disproportionately discriminated against as compared to Asian residents of Monterey Park. It is the recommendation of the Housing Rights Center, that all communities receive increased educational opportunities to inform them of their rights and responsibilities under fair housing law.

Table 25a: Ethnicity of Monterey Park Clients (2006-2009)

Ethnicity	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Cuban	0	0	0	0	0
Mexican/Chicano	126	71	86	68	351
Other Hispanic/Latino	13	27	13	54	107
Puerto Rican	0	0	1	0	1
Not Hispanic/Latino	125	126	140	132	523
Total	264	224	240	254	982

Table 25b: Ethnicity of Monterey Park Clients (2006-2009)

Ethnicity	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
Cuban	0	0	0	0	0	0	0.0%	0.0%	NA
Mexican/Chicano	52	55	66	53	46	272	35.7%	34.6%	-1.1%
Other Hispanic/Latino	47	25	14	19	15	120	10.9%	15.3%	+4.4%
Puerto Rican	0	0	0	0	0	0	0.1%	0.0%	-0.1%
Not Hispanic/Latino	105	84	64	79	61	393	53.3%	50.1%	-3.2%
Total	204	164	144	151	122	785	100%	100%	

4. Special Populations

Consistent with federal requirements, HRC tracks its service to at least three special sub-populations of Monterey Park residents—female heads of households, senior citizens, and individuals with disabilities. It is noteworthy that the overall percentage of individuals reporting themselves as belonging to one of these categories between July 1, 2009 and June 30, 2014—21.8 percent of HRC's Monterey Park clients—declined by 8.1 percent relative to the preceding five years. While this statistic is worthy of analysis, and may suggest a need for certain modifications in the city's approach to delivery of fair housing services, HRC is aware of no specific trends that would explain this substantial decline.

It is noteworthy that the smallest decline occurred amongst HRC's disabled Monterey Park clientele. In most years, disability-related housing complaints represent the bulk of complaints received by HRC, as was the case during the 2009-2014 period when the discrimination issues raised by Monterey Park residents were dominated by mental disability (40.0 percent) and physical disability (26.7 percent).

Table 26a: Number of Female Headed Households, Senior, and Disabled Clients (2006-2009)

Household Info	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Female Head of Household	23	13	24	38	98
Senior	17	23	30	43	113
Disabled	13	15	22	32	82

Table 26b: Number of Female Headed Households, Senior, and Disabled Clients (2010-2014)

Household Info	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total	% of Total	Change
Female Head of Household	23	13	24	38	38	136	21.8%	21.8%	-8.1%
Senior	17	23	30	43	43	156	25.3%	25.3%	-0.2%
Disabled	13	15	22	32	32	114	18.9%	18.9%	-0.1%

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	June 30, 2010	June 30, 2011	June 30, 2012	June 30, 2013	June 30, 2014		05/06- 08/09	09/10- 13/14	
Female Head of Household	12	8	7	2	4	33	10.0%	4.2%	-5.8%
Senior	13	13	20	23	11	80	11.5%	10.2%	-1.3%
Disabled	9	9	19	10	11	58	8.4%	7.4%	-1.0%
Total	34	30	46	35	26	171	29.9%	21.8%	-8.1%

B. Summary of Housing Discrimination Complaints

This section provides an overview of the institutional structure of the housing industry with regard to fair housing practices. In addition, this section discusses the fair housing services available to residents, as well as the nature and extent of fair housing complaints received by the fair housing provider. Typically, fair housing services encompass the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information. Tenant/landlord counseling services are usually offered by fair housing service providers but are not considered fair housing services.

In general, fair housing services include investigating and resolving housing discrimination complaints; discrimination auditing and testing; and education and outreach, such as disseminating fair housing information through written materials, workshops and seminars. Landlord/tenant counseling services involve informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislation and mediating disputes between landlords and tenants.

In the City of Monterey Park, the Fair Housing Program operates within the City's Community and Economic Development Department. The Program was established to assist people who believe that they have experienced discrimination in the rental of housing.

The following tables reflect the percentages (rounded) of disability-based discrimination complaints from *all* residents served by HRC from *all* funding jurisdictions between July 1, 2009 and June 30, 2014.

Table 27a: Housing Discrimination Complaints Reported by Monterey Park Residents (2006-2009)

Basis of Complaint	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Age				2	2
Arbitrary					
Familial Status	6	1			7

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Gender					
Marital Status	1				1
Mental Disability	2		2	3	7
National Origin	4		1	3	8
Physical Disability	13	6	5	4	28
Race		2	1	2	5
Source of Income	1				1
General Info		1		1	2
Total	27	10	9	15	61

Table 27b: Housing Discrimination Complaints Reported by Monterey Park Residents (2010-2014)

Basis of Complaint	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06-08/09	% of Total 09/10-13/14	Change
Age	1					1	3.3%	1.7%	-1.6%
Arbitrary						0	0.0%	0.0%	NA
Familial Status	1		1		1	3	11.5%	5.0%	-6.5%
Marital Status						0	1.6%	0.0%	-1.6%
Mental Disability	15	1	2	2	4	24	11.5%	40.0%	+28.5%
National Origin		1				1	13.1%	1.7%	-11.4%
Physical Disability		4	3	6	3	16	45.9%	26.7%	-19.2%
Race	1	1		3	1	6	8.2%	10.0%	+1.8%
Sexual Orientation						0	0.0%	0.0%	NA
Source of Income						0	1.6%	0.0%	-1.6%
General Info	2	3	1	1		7	3.3%	11.7%	-8.4%
Total	20	10	8	13	9	60	100%	100%	

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HRC received almost equal numbers of housing discrimination complaints and questions from Monterey Park residents during each of the five-year periods at issue: 61 between July 1, 2005 and June 30, 2009 and 60 between July 1, 2009 and June 30, 2014. Substantial declines in complaints based on familial status (down 6.5 percent) and national origin (down 11.4 percent) are noteworthy, though the data samples may be too small for meaningful analysis. In either case, these observations are overshadowed by data relative to complaints based on physical and mental disabilities, which typically comprise approximately 60 percent of all discrimination complaints received by HRC. The following table reflects the percentages (rounded) of disability-based discrimination complaints from *all* residents served by HRC from *all* funding jurisdictions between July 1, 2009 and June 30, 2014.

Table 28: Percentages (rounded) of Disability-Based Discrimination Complaints from All Residents

Basis of Complaint	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014
Mental Disability	14%	13%	13%	16%	20%
Physical Disability	41%	43%	47%	49%	47%

The persistency and stability of this data is striking and at odds with similar data obtained from HRC's efforts in Monterey Park, which reveals a sharp increase in mental disability-based claims and corresponding decrease in physical disability-based claims. This differential could be reflective of increasing bias against person with mental disabilities as opposed to bias against persons with physical disabilities.

C. Requests for Assistance with General Housing Concerns

Between July 1, 2009 and June 30, 2014, 92.4 percent of HRC's contacts from Monterey Park residents were resolved as general landlord/tenant inquiries, compared with 93.8 percent during the period spanning July 1, 2005 and June 30, 2009. This obviously reflects a corresponding increase in the number of housing discrimination complaints received by HRC (7.6 percent during the 2009-2014 period, versus 6.2 percent during the 2005-2009 period). Bases for landlord/tenant inquiries remain relatively steady in terms of frequency over time, and this fact is generally reflected by the charted data above. No basis of complaint/question showed more than a 7.4 percent frequency variation during the two periods in question. When these bases do vary, it is typically in response to local issues, as well as economic phenomena which impacts housing availability.

While the number of discrimination complaints increased during the 2009-2014 period, the availability of fair housing services decreased as the result of reduced city funding for its fair housing services program. The reduction in funding is reflected in the reduction in the number of persons served. As housing discrimination continues to increase, it is recommended that the city enhance its fair housing services program by awarding additional funding to the existing program.

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Table 29a: Number of Monterey Park Residents with General Housing Issues (2006-2009)

Year	Number of Complaints
July 1, 2005 to June 30, 2006	237
July 1, 2006 to June 30, 2007	214
July 1, 2007 to June 30, 2008	231
July 1, 2008 to June 30, 2009	239
Total	921

Table 29b: Number of Monterey Park Residents with General Housing Issues (2010-2014)

Year	Number of Complaints
July 1, 2009 to June 30, 2010	184
July 1, 2010 to June 30, 2011	154
July 1, 2011 to June 30, 2012	136
July 1, 2012 to June 30, 2013	138
July 1, 2013 to June 30, 2014	113
Total	725

Table 30a: Types of General Housing Issues (2006-2009)

Landlord/Tenant Complaints	July 1, 2005 to June 30, 2006	July 1, 2006 to June 30, 2007	July 1, 2007 to June 30, 2008	July 1, 2008 to June 30, 2009	Total
Eviction	17	21	28	17	83
Harassment	1	1	1	2	5
Lease Terms	11	11	17	22	61
Notices	52	33	35	44	164
Rent Increase	42	44	37	22	145
Repairs	13	23	17	18	71
Security Deposit	23	13	23	24	83
Seeking Housing	11	9	14	8	42
Substandard Conditions	19	21	19	17	76
General Info/Other	48	38	40	65	191
Total	237	214	231	239	921

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Table 30b: Types of General Housing Issues (2010-2014)

Landlord/ Tenant Complaints	July 1, 2009 to June 30, 2010	July 1, 2010 to June 30, 2011	July 1, 2011 to June 30, 2012	July 1, 2012 to June 30, 2013	July 1, 2013 to June 30, 2014	Total	% of Total 05/06- 08/09	% of Total 09/10- 13/14	Change
Eviction	14	25	16	3	7	65	9.0%	9.0%	NA
Harassment	5	4	1	2	0	12	0.5%	1.7%	+1.2%
Lease Terms	20	20	20	25	6	91	6.6%	12.6%	+0.6%
Notices	39	33	30	38	34	174	17.8%	24.0%	+6.2%
Rent Increase	16	7	14	7	16	60	15.7%	8.3%	-7.4%
Repairs	16	7	14	7	16	60	15.7%	8.3%	-7.4%
Security Deposit	18	19	18	17	3	75	9.0%	10.3%	+1.3%
Seeking Housing	7	5	7	8	7	34	4.6%	4.7%	+0.1%
Substandard Conditions	22	9	13	4	10	58	8.3%	8.0%	-0.3%
General Info/Other	27	16	4	16	17	80	20.7%	11.0%	-9.7%
Total	184	154	136	138	113	725	100%	100%	

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IV. RENTAL AUDIT TESTING IN MONTEREY PARK

A. Purpose of the Audit

1. Introduction

To measure the extent of discrimination in the rental market, the Housing Rights Center (HRC) conducted 20 phone tests within the City of Monterey Park from February 6, 2015 to February 27, 2015. Ten of these tests were Disability tests to measure the level of discrimination against people with disabilities. The remaining 10 were Familial Status tests to measure the level of discrimination against households with children under the age of 18 years old. The results of the audit tests suggest that housing discrimination exists in the City of Monterey Park. In many tests, the discrimination took the form of outright exclusion.

2. Goal

The goal of the audit was to determine if there was a pattern or practice of steering or providing unfavorable treatment to prospective renters in the City of Monterey Park based on disability or familial status. The audit examined housing agent behavior in the inquiry stage of the rental process. It is important to note that not all forms of differential treatment in the housing transaction are of equal seriousness. Nevertheless, all forms of unfavorable treatment to be documented in this audit have the potential to impede an individual's efforts to obtain housing of his or her choice.

By controlling legitimate business concerns such as income, length of employment, and length of tenancy (see methodology below), we hope to determine whether people with disabilities and families with children under the age of 18 years old are given the same housing opportunity as their counterparts without disabilities and children respectively in their efforts to find rental housing.

B. Audit Methodology

1. Overview of Testing

Testing is an enforcement tool used by the HRC to determine whether housing professionals engage in discrimination in violation of federal and state fair housing laws. HRC generally conducts these tests at the inquiry level when the applicant first inquires about housing. A test involves a minority group tester referred to as a "protected tester" and a majority group tester referred to as a "control tester" who both visit the same housing unit for rent or for sale. The protected tester always visits the unit first and is carefully chosen to ensure she or he is a superior applicant to the matching "control" tester with regard to income, number of years at current employer, etc. The matching of testers is extremely important because it removes any business justifications for rejecting the applicant.

Once both testers view the unit, the testers are required to complete a standardized report documenting their experience. We are careful to ensure the two testers have no

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contact with one another. The test coordinator then analyzes the reports to determine if the testers have experienced discrimination based on the established criteria noted below.

2. Phone Testing

For protected classes such as race and national origin, it is necessary to conduct on-site tests in order to adequately measure differential treatment in the rental process. Through our experience with testing, we have found that in most cases, phone testing is adequate to measure discrimination based on disability and familial status. In a fair housing phone test, a minority group tester and a majority group tester are matched on all relevant characteristics. These characteristics include age, income, employment and time at job. Characteristics are assigned to the applicant by the test coordinator. The characteristics include employment in a certain profession, earning a certain amount of money, and/or assuming whatever characteristics assigned to the tester.

Each tester separately calls the housing provider. The protected tester always makes the first call. For disability tests, the protected tester is required to tell the housing provider that he or she will need a reasonable accommodation due to a disability. For familial status tests, the protected tester is required to tell the housing provider that he or she has a child. If the tester does not reveal this information, the test is incomplete.

The testers are trained to carefully listen and later objectively record the details of their experiences on the standardized reporting forms. These forms include specific questions as well as a narrative. HRC designed its tester forms to ensure that each tester reports his or her experience in sufficient detail so as to determine whether the testers remained "similarly situated" during the test. A test coordinator examines the report forms to determine whether the testers were given the same information and treatment.

3. Number and Type of Tests

The Housing Rights Center conducted a total of 20 Disability and Familial Status phone tests. Each paired test was measured for differential treatment in the housing transaction, including differences in the quantity, content and accuracy of information, and quality of service given to each home-seeker by a property owner or manager. Ten of these tests were Disability tests and 10 were Familial Status tests.

4. Target Area Selection

HRC used Internet services such as westsiderentals.com, craigslist.org, apartmentlist.com, apartmentguide.com, calrentals.net, and we conducted site visits to identify rental vacancy listings.

C. Audit Results

1. Disability Phone Tests

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The Housing Rights Center conducted 10 phone tests to measure discrimination against people with disabilities.

Audits Finding Evidence of Discrimination

Of the 10 Disability tests conducted in Monterey Park, 6 tests (60 percent) showed evidence of discrimination based on disability. Tests DI-2, DI-3, DI-4, DI-5, DI-6 and DI-10 produced evidence of differential treatment based on disability.

In test DI-2, the housing provider denied housing to the Protected Disabled Tester because the tester had a companion dog. In response to this the Protected Disabled Tester told the housing provider that she has the dog for medical reasons. The housing provider told the tester that she would have to ask the owner. On the following day, the housing provider told the Protected Disabled Tester that it was okay for her to have the animal if she has a note from her doctor and signs an agreement that the dog will not make noise. The tester asked the agent if she could see the agreement. The agent told the tester that she did not have it and she should see the apartment first. The Protected Disabled Tester told the agent that she would like to see the agreement first. The agent told the tester that she was too busy and hung up on the tester.

Audit #	Protected: with companion animal Control: without companion animal	Finding
2		
Location	Monterey Park, CA 91754-3327	
	• Both testers spoke with the same agent. • Both testers were told that the rent was \$1,500, the deposit \$1,500 and the credit check \$15. • PT told the agent that she was looking for a two-bedroom unit for herself and her companion dog. The agent stated, "No animals". • PT told the agent she has the dog for medical reasons. The agent told PT that she would have to ask the owner. • PT telephoned the agent again and asked if she had spoken to the owner about her companion dog. The agent told PT she would call PT back after she speaks with the owner. • The agent called PT back and told her that it was okay for her to have the animal if PT has a note from her doctor and signs an agreement that the dog will not make noise. PT asked the agent if she could see the agreement. The agent told PT that she did not have it and PT should see the apartment first. PT told the agent that she would like to see the agreement first. The agent told PT that she was too busy and hung up on PT.	Evidence of Discrimination

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In test DI-3, the housing provider denied housing to the Protected Disabled Tester. The housing provider provided the Protected Disabled Tester and the Control Tester with the same rental information. The housing provider told the Protected Disabled Tester that she had an open house yesterday and she could take the tester's telephone number and call her when they have another open house. The housing provider also told the Protected Disabled Tester that they have had a lot of calls about the house, so they may not have another open house. When the Control Tester asked the housing provider when she could view the unit, the housing provider told the Control Tester to call back in four days.

Audit # 3	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-7208	
	- Both testers spoke with the same agent. - Both testers were told that the rent was \$950, the security deposit \$950 and there was no credit check fee. - PT told the agent that she was calling regarding the one bedroom unit for herself and her companion dog. The agent told PT that the unit was available. - PT asked the agent when she could view the unit. The agent told PT that she had an open house yesterday. The agent told PT that she could take PT's telephone number and call her when they have another open house. The agent told PT that they have had a lot of calls about it, so they may not have another open house. - CT told the agent that she was calling about the one bedroom unit for herself. The agent provided CT with the rental information. - CT asked the agent when she could view the unit. The agent told CT to call back in four days.	Evidence of Discrimination

In test DI-4, the housing provider clearly denied housing to the Protected Disabled Tester because she had a companion dog. The housing provider told the Protected Disabled Tester, "I don't think you are going to find anyone willing to rent to anyone with a dog. This apartment has a beautiful carpet and it is partially owned by the person renting it and I know he won't allow a dog". The Protected Disabled Tester told the housing provider that she has a prescription from her doctor. The housing provider told the tester it "was not possible."

Audit # 4	Protected: with companion animal Control: without companion animal	Finding
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Location	Monterey Park, CA 91755-7344	
	- Both testers received the same rental information for the available unit. - PT spoke with the property manager and CT spoke with the receptionist. - PT told the property manager that she was calling about the two-bedroom unit for herself and her companion animal. - The property manager told PT, "I don't think you are going to find anyone willing to rent to anyone with a dog. This apartment has a beautiful carpet and it is partially owned by the person renting it and I know he won't allow a dog." - PT told the property manager that she has a prescription from her doctor. The property manager stated it "was not possible."	Evidence of Discrimination Based on Disability

In test DI-5, the housing provider told the Protected Disabled tester that there was a one-time \$250 non-refundable fee for the animal and the tester would have to fill out a form stating that she is responsible for the dog's damages to furniture, etcetera.

Audit # 5	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-3124	
	- Both testers spoke with the same agent. - Both testers received the same rental information for the available unit and were told they could stop by that same day to view it. - PT told the agent that she was calling about the two-bedroom unit for herself and her companion animal. - The agent told PT that there was a one-time \$250 non-refundable fee for the animal. - The manager told PT that she would have to fill out a form stating that she is responsible for the dog's damages to furniture, etcetera.	Evidence of Discrimination Based on Disability

In test DI-6, the housing provider told the Protected Disabled Tester that she could view the unit the following day. The housing provider told the Control Tester that she could view the unit on that same day.

Audit # 6	Protected: with companion animal Control: without companion animal	Finding
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Location	Monterey Park, CA 91755-2963	
	- Both testers spoke with the same agent and received the same rental information of the unit. - PT told the manager that she was calling about the studio unit for herself and her companion dog that is prescribed by her psychiatrist for her depression. - PT asked the agent when she could view the unit and the agent said the following day. - CT told the agent that she was calling about the single unit for herself and asked when she could view it. The agent told CT that she could view it that same day.	Evidence of Discrimination Based on Disability

In test DI-10, the housing provider clearly denied housing to the Protected Disabled Tester because she had a companion dog. The housing provider told the Protected Disabled Tester that “the owner does not allow pets”. The tester told the housing provider that the dog is not a pet, it is a companion dog and she can get a doctor’s letter for the animal. The housing provider told the Protected Disabled Tester that her notes about this unit state the owner says no pets, it is not negotiable, no exceptions.

Audit # 10	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-3517	
	- Both testers spoke to the same agent and received the same rental information for the unit. - PT called and told the agent that she was interested in the four bedroom unit for herself, her husband, his parents, and PT’s therapy dog. The agent immediately told PT that “the owner does not allow pets”. - PT told the agent that the dog is not a pet, it is a companion dog and PT can get a doctor’s letter for it. The agent told PT that her notes about this unit state the owner says no pets, it is not negotiable, no exceptions.	Evidence of Discrimination Based on Disability

Audits with No Evidence of Discrimination

Of the 10 Disability tests conducted in Monterey Park, 4 tests (40 percent) showed no evidence of discrimination based on disability. Tests DI-1, DI-7, DI-8, and DI-9 did not produce evidence of discrimination based on disability.

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In tests DI-1, DI-7, DI-8 and DI-9 the housing provider gave both testers similar information about which unit was available. In these tests the housing provider also gave both testers the same rent and security deposit amounts.

Audit # 1	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-5712	
	• PT and CT spoke with different agents. • Both testers were told that the rent was \$2,300, the deposit \$2,300 and the credit check \$25. • PT told the agent that she was calling about the three-bedroom unit for herself, her husband, her mother and her companion dog.	No Evidence of Discrimination

Audit # 7	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-3543	
	• Both testers spoke with the property owner. • Both testers received the same rental information for the unit.	No Evidence of Discrimination

Audit # 8	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-5200	
	• PT spoke to the community manager and CT spoke to the assistant manager. • Both testers received the same rental information for the unit.	No Evidence of Discrimination

Audit # 9	Protected: with companion animal Control: without companion animal	Finding
Location	Monterey Park, CA 91755-1029	
	• Both testers spoke with the same agent. • Both testers received the same rental information for two two-bedroom available units and were told that the unit on the second floor has a washer and dryer.	No Evidence of Discrimination

2. Familial Status Phone Tests

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The Housing Rights Center conducted 10 phone tests to measure discrimination against families with children under the age of 18.

Audits Finding Evidence of Discrimination

Of the 10 Familial Status tests conducted in Monterey Park, 2 tests (20 percent) showed evidence of discrimination based on familial status. Tests FS-5 & FS-9 produced evidence of differential treatment based on familial status.

In test FS-5, the housing provider offered one unit to the Protected Tester and told the tester that the rent and the deposit was \$1,275. The housing provider offered three units to the Control Tester. The housing provider offered a duplex for \$1,275, an apartment in a twenty unit building for \$1,250 and a unit in West Covina to the Control Tester.

Audit # 5	Protected: with child Control: only adults	
Location	Monterey Park, CA 91755-1923	
	• Both testers spoke with the same agent. • PT informed the agent that the unit was for herself, her husband, and three-year-old son. • PT asked for the rental information. The agent stated the rent and security deposit are \$1275. • PT asked if the unit is on the 1st or 2nd floor. The agent stated the 1st floor and it has a garage. • CT called and informed the agent that she is looking for a two-bedroom apartment for herself, her husband and 23-year-old daughter. • The agent asked what CT's price range is. CT stated not more than \$2,000 a month. The agent stated he had two possible locations. • The agent stated one unit is \$1275 for rent and security deposit. The agent stated this was a duplex. • The agent stated the other unit was \$1250 for rent and security deposit. The agent stated this was in a 20-unit complex on the 1st level. • The agent offered CT a 3rd location in West Covina. CT stated that is too far.	Evidence of Discrimination based on Familial Status

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In test FS-9, the housing provider offered told the Protected Tester that they would be showing the unit on the following day at 3 p.m. and the tester should call then. The housing provider offered to show the unit to the Control Tester on the same day of the test.

Audit # 9	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-1923	
	- Both testers spoke to the same agent. - Both testers were provided with the same rental information for rental price, security deposit and credit check. - PT called and stated she was interested in the three-bedroom unit for herself, her husband and three-year-old son. - PT was told that the agent would be showing the house on the following day at 3pm and PT should call then. - CT informed the agent that the unit is for herself, husband, and 23-year-old daughter. - The agent asked CT if CT would like to come and see it. CT stated she would rather see it the following day. The agent told CT to go to the property at 3:30pm the following day, but to call before 2pm to confirm.	Evidence of Discrimination based on Familial Status

Audit with No Evidence of Discrimination

Of the 10 Familial Status tests conducted in Monterey Park, 8 tests (80 percent) showed no evidence of discrimination against the Protected Tester. In all 8 tests, the housing providers gave both testers similar information regarding which unit was available and information about rental and security deposit amounts.

Audit # 1	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-7203	
	- Both testers spoke with the same agent. - Both testers received the same rental information. - Both testers were informed to call back on the week of February 23rd about the unit.	No Evidence of Discrimination

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Audit # 2	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-1029	
	- PT spoke with the assistant and CT with the leasing agent. - Both testers were offered two units and received the same rental information.	No Evidence of Discrimination

Audit # 3	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-5200	
	- Both testers spoke with the same agent. - Both testers received the same rental information. - Both testers were offered two units.	No Evidence of Discrimination

Audit # 4	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-3329	
	- PT spoke with the property manager and CT with the on-site manager. - PT and CT were told that the unit was available and were provided with the same rental information.	No Evidence of Discrimination

Audit # 6	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-1508	
	- Both testers spoke to the same agent who identified herself as the on-site manager. - Both testers were given the same rental information. - PT was informed that the agent can show the unit every day before 6pm. - CT was informed that the agent can show the unit Monday-Friday before 6pm.	No Evidence of Discrimination

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Audit # 7	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91755-3543	
	- Both testers spoke with the same agent. - Both testers were provided with the same rental information for furnished and unfurnished unit.	No Evidence of Discrimination

Audit # 8	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA 91754-6620	
	- Both testers spoke with the owner of the property. - Both testers were given the same rental information. - PT was informed there would be an open house on March 6th between 1-4pm. - CT was informed there would be an open house on March 7th between 1-4pm.	No Evidence of Discrimination

Audit # 10	Protected: with child Control: only adults	Finding
Location	Monterey Park, CA	
	- Both testers spoke to the same agent. - Both testers received the same rental information	No Evidence of Discrimination

D. Rental Audit: Conclusion

Of the 20 phone tests conducted, (8) produced evidence of differential treatment. Overall 40 percent showed evidence of discrimination. These results show that discrimination is occurring at the pre-application stage of the rental process in Monterey Park.

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V. MORTGAGE LENDING PRACTICES

A. Access to Housing Credit in Monterey Park: General Background

1. The Legal Context of Barriers to Credit Markets

In the United States, economic security and advancement are frequently based on owning a home. Acquiring a home, however, depends to a large degree on having access to credit. Credit provides a market conduit for channeling spending power to households. For those households without this option, homeownership and the economic security this can bring become impossible.

Thus, it becomes evident that equality of opportunity and fair access to markets (including credit markets) are linked. Laws passed in the 1960s and 1970s make this link clear and legally enforceable. The Civil Rights Act of 1964 mandates that institutions that control economic resources cannot legally discriminate on the basis of race, gender, age, or disability. The 1968 Fair Housing Act went further:

“It shall be unlawful for any person or other entity whose business includes engaging in residential real estate-related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race,” (42 U.S.C., sec. 3601-3631 (1988)).

The Equal Credit Opportunity Act (ECOA) of 1974, in turn, makes racial discrimination illegal in credit market decisions.

Federal responsibility for ensuring that financial and housing markets operate equitably was strengthened in the 1970s. The 1975 Home Mortgage Disclosure Act (HMDA) requires banks and other depository institutions to provide annual data on their mortgage lending by census tract. The 1977 Community Reinvestment Act expands upon the responsibility of banks and other depository institutions to meet credit needs throughout their entire market area, no matter how income and race vary within this area, and it also requires that banks cannot define their market areas in a manner that discriminates against minority areas. In 1989, the HMDA was amended: as of 1990, lenders were directed to submit more detailed evidence (on applications, not just loans), and more types of lenders (including mortgage companies) were required to report under HMDA.

In sum, federal law makes it illegal for lenders to practice either discrimination or redlining in credit and housing markets. Discrimination occurs whenever minorities (or any group protected by law) are more likely to be turned down in a given market transaction than are Whites or minorities can make a given transaction only at a higher cost or worse terms than Whites. Redlining occurs when a given market transaction costs more or occurs less often in a geographic area with a high minority population (or in an inner city location) than in a low minority (or suburban) area, even when differences in these areas' economic characteristics are considered. So, discrimination disadvantages a borrower or applicant independent of their location, and redlining disadvantages borrowers or applicants in a location independent of their individual characteristics.

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2. Detecting Evidence of Credit-Market Barriers

Numerous court cases and congressional fine-tuning have clarified the legal meaning of discrimination. In March 1994, the federal agencies responsible for enforcing credit market discrimination issued a unified policy statement incorporating these clarifications. Three types of discrimination are identified:

- Overt discrimination - refusing to initiate a transaction with a person of color
- Disparate Treatment - screening minorities more harshly than whites in application processes, or subjecting minority applications to different application processes;
- Disparate Impact - conducting commercial practices that disproportionately harm a racial minority without being justified by a legitimate business need.

Economists and legal experts agree that the first two types of discrimination can best be detected through well designed, direct “test” of whether the procedures of lenders, real estate agents, and others are racially neutral. But detecting the third type of discrimination requires the use of indirect evidence. Experts disagree about what standard of proof for indirect evidence is required to demonstrate an “unfair” pattern of credit flow. The problem is that differences between groups (such as White and African-American loan applicants) or areas (such as minority and white neighborhoods) may arise either because of market-based reasons, such as differences of wealth, or irrational reasons such as racism. In general, the federal government is willing to go after race-based disparities, but not market-based disparities. In practice, the line between the two is blurry, at least in part because differences may arise from both.

Redlining has not been given a precise legal meaning, since the legislation creating it is less clear in defining what behaviors constitute a failure to provide credit equitably over bank market areas. The CRA itself provides that “credit needs” should be met uniformly, but, economists have not established a method of determining such needs. In practice, redlining has been measured by testing for credit market “fair share.” Simply put, every neighborhood should receive its fair share of credit flows, adjusted for the prices of its homes.

3. Evidence of Potential Discrimination and Redlining

What kind of evidence do studies and regulators find concerning discrimination and redlining in housing markets? Definitive proof of discrimination is hard to come by, because this proof would have to account for all factors that lenders may legitimately use before demonstrating conclusively that lenders are biased. The only city for which definitive proof of discrimination in credit markets has been established is Boston, and even then, various studies of Boston still have their critics who refuse to concede that discrimination has been proven.

Boston’s studies were special because researchers received complete access to lenders’ data files on loan applicants. In many studies elsewhere in the United States, only suggestive evidence, of the credit market discrimination has been produced using

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HMDA data. While experts agree that HMDA data cannot be used to “prove” discrimination by banks, experts also agree that this data can be used to determine whether discrimination may be occurring. In sum, HMDA data can be used to conduct a diagnostic analysis of whether discrimination may be a problem in any area.

The detection of redlining presents fewer measurement problems than that of discrimination. Redlining may occur whenever there are significant social differences between any two sub areas within a larger community; suburb versus inner city, professional versus working class areas, and largely white versus largely minority areas. Most redlining analyses test for lending gaps between areas with differing racial compositions.

Studies of racial redlining follow a three-step procedure. First, the community being analyzed is subdivided according to the percentage of minority residents and its various subareas (census tracts). Second, sub area loan flows and approval/denial rates are compared. If differences are found (for example, minority areas received lower credit flows than non-minority areas), then an effort is made to determine whether these differences are attributable to economic elements. Third, further tests on loan flows and denial rates are run, taking economic factors into account. If significant racial gaps exist after accounting for economic factors, then redlining is found. Evidence of redlining is always suggestive and not definitive because so many different economic and social variables interact in communities.

This study relies exclusively on suggestive evidence of discrimination and redlining in the credit market. Achieving definitive evidence of discrimination would require more detailed information than HMDA and Census data can provide.

B. Access to Housing Credit in Monterey Park: Local Practices

1. The Evidence for Monterey Park’s Credit Markets

It is important to look into the problem of discrimination because of the tremendous racial/ethnic diversity of the Los Angeles region and, indeed, of Monterey Park itself. Lenders might exercise different lending practices with different racial/ethnic groups, for example. The sections that follow will examine whether loan flows differ among different categories of Monterey Park loan applicants and in different geographic areas within Monterey Park. Redlining analyses tend to compare loan flow difference between broad geographic areas (inner city versus suburban areas) within large metropolitan areas. It might seem inappropriate to examine redlining just within the city of Monterey Park. However, Monterey Park is large and diverse enough that geographic variations in loan flows may be significant.

This evaluation of Monterey Park’s credit markets is based on the 2013 HMDA data for the City of Monterey Park, which are the most recent years of data available. HMDA data are collected at the census-tract level. Our analysis proceeds in several steps. We first review the participants in the Monterey Park residential credit markets -- the most active banks on the supply side of these markets, as well as the racial and income characteristics of the households on the demand side. We then evaluate data concerning the potential for discrimination and redlining in Monterey Park residential-credit markets in two stages; first, a broad overview, and next, an in-depth analysis.

2. Participants in the Monterey Park Residential Credit Market

Table 31 provides summary of approved loans by residential-credit lenders in 2013. In 2013, commercial banks provided 50.0 percent and mortgage companies provided 39.0 percent of all residential loans in the City of Monterey Park. Thrifts and credit unions each accounted for 5.5 percent of all residential loans in the City.

In Monterey Park, five lending institutions have a dominant presence: Flagstar Bank, Bank of America, NA, Well Fargo Bank, NA, Citibank, NA, and JP Morgan Chase Bank, NA. Flagstar Bank made 140 loans in 2013 or 11.0 percent of the market share. Bank of America, NA, made 105 loans, which accounted for 8.2 percent of the total market share. Of the mortgage lenders, TJ Financial made 49 loans in 2013, accounting for 3.8 percent of the total market share. These lenders may have established themselves in the community and have name recognition through better marketing.

During the 2006-2008 period that was analyzed in the previous AI, mortgage companies accounted for 49.2 percent of the market share in Monterey Park, with the highest number of loans by Citimortgage, Inc. at 9.0 percent. For commercial banks, Bank of America, NA, led the way with 8.1 percent of the market share during the 2006-2008 period. It important to note that in 2008 the subprime mortgage crisis occurred, and some of the lending institutions no longer exists. In addition, lending practices have become more stringent and regulated.

Table 31: Approved Loans by Residential-Credit Lenders, 2013

Financial Institution	Lender ID #	Approved Loans	Percent of Market
Commercial Banks			
Flagstar Bank	146672	140	11.0%
Bank of America, NA	480228	105	8.2%
Well Fargo Bank, NA	451965	91	7.1%
Citibank, NA	476810	88	6.9%
JP Morgan Chase Bank, NA	852218	74	5.8%
Total, all Commercial Banks		637	50.0%
Thrifts (Savings and Loans)			
Provident Savings Bank, FSB	706051	9	0.7%
First General Bank	58260	8	0.6%
Fremont Bank	19222	8	0.6%
PrimeLending	2888798	7	0.5%
First Choice Bank	57966	5	0.4%
Total, all Thrifts		70	5.5%
Credit Unions			
Kinecta Federal Credit Union	4142	14	1.1%
California Credit	60784	8	0.6%
F&A Federal Credit Union	1493	8	0.6%

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Los Angeles Federal Credit Union	1207	6	0.5%
Pentagon Federal Credit Union	546571	5	0.4%
Total, all Credit Unions		70	5.5%
Mortgage Companies			
TJ Financial, Inc.	95-4248183	49	3.8%
Cashcall	33-0890858	29	2.3%
Nationstar Mortgage, Inc.	75-2921540	27	2.1%
Chicago Mortgage Solutions	36-4485107	24	1.9%
PMAC Lending Service, Inc.	95-4539084	23	1.8%
Total, all Mortgage Companies		496	39.0%
Total Approved Loans		1,273	100.0%

3. Redlining and Discrimination in Monterey Park: Basic Statistics

According to 2013 HMDA data, 2,563 conventional home loan applications were processed for applicants in Monterey Park. A conventional loan is any loan that is not underwritten or insured by the government. Total home loans include all home purchases, improvements, and refinance loans. As shown in Table 32, out of the total number of 2,563 applications, one-half (49.7 percent) were approved and 13.7 percent were denied. The remaining 36.7 percent were withdrawn, closed or approved, but not accepted.

4. Loans by Race and Ethnicity

Table 32 also presents the HMDA data by race and ethnicity. The majority of total loan applications were filed by Asian residents (58.9 percent), followed by Whites (17.6 percent). However, for almost one-quarter (22.6 percent) of the total applications, information on the race of the applicant was not provided or available. Hispanics, which is an ethnicity, and may be identified in any of the racial groups, represented 12.4 percent of the total applications, while two-thirds (66.2 percent) of the applications were identified as Non-Hispanic.

The proportion of loan applicants by race and ethnicity follows the City's overall race and ethnicity composition. The population of Monterey Park is predominantly Asian. According to the 2010 Census, 66.9 percent of the total population in Monterey Park was Asian and 19.4 percent was White. This profile is strikingly different from the countywide figures of 13.7 percent Asian and 50.3 percent White. The Black, Pacific Islander and Native American residents in Monterey Park are relatively small, with each representing less than 0.5 percent of the total population. The Hispanic ethnic group represented about one-quarter (26.9 percent) of the City's total population in 2010; however, as mentioned, they accounted for only 12.4 percent of the total number of loan applicants.

The highest approval rate among applicants by race was Native Americans at 60.0 percent; however, this group only had 10 total applications with six approvals. The Asian population had the highest number of approved applications with 870, which represents 57.7 percent approval rate as a percentage of applications by race. This

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was followed by Whites with a 55.9 percent approval rate. Hispanics and Non-Hispanic applicants had similar approval rates with 57.1 percent and 57.2 percent, respectively. This is an improvement from the 2006-2008 period examined in the previous AI, when the approval rate for Hispanics was 44.2 percent. However, when examined for all approved loans to City residents, Hispanics accounted for only 14.3 percent, while Asians and Whites reflected their proportion of the City. This suggests that either there are cultural differences impacting the number of loan applications received or there may be disparity in access to financing and/or lack of information available to Hispanic residents in the City.

While the analysis indicates that differences exist, the reasons for these differences cannot be explained through statistics alone. Several factors, including income, employment history, income-to debt ratio, and knowledge of the homebuyer process, can affect approval and denial rates. However, the differences in approval rates raise potential concerns regarding differential access to credit.

Table 32: Loan Applications by Race and Ethnicity – 2013

Race	Total		Approved		Denied		Withdrawn	
	#	% of Action	#	% of Action	#	% of Action	#	% of Action
Race:								
Native American	10	0.4%	6	0.5%	2	0.6%	2	0.2%
<i>% of Applicant Race</i>	100%		60%		20%		20%	
Asian	1,509	58.9%	870	68.3%	208	59.4%	431	45.9%
<i>% of Applicant Race</i>	100%		57.7%		13.8%		28.6%	
Black	4	0.2%	2	0.2%	1	0.3%	1	0.1%
<i>% of Applicant Race</i>	100%		50%		25%		25%	
Pacific Islander	9	0.4%	4	0.3%	2	0.6%	3	0.3%
<i>% of Applicant Race</i>	100%		44.4%		22.2%		33.3%	
White	451	17.6%	252	19.8%	81	23.1%	118	12.6%
<i>% of Applicant Race</i>	100%		55.9%		18%		26.2%	
NP/NA	580	22.6%	139	10.9%	56	16%	385	41%
<i>% of Applicant Race</i>	100%		24%		9.7%		66.4%	
Total Race	2,563	100%	1,273	100%	350	100%	940	100%
<i>% of Applicant Race</i>	100%		49.7%		13.7%		36.7%	
Ethnicity:								
Hispanic	319	12.4%	182	14.3%	50	14.3%	87	9.3%
<i>% of Applicant Race</i>	100%		57.1%		15.7%		27.3%	
Non-Hispanic	1,696	66.2%	970	76.2%	248	70.9%	478	50.9%
<i>% of Applicant Race</i>	100%		57.2%		14.6%		28.2%	
NP/NA	548	21.4%	121	9.5%	52	14.9%	375	39.9%
<i>% of Applicant Race</i>	100%		22.1%		9.5%		68.4%	
Total Ethnicity	2,563	100%	1,273	100%	350	100%	940	100%
<i>% of Applicant Race</i>	100%		49.7%		13.7%		36.7%	

Source: 2013 HMDA

4. Loans by Race/Ethnicity and Census Tracts

Table 33 presents the HMDA data of approved loans by race/ethnicity by 2010 Census Tracts. It highlights the census tracts where the differences between the race/ethnicity loan approval rates are relative to the 2010 race/ethnic composition of census tracts within the City. As shown in Table 33, the highest positive differences among Asians occurred in CTs 4828.00 and 4827.01, where their approval rates were significantly higher (19.9 percent and 16.7 percent, respectively) than their proportion within the census tract. For Whites, CTs 4827.02 and 4821.02 had the highest positive differences (6.2 percent and 3.3 percent). However, for Hispanics, only CT 4820.01 had a positive (0.4 percent) difference between approved loans versus the percent

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Hispanics for the census tract. Maps 2 and 3 illustrate the largest disparities, both positive and negative, among the White, Asian and Hispanic groups by census tracts.

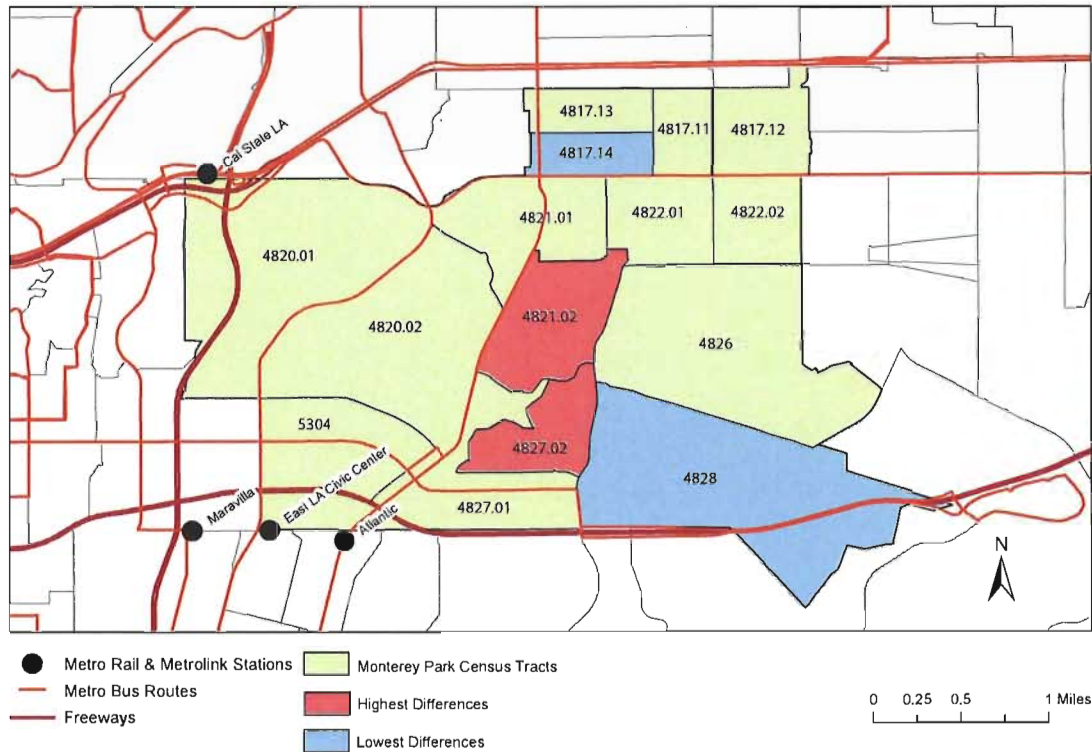
Table 33: Loan Applications by Race and Ethnicity – 2013

Census Tract	Percent 2013 Approved Loans by Race/Ethnicity				2010 Census Race/Ethnicity				Difference Loans Made & Race/Ethnicity of Census Tract			
	White	Black	Asian	Hispanic*	White	Black	Asian	Hispanic*	White	Black	Asian	Hispanic*
4817.11	2.1	0.0	83.0	4.3	7.8	0.4	87.0	8.3	-5.7	-0.4	-4.0	-4.0
4817.12	3.2	0.0	90.3	0.0	9.7	0.2	80.9	16.9	-6.5	-0.2	9.4	-16.9
4817.13	11.3	0.0	79.2	3.8	9.7	0.4	82.3	14.6	1.6	-0.4	-3.1	-10.8
4817.14	0.0	0.0	95.7	0.0	8.4	0.3	86.3	11.2	-8.4	-0.3	9.4	-11.2
4820.01	17.3	0.0	70.4	12.2	14.5	0.4	78.4	11.8	2.8	-0.4	-8.0	0.4
4820.02	11.3	0.0	74.6	5.6	17.1	0.7	67.4	25.6	-5.8	-0.7	7.2	-20.0
4821.01	12.5	1.4	66.7	11.1	17.7	0.4	69.4	25.0	-5.2	1.0	-2.7	-13.9
4821.02	30.4	0.0	60.7	20.3	27.1	0.8	58.3	29.8	3.3	-0.8	2.5	-9.5
4822.01	8.2	0.0	85.7	4.1	12.1	0.2	79.0	16.8	-3.9	-0.2	6.7	-12.7
4822.02	5.1	0.0	89.9	2.0	11.6	0.4	78.6	17.7	-6.5	-0.4	11.3	-15.7
4826.00	22.8	0.0	67.9	13.8	22.0	0.4	65.2	25.3	0.8	-0.4	2.7	-11.5
4827.01	39.6	1.0	46.9	31.3	39.9	0.6	30.2	63.7	-0.3	0.4	16.7	-32.4
4827.02	39.7	0.0	42.5	28.8	33.5	0.3	47.4	44.2	6.2	-0.3	-4.9	-15.4
4828.00	26.9	0.0	61.1	23.1	34.5	0.2	41.2	48.8	-7.9	-0.2	19.9	-25.7
5304.00	43.8	0.0	31.3	47.9	48.7	1.5	18.7	76.6	-4.9	-1.5	12.6	-28.7
Citywide Difference	19.8	0.2	68.3	14.3	19.4	0.4	66.9	26.9	0.4	-0.2	1.4	-12.6

*Hispanic considered Ethnicity and can be of any race by Census Bureau

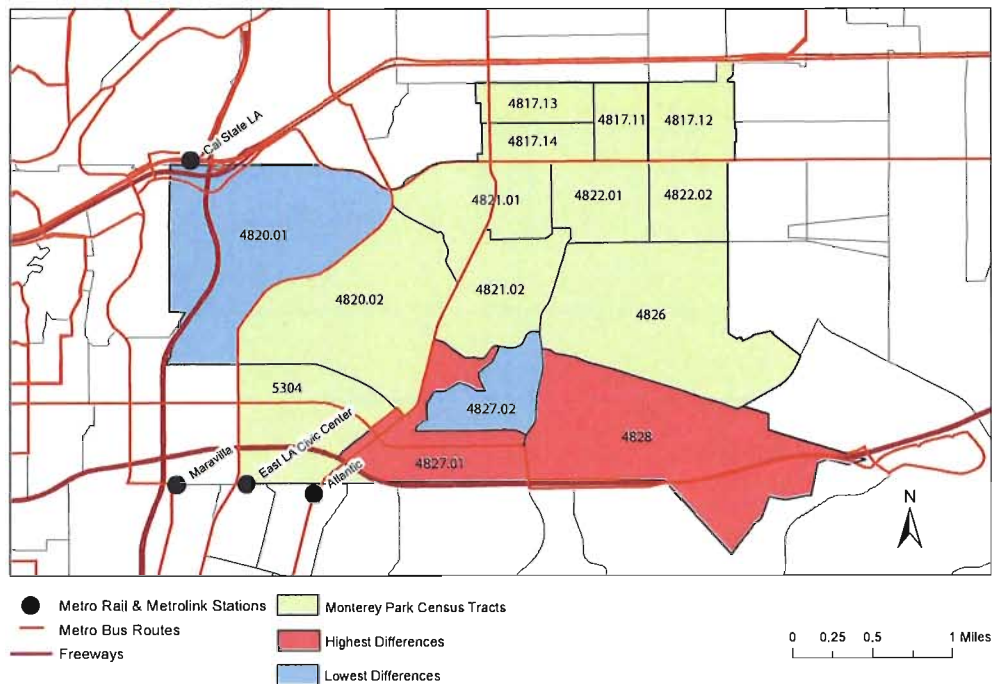
Sources: HMDA, & U.S. Census Bureau, February 2015

Map 1: White – Difference in Loans Approved vs. Race/Ethnicity by Census Tract

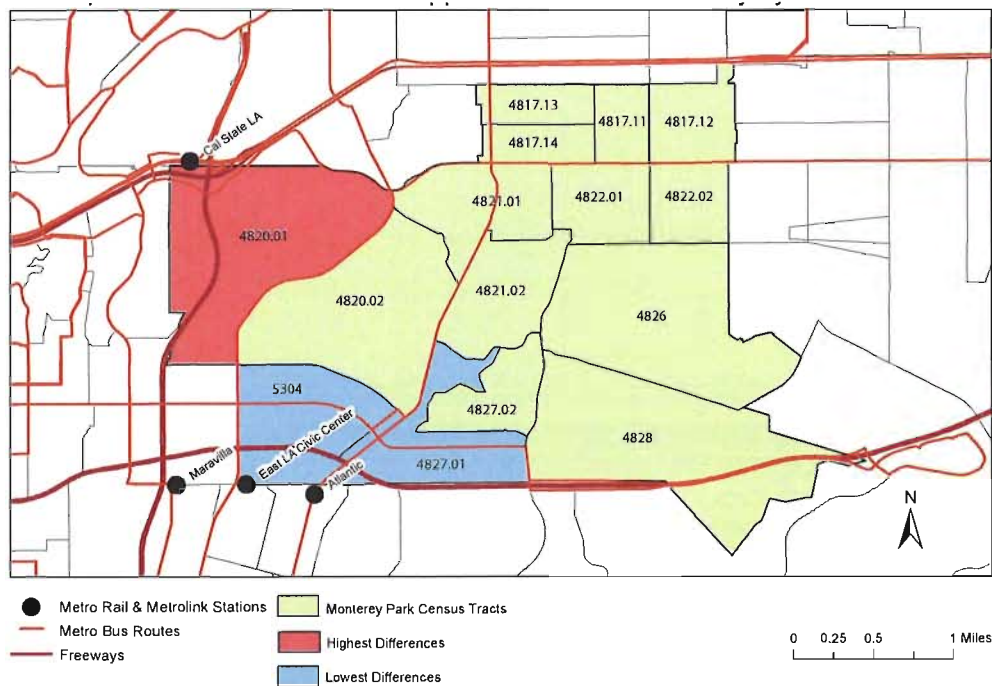


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Map 2: Asian – Difference in Loans Approved vs. Race/Ethnicity by Census Tract



Map 3: Hispanic – Difference in Loans Approved vs. Race/Ethnicity by Census Tract



5. Denial Rate by Type of Home Loan and Census Tract

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Table 34 presents loan denial rates by 2010 Census Tracts, for both home purchase loans and refinance loans. It identifies potential geographic differences in mortgage lending activities.

As presented in Table 34, the overall citywide average denial rate for home purchase loans was 2.1 percent, and 10.8 percent for home refinance loans. For home purchase loans, the denial rates were the highest in CT 4817.13 at 5.6 percent, and CT 4817.11 at 4.0 percent. Both of these census tracts have median incomes well below the MSA median. At the same time, the denial rate for home refinancing loans was significantly higher than rates for home purchase loans. The two census tracts with the highest denial rates were in CT 4822.01 at 16.9 percent and CT 4817.12 at 14.5 percent. Again, the median incomes of both census tracts were lower than the MSA median income. Map 4 shows the two highest denial rates for home purchase loans and home refinance loans by census tracts.

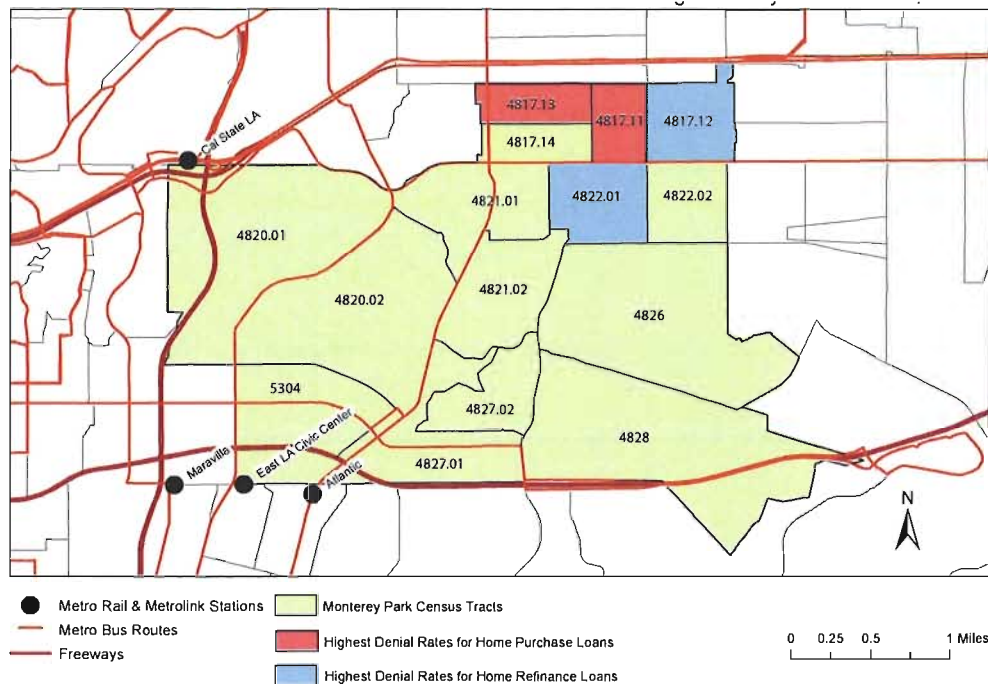
Table 34: Loan Denial Rates for Home Purchase Loans and Home Refinancing Loans -- 2013

No.	Census Tract	Median Income as Pct. Of MSA/MD Median	Home Purchase Loan Denial rate	Home Refinance Loan Denial Rate
1	4817.11	57%	4.0%	2.0%
2	4817.12	59%	1.5%	14.5%
3	4817.13	75%	5.6%	12.0%
4	4817.14	60%	3.7%	11.1%
5	4820.01	153%	1.7%	8.3%
6	4820.01	128%	2.1%	11.7%
7	4821.01	98%	3.4%	13.2%
8	4821.02	131%	0.0%	13.5%
9	4822.01	91%	2.4%	16.9%
10	4822.02	103%	3.1%	10.4%
11	4826.00	134%	1.4%	8.2%
12	4827.01	87%	2.2%	10.4%
13	4827.02	140%	0.8%	9.3%
14	4828.00	116%	2.7%	12.4%
*15	5304.00	70%	0.0%	10.0%
Total City			2.1%	10.8%

*Only Census Tract No. 5304.00 is partially in Monterey Park

Source: 2013 HMDA

Map 4: Loan Denial Rates for Home Purchase Loans & Home Refinancing Loans by Census Tract, 2013



6. Approval and Denial Rates by Income and Census Tract

Table 35 compares approval and denial rates by applicant income levels. Citywide, approximately one-half (49.7 percent) of all home loans were approved in 2013. Applications denied represented 13.7 percent and applications withdrawn, closed or approved but not accepted accounted for the remaining 36.7 percent. Table 35 also shows that those earning 50-80 percent of the MFI had the lowest approval rate at 41.9 percent, with the exception of the NP/NA category. However, those earning less than 50 percent of the MFI had the highest denial rate at 21.7 percent.

The majority (58.7 percent) of the home loan applicants were the highest income earners (greater than 120 percent of MFI). This income group had the highest approval rate (52.6 percent) and the lowest denial rate (11.7 percent). This was a pattern indicated in the previous Monterey Park AI, that loan approval rates had a positive linear association with income -- the higher the income, the higher the approval rates. Similarly, denial rates decreased across income groups with the lower income groups having higher denial rates than the higher income groups.

Table 35: Loan Application by Income Group -- 2013

Median Income of MFI	Total		Approved		Denied		Withdrawn	
	#	%	#	%	#	%	#	%
< 50%	129	5.0%	60	46.5%	28	21.7%	41	31.8%
50% - 80%	260	10.1%	109	41.9%	46	17.7%	105	40.4%
80%-120%	448	17.5%	220	49.1%	69	15.4%	159	35.5%
>120%	1,505	58.7%	792	52.6%	176	11.7%	537	35.7%
NP/NA	221	8.6%	92	41.6%	31	14.0%	98	44.3%

DRAFT

Total	2,563	100.0%	1,273	49.7%	350	13.7%	940	36.7%
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Source: 2013 HMDA

Approval rates by census tracts are presented in Table 36. For all census tracts within the City, the highest income group (greater than 120 percent of MFI) had the highest approval rate (62.2 percent). Among the census tracts, the highest overall average approval rates were in CT 4827.02 at 56.6 percent and CT 4820.01 at 54.1 percent. The two census tracts with the lowest approval rates were CT 4822.01 at 39.5 percent and CT 4821.01 at 41.4 percent. Map 5 illustrates the two highest and lowest approval rates by census tracts.

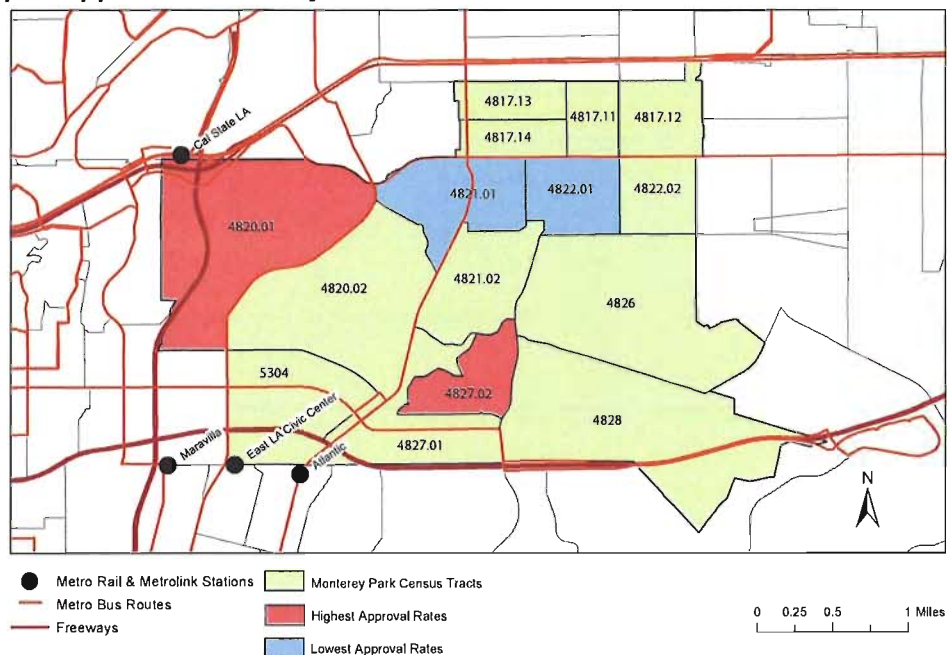
Table 36: Approved Loan Applications by Income Group and Census Tracts -- 2013

No.	Census Tract	Overall Average	APPROVED APPLICATIONS				
			Income				
			<50%	50-80%	80-120%	>120%	NP/NA
1	4817.11	47.5%	10.6%	12.8%	21.3%	34.0%	21.3%
2	4817.12	47.3%	6.5%	9.7%	14.5%	53.2%	16.1%
3	4817.13	49.1%	7.5%	5.7%	17.0%	56.6%	13.2%
4	4817.14	42.6%	17.4%	0.0%	30.4%	39.1%	13.0%
5	4820.01	54.1%	3.1%	10.2%	9.2%	74.5%	3.1%
6	4820.02	48.8%	1.4%	6.3%	9.9%	76.1%	6.3%
7	4821.01	41.4%	6.9%	9.7%	15.3%	62.5%	5.6%
8	4821.02	50.6%	1.3%	3.8%	15.2%	78.5%	1.3%
9	4822.01	39.5%	6.1%	18.4%	20.4%	46.9%	8.2%
10	4822.02	51.6%	10.1%	8.1%	14.1%	52.5%	15.2%
11	4826.00	53.8%	3.1%	4.9%	23.7%	64.7%	3.6%
12	4827.01	52.7%	7.3%	10.4%	21.9%	57.3%	3.1%
13	4827.02	56.6%	1.4%	11.0%	17.8%	60.3%	9.6%
14	4828.00	47.8%	1.9%	11.1%	17.6%	67.6%	1.9%
*15	5304.00	48.0%	4.2%	14.6%	18.8%	50.0%	12.5%
Total City		49.7%	4.7%	8.6%	17.3%	62.2%	7.2%

*Only Census Tract No. 5304.00 is partially in Monterey Park.

Source: 2013 HMDA

Map 5: Approved Loans by Census Tract



C. Access to Housing Credit in Monterey Park: Conclusion

From the perspective of barriers to fair housing, this analysis of Monterey Park HMDA lending patterns comes to two central conclusions. First, there appears to be some differences in the loan approval rates among the 15 census tracts. The range of approval rates varies from a high of 56.6 percent (CT 4827.02) to a low of 39.5 percent (CT 4822.01). While the differences existing among census tracts, this may be related to the median income of the census tract rather than race and ethnicity. In general, the higher the income, the more likely loans are approved.

Second, there is consistent evidence of racial approval gaps between Asian and Hispanic applicants. As shown in Table 33, approximately two-thirds (66.9 percent) of the total population of the City in 2010 was Asian, and accounting for 68.3 percent of the total loan approvals -- a difference of only 1.4 percent between loans approved and their racial proportion of city total. Contrast this with the Hispanic ethnic group, which represented 26.9 percent in 2010, but only accounted for 14.3 percent of the approved loans -- a difference of a negative 12.6 percent. However, when examined by race and ethnicity, both the Asian and Hispanic applications had similar approval rates (57.7 percent vs. 57.1 percent). This may indicate that the Hispanic community may not be accessing the financial resources available through the lending institutions, and that more information and marketing is needed to attract Hispanic applicants.

VI. REVIEW OF GOVERNMENT POLICIES AND PROGRAMS

Market and governmental factors pose constraints to the provision of adequate and affordable housing. Factors that pose constraints on the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. To assist in affordable housing development, the City of Monterey Park has taken proactive steps over the past few years and has corrected prior problems identified in the 2010 Analysis of Impediments to Fair Housing Choice. The City has adopted its new Housing Element, certified by the State of California and has updated its zoning ordinance to facilitate the development of emergency housing, and allow the development of emergency and transitional housing within the Industrial Zone. The City has also addressed prior problems of its definition and use of “family” and “hospital.” This current AI recognizes the advancements the City has made and recommends the consistent implementation of such ongoing practices. Overall, the City is fulfilling its obligations and responsibilities toward furthering fair housing and access to a diversity of affordable housing options.

A. Housing Element

The City of Monterey Park’s long-term housing objective is to facilitate the production and maintenance of housing that fulfills the diverse needs of the community. The Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs.

The following goal, policies, and programs facilitate housing opportunities and mitigate government constraints on residential development:

- Conserve and improve existing housing stock
- Remove barriers to housing development
- Provide adequate housing sites
- Assist in the development of affordable housing
- Promote fair housing practices

B. Zoning

The City of Monterey Park zoning code provides ample opportunity to ensure fair and adequate housing within City borders.

- Expanding Affordable Housing Opportunities: The City will continue to explore the development and rehabilitation of affordable housing opportunities with local non-profit and for profit developers.
- Housing Choice for Special Populations: The City will continue to work with local non-profits to provide federal, state and local funding to assist in the development of new housing opportunities. The City will continue to seek funding for affordable housing.
- Senior Housing: The City will continue to facilitate the construction of affordable rental housing for low- and moderate-income seniors.

DRAFT

- Low Income Large Families: The City shall promote the construction of affordable for-sale and/or rental housing units with three or more bedroom units affordable to low- and moderate-income families.

In summary, Monterey Park has addressed, and where legally possible, removed governmental constraints affecting the maintenance, improvement, and development of housing.

DRAFT

VII. SIGNATURE PAGE

I, _____, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Monterey Park represents the City's conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.

Paul Talbot, City Manager

Date



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-A.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
SUBJECT: Resolution declaring emergency and authorizing the City Manager, or designee, to rehabilitate Well #15 without need for bidding.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Adopting a resolution upon 4/5 vote that an emergency exists and authorizing the City Manager, or designee, to by-pass bidding requirements in order to rehabilitate Well No. 15;
- (2) Authorize the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with General Pump Company to rehabilitate Well #15; and
- (3) Authorize staff to complete this process on an as-needed basis from this certified vendor throughout the 2015 year; and
- (4) Take such additional, related action that may be desirable

EXECUTIVE SUMMARY:

On January 17, 2014, Governor Jerry Brown declared a statewide emergency because of California's unprecedented drought. Most reports note that this is the worst drought California has experienced in more than 150 years (since precipitation levels were first recorded).

The drought has affected the supply of potable water throughout California including, without limitation, the City of Monterey Park. The City has multiple wells that extract water from the Main San Gabriel water basin. Well #15 is critical to the City's water production. The drop in water levels within the San Gabriel water basin is resulting in an immediate threat to public health and safety by affecting Well #15's ability to pump potable water and help reduce contamination.

BACKGROUND:

The Water Utility Division currently pumps, treats and delivers water to Monterey Park residents and businesses. As water is pumped from the groundwater basin it enters a treatment facility where contaminants are removed. The water is then delivered to various parts of the City through the use of booster pumps that push water through the system.

Well #15 is part of the Delta Perchlorate and VOC Treatment Plant and pursuant to the City's cooperative agreement with the EPA is considered a "primary runner." That designation sets minimum pumping thresholds and requires that Well 15, and the two other primary runners, be among the first wells activated. The agreement also makes operation and maintenance expenses reimbursable as part of the effort to remediate the groundwater within the region.

Well #15 is a key well in this process, intended specifically to extract and treat water from the basin. Well #15 must operate at near peak levels to comply with the pumping requirements stated in the cooperative agreement for reimbursement purposes, and to help clean up the groundwater contamination. Since Well #15 is currently offline for Liquid Phase Granulated Activated Carbon (LPGAC) replacement, the City can utilize this down time to pull the pump, evaluate the well, and perform a well rehabilitation to improve and maintain well production.

In addition, the new pump location will be deeper into the existing well to allow for more reliable and safe production from the groundwater basin. The lower water levels in the basin are expected to continue, and lowering the pump is necessary to allow extraction from this well.

To help ensure that the City was obtaining the best price possible – notwithstanding the apparent emergency that justifies an award of contract without bidding – the Public Works Department solicited bids from five qualified contractors to perform the required rehabilitation work. Three bids were received as follows:

General Pump Company	\$113,460.00
Best Drilling	\$200,713.00
Layne Christensen	\$268,000.00

General Pump Company, Inc. has performed this type of work for the City in the past and has proven to be well qualified, competent, and able to perform the scope of work required.

CEQA (California Environmental Quality Act:

The project is exempt from review under the California Environmental Quality (Public Resources Code § 21000, *et seq.* ("CEQA")) and CEQA Guidelines (14 Cal. Code of Regs. § 15000, *et seq.*) § 15269(b) because the emergency purchase and related work for the Plant is necessary to maintain service essential to the public, health and welfare.

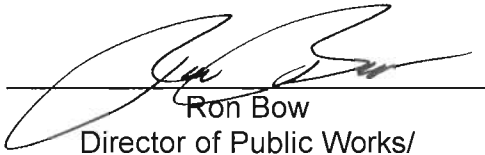
FISCAL IMPACT:

The total cost to perform the required rehabilitation work at Well #15, including a 10% contingency for minor changes and adjustments, is \$124,806. This expenditure will be

paid from the appropriate Treatment Fund (4231-38300) as authorized in the FY 2014-2015 Budget.

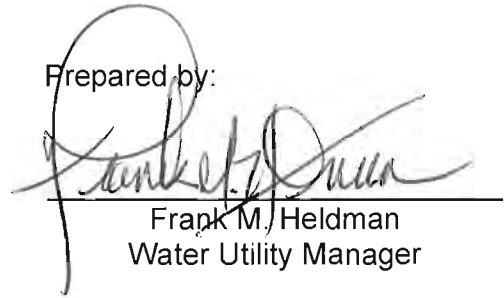
The City of Monterey Park continues to participate in the ground water basin cleanup efforts as an operator in the South El Monte Operable Unit (SEMOU). As a result, this expenditure is authorized and eligible for reimbursement from the EPA since it is critical to the operation.

Respectfully submitted,



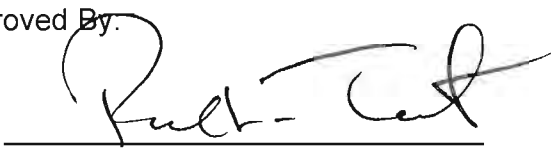
Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



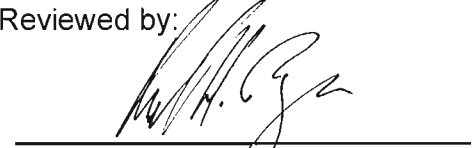
Frank M. Heldman
Water Utility Manager

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

1. Well Bids
2. Bid Tabulation and evaluation
3. Draft resolution
4. Statewide declaration of emergency and report on California's drought

ATTACHMENT 1

Well Bids

Low Bidder

General Pump

page 7 of 2

City of Monterey Park - Well 15
2857 N. DELTA AVE., ROSEMEAD CA

JMH 3/4/15

The City of Monterey Park Water Utility Division is currently soliciting bids for the redevelopment of Well 15 and converting our oil lube pump to water lube.

The Well 15 pump is currently a oil lubricated deep well turbine. Due to low pumping levels, there is a high risk of extracting dripper oil and fouling our Treatment Plant. Our water levels have dropped and the well's specific capacity has also dropped off over the past four years. The plan of this project is to change the oil lube pump into a water lube. While the pump is out of the well, we want to clean the well.

Well Data

- Drilled in 2006
- Mild steel casing.
- Ful-Flo perforations from 201'-205', 248'-326', and 351'-426'

QTY	ITEM	UNIT COST
1	Mobilization/Demobilization	\$ 6,900
1	Pull the pump (203' of 12" column and 12" suction pipe)	\$ 4,000
1	Bail Oil and Dispose of Oil; assume 200 gallons.	\$ 200
1	Replace Pump with Hydroflo 14ML, 4-Stage 2150 GPM @ 340' TDH with 201 stainless steel impellers; Non-witness performance test - no approved equals; 17-4 Shaft and stainless steel	\$ 12,800
1	Remove and Install 250HP motor (Repairs by City)	\$ 200
22	12" Column Pipe x 10', water lube schedule 40	\$ 12,870
22	1.9375" 416 stainless steel shafts and couplings (10' length).	\$ 9,900
2	12" x 1.937" 416 stainless steel column and shaft assemblies (5' lengths).	\$ 570
28	12" x 1.937" 201 stainless steel retainers with rubber bushings	\$ 5,040
1	Sandblast head, prime and paint	\$ 600
1	Machine discharge head surfaces parallel and concentric with vertical turret lathe (send photos of head on vertical turret lathe). Submit before and after readings. Current field	\$ 1,000
1	Replace 416SS headshaft, bronze nut and key	\$ 1,000
1	12" x 10'	\$ 480
1	12" 316SS Cone Strainer	\$ 800
1	Drill head for 1.25" PVC	\$ 100
1	Supply & install 1.25" Sch 80 PVC pipe (240')	\$ 600
1	Replace packing box assembly.	\$ 900

Low Bidder

General Pump

page 2082

Am# 3/4/15

1	Travel to the site, set up equipment and swab chlorine throughout the perforated zone of the well (201'-426'). The chlorine shall be equal to 150ppm based on 14,600 gallons. Two samples shall be taken - one at 210' and one at 400'. If the disinfection was not successful, the Contractor is to repeat this process at no additional cost to the City.	\$ 1,200
2	Video log (Includes 2 DVDs & 2 reports per video log)	\$ 2,000
1	Incoming Freight, load, unload, shop labor, and miscellaneous items needed	\$ 1,000
1	Motor oil and tube & shaft oil	\$ 100
1	Supply and install 220' of Dekron airline with stainless steel banding and gauge	\$ 1,100
1	Installation of pump. Startup and Perform efficient test; submit report	\$ 8,000
1	Wire Brush Well (24 hours), includes new brush	\$ 6,000
1	Bail Well to bottom (8 hours). Includes: Containment and disposal of material.	\$ 2,000
1	AirBurst* well for 6 hours (no approved equal). Contact Bill Frazier at wmcfrazier@yahoo.com for cost.	\$ 9,800
1	Inject 560 gallons of Well Klean pre-blend evenly through perforations.	\$ 5,000
1	Dual Air Swab (Mob / Demob), include roll-off and 300' of discharge hose.	\$ 3,000
1	Dual Air Swab - Est. 60 Hrs. @ \$ 200 /Hr. Monitor results.	\$ 12,000
1	Submit CAD drawing of new pump equipment.	\$ 100
1	Develop & testing - 24 Hrs. @ \$ 100 /Hr.	\$ 2,400
1	Perform three (3) dynamic (pumping) video logs at flows of 1300, 1800, and 2300 gpm. Assume 8 hours of logging. Submit a report including flow calculations for each 100' of perforations at the design capacity of 800 gpm.	1,800
	Sales Tax @ 9.00%	\$ Included
	Bid Total	\$ 113,460

*** Unit cost must be filled in.

Vendor Name: General Pump Company Inc. - Michael Bodart

Date: 2/27/15

Bid Closing Date: 2/27/15

#2
Bidder

BEST DRILLING

Page 1 of 2

City of Monterey Park - Well 15
2657 N. DELTA AVE., ROSEMEAD CA

JMH 3/4/15

The City of Monterey Park Water Utility Division is currently soliciting bids for the redevelopment of Well 15 and converting our oil lube pump to water lube.

The Well 15 pump is currently a oil lubricated deep well turbine. Due to low pumping levels, there is a high risk of extracting dripper oil and fouling our Treatment Plant. Our water levels have dropped and the well's specific capacity has also dropped off over the past four years. The plan of this project is to change the oil lube pump into a water lube. While the pump is out of the well, we want to clean the well.

Well Data

- Drilled in 2006
- Mild steel casing.
- Ful-Flo perforations from 201'-205', 248'-326', and 351'-426'

QTY	ITEM	UNIT COST
1	Mobilization/Demobilization	\$ 2,500.00
1	Pull the pump (203' of 12" column and 12" suction pipe)	\$ 5,000.00
1	Bail Oil and Dispose of Oil; assume 200 gallons.	5,000.00
1	Replace Pump with Hydroflo 14ML, 4-Stage 2150 GPM @ 340' TDH with 201 stainless steel impellers; Non-witness performance test - no approved equals; 17-4 Shaft and stainless steel	\$ 14,232.00
1	Remove and Install 250HP motor (Repairs by City)	\$ 250.00
22	12" Column Pipe x 10', water lube schedule 40	\$ 16,957.00
22	1.9375" 416 stainless steel shafts and couplings (10' length).	\$ 13,850.00
2	12" x 1.937" 416 stainless steel column and shaft assemblies (5' lengths).	\$ 2,214.00
28	12" x 1.937" 201 stainless steel retainers with rubber bushings	\$ 8,254.00
1	Sandblast head, prime and paint	\$ 500.00
1	Machine discharge head surfaces parallel and concentric with vertical turret lathe (send photos of head on vertical turret lathe). Submit before and after readings. Current field	\$ 1,713.00
1	Replace 416SS headshaft, bronze nut and key	\$ 1,168.00
1	12" x 10' Suction Pipe	\$ 573.00
1	12" 316SS Cone Strainer	\$ 550.00
1	Drill head for 1.25" PVC	\$ 400.00
1	Supply & install 1.25" Sch 80 PVC pipe (240')	\$ 779.00
1	Replace packing box assembly.	\$ 1,713.00

#2 Bidder

BEST DRILLING

page 2082
FMH 3/4/15

1	Travel to the site, set up equipment and swab chlorine throughout the perforated zone of the well (201'-426'). The chlorine shall be equal to 150ppm based on 14,600 gallons. Two samples shall be taken - one at 210' and one at 400'. If the disinfection was not successful, the Contractor is to repeat this process at no additional cost to the City.	\$ 8,500.00
2	Video log (includes 2 DVDs & 2 reports per video log)	\$ 2,400.00
1	Incoming Freight, load, unload, shop labor, and miscellaneous items needed	\$ 1,440.00
1	Motor oil and tube & shaft oil	16.00
1	Supply and install 220' of Dekron airline with stainless steel banding and gauge	\$ 1,380.00
1	Installation of pump. Startup and Perform efficient test; submit report	\$ 5,930.00
1	Wire Brush Well (24 hours), includes new brush	\$ 7,500.00
1	Bail Well to bottom (8 hours). Includes: Containment and disposal of material.	\$ 2,500.00
1	AirBurst* well for 6 hours (no approved equal). Contact Bill Frazier at wmcfrazier@yahoo.com for cost.	\$ 17,884.00
1	Inject 560 gallons of Well Klean pre-blend evenly through perforations,	\$ 12,786.00
1	Dual Air Swab (Mob / Demob), include roll-off and 300' of discharge hose.	\$ 5,000.00
1	Dual Air Swab - Est. 60 Hrs. @ \$ 490 /Hr. Monitor results.	\$ 29,400.00
1	Submit CAD drawing of new pump equipment.	\$ 500.00
1	Furnish, Install and Remove 3000 GPM test pump, Develop and Test 24 hours. Develop & testing - 24 Hrs. @ \$1026 /Hr.	\$ 24,624.00
1	Perform three (3) dynamic (pumping) video logs at flows of 1300, 1800, and 2300 gpm. Assume 8 hours of logging. Submit a report including flow calculations for each 100' of perforations at the design capacity of 800 gpm.	\$ 100.00
	Sales Tax @ 9.00%	\$ Included
	Bid Total	\$200,713.00

*** Unit cost must be filled in.

Vendor Name: Best Drilling and Pump, Inc.Date: 3/4/15

Bid Closing Date: _____

#3
Bidder

Layne Christensen

page 1 of 2

City of Monterey Park - Well 15
2657 N. DELTA AVE., ROSEMEAD CA

JmH 3/4/15

The City of Monterey Park Water Utility Division is currently soliciting bids for the redevelopment of Well 15 and converting our oil lube pump to water lube.

The Well 15 pump is currently a oil lubricated deep well turbine. Due to low pumping levels, there is a high risk of extracting dripper oil and fouling our Treatment Plant. Our water levels have dropped and the well's specific capacity has also dropped off over the past four years. The plan of this project is to change the oil lube pump into a water lube. While the pump is out of the well, we want to clean the well.

Well Data

- Drilled in 2006
- Mild steel casing.
- Ful-Flo perforations from 201'-205', 248'-326', and 351'-426'

QTY	ITEM	UNIT COST
1	Mobilization/Demobilization	\$ 81,630
1	Pull the pump (203' of 12" column and 12" suction pipe)	\$ 5,350
		2,394
1	Bail Oil and Dispose of Oil; assume 200 gallons.	
1	Replace Pump with Hydroflo 14ML, 4-Stage 2150 GPM @ 340' TDH with 201 stainless steel impellers; Non-witness performance test - no approved equals; 17-4 Shaft and stainless steel	\$ 13,057
1	Remove and Install 250HP motor (Repairs by City)	\$ 1,726
22	12" Column Pipe x 10', water lube schedule 40	\$ 15,558
22	1.9375" 416 stainless steel shafts and couplings (10' length).	\$ 12,666
2	12" x 1.937" 416 stainless steel column and shaft assemblies (5' lengths).	\$ 2,031
28	12" x 1.937" 201 stainless steel retainers with rubber bushings	\$ 10,600
1	Sandblast head, prime and paint	\$ 1,577
1	Machine discharge head surfaces parallel and concentric with vertical turret lathe (send photos of head on vertical turret lathe). Submit before and after readings. Current field	\$ 933
1	Replace 416SS headshaft, bronze nut and key	\$ 1,221
1	12" x 10'	\$ 525
1	12" 316SS Cone Strainer	\$ 505
1	Drill head for 1.25" PVC	\$ 270
1	Supply & install 1.25" Sch 80 PVC pipe (240')	\$ 357
1	Replace packing box assembly.	\$ 679

#3 Bidder

Layne Christensen

page 2 of 2
JMH 3/4/15

1	Travel to the site, set up equipment and swab chlorine throughout the perforated zone of the well (201'-426'). The chlorine shall be equal to 150ppm based on 14,600 gallons. Two samples shall be taken - one at 210' and one at 400'. If the disinfection was not successful, the Contractor is to repeat this process at no additional cost to the City.	\$ 11,485
2	Video log (includes 2 DVDs & 2 reports per video log)	\$ 3,767
1	Incoming Freight, load, unload, shop labor, and miscellaneous items needed	\$ 929
1	Motor oil and tube & shaft oil	114
1	Supply and install 220' of Dekron airline with stainless steel banding and gauge	\$ 857
1	Installation of pump. Startup and Perform efficient test; submit report	\$ 11,254
1	Wire Brush Well (24 hours), includes new brush	\$ 13,405
1	Bail Well to bottom (8 hours). Includes: Containment and disposal of material.	\$ 3,296
1	AirBurst® well for 6 hours (no approved equal). Contact Bill Frazier at wmcfrazier@yahoo.com for cost.	\$ 17,190
1	Inject 560 gallons of Well Klean pre-blend evenly through perforations.	\$ 8,628
1	Dual Air Swab (Mob / Demob), include roll-off and 300' of discharge hose.	\$ 21,475
1	Dual Air Swab - Est. 60 Hrs. @ \$ 400 /Hr. Monitor results.	\$ 24,000
1	Submit CAD drawing of new pump equipment.	\$ 72
1	Develop & testing - 24 Hrs. @ \$ 229 /Hr.	\$ 5,496
1	Perform three (3) dynamic (pumping) video logs at flows of 1300, 1800, and 2300 gpm. Assume 8 hours of logging. Submit a report including flow calculations for each 100' of perforations at the design capacity of 800 gpm.	3,572
	Sales Tax @ 9.00%	\$ 5,381
	Bid Total	\$ 260,400

*** Unit cost must be filled in.

Vendor Name: Layne Christensen

Date: 2/27/2015

Bid Closing Date:

ATTACHMENT 2

Bid Tabulation and Evaluation

Bid Tabulation for the City of Monterey Park - Well #15

Date Wednesday, March 04, 2015

Project Well #15 - Rehabilitation, lower bowls, Water Lube

Location Well #15 - Whittier Narrows Golf Course

LOW BIDDER **Genreal Pump Company, INC.**

Requested by **Ralph Martinez**

Reviewed by **Frank Heldman**

Approved by **Ron Bow**

LOW BIDDER				
Vendor General Pump Co.	Vendor Best Drilling	Vendor Layne Christensen	Vendor Bakersfield	Vendor Water Well
Contact Mike Bodart	Contact Dean Garcia	Contact Dennis Skinner	Contact Oscar Macias	Contact Dale Epperly
Address 159 North Acacia St. San Dimas, CA 91773	Address 1640 Pellisier Rd. Colton, Ca. 92324	Address 1717 Park Avenue Redlands, CA 92373	Address NO BID	Address NO BID
Phone 909-599-9606	Phone 951-684-1952	Phone 909-390-2833	Phone 661-393-9661	Phone
MBodart@genpump.com	dgarcia@bestdrillingandpump.com	Dennis.Skinner@Layne.com	Omacias@bwpumps.com	WaterWell@earthlink.net
Extended Price	Extended Price	Extended Price	Extended Price	Extended Price
\$ 6,900.00	\$ 2,500.00	\$ 81,630.00	\$ -	\$ -
\$ 4,000.00	\$ 5,000.00	\$ 5,350.00	\$ -	\$ -
\$ 200.00	\$ 5,000.00	\$ 2,394.00	\$ -	\$ -
\$ 12,800.00	\$ 14,232.00	\$ 13,057.00	\$ -	\$ -
\$ 200.00	\$ 250.00	\$ 1,726.00	\$ -	\$ -
\$ 12,870.00	\$ 16,957.00	\$ 1,558.00	\$ -	\$ -
\$ 9,900.00	\$ 13,850.00	\$ 12,666.00	\$ -	\$ -
\$ 570.00	\$ 2,214.00	\$ 2,031.00	\$ -	\$ -
\$ 5,040.00	\$ 8,354.00	\$ 10,600.00	\$ -	\$ -
\$ 600.00	\$ 500.00	\$ 1,577.00	\$ -	\$ -
\$ 1,000.00	\$ 1,713.00	\$ 933.00	\$ -	\$ -
\$ 1,000.00	\$ 1,168.00	\$ 1,221.00	\$ -	\$ -
\$ 480.00	\$ 573.00	\$ 525.00	\$ -	\$ -
\$ 800.00	\$ 550.00	\$ 505.00	\$ -	\$ -
\$ 100.00	\$ 400.00	\$ 270.00	\$ -	\$ -
\$ 600.00	\$ 779.00	\$ 357.00	\$ -	\$ -
\$ 900.00	\$ 1,713.00	\$ 679.00	\$ -	\$ -
\$ 1,200.00	\$ 8,500.00	\$ 11,485.00	\$ -	\$ -
\$ 2,000.00	\$ 2,400.00	\$ 3,767.00	\$ -	\$ -
\$ 1,000.00	\$ 1,440.00	\$ 929.00	\$ -	\$ -
\$ 100.00	\$ 16.00	\$ 114.00	\$ -	\$ -
\$ 1,100.00	\$ 1,380.00	\$ 857.00	\$ -	\$ -
\$ 8,000.00	\$ 5,930.00	\$ 11,254.00	\$ -	\$ -
\$ 6,000.00	\$ 7,500.00	\$ 13,405.00	\$ -	\$ -
\$ 2,000.00	\$ 2,500.00	\$ 3,296.00	\$ -	\$ -
\$ 9,800.00	\$ 17,884.00	\$ 17,190.00	\$ -	\$ -
\$ 5,000.00	\$ 12,786.00	\$ 8,628.00	\$ -	\$ -
\$ 3,000.00	\$ 5,000.00	\$ 21,475.00	\$ -	\$ -
\$ 12,000.00	\$ 29,400.00	\$ 24,000.00	\$ -	\$ -
\$ 100.00	\$ 500.00	\$ 72.00	\$ -	\$ -
\$ 2,400.00	\$ 24,624.00	\$ 5,496.00	\$ -	\$ -
\$ 1,800.00	\$ 5,100.00	\$ 3,572.00	\$ -	\$ -
\$ -	\$ -	\$ 5,381.00	\$ -	\$ -
\$ 113,460.00	\$ 200,713.00	\$ 268,000.00	NO BID	NO BID

% Difference

77%

135%

ATTACHMENT 3

Draft Resolution

RESOLUTION NO.

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050.

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

SECTION 1: The City Council finds and declares as follows:

- A. Pursuant to Public Contracts Code ("PCC") § 20168, the City Council may, upon a four-fifths vote, declare that public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property because of an emergency.
- B. In accordance with PCC §§ 20168 and 22050, the City Council may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.
- C. The City owns and operates public facilities used to treat potable water. Among other facilities, the City owns and operates a well identified as "Well No. 15";
- D. Well No. 15 is part of the Delta Perchlorate and VOC Treatment Plant and pursuant to the City's cooperative agreement with the EPA is considered a "primary runner." That designation sets minimum pumping thresholds for potable water pumping by Well No. 15. Among other things, Well No. 15 is a key to extracting and treating potable;
- E. In accordance with applicable law and the City's contract with the EPA, Well No. 15 must operate at near peak levels to comply with the pumping requirements and to help reduce groundwater contamination;
- F. Well No. 15 is currently offline in order to replace Liquid Phase Granulated Activated Carbon (LPGAC). During this time, the Public Works Director determined that it is necessary to immediately drop the depth of Well No. 15's pump in order to maintain its peak operating efficiency. The depth should be 500 feet;
- G. On January 17, 2014, Governor Jerry Brown declared a statewide emergency because of the State's unprecedented drought. The City's need to place the pump for Well No. 15 at a lower depth within the Well is directly related to this emergency since the water levels for the groundwater basin continue to drop as a result of this emergency;

Resolution No. _____
Page 1 of 3

- H. Based upon the entirety of the record, including the staff report and presentation made by the Public Works Director, the need to maintain and rehabilitate Well No. 15 constitutes an imminent danger to public health and safety. This threat requires immediate action to prevent or mitigate the loss or impairment of essential public services;
- I. Under such emergency conditions, the City Council finds that the delay resulting from public bidding would imperil essential public services;
- J. The project is exempt from review under the California Environmental Quality (Public Resources Code § 21000, *et seq.* ("CEQA")) and CEQA Guidelines (14 Cal. Code of Regs. § 15000, *et seq.*) § 15269(b) because the emergency purchase and related work for the Plant is necessary to maintain service essential to the public, health and welfare.

SECTION 2: In light of the emergency described above, the City Council directs the City Manager, or designee, to take all steps necessary to protect public health, safety and welfare including, without limitation, awarding contracts in accordance with PCC § 22050.

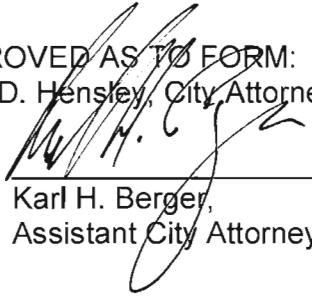
SECTION 3: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 4: The City Council will review this emergency action at its next regularly scheduled meeting and at every regularly scheduled meeting thereafter until the work described above is completed. The Council must determine by a four-fifths vote that there is a need to continue the work at each meeting.

PASSED AND ADOPTED this ____ day of _____, 2015.

Hans Liang, Mayor

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Karl H. Berger,
Assistant City Attorney

Resolution No. _____
Page 2 of 3

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, DO HEREBY CERTIFY that the whole number of members of the City Council of the said City is five; that the foregoing resolution, being RESOLUTION NO. _____ was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council held on the _____ day of _____, 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTION:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of _____, 2015.

Vincent D. Chang, City Clerk
Of the City of Monterey Park,
California
(SEAL)

ATTACHMENT 4
Statewide Declaration of Emergency and
Report on California's Drought


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Drought Information

Water Conditions

Storms, Drought and California's Water Situation: Key Points

Three main sources of water sustain California – mountain snowpack, water stored in reservoirs and water pumped from underground aquifers. All are connected, and when the Governor declared a drought emergency on January 17, 2014, all three had been depleted by an extended dry period. The Sierra Nevada snowpack stood at 14 percent of normal for the date. The state's two biggest reservoirs held less than 40 percent of their capacity, and aquifer levels from Siskiyou County to San Diego County were in decline.

Three consecutive dry years have left millions of acre-feet of empty space in reservoirs across California. That space cannot be filled by several typical winter storms or even one particularly powerful storm. DWR's state climatologist estimates that 150 percent of average precipitation for all of Water Year 2015 would be needed for California to have a good chance at exiting the drought.

A series of December storms, including an atmospheric river, caused rain to fall heavily in many California locations nearly three months into Water Year 2015. However, the storms did not immediately result in normal or above normal conditions in most of the state's water basins, and nearing month's end, January 2015 was shaping up to be the driest start of the year in California's weather records. The absence of rain has increased the likelihood that California's drought will extend into its fourth consecutive year and last throughout 2015.

The abrupt increase in storage within California's major reservoirs due to December's rain was followed in January by a leveling of those increases, and some large reservoirs, such as Lake Folsom, recorded decreases in the amount of water in storage from one day to the next on some occasions during January. Shasta Lake, California's largest reservoir, held 66 percent of its historical average on December 31, but by late January, that percentage was only 65 percent due to January's meager precipitation. Lake Oroville, California's second-largest reservoir, held 62 percent of its historic average at year's end, and that percentage remained static through January. On January 29, Oroville held about 1.44 million acre-feet (AF); the long-term historical average for that date is 2.32 million AF.

The December storms did not favor Central California's reservoirs nearly as well as they did those in the north. Reservoir storage on the San Joaquin River and its tributaries is critically low. Exchequer reservoir on the Merced River can hold more than one million AF, but at the end of 2014, its storage stood at about 73,000 AF feet – 7 percent of total capacity and 16 percent of its historical average for late December. The reservoir's storage continued to decline, and by late January, Exchequer held about 65,000 AF, just 6 percent of its capacity and 13 percent of its historical average.

The water content in the Sierra Nevada snowpack – as described in the next section, below -- was about half of its historical average in late December and only 25 percent of average by late January. That's better than when the Governor declared a drought emergency nearly a year ago, but it's still insufficient to refill reservoirs or meet demand as the snowpack melts during the late spring and summer.

Refilling reservoirs and rebuilding the snowpack throughout the state would require a series of colder storms through February and March, and recharging the state's aquifers would require even more precipitation and time. Although DWR monitors reservoir and snowpack conditions continuously, we will not have a good estimate of next year's water supplies until April. The weather outlook provides no indication that storms will benefit California particularly well in the months ahead. The chances are just as good for dry weather as for wet.

RESOURCES

[Drought Home](#)
[Governor's Drought Declaration](#)
[Water Conditions](#)
[Drought Background](#)
[Emergency Drought Barriers](#)
[Ag and Urban Water Management Plans](#)
[Publications](#)
[Groundwater Information Center](#)

FEATURED INFORMATION

[Public Update on Groundwater Conditions](#)
[El Nino Factsheet](#)
[California Drought – U.S. Geological Survey](#)
[Drought Response – Groundwater, April 2014](#)
[2014 Drought Operations Plan](#)
[Daily Hydrologic Overview – interactive](#)
[Klamath/San Joaquin/Sacramento Hydroclimatic Reconstructions from Tree Rings](#)
[Treeing Report Appendix.zip \(data files\)](#)
[ACWA Launches Interactive Map Showing Local Response Actions](#)
[Cal OES Drought Page](#)
[Governor's letter, Interagency Drought Task Force](#)
[DWR-CSUF Agricultural Drought Preparedness Workshop](#)
[Experimental Seasonal Forecast](#)
[Experimental Seasonal Forecast Presentation](#)
[California Data Exchange Center](#)
[Climate Summary Map – temperature](#)
[Climate Summary Map –](#)

Californians have responded positively to the Governor's call for water conservation, and that call remains unchanged now that the drought appears to be in its fourth consecutive year. The State Water Project, which supplies 25 million Californians, anticipates being able to provide only 15 percent of the supplies for which its customers contract in 2015.

The quickest, most effective way to save water now is to curb landscape irrigation. Shut off sprinklers. Plants get all the moisture they need from rain and will for weeks to come. For drought news, visit drought.ca.gov. For more ways to save water, visit saveourwater.com.

Dry Conditions Continue into 2015

Calendar Year 2014 was California's driest year in records dating to the 1800s, and water conditions four months into a new water year (October 1, 2014 through September 30, 2015) suggest the state's drought is pushing into its fourth consecutive year. In most years, California receives about half of its precipitation in the months of December, January and February, with much of that precipitation falling as snow in the Sierra Nevada Range, but so far, snowfall has been far below normal.

A handful of large winter storms can make the difference between a wet year and a dry one. In normal years, the snowpack stores water during the winter months and releases it as it melts in the spring and summer to replenish rivers and reservoirs. However, those storms did not arrive during Water Year 2014, and relatively dry weather reduced the amount of snowpack in California's mountains. Each of that water year's five snow surveys – conducted near the first of the month from January through May – found a statewide snowpack water equivalent (WEQ) far below average for the dates of the surveys. On May 1, the snowpack's statewide average WEQ was only 4 inches, just 18 percent of the historical average on that date.

Snow scarcity has continued in Water Year 2015. The first manual survey of the season on December 30, 2014 found just 4 inches of WEQ at the Phillips station snow course 90 miles east of Sacramento. That was just 33 percent of the course's historical average of 12 inches at that site on December 30. Similarly, the statewide WEQ reading at the end of December was only about 50 percent of normal. The second manual survey conducted at the Phillips snow course on January 29 found even less snow – 2.3 inches of WEQ, which was 12 percent of the late-January historical average.

This snow scarcity has serious implications for California's drought, because much greater than average precipitation must fall as rain and snow for California to exit the drought. By the end of calendar year 2014, rainfall had indeed been above average in Northern California watersheds due to a series of early-December storms, including an atmospheric river – the so-called "Pineapple Express" – that produced considerable rainfall. But January was exceptionally dry throughout the state, with the northern two-thirds of the state receiving less than 25 percent of average rainfall. About half of that area recorded less than 5 percent of its normal precipitation.

Despite the December storms, the 8-station northern Sierra precipitation index had fallen to less than 90 percent of its historical average by late January. Precipitation at the five stations in the San Joaquin region was only 46 percent of normal by late January; similarly, the six stations in the Tulare Basin registered precipitation at only 49 percent of normal.

Collectively, California's water conditions are moving in the wrong direction for the state to exit the drought. DWR's state climatologist estimates that precipitation would have to be 150 percent of average for the entire water year that ends on September 30, 2015 for California to have a good chance at ending the drought this year.

Despite the poor precipitation record so far in Water Year 2015, Mother Nature may surprise us yet. About half of the years with dry first quarters in the historical record of northern Sierra precipitation caught up to average by the end of the water year. But as noted by DWR's climatologist, a normal precipitation year would not be enough to restore groundwater and surface reservoir storage and overcome low soil moisture. California needs an exceptionally wet year to be made whole. In the meantime, Californians are urged to continue their positive response to the Governor's call for conservation. It's as important in 2015 as it was last year.

Current Water Conditions

PRECIPITATION

SNOWPACK

OTHER ACTIONS

precipitation

Spatial CIMIS

Selected cities' precipitation

MEDIA CONTACTS:

Ted Thomas
Chief, Media & Public
Information
Work: (916) 653-9712
Cell: (916) 798-1701

Drought Media Outreach Materials

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Edmund G. Brown Jr.

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GOVERNOR BROWN DECLARES DROUGHT STATE OF EMERGENCY

1-17-2014

SAN FRANCISCO – With California facing water shortfalls in the driest year in recorded state history, Governor Edmund G. Brown Jr. today proclaimed a State of Emergency and directed state officials to take all necessary actions to prepare for these drought conditions.

"We can't make it rain, but we can be much better prepared for the terrible consequences that California's drought now threatens, including dramatically less water for our farms and communities and increased fires in both urban and rural areas," said Governor Brown. "I've declared this emergency and I'm calling all Californians to conserve water in every way possible."

In the State of Emergency declaration, Governor Brown directed state officials to assist farmers and communities that are economically impacted by dry conditions and to ensure the state can respond if Californians face drinking water shortages. The Governor also directed state agencies to use less water and hire more firefighters and initiated a greatly expanded water conservation public awareness campaign (details at saveourh2o.org).

In addition, the proclamation gives state water officials more flexibility to manage supply throughout California under drought conditions.

State water officials say that California's river and reservoirs are below their record lows. Manual and electronic readings record the snowpack's statewide water content at about 20 percent of normal average for this time of year.

The Governor's drought State of Emergency follows a series of actions the administration has taken to ensure that California is prepared for record dry conditions. In May 2013, Governor Brown issued an Executive Order to direct state water officials to expedite the review and processing of voluntary transfers of water and water rights. In December, the Governor formed a Drought Task Force to review expected water allocations, California's preparedness for water scarcity and whether conditions merit a drought declaration. Earlier this week, the Governor toured the Central Valley and spoke with growers and others impacted by California's record dry conditions.

Photo captions and the full text of the emergency proclamation are below:

1.) Governor Brown announces Drought State of Emergency with Natural Resources Agency Secretary John Laird, Department of Water Resources Director Mark Cowin, Water Resources Control Board Chair Felicia Marcus and Governor's Office of Emergency Services Director Mark Ghilarducci (left to right). Photo Credit: Justin Short, Office of the Governor.

2.) Governor Brown signs proclamation declaring Drought State of Emergency. From left to right: CAL FIRE Director Chief Ken Pimlott, Department of Food and Agriculture Secretary Karen Ross, Secretary Laird, Director Cowin, Chair Marcus and Director Ghilarducci. Photo Credit: Justin Short, Office of the Governor.

For high resolution copies of these photos, please contact Danella Debel, Office of the Governor at Danella.Debel@gov.ca.gov.

A PROCLAMATION OF A STATE OF EMERGENCY

WHEREAS the State of California is experiencing record dry conditions, with 2014 projected to become the driest year on record; and

WHEREAS the state's water supplies have dipped to alarming levels, indicated by: snowpack in California's mountains is approximately 20 percent of the normal average for this date; California's largest water reservoirs have very low water levels for this time of year; California's major river systems, including the Sacramento and San Joaquin rivers, have significantly reduced surface water flows; and groundwater levels throughout the state have dropped significantly; and

WHEREAS dry conditions and lack of precipitation present urgent problems: drinking water supplies are at risk in many California communities; fewer crops can be cultivated and farmers' long-term investments are put at risk; low-income communities heavily dependent on agricultural employment will suffer heightened unemployment and economic hardship; animals and plants that rely on California's rivers, including many species in danger of extinction, will be threatened; and the risk of wildfires across the state is greatly increased; and

WHEREAS extremely dry conditions have persisted since 2012 and may continue beyond this year and more regularly into the future, based on scientific projections regarding the impact of climate change on California's snowpack; and

WHEREAS the magnitude of the severe drought conditions presents threats beyond the control of the services, personnel, equipment and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

Latest News



Governor Brown Announces Appointments
03-25-2015



Governor Brown Issues Statement on Death of San Jose Police Officer 03-25-2015



Governor Brown Announces Appointments
03-24-2015



Governor Brown Issues Proclamation Declaring Tsunami Preparedness Week 03-23-2015



\$50 Million Awarded for Innovation in Higher Education 03-20-2015



Governor Brown Announces Appointments
03-20-2015



Governor Brown to Speak at Bay Area Employer Forum Tomorrow in Oakland 03-19-2015



Governor Brown, Legislative Leaders Announce \$1 Billion Emergency Drought Package 03-19-2015



UPDATED: Governor Brown, Legislative Leaders to Announce Emergency Drought Legislation Today 03-18-2015



Governor Brown Announces Appointments
03-18-2015

WHEREAS under the provisions of section 8558(b) of the California Government Code, I find that conditions of extreme peril to the safety of persons and property exist in California due to water shortage and drought conditions with which local authority is unable to cope.

NOW, THEREFORE, I, EDMUND G. BROWN JR., Governor of the State of California, in accordance with the authority vested in me by the state Constitution and statutes, including the California Emergency Services Act, and in particular, section 8625 of the California Government Code **HEREBY PROCLAIM A STATE OF EMERGENCY** to exist in the State of California due to current drought conditions.

IT IS HEREBY ORDERED THAT:

- 1.State agencies, led by the Department of Water Resources, will execute a statewide water conservation campaign to make all Californians aware of the drought and encourage personal actions to reduce water usage. This campaign will be built on the existing Save Our Water campaign (www.saveourh2o.org) and will coordinate with local water agencies. This campaign will call on Californians to reduce their water usage by 20 percent.
- 2.Local urban water suppliers and municipalities are called upon to implement their local water shortage contingency plans immediately in order to avoid or forestall outright restrictions that could become necessary later in the drought season. Local water agencies should also update their legally required urban and agricultural water management plans, which help plan for extended drought conditions. The Department of Water Resources will make the status of these updates publicly available.
- 3.State agencies, led by the Department of General Services, will immediately implement water use reduction plans for all state facilities. These plans will include immediate water conservation actions, and a moratorium will be placed on new, non-essential landscaping projects at state facilities and on state highways and roads.
- 4.The Department of Water Resources and the State Water Resources Control Board (Water Board) will expedite the processing of water transfers, as called for in Executive Order B-21-13. Voluntary water transfers from one water right holder to another enables water to flow where it is needed most.
- 5.The Water Board will immediately consider petitions requesting consolidation of the places of use of the State Water Project and Federal Central Valley Project, which would streamline water transfers and exchanges between water users within the areas of these two major water projects.
- 6.The Department of Water Resources and the Water Board will accelerate funding for water supply enhancement projects that can break ground this year and will explore if any existing unspent funds can be repurposed to enable near-term water conservation projects.
- 7.The Water Board will put water right holders throughout the state on notice that they may be directed to cease or reduce water diversions based on water shortages.
- 8.The Water Board will consider modifying requirements for reservoir releases or diversion limitations, where existing requirements were established to implement a water quality control plan. These changes would enable water to be conserved upstream later in the year to protect cold water pools for salmon and steelhead, maintain water supply, and improve water quality.
- 9.The Department of Water Resources and the Water Board will take actions necessary to make water immediately available, and, for purposes of carrying out directives 5 and 8, Water Code section 13247 and Division 13 (commencing with section 21000) of the Public Resources Code and regulations adopted pursuant to that Division are suspended on the basis that strict compliance with them will prevent, hinder, or delay the mitigation of the effects of the emergency. Department of Water Resources and the Water Board shall maintain on their websites a list of the activities or approvals for which these provisions are suspended.
10. The state's Drinking Water Program will work with local agencies to identify communities that may run out of drinking water, and will provide technical and financial assistance to help these communities address drinking water shortages. It will also identify emergency interconnections that exist among the state's public water systems that can help these threatened communities.
- 11.The Department of Water Resources will evaluate changing groundwater levels, land subsidence, and agricultural land following as the drought persists and will provide a public update by April 30 that identifies groundwater basins with water shortages and details gaps in groundwater monitoring.
- 12.The Department of Water Resources will work with counties to help ensure that well drillers submit required groundwater well logs for newly constructed and deepened wells in a timely manner and the Office of Emergency Services will work with local authorities to enable early notice of areas experiencing problems with residential groundwater sources.
- 13.The California Department of Food and Agriculture will launch a one-stop website (www.cdfa.ca.gov/drought) that provides timely updates on the drought and connects farmers to state and federal programs that they can access during the drought.
- 14.The Department of Fish and Wildlife will evaluate and manage the changing impacts of drought on threatened and endangered species and species of special concern, and develop contingency plans for state Wildlife Areas and Ecological Reserves to manage reduced water resources in the public interest.
15. The Department of Fish and Wildlife will work with the Fish and Game Commission, using the best available science, to determine whether restricting fishing in certain areas will become necessary and prudent as drought conditions persist.
- 16.The Department of Water Resources will take necessary actions to protect water quality and water supply in the Delta, including installation of temporary barriers or temporary water supply connections as needed, and will coordinate with the Department of Fish and Wildlife to minimize impacts to affected aquatic species.
- 17.The Department of Water Resources will refine its seasonal climate forecasting and drought prediction by advancing new methodologies piloted in 2013.

18. The California Department of Forestry and Fire Protection will hire additional seasonal firefighters to suppress wildfires and take other needed actions to protect public safety during this time of elevated fire risk.

19. The state's Drought Task Force will immediately develop a plan that can be executed as needed to provide emergency food supplies, financial assistance, and unemployment services in communities that suffer high levels of unemployment from the drought.

20. The Drought Task Force will monitor drought impacts on a daily basis and will advise me of subsequent actions that should be taken if drought conditions worsen.

I FURTHER DIRECT that as soon as hereafter possible, this Proclamation be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Proclamation.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 17th day of January, 2014.

EDMUND G. BROWN JR.,
Governor of California

ATTEST:

DEBRA BOWEN,
Secretary of State

###

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City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-B.

TO: Paul L. Talbot, City Manager
FROM: Ron Bow, Director of Public Works / Assistant City Manager
SUBJECT: Emergency repairs to the sink hole and water main and sewer pipe located at 128 N. Garfield

Recommendations: It is recommended that the City Council:

- (1) Adopt Resolution no. ____ finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050;
- (2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with Doty Brothers;
- (3) Authorize the City Manager, or designee, to accept the repairs completed by Doty Brothers and make final payment to Doty Brothers based on the final accounting of the repair work estimated at \$60,000; and
- (4) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On March 23, 2015, the Water Division responded to a water leak at 128 N. Garfield. Upon digging up the leak and repairing the water service, a sink hole was discovered. Street Maintenance and Engineering Staff responded and determined that the sink hole, sewer mainline and lateral pipe needed to be repaired to prevent further undermining of the roadway. Staff is requesting that City Council accept the repairs and make final payment to Doty Brothers based on the final accounting of the repair work estimated at \$60,000. Attached is the City Manager's administrative declaration of emergency.

BACKGROUND:

The City's aging infrastructure may be reason for a sink hole to develop at 128 N. Garfield Avenue which caused significant damage to the sewer lateral and main included in the roadway.

An immediate response was necessary to avoid additional damage to other parts of the sewer main and roadway. Doty Brothers, a highly experienced contractor in this line of work, has completed similar repairs and projects within the City in the past and was contacted to perform the repairs.

The scope and cost of the repairs were not known before Doty Brothers was contacted. However, Doty Brothers performed the work in a timely manner, repairing the sewer mainline and lateral, backfilling the sink hole, and restoring the roadway pavement.

Ordinarily, the Public Contracts Code ("PCC") requires formal bidding for all public works projects. PCC § 20168, however, allows the City Council to adopt a resolution by four-fifths vote "declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health or property." Pursuant to this section and PCC § 22050, the City Council may by-pass bidding requirements ordinarily required under the PCC. An "emergency" is defined as "a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services."

Here, there was an imminent danger to public health and safety for several reasons including, without limitation: (1) the potential collapse and undermining of the roadway resulting in possible personal injuries and property damage; (2) the influx of sewage and/or water into the street and/or adjacent properties which, without immediate repairs, would have caused more extensive property damage; and (3) the potential for additional threats to public health through water infiltration, toxic substances, etc.

Adopting the proposed resolution will ratify the emergency; authorize staff to execute the appropriate contract with Doty Brothers; and ensure that Doty Brothers will be properly compensated for its emergency response and repair.

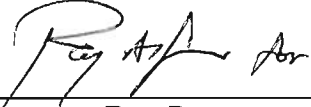
FISCAL IMPACT:

Staff is requesting payment to Doty Brothers based on the final accounting of the repair work estimated at \$60,000. Funds are available in the current budget from the Sewer funds to cover the cost of the work.

CEQA

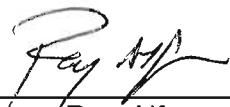
The project is exempt from review under the California Environmental Quality (Public Resources Code § 21000, *et seq.* ("CEQA")) and CEQA Guidelines (14 Cal. Code of Regs. § 15000, *et seq.*) § 15269(b) because the emergency purchase and related work is necessary to maintain service essential to the public, health and welfare.

Respectfully submitted by:



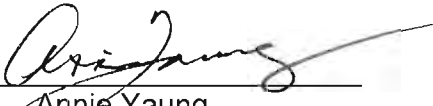
Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



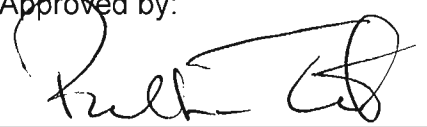
Rey Alfonso
Assistant City Engineer

Approved by:



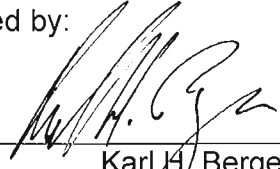
Annie Young
Controller

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
City Attorney

Attachments:

1. Declaration of Emergency
2. Draft Resolution

ATTACHMENT 1

Declaration of Emergency



CITY OF MONTEREY PARK

City Manager's Office

DECLARATION OF EMERGENCY

The City Manager finds:

That conditions of extreme peril to the safety of persons and property have arisen within the City of Monterey Park, as a result of a sink hole and damaged water and sewer line and roadway at 128 N Garfield Avenue commencing on or about March 23, 2015 at 6:00 a.m.

These conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency.

Accordingly, pursuant to Monterey Park Municipal Code § 2.52.060(a)(1), a local emergency is proclaimed to exist within the City of Monterey Park. This action will be taken to the City Council for conformation within seven days.

A handwritten signature in black ink, appearing to read "Paul Talbot", is written over a horizontal line.

Paul Talbot, City Manager

MARCH 24, 2015 9:00 am
Date/Time

ATTACHMENT 2

Draft Resolution

RESOLUTION NO. _____

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE ("MPMC") CHAPTER 2.52 AND FINDING THAT THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS AN EMERGENCY REPAIR.

The City Council does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. Pursuant to Public Contracts Code ("PCC") § 20168, the City Council may, upon a four-fifths vote, declare that public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property because of an emergency.
- B. In accordance with PCC §§ 20168 and 22050, the City Council may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.
- C. Conditions of extreme peril to the safety of persons and property have arisen as a result of a sink hole, water and sewer and roadway damage at 128 N. Garfield Avenue. A copy of the City Manager's administrative declaration of emergency is attached as Exhibit "A," and incorporated by reference.
- D. Based upon the City Manager's declaration of emergency, the City Council finds that there is an imminent threat to public health and safety that requires immediate action.
- E. In compliance with applicable law, and to protect public, health, safety and welfare, the City Manager took immediate emergency action to repair structural defects to the sewer mainline, lateral pipe and roadway in accordance with Monterey Park Municipal Code ("MPMC") Chapter 2.52 and has reported his actions to the City Council.
- F. The threat of wastewater discharge from the wastewater main and lateral, constitutes a sudden, unexpected occurrence that posed a clear and imminent danger to the City property, its citizens, and employees. This threat required immediate action to prevent or mitigate the loss or impairment of essential public services.

Resolution No. _____
Page 1 of 3

- G. Under such emergency conditions, the City Council finds that the delay resulting from public bidding would have imperiled essential public services.
- H. The project is exempt from review under the California Environmental Quality Act of 1970, as amended, Public Resources Code section 21000 *et seq.* ("CEQA") pursuant to Section 15269, subdivision (a) of the CEQA Guidelines because the fallen debris-related emergency repair to this public facility is necessary to maintain service essential to the public, health and welfare.

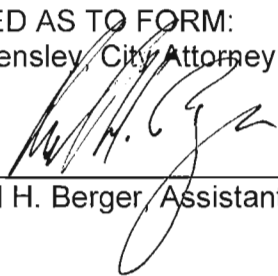
SECTION 2: In light of the emergency described above, the City Council ratifies the actions of the City Manager to take all steps necessary to protect public health, safety and welfare including, without limitation, awarding contracts in accordance with PCC § 22050 and MPMC Chapter 2.52.

SECTION 3: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

PASSED AND ADOPTED this __ day of April, 2015.

Hans Liang, Mayor

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Karl H. Berger, Assistant City Attorney

Resolution No. _____
Page 2 of 3

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, DO HEREBY CERTIFY that the whole number of members of the City Council of the said City is five; that the foregoing resolution, being RESOLUTION NO. _____ was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council held on the _____ day of _____, 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTION:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of _____, 2015.

Vincent D. Chang, City Clerk
Of the City of Monterey Park,
California
(SEAL)

Resolution No. _____
Page 3 of 3

Exhibit A

Declaration of Emergency



CITY OF MONTEREY PARK

City Manager's Office

DECLARATION OF EMERGENCY

The City Manager finds:

That conditions of extreme peril to the safety of persons and property have arisen within the City of Monterey Park, as a result of a sink hole and damaged water and sewer line and roadway at 128 N Garfield Avenue commencing on or about March 23, 2015 at 6:00 a.m.

These conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency.

Accordingly, pursuant to Monterey Park Municipal Code § 2.52.060(a)(1), a local emergency is proclaimed to exist within the City of Monterey Park. This action will be taken to the City Council for conformation within seven days.

A handwritten signature in black ink, appearing to read "Paul Talbot", is written over a horizontal line.

Paul Talbot, City Manager

MARCH 24, 2015 9:00 am
Date/Time



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-C.

TO: Paul L. Talbot, City Manager
FROM: Ron Bow, Director of Public Works / Assistant City Manager
SUBJECT: Emergency repairs to water main and roadway on El Repetto Drive between Atlantic Boulevard and Loma Verde Street

Recommendations: It is recommended that the City Council:

- (1) Adopt Resolution no. ____ finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050;
- (2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with All American Asphalt;
- (3) Authorize the City Manager, or designee, to accept the repairs completed by All American Asphalt and make final payment to All American Asphalt based on the final accounting of the repair work estimated at \$ 125,000;
- (4) Appropriate \$125,000 from the Water Operation Fund; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On March 25, 2015, the Water Division responded to a water main break on El Repetto Drive between Atlantic Boulevard and Loma Verde Street. Crews from the Water Division initiated water main repairs and service was restored that evening. Subsequent damage to the roadway required immediate attention. All American Asphalt, the contractor currently working on the City's project at La Loma Park parking lot was called in to complete the emergency roadway repairs

Staff is requesting that City Council accept the repairs and make final payment to All American Asphalt based on the final accounting of the repair work estimated at \$125,000. Attached is the City Manager's administrative declaration of emergency.

BACKGROUND:

The City's Water Division responded to a water main break on El Repetto Drive between Atlantic Boulevard and Loma Verde Street at approximately 6:00 a.m. on March 25, 2015. City crews repaired the main line and restored water that evening. The Street and Parks Division performed clean up of mud and debris deposited in the neighboring streets.

Significant damage to the roadway occurred and an immediate response was necessary to repair and reopen the roadway. All American Asphalt, the contractor currently working on the City's project at La Loma Park, has been called on to repair the damaged portion of asphalt roadway. All American Asphalt, a highly experienced contractor that has completed street paving projects within the City in the past, was contacted to perform the repairs.

The scope and cost of the repairs were not known before All American Asphalt was contacted. However, All American Asphalt performed the work in a timely manner, restoring the underlying roadway base material and constructing a new asphalt roadway surface.

Ordinarily, the Public Contracts Code ("PCC") requires formal bidding for all public works projects. PCC § 20168, however, allows the City Council to adopt a resolution by four-fifths vote "declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health or property." Pursuant to this section and PCC § 22050, the City Council may by-pass bidding requirements ordinarily required under the PCC. An "emergency" is defined as "a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services."

Here, there was an imminent danger to public health and safety for several reasons including, without limitation: (1) the potential collapse and undermining of the roadway resulting in possible personal injuries and property damage; (2) the influx of water into the street and/or adjacent properties which, without immediate repairs, would have caused more extensive property damage; and (3) the potential for additional threats to public health through water infiltration, etc.

Adopting the proposed resolution will ratify the emergency; authorize staff to execute the appropriate contract with All American Asphalt; and ensure that All American Asphalt will be properly compensated for its emergency response and repair.

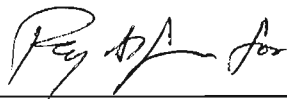
FISCAL IMPACT:

Staff is requesting payment to All American Asphalt based on the final accounting of the repair work estimated at \$125,000. Staff is requesting a budget amendment from Water Operation Fund for the emergency repairs.

CEQA:

The project is exempt from review under the California Environmental Quality (Public Resources Code § 21000, *et seq.* ("CEQA")) and CEQA Guidelines (14 Cal. Code of Regs. § 15000, *et seq.*) § 15269(b) because the emergency purchase and related work is necessary to maintain service essential to the public, health and welfare.

Respectfully submitted by:



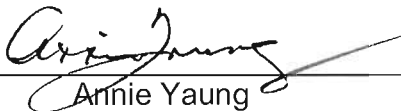
Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



Rey Alfonso
Assistant City Engineer

Approved by:



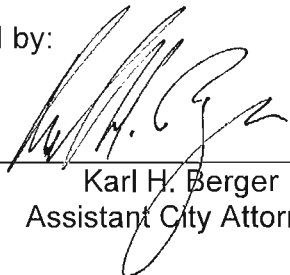
Annie Yaung
Controller

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

1. Declaration of Emergency
2. Draft Resolution

ATTACHMENT 1

Declaration of Emergency



CITY OF MONTEREY PARK

City Manager's Office

DECLARATION OF EMERGENCY

The City Manager finds:

That conditions of extreme peril to the safety of persons and property have arisen within the City of Monterey Park, as a result of a water main break and damage to the roadway on El Repetto Drive between Atlantic Boulevard and Loma Verde Street commencing on or about March 25, 2015 at 6:00 a.m.

These conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency.

Accordingly, pursuant to Monterey Park Municipal Code § 2.52.060(a)(1), a local emergency is proclaimed to exist within the City of Monterey Park. This action will be taken to the City Council for conformation within seven days.

A handwritten signature in black ink, appearing to read "Paul Talbot", is written over a horizontal line.

Paul Talbot, City Manager

March 25, 2015 8:00 A.M.

Date/Time

ATTACHMENT 2

Draft Resolution

RESOLUTION NO. _____

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE CHAPTER 2.52 AND FINDING THAT THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS AN EMERGENCY REPAIR.

The City Council does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. Pursuant to Public Contracts Code ("PCC") § 20168, the City Council may, upon a four-fifths vote, declare that public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property because of an emergency.
- B. In accordance with PCC §§ 20168 and 22050, the City Council may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.
- C. Conditions of extreme peril to the safety of persons and property have arisen as a result of a water main break and damage to roadway on El Repetto Drive between Atlantic Boulevard and Loma Verde Street. A copy of the City Manager's administrative declaration of emergency is attached as Exhibit "A," and incorporated by reference.
- D. Based upon the City Manager's declaration of emergency, the City Council finds that there is an imminent threat to public health and safety that requires immediate action.
- E. In compliance with applicable law, and to protect public, health, safety and welfare, the City Manager took immediate emergency action to repair structural defects to the water main and roadway in accordance with Monterey Park Municipal Code ("MPMC") Chapter 2.52 and has reported his actions to the City Council.
- F. The threat of wastewater discharge from the wastewater main and lateral, constitutes a sudden, unexpected occurrence that posed a clear and imminent danger to the City property, its citizens, and employees. This threat required immediate action to prevent or mitigate the loss or impairment of essential public services.

Resolution No. _____

Page 1 of 3

- G. Under such emergency conditions, the City Council finds that the delay resulting from public bidding would have imperiled essential public services.
- H. The project is exempt from review under the California Environmental Quality (Public Resources Code § 21000, *et seq.* ("CEQA")) and CEQA Guidelines (14 Cal. Code of Regs. § 15000, *et seq.*) § 15269(b) because the emergency purchase and related work is necessary to maintain service essential to the public, health and welfare.

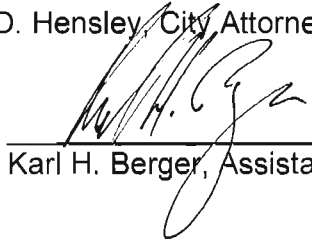
SECTION 2: In light of the emergency described above, the City Council ratifies the actions of the City Manager to take all steps necessary to protect public health, safety and welfare including, without limitation, awarding contracts in accordance with PCC § 22050 and MPMC Chapter 2.52.

SECTION 3: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

PASSED AND ADOPTED this ___ day of April, 2015.

Hans Liang, Mayor

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Karl H. Berger, Assistant City Attorney

Resolution No. _____
Page 2 of 3

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, DO HEREBY CERTIFY that the whole number of members of the City Council of the said City is five; that the foregoing resolution, being RESOLUTION NO. _____ was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council held on the _____ day of _____, 2015, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTION:

NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of _____, 2015.

Vincent D. Chang, City Clerk
Of the City of Monterey Park,
California
(SEAL)

Resolution No. _____
Page 3 of 3

Exhibit A

Declaration of Emergency



CITY OF MONTEREY PARK

City Manager's Office

DECLARATION OF EMERGENCY

The City Manager finds:

That conditions of extreme peril to the safety of persons and property have arisen within the City of Monterey Park, as a result of a water main break and damage to the roadway on El Repetto Drive between Atlantic Boulevard and Loma Verde Street commencing on or about March 25, 2015 at 6:00 a.m.

These conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency.

Accordingly, pursuant to Monterey Park Municipal Code § 2.52.060(a)(1), a local emergency is proclaimed to exist within the City of Monterey Park. This action will be taken to the City Council for conformation within seven days.

A handwritten signature in black ink, appearing to read "Paul Talbot", is written over a horizontal line.

Paul Talbot, City Manager

March 25, 2015 8:00 A.M.

Date/Time



City Council Staff Report

DATE: April 1, 2015

AGENDA ITEM NO: **New Business**
Agenda Item 6-D.

TO: The Honorable Mayor and City Council
FROM: Paul Talbot, City Manager
SUBJECT: Moratorium on "Vaping Stores"

RECOMMENDATION:

It is recommended that the City Council consider:

1. Whether to adopt an urgency ordinance upon a 4/5 vote to temporarily prohibit the City from issuing permits to allow the construction or operation of "vaping stores" as defined in the draft ordinance; and
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On October 1, 2014, the City Council adopted an urgency ordinance temporarily prohibiting the City from issuing permits for the construction or operation of "vaping stores." A copy of the October 1st staff report and urgency ordinance are attached for reference.

As noted in the October staff report and urgency ordinance, the City Council is concerned that Monterey Park would receive an influx of vaping stores because neighboring jurisdictions adopted their own moratoria regarding this land use. In particular, the City Council was concerned that the Monterey Park Municipal Code ("MPMC") did not adequately regulate vaping and electronic cigarette sales. The City Council believed that without additional regulation, public health and safety would be adversely affected by the use of electronic cigarettes.

Given the City Council's expressed interest in this matter, staff is presenting a new interim ordinance for City Council consideration. If adopted by a 4/5 vote, the interim ordinance would be effective for 45 days; the City Council could extend the effective date for an additional 22 months and 15 days. The maximum length of time that a moratorium can be in effect is three years.

BACKGROUND:

The October staff report outlines the City Council's concerns regarding vaping stores. In sum, neither state nor federal regulations exist that govern electronic cigarettes or vaping stores. Accordingly, the City Council found that it was in the public interest for it to adopt local regulations.

More recently, on January 28, 2015, the California Department of Health issued a Health Advisory which informs "health care professionals of the public health risks posed by the marketing, sale and use of electronic cigarettes (e-cigarettes) especially to children and young people." As reported in the Los Angeles Times, "state health officials ... called for tighter regulation of the devices and announced an educational campaign to combat their use." Copies of the Los Angeles Times article, the Health Advisory, the new report on E-Cigarettes, and additional materials referenced within the findings of the interim ordinance are posted on the City's website. These were too voluminous to be included with this item, but are nevertheless part of the administrative record.

Developing appropriate regulations for City Council consideration will take additional time. Complying with legal requirements including, without limitation, environmental review and Planning Commission consideration, will also require more time for properly vetting any proposed regulations. Staff anticipates that the matter could be brought to the City Council in the summer of 2015.

If adopted by a 4/5 vote of the City Council, the interim ordinance would impose a temporary moratorium on issuing permits for vaping stores in the manner described in the attached October staff report.

FISCAL IMPACT:

There is a de minimis fiscal impact to the General Fund for publication costs.

Respectfully submitted,

By:



Michael Huntley
Director of Community and
Economic Development

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachment(s)

Draft Ordinance
October 2014 staff report with attachments

ORDINANCE NO. _____

**AN INTERIM ORDINANCE PROHIBITING PERMITS FOR
CONSTRUCTION OR PLACEMENT OF VAPING STORES WITHIN
THE CITY'S JURISDICTION TO CONSIDER AMENDING THE
MONTEREY PARK MUNICIPAL CODE.**

The City Council for the City of Monterey Park does ordain as follows:

SECTION 1: This Ordinance is adopted pursuant to Government Code §§ 36937, 65858, and other applicable laws.

SECTION 2: *Findings.* The City Council finds, determines and declares as follows:

- A. The City can adopt and enforce all laws and regulations not in conflict with the general laws and the City holds all rights and powers established by California law.
- B. Electronic cigarettes, as defined by the Monterey Park Municipal Code ("MPMC") and California law, are currently being considered for regulation by the State of California and the United States Food and Drug Administration (FDA).
- C. Various studies have demonstrated that electronic cigarettes contain carcinogens, vary in nicotine content, and can be used for various controlled substances besides nicotine including, without limitation, cannabis.
- D. In addition to those studies identified by the FDA at www.federalregister.gov/a/2014-09491, and as set forth in the entire administrative record, the City Council takes specific notice of the following studies that are contained within the record:
 1. Corey, Wang, et al., *Notes From the Field: Electronic Cigarette Use Among Middle and High School Students—United States, 2011-2012* (2013) Morbidity and Mortality Weekly Report, 62(35):729-730;
 2. Rogers, Feighery, et al., *Current Practices in Enforcement of California Laws Regarding Youth Access to Tobacco Products and Exposure to Secondhand Smoke* (2007) Survey Report — June 2007, Technical Assistance Legal Center, California Department of Public Health, Tobacco Control; and

3. *Regulating Toxic Vapor, A Policy Guide to Electronic Smoking Devices* (2014) ChangeLab Solutions;
- E. The FDA asserts that electronic cigarettes should be regulated as drug delivery devices.
- F. Most recently, on January 28, 2015, the California Department of Public Health issued a new report ("State Health Officer's Report on E-Cigarettes: A Community Health Threat") regarding E-Cigarettes advising as follows:
4. E-cigarettes contain nicotine and other harmful chemicals, and the nicotine in them is as addictive as the nicotine in cigarettes;
 5. Avoid the use of e-cigarettes and keep them away from children of all ages;
 6. E-cigarette use among young adults, ages 18 – 29, increased from 2.3 percent in 2012 to 7.6 percent in 2013;
 7. Young adults in California are three times more likely to use e-cigarettes than those 30 and older;
 8. In 2014, teen use of e-cigarettes nationally surpassed the use of traditional cigarettes, with more than twice as many 8th and 10th graders reporting using e-cigarettes more than traditional cigarettes. Among 12th graders, 17 percent reported currently using e-cigarettes vs. 14 percent using traditional cigarettes;
 9. There has been a spike in calls to the California poison control centers related to exposures to nicotine-containing e-liquids and accidental e-cigarette poisonings – from 19 in 2012 to 243 in 2014. More than 60 percent of all those e-cigarette related calls involve children 5 years and under;
 10. Exposure to nicotine during adolescence can harm brain development;
 11. E-cigarettes do not emit a harmless water vapor, but an aerosol that has been found to contain at least 10 chemicals that are on California's Proposition 65 list of chemicals known to cause cancer, birth defects or other reproductive harm;

12. E-cigarettes are not FDA-approved cessation aids;
 13. Between 2011 and 2013, e-cigarette advertising jumped more than 1,200 percent and used marketing tactics to appeal to youth. Those tactics include the use of cartoon characters which is prohibited in traditional cigarette advertising.
- G. Based upon reports from the FDA and the State of California, there are no objective scientific reports demonstrating that electronic cigarettes can help smokers to quit smoking.
 - H. While the City Council previously amended the MPMC to help regulate electronic cigarettes, the City anticipates receiving applications for placing "Vaping Stores" (as defined below) within the City's jurisdiction based upon the decision by neighboring jurisdictions to adopt interim land use regulations affecting electronic cigarettes.
 - I. The provisions of the MPMC that may regulate the construction and placement of Vaping Stores in the City are inadequate and need review, study, and revision. The current provisions also fail to fully take into account the impacts related to the location and manner of construction of Vaping Stores, and the related public health, safety, and welfare concerns.
 - J. Additionally, the City Council has concerns about the construction and installation of Vaping Stores and the impacts they may have on parking, surrounding uses, and the community.
 - K. The City Council further desires to evaluate and enhance the public works and aesthetic standards regarding such facilities, if necessary.
 - L. Without the enactment of this Ordinance, multiple applicants could receive entitlements that would allow the installation of Vaping Stores that pose a threat to the public health, safety, and welfare.
 - M. The City Council determines that the MPMC requires updating to protect the public against health, safety, and welfare dangers caused by multiple applicants each constructing separate Vaping Stores. The City needs additional time to prepare, evaluate and adopt reasonable regulations regarding the placement and construction of Vaping Stores and to ensure such regulations are applied in a nondiscriminatory manner.

- N. In order to prevent frustration of these studies and the implementation of new regulations, the public interest, health, safety, and welfare require enactment of this Ordinance. The absence of this Ordinance would impair the orderly and effective implementation of contemplated MPMC amendments, and any further authorization of these uses within the City during the period of the moratorium may be in conflict with or may frustrate the contemplated updates and revisions of the MPMC.
- O. Based on the foregoing, the City finds that that this Ordinance is necessary in order to protect the City from the potential effects and impacts of uncoordinated and conflicting construction of Vaping Stores in the City, potential increases in crime, fire hazards, multiple obstructions of traffic and commerce on City streets, impacts on parking availability in the business areas of the City, the aesthetic impacts to the City, and other similar or related effects on property values and the quality of life in the City's neighborhoods.
- P. The City Council further finds that this moratorium is a matter of local and City-wide importance and is not directed towards any particular business that currently seeks to construct a Vaping Store.
- Q. The City Council finds that this Ordinance is authorized by the City's police powers. The City Council further finds that the length of the moratorium imposed by this Ordinance will not in any way deprive any person of rights granted by state or federal laws, because the moratorium is short in duration and essential to protect the public health, safety and welfare.

SECTION 3: Environmental Assessment. Adoption of this Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely

impact the environment and is therefore exempt from the provisions of CEQA.

SECTION 4: *Interim regulations.* The following provisions are adopted as interim requirements for issuing permits pursuant to the MPMC for construction or operation of Vaping Stores, and any construction or operation in the City in conflict with these provisions is expressly prohibited:

- A. **Restricted Activities.** For a period of forty-five (45) days after adoption of this Ordinance, the City will not issue a permit or land use entitlement to any person for constructing, placing, or operating new Vaping Stores within the City's jurisdiction. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City staff, including City boards and commissions, are directed to refrain from accepting or processing any application for any land use entitlement, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating Vaping Stores within the City's jurisdiction, and to refrain from issuing any land use entitlement for any pending applications already received. These prohibitions will remain effective for forty-five (45) days following adoption of this Ordinance.
- B. **Definitions.** In addition to the definitions contained in the MPMC, the following words and phrases will, for the purposes of this Ordinance, be defined as follows, unless it is clearly apparent from the context that another meaning is intended. Should any of the definitions be in conflict with the current provisions of the MPMC, the following definitions will prevail:
 - 1. "Electronic Cigarette" has the same meaning as set forth in Health and Safety Code § 119405 and similar devices intended to emulate smoking, which permit a person to inhale vapors or mists that may or may not include nicotine.
 - 2. "Vaping Retailer" means any person that operates a store, stand, concession, or other place at which sales, or other exchanges for value, of electronic cigarettes are made to purchasers for consumption or use.
 - 3. "Vaping Store" means a vaping retailer that devotes at least ten percent (10%) of the floor area of its business to the use, display and sale of electronic cigarettes.

SECTION 5: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that

the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 10: *Report.* Pursuant to Government Code § 65858, the City Manager, or designee, must prepare a report for City Council consideration describing the measures taken to address the conditions which led to adoption of this Ordinance. This report must be provided to the City Council so that it may be considered and issued not later than 10 days before this Ordinance expires.

SECTION 11: *Effective Date.* This Ordinance will become effective immediately upon adoption pursuant to Government Code §§ 36937 and 65858 for the immediate preservation of the public peace, health, safety, and welfare. Pursuant to those statutes this Ordinance is adopted by a four-fifths vote.

SECTION 12: *Expiration Date.* After adoption, this Ordinance will be repealed by operation of law on May 16, 2015, unless a subsequent ordinance is adopted by the City Council that extends this date.

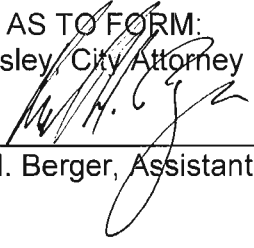
PASSED AND ADOPTED this ____ day of _____, 2015.

Hans Liang, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: October 1, 2014

AGENDA ITEM NO: New Business
Agenda Item 6-B.

TO: The Honorable Mayor and City Council

FROM: Paul Talbot, City Manager

SUBJECT: Moratorium on "Vaping Stores"

RECOMMENDATION:

It is recommended that the City Council consider:

1. Whether to adopt an urgency ordinance upon a 4/5 vote to temporarily prohibit the City from issuing permits to allow the construction or operation of "vaping stores" as defined in the draft ordinance; or
2. Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

At its meeting of September 17, 2014, the City Council requested that the City Attorney's office draft an ordinance that, if adopted, would temporarily prohibit the City from issuing permits for the construction or operation of "vaping stores." The City Council was concerned that Monterey Park would receive an influx of vaping stores because neighboring jurisdictions adopted their own moratoria regarding this land use. In particular, the City Council was concerned that the Monterey Park Municipal Code ("MPMC") did not adequately regulate vaping and electronic cigarette sales. The City Council believed that without additional regulation, public health and safety would be adversely affected by the use of electronic cigarettes.

BACKGROUND:

In September, the City Council adopted Ordinance No. 2112 which amended the MPMC to add electronic cigarettes and vaping into the City's regulation of tobacco retailers and outdoor smoking (respectively). As expressed by Councilmembers on September 17th, however, the City may wish to consider taking additional steps to protect public health and safety.

Neither the federal nor the state governments have adopted any substantive regulations affecting the manufacture, sale or use of electronic cigarettes. Yet, the sale and use of such devices have resulted in both literal and figurative explosions in the marketplace. News reports from Colorado – which legalized the use of marijuana in 2012 – suggest that availability of electronic cigarettes contribute to the increased use of concentrated

marijuana products including butane hash oil (or “BHO”). An unexpected secondary effect of such use is a spike in the number of residential fires resulting from butane explosions caused by manufacturing BHO. These, and other similar reports, suggest that – absent leadership from the federal or state governments – the City should consider adopting regulations that will protect its residents from the primary and secondary effects of electronic cigarette sales and use.

Additionally, Councilmembers noted that neighboring cities (such as Alhambra) recently adopted temporary prohibitions on the operation of vaping stores. Accordingly, unless the City Council took similar action, there is the possibility that the City could experience an influx of applications to operate vaping stores since the prohibitions in surrounding jurisdictions would push interested persons into the City of Monterey Park. A review of the MPMC shows that it does not regulate vaping stores.

The draft ordinance would, if adopted by a 4/5 vote of the City Council, impose a temporary moratorium on issuing permits for vaping stores. As defined by the draft ordinance, a vaping store is “a vaping retailer that devotes a regular and substantial portion of its business to the display and sale of electronic cigarettes”; a “vaping retailer” is “any person that operates a store, stand, concession, or other place at which sales, or other exchanges for value, of electronic cigarettes are made to purchasers for consumption or use.”

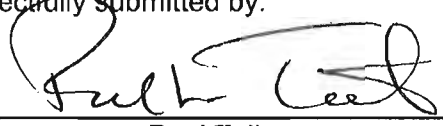
A moratorium can be adopted through an interim urgency ordinance under Government Code § 65858. If adopted as an urgency ordinance, the moratorium would be immediately effective for 45 days after the ordinance was adopted, but could be extended before its expiration for 10 months and fifteen days. The ordinance may again be extended for another year (totaling a possible 2 year moratorium period). Such extensions require a four-fifths vote and public notice must be published and posted at least 10 days before a public hearing pursuant to Government Code §§ 6061 and 65090. Ten days before the initial 45 day period, or any extended time period, the City Council must issue a written report describing the measures taken to alleviate the condition which led to the adoption of the ordinance.

To adopt the draft ordinance immediately will require the Council to find that there is an immediate threat to public safety, health, or welfare and that adoption of the ordinance is required in order to protect the public.

FISCAL IMPACT:

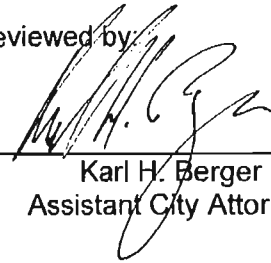
There is a de minimis fiscal impact to the General Fund for publication costs.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read "Paul Talbot", written over a horizontal line.

Paul Talbot
City Manager

Reviewed by:

A handwritten signature in black ink, appearing to read "Karl H. Berger", written over a horizontal line.

Karl H. Berger
Assistant City Attorney

ORDINANCE NO. _____

**AN ORDINANCE PROHIBITING PERMITS FOR
CONSTRUCTION OR PLACEMENT OF VAPING STORES
WITHIN THE CITY'S JURISDICTION TO CONSIDER AMENDING
THE MONTEREY PARK MUNICIPAL CODE.**

The Council of the city of Monterey Park does ordain as follows:

SECTION 1: This Ordinance is adopted pursuant to Government Code §§ 36937, 65858, and other applicable laws.

SECTION 2: *Findings.* The City Council finds, determines and declares as follows:

- A. The City can adopt and enforce all laws and regulations not in conflict with the general laws and the City holds all rights and powers established by California law.
- B. Electronic cigarettes, as defined by the Monterey Park Municipal Code ("MPMC") and California law, are currently being considered for regulation by the State of California and the United States Food and Drug Administration (FDA).
- C. Various studies have demonstrated that electronic cigarettes contain carcinogens, vary in nicotine content, and can be used for various controlled substances besides nicotine including, without limitation, cannabis.
- D. In addition to those studies identified by the FDA at www.federalregister.gov/a/2014-09491, and as set forth in the entire administrative record, the City Council takes specific notice of the following studies that are contained within the record:
 1. Corey, Wang, et al., *Notes From the Field: Electronic Cigarette Use Among Middle and High School Students—United States, 2011-2012* (2013) Morbidity and Mortality Weekly Report, 62(35):729-730;
 2. Rogers, Feighery, et al., *Current Practices in Enforcement of California Laws Regarding Youth Access to Tobacco Products and Exposure to Secondhand Smoke* (2007) Survey Report — June 2007, Technical Assistance Legal Center, California Department of Public Health, Tobacco Control; and

3. *Regulating Toxic Vapor, A Policy Guide to Electronic Smoking Devices* (2014) ChangeLab Solutions;

- E. The FDA asserts that electronic cigarettes should be regulated as drug delivery devices.
- F. Based upon reports from the FDA and the State of California, there are no objective scientific reports demonstrating that electronic cigarettes can help smokers to quit smoking.
- G. While the City Council previously amended the MPMC to help regulate electronic cigarettes, the City anticipates receiving applications for placing "Vaping Stores" (as defined below) within the City's jurisdiction based upon the decision by neighboring jurisdictions to adopt interim land use regulations affecting electronic cigarettes.
- H. The provisions of the MPMC that may regulate the construction and placement of Vaping Stores in the City are inadequate and need review, study, and revision. The current provisions also fail to fully take into account the impacts related to the location and manner of construction of Vaping Stores, and the related public health, safety, and welfare concerns.
- I. Additionally, the City Council has concerns about the construction and installation of Vaping Stores and the impacts they may have on parking, surrounding uses, and the community.
- J. The City Council further desires to evaluate and enhance the public works and aesthetic standards regarding such facilities, if necessary.
- K. Without the enactment of this Ordinance, multiple applicants could receive entitlements that would allow the installation of Vaping Stores that pose a threat to the public health, safety, and welfare.
- L. The City Council determines that the MPMC requires updating to protect the public against health, safety, and welfare dangers caused by multiple applicants each constructing separate Vaping Stores. The City needs additional time to prepare, evaluate and adopt reasonable regulations regarding the placement and construction of Vaping Stores and to ensure such regulations are applied in a nondiscriminatory manner.
- M. In order to prevent frustration of these studies and the

implementation of new regulations, the public interest, health, safety, and welfare require enactment of this Ordinance. The absence of this Ordinance would impair the orderly and effective implementation of contemplated MPMC amendments, and any further authorization of these uses within the City during the period of the moratorium may be in conflict with or may frustrate the contemplated updates and revisions of the MPMC.

- N. Based on the foregoing, the City finds that that this Ordinance is necessary in order to protect the City from the potential effects and impacts of uncoordinated and conflicting construction of Vaping Stores in the City, potential increases in crime, fire hazards, multiple obstructions of traffic and commerce on City streets, impacts on parking availability in the business areas of the City, the aesthetic impacts to the City, and other similar or related effects on property values and the quality of life in the City's neighborhoods.
- O. The City Council further finds that this moratorium is a matter of local and City-wide importance and is not directed towards any particular business that currently seeks to construct a Vaping Store.
- P. The City Council finds that this Ordinance is authorized by the City's police powers. The City Council further finds that the length of the moratorium imposed by this Ordinance will not in any way deprive any person of rights granted by state or federal laws, because the moratorium is short in duration and essential to protect the public health, safety and welfare.

SECTION 3: *Environmental Assessment.* Adoption of this Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

SECTION 4: *Interim regulations.* The following provisions are adopted as interim requirements for issuing permits pursuant to the MPMC for construction or operation of Vaping Stores, and any construction or operation in the City in conflict with these provisions is expressly prohibited:

- A. **Restricted Activities.** For a period of forty-five (45) days after adoption of this Ordinance, the City will not issue a permit or land use entitlement to any person for constructing, placing, or operating new Vaping Stores within the City's jurisdiction. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City staff, including City boards and commissions, are directed to refrain from accepting or processing any application for any land use entitlement, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating Vaping Stores within the City's jurisdiction, and to refrain from issuing any land use entitlement for any pending applications already received. These prohibitions will remain effective for forty-five (45) days following adoption of this Ordinance.
- B. **Definitions.** In addition to the definitions contained in the MPMC, the following words and phrases will, for the purposes of this Ordinance, be defined as follows, unless it is clearly apparent from the context that another meaning is intended. Should any of the definitions be in conflict with the current provisions of the MPMC, the following definitions will prevail:
 - 4. "Electronic Cigarette" has the same meaning as set forth in Health and Safety Code § 119405 and similar devices intended to emulate smoking, which permit a person to inhale vapors or mists that may or may not include nicotine.
 - 5. "Vaping Retailer" means any person that operates a store, stand, concession, or other place at which sales, or other exchanges for value, of electronic cigarettes are made to purchasers for consumption or use.
 - 6. "Vaping Store" means a vaping retailer that devotes a regular and substantial portion of its business to the display and sale of electronic cigarettes.

SECTION 5: *Construction.* This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the city council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 9: *Publication.* The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

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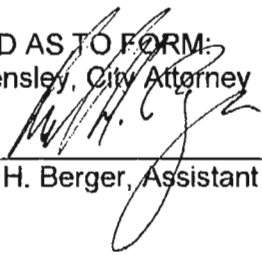
PASSED AND ADOPTED this ____ day of _____, 2014.

Anthony Wong, Mayor

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:
Mark D. Hensley, City Attorney

By: 

Karl H. Berger, Assistant City Attorney