

CITY OF EL MONTE

2021-2029 Housing Element

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Prepared for
City of El Monte
by RRM Design Group



with
Veronica Tam and Associates





City of El Monte

2021-2029 Housing Element

City of El Monte
11333 Valley Boulevard
El Monte, CA 91731
www.ci.el-monte.ca.us

City Council

Jessica Ancona, Mayor
Alma Puente, Mayor Pro Tem
Martin Herrera, Councilmember
Victoria Martinez Muela, Councilmember
Dr. Maria Morales, Councilmember

Planning Commission

Rafael Gonzalez, Chairperson
Cesar Peralta, Vice Chairperson
Amy Wong, Commissioner
Alfred Nuño, Commissioner

City of El Monte

Alma K. Martinez, City Manager
Betty Donovanik, Community and Economic Development Director
Jason C. Mikaelian, AICP, Community and Economic Development Deputy Director
Tony Bu, Senior Planner

Consultant Team

RRM Design Group
32232 Camino Capistrano, Suite 205
San Juan Capistrano, CA 92675
www.rrmdesign.com

Veronica Tam and Associates
107 S. Fair Oaks Avenue, Suite 212
Pasadena, CA 91105

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Introduction

Vision El Monte..... a balanced city that provides a wide range of housing types and prices suited to residents; a city of well-maintained and distinct neighborhoods that are safe and have quality housing and supporting park and recreational amenities; a community that cares about its residents, offering assistance to homeowners, renters, and people with special needs.

PROVIDING QUALITY HOUSING

The Housing Element is about ensuring that adequate and affordable housing is available for residents, that neighborhoods support the desired quality of life in El Monte. The overarching goals are to:

- *Provide quality supply and diversity of housing*—facilitating the provision of a range of housing types and prices affordable to all economic segments of the community.
- *Improve and maintain housing quality*—encouraging the rehabilitation and preservation of housing for residents through code enforcement and rehabilitation loan assistance.
- *Improve and maintain neighborhoods*—providing well-designed and maintained infrastructure, trees and parks, medians and greenways, and public and social services.

- *Ensure fair housing*—promoting equal housing opportunity to all residents of El Monte regardless of income, disability, family type, age, or other circumstance.
- *Engage the community*—providing ways for residents, business owners and other stakeholders to help plan, design, and implement programs and services.

PURPOSE OF ELEMENT

California law requires that cities develop housing programs to meet their fair share of existing and future housing needs for the community. To comply with state law and provide housing opportunities for residents, the City of El Monte prepares a housing element every eight years. The El Monte Housing Element covers the planning period of 2021-2029.

The Housing Element must contain goals, policies, and programs to facilitate the development, improvement, and preservation of housing commensurate with the City’s housing need. The Housing Element must:

- Identify adequate sites for a range of housing opportunities.
- Assist in the development of adequate and affordable housing.
- Address constraints to meeting the City’s housing needs.
- Conserve and improve the condition of housing.
- Promote housing opportunities for all residents.

CONTENT OF ELEMENT

California Housing Element law prescribes the scope and content of the housing element. Pursuant to Section 65583 of the Government Code, the housing element contains four parts:

- Analysis of El Monte’s demographic, social, housing characteristics; current housing needs; and future housing needs due to population growth and change.
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with special needs.

- Inventory of resources available to address the City’s housing needs, including available land for housing, as well as the financial resources and administrative capacity to manage housing programs.
- Evaluation of accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.

This Housing Element focuses on summarizing pertinent housing needs and setting forth goals, policies, and implementation programs. As a necessary reference to this document, the Housing Element Technical Report provides detailed discussion of background information.

RELATED PLANS AND PROGRAMS

The City of El Monte’s 2021-2029 Housing Element is directly related to and consistent with a number of housing policy and program plans that are mandated by the state of California and the federal government.

Federal Planning Requirements

El Monte prepares a Consolidated Plan as a condition of receiving federal funds for housing and community development activities. The Consolidated Plan identifies housing and community development needs and programs for lower and moderate-income households and households with special needs. In previous years, the federal government required an Analysis of Impediments to Fair Housing Choice to ensure that City policies and programs affirmatively further fair housing. The Housing Element builds on these planning efforts, and its goals, policies, and programs are consistent with the City’s federal housing plans.

California Planning Requirements

State housing element law requires the Southern California Association of Governments (SCAG) to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. State law requires local governments to ensure that adequate sites, public facilities, and services are available

to facilitate housing production commensurate with their assigned housing need.

General Plan Consistency

California law requires that General Plans contain an integrated set of goals and policies that are internally consistent within each element and the General Plan as a whole. For instance, land use policies in the Land Use Element must be consistent with housing policies in the Housing Element and transportation policies in the Circulation Element. In addition, state law requires that the Safety Element be reviewed and updated at the time of required Housing Element updates. The City is updating its Public Health and Safety Element concurrently with the 6th Cycle Housing Element Update. When any element of the General Plan is updated or amended, it must be reviewed for consistency with overall plan, including the Housing Element's goals, policies, and programs.

EL MONTE SPEAKS

California law states that local governments shall make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. The process for updating this Housing Element included a range of opportunities for public participation including a dedicated webpage, an online survey, virtual and in-person workshops, stakeholder interviews, Planning Commission study sessions, City Council Ad Hoc meetings, and finally Planning Commission and City Council public hearings. A summary of community engagement efforts, feedback, and how the feedback shaped the Housing Element is provided in Appendix B. The public engagement program was also coordinated with and built upon the outreach efforts for the Consolidated Plan and the Annual Action Plan. These efforts are summarized below.

Housing Services

The City's 2020-2025 Consolidated Plan (ConPlan) provided the planning context for understanding El Monte's housing and service needs. The ConPlan incorporated substantial public participation and consultation. Community residents and nonprofits were engaged through community meetings, surveys, public hearings, and

individual meetings. Participants received extensive information about the ConPlan, the public participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. In addition, there was one public hearing held on March 17, 2020.

Fair Housing Needs

Input on City fair housing needs was gathered primarily through the public participation process for the Analysis of Impediments to Fair Housing (AI). The City reached out to residents, housing professionals and service providers through a community outreach program consisting of a resident survey, service provider interviews, and City Council and Planning Commission public hearings. El Monte residents and public and private agencies either directly or indirectly involved with fair housing issues in El Monte were invited to participate in a public meeting on March 12, 2020 and March 25, 2020. The meeting provided the opportunity for the El Monte community to gain awareness of fair housing laws, and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, individual invitation letters were distributed via mail and e-mail, if available, to agencies and organizations that serve the low- and moderate-income and special needs community. Agencies and organizations that were invited and/or contributed directly to this report are listed in Appendix B. Notices of the meeting times and dates were published in El Monte's official newspaper and posted conspicuously at numerous public spaces, and on the City's website. There were no attendees during the community meeting. The lack of turnout was a result of COVID-19 pandemic restrictions.

Housing Element Webpage

City staff developed a Housing Element webpage for the public available at <https://www.ci.el-monte.ca.us/644/city-of-el-monte-2021-2029-housing-eleme>. The webpage provides relevant information about the housing element update process, key features of the Housing Element, and upcoming outreach events. The webpage also provided access to and information related to virtual outreach events, the

Housing Needs Survey, community workshop polls, and staff contact information to ask and pose questions or comments.

Online Housing Needs Survey

On February 12, 2021, the City launched an online Housing Needs Survey in English, Spanish, and Mandarin on the Housing Element webpage. The online survey was email-blasted to all relevant stakeholders, promoted on the City's social media platforms (e.g., Facebook, Instagram and Twitter) and promoted at community workshop events. Hardcopies of the survey were also provided at public facilities and events including City Hall and the weekly farmers' market. The surveys were made available online until July 21, 2021, with a total of 382 English, 59 Spanish and 13 Mandarin responses. Participants were asked to provide feedback on current housing conditions, concerns, and/or ideas for the Housing Element team to consider. See survey results in Appendix B for the Mandarin, English, and Spanish surveys.

Housing Element Workshops

On June 16, 2021, City staff and consultants hosted a virtual community workshop to solicit public input on the 2021-2029 Housing Element. An in-person community workshop was held on July 7, 2021. The workshops were advertised on the City's webpage and social media platforms, as well as flyers posted at public facilities. Invitations to participate were also sent directly to stakeholders via email. Staff and consultants made a brief presentation that provided an overview of the update process. Spanish and Mandarin interpretation were also made available. Participants shared their ideas and feedback to address the City's housing needs and trends via polls during the two workshops.

Planning Commission Study Sessions

On May 11, 2021 and September 24, 2021, the Planning Commission conducted study sessions on the Housing Element update. The first study session provided an overview of the Housing Element update process, as well as the City's approach to the Regional Housing Needs Assessment (RHNA). The second study session presented community feedback, proposed housing programs, and a summary of the proposed sites inventory. The Planning Commission generally

supported staff recommendations and provided feedback. No public comments were provided.

City Council Ad Hoc Meetings

On June 7, 2021 and September 20, 2021, City staff met with a City Council Ad Hoc, which provides feedback on housing related items. They generally supported staff recommendations and provided feedback.

Public Hearings

The Planning Commission and City Council will hold noticed public hearings to review and adopt the Housing Element.

Housing Context

The Housing Element is intended to facilitate the development, improvement, and preservation of housing and neighborhoods in El Monte. The community context summarizes key housing issues in El Monte that are a foundation for responsive housing policies and programs. As a necessary companion for this Housing Element, the Housing Technical Report provides greater detail on El Monte's housing context.

EL MONTE'S POPULATION

According to the 2019 American Community Survey (ACS), El Monte has a population of 115,487 which has increased 1.7 percent from 113,475 in 2010. The population growth rate over the last decade is much lower than the state average rate of 12.4 percent and is lower than the national average rate of 11.6 percent.

Significant population growth in the San Gabriel Valley occurred prior to 1990, however, since that time the region has seen more modest growth in population. In El Monte, population growth is close to average compared to neighboring cities in the San Gabriel Valley. The region overall saw an increase in population of 4.6 percent from 1980 to 2019. Population growth trends between 1990 and 2019 in El Monte and surrounding cities are presented in the Housing Element Technical Report Tables 1 and 2. Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing.

Race and Ethnicity

El Monte, like other cities in Southern California, continues to experience gradual changes in the race and ethnic composition of its residents. According to the 2019 American Community Survey, Hispanic or Latino residents continue to comprise the largest racial or ethnic group at 65.7 percent of the total population. However, the Asian population has increased 17 percent over the past decade and now comprises 28.7 percent of the City's population. Following a trend that began in the 1980s, the proportion of Non-Hispanic White residents has

continued to decrease to only 3.6 percent of the population in 2019. All other groups combined equal 2.0 percent of the population. See the Housing Element Technical Report Tables 3 and 4 for more information.

Age Characteristics

A community's current and future housing needs are influenced in part by the age characteristics of residents. The City's population is aging. In 2010, the age group under 20 years represented 30.9 percent of the City's total population, but by 2019 the same age group declined to 25.6 percent of the population. During the same period, the population of those over the age of 45 years increased from 30.8 percent in 2010 to 38.1 percent in 2019. These changes result in the median age of the City's population increasing from 31.6 years in 2010 to 35.7 years in 2019, an increase of about four years in just one decade. The median age of residents in El Monte will likely continue to increase during this 6th Cycle Housing Element period as the Baby-Boom generation ages, indicating the City will experience an increased demand for senior housing along with an increased housing need for families and single adults. To create a balanced and sustainable community, it is important to provide housing options that suit the needs of various age groups. Additional detail is provided in the Housing Element Technical Report, Tables 5 and 6.

Special Needs

Certain individuals and families in El Monte encounter greater difficulty finding affordable housing due to their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, and/or household characteristics. A major emphasis of the Housing Element is to ensure that persons of all walks of life have opportunity to find suitable and affordable housing in El Monte. State Housing Element law identifies the following special needs groups: seniors, people with disabilities (including developmental disabilities), female-headed households (single-parent), large families, people experiencing homelessness, and farm workers. Providing housing and support services are essential to meeting their needs.

EL MONTE'S ECONOMY

Employment opportunities in El Monte determine, in part, the demand for different types of housing, as does the income earned by households. According to the 2019 American Community Survey 5-Year Estimates, there are approximately 52,552 residents aged 16 or older that are employed. As the City's total civilian labor force totals approximately 56,048, the unemployment rate is estimated to be 6.2 percent.

Economic revitalization is a key objective in the General Plan. El Monte has several major employment districts—Flair Business Park, the Downtown Core, Auto District, and Northwest Industrial District. El Monte can expect increases in employment opportunities in several key sectors: transportation and warehousing (Northwest Industrial District), finance/information/professional (Flair Business Park), and arts/entertainment/recreation/hotel/food (Downtown Core). It should be noted the most prevalent industry is Education & Social Services with 8,382 employees (16.3 percent of total) and the second most prevalent industry is Manufacturing with 7,923 employees (15.4 percent of total). From the years 2000 to 2010, the El Monte saw a significant number of manufacturers leave the area, particularly from the Northwest Industrial District. However, this sector has rebounded over the past decade. During that same period, several automobile dealerships shuttered in the Auto District.

The current COVID-19 crisis is expected to have long-lasting impacts on the economy. As of April 2021, the unemployment rate in El Monte was measured at 11.1 percent by the California Employment Development Department. This rate is far above the “pre-COVID” civilian labor force unemployment rate in El Monte of 6.2 percent as shown in the 2019 American Community Survey 5-Year Estimate. Some experts project the impacts of COVID-19 on housing affordability and housing problems (such as cost burden) will worsen, although no data is available yet to substantiate the projections.

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2019 American Community Survey 5-Year Estimates, the City's median household income was approximately \$49,003, 28 percent below the Los Angeles County median household income of approximately \$68,044, and lower than the surrounding cities of Rosemead and Baldwin Park

(\$57,999 and \$65,904, respectively). The median income represents the point where 50 percent of all households earn less than that amount, and 50 percent of all households earn more.

The greatest share of households, at 18 percent, fall within the \$50,000-\$74,999 annual income category. Of all households, 75 percent earn less than \$74,999 per year. Only about five percent of households earn above \$150,000 per year. Married families without children tend to earn the highest income, presumably because both adults are working. Non-family households typically earn the lowest incomes because these households often consist of single persons or seniors on fixed incomes. According to the 2019 American Community Survey 5-Year Estimate, the non-family household median income was \$23,423 per year. Additional detail is provided in the Housing Element Technical Report, Tables 12 through 14.

EL MONTE'S HOUSING

Ensuring the availability of a broad range of types of housing is essential for meeting the needs of present and future residents. According to the 2015-2019 American Community Survey, El Monte has 29,913 housing units. Of that total, single-family homes, including detached and attached units, comprised roughly 56 percent of all homes in the city. Multiple-family homes comprise approximately 29 percent of all homes. The City's 1,666 mobile home units comprise the remaining 5 percent of the housing stock. Additional detail on the number and size of housing units is provided in the Housing Element Technical Report, Tables 7 and 8.

Approximately 40 percent of households own homes and 60 percent rent homes. Many single-family homes (51 percent) are rented, presumably due to the need for larger units that can accommodate families.

The housing vacancy rate measures how well the supply of available housing meets the demand for different types of housing. In El Monte, the housing vacancy rate is optimal, averaging 6.1 percent for rentals but lower than optimal at 0.9 percent for ownership units. The low vacancy ownership rate is responsible in part for the higher housing costs in El Monte, particularly relative to the income of residents. The vacancy rate also varies significantly by the price and size of the unit. Although many new single-family homes built today are three- and

Housing Element

four-bedroom units, the asking prices are often unaffordable to El Monte residents. More critical, however, is the low number of apartments. Developers are currently not building apartments that could readily accommodate large families.

Like other cities in the San Gabriel Valley, from 2000 to 2018 the sale prices for housing in El Monte increased significantly, from an average of \$153,000 to \$510,000. Much of the appreciation in home values since the turn of the century has been due to soaring housing demand throughout the region, the availability of lower interest loans that have stretched the purchasing power of residents, and the desirability of new housing products on the market. Apartment rents are also high, with average rents of \$1,345 for a one-bedroom unit to \$2,600 for a three-bedroom apartment.

Increasing rents and home prices have made it more difficult for residents to afford housing in El Monte. Cost burden or overpayment refers to a household that pays more than 30 percent of gross income for housing costs. Moderate overpayment refers to payments between 30 to 50 percent of gross income; severe overpayment refers to payments exceeding 50 percent. According to the 2015-2019 American Community Survey, 34 percent of all ownership households with a mortgage and more than 62 percent of renters in El Monte overpaid for housing. Housing overpayment is concentrated among lower income households. Of the approximately 16,000 lower income renters, 11,103 (70 percent) overpay for housing.

Overcrowding refers to a household that has more members than rooms in a home. Moderate housing overcrowding refers to 1.0 to 1.5 persons per room and severe overcrowding refers to a household with more than 1.5 persons per room. According to the 2015-2019 American Community Survey, 12 percent of households in El Monte live in overcrowded situations, with significantly higher overcrowding rates for renters (29 percent). Additional detail on housing problems is provided in the Housing Element Technical Report, Table 24.

El Monte has an older housing stock; roughly 72 percent were built before 1980. As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, and siding. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other improvements. Homes older than 70 years, unless maintained, require substantial rehabilitation. According to the SCAG Report using 2014-

2018 American Community Survey data, 659 units lacked telephone service, 78 units lacked complete plumbing facilities and 414 units lacked complete kitchen facilities in El Monte. Although El Monte has older housing, investment is occurring as homeowners improve their homes and infill projects replace older homes.

The City has a proactive Code Enforcement program. The City's Building Division requires a "Real Property Report" for properties in escrow (that are four-units or less) to undergo Building inspections to ensure that the property is up-to-date with building permits and that building maintenance issues are addressed. For instance, if there are unpermitted structures on site, the Building Division would include them on the Real Property Report as an outstanding item and either the seller or buyer would have to address it. In addition, the Building inspector will also include any maintenance issues that present safety hazards, such as a dilapidated roof or other building repair concerns.

The City's Code Enforcement program will also investigate buildings for maintenance issues through reactive/proactive practices, although reactive cases are more prominent. For instance, reactive cases are initiated through complaints from residents whereas proactive cases are identified by City Staff. Building maintenance issues that pose a safety issue for the property/neighborhood are included in a Code Enforcement report.

El Monte contains a mosaic of neighborhoods distinguished by history, architecture, density, housing types, lot patterns, and street configurations. These neighborhoods include Norwood-Cherrylee, Arden Village, Park El Monte, Mountain View, Downtown, and River East. The City is committed to providing quality housing for its residents, ample parks and recreational opportunities, tree-lined streets and sidewalks for walking, safety and security, and quality public facilities and services.

Figure H-1 identifies a housing opportunity map of El Monte. Included are areas for focused planned residential developments, neighborhood conservation areas, and other improvements.

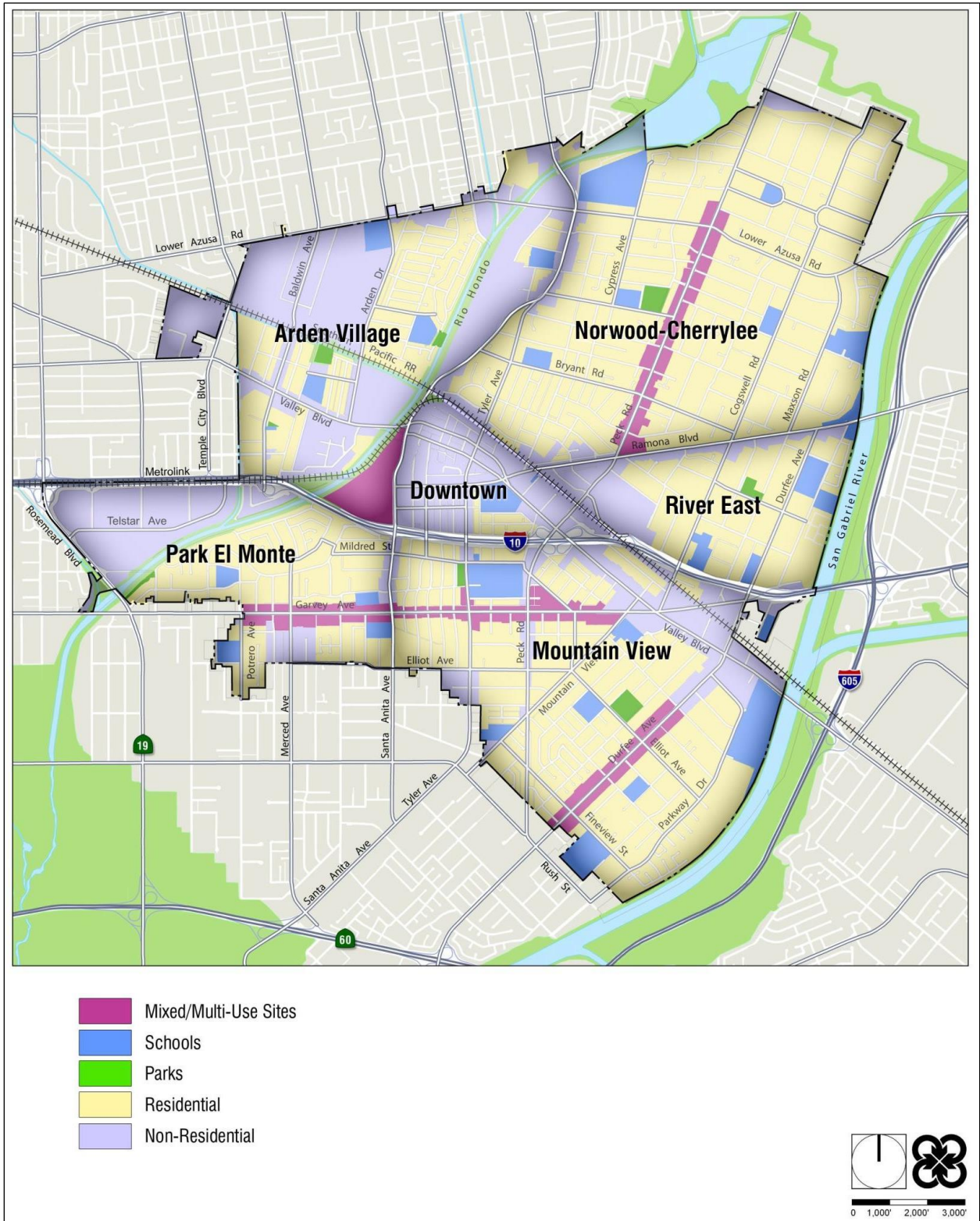


Figure H-1 El Monte Neighborhoods

Goals and Policies

The Housing Element is about creating a livable community through providing quality housing, building safe and nurturing neighborhoods for residents, and assisting El Monte residents with special housing needs. This section focuses on goals, policies, and programs for each topic. Each topic is introduced with a summary of key planning information, followed by a goal statement and policies to guide the implementation process.

RESIDENTIAL NEIGHBORHOODS

Neighborhoods are the fundamental building block in El Monte and the most tangible measure of quality of life. El Monte contains a mosaic of six major residential neighborhoods, each distinguished by its own history, architecture, density, housing types, lot patterns, and street configurations.

Norwood-Cherrylee

The Norwood-Cherrylee neighborhood encompasses one-third of El Monte. This neighborhood is characterized by established single-family homes anchored by Lambert Park. It contains the Rurban Homesteads and Wye-Street, built during the 1920s as part of an experimental federal housing program. Individual deep lots were intended to allow for subsistence farming. With its rural ambience, the neighborhood is distinguished by its equestrian and agricultural heritage. Many of the single-family homes adjacent to rivers are still used for equestrian purposes. Many of the streets in the northern section are not improved with sidewalks, reflecting the more rural nature and history of the neighborhood.

Arden Village

Arden Village is bordered by the Rio Hondo River, El Monte Airport, and nonresidential uses in Northwest El Monte. Historically, the location of labor camps for the agricultural industries, Arden Village today is distinguished by its small uniform lots, traditional single-family homes, and distinctive classic identity. The broader Arden Village area also encompasses the Gibson-Mariposa neighborhood, located near the intersection of Baldwin Avenue and Valley Boulevard. This neighborhood also contains a mix of single-family and multiple-



Norwood-Cherrylee Neighborhood

The Norwood-Cherrylee neighborhood's identity is rooted in the Rurban Homesteads program of the 1920s. Deep setbacks on large lots give the neighborhood a rural character.



Arden Village Neighborhood

The Arden Village neighborhood is known for its location along the river, traditional single-family homes, and classic 1950s architecture.



Mountain View Neighborhood

The Mountain View neighborhood is undergoing significant investment, with planned residential development being built.

family homes but is closely surrounded by the industrial land uses that predated and followed World War II. The neighborhood is anchored by the future Gibson Park.

Mountain View

The Mountain View neighborhood in southeast El Monte contains a mix of stable single-family housing and multiple-family housing. The area is anchored by the Mountain View Park and elementary school and is bordered by the San Gabriel River, a tributary of the Emerald Necklace. This neighborhood has one of the most diverse types and ranges of prices of single-family, multiple-family, mobile homes, and other housing.

The Mountain View neighborhood is undergoing significant reinvestment. The revitalization of the Garvey and Durfee Corridors will improve the appearance of the street and provide needed quality housing. The Durfee Corridor will be the major residential corridor spanning the neighborhood, lined with trees, parkways, and ample sidewalks.

Downtown Core and Gateway Specific Plan

El Monte Downtown is a diverse area of well-maintained homes near the Cultural Center and high density residential and senior projects north of the I-10 freeway. Established small-lot, single-family residential neighborhoods extend south of Ramona Avenue. This area is noted for its mix of housing, street configurations, proximity to historical resources, and shopping.

The triangular shaped Downtown Main Street Specific Plan area is bounded by Ramona Avenue to the south, the railroad tracks to the north, and Santa Anita Avenue to the west. The Plan envisions the area to become a mixed-income, multi-use, cultural and entertainment center of the City. The Plan analyzed the development of up to 2,200 housing units. The density along Main Street will remain low to maintain its small-town character. However, urban housing will be promoted along Santa Anita Avenue, both sides of Valley Boulevard and around the El Monte Metrolink Station.

The Gateway Specific Plan will define the future of the area around the El Monte Station. It will include the construction of up to 1,850 housing

units in a very high-density mixed-use configuration, along with other uses such as entertainment, retail and office uses.

Park El Monte

Park El Monte, southeast of Flair Park and the Rio Hondo River, is distinguished by curvilinear wide streets, lower scale, single-family homes, and quality housing. The neighborhood has great potential. Public schools in the neighborhood are exploring joint use parks that will provide much needed recreational opportunities to the neighborhood. And improvements along the Rio Hondo River will eventually connect residents to the Whittier Narrows Recreational Area.

River East

The River East residential neighborhood is bordered by the San Gabriel River to the east, and the I-10 freeway to the south. This neighborhood is comprised primarily of residential uses, in particular multiple-family planned residential developments. Zamora Park serves as the park and recreational anchor for this neighborhood. Ramona Boulevard, the original red car route in El Monte, is the northernmost boundary. This area is slated for greenway projects along Durfee Avenue, school/river park facilities at La Primera and Twin Lakes Schools, and improvements at Zamora Park.

The Housing Element will provide policy guidance to strengthen each neighborhood with public safety, housing rehabilitation, park and recreational amenities, and neighborhood involvement.

Public Safety

The police department works in partnership with residents and schools to create a safer place for our families, children, youth, and seniors. The Improving and Maintaining Public Awareness and Community Teamwork (IMPACT) program, described in the Public Services Element, has been nationally recognized as a model for community-oriented policing. The City implements other public safety programs. The City is completing a network of sidewalks to allow children to walk safely to school and parks. Traffic safety and patrols prevent speeding and accidents. The City also provides volunteer programs, neighborhood watch programs, and gang prevention and youth diversion



Tree-Lined Streets

Tree-lined streets and sidewalks add character to established single-family residential neighborhoods.

programs. The overriding goal is to make neighborhoods safer for residents, visitors, and the business community.

Housing Quality

El Monte's neighborhoods contain a mix of homes built in many decades. Some homes are in excellent condition, some require maintenance, and others require major rehabilitation. To ensure that homes are maintained in excellent condition, the City offers various housing rehabilitation loans and grants. Housing rehabilitation programs are currently targeted to single-family homes and need to be expanded to mobile homes and apartments. Code enforcement programs help ensure that homes and businesses are maintained in accordance with the community's expectations.

Parks, Recreation, and Trails

The Parks and Recreation Element visions the creation of more than 200 acres of parks within each neighborhood or near the Emerald Necklace. A key facet is the development of joint school-parks, where school facilities are open to the community during after-school hours, in each neighborhood. In cooperation with schools, health care providers, and the City, joint-use sites can also provide family support services, including education, childcare, recreation programs and activities, and even health care. Each neighborhood is visioned to have an interconnecting system of sidewalks, with tree-lined streets and greenways dotted with mini parks. Wrapping around and linking all neighborhoods in El Monte is the Emerald Necklace, a proposed 17-mile loop of trails and linear parks that are being proposed along the Rio Hondo River and San Gabriel River.

Neighborhood Involvement

While El Monte has a relatively local and strong nonprofit infrastructure, the City visions a framework for residents to become even more active in the improvement of their neighborhoods. The City desires to create neighborhood planning areas that bring together diverse constituencies to identify, develop, and implement creative solutions for neighborhoods. Civic involvement of these groups could also be linked to City funding sources through the 5-year update of the Consolidated Plan, which allocates funding for community development activities. Opportunity exists for the City to facilitate a

framework that draws civic leaders and people not traditionally involved into a range of neighborhood building opportunities.

The following goal and policies are designed to strengthen El Monte’s neighborhoods and make them a special place to live. Goals are broad statements of community values. Policies further refine the goal statements and guide the course of action the City must take to achieve the goals in the plan. Housing Element programs describe specific objectives, resources and timeframes to implement goals and policies.

Goal 1

Sustainable neighborhoods evidenced by quality housing conditions, ample community services, exemplary public safety and security, quality public facilities and infrastructure, and civic pride.

Policies

- H-1.1 **Housing Rehabilitation.** Support the rehabilitation of single-family and multiple-family units and acquisition and rehabilitation of multiple-family housing to improve housing conditions, remove blight if needed, and improve the quality of life in neighborhoods.
- H-1.2 **Neighborhood Conditions.** Conduct proactive code enforcement, real estate inspection programs, and other neighborhood improvement efforts to maintain neighborhood quality, stabilize declining areas, and improve quality of life.
- H-1.3 **Community Amenities.** Require adequate provision of public services and facilities, infrastructure, parks and open space, adequate parking and traffic management, pedestrian and bicycle routes, and public safety to create highly desirable neighborhoods.
- H-1.4 **Neighborhood Involvement.** Encourage active resident involvement in neighborhood planning organizations to identify needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.



H-1.5 **Architectural Design.** Require that all housing, either new or rehabilitated, is of exemplary design and construction quality through the development and implementation of building design standards and architectural review. Use objective design standards where possible to provide more certainty to developers and the public.

H-1.6 **Neighborhood Identity.** Strengthen neighborhood fabric and identity through parks and recreation services, cultural and historic features, public art, neighborhood events, as well as resident participation in planning and improvement of their neighborhoods.

H-1.7 **Neighborhood Preservation.** Ensure that new residential development is complementary to single-family residential neighborhoods and do not materially detract from the character, stability, and quality of life in neighborhoods.

ACCOMMODATING NEW HOUSING

The City of El Monte had a population of approximately 115,487 as of 2019. Historically, population has increased at a moderate pace. The Southern California Association of Governments (SCAG) projects population to increase to 137,500 by 2045. The population increase will be due to a number of factors, including the development of new housing in the Downtown Core and Gateway Specific Plan, along major corridors, and within neighborhoods over the planning period. This growth will also bring demographic change to the community. Employment growth will result from economic revitalization efforts underway in the Northwest Industrial District, Flair Business Park, and the Downtown Core.

Section 65583 of the Government Code sets forth the specific components to be contained in a community's housing element. Included in these requirements is an obligation on the part of local jurisdictions to provide their "fair share" of regional housing needs. Local governments and Council of Governments are required to determine existing and future housing needs and the allocation of said needs must be approved by the California Department of Housing and Community Development (HCD). El Monte is a member of the Southern California Association of Governments (SCAG) which is

responsible for preparing the Regional Housing Needs Assessment (RHNA) for the 6-county territory that it represents.

The City of El Monte has been allocated a total production goal of 8,502 housing units for the period of 2021–2029. This housing need allocation is divided into four housing affordability groups shown in Table H-1. State law requires cities to facilitate the achievement of these housing goals by making available adequate sites to accommodate new housing and implementing programs to facilitate and encourage housing production commensurate with the RHNA production requirements.

Table H-1 Housing Production Goals

<i>Household Income Levels</i>	<i>Percentage of Median Family Income</i>	<i>Total Housing Units</i>
Very Low	Up to 50%	1,797
Low	51% to 80%	853
Moderate	81% to 120%	1,233
Above Moderate	121% or higher	4,619
Total		8,502

Source: Southern California Association of Governments, 2021.

The City of El Monte desires to provide adequate housing opportunities for its residents and workforce. At the same time, the City also desires to pursue other community development goals. It desires to create a vibrant downtown, revitalize aging corridors, stimulate investment in neighborhoods, and provide sufficient amenities. To achieve these objectives, the Land Use Element directs housing into four main areas of the community: Downtown Core, Gateway Specific Plan, major corridors, and infill development.

Downtown Core

El Monte’s Downtown Core encompasses an area of approximately 159 acres, generally bordered by Santa Anita Avenue, the railroad, and the I-10 freeway. The Downtown Core contains key activity centers that serve civic/governmental, business, transportation, recreational, and residential uses. The Downtown is visioned as a mixed-income, multi-use, and vibrant center of El Monte, with additional housing, retail, office, parks, and cultural facilities. Several high-density residential projects are currently underway in the Downtown Core, totaling nearly 250 units, with 150 of them being designated as affordable.

Gateway Specific Plan

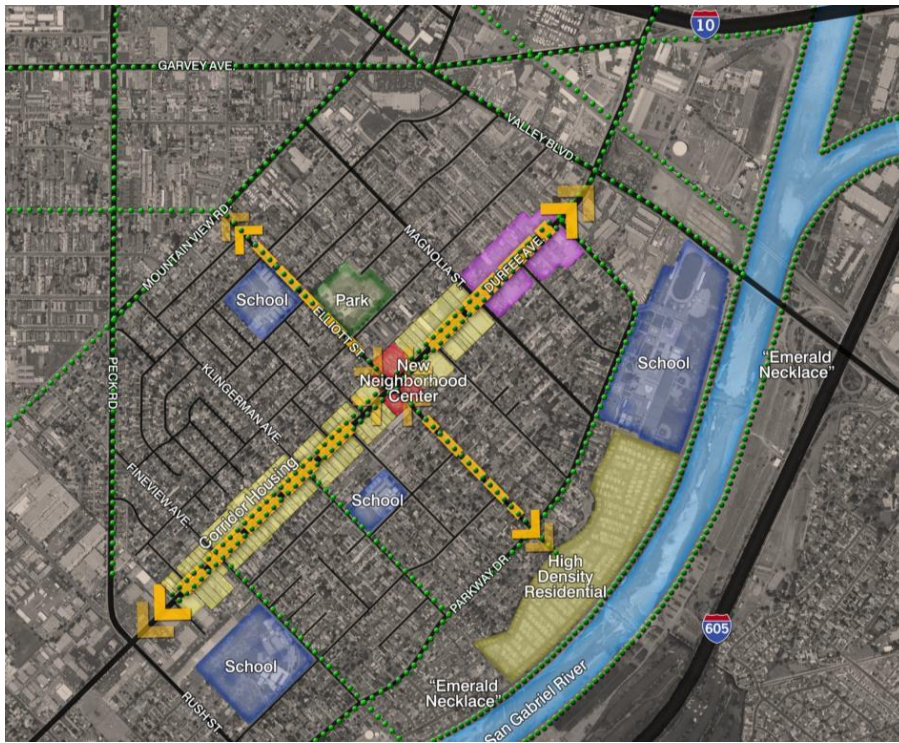
The Gateway Specific Plan encompasses an area of approximately 60 acres and is bordered by the Rio Hondo River, Santa Anita Avenue and the I-10 freeway. Several major residential and commercial projects are envisioned. The Gateway project has already resulted in the construction of 133 affordable rental units. An additional 208 market-rate rental units are under construction. The project goal is to provide up to 35 percent rental (648 units) and up to 65 percent ownership (approximately 1,202 units). The Gateway Specific Plan will also set aside residential units that are affordable to lower income households, including seniors.

Major Corridors

El Monte is crossed by major roads that front residential neighborhoods. Many corridors contain underused residential, commercial, and industrial uses incompatible with adjacent neighborhoods. Corridors provide the opportunity for quality new housing, while accommodating population growth and protecting the character of single-family neighborhoods. Corridor revitalization can also promote the consolidation of strip commercial and industrial uses into distinct activity nodes. The General Plan thus designates three corridors for mixed/multi-use development: Peck Road, Durfee Avenue, and Garvey Avenue.

Peck Road and Durfee Avenue

The General Plan Land Use Plan designates approximately 31 acres along Peck Road and 45 acres along Durfee Avenue for mixed/multi-use development at densities between 25 to 35 units per acre. The intent of the Housing Element is to create neighborhoods envisioned to have mixed/multi-use nodes. Examples include Peck Road and Lower Azusa Road (creating a commercial hub) and Durfee Avenue and Elliott Avenue (with connections to schools, parks, and the Emerald Necklace). Both the Peck Road and Durfee Avenue corridors will be transformed into pedestrian-oriented streets with ample landscaping, wide sidewalks, lush parkways, and canopy trees. The following graphic illustrates the preferred concept for Durfee Avenue.



Durfee Avenue Concept

The Durfee corridor is envisioned with a new neighborhood center at Durfee Avenue and Elliott Avenue, midblock residential (denoted yellow) with connections to the school, park, and river.

Garvey Avenue

Garvey Avenue also offers the opportunity for significant reinvestment. The City has redesignated approximately 44 acres of land to mixed/multi-uses. The streetscape would be transformed to a more pedestrian-oriented environment with street trees, sidewalks, and landscape amenities.

The intent, as outlined in the Land Use Element of the General Plan, is to concentrate commercial uses at major intersections along Garvey Avenue (e.g., Merced Avenue, Santa Anita Avenue, Tyler Avenue, and Peck Road) and facilitate standalone residential uses between the established commercial nodes. Densities will range between 25 to 35 units per acre. This will be achieved by facilitating and encouraging developers to consolidate lots wherever possible. The following graphic illustrates one of many possible Garvey Avenue corridor concepts.

Housing Element

Garvey Avenue Concept

The Garvey Avenue corridor is envisioned with a new retail center at Tyler Avenue, Five Points Shopping Center, and midblock residential and mixed uses between the retail nodes.



However, Housing Program 1 of this document calls for the Garvey Avenue Corridor to be expanded to include the 5-Points Area (the intersection of Garvey Avenue, Valley Boulevard, Mountain View Road and Cogswell Road) and intensified to permit urban housing at densities up to 50 units per acre. This can be achieved as the area includes many multi-acre sites that are underutilized. In addition, the corridor is transit rich with 13 bus lines with direct routes to the El Monte Station and Downtown Los Angeles.

Infill Development

The City of El Monte recognizes that housing production can also serve other goals, including the physical improvement of neighborhoods. As part of an overall strategy of neighborhood improvement, the City will continue to encourage the production of quality housing within neighborhoods as a desirable way to replace deteriorated or substandard housing. The type of housing desired is generally single-family units and lower density multifamily developments, such as townhomes, that will strengthen and improve the fabric of a residential neighborhood. Accessory Dwelling Units (ADUs) also provide a way to provide additional housing capacity while maintaining the scale and character of the neighborhood.



Infill Housing Opportunities

El Monte is experiencing significant infill housing development as older homes are replaced with newer homes with more contemporary designs.

Although providing sufficient quality housing in El Monte is an important goal, the production of housing must be balanced with other neighborhood goals. Important city goals, as expressed by the community and as set forth throughout the General Plan, include the provision of adequate parks and recreational amenities, quality architectural standards, protection of single-family neighborhoods from transition or incompatible uses, and exemplary traffic control and public safety. These neighborhood preservation goals, discussed later, define the best opportunities for new housing.

Taken together, these areas with other housing strategies (multi-family zoned sites, religious facilities, single family sites, and ADUs) will provide capacity for over 8,800 new housing units, with a mix of ownership and rental projects (see Table H-2). The residential development capacity exceeds the RHNA obligation of 8,502 units for the planning period. The adequacy of these housing opportunity sites to accommodate the appropriate mix and affordability of housing is discussed in the Housing Technical Report.

Table H-2 Housing Projections by Area for 6th Cycle

Area Name	Income Level			Unit Totals	Acres
	Low	Moderate	Above Moderate		
Flair Park	-	-	475	475	48.5
Gateway	349	-	841	1,190	31.1
Downtown	687	592	498	1,777	47.6
Garvey Corridor	385	412	548	1,345	46.0
Five Points	401	333	366	1,100	32.2
Peck Corridor	-	-	668	668	32.4
Ramona Corridor	39	-	234	273	15.3
Durfee Corridor	-	-	473	473	22.9
Multi-Family Specific Sites (R- & C-Zones)	508	-	298	806	31.4
Religious Facilities	188	24	10	222	24.4
Single Family	-	-	88	88	141.5
Accessory Dwelling Units (ADUs)	272	8	120	400	n/a
Grand Total	2,829	1,369	4,619	8,817	473.3

The following goal and policies set forth priorities on how to provide new housing to accommodate employment and population growth, ensure that community expectations for quality housing are met, and that new housing meets all applicable state and federal requirements.

Goal 2

Adequate sites for new housing that create a vibrant downtown, revitalize transportation corridors with quality housing, and motivate reinvestment and revitalization in neighborhoods.

Policies

- H-2.1 **Housing Sites.** Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, multi-family homes, Accessory Dwelling Units (ADUs), urban housing, mixed-use housing, mobile homes, and special needs housing.
- H-2.2 **Downtown Core.** Direct the production of new quality housing, including mixed/multi-use and mixed-income housing along with appropriate amenities, as appropriate, into the Downtown Core.
- H-2.3 **Gateway Specific Plan.** Continue to implement the development envisioned for the Specific Plan, which calls for the construction of urban housing with mix of apartments and ownerships units and income levels surrounding the El Monte Station.
- H-2.4 **Urban Housing.** Provide zoning designations necessary to develop urban housing at high densities along Garvey Avenue Corridor and the 5-Points Area, providing for linkages to transit, commercial activity and communities like parks and recreation centers.
- H-2.5 **Major Corridors.** Direct the production of quality mixed/multi-use projects along major corridors Durfee Avenue, Peck Road, and Garvey Avenue to allow for efficient land use practices, improved mobility, and energy conservation.
- H-2.6 **Work-Live and Live-Work.** Provide opportunities for work-live and live-work housing in the Downtown Core, along major corridors, and within the Flair Business Park.
- H-2.7 **Neighborhood Amenities.** Require new residential projects to be adequately served by parks and recreation services, libraries,

sanitary sewers and storm drains, transportation, public safety, and other public services and facilities.

- H-2.8 **Regulatory/Financial Incentives.** Provide for regulatory and financial incentives, where feasible, to encourage the production of well-designed housing, special needs housing, and housing affordable to households of different income levels.
- H-2.9 **Neighborhood Protection.** Protect established single-family neighborhoods, through measures including use of zoning standards and objective design standards, from the transition, intensification, and encroachment of nonresidential uses and higher density housing that detracts from the character of the neighborhood.
- H-2.10 **Transit-Oriented Housing.** Support the development of the TOD, which contains a variety of mixed-use projects vertically or horizontally integrated with commercial, professional, entertainment, and recreational uses.
- H-2.11 **Architectural Design.** Require architectural excellence through the exemplary use of materials, color, site planning, environmentally sustainable practices, building treatments, landscaping, and other best practices in concert with community expectations for quality.

DIVERSITY OF HOUSING TYPES AND PRICES

Where should we live? Near work or family? What kind of housing can we best afford? How long will it take to save a down payment to afford a home in El Monte? Does this neighborhood, size of home, or quality of housing in El Monte best meet the needs of our family and children or should we move elsewhere? Where would be the safest and most affordable place for my parents to retire and live? Is housing available for people with special needs?

Lifestyle Choices

All of us ask these housing questions at different times in our lives—when our children move out on their own, as we begin to have families, and as we contemplate retirement. The answers to these and other questions have many implications for El Monte families and their



High Quality Planned Developments

High quality apartments and condominiums, illustrated above, provide affordable and first-time housing for young adults as they enter the workforce

ability to live near one another. These questions underscore the importance of an adequate supply of housing attainable for all income levels and its fundamental relationship to achieving long-term goals of the community.

Housing Our Children

Our children are the future of El Monte, and we desire that affordable housing is available to them. Many young adults earn minimum wages, which range from the statewide minimum of \$13.00-\$14.00 per hour to higher hourly minimums in the City of Los Angeles at \$14.25-\$16.63 as of 2021. At \$15 per hour, this equates to an annual income of \$31,200. At these wages, a young adult could afford to pay approximately \$1,000 per month in rent. With the average rent for a one-bedroom apartment at \$1,393, young adults have difficulty affording housing without doubling up.

Given the difficulty of affording entry level housing opportunities, young adults will begin to weigh their choices to double up with friends, live with family for an extended period of time, or move out of the City. Given market prices, fewer residents can buy their first home before their mid-thirties. This places a premium on providing attainable entry-level housing, such as apartments, that offer the opportunity to build a down payment or equity.

Housing Our Workforce

Providing quality and attainable housing also helps El Monte achieve its economic development goals. Flair Business Park is transitioning from an industrial center into an office and retail center. Revitalization efforts in the Northwest Industrial District will reinvigorate this manufacturing and distribution area into a thriving employment center. The Downtown, Main Street Transit-Oriented District Specific Plan is intended to revitalize the Downtown area into a pedestrian-oriented environment with increased housing density, services, and other supporting land uses. The Gateway Specific Plan defines the future of the area around the El Monte Transit Center, with opportunity for the construction of up to 1,850 housing units in a very high-density mixed-use configuration, along with other uses including hotels, entertainment uses, and retail and office uses. These TOD plans will add more than one million square feet of commercial and office space, in addition to significant entertainment and hotel uses in the Downtown.

The types of employment opportunities offered by businesses in the Flair Business Park, Northwest Industrial District, and the Downtown Core will be equally diverse. These include jobs in the manufacturing and distribution sectors, the retail and wholesale sectors, and professional and financial sectors. The salaries for jobs within each industry will vary significantly, depending on the skills, required education, and years of experience needed. Again, this underscores the importance of a diversity of housing products.

Housing Our Families

The pursuit of liberty and happiness for families is often intertwined with the attainment of homeownership. Homeownership carries with it independence and freedom, economic stability and success, and personal safety and security for families. Homeownership commits one to a long-term investment with the home, resulting in increased investment in the property, which in turn increases property values in the neighborhood.

El Monte is a predominantly family community with many young children. As families have children, they begin to look for larger single-family homes that offer more suitable accommodations, whether it is a yard for their children to play in, more bedrooms, or a detached garage. Households and family members may also have disabilities or special needs that require specialized housing and services, as further discussed below. Families often seek to make longer-term investments in their community. This fact underscores the need for attainable homeownership opportunities, a difficult challenge when the purchase price for single-family homes in 2021 averaged \$697,994 up from \$338,000 in 2013.

Housing Our Seniors

As we get older, our housing needs and preferences change. Many seniors remain in the same home during retirement years, but others look for housing options that are smaller and easy to maintain. This includes age-restricted senior housing that provides the benefits of greater security, social amenities, and a range of needed support services. However, if suitable housing cannot be found, senior households may move out of the community to more affordable housing in more remote areas.

The City recognizes the importance of housing our seniors in El Monte. More than 850 units of subsidized affordable apartments are available for lower and moderate income seniors. Many of these projects are located downtown close to transit and public services. These senior apartments often maintain partnerships with local service providers for supportive services, including exercise, health care, education, nutrition, transportation, tax planning, and other services.

Housing Affordability and Choice

In this housing market, prices and rents have increased so rapidly in recent years that fewer and fewer individuals and families can afford to purchase or rent a home. This seriously curtails the *real* housing choices available to El Monte residents. Housing affordability can be determined by comparing housing prices and rents to the income levels of residents in the same community or within a larger region, such as the county. The federal government has established an affordability threshold that measures whether a household can afford housing. Typically, a household should pay no more than 30 percent of gross income for housing. Using this 30 percent guidance, the maximum affordable housing price for a low income family of four in Los Angeles County is \$346,450; for moderate income families, the maximum price is estimated at \$352,446. For more information on affordability at different income levels, see Table 23 of the Technical Report.

Homeownership Assistance

As discussed in previous sections, the average-priced single-family home in the City sells for around \$697,944. Since low- and moderate-income households cannot afford to pay more than \$346,450 to \$352,446 for a single-family home, any type of single-family dwelling would be unaffordable at current sales prices.

Apartments, single-family homes, and condominiums typically rent between \$1,345 and \$2,800 per month. Low- and moderate-income households can afford, on average, approximately \$2,160 in rent per month, depending on the number of bedrooms and size of unit. Most existing apartments and home rentals are thus affordable to low- and moderate-income households. However, for many extremely-low and very-low income residential, a majority of the apartment and home rentals in the City are out of reach.

El Monte benefits from a wide variety of employment, including retail and service workers, teachers, police officers, and many other professions. Even these wages may be insufficient to afford a home these days.

The City of El Monte is actively involved in expanding homeownership opportunities to residents through down payment assistance, working with partners active in the community, and through outreach and education.

Rental Assistance

Many El Monte residents, particularly young adults or seniors can only afford an apartment.

The County of Los Angeles and Baldwin Housing Authority offer rental assistance in the form of housing vouchers to very low-income households in El Monte. However, the waiting list is long, and vouchers are available for only one of every three eligible households. Seniors and disabled people have preference, but the remaining disproportionate need is for affordable rental housing for families with children. El Monte has an acute need for subsidized apartments suitable for families with children. Additional affordable housing programs are discussed as a part of the Housing Implementation Plan, Program Area D.

Mobile Home Park Rent Stabilization

Mobile home parks in the City provide lower income residents with affordable housing, but preserving their affordability is challenging due in part to the shortage of vacant rental spaces, which is a function of the actual immobility of mobile homes and the scarce supply of land for mobile home parks and mobile home park spaces. Private sector ownership of mobile home parks brings with it economic incentives to raise rents, which in light of the scarcity of spaces and the prohibitive cost of mobile home relocation, makes mobile homeowner susceptible to excessive or unfair rent increases.

In 2015, the City adopted a Mobile Home Park Rent Stabilization Ordinance. The ordinance implements reporting requirements for all mobile home parks within the City and regulates rent that may be charged on certain mobile home spaces.

Mobile Home Conversion Ordinance

In 2013, the City Council has adopted regulations governing the change of use of mobile home parks to balance the needs of protecting mobile home park residents from displacement and hardships with the rights of mobile home park owners to make decisions concerning their businesses and property use. The City has adopted Mobile Home Park Discontinuance and Tenant Relocation Regulations to set forth procedures for the conversion of an existing mobile home park or spaces to another use. These regulations are intended to benefit the general public by minimizing the adverse impact on the housing supply and on displaced persons by providing certain rights and benefits to tenants and by requiring tenant relocation assistance whenever an existing mobile home park or portion thereof is converted to another use. The regulations require mobile home park owners who wish to convert their property for another use to file an application to discontinue the mobile home park or mobile home park use. The application for discontinuance is required to include a relocation plan that will comply with standards and regulations developed by the Planning Commission.

Creative Partnerships and Tools

In today’s housing market, creative approaches and partnerships are required to finance and build affordable housing. The County Housing Authority, Habitat for Humanity, Rio Hondo Community Development Corporation (RHCDC), Institute for Urban Research, Housing Rights Center, and other agencies offer expertise in developing and managing affordable housing or providing a network of supportive services. In recent years, the City has partnered with several nonprofits to build housing.

The City of El Monte has also granted regulatory concessions, subsidized infrastructure improvements, modified development regulations, and provided direct assistance to such groups to build affordable housing. Working with nonprofit developers enables the City to better provide high quality and affordable housing products. As the City continues to pursue its housing goals, nurturing public-private partnerships will continue to be an important strategy for leveraging funding, enhancing the City’s administrative capacity, and achieving City housing goals.

Affordable Housing Preservation

Preserving the availability of publicly subsidized affordable housing also plays an important role in the City's housing strategy. El Monte has nine rental projects that provide subsidized, low-cost housing for more than 850 senior households earning lower incomes. These projects provide long-term affordable housing options that are deed restricted. One project has been identified as a potential candidate for conversion to market rents during the next ten years due to the expiration of affordability controls.

State law requires all housing elements to include an analysis of multiple-family affordable housing projects (see Technical Appendix) assisted by governmental funds regarding their eligibility to change from low-income housing to market rates. Given the cost of building new housing versus the relatively low cost of preserving existing housing and the value of publicly subsidized housing to our seniors, the City of El Monte is committed to assisting, where feasible, to maintain these affordable units.

The following goal and statements of policies are designed to maintain and improve the diversity of housing types and prices available in El Monte.

Goal 3:

A diversity of quality housing types and prices that meet the needs of residents, support the economic development and revitalization, and provide opportunities for residents of all ages and income levels.

Policies

- H-3.1 **Rental Assistance.** Continue to support the provision of rental assistance to lower income individuals and families in El Monte; provide emergency rental assistance where feasible.
- H-3.2 **Homeownership Opportunities.** Improve homeownership opportunities for El Monte residents and workforce by offering financial assistance, low-interest loans, and educational resources.

- H-3.3 **Affordable Housing Preservation.** Preserve multiple-family housing through the provision of loan and grant assistance that encourages the rehabilitation and improvement of properties.
- H-3.4 **Regulatory and Financial Incentives.** Offer financial incentives and regulatory concessions to facilitate production of affordable housing.
- H-3.5 **Inclusionary Housing.** Adopt an inclusionary housing ordinance. Encourage the integration of deed-restricted affordable housing for low and moderate income households into new residential projects with regulatory and financial incentives.
- H-3.6 **Partnerships.** Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and others to provide affordable workforce housing, senior housing, and other housing types suited to lifestyle needs.
- H-3.7 **Diverse Housing.** Support the production of varied housing types, including single-family, townhomes, apartments, and special needs housing that are priced at levels affordable to all income levels.
- H-3.8 **Unique Housing.** Permit and encourage the construction of innovative housing types, such as tiny, shipping container, modular, earth/green roof, and wood pallet houses.
- H-3.9 **Development Standards.** Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use, and other housing suited to different lifestyle needs.
- H-3.10 **Mobile Home Park Rent Stabilization.** Ensure that mobile homeowners and residents are protected from unreasonable space rental increases while recognizing the need of mobile home park owners to receive a just and reasonable return on their investment.
- H-3.11 **Mobile Home Park Outreach.** Provide education outreach to mobile home parks to inform residents and mobile home park owners of special consumer and housing right protections under the Mobile home Park Residency law.

H-3.12 **Mobile Home Park Conversion.** Minimize the adverse impact on the housing supply and on displaced persons in accordance with state law and City ordinance whenever an existing mobile home park or portion thereof is converted to another use.

SPECIAL HOUSING NEEDS

Certain individuals and families in El Monte have greater difficulty in finding affordable housing due to their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, and/or household characteristics. A major emphasis of the Housing Element is to ensure that persons of all walks of life have opportunity to find suitable and affordable housing in El Monte.

State law requires that the following special needs groups be addressed in the Housing Element: seniors; persons with disabilities, including developmental disabilities; large households; female-headed households; farmworkers; and people experiencing homelessness. The housing element must assess and then address their needs through programs. The Housing Technical Report provides additional details on special needs housing and requirements.

Seniors

The City of El Monte is home to 5,690 households with a senior member, comprising about 19 percent of all households. In El Monte, 59 percent of senior households (or 2,493) own a home and 41 percent (or 1,995) are renters. According to federal housing data, about 81 percent of all elderly households are lower income households. Due to their fixed retirement income, seniors may need assistance to maintain and improve their homes. Seniors may also require accessibility improvements for their homes over time.

To provide assistance to elderly residents, the City of El Monte operates the Jack Crippen Senior Center, which serves as a meeting place and service center. The Center provides a variety of services, such as congregate meals, nutrition education, health screening, case management, and educational, recreational, and social activities. The City's Transportation Division offers a Dial-A-Ride service for seniors and disabled residents that operates within City limits, with exceptions

for medical, governmental, and utility appointments within a five-mile radius.

Persons with Disabilities

The City of El Monte has 11,569 individuals with disability, which represents approximately ten percent of the population. Disabled persons may earn very low incomes, have higher health costs, and are often dependent on supportive services. While many disabled people live in independent housing or with family members, many require institutionalized settings where more support is available.

The City enforces disabled accessibility requirements for new housing, allows residents to modify their homes to improve accessibility, and provides improvement and rehabilitation grants for homeowners. In many cases, however, disabilities could be mental or developmental in nature. For individuals requiring more specialized care, the City offers a range of group housing arrangements, including licensed community care facilities, alcohol and drug rehabilitation, and skilled nursing facilities.

Persons with Developmental Disabilities

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe disabilities 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 those with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 360,000 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. Information compiled by SCAG provides a closer look at the

developmentally disabled population. There are approximately 1,623 individuals (1.4 percent of the total population) diagnosed with a cognitive or developmental disability in the City of El Monte.

To assist in the housing needs for persons with disabilities, including developmental disabilities, the City will continue to conduct outreach with the San Gabriel/Pomona Regional Center and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities

Family Households

El Monte is predominantly a family community. In recent years, soaring housing prices and rents have placed an increasing cost burden on families. Families earning low incomes experience high rates of overpayment today. Moreover, the City of El Monte is home to 5,722 female-headed households (of which 2,811 are with children) and 7,822 families of five or more members. Female-headed and large households also have critical housing-related needs, with high levels of overpayment, lower incomes, and overcrowding. Statute requires analysis of specialized housing needs for female-headed households in an effort to ensure adequate childcare or job training services.

The housing needs of families have commonalities, such as affordable childcare and affordable housing. Many residents rent housing because they cannot afford to buy quality housing. For those who rent, there is a limited choice of quality apartments. Similarly, the City does not currently have publicly subsidized rental housing for families. Although the County offers about 500 lower income households with rental vouchers, the waiting list is three times the number of units available.

Veterans

Veterans of foreign wars comprise a significant group in El Monte. According to the 2019 American Community Survey 5-Year Estimates, Census, the City is home to approximately 1,596 veterans (1.8 percent of adult civilian population). Many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable



Housing for Families

El Monte's children are our future. Ensuring quality affordable housing is available gives our children security and a place to call home.

housing. The housing needs of the armed forces extend also to their families living in the states that need to maintain housing.

The Veterans Administration offers programs to help veterans find jobs, modify their homes, and obtain counseling and support. Housing programs include the Specially Adapted Housing Grants program, Guaranteed Home Loan, Independent Living Program, and the Home Improvement and Structural Alterations program. El Monte offers homebuyer down payment assistance and rehabilitation loan programs that could also be leveraged with VA programs to improve housing options for veterans. To date, Mercy Housing has provided 96 housing units to veterans in El Monte.

Homeless People

The City of El Monte has seen a significant increase in its total homeless population. In 2017, there were 509 homeless persons in El Monte, an increase of 89 percent from the 2016 count of 269 persons. However, in 2019 the homeless count decreased to 429 persons during the Point in Time Count conducted by the Los Angeles Homeless Services Authority (LAHSA). The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

Understanding the magnitude of homelessness is important. However, counting the homeless people is difficult due to the different definitions of homelessness and the difficulty in determining their place of residence. Generally, homeless people include any individual or family who lacks a fixed, regular, and adequate nighttime residence, those residing in emergency shelters or transitional housing, or persons in transitional housing (e.g., alcohol and drug treatment centers) who were homeless before joining the facility or would be homeless if discharged.

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in federal,

state, county and city funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena.

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements.

El Monte is committed to actively addressing the needs of homeless people through its housing and service policies and programs. The Housing Element Technical Report text and Table 17 provides a detailed list of programs and organizations providing services.

The Housing Plan contains new programs to address the needs of homeless people, including Zoning Code Updates (see Programs 27 and 28) addressing emergency shelter, transitional housing, and supportive housing required by state law.

In 2018, the City of El Monte adopted the “El Monte Plan to Prevent and Combat Homelessness” that was developed in a concerted effort with input from residents, business, service providers, elected officials, City Staff, and LeSar Development Consultants. The homelessness plan was initiated through the voter-approved Measure H sales tax to annually fund homeless services and programs.

Farmworkers

The State of California also recognizes the special housing needs of farmworkers, in particular migrant farm laborers earning very low incomes. The transitory nature of the labor force, the need for affordable housing, the unique educational needs, and the impact on the stability of children’s lives make this group particularly vulnerable. El Monte has an estimated 242 farmworkers, 130 of whom are employed year-round. Their housing needs can best be met through existing permanent affordable rental housing in the community.

In addition, the California Employee Housing Act requires that housing for six or fewer employees, including farmworker housing, be treated as a regular residential use. El Monte's Zoning Code is not in compliance with the Employee Housing Act, so a program has been added to the Housing Implementation Plan.

The following goal statement and policies are designed to address the housing and support needs of special needs groups in El Monte.

Goal 4:

Adequate rental, homeownership, and supportive services to individuals, families, and those with special needs that will help them find and maintain affordable housing in the community.

Policies

- H-4.1 **Senior and Disabled Housing.** Support development of accessible and affordable housing for seniors and disabled people; provide assistance for seniors and people with a disability to maintain and improve their homes to facilitate independent living.
- H-4.2 **Family Housing.** Facilitate and encourage the development of larger market rate rental and ownership units suitable for families with children, including lower and moderate income families, and the provision of supportive services such as child care.
- H-4.3 **Partnerships.** Continue to fund community-based, nonprofit, and other service organizations that provide supportive services to seniors, families, homeless people, disabled people, and other special needs populations in El Monte.
- H-4.4 **Homeless People.** Support adequate opportunities for emergency, transitional, and permanent supportive housing, including services, within El Monte through the implementation of land use and zoning practices and monitoring through permitting procedures.

- H-4.5 **Housing Assistance.** Expand homeownership opportunities to El Monte residents and workforce through homebuyer assistance; support the continued provision of rental assistance to lower income households.
- H-4.6 **Affordable Housing Preservation.** Preserve existing publicly subsidized affordable housing and expand quality and affordable rental housing opportunities for families, with housing linked to quality childcare, health, and other services.
- H-4.7 **Fair Housing.** Prohibit housing discrimination in all aspects affecting the sale, rental, or occupancy of housing based on individual or familial status or other arbitrary classification, and support the enforcement of fair housing laws.

Housing Implementation Plan

The Housing Implementation Plan sets forth a variety of specific programs to achieve the General Plan vision and the housing goals and policies in the Housing Element. These programs are described below.

SPECIAL PLANNING AREAS/ADEQUATE SITES AND NO NET LOSS

The City has created new residential and economic opportunities through planning efforts for the Garvey Avenue and Durfee Avenue Corridors, the Downtown Main Street Transit-Oriented Development Specific Plan and the Gateway Specific Plan. Moving forward, El Monte will build off the success of the Garvey Corridor and 5-Points Area and establish a High Density Urban Housing Zone. The City will also continue to focus on implementing and monitoring results with respect to maintaining adequate sites and meeting its RHNA goals. Accessory Dwelling Units (ADUs) (see Program 9) and redevelopment of religious institutions properties made possible through a new Religious Facilities Overlay Zone (see Program 14) also contribute to the City’s RHNA goals.

#	Housing Program	Implementation Action/Objectives	Responsible Agency /Funding	Time Table
1	Develop a Garvey Avenue and 5-Points Plan for High Density Housing	<ul style="list-style-type: none"> Develop an Urban Housing Zone along the Garvey Avenue Corridor and 5-Points Area, incorporating the following: <ul style="list-style-type: none"> Allow densities of up to 50 units per acre and building heights of up to 5 or 6 stories. Allow multiple-family residential projects be approved by-right (i.e., no Conditional Use Permits). Incorporate minimum densities for residential-only projects and mixed-use projects with housing. Reduce parking, reduce open space and increase the allotted floor area for residential projects at higher densities. Recommend that mixed-use projects in the M/MU zoning district have a minimum 50% of the floor area be residential. 	Planning Division/ SB 2	December 2024
2	Flair Park Flex Housing	<ul style="list-style-type: none"> Create development standards for the Office Professional (OP) zone that allow for the development of work-live and mixed-use projects with housing of up to 16 units per acre. 	Planning Division/ Local Early Action Planning	December 2024

#	<i>Housing Program</i>	<i>Implementation Action/Objectives</i>	<i>Responsible Agency /Funding</i>	<i>Time Table</i>
		<p>This will complement the existing mix of office, tech and incubator creative space.</p> <ul style="list-style-type: none"> Housing units should be focused away from the I-10 Freeway. 	(LEAP) Grant and S B2	
3	Implement the Durfee Avenue and Peck Road Corridor Plans, the Downtown Main Street Specific Plan and the Gateway Specific Plan	<ul style="list-style-type: none"> Further encourage and facilitate the development of affordable housing through streamlined processing, fee modifications, density bonus incentives, reductions in development and parking standards, and funding, when available, for site improvements. Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website and at City Hall. Implement program measures and environmental mitigation measures, given available funding, to allow housing sites to be available. Allow residential projects and mixed-use projects with housing be approved by-right along designated corridors such as the Durfee Avenue and Peck Road Corridors, subject to complying with the applicable development standards. Partner with the applicable transportation agencies to fully implement high density housing opportunities around the El Monte Bus Station within the Gateway Specific Plan and around the Metrolink Station within the Downtown Main Street Specific Plan. Complete infrastructure improvements along designated corridors to increase opportunities for pedestrian, transit and bicycle use to help facilitate the construction of high-density housing projects. 	Planning Division/ General Fund	Ongoing
4	No Net Loss	<ul style="list-style-type: none"> To ensure that the City maintains compliance with SB 166 (No Net Loss), the City will develop a procedure to track: <ul style="list-style-type: none"> Unit count and income/affordability assumed on parcels included in the sites inventory. Actual units constructed and income/affordability when parcels are developed. Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA). In addition, the City will make no net loss findings at the time of project approval and will require replacement units when required by state law. 	Planning Division/ General Fund	December 2022

ZONING TOOLBOX AND PERMIT PROCESSING

El Monte has an effective and growing toolbox of zoning regulations that further affordable and fair housing goals. The City is currently in the final phase of completing a Comprehensive Zoning Code Update, which is an ideal opportunity to incorporate development standards, policies, and incentives to foster the development of all residential project types. After adoption, the City will continue to review, monitor, and amend the Zoning Code to meet new state laws, address local issues and reduce constraints to housing developments.

#	<i>Housing Program</i>	<i>Implementation Action/Objectives</i>	<i>Responsible Agency/ Funding</i>	<i>Time Table</i>
5	Comprehensive Zoning Code Updates	<ul style="list-style-type: none"> • As part of the Comprehensive Zoning Code Updates, incorporate development standards, policies and incentives to encourage the construction of residential projects. Examples include the following: <ul style="list-style-type: none"> • Allow multiple-family residential projects to be approved by-right (i.e., no Conditional Use Permits). • Create a Planned Residential Development (PRD) Chapter to allow the flexible use of zoning standards for larger projects. • Incorporate minimum densities for residential-only projects and mixed-use projects with housing located in commercial zoning districts. • Reduce parking and open space requirements for residential projects to facilitate projects be constructed at higher densities. • Include a floor area ratio (FAR) bonus for multiple-family residential projects that incorporate items such as affordable units, environmental benefits, open space amenities and quality design. • Incorporate tables, graphics and illustrations to make the document easier to navigate for the public. • <u>Recommend a minimum residential density of 20 units per acre for the commercial zoning district where housing is permitted (C-1, C-2, and C-3).</u> • <u>Recommend that mixed-use projects in the M/MJ zoning district have a minimum 50% of the floor area be residential.</u> • <u>Provide clarifying language in the code that discretionary permits or public hearings shall not be required for projects where 20% or more of the units are</u> 	Planning Division/ LEAP Grant	December 2022

#	Housing Program	Implementation Action/Objectives	Responsible Agency/ Funding	Time Table
		<p><u>reserved for lower or very low income households.</u></p> <ul style="list-style-type: none"> • <u>Expand on the definition of "Group Homes" – add language allowing housing for 7+ disabled individuals as a Permitted use without requiring any discretionary permits or public hearings in all residential zones.</u> • Review the Density Bonus Chapter to ensure full compliance with state Law. • Incorporate objective design standards from the City's existing Comprehensive Design Guidelines. • Incorporate recent state laws including AB 101 (Low Barrier Navigation Center), AB 139 (Emergency and Transitional Housing), AB 2162 (Supportive Housing) and AB 1783 (Employee and Group Housing). • Incorporate the recent state law SB 9 (Small Lot Subdivisions in Single-family Zones) as a separate Zoning Code Update. • <u>Amend the Zoning Code to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in State Density Bonus Law, pursuant to state law (AB 1397).</u> • Provide brochures and other handouts in multiple (such as English, Spanish and Mandarin) languages for the City's website and distribution at City Hall. 		
6	Mixed/Multi-use Designation and Development Standards	<ul style="list-style-type: none"> • Periodically review the development standards for the Mixed/Multi-use (MMU), multiple-family and certain commercial zones to identify constraints and remove or offset constraints where possible. • Provide information on the MMU zone development standards at City Hall and on the City's website highlighting standards that are unique to mixed-use developments. 	Planning Division/ General Fund	<p>Incorporate as part of Comprehensive Zoning Code Updates by December 2022, and every two years thereafter</p> <p>City website to be updated annually</p>
7	Objective Design Standards	<ul style="list-style-type: none"> • Review and update existing written procedures to process SB 35 applications. • Evaluate the Comprehensive Design Guidelines for opportunities to create additional objective design standards for residential and mixed-use projects with housing. 	Planning Division/ General Fund	<p>June 2022</p> <p>December 2022</p>

Housing Element

#	Housing Program	Implementation Action/Objectives	Responsible Agency/Funding	Time Table
		<ul style="list-style-type: none"> Explore the feasibility of establishing design guidelines for manufactured housing to ensure quality development. 		
8	Density Bonus	<ul style="list-style-type: none"> Review the City's Zoning Code to ensure consistency with State Density Bonus Law and continue to monitor State Density Bonus Law annually. Amend the Zoning Code within 12 months of new laws becoming effective. Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and at City Hall. 	Planning Division/ General Fund	<p>Incorporate as part of Comprehensive Zoning Code Updates by December 2022, then annually if needed</p> <p>City website to be updated annually</p>
9	Accessory Dwelling Units (ADUs)	<ul style="list-style-type: none"> Review the City's ADU Ordinance to ensure consistency with state law and continue to monitor state ADU law annually. Amend the Zoning Code within 12 months of new laws becoming effective. 	Planning Division/ General Fund and LEAP Grant	Incorporate as part of Comprehensive Zoning Code Updates by December 2022, then annually if needed
		<ul style="list-style-type: none"> Promote the creation of ADUs that can be offered at affordable rent, as defined in Section 50053 of the California Health and Safety Code, for very low, lower- or moderate-income households. 	Housing Division/ Permanent Local Housing Allocation (PLHA) funds	Ongoing
		<ul style="list-style-type: none"> Create and implement an ADU assistance program. It should provide grant assistance for moderate-income property owners to construct ADUs for lower- and moderate-income households. <ul style="list-style-type: none"> Seek additional funding to expand the program to assist a greater number of property owners. 		Assist 2 property owners annually
10	Green Buildings	<ul style="list-style-type: none"> Review the City's Municipal Code for opportunities to add and expand sustainability principles with regards to solar use and energy efficiency, water conservation, natural resources conservation and mobility improvements for pedestrians, bicyclists and transit. Incorporate as part of Comprehensive Zoning Code Updates or as a separate Zoning Code Update. Continue to update Zoning Code to reflect changes in technology. 	Planning Division/ General Fund and LEAP Grant	Incorporate as part of Comprehensive Zoning Code Updates by December 2022 or as a separate Update 2023

#	<i>Housing Program</i>	<i>Implementation Action/Objectives</i>	<i>Responsible Agency/ Funding</i>	<i>Time Table</i>
11	Streamlined Processing	<ul style="list-style-type: none"> • Continue to monitor processing times for building permits, zoning clearance reviews and planning entitlements. • Conduct outreach/surveys to permit customers to identify issues and investigate ways to improve the process. • Process Zoning Code Updates when appropriate. • 	Planning Division/ General Fund	Conduct outreach every 2 years and follow up Zoning Code Updates as needed
12	Inclusionary Housing Ordinance	<ul style="list-style-type: none"> • Adopt an Inclusionary Housing Ordinance, incorporating the following: <ul style="list-style-type: none"> • Include incentives to encourage the on-site construction of affordable housing units at various income levels. • Incorporate a sliding scale, where developers can construct a lower number of very low or lower-income units to comply, versus a higher number of moderate-income units. • Conduct periodic reviews of the Ordinance to determine whether the percentage of units required remains appropriate for local conditions. • Establish clear development standards. • Provide alternative methods of compliance such as in-lieu fees, off-site construction and land donation. 	Planning Division/ General Fund	December 2023
13	Innovative Housing Types	<ul style="list-style-type: none"> • Permit and encourage the construction of innovative housing types, such as tiny houses 	Planning Division/ General Fund	December 2026
14	Religious Facilities Overlay Zone and Standards for Affordable Housing	<ul style="list-style-type: none"> • Create a Religious Facilities Overlay Zone (RF-OZ) to allow the development of market rate and affordable housing on properties developed with religious institutions. • <u>Create development standards, including a maximum density of 30 units per acre, to construct market rate and affordable housing on properties developed with religious institutions. The City will only consider properties that have a minimum area of one-half acre and a high percentage of the land as surface parking. Proposed densities may range from low to high depending on how the property is currently use and its surrounding context. While higher densities are typically necessary to make housing projects feasible, the purpose and process to construct housing on a religiously used property would be unique. It will likely include fellowship, community building, fundraising, donations and volunteerism. In addition, land purchase would not be an issue and the development standards would allow for the sharing of</u> 	Planning Division/ General Fund	<u>October 2022</u>

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#	Housing Program	Implementation Action/Objectives	Responsible Agency/Funding	Time Table
		<u>parking, open space and other amenities between the housing and religious use.</u>		
15	Employee Housing	<ul style="list-style-type: none"> Review the City's Zoning Code for conformance with AB 1783 (Employee Housing), to treat employee housing for six or fewer employees as a single-family structure for conformance with the Employee Housing Act. <u>Expand on the definition of "Group Homes" – add language allowing employees, farmworkers and disabled individuals. Permit the use without requiring any discretionary permits or public hearings in all residential zones.</u> Incorporate any changes as part of Program 5 (Comprehensive Zoning Code Updates). 	Planning Division/ General Fund	December 2022

HOUSING REHABILITATION AND PRESERVATION

The City will continue to support ongoing housing rehabilitation as a critical part of maintaining neighborhood quality and housing. El Monte is also committed to preserving affordable housing stock, some which is at risk of conversion and/or needs significant renovation and improvement.

#	Housing Program	Implementation Action/Objectives	Responsible Agency/Funding	Time Table
16	Residential Community Cleanups	<ul style="list-style-type: none"> Survey the City to identify neighborhoods that are in need of improvement and assistance and qualify under CDBG. The program will include representation from the Code Enforcement Division (property maintenance and unpermitted structures), Planning and Building Divisions (assistance in obtaining permits to ensure public safety), Public Works Department (staff hours to help address property maintenance issues) and Housing Division (to promote various housing rehabilitation programs). 	Code Enforcement, Building, Planning and Housing Divisions and Public Works Department/ General Fund and CDBG funds	Complete 2 neighborhoods annually
17	Housing Rehabilitation Programs	<ul style="list-style-type: none"> Continue to implement the City's housing rehabilitation programs. Such programs enforce existing property maintenance, health and safety building standards and other code 	Housing Division/ CDBG and HOME funds	1st and 2nd check: Up to 15 very low, lower- and moderate-income

#	Housing Program	Implementation Action/Objectives	Responsible Agency/Funding	Time Table
		<p>enforcement requirements in eligible low-, lower- and moderate-income neighborhoods.</p> <ul style="list-style-type: none"> • The Housing Rehabilitation Loan Program for single-family residents. • The Minor Home Repair Grant Program for single-family residents. • The Multi-family Rental Housing Rehabilitation Grant Program. The City will target larger complexes with units that are currently or were previously occupied by lower-income families. The grant will address all or the majority of units, for them to be occupied by lower-income families. 		<p>households annually</p> <p>3rd check: Up to 20 lower-income units annually</p>
18	Household Utility Assistance	<ul style="list-style-type: none"> • Continue to implement the City's utility assistance program for eligible very low and lower-income households citywide. 	Housing Division/ CDBG funds	Up to 90 very low and lower-income households annually
19	Affordable Housing Preservation	<ul style="list-style-type: none"> • Monitor the status of affordable units that may become at risk of conversion and provide technical assistance to facilitate the preservation of units. • Support nonprofit funding applications and conduct hearings, to assist developers in obtaining funds for preservation. 	Housing Division/ General Fund, CDBG and HOME funds	Consider opportunities as they are presented to the City
20	Acquisition and Rehabilitation	<ul style="list-style-type: none"> • Work with nonprofit partnerships, including the RHCD, to acquire, rehabilitate and deed restrict apartments to improve housing conditions and achieve community development goals of the City. 	Housing Division/ PLHA, CDBG and HOME funds	Consider opportunities as they are presented to the City

AFFORDABLE HOUSING PROGRAMS

The City will continue to offer financial incentives for housing projects that address unmet needs in the community and seek creative means to further increase funding for housing. Financial assistance programs administered by the California Department of Housing and Community Development (HCD) change periodically according to funding availability and should be monitored on a regular basis. Current program information is posted on HCD's website.¹

El Monte must take advantage of various public-private partnerships to leverage funding, enhance the City's administrative capacity, and achieve its housing goals. In addition, the City should continue to

¹ <https://www.hcd.ca.gov/grants-funding/index.shtml>

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provide technical assistance and information regarding housing rehabilitation, rent subsidies, ADUs, housing assistance, fair housing, senior housing, historic preservation, and energy conservation to the public. Finally, the City will continue to encourage the rehabilitation and maintenance of existing residential units and the development of new affordable units.

#	<i>Housing Program</i>	<i>Implementation Action/Objectives</i>	<i>Responsible Agency/ Funding</i>	<i>Time Table</i>
21	Housing Partnerships	<ul style="list-style-type: none"> Continue to actively form and maintain existing partnerships with nonprofit and private organizations, including the Rio Hondo Community Development Corporation, to help provide housing and supportive services to El Monte residents. 	Planning Division/ General Fund	Ongoing
22	Financial Incentives	<ul style="list-style-type: none"> Offer financial assistance, when funding sources are available, to make feasible the construction of affordable residential projects that address the City's community development and housing goals. Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the community. Work with developers to submit grant applications for infill projects along many of the City's major corridors and districts, including Garvey Avenue, 5-Points, Peck Road and Durfee Avenue. 	Planning Division and Housing Division/ General Fund, federal and state funds	Ongoing
23	Down Payment and Homebuyers Assistance	<ul style="list-style-type: none"> Implement the City's Downtown Payment and Homebuyers Assistance program to provide down payment and homebuyer assistance to qualified lower- and moderate-income households. 	Housing Division/ CDBG funds	Up to 10 lower- and moderate-income households annually
24	Housing Choice Voucher	<ul style="list-style-type: none"> Support the housing choice voucher program administered by the Baldwin Park Housing Authority and lobby for additional vouchers as needed. Continue to provide City financial assistance to local nonprofit organizations that can be used for motel vouchers. See also Fair Housing Issues, Contributing Factors and Meaningful Actions (Section F). 	Los Angeles County and Baldwin Park Housing Authorities/ Federal Funds	Ongoing
25	HCD Programs	<ul style="list-style-type: none"> Monitor grants and apply for eligible funding as appropriate, including SB 2 Permanent Local Housing Allocation (PLHA) funds. Continue funding nonprofit human service and housing development organizations to provide needed services and housing, subject to funding availability and City Council approval. 	Housing Division/ General Fund, HCD funds, PLHA funds, CDBG funds, HOME funds, ESG funds and RDA set aside funds	Ongoing

#	Housing Program	Implementation Action/Objectives	Responsible Agency/ Funding	Time Table
26	Outreach and Marketing	<ul style="list-style-type: none"> Update the City's website periodically to cover the following: <ul style="list-style-type: none"> Housing Rehabilitation Assistance including information on low-interest loans. Housing Choice Voucher rent subsidy programs. SB 329 (Housing Discrimination) information that redefines the term "source of income" in regard to housing discrimination laws to mean verifiable income paid directly to a tenant or paid to a housing owner or landlord on behalf of a tenant. This includes federal, state or local public assistance and housing subsidies. ADU opportunities and programs. Provide brochures and other handouts in multiple (such as English, Spanish, Mandarin and Vietnamese) languages for the City's website and distribution at City Hall. Send out press releases on new housing programs using social media platforms (e.g., Facebook, Twitter, Instagram). Also submit articles for the City's quarterly newsletter. Send public notices to the community for input on spending activities related to housing programs. Attend community events to promote new and ongoing housing programs such as the weekly Farmers Market and annual State of the City. 	Planning Division/ General Fund	Ongoing

SPECIAL NEEDS HOUSING

Ensure that persons of all walks of life have opportunity to find suitable and affordable housing in El Monte. Amend and maintain the Zoning Code to reflect changes in state law regarding special needs housing.

#	Housing Program	Implementation Action/Objectives	Responsible Agency/ Funding	Time Table
27	Emergency Shelters	<ul style="list-style-type: none"> Complete Phase A of the Valley/Baldwin Homekey Project for an Emergency Shelter (with 40 rooms for singles and/or doubles) with onsite wraparound supportive services. 	Housing Division/City funds, state HCD funds, federal COVID funds and HUD funds	December 2022
		<ul style="list-style-type: none"> Continue to monitor the inventory of sites appropriate to accommodate emergency shelters and Single Room Occupancies (SROs) and work with the appropriate 	Housing Division/City funds, state HCD funds, federal COVID	Ongoing

Housing Element

#	Housing Program	Implementation Action/Objectives	Responsible Agency/Funding	Time Table
		<p>organizations to ensure the needs of homeless residents are met.</p> <ul style="list-style-type: none"> Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the 5-Year Consolidated Plan process. Incorporate recent changes to State law including AB 101 (Low Barrier Navigation Center) and AB 139 (Emergency and Transitional Housing), including amending the parking requirements, as part of Program 5 (Comprehensive Zoning Code Updates). 	<p>funds and HUD funds</p> <p>Housing Division/ City funds, state HCD funds, federal COVID funds and HUD funds</p> <p>Planning Division/ General Fund</p>	<p>Ongoing</p>
28	Transitional Housing	<ul style="list-style-type: none"> Complete Phase B of the Valley/Baldwin Homekey Project for Transitional Housing (with 93 rooms for individuals or families). Seek funding opportunities to incorporate kitchens to have all or a portion of the rooms designated as permanent housing for extremely low income individuals or families (i.e., formerly homeless). Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, and transitional and supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the 5-Year Consolidated Plan process. Incorporate recent changes to state law including AB 101 (Low Barrier Navigation Center) and AB 139 (Emergency and Transitional Housing), including amending the parking requirements, as part of Program 5 (Comprehensive Zoning Code Updates). 	<p>Housing Division/ City, Los Angeles County, state HCD, federal COVID and HUD funds</p> <p>Housing Division/ City, Los Angeles County, state HCD, federal COVID and HUD funds</p> <p>Housing Division/ City, Los Angeles County, state HCD, federal COVID and HUD funds</p> <p>Planning Division/ General Fund</p>	<p>December 2022</p> <p>Ongoing</p> <p>Ongoing</p> <p>Incorporate as part of the Comprehensive Zoning Code Updates by December 2022</p>
29	Homelessness Assistance and Prevention	<ul style="list-style-type: none"> Work closely with the Veterans of America (VOA) and other groups to provide street outreach, rapid re-housing and homelessness prevention assistance. The program should assist a wide range of subpopulations, including the chronically homeless, individuals, families, persons with substance abuse dependencies and those with mental illness. Assistance should include supportive 	<p>Housing Division/ Emergency Solutions Grants (ESG)</p>	<p>Up to 350 persons annually</p>

#	Housing Program	Implementation Action/Objectives	Responsible Agency/ Funding	Time Table
		services for persons recovering from substance abuse and persons with mental illness.		
30	Supportive Housing	<ul style="list-style-type: none"> Review the Zoning Code for conformance with AB 2162 (Supportive Housing) requirements to allow supportive housing by-right in zones where multiple-family and mixed-use projects with housing are permitted. In addition, remove minimum parking requirements for units occupied by supportive housing residents, if the development is located within ½ mile of a public transit stop. Incorporate any changes as part of Program 5 (Comprehensive Zoning Code Updates). 	Planning Division/ General Fund	If needed, incorporate as part of the Comprehensive Zoning Code Updates by December 2022
31	Housing Accessibility	<ul style="list-style-type: none"> Consider ways to incorporate or incentivize the incorporation of visitability concepts consistent with HCD's voluntary model ordinance. Continue to administer City-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). Provide information in public places regarding the City's reasonable accommodation ordinance and make information available on this program more widely available. 	Planning Division/ General Fund	Ongoing
32	Housing for Persons with Disabilities	<ul style="list-style-type: none"> Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units. Conduct outreach to potential developers and initiate a cooperative outreach program with the San Gabriel/Pomona Regional Center within 1 year of Housing Element adoption. 	Planning Division and Housing Division/ General Fund	December 2022
33	Group Housing	<ul style="list-style-type: none"> Review the City's Zoning Code for provisions for large group homes (7+ persons) and develop mitigating strategies to remove potential constraints to facilitate the development of large group homes. Incorporate any changes as part of Program 5 (Comprehensive Zoning Code Updates). 	Planning Division/ General Fund	December 2022

FAIR HOUSING

To adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people. Section F presents a summary of the issues, contributing factors, and the City's actions to address the issues.

Housing Element

#	Fair Housing Issue	Contributing Factors	City Actions	Responsible Agency/ Funding	Time Table
34	Fair Housing Enforcement and Outreach Capacity	Priority: High <ul style="list-style-type: none"> Increase in Fair Housing Discrimination cases Discrimination against Persons with Disabilities 	<ul style="list-style-type: none"> Fully resume the “One Stop Housing Clinics” and work with the Housing Rights Center (HRC) to continue to provide multi-lingual fair housing resources for residents, apartment owners and property managers (due to COVID, the program was significantly limited). <u>HRC services include:</u> <ul style="list-style-type: none"> Housing Counseling Discrimination Investigation and Disability Accommodations Community Workshops & Events Project Place: Monthly Rental Listing <u>NLSLA include:</u> <ul style="list-style-type: none"> Free legal assistance to more than 150,000 individuals and families through innovative projects that expand access to justice and address the most critical needs of people living in poverty throughout Los Angeles. <u>VOA services include:</u> <ul style="list-style-type: none"> Affordable Housing Assistance for People with Disabilities Assistance with Basic Needs Homelessness Services Behavioral and Mental Health Services Children, Youth, and Families Programs Correctional Re-Entry Services Moral Injury Support Services for Older Adults Substance Use Disorders Veteran Assistance See Program 26 (Outreach and Marketing) 	Housing Division/ CDBG, HOME and ESG funds	December 2021 or when public health emergency orders have been lifted
35	Segregation and Integration	Priority: High <ul style="list-style-type: none"> A high level of segregation with the entire City comprising 	<ul style="list-style-type: none"> Removal of market and government constraints to development multi-family housing throughout the entire City, targeting specific tracts 	1 st -5 th bullets: Planning Division/ General Fund	1 st – 5 th bullets: Throughout the 2021-2029

#	Fair Housing Issue	Contributing Factors	City Actions	Responsible Agency/ Funding	Time Table
		<p>Hispanic Majority tracts</p> <ul style="list-style-type: none"> Increasing levels of concentrations of Asian and/or Hispanic populations in the subregional San Gabriel Valley area 	<ul style="list-style-type: none"> experiencing high segregation and poverty (060674233901 and 06037433504) Provide enhanced housing choices and affordability throughout the City Establish place-based strategies to encourage community revitalization through promotion of high-quality housing/housing rehabilitation throughout the City Continue enforcing building and housing codes; and Provide education to residents and landlords on fair housing practices. <p>Review and analyze housing and demographics data from the 2020 United States Census, as it is released.</p> <ul style="list-style-type: none"> Conduct affirmative marketing to promote housing opportunities that increase the diversity of individuals in neighborhoods. See Program 26 	<p>Planning Division/ General Fund</p> <p>Housing Division/ CDBG funds</p>	<p>Housing Element planning period</p> <p>As information is released</p> <p>Ongoing</p>
36	Racially and Ethnically Concentrated Areas of Poverty and Disparities in Access to Opportunity	<p>Priority: High</p> <ul style="list-style-type: none"> Housing mobility Place-based strategies for revitalization Lack of public and private investments Lack of Affordable Rental Housing Opportunities for Low-Income Families <p>Priority: Medium</p> <ul style="list-style-type: none"> Land Use and Zoning Laws 	<ul style="list-style-type: none"> Publicize available development sites on the City's website and reach out to developers active in the area to promote development in the Downtown Main Street Specific Plan, Garvey Avenue and 5-Points Urban Housing zone, the Peck Road Corridor, the Durfee Corridor and other areas in accordance with Section A (Special Planning Areas/Adequate Sites). See Programs 1-4 Work with housing developers to increase the number of affordable rental housing units. Seek new construction of affordable units or rehabilitation of existing market rate units where in exchange, 	See Section A	See Section A

Housing Element

#	Fair Housing Issue	Contributing Factors	City Actions	Responsible Agency/Funding	Time Table
			<p>affordability covenants can be acquired.</p> <ul style="list-style-type: none"> Pursue community revitalization through adoption of the new Urban Housing zone by spring 2023. Apply for California Climate Investment funds designated for Senate Bill 535 (Leon, Statutes of 2012) communities when opportunities arise. Also see Sections A (Special Planning Areas/Adequate Sites) and E (Special Needs Housing). See Programs 1-4, and 27-33. 		
37	Disproportionate Housing Needs, Including Displacement Risks	<p>Priority: High</p> <ul style="list-style-type: none"> High housing cost burden High overcrowding Displacement of residents due to economic pressures Aging housing stock Vulnerable communities 	<ul style="list-style-type: none"> Promote the provision of housing for extremely low and lower-income households through Sections A (Special Planning Areas/Adequate Sites) and D (Affordable Housing Programs). See Programs 1-4, and 21-26. Take proactive measures to construct market-rate and affordable units to meet the City's RHNA housing goal through Section A (Special Planning Areas/Adequate Sites). See Programs 1-4. Complete Program 5 (Comprehensive Zoning Code Updates) and other Zoning Code Updates described in Section B (Zoning Toolbox and Permit Processing). Also see Programs 6-15 Seek funding and partnerships as described in Section D (Affordable Housing Programs). See Program 21-26. Continue to support area nonprofit agencies, particularly those that provide social services for special needs populations (i.e., seniors, low income households and youth households with high cost burdens.) See Programs 27, 28, 30, 32, and 33. 	<p>1st (Section A), 2nd and 3rd bullets: Planning Division/General Fund</p> <p>1st (Section D), 2nd, 4th and 5th bullets: Housing Division/General Fund, HCD, PLHA, CDBG, HOME and ESG funds; RDA set aside funds</p>	See referenced Sections and Programs

QUANTIFIED OBJECTIVES

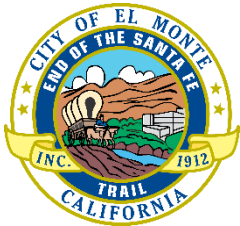
The Housing Element is required to provide quantified objectives for new construction, rehabilitation, and conservation. Quantified objectives also are provided for housing assistance. Housing needs in El Monte exceed the resources available to the City. The quantified objectives, as permitted under state law, are established at levels that acknowledge the resources available.

Table H-3 Housing Element Quantified Objectives

<i>Income Needs Group</i>	<i>Housing Needs</i>			
	<i>New Construction</i>	<i>Rehabilitation</i>	<i>Conservation</i>	<i>Assistance</i>
Extremely Low	988	0	0	0
Very Low	988	0	0	45
Low	853	30	8	50
Moderate	1,369	5	0	5
Above Moderate	4,619	0	0	0
Total	8,817	35	8	100

Note:

- 1 Construction objectives align (and exceed) the City's 2021-2029 RHNA. Details are provided in Appendix A of the Housing Element Technical Report.
- 2 Assistance programs include utility assistance, down payment assistance, and first-time homebuyer assistance.



City of El Monte
2021-2029 Housing Element

City of El Monte
11333 Valley Boulevard
El Monte, CA 91731
www.ci.el-monte.ca.us

RRM Design Group
32232 Camino Capistrano, Suite 205
San Juan Capistrano, CA 92675
www.rrmdesign.com

Veronica Tam and Associates
107 S. Fair Oaks Avenue, Suite 212
Pasadena, CA 91105