

Appendix B – Public Participation

The update to the Housing Element has provided residents and other interested parties with opportunities to review draft documents and proposed policies, and to provide recommendations for consideration by decision-makers pursuant to Government Code §65583. In keeping with health and safety during the COVID-19 pandemic, community outreach was conducted using several virtual and digital engagement tools in addition to in-person events. Public participation efforts included stakeholder interviews, online housing needs survey/polls, a webpage on the City’s website, Planning Commission Study Sessions, City Council ad hoc meetings, in-person and virtual community workshops, and noticed public hearings. All project materials and notices were posted and advertised on the City’s website and social media platforms, and hardcopies were made available at public facilities to ensure broad access and exposure throughout the city.

Public Participation Summary

The outreach efforts mentioned above generated a variety of comments and input from the public. Community input and feedback informed the preparation of the 2021-2029 Housing Element. Table B-1 summarizes key themes of public comments received and where they are addressed in the Housing Element.

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 provided relevant information about the housing element update process, key features of the Housing Element, and upcoming outreach events. The webpage also provided access to information related to virtual outreach events, the Housing Needs Survey, community workshop polls, and staff contact information to ask and pose questions or comments. The webpage will remain up throughout the 6th Cycle Housing Element period, and will include all the final documents for ongoing public review. In addition, the Housing Element Annual Reports will be placed on the webpage.

CITY OF EL MONTE 2021-2029 HOUSING ELEMENT UPDATE

The City of El Monte, along with all jurisdictions throughout the State, is mandated by California State law to prepare a Housing Element update for State certification. This update will cover the housing planning period between 2021 and 2029, often referred to as the 6th Cycle. This update effort has been initiated and must be completed prior to October 2021. A companion task for this work effort includes focused updates to the General Plan relating to the Public Safety Element to comply with State legislation.

State law requires the Housing Element to be updated every eight years. The City's current Housing Element for the 2014 to 2021 planning period (5th Cycle) is linked below, which will remain valid until the 2021-2029 Housing Element Update is adopted in fall 2021.

Stakeholder Interviews

Initial outreach efforts for the El Monte Housing Element Update included hosting interviews with various stakeholders in the community. On January 26, 2021, and February 2, 2021, Tony Bu with the City of El Monte and Veronica Tam with Veronica Tam & Associates, as well as Diane Bathgate and Rachel Raynor with RRM Design Group, conducted stakeholder interviews through a series of 11 Zoom virtual video calls. City staff reached out to a variety of stakeholders with known involvement in housing issues or development, commitment to serving special needs populations, or affiliation within organizations that provide a variety of services in the community and/or immediate San Gabriel Valley region. Approximately 25 stakeholders were interviewed, with a range of for-profit and non-profit developers, local/regional service providers, congregational organizations, and design professionals familiar with City development standards and processes. The interviews generally focused on key issues and ideas of the various groups and representatives for the Housing Element Update. Development standards need to be modified to make development more viable.

A strong consensus among the stakeholders interviewed emerged about the major issues, ideas, and needs for the community. While there was a difference of opinion on requiring affordable or inclusionary housing into residential developments or allowing an in-lieu fee program, there was clear agreement of the need for housing in the City. Generally, users of the City’s Zoning Code thought several of the City’s development standards would benefit from refinement to address the community’s housing needs and respond to common industry practices. The following is a list of key/recurring themes heard during the interviews.

- Modify development standards need in order to make development more viable.
- Reduce parking requirements or provide incentives for affordable housing, near transit, or where alternative modes can be justified.
- Adjust open space requirements to provide flexibility.
- Reduce or eliminate minimum unit size requirements.
- Encourage partnerships with service organizations and non-traditional organizations/entities to provide housing and/or housing related services.
- Consider land use changes where appropriate.
- Analyze the effectiveness of requiring affordable / inclusionary housing in market rate residential developments.
- Streamline the development review process through communication and policy refinements.
- Ensure consistency between projects and allow for a streamlined process for housing developments, as well as offering incentives, such as reduced parking, when appropriate.

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. Hardcopies of the survey were also provided at public facilities including City Hall, the El Monte Library, the Norwood Library, and the Jack Crippen

Senior Center. The surveys were made available online until July 21, 2021, with a total of 382 English, 59 Spanish, and 13 Mandarin responses. In addition, staff attended City events to promote the survey, such as the weekly Main Street Farmers' Market. Participants were asked to provide feedback on current housing conditions, concerns, and/or ideas for the Housing Element team to consider. Other questions included demographics, including age and connection to the City of El Monte were also asked to better understand the range of participants responding. See attached survey results (Figure B-1) for the English, Spanish, and Mandarin surveys.

Planning Commission Study Sessions

On May 11, 2021, the Planning Commission held a virtual Study Session focused on the Housing Element Update. City staff and RRM Design Group made a brief presentation that provided an overview of the Housing Element update process, as well as the City's approach to the Regional Housing Needs Assessment (RHNA). There were no public comments made at the conclusion of the Study Session. The Study Session was properly noticed, agendized, and advertised on the City's webpage and social media platforms. Comments from the Planning Commission oriented around the sites inventory analysis, ranging from ideas on specific site locations for housing to broader level ideas to streamline and meet the housing allocation for the City.

On September 14, 2021, the Planning Commission held a second Study Session focused on the Housing Element. City staff made a brief presentation that provided a summary of public participation results, a review of proposed Housing Element programs, and review of the proposed sites inventory including locations and affordability classifications. Comments from the Planning Commission supported staff recommendations. Additional comments related to ensuring opportunities for public review of the Housing Element and making information accessible was made. No comments from the public at large were received.

City Council Ad Hoc Meetings

On June 7, 2021, RRM Design Group presented an update on the Housing Element process to the Ad Hoc. The presentation included strategies and an example of a potential opportunity site to be included in the sites inventory analysis. Following the presentation, comments and questions from the Ad Hoc were shared, and primarily expressed ideas for potential sites in the City to be considered for housing development and support for other strategies to meet the City's RHNA.

On September 20, 2021, City staff presented the community engagement results and the proposed Housing Element programs to the Ad Hoc Committee. They expressed strong support for the programs and the Housing Element's overall approach in meeting the community's housing needs.

Virtual and In-Person Community Workshops

On June 16, 2021, City staff and consultants hosted a virtual community workshop to solicit public input on the 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 (Figure B-2), including the weekly farmers' market. Invitations to

participate were also sent directly to stakeholders via email. Staff and consultants made a brief presentation (Figure B-3) that provided an overview of the update process. Spanish and Chinese interpretation were also made available. Twenty-five (25) participants of the virtual workshop and six (6) participants of the in-person workshop shared their ideas and feedback to address the City’s housing needs and trends via polls during the two workshops.

Utilizing the Sli.do polling feature, workshop participants were asked eight (8) questions framed around housing issues or concerns, ideas for providing new housing opportunities, and feedback related to complementary efforts coinciding with the Housing Element Update, including focused updates to the City’s Safety Element. Sli.do poll results from the English poll. The Sli.do poll was translated into Spanish and Chinese after the workshop and all three (3) Sli.do polls were posted to the City’s website and were made available for two (2) weeks after the July 7th workshop. No results were received in Spanish or Chinese.

Public Review Draft

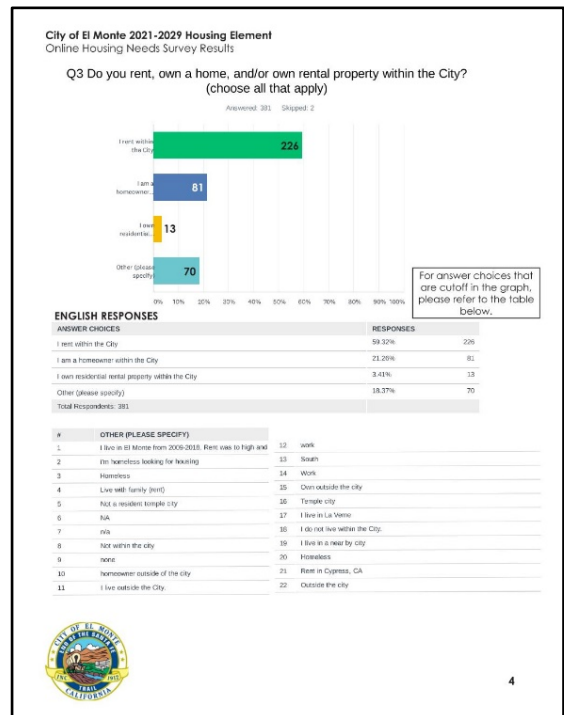
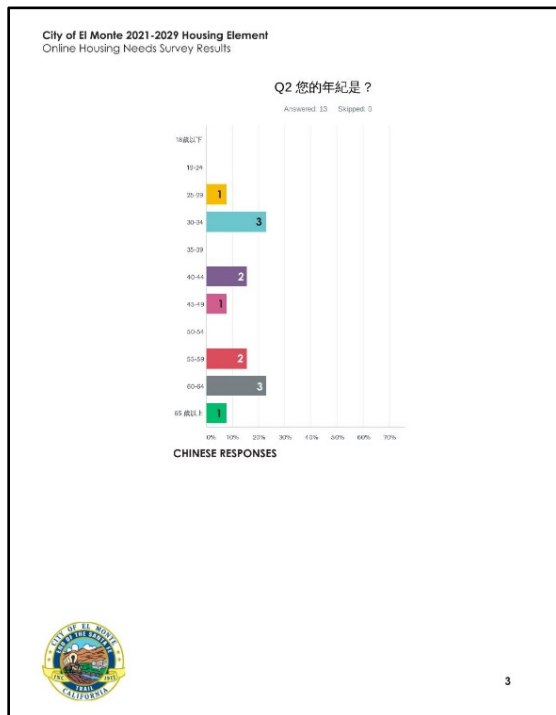
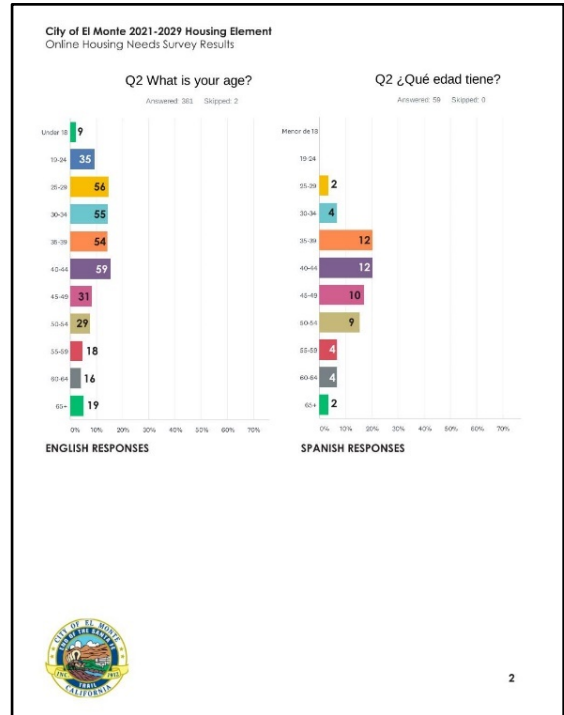
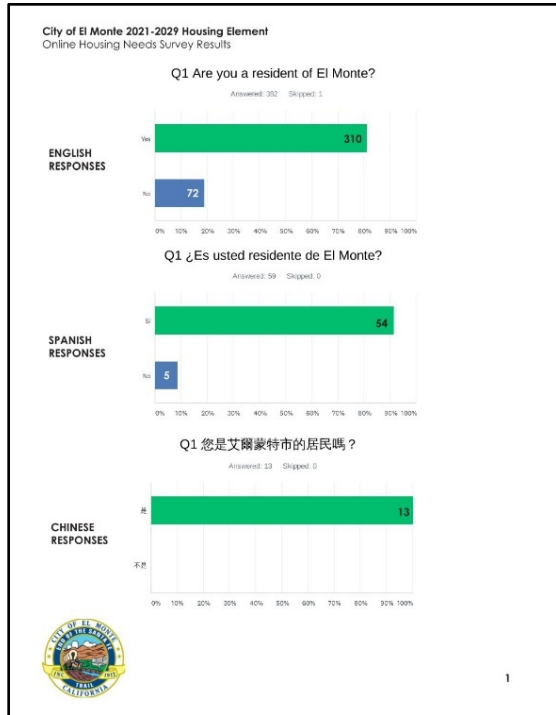
On September 28, 2021, the Public Review Draft was published online and printed copies were made available at City facilities, including City Hall for 30 days. The notice of availability for the Public Review Draft also was distributed to local and regional stakeholders and organizations listed in Table B-1.

Table B-1: Public Comment Summary

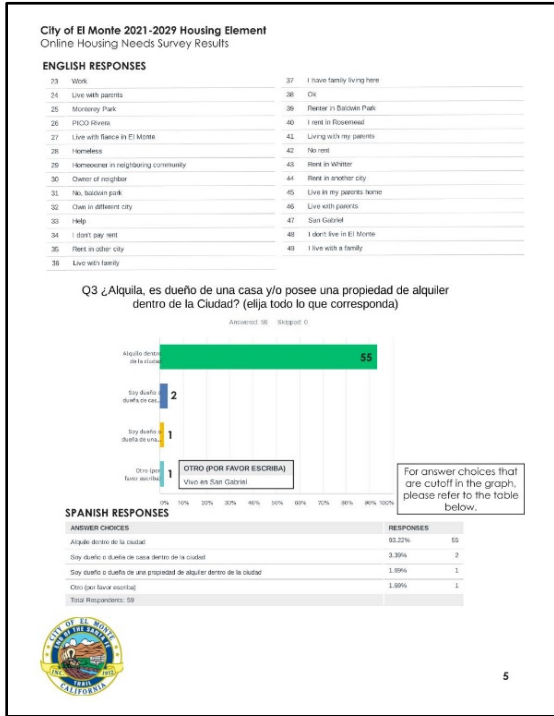
Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Provide and maintain quality housing opportunities	<ul style="list-style-type: none"> • Housing Element – Goal 1, Programs 1, 2, 3, 7, 16, 17, 19, 20 • Technical Report – Housing Resources, Financial/Administrative Resources
Address housing affordability (cost burden/overpayment) for both rental and ownership conditions	<ul style="list-style-type: none"> • Housing Element – Housing Context, El Monte’s Housing, Goal 3, Programs 17, 18, 19, 21, 22, 23, 24, 25 • Technical Report – Housing Context, Housing Constraints, Housing Resources, Financial/Administrative Resources, Appendix A – Sites Inventory
Evaluate parking, open space, lot size, and density standards to provide flexibility in housing development	<ul style="list-style-type: none"> • Housing Element – Programs 5, 6, 7, 8, 11 • Technical Report - Constraints Analysis, Housing Resources
Encourage diverse and innovative housing types	<ul style="list-style-type: none"> • Housing Element – Diversity of Housing Types and Prices, Goal 3, Programs 1, 2, 5, 6, 12 • Technical Report – Housing Resources, Appendix A – Sites Inventory
Foster partnerships with service organizations	<ul style="list-style-type: none"> • Housing Element – Goals 1 and 3, Programs 20, 21, 24, 25 • Technical Report – Housing Context, Housing resources
Support housing rehabilitation and improving neighborhood conditions	<ul style="list-style-type: none"> • Housing Element – Goal 1, Programs 16, 17, 19, 20 • Technical Report – Housing Constraints, Housing Resources
Consider adoption of an inclusionary housing ordinance	<ul style="list-style-type: none"> • Housing Element – Goal 3, Program 12

Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Streamline housing development process through communication and policy refinements	<ul style="list-style-type: none"> • Housing Element - Programs 5, 6, 7, 8, 11, 26 • Technical Report – Housing Constraints, Housing Resources
Locate new housing opportunities along major corridors and areas of transition such as Garvey Avenue, 5-Points Area, Flair Park, Durfee Avenue, Downtown, Gateway Specific Plan	<ul style="list-style-type: none"> • Housing Element – Accommodating New Housing, Goal 2, Programs, 1, 2 and 3 • Technical Report – Housing Resources, Appendix A – Sites Inventory
Provide resources and strategies for homeless persons	<ul style="list-style-type: none"> • Housing Element – Housing Context, Special Housing Needs, Goal 4, Programs 27, 28, 29, 30 • Technical Report – Housing Context, Housing Resources
Continue to promote construction of ADUs	<ul style="list-style-type: none"> • Housing Element – Accommodating New Housing, Goal 2, Program 9 • Technical Report – Housing Resources
Further efforts to promote fair housing	<ul style="list-style-type: none"> • Housing Element – Introduction, Related Plans and Programs, El Monte Speaks, Goal 4, Programs 24, 34, 35, 36, 37 • Technical Report – Housing Context, Housing Resources, Appendix D – Affirmatively Furthering Fair Housing (AFFH) Analysis
Consider housing in coordination with religious institutions	<ul style="list-style-type: none"> • Housing Element - Goal 2, Program 14 • Technical Report – Housing Resources
Support sustainability and environmental considerations	<ul style="list-style-type: none"> • Housing Element - Goal 2, Program 10 • Technical Report – Housing Constraints, Housing Resources, Opportunities for Energy Conservation

Figure B-1 Online Housing Needs Survey Results (Consolidated Results)



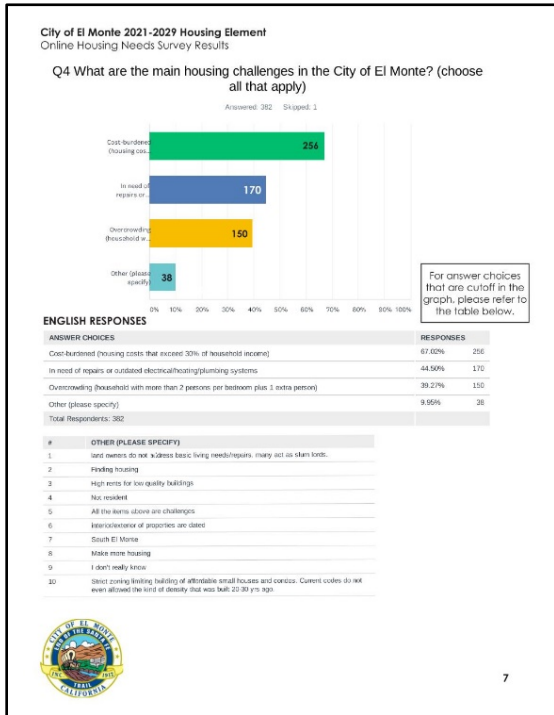
Housing Element – Background Technical Report



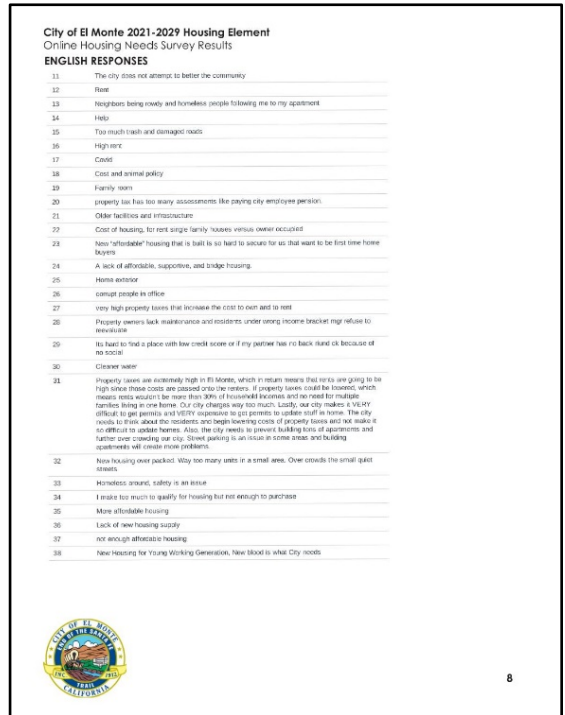
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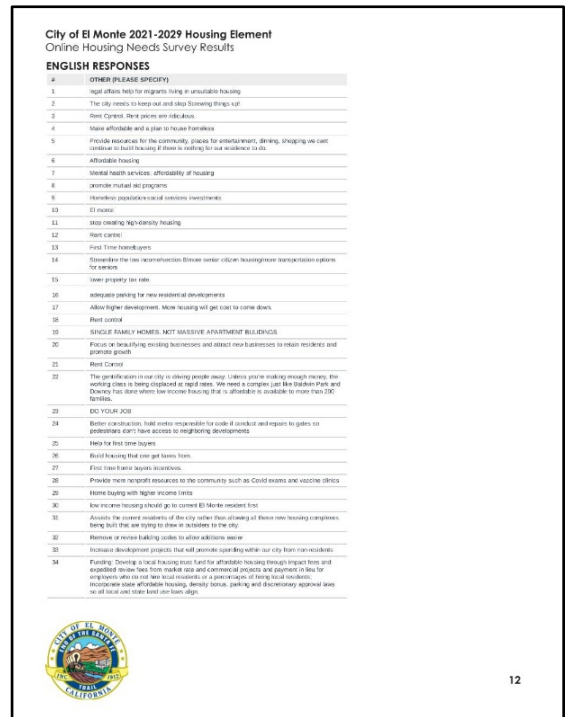
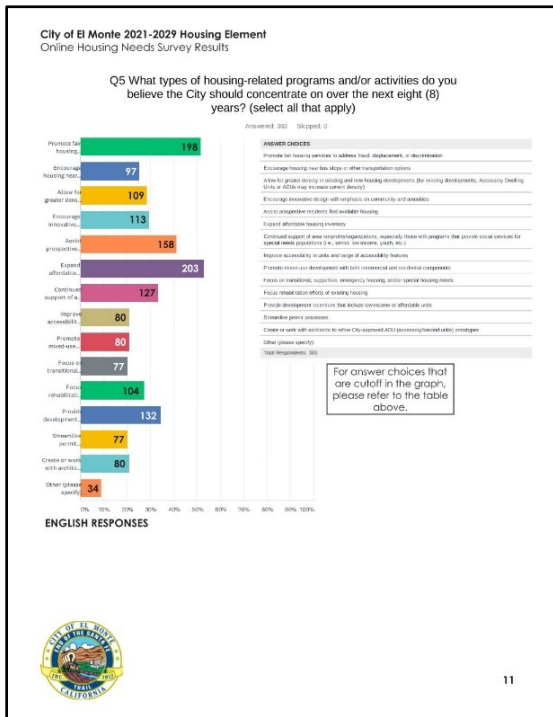
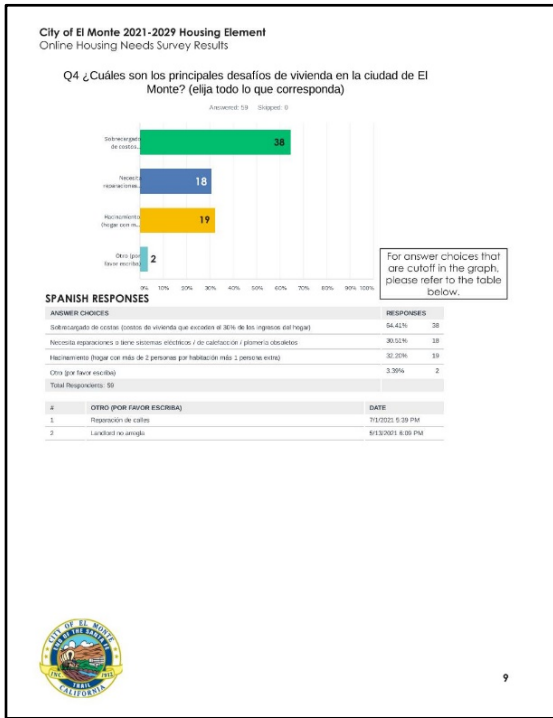
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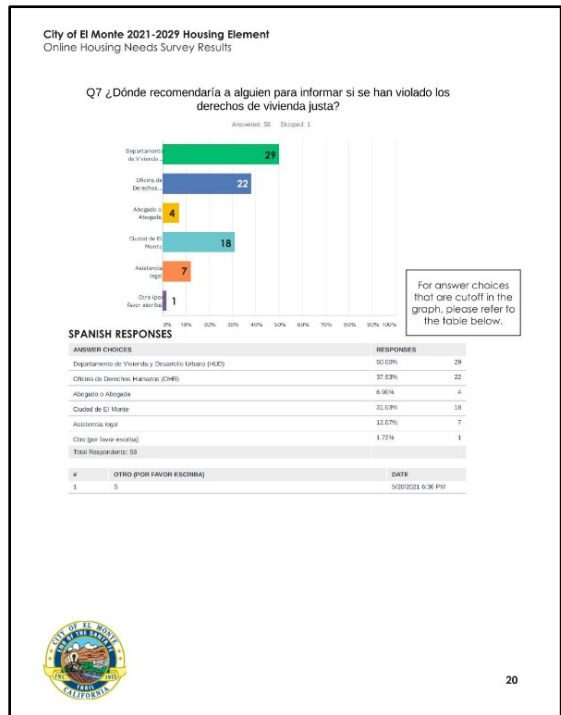
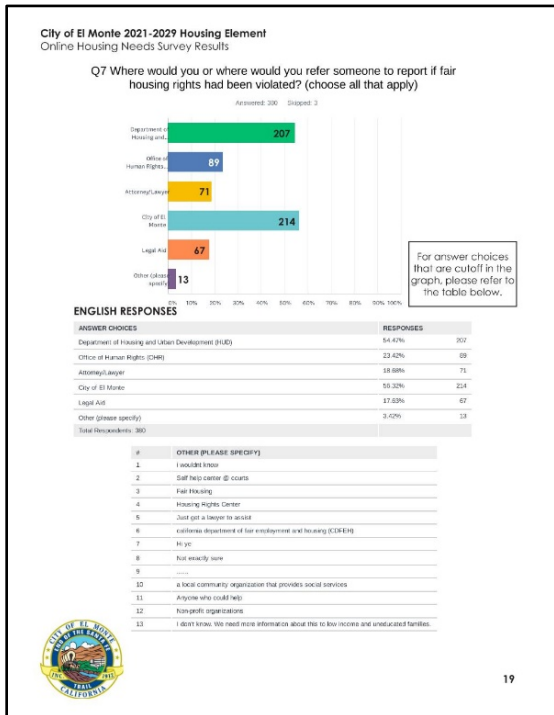
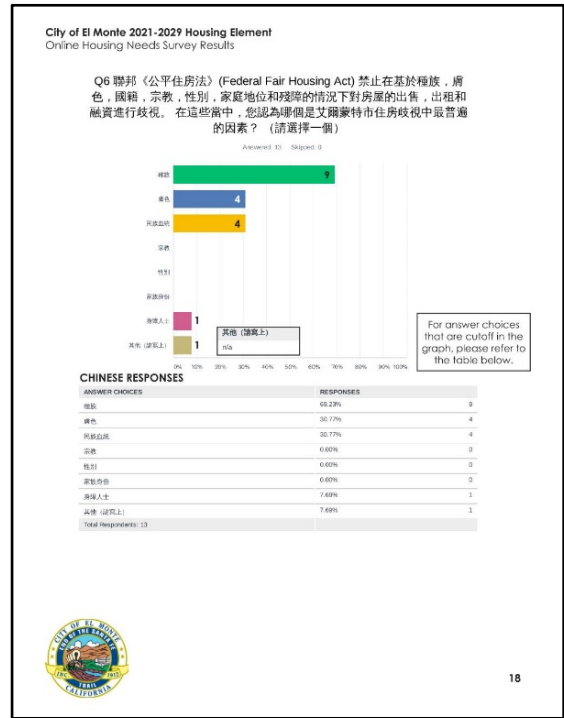
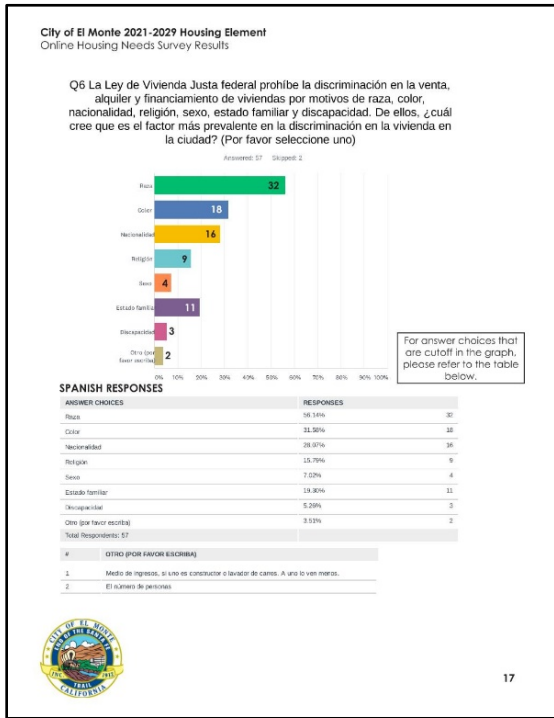


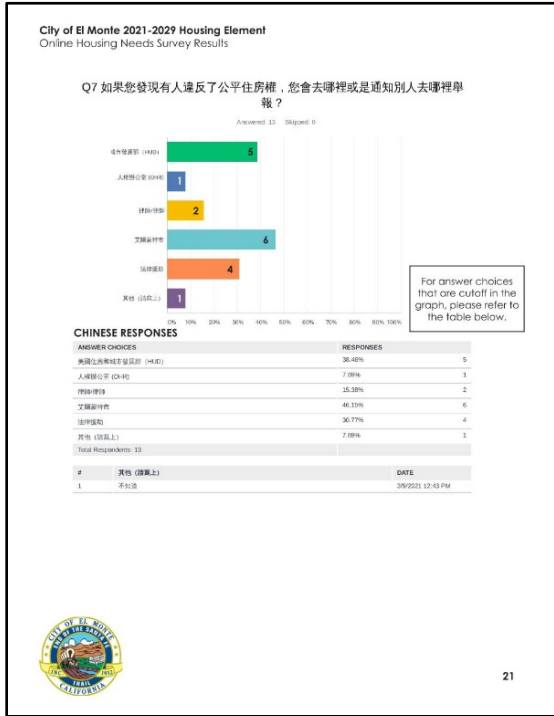
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8







City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q8 Please write in below where new housing opportunities should be located in the City.

Answered: 22 Skipped: 0

ENGLISH RESPONSES

#	RESPONSES	DATE
1	as long as low-income families/grants can afford them	7/22/2021 11:30 AM
2	Low income housing units affordable housing and affordable truck homes	7/17/2021 4:23 PM
3	There's space on both sides of Arden Drive, that's not being utilize.	7/15/2021 3:43 AM
4	I would think that should be up to the city planning and the people that wish to build a healthy where do I get off all them where to build it?	7/16/2021 7:22 PM
5	Everywhere	7/16/2021 11:13 AM
6	On arden drive	7/16/2021 10:58 AM
7	Near the El Monte bus station, near "Main" St, currently vacant properties	7/16/2021 6:54 AM
8	At the vacant lots	7/16/2021 12:14 AM
9	We already have plenty	7/16/2021 9:30 PM
10	Everywhere	7/16/2021 6:17 PM
11	Lands that have been sitting there which can be used for housing for people in need.	7/16/2021 6:32 PM
12	Housing on valley and harbor	7/16/2021 6:32 PM
13	Anywhere	7/16/2021 6:16 PM
14	On Arden, the Yonn building and an old gym have been demolished. I haven't researched if the City already has plans for this area but I think this would be a good community for housing.	7/16/2021 5:06 PM
15	not sure	7/16/2021 5:53 PM
16	Arden & main	7/16/2021 5:37 PM
17	Anywhere but affordable for a family to live in rent plus deposit is way to much to handle	7/16/2021 5:12 PM
18	Walk with users to residential mobile parks--they homes, along valley, Garvey, Peck, and lower Arden	7/16/2021 5:05 PM
19	At arden	7/16/2021 3:55 PM
20	Housing and development	7/16/2021 3:47 PM
21	Main at peck	7/16/2021 3:42 PM
22	Any	7/16/2021 6:38 PM
23	NA	7/16/2021 6:27 PM
24	Between Wickers drive	7/16/2021 6:17 PM
25	Affordable	7/16/2021 6:45 PM
26	Ramona	7/16/2021 5:37 PM
27	unknown	6/30/2021 4:58 PM
28	Anywhere in the city land is available	6/30/2021 3:54 PM
29	No comment	6/30/2021 3:49 PM
30	the very east side of valley land near the 605	6/30/2021 2:25 PM

22

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

31	Same current location	6/30/2021 2:15 PM
32	Anywhere not on a main thoroughfare. Residential on Peck is a horrible idea	6/30/2021 1:35 PM
33	In the Western part of El Monte (Gidley, Arden, Rose, Baldwin, etc.)	6/30/2021 1:29 PM
34	through out the City. Mixed use/mixed income development	6/30/2021 1:27 PM
35	NA	6/24/2021 7:48 PM
36	Cheaper	6/24/2021 7:45 PM
37	Near transportation	6/24/2021 7:41 PM
38	everywhere	6/24/2021 7:39 PM
39	El Monte	6/24/2021 7:14 PM
40	Anywhere that I know of	6/24/2021 7:14 PM
41	Low income	6/24/2021 7:04 PM
42	Heart of El Monte	6/24/2021 7:03 PM
43	La Puente	6/24/2021 6:59 PM
44	Homes	6/24/2021 6:59 PM
45	Down town	6/24/2021 6:44 PM
46	Baldwin park	6/24/2021 6:39 PM
47	El monte	6/24/2021 6:36 PM
48	El monte	6/24/2021 6:39 PM
49	Ramona between Santa Anita and Valley	6/24/2021 6:26 PM
50	Housing	6/24/2021 6:13 PM
51	NA	6/24/2021 6:09 PM
52	Vacant land	6/24/2021 6:08 PM
53	New schools and safe areas in the city	6/24/2021 6:02 PM
54	In schools and rehab	6/24/2021 5:53 PM
55	NA	6/24/2021 5:47 PM
56	south El Monte	6/24/2021 5:36 PM
57	Garvey Blvd	6/24/2021 5:35 PM
58	Don't know	6/24/2021 5:33 PM
59	El Monte	6/24/2021 5:23 PM
60	Around transit stations	6/24/2021 2:26 PM
61	I feel housing development should stop to focus some spending on the needs of the community: Building Parks, places to go for entertainment, dining, and quality shopping.	6/19/2021 2:17 AM
62	Kilgusman street	6/10/2021 5:57 PM
63	More family residential neighborhoods	6/10/2021 7:55 PM
64	Low income	6/10/2021 7:46 PM
65	Whittier	6/10/2021 7:34 PM
66	City hall	6/10/2021 7:30 PM
67	Fallston	6/10/2021 7:24 PM
68	City Hall	6/10/2021 7:08 PM

23

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

69	El Monte	6/10/2021 7:06 PM
70	Near El Monte Mall	6/10/2021 6:51 PM
71	North El Monte	6/10/2021 6:41 PM
72	Where there are alot of empty lots.	6/10/2021 5:53 PM
73	Near schools	6/10/2021 5:50 PM
74	Around airports	6/10/2021 5:23 PM
75	Close to downtown and the transit stations	6/10/2021 7:16 PM
76	Peck road	6/10/2021 7:13 PM
77	Well need it	6/10/2021 6:36 PM
78	Santa Anita by the bus station	6/10/2021 6:24 PM
79	El Monte	6/10/2021 6:23 PM
80	By freeways, School and markets and transit	6/10/2021 6:04 PM
81	Around peck Rd... Santa Anita	6/10/2021 6:02 PM
82	East elmonte p	6/10/2021 5:53 PM
83	Where open fields by train tracks	6/10/2021 5:50 PM
84	affordable housing	6/10/2021 6:00 PM
85	El Monte	6/10/2021 7:46 PM
86	Every where	6/10/2021 7:44 PM
87	In the vicinity of mountain View	6/10/2021 7:43 PM
88	El monte	6/10/2021 7:43 PM
89	El Monte	6/10/2021 7:35 PM
90	El Monte	6/10/2021 7:34 PM
91	El Monte	6/10/2021 7:16 PM
92	NA-when too crowded	6/10/2021 7:10 PM
93	El monte	6/10/2021 7:10 PM
94	We need more parks and make existing housing more affordable	6/10/2021 7:03 PM
95	Near airport	6/10/2021 7:02 PM
96	Housing for low income	6/10/2021 6:56 PM
97	Whittier	6/10/2021 6:53 PM
98	I don't know	6/10/2021 6:53 PM
99	All over	6/10/2021 6:52 PM
100	Valley mall	6/10/2021 6:47 PM
101	along major thoroughfares and higher density developments	6/10/2021 6:42 PM
102	El monte	6/10/2021 6:37 PM
103	El Monte	6/10/2021 6:36 PM
104	Everywhere	6/10/2021 6:36 PM
105	NA	6/10/2021 6:31 PM
106	In the Central El Monte Area	6/10/2021 6:30 PM

24

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results
ENGLISH RESPONSES**

107	El Monte	5/27/2021 6:17 PM
108	Valley	5/27/2021 6:09 PM
109	Baldwin ave	5/27/2021 5:52 PM
110	Valley mall	5/27/2021 5:44 PM
111	Near transportation and schools	5/27/2021 5:38 PM
112	Near transportation and stores	5/27/2021 5:35 PM
113	Where there is space around the city	5/27/2021 5:34 PM
114	Now, I feel we need more large businesses and less room and pogo stores.	5/27/2021 5:17 PM
115	Everywhere	5/25/2021 8:18 PM
116	Near bus stops. Empty plots	5/20/2021 8:04 PM
117	Valley Mall	5/20/2021 7:36 PM
118	Whenever there is space.	5/20/2021 7:35 PM
119	Old town	5/20/2021 7:33 PM
120	Everywhere	5/20/2021 7:15 PM
121	I don't know	5/20/2021 7:06 PM
122	City hall	5/20/2021 6:47 PM
123	city hall	5/20/2021 6:46 PM
124	By bus stop	5/20/2021 6:41 PM
125	Everywhere	5/20/2021 6:39 PM
126	El monte	5/20/2021 6:37 PM
127	In low income areas of El Monte	5/20/2021 6:28 PM
128	El monte	5/20/2021 6:22 PM
129	H Iye	5/20/2021 6:17 PM
130	South of Monte	5/20/2021 6:15 PM
131	Near parks	5/20/2021 6:12 PM
132	South El monte	5/20/2021 6:09 PM
133	Central	5/20/2021 6:07 PM
134	City hall	5/20/2021 5:47 PM
136	El Monte	5/20/2021 5:43 PM
138	Middle of el monte	5/20/2021 5:42 PM
137	S. El monte	5/20/2021 5:32 PM
138	Downtown	5/13/2021 7:51 PM
139	el monte	5/13/2021 7:48 PM
140	On Bayby	5/13/2021 7:41 PM
141	El monte	5/13/2021 7:32 PM
142	In front of valley mall beside superior	5/13/2021 7:31 PM
143	Around city hall or an important or well known landmark of the city	5/13/2021 7:24 PM
144	El monte	5/13/2021 7:20 PM



25

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results
ENGLISH RESPONSES**

145	Long beach	5/13/2021 7:16 PM
146	El monte	5/13/2021 7:04 PM
147	South El Monte	5/13/2021 7:01 PM
148	Community centers	5/13/2021 6:57 PM
149	El monte	5/13/2021 6:56 PM
150	Not sure	5/13/2021 6:56 PM
151	El monte	5/13/2021 6:52 PM
152	El Monte	5/13/2021 6:51 PM
153	Near major cross streets away from electrical power facilities	5/13/2021 6:49 PM
154	We're over crowded as it is.	5/13/2021 6:44 PM
155	El Monte Rosemead area	5/13/2021 6:44 PM
156	Clarke	5/13/2021 6:37 PM
157	Duffee Ave	5/13/2021 6:33 PM
158	Montebello	5/13/2021 6:27 PM
159	El Monte	5/13/2021 6:26 PM
160	All across the City	5/13/2021 6:26 PM
161	Orinda golf courses	5/13/2021 6:24 PM
162	Near downtown	5/13/2021 6:16 PM
163	NA	5/13/2021 5:53 PM
164	Pepper	5/13/2021 5:50 PM
165	Close topeite	5/13/2021 5:37 PM
166	Any where on El Monte	5/13/2021 5:29 PM
167	Main	5/13/2021 5:02 PM
168	South of monte	5/13/2021 4:51 PM
169	NA	5/13/2021 4:45 PM
170	NA	5/6/2021 7:57 PM
171	City events and schools	5/6/2021 7:52 PM
172	Empty lot	5/6/2021 7:51 PM
173	vacant lots	5/6/2021 7:51 PM
174	at schools so students can inform their parents or workshops on housing rights	5/6/2021 7:50 PM
175	valley and baldwin	5/6/2021 7:47 PM
176	uk	5/6/2021 7:47 PM
177	New home owners	5/6/2021 7:44 PM
178	Northside of monte	5/6/2021 7:44 PM
179	Central	5/6/2021 7:42 PM
180	Congwall	5/6/2021 7:40 PM
181	On park road	5/6/2021 7:39 PM
182	Private invest in current small businesses. Don't destroy small businesses for apartment complexes. new housing opportunities should be located by the landfill that borders Arcadia /	5/6/2021 7:38 PM



26

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results
ENGLISH RESPONSES**

Wherever. For example, Myrtle and Live Oak. Or off the 405 freeway, where the Quarry Olive is located. There is so much potential for growth in that area.


183	By super groceries	5/6/2021 7:34 PM
184	El monte	5/6/2021 7:32 PM
185	Close to El Monte Station	5/6/2021 7:31 PM
186	Alleganman	5/6/2021 7:29 PM
187	not sure	5/6/2021 7:24 PM
188	El monte	5/6/2021 7:24 PM
189	Replace the kingdeman apartments	5/6/2021 7:24 PM
190	Not sure	5/6/2021 7:18 PM
191	Haci	5/6/2021 7:17 PM
192	Lot that are empty	5/6/2021 7:13 PM
193	Near downtown	5/6/2021 7:12 PM
194	Park	5/6/2021 7:01 PM
195	Everywhere in the city	5/6/2021 7:01 PM
196	Near valley mall	5/6/2021 6:59 PM
197	Down town	5/6/2021 6:54 PM
198	More affordable housing	5/6/2021 6:53 PM
199	Santa Anita	5/6/2021 6:53 PM
200	West Covina	5/6/2021 6:53 PM
201	Away from shelters, rehab centers and freeways	5/6/2021 6:52 PM
202	away from shelters, rehab centers and freeways	5/6/2021 6:51 PM
203	Near El Monte	5/6/2021 6:49 PM
204	El monte	5/6/2021 6:42 PM
205	El monte	5/6/2021 6:39 PM
206	Everywhere	5/6/2021 6:36 PM
207	Near a Acids	5/6/2021 6:31 PM
208	City hall	5/6/2021 6:10 PM
209	El Monte	5/6/2021 5:40 PM
210	Valley	5/6/2021 5:31 PM
211	Quiet suburban areas	5/6/2021 5:28 PM
212	Close to schools	5/6/2021 5:28 PM
213	Downtown, near the Run Station & along Convey Avenue	4/27/2021 8:42 AM
214	Near old buildings that are not being occupied.	4/23/2021 9:51 AM
215	Rosemead, Ca	4/23/2021 2:30 AM
216	Near the bus station	3/25/2021 12:51 AM
217	no more rooms for new housing.	3/23/2021 12:27 PM
218	I don't know	3/23/2021 8:02 AM
219	Nearby schools	3/17/2021 2:17 PM



27

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results
ENGLISH RESPONSES**

220	Park	3/15/2021 11:11 PM
221	Midtown hall	3/15/2021 9:26 PM
222	Abandoned commercial properties	3/15/2021 8:51 PM
223	On Arden Avenue	3/15/2021 4:11 PM
224	Near transportation sites.	3/15/2021 1:28 PM
225	Northern side of El Monte	3/14/2021 8:36 PM
226	Near schools and markets	3/14/2021 6:11 PM
227	South el monte	3/14/2021 5:52 PM
228	Should be by bus routes/markets/striping centers. Apartments should be built on Valley by the 10 freeway. Access all zones obtain housing is by Baldwin and Valley. East side of the city needs more affordable housing	3/13/2021 9:21 AM
229	strip	3/13/2021 6:49 AM
230	South El Monte	3/13/2021 6:09 AM
231	Empty lots in the city, on major streets or in town center	3/13/2021 4:06 AM
232	NA	3/13/2021 12:13 AM
233	former site of El Monte RV, overflow inventory car lot on Valley east of 115 past the Microchips	3/10/2021 8:24 PM
234	Take over vacant commercial properties and convert into housing.	3/10/2021 7:49 PM
235	residential neighborhoods and along major roads	3/10/2021 2:13 PM
236	Old buildings just sitting like the Sears building or make a walmart or target there	3/10/2021 6:40 AM
237	Northern part of El Monte	3/10/2021 6:40 AM
238	Create a mixed use residential and retail developments (or use existing infrastructure for redevelopment) on Main Street (formerly, valley mall). Should also have storefront that allows for income restricted units.	3/10/2021 7:50 AM
239	Off santa anita where old dealership was, access from bus station	3/9/2021 11:47 PM
240	Mix in south El Monte	3/9/2021 7:58 PM
241	Access Logg Lake Park	3/9/2021 6:41 PM
242	Along Garney ave	3/9/2021 6:06 PM
243	Unsure	3/9/2021 5:21 PM
244	We have really old homes and structures. How about taking care of residents and offering programs to renovate current homes.	3/9/2021 4:47 PM
245	Everywhere as possible	3/9/2021 4:24 PM
246	Around schools and parks	3/9/2021 3:39 PM
247	Near bus stations or near public transportation	3/9/2021 3:08 PM
248	City owned person commercial space	3/9/2021 3:00 PM
249	Tyler ave.	3/9/2021 2:30 PM
250	Everywhere. Allow denser housing everywhere and even higher mixed use along the avenues/main streets.	3/9/2021 2:25 PM
251	Anywhere	3/9/2021 2:07 PM
252	Arden Drive near the DMV	3/9/2021 1:46 PM
253	?	3/9/2021 1:41 PM



28

Housing Element – Background Technical Report

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

254	Arden Drive/valley Blvd	3/9/2021 1:02 PM
255	South El Monte	3/9/2021 12:57 PM
256	Close up these trailer parks, motels and properties that no longer serving any purpose in the city	3/9/2021 12:56 PM
257	Throughout all empty lots that span the city where former businesses use to be	3/9/2021 12:27 PM
258	North of valley Blvd	3/9/2021 12:24 PM
259	There should be development in every possible location in order to address the housing and businesses crisis.	3/9/2021 11:32 AM
260	Near downtown	3/9/2021 10:43 AM
261	No more new housing you have whole incomplete building on santa Anita We need schools	3/9/2021 10:38 AM
262	Near valley	3/9/2021 10:28 AM
263	In lots that are vacant. These schools that just closed should be used to develop housing for working class families. The affordability of El Monte has gone down the decade since. These new condos that were built disappear so many people in the city because rents went up as well as property values sky rocketed. So, mitigating the situation is important. We need to build complexes that don't house just one family, but multiple. An example would be Balkham Park's apartment complex that houses many families while still being affordable.	3/9/2021 10:22 AM
264	Housing opportunities should be located near Freeways and schools	3/9/2021 9:59 AM
266	Lots that are zoned residential where there is existing commercial/industrial building	3/7/2021 8:56 PM
267	I recommend also getting mental help for the people in low incomes areas, not the upper side of El Monte. What's the whole point of forcing buildings when you're not actually helping the people.	3/7/2021 10:33 AM
267	New housing should be located away from Metro, or near riverbed too dangerous	3/5/2021 4:16 AM
268	West side of Arden Dr from Valley Dr to Lower Azusa Rd	3/4/2021 10:23 AM
269	Maclean hall or dealer	3/4/2021 3:26 AM
270	New Santa Anita	3/3/2021 1:54 PM
271	Near transit substations, on vacant lots, in atrophying commercial centers/centers	3/2/2021 7:59 AM
272	Where they can be built in the east of the area!	3/1/2021 8:31 PM
273	None. The city should work with existing landlords to improve housing structures and lower rent.	2/28/2021 8:36 AM
274	Lambert Ave.	2/27/2021 11:47 AM
275	downtown	2/27/2021 4:24 AM
276	Mixed use corridors & in specific areas within or around commercial districts and transit hubs	2/26/2021 1:48 PM
277	North of Garvey	2/26/2021 5:25 AM
278	Where the schools are being shut down because of low attendance of students	2/25/2021 12:12 AM
279	Buller's Road & Datto Avenue	2/25/2021 9:27 PM
280	On Garvey. There are a lot of old hotels that could be bought and used for affordable housing	2/25/2021 2:43 PM
281	near transit hubs	2/25/2021 12:28 PM
282	Valley mall main street would be the most convenient a lot of east transportation in that area	2/25/2021 11:13 AM
283	away from busy streets	2/25/2021 10:55 AM
284	Everywhere	2/25/2021 9:29 AM
285	North El Monte's vacant lots	2/25/2021 9:12 AM



29

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

286	Affordable housing should be placed where schools are closing. Utilize that space for mixed-use with affordable housing and open green spaces	2/25/2021 7:23 AM
287	By valley and Garvey. By park and Ramona. By places near bus stops and schools. Poor people need access to this as well.	2/25/2021 3:14 AM
288	As of right now there should be any new housing until the current housing projects are completed. The focus should be on bringing businesses to the city such as a market that doesn't just cater to Hispanics catering more with more brands etc.	2/25/2021 12:58 AM
289	I'm concerned about the impact that these new housing opportunities on our community. I'm worried about overcrowding.	2/25/2021 12:45 AM
290	We need affordable housing. The recent developments are beautiful but not many can afford to live in them.	2/25/2021 12:07 AM
291	Downtown El Monte and the El Monte Bus Station	2/24/2021 10:36 PM
292	All over	2/24/2021 9:56 PM
293	South side	2/24/2021 9:39 PM
294	Arden Dr	2/24/2021 9:30 PM
295	Glavay Ave	2/24/2021 9:22 PM
296	Vacated Commercial areas	2/24/2021 8:42 PM
297	"This answer doesn't really pertain to this question but, how about manufactured homes? They are affordable and better built these days. I think also allowing for ADUs to be built. City incentives to homeowners to rent at reasonable monthly amounts. See if there are elderly folks in the city who live alone on a large property who would allow rooms to be rented. Just some ideas. I have so many. And last but not least, BUILD SINGLE FAMILY HOMES! NOT THESE MASSIVE APARTMENTS"	2/24/2021 8:42 PM
298	Major Streets	2/24/2021 8:16 PM
299	More housing in downtown would be nice, and hopefully the apartments by the El Monte station will get started.	2/24/2021 7:56 PM
300	Where ever possible.	2/24/2021 7:38 PM
301	NOT in small residential established homes. Create small streets. Maybe outskirts of city	2/24/2021 7:32 PM
302	In the north El Monte area	2/24/2021 7:20 PM
303	El Monte Bus Station/Metrolink Station	2/24/2021 7:17 PM
304	There's so many huge lots along Arden, Valley, near empty commercial spaces- consider tear down and build central retail spaces	2/24/2021 7:08 PM
306	By the riverbed the homeless population there has increased drastically. These housing opportunities should be helping those in need and not trying to draw in new people to El Monte. The city should prioritize helping the people already here rather than gentrifying the city.	2/24/2021 6:26 PM
306	Main Street mixed use to revitalize area	2/24/2021 5:43 PM
307	Post Office	2/24/2021 5:41 PM
308	Jeff Seymour center	2/24/2021 5:24 PM
308	Not in El Monte, there's too many apartments.	2/24/2021 5:23 PM
312	El Monte	2/24/2021 4:39 PM
311	Santa Anita and Brockway	2/24/2021 4:36 PM
312	In large, empty, unutilized lots, like the one near the DMV and Gasland's. Do not tear down any old buildings already in place.	2/24/2021 4:26 PM
313	Near schools so many families have to walk far.	2/24/2021 4:26 PM
314	The vacant lots that are seen throughout the city	2/24/2021 4:16 PM




30

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

315	Around schools	2/24/2021 4:15 PM
316	Valley Bldg	2/24/2021 3:57 PM
317	Filar Dr. near the metro, Downtown El Monte by Valley Mall as mixed use	2/16/2021 5:07 PM
318	Across the City and focused on underutilized commercial and industrial properties.	2/16/2021 5:51 PM
319	The City should focus on creating housing opportunities in strategic areas within the City. Areas that allow for increased density and flexibility.	2/16/2021 2:11 PM
320	Redevelop under utilized commercial	2/16/2021 12:24 PM
321	near public transit (bus, train, trolley etc)	2/16/2021 11:50 AM
322	Garvey and Valley Blvd, where public transportation are available	2/16/2021 10:42 AM



31


City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

SPANISH RESPONSES

Q8 Por favor escriba a continuación dónde deberían ubicarse las nuevas oportunidades de vivienda en la ciudad. (escriba)

Answered: 47 | Skipped: 12

#	RESPONSES	DATE
1	Revisa las ideas que tienen otros votos y al parecer nadie los da sus respuestas.	7/17/2021 12:12 AM
2	En El Monte	7/16/2021 2:09 AM
3	Cerca de escuelas. Para q ya no tengamos más ciernes	7/15/2021 5:38 PM
4	Los Angeles	7/15/2021 7:57 PM
5	Donde sea	7/15/2021 6:39 PM
6	Aún no lo sé	7/15/2021 5:39 PM
7	en Park Rd	6/28/2021 7:29 PM
8	En todo el monte	6/28/2021 6:56 PM
9	El Monte	6/24/2021 6:59 PM
10	Las calles	6/24/2021 6:21 PM
11	Aquí en El Monte	6/24/2021 6:12 PM
12	En las casas de renta	6/24/2021 5:24 PM
13	Escuelas	6/19/2021 6:56 PM
14	El monte	6/19/2021 6:13 PM
15	En la academia	6/19/2021 6:09 PM
16	El monte	6/19/2021 5:58 PM
17	El Monte	6/19/2021 5:29 PM
18	No se de dónde, pero de que hagan viviendas para las familias ya existentes en la ciudad. No para gentrificar a El Monte con viviendas de lujo.	6/19/2021 6:13 PM
19	Centro del monte	6/9/2021 7:21 PM
20	que no suban mucho la renta	6/9/2021 6:44 PM
21	Valley	6/9/2021 6:06 PM
22	Sur del monte	5/27/2021 7:36 PM
23	Áreas residenciales	5/27/2021 6:09 PM
24	En Santa Anita	5/27/2021 5:42 PM
25	El Monte ca.	5/27/2021 5:27 PM
26	En El Monte	5/25/2021 8:10 PM
27	El monte	5/25/2021 7:25 PM
28	El monte Ca	5/20/2021 6:43 PM
29	El monte	5/20/2021 6:22 PM
30	POR LAS CALLES RAUICANA	5/20/2021 6:01 PM
31	En la ciudad del Monte seem falta viviendas familiares porque están construyendo puras	5/20/2021 5:36 PM



32

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

SPANISH RESPONSES

apartamentos		
32	En la valley st	5/13/2021 7:58 PM
33	El Monte	5/13/2021 7:26 PM
34	El Monte	5/13/2021 7:17 PM
35	Nashua	5/13/2021 7:05 PM
36	Al norte del monte	5/13/2021 6:15 PM
37	Ciudad del monte	5/13/2021 6:09 PM
38	En el monte	5/13/2021 5:53 PM
39	El monte	5/13/2021 5:53 PM
40	Valley	5/13/2021 5:39 PM
41	Donde sea disponible	5/13/2021 5:29 PM
42	El Monte	5/13/2021 5:06 PM
43	Covina	5/13/2021 4:49 PM
44	El monte	5/9/2021 7:10 PM
45	Baldern park	5/9/2021 6:46 PM
46	Ardens St	5/9/2021 6:17 PM
47	El Monte	5/9/2021 5:54 PM

CHINESE RESPONSES

Q8 請在下面寫下艾爾蒙特市裡什麼地方或是地區需要新蓋或是發展新的住房。(請寫下回答)

Answered: 9 Skipped: 4

#	RESPONSES	DATE
1	不 7 街	5/29/2021 8:09 PM
2	Lambert	5/29/2021 7:37 PM
3	Lambert Ave	5/29/2021 7:36 PM
4	Aspen	5/29/2021 7:29 PM
5	Urbicovan	5/19/2021 8:21 PM
6	Glenway	3/19/2021 7:11 PM
7	11403 glenway ave	3/19/2021 5:50 PM
8	Glenway Ave	3/11/2021 8:31 PM
9	不知道	3/9/2021 12:43 PM



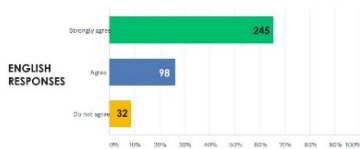
33

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q9 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable rental housing in the City of El Monte.

Answered: 376 Skipped: 7

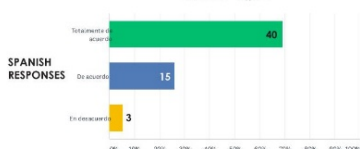

ENGLISH RESPONSES



Q9 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas de alquiler asequibles en la ciudad de El Monte.

Answered: 167 Skipped: 1

SPANISH RESPONSES


34

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q9 這道請選擇您是否非常同意，同意或不同意以下陳述：艾爾蒙特市裡很難找到負擔得起的租的房子。

Answered: 13 Skipped: 0



CHINESE RESPONSES



Q10 Select whether you strongly agree, agree, or do not agree with the following statement: It is difficult to find affordable homes/units for ownership in the City of El Monte.

Answered: 377 Skipped: 6

ENGLISH RESPONSES


35

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q10 Seleccione si está totalmente de acuerdo, de acuerdo o en desacuerdo con las siguientes afirmaciones: Es difícil encontrar viviendas / unidades asequibles para comprar en la ciudad de El Monte.

Answered: 57 Skipped: 2

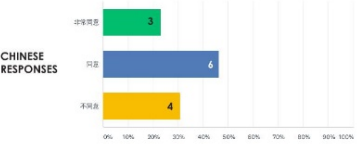

SPANISH RESPONSES



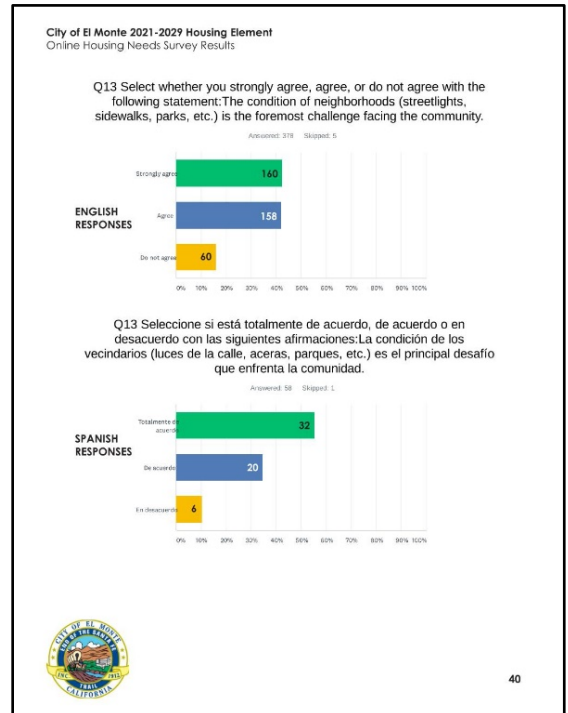
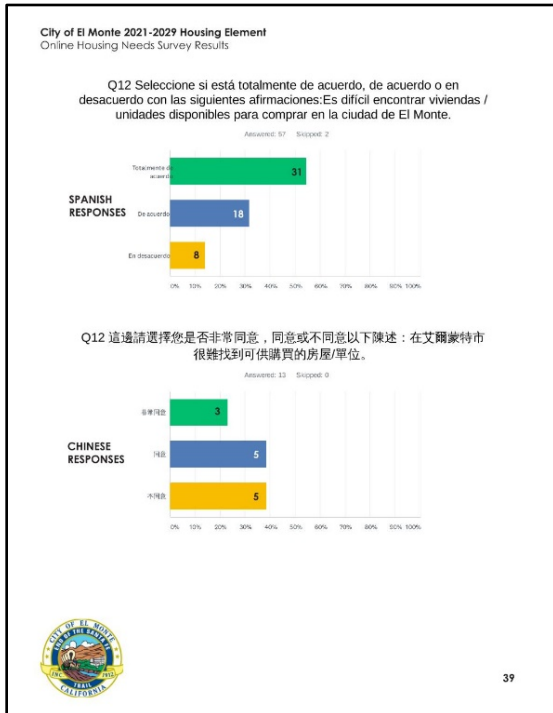
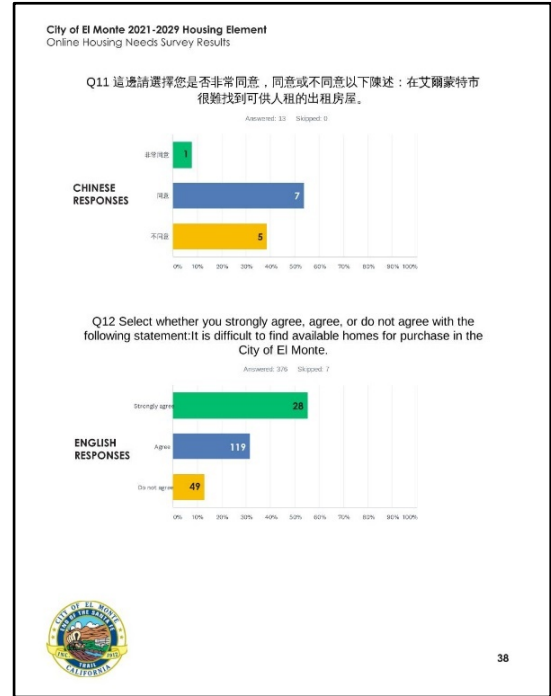
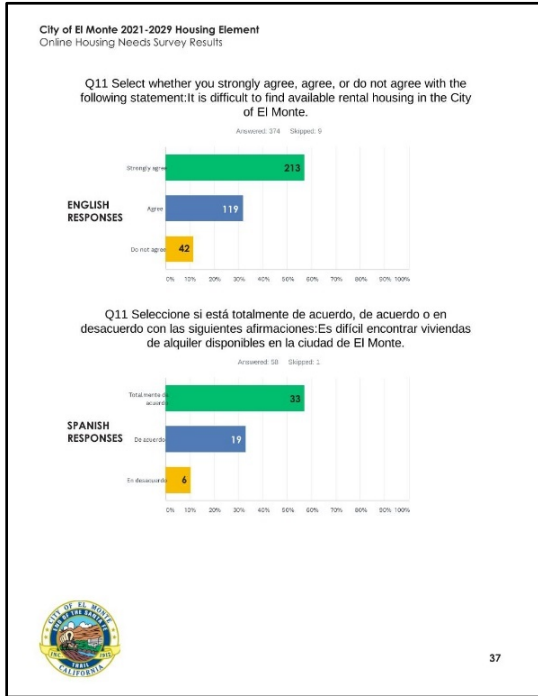
Q10 這道請選擇您是否非常同意，同意或不同意以下陳述：在艾爾蒙特市裡很難找到可負擔的房屋/單位來購買。

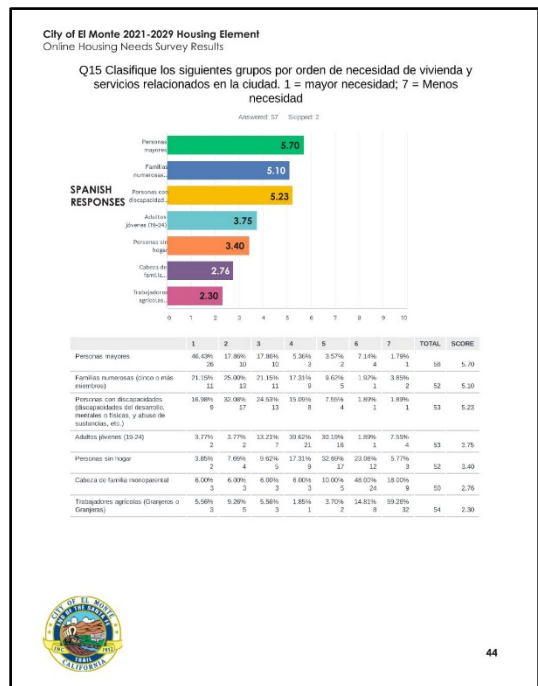
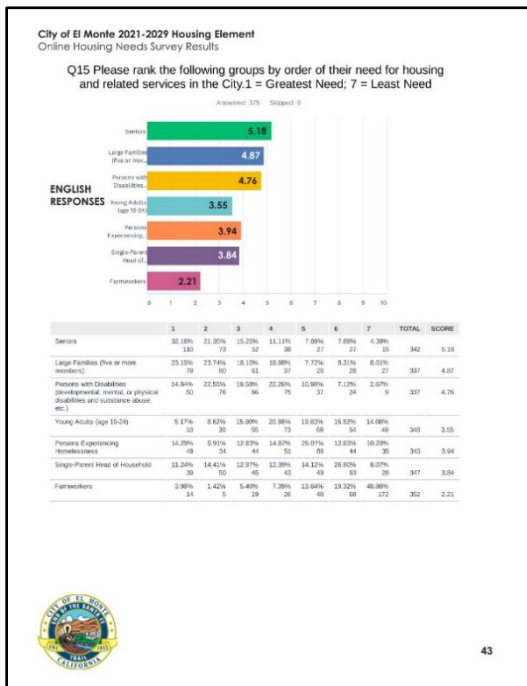
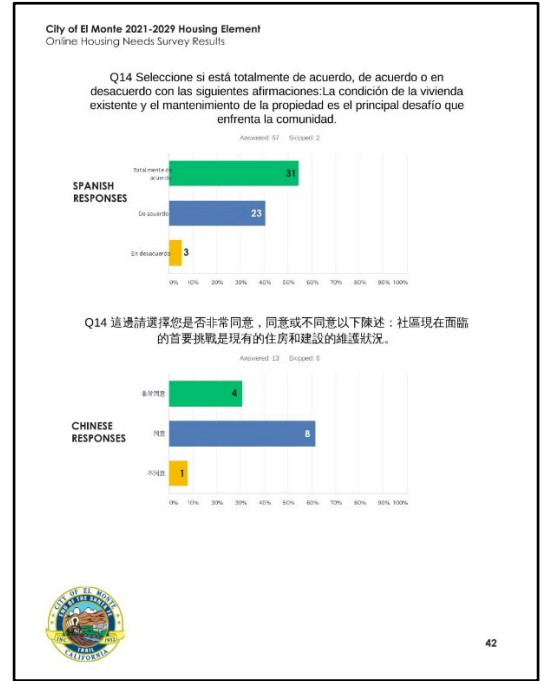
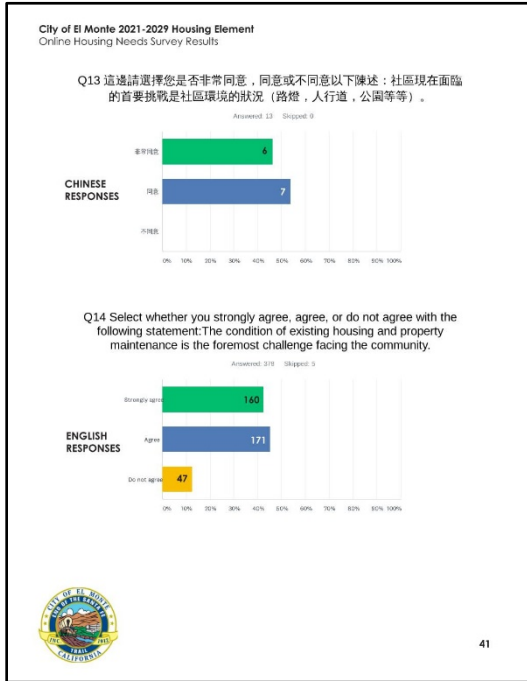
Answered: 13 Skipped: 0

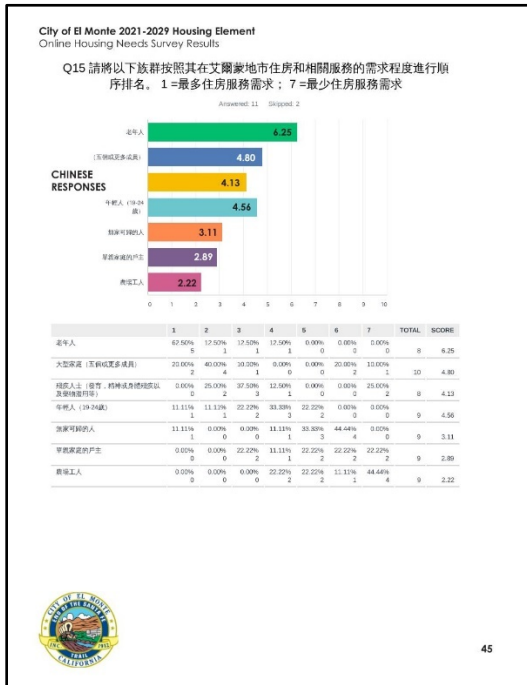
CHINESE RESPONSES

36







City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q16 If there is another housing need group that is not identified in question 15, please write-in the additional demographic category here.

Answered: 100 Skipped: 105

ENGLISH RESPONSES

#	RESPONSES	DATE
1	undocumented people, recent migrants	7/22/2021 11:20 AM
2	Na	7/13/2021 4:23 PM
3	Homeless	7/17/2021 3:41 AM
4	Na	7/15/2021 6:26 PM
5	Housing for homeless or people in recovery looking for housing	7/22/2021 5:22 PM
6	low income	7/15/2021 5:51 PM
7	None	7/15/2021 5:12 PM
8	Na	7/15/2021 5:05 PM
9	Seniors	7/10/21 7:65 PM
10	Na	7/19/2021 7:02 PM
11	Homeless, recovers with kids	7/15/2021 6:36 PM
12	Na	7/23/2021 6:27 PM
13	Na	7/13/2021 5:37 PM
14	none	6/22/2021 4:50 PM
15	young empty nesters	6/22/2021 1:27 PM
16	Na	6/24/2021 7:46 PM
17	Na	6/24/2021 7:46 PM
18	Na	6/24/2021 7:50 PM
19	None	6/24/2021 7:14 PM
20	None	6/24/2021 6:50 PM
21	Na	6/24/2021 6:44 PM
22	Está todos	6/24/2021 6:38 PM
23	Child tender	6/24/2021 6:35 PM
24	Housing for single family homes	6/24/2021 6:26 PM
25	Elderly	6/24/2021 6:13 PM
26	NA	6/24/2021 6:09 PM
27	Na	6/24/2021 6:06 PM
28	Millennials	6/24/2021 6:02 PM
29	People with mental disabilities that are homeless	6/24/2021 5:53 PM
30	Na	6/24/2021 5:47 PM
31	South el Monte	6/24/2021 5:36 PM

46

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

33	People with credit problems. We have gone through several financial crisis in the past 20 years that has impacted the credit of many Americans. Many people do not know how to correct their credit.	6/19/2021 2:17 AM
34	Immigrants	6/18/2021 5:57 PM
35	Food	6/19/2021 7:34 PM
36	Na	6/19/2021 7:24 PM
37	Na	6/19/2021 7:09 PM
38	Low income	6/19/2021 7:06 PM
39	Healthcare	6/19/2021 5:50 PM
40	Mental health	6/19/2021 5:23 PM
41	LOBTQA	6/19/2021 7:10 PM
42	Na	6/19/2021 7:03 PM
43	None it	6/19/2021 6:35 PM
44	Na	6/19/2021 6:04 PM
45	None	6/19/2021 6:01 PM
46	None	6/19/2021 5:32 PM
47	Na	6/19/2021 7:44 PM
48	Na	6/19/2021 7:43 PM
49	Na	6/19/2021 7:39 PM
50	Na	6/19/2021 7:34 PM
51	Na	6/19/2021 7:10 PM
52	Veterans	6/19/2021 7:08 PM
53	LOBTQA no discrimination	6/19/2021 6:59 PM
54	Na	6/19/2021 6:53 PM
55	Na	6/19/2021 6:47 PM
56	Na	6/19/2021 6:42 PM
57	Food support	6/19/2021 6:38 PM
58	None	6/19/2021 6:26 PM
59	Low/middle income, single income household	6/19/2021 6:21 PM
60	None	6/19/2021 6:20 PM
61	Na	6/19/2021 6:17 PM
62	Na	6/19/2021 6:09 PM
63	Na	6/19/2021 6:02 PM
64	Na	6/19/2021 5:41 PM
65	Na	6/19/2021 5:38 PM
66	NA	6/19/2021 5:35 PM
67	Affordable house for low income	6/19/2021 5:34 PM
68	Na	6/19/2021 5:17 PM

47

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

70	Na	5/19/2021 8:04 PM
71	Families with foster youth	5/19/2021 7:36 PM
72	Homelessness	5/19/2021 7:31 PM
73	American	5/19/2021 7:15 PM
74	Na	5/19/2021 6:47 PM
75	Na	5/19/2021 6:36 PM
76	El monte	5/19/2021 6:32 PM
77	Hispanics	5/19/2021 6:15 PM
78	None	5/19/2021 6:12 PM
79	0	5/19/2021 5:47 PM
80	Mental health	5/19/2021 5:43 PM
81	Na	5/19/2021 5:42 PM
82	Overseas	5/19/2021 5:32 PM
83	None	5/19/2021 5:13 PM
84	none	5/19/2021 5:08 PM
85	Na	5/19/2021 5:04 PM
86	My	5/19/2021 5:02 PM
87	None	5/19/2021 5:01 PM
88	None found	5/19/2021 4:24 PM
89	Food	5/19/2021 4:20 PM
90	-	5/19/2021 3:04 PM
91	None	5/19/2021 3:02 PM
92	Na	5/19/2021 6:56 PM
93	El monte	5/19/2021 6:52 PM
94	None	5/19/2021 6:45 PM
95	Na	5/19/2021 6:40 PM
96	Na	5/19/2021 6:27 PM
97	Single parents	5/19/2021 6:26 PM
98	Na	5/19/2021 6:26 PM
99	On the other golf course	5/19/2021 6:24 PM
100	None	5/19/2021 6:16 PM
101	Na	5/19/2021 6:13 PM
102	Na	5/19/2021 6:10 PM
103	Na	5/19/2021 6:07 PM
104	Na	5/19/2021 6:09 PM
105	none	5/19/2021 6:11 PM
106	Na	5/19/2021 4:45 PM

48

Housing Element – Background Technical Report

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

309	N/A	5/9/2021 1:57 PM
309	Immigrants	5/9/2021 1:52 PM
110	Households with multiple wages	5/9/2021 7:51 PM
111	Un/low	5/9/2021 7:51 PM
112	immigrants	5/9/2021 7:50 PM
113	not a all	5/9/2021 7:47 PM
114	IS Not at all	5/9/2021 7:47 PM
115	Na	5/9/2021 7:44 PM
116	Peck and live oak	5/9/2021 7:39 PM
117	N/A	5/9/2021 7:39 PM
118	N/A	5/9/2021 7:31 PM
119	Health at home	5/9/2021 7:32 PM
120	drug/being arrested crime	5/9/2021 7:31 PM
121	Adulting persons	5/9/2021 7:29 PM
122	none	5/9/2021 7:24 PM
123	Hispanic	5/9/2021 7:24 PM
124	Low income	5/9/2021 7:24 PM
125	Na	5/9/2021 7:17 PM
126	None	5/9/2021 7:12 PM
127	Hispanics	5/9/2021 7:01 PM
128	None	5/9/2021 7:01 PM
129	Low income families	5/9/2021 6:59 PM
130	Na	5/9/2021 6:52 PM
131	None	5/9/2021 6:49 PM
132	None	5/9/2021 6:42 PM
133	Na	5/9/2021 6:38 PM
134	Un/employed folks	5/9/2021 6:35 PM
135	Unemployed	5/9/2021 6:30 PM
136	3	5/9/2021 6:40 PM
137	Na	5/9/2021 6:21 PM
138	None	5/9/2021 6:18 PM
139	N/A	4/22/2021 8:51 AM
140	Where are housing should be located at?	4/22/2021 2:10 AM
141	no	3/25/2021 12:54 AM
142	Housing Maintenance	3/17/2021 2:17 PM
143	Single people, no married, no children, with income but not enough to buy a home or rent alone	3/16/2021 11:34 AM
144	Professionals	3/15/2021 8:53 PM




49

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

146	None	3/14/2021 9:21 AM
147	Single mothers	3/12/2021 9:59 AM
148	Single head of household that works for your city ages 24-40	3/11/2021 7:11 PM
149	Small families?	3/9/2021 2:11 PM
150	Na	3/9/2021 8:15 AM
151	Families with babies or young kids	3/9/2021 7:04 PM
152	Low income	3/9/2021 6:41 PM
153	Na	3/9/2021 6:06 PM
154	Kids who have no where to go no home no family no support system	3/9/2021 4:24 PM
155	Young couples trying to start families	3/9/2021 2:00 PM
156	People living in their cars	3/9/2021 12:50 PM
157	Na	3/9/2021 12:21 PM
158	None	3/9/2021 12:24 PM
159	Expensive	3/9/2021 10:45 AM
160	Un/employed community	3/9/2021 10:43 AM
161	Low income working class	3/9/2021 10:22 AM
162	We all need help after the city let corrupt government officials run El Monte as well.	3/9/2021 10:03 AM
163	Feeling 0% more insecure affordable housing	3/9/2021 8:49 AM
164	Single mom	3/9/2021 7:51 PM
165	N/A	3/9/2021 7:53 AM
166	People no matter who they are!	3/12/21 8:21 PM
167	no	3/9/2021 4:24 AM
168	First time home buyers	3/9/2021 5:25 AM
169	Low income families because either the spouse is not a citizen so he had to find a rental to live and not be that the person does not live with you	3/9/2021 12:12 AM
170	low income individuals	3/9/2021 9:27 PM
171	Affordable home buying. All are over priced.	3/9/2021 8:34 AM
172	18th - 19th - 20th - 21st - 22nd - 23rd - 24th - 25th - 26th - 27th - 28th - 29th - 30th - 31st - 32nd - 33rd - 34th - 35th - 36th - 37th - 38th - 39th - 40th - 41st - 42nd - 43rd - 44th - 45th - 46th - 47th - 48th - 49th - 50th - 51st - 52nd - 53rd - 54th - 55th - 56th - 57th - 58th - 59th - 60th - 61st - 62nd - 63rd - 64th - 65th - 66th - 67th - 68th - 69th - 70th - 71st - 72nd - 73rd - 74th - 75th - 76th - 77th - 78th - 79th - 80th - 81st - 82nd - 83rd - 84th - 85th - 86th - 87th - 88th - 89th - 90th - 91st - 92nd - 93rd - 94th - 95th - 96th - 97th - 98th - 99th - 100th	3/9/2021 7:21 AM
173	None	3/9/2021 12:58 AM
174	N/A	3/9/2021 12:43 AM
175	25-35 years olds who are still in school	3/9/2021 12:07 AM
176	Low income	3/9/2021 9:59 PM
177	Victims of domestic abuse - 6	3/9/2021 6:25 PM
178	N/A	3/9/2021 5:43 PM
179	Small family	3/9/2021 5:43 PM
180	Na	3/9/2021 5:23 PM
181	na	3/9/2021 4:38 PM
182	College students, 17-19	3/9/2021 4:38 PM




50

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

184	Single story family homes	2/24/2021 4:23 PM
185	ES	2/24/2021 4:15 PM
186	Vietnam	2/16/2021 4:02 PM
187	N/A	2/16/2021 2:11 PM
188	veterans	2/16/2021 11:50 AM



51


City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q16 Si hay otro grupo con necesidades de vivienda que no está identificado en la pregunta 15, por favor escriba aquí la categoría demográfica adicional. (Escriba)

Answered: 29 Skipped: 20

SPANISH RESPONSES

#	RESPONSES	DATE
1	No	7/16/2021 2:29 AM
2	Una o más familias	7/16/2021 5:19 PM
3	Washtrian	7/12/2021 2:57 PM
4	Solo uno	7/12/2021 3:29 PM
5	personas hispanas	6/14/2021 7:29 PM
6	La ciudad	6/14/2021 6:21 PM
7	Ninguna	6/14/2021 5:52 PM
8	Tercera edad	6/10/2021 4:56 PM
9	padr. ayuda	6/10/2021 6:21 PM
10	Latino	6/10/2021 6:04 PM
11	Vivienda	6/10/2021 5:55 PM
12	No	6/10/2021 5:33 PM
13	No	6/9/2021 8:13 PM
14	que sean mas baratas	6/9/2021 6:44 PM
15	No	6/9/2021 6:18 PM
16	Ayudo para niños con discapacidad	6/27/2021 7:25 PM
17	Duchas no arreglan viviendas	6/27/2021 7:09 PM
18	Beritas más bajas	6/27/2021 6:27 PM
19	Los alquileres son muy costosos	6/25/2021 6:22 PM
20	NINGUNA	6/25/2021 6:05 PM
21	Personas sin un camino de salida	6/25/2021 5:36 PM
22	hispano	6/13/2021 7:58 PM
23	Familias con niños	6/13/2021 6:11 PM
24	Na	6/13/2021 6:13 PM
25	VNA	6/13/2021 5:39 PM
26	No	6/13/2021 5:04 PM
27	Na	6/13/2021 4:49 PM
28	N/A	5/6/2021 6:17 PM
29	No	5/6/2021 5:54 PM



52

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q16 如果在第15問題中有其他的有住房需求的族群，請在此處寫入該族群。(請寫下)

Answered: 7 Skipped: 0

CHINESE RESPONSES

#	RESPONSES	DATE
1	沒有	5/20/2021 8:09 PM
2	Big family	5/20/2021 7:37 PM
3	Chinese	5/20/2021 7:36 PM
4	Armenian	5/20/2021 7:25 PM
5	Spanish	5/20/2021 8:02 PM
6	1	3/12/2021 3:50 PM
7	沒有	3/9/2021 12:43 PM

Q17 Which housing types, if any, are not adequately provided within the City of El Monte? (select all that apply)

Answered: 373 Skipped: 10

Housing Type	Count
Single-family detached houses	215
Condos or Townhomes	97
Duplex, Triplex, or Fourplex Units	104
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	113
Student Housing (off university campus housing for students)	92
Senior Housing (age-restricted)	72
Affordable Housing (restricted by deed or special agreement and/or special funding type)	146
Accessory Dwelling Units (ADUs or "Granny Flats")	52
Emergency Shelter	87
Other (please specify)	7

For answer choices that are cutoff in the graph, please refer to the table on the next page.

ENGLISH RESPONSES

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't know what the city of El Monte provides or has.	7/15/2021 9:35 PM
2	Housing for small families	9/24/2021 5:53 PM
3	NA	3/4/2022 7:57 PM
4	u	5/6/2021 7:47 PM
5	Apartment, Condominiums, Dense housing	3/9/2021 2:25 PM
6	For single income households.	2/25/2021 1:14 AM
7	NA	9/25/2021 12:43 AM

City of El Monte logo

53

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

ANSWER CHOICES	RESPONSES
Single-family Homes (detached house)	57.94% 215
Condos or Townhomes	26.01% 97
Duplex, Triplex, or Fourplex Units	27.89% 104
Transitional or Supportive Housing (affordable and special needs housing linked to supportive services), particularly for persons experiencing homelessness or with disabilities	30.29% 113
Student Housing (off university campus housing for students)	24.89% 92
Senior Housing (age-restricted)	19.30% 72
Affordable Housing (restricted by deed or special agreement and/or special funding type)	39.14% 146
Accessory Dwelling Units (ADUs or "Granny Flats")	13.94% 52
Emergency Shelter	23.32% 87
Other (please specify)	1.88% 7
Total Respondents: 373	

City of El Monte logo

54

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q17 ¿Qué tipos de viviendas, si las hay, no se proporcionan adecuadamente dentro de la ciudad de El Monte? (seleccione todas las que correspondan)

Answered: 56 Skipped: 3

Housing Type	Count
Residencia unifamiliar (casa separada)	31
Condensación de casas adyacentes	8
Condensación duplex, triplex, o cuádruplex	15
Vivienda de transición o de apoyo (viviendas asequibles y para necesidades especiales vinculadas a servicios de apoyo), particularmente para personas sin hogar o con discapacidades	12
Vivienda para estudiantes (vivienda para estudiantes fuera del campus universitario)	9
Vivienda para personas mayores (edad restringida)	11
Vivienda asequible (restricción por escritura o acuerdo especial y/o tipo de financiación especial)	6
Unidades de vivienda accesoras (ADU o "Granny Flat")	2
Refugio de emergencia	9
Otro (por favor especificar)	0

For answer choices that are cutoff in the graph, please refer to the table below.

SPANISH RESPONSES

ANSWER CHOICES	RESPONSES
Residencia Unifamiliar (casa separada)	55.36% 31
Condensación o casas adyacentes	14.29% 8
Unidades duplex, triplex o Fourplex	26.79% 15
Vivienda de transición o de apoyo (viviendas asequibles y para necesidades especiales vinculadas a servicios de apoyo), particularmente para personas sin hogar o con discapacidades	21.43% 12
Vivienda para estudiantes (vivienda para estudiantes fuera del campus universitario)	16.07% 9
Vivienda para personas mayores (edad restringida)	19.64% 11
Vivienda asequible (restricción por escritura o acuerdo especial y/o tipo de financiación especial)	3.57% 2
Unidades de vivienda accesoras (ADU o "Granny Flat")	3.57% 2
Refugio de emergencia	16.07% 9
Otro (por favor especificar)	0.00% 0
Total Respondents: 56	

City of El Monte logo

55

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q17 艾爾蒙特市內有沒有缺乏下面哪一類的住房類型？(選擇所有符合的)

Answered: 13 Skipped: 0

Housing Type	Count
單戶住宅 (獨立屋)	4
其他公寓或聯排房屋	3
戶內或戶外單位 (公寓)	3
大學校園外的宿舍	3
學生宿舍 (年齡限制)	4
可負擔住宅 (受限制地契或特殊協議或特殊融資類型) - 尤其適用於無家可歸人士或殘障人士	6
附屬住宅單位 (ADU或"奶奶房")	1
緊急避難所	2
其他 (請註明)	0

For answer choices that are cutoff in the graph, please refer to the table below.

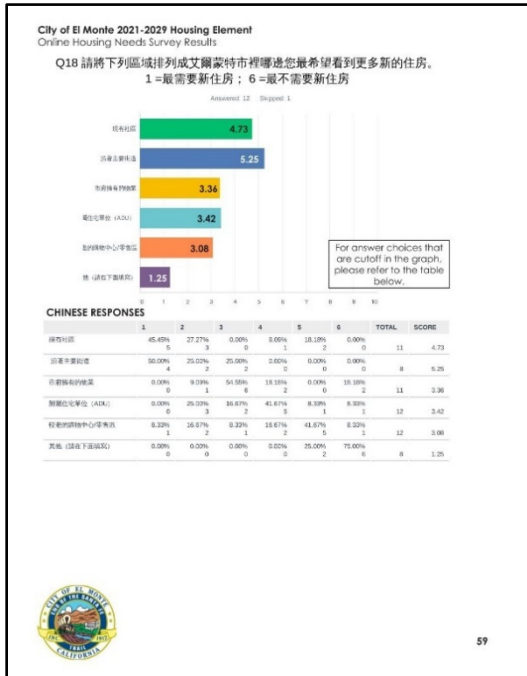
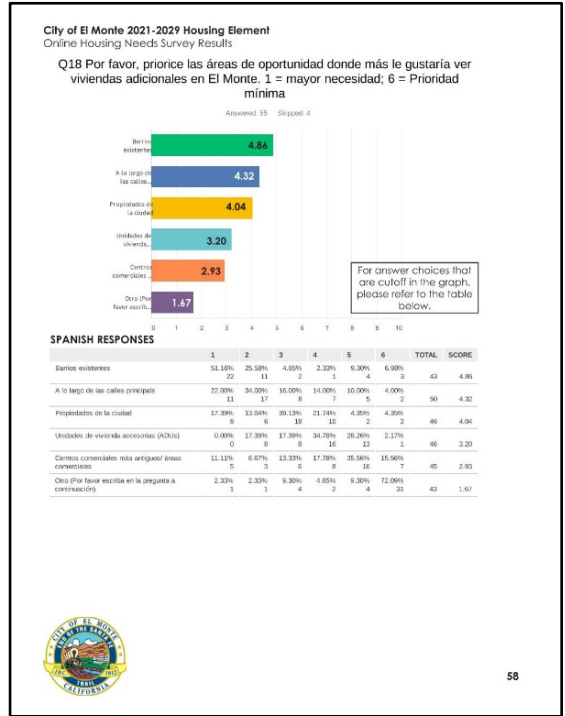
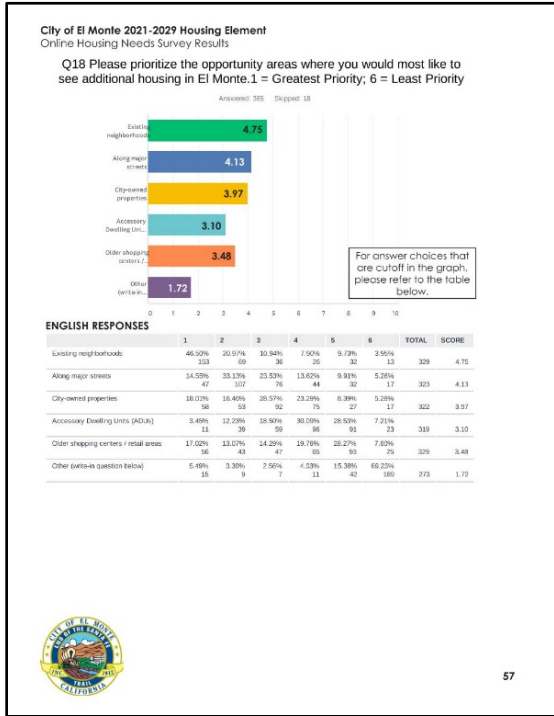
CHINESE RESPONSES

ANSWER CHOICES	RESPONSES
單戶住宅 (獨立屋)	30.77% 4
其他公寓或聯排房屋	23.08% 3
戶內或戶外單位 (公寓)	23.08% 3
大學校園外的宿舍	23.08% 3
學生宿舍 (年齡限制)	30.77% 4
可負擔住宅 (受限制地契或特殊協議或特殊融資類型) - 尤其適用於無家可歸人士或殘障人士	38.46% 5
附屬住宅單位 (ADU或"奶奶房")	7.69% 1
緊急避難所	15.38% 2
其他 (請註明)	0.00% 0
Total Respondents: 13	

City of El Monte logo

56

Housing Element – Background Technical Report



City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q19 If you selected Other to the question above, please write-in your response below.

Answered: 139 Skipped: 244

ENGLISH RESPONSES

#	RESPONSES	DATE
1	none	7/25/2021 11:20 AM
2	None	7/15/2021 8:02 PM
3	Housing for homeless	7/15/2021 8:02 PM
4	None	7/15/2021 5:12 PM
5	None	7/15/2021 3:05 PM
6	None	7/15/2021 7:58 PM
7	None	7/15/2021 7:02 PM
8	None	7/15/2021 6:27 PM
9	None	7/15/2021 6:37 PM
10	None	6/30/2021 4:59 PM
11	na	6/30/2021 1:27 PM
12	None	6/30/2021 7:48 PM
13	None	6/26/2021 7:45 PM
14	None	6/24/2021 7:43 PM
15	None	6/24/2021 7:39 PM
16	None	6/24/2021 7:14 PM
17	None	6/24/2021 5:50 PM
18	None	6/24/2021 5:41 PM
19	None	6/24/2021 5:38 PM
20	Other	6/24/2021 5:36 PM
21	None	6/24/2021 5:13 PM
22	None	6/24/2021 4:09 PM
23	Some local government own properties like closed schools big empty lots	6/24/2021 3:56 PM
24	None	6/24/2021 3:54 PM
25	None	6/24/2021 7:15 PM
26	Reentry	6/24/2021 7:14 PM
27	None	6/24/2021 7:14 PM
28	None	6/24/2021 7:06 PM
29	Yes	6/13/2021 7:06 PM
30	By schools	6/13/2021 5:56 PM
31	None	6/12/2021 3:09 PM

60

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

33	None	6/20/2021 6:52 PM
34	None	6/20/2021 5:32 PM
35	No	5/27/2021 7:34 PM
36	Young people	5/27/2021 7:08 PM
37	Not sure	5/27/2021 6:56 PM
38	No	5/27/2021 6:53 PM
39	2	5/27/2021 6:53 PM
40	None	5/27/2021 6:52 PM
41	NA	5/27/2021 6:47 PM
42	above commercial uses	5/27/2021 6:42 PM
43	Housing	5/27/2021 6:36 PM
44	None	5/27/2021 6:36 PM
45	N/A	5/27/2021 6:31 PM
46	None	5/27/2021 6:30 PM
47	West coast	5/27/2021 6:17 PM
48	NA	5/27/2021 6:09 PM
49	NA	5/27/2021 5:52 PM
50	NA	5/27/2021 5:41 PM
51	NA	5/27/2021 5:39 PM
52	N/A	5/27/2021 5:35 PM
53	More houses for home owners	5/27/2021 5:34 PM
54	NA	5/27/2021 5:17 PM
55	NA	5/26/2021 8:04 PM
56	Idk	5/26/2021 7:36 PM
57	Homelessness	5/26/2021 7:31 PM
58	NA	5/26/2021 7:15 PM
59	NA	5/26/2021 6:47 PM
60	0	5/26/2021 6:41 PM
61	NA	5/26/2021 6:38 PM
62	more senior housing	5/26/2021 6:37 PM
63	None	5/26/2021 6:22 PM
64	NA	5/26/2021 6:15 PM
65	0	5/26/2021 5:47 PM
66	NA	5/26/2021 5:43 PM
67	help fix city	5/26/2021 5:32 PM
68	None	5/13/2021 7:51 PM
69	none	5/13/2021 7:48 PM



61

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

71	Hey	5/13/2021 7:30 PM
72	roads	5/13/2021 7:28 PM
73	None	5/13/2021 7:24 PM
74	Agree	5/13/2021 7:20 PM
75	.	5/13/2021 7:04 PM
76	None	5/13/2021 6:56 PM
77	No	5/13/2021 6:55 PM
78	El monte	5/13/2021 6:52 PM
79	NA	5/13/2021 6:44 PM
80	NA	5/13/2021 6:27 PM
81	No	5/13/2021 6:28 PM
82	Get housing by the golf course	5/13/2021 6:24 PM
83	NA	5/13/2021 6:18 PM
84	N/A	5/13/2021 5:53 PM
85	No	5/13/2021 5:52 PM
86	No	5/13/2021 5:37 PM
87	ok	5/13/2021 4:51 PM
88	NA	5/13/2021 4:45 PM
89	N/A	5/9/2021 7:57 PM
90	More affordable	5/9/2021 7:55 PM
91	thanks all	5/9/2021 7:47 PM
92	None	5/9/2021 7:36 PM
93	N/A	5/9/2021 7:36 PM
94	N/A	5/9/2021 7:34 PM
95	Other	5/9/2021 7:28 PM
96	NA	5/9/2021 7:24 PM
97	Renial	5/9/2021 7:24 PM
98	Unknown	5/9/2021 7:18 PM
99	NA	5/9/2021 7:11 PM
100	I care	5/9/2021 7:01 PM
101	None	5/9/2021 7:01 PM
102	None	5/9/2021 6:45 PM
103	None	5/9/2021 6:42 PM
104	None	5/9/2021 6:38 PM
105	Free	5/9/2021 6:32 PM
106	None	5/9/2021 6:16 PM
107	El monte	5/9/2021 5:46 PM



62

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

109	None	5/6/2021 5:28 PM
110	Overlows & near Bus Station	4/17/2021 8:42 AM
111	NA	4/12/2021 1:51 AM
112	no	3/29/2021 11:51 AM
113	Empty lots	3/11/2021 4:08 PM
114	n/a	3/11/2021 2:11 PM
115	None	3/10/2021 9:15 AM
116	NA	3/9/2021 12:27 PM
117	Mobile home parks	3/9/2021 12:24 PM
118	Schools that have been closed, kind, criggall etc	3/8/2021 10:22 AM
119	Near schools and libraries	3/7/2021 10:22 AM
120	Where there is no danger	3/6/2021 4:10 AM
121	Single room	3/9/2021 7:54 PM
122	vacant parcels	3/7/2021 7:53 AM
123	NONE	3/7/2021 8:21 PM
124	no	3/7/2021 4:24 AM
125	NA	2/26/2021 5:25 AM
126	Closed schools	3/25/2021 7:21 AM
127	None	2/26/2021 12:58 AM
128	n/a	2/25/2021 12:43 AM
129	None	2/25/2021 12:37 AM
130	Demolish El Monte & El Monte Bus Station Garage Project	2/24/2021 10:35 PM
131	Models off Garey. Remove those	2/24/2021 7:52 PM
132	N/A	2/24/2021 5:43 PM
133	None	2/24/2021 5:23 PM
134	n/a	2/24/2021 4:28 PM
135	In empty city owned lots that have yet to be developed	2/24/2021 4:28 PM
136	Not sure	2/24/2021 4:18 PM
137	Single detached homes	2/24/2021 4:18 PM
138	SI	2/24/2021 4:11 PM
139	N/A	3/16/2021 2:11 PM



63

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q19 Si seleccionó Otro en la pregunta anterior, escriba su respuesta a continuación.

Answered: 20 / Skipped: 10

SPANISH RESPONSES

#	RESPONSES	DATE
1	NA	3/16/2021 2:09 AM
2	Aun no lo se	3/11/2021 5:28 PM
3	-	6/24/2021 6:21 PM
4	No	6/24/2021 5:52 PM
5	Cuanto	6/19/2021 6:56 PM
6	Prer ayala	6/19/2021 6:21 PM
7	No	6/19/2021 5:20 PM
8	No	6/19/2021 6:13 PM
9	nada	6/19/2021 6:44 PM
10	No se	5/27/2021 7:35 PM
11	Enhorra	5/26/2021 6:10 PM
12	Mas cerca de los parques de autobus	5/26/2021 6:22 PM
13	No	5/13/2021 7:58 PM
14	La zona habitada de la ciudad	5/13/2021 6:15 PM
15	Toda bien	5/13/2021 6:53 PM
16	OK	5/13/2021 6:36 PM
17	No	5/13/2021 6:04 PM
18	NA	5/13/2021 4:49 PM
19	N/A	5/9/2021 6:17 PM
20	N/A	5/9/2021 5:54 PM

Q19 如果您在上述問題中選擇了“其他”，請在下面寫下您的回答。

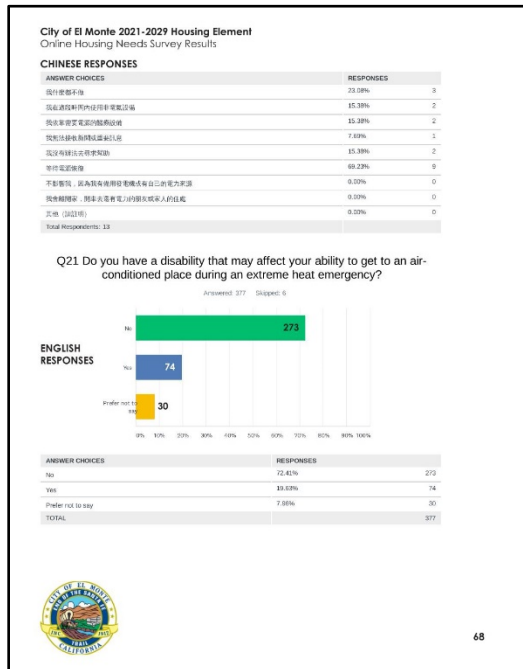
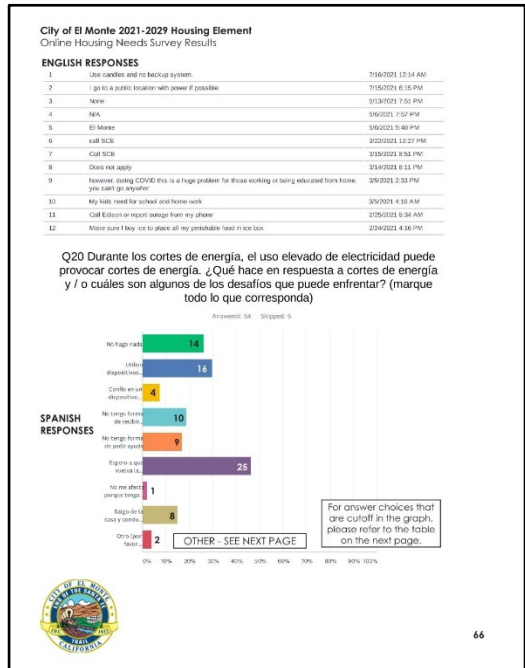
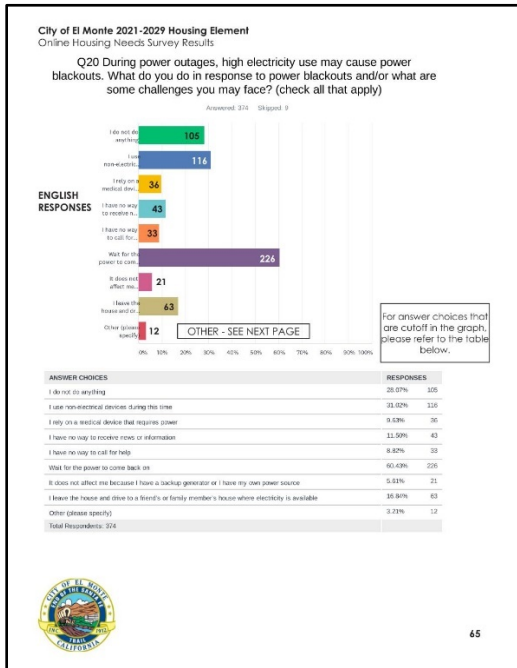
Answered: 3 / Skipped: 10

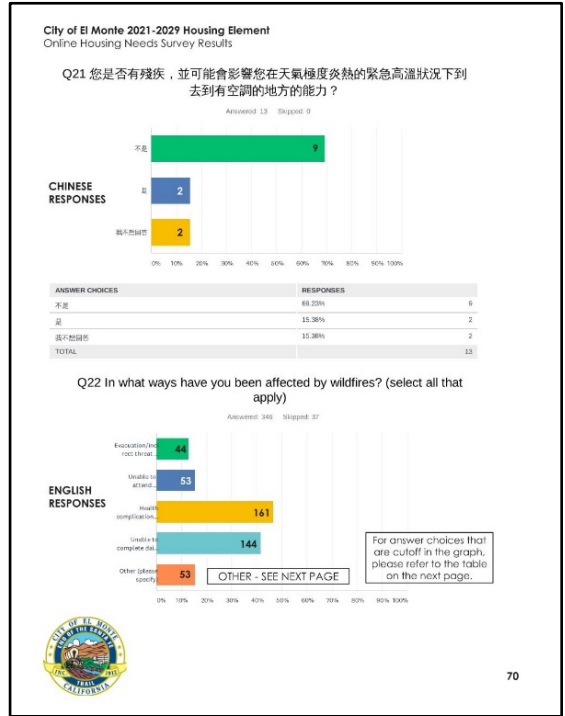
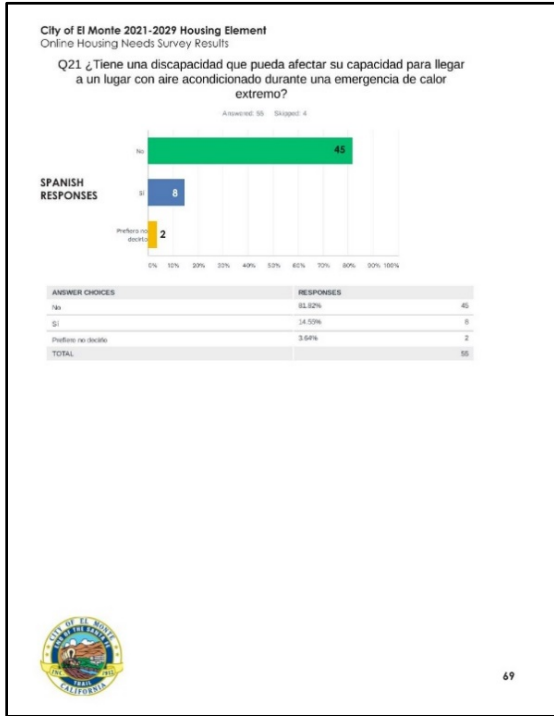
CHINESE RESPONSES

#	RESPONSES	DATE
1	Elementary school	5/29/2021 7:25 PM
2	Unknown	5/13/2021 6:06 PM
3	沒有	3/9/2021 12:43 PM



64





City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

ANSWER CHOICES	RESPONSES
Evacuation/forced threat	12.75%
Unable to attend school/work	15.52%
Health complications from air quality	46.52%
Unable to complete daily activities due to air quality or power out/trackouts	41.62%
Other (please specify)	15.32%

Total Respondents: 345

#	OTHER (PLEASE SPECIFY)	DATE
1	Na	7/17/2021 4:23 PM
2	I'm more concerned about illegal fireworks polluting the air that I am wildfires here	7/18/2021 7:22 PM
3	None	7/19/2021 6:27 PM
4	none	7/19/2021 5:11 PM
5	None	7/19/2021 5:12 PM
6	Na	7/19/2021 4:42 PM
7	Never	7/19/2021 7:47 PM
8	None	7/19/2021 7:45 PM
9	None	7/19/2021 7:39 PM
10	Not affected	6/30/2021 3:49 PM
11	none	6/30/2021 2:25 PM
12	Does not apply	6/30/2021 2:19 PM
13	None	6/30/2021 1:36 PM
14	not affected	6/30/2021 1:27 PM
15	Not affected	6/24/2021 6:43 PM
16	None	6/24/2021 7:14 PM
17	Na	6/24/2021 6:02 PM
18	No e	6/30/2021 7:06 PM
19	I have not been affected	6/30/2021 7:06 PM
20	None	6/30/2021 6:53 PM
21	Not affected	6/30/2021 6:50 PM
22	No	5/27/2021 7:44 PM
23	None	5/27/2021 7:00 PM
24	Na	5/27/2021 6:55 PM
25	Not affected	5/27/2021 6:50 PM
26	Ben	5/27/2021 6:17 PM
27	Have not been affected	5/27/2021 5:36 PM
28	NA	5/27/2021 5:17 PM

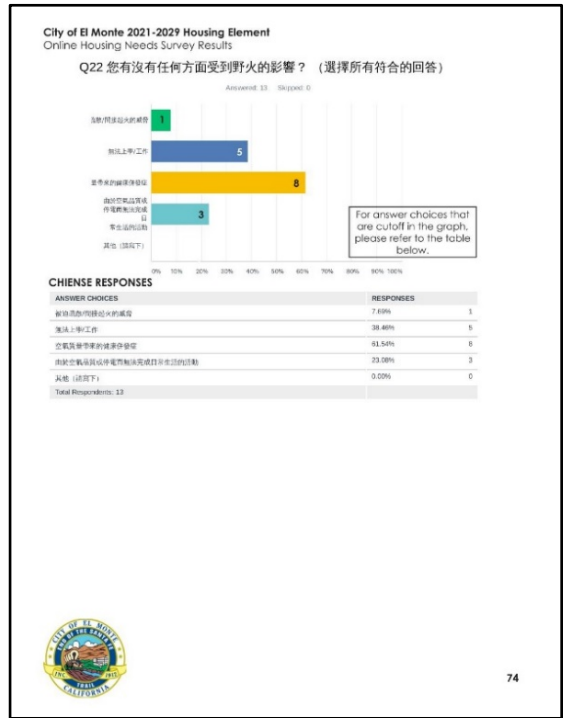
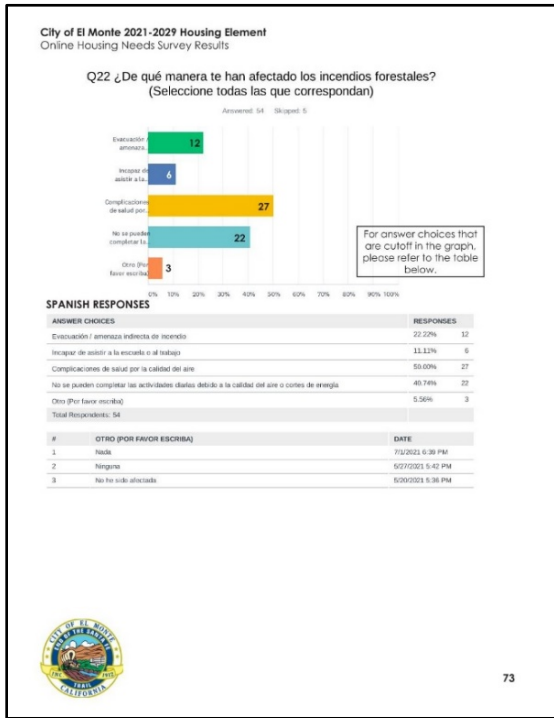
71

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

29	None	5/27/2021 7:36 PM
30	Na	5/13/2021 6:56 PM
31	Na	5/13/2021 6:46 PM
32	None	5/13/2021 6:44 PM
33	NA	5/13/2021 5:36 PM
34	NA	5/6/2021 7:57 PM
35	None	5/6/2021 7:44 PM
36	None	5/6/2021 7:34 PM
37	None	5/6/2021 6:55 PM
38	no safety issue	5/6/2021 6:51 PM
39	not affected	4/27/2021 6:42 AM
40	NA	3/14/2021 6:36 PM
41	NA	3/13/2021 6:06 AM
42	None	3/9/2021 6:06 PM
43	None	3/9/2021 4:47 PM
44	NA	3/9/2021 2:47 PM
45	Na	3/9/2021 11:22 AM
46	Na	2/26/2021 6:34 PM
47	never been in one	2/25/2021 6:27 PM
48	No outdoor/physical activity due to air quality	2/25/2021 6:24 AM
49	Not affected	2/25/2021 12:58 AM
50	NA	2/26/2021 12:43 AM
51	NA	2/24/2021 7:46 PM
52	Na	2/24/2021 4:39 PM
53	None	2/19/2021 11:59 AM

72



City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

Q23 Is there anything else the City should consider as part of its Housing Element Update? (Please write-in your response)
(Answered: 218 Skipped: 157)

ENGLISH RESPONSES

#	RESPONSES	DATE
1	To remove Absolutely barriers in the housing that are being built for low income or needed families. Thank You	7/17/2021 3:41 AM
2	Affordable housing is one of the greatest challenges facing the city. Longtime residents (generational or multi-generational) are being priced out and forced to move west. There should be opportunities to rent affordable units (20% of housing) income and low.	7/30/2021 8:54 AM
3	These property management companies take advantage of the people I witnessed so many companies charging for credit checks, collecting money and applying for both hundreds of people for the same property. This is ridiculous, and an ongoing problem and these companies are getting away with it. They collect hundreds of money and then rent to who ever wants the most money.	7/30/2021 12:14 AM
4	Don't discriminate people of different race, financial income, migration status, family size and where they work.	7/31/2021 6:30 PM
5	Not many school housing for adults who are not owners.	7/31/2021 6:15 PM
6	Young parents in kids	7/31/2021 5:12 PM
7	No	7/31/2021 7:55 PM
8	No	7/31/2021 7:47 PM
9	LLO angeleno	8/1/2021 7:40 PM
10	No	7/31/2021 7:29 PM
11	N/A	7/31/2021 7:02 PM
12	Bigger and better plant pain trees	7/31/2021 6:36 PM
13	N/A	7/31/2021 6:27 PM
14	No	7/31/2021 5:37 PM
15	none	8/2/2021 4:58 PM
16	No not really	8/2/2021 6:43 PM
17	No	8/2/2021 7:46 PM
18	No	8/2/2021 7:45 PM
19	M	8/2/2021 7:41 PM
20	Affordable housing and homelessness is an urgent matter	8/2/2021 7:29 PM
21	No	8/2/2021 7:25 PM
22	El Norte	8/2/2021 7:14 PM
23	none	8/2/2021 7:14 PM
24	No e	8/2/2021 6:50 PM
25	No	8/2/2021 6:44 PM
26	Yes	8/2/2021 6:36 PM
27	Water	8/2/2021 6:36 PM

75

City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results

ENGLISH RESPONSES

28	Reduce housing units. Overcrowded. No need for additional housing. Eliminate vacant homes and make other public uses.	8/2/2021 6:26 PM
29	No	8/2/2021 6:13 PM
30	N/A	8/2/2021 6:09 PM
31	No	8/2/2021 6:06 PM
32	Affordable housing is a huge concern. Housing prices have been unreasonable.	8/2/2021 6:02 PM
33	Please cut the red tape help officials/ developers do their job help with blue print prices help get local construction get up and running in El Monte	8/2/2021 5:53 PM
34	No	8/2/2021 5:47 PM
35	Clean the streets	8/2/2021 5:36 PM
36	Coronavirus	8/2/2021 5:23 PM
37	Build a sports park or control park for the community or build a community center with social and community programs.	8/2/2021 5:17 AM
38	Developing a rent control ordinance for existing apartments/rental units.	8/2/2021 5:17 PM
39	Help me find stable housing for my kids	8/2/2021 5:06 PM
40	Whatever	8/2/2021 7:34 PM
41	No	8/2/2021 7:24 PM
42	No	8/2/2021 7:06 PM
43	Affordable housing, help to get a housing for residents that have lived here for many years	8/2/2021 7:06 PM
44	they can post in markets	8/2/2021 6:53 PM
45	Just address to Services and call time Budget	8/2/2021 6:50 PM
46	Homeless rehabilitation	8/2/2021 7:20 PM
47	Nothing	8/2/2021 6:43 PM
48	None it	8/2/2021 6:36 PM
49	Lower prices	8/2/2021 6:04 PM
50	No	8/2/2021 6:02 PM
51	Future planning in technology. Electric cars will be the future so accommodating electric charging.	8/2/2021 5:32 PM
52	El Monte	8/2/2021 7:46 PM
53	No	8/2/2021 7:44 PM
54	Unlugs	8/2/2021 7:43 PM
55	No	8/2/2021 7:34 PM
56	Police of rent too high	8/2/2021 7:18 PM
57	Clearing up city homeless ppl	8/2/2021 7:10 PM
58	We need more apartments, they are already overpopulated. Make existing housing more affordable. We need more parks	8/2/2021 7:06 PM
59	More affordable housing	8/2/2021 7:07 PM
60	N/A	8/2/2021 6:56 PM
61	No	8/2/2021 6:53 PM
62	None	8/2/2021 6:52 PM

76

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results**

ENGLISH RESPONSES

63	Help for unemployment	5/27/2021 8:47 PM
64	South El Monte	5/27/2021 6:37 PM
65	South El Monte	5/27/2021 6:36 PM
66	No	5/27/2021 6:36 PM
67	No	5/27/2021 6:33 PM
68	No	5/27/2021 6:30 PM
69	No	5/27/2021 6:17 PM
70	No	5/27/2021 6:09 PM
71	No	5/27/2021 5:52 PM
72	No	5/27/2021 5:41 PM
73	No	5/27/2021 5:39 PM
74	Improve quality of streets and bring big retail and entertainment to the city.	5/27/2021 5:39 PM
75	More affordable housing the need is too high	5/27/2021 5:34 PM
76	Please don't allow homeless families to be built.	5/27/2021 5:17 PM
77	Homelessness and affordable housing for low-income residents are my main concerns	5/29/2021 8:24 PM
78	No	5/29/2021 7:41 PM
79	Any new rentals should be affordable for residents. Any businesses that work with the city for housing and landlords should be regulated and checked by the city regularly.	5/29/2021 7:39 PM
80	Homelessness	5/29/2021 7:31 PM
81	Everywhere	5/29/2021 7:15 PM
82	I don't know	5/29/2021 7:15 PM
83	No	5/29/2021 6:47 PM
84	Yes	5/29/2021 6:41 PM
85	No	5/29/2021 6:38 PM
86	Affordable housing says that enough	5/29/2021 6:37 PM
87	Better zoning and affordability	5/29/2021 6:28 PM
88	None	5/29/2021 6:22 PM
89	South El Monte	5/29/2021 6:18 PM
90	Just affordable homes	5/29/2021 6:12 PM
91	Housing near warehouses subject to air pollution from commercial vehicles (trucks & big rigs)	5/29/2021 6:12 PM
92	0	5/29/2021 5:47 PM
93	Rent control	5/29/2021 5:43 PM
94	Call the city	5/29/2021 5:32 PM
95	No	5/29/2021 7:51 PM
96	none	5/29/2021 7:49 PM
97	No	5/29/2021 7:41 PM
98	HELP	5/29/2021 7:32 PM
99	Affordable rent	5/29/2021 7:31 PM



77

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results**

ENGLISH RESPONSES

100	Nothing I can find	5/29/2021 7:24 PM
101	No	5/29/2021 7:22 PM
102	No	5/29/2021 7:20 PM
103	No	5/29/2021 7:19 PM
104	Public spaces	5/29/2021 7:19 PM
105	Affordable housing	5/29/2021 6:56 PM
106	No	5/29/2021 6:56 PM
107	Rent control	5/29/2021 6:52 PM
108	Should consider the safety of women and children and make them aware of neighboring sex offenders etc.	5/29/2021 6:49 PM
109	Affordable housing	5/29/2021 6:44 PM
110	No	5/29/2021 6:44 PM
111	No	5/29/2021 6:27 PM
112	No	5/29/2021 6:26 PM
113	No	5/29/2021 6:26 PM
114	There is a nice bank on by the train tracks off valley that is empty they should be used for kids to play	5/29/2021 6:24 PM
115	No	5/29/2021 6:14 PM
116	N/A	5/29/2021 5:53 PM
117	No	5/29/2021 5:50 PM
118	Too many projects, causing too much traffic	5/29/2021 5:37 PM
119	N/A	5/29/2021 5:36 PM
120	No	5/29/2021 5:29 PM
121	Clustering	5/29/2021 5:26 PM
122	nothing at this moment that I can think of	5/29/2021 4:51 PM
123	No	5/29/2021 4:45 PM
124	N/A	5/29/2021 7:57 PM
125	Rent control	5/29/2021 7:52 PM
126	Make housing more affordable for households with minimum wage income levels or single parents	5/29/2021 7:51 PM
127	Seen a lot more homeless people in the city. Work with current homeowners for improvements.	5/29/2021 7:51 PM
128	RENT CONTROL	5/29/2021 7:50 PM
129	everything is going well	5/29/2021 7:47 PM
130	Nothing	5/29/2021 7:47 PM
131	Affordable housing	5/29/2021 7:39 PM
132	Keep up the good work with the social media pages and online communications to the community!	5/29/2021 7:39 PM
133	No	5/29/2021 7:34 PM
134	Time here to tell the community	5/29/2021 7:23 PM
135	Home	5/29/2021 7:28 PM



78

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results**

ENGLISH RESPONSES

136	not	5/29/2021 7:24 PM
137	No	5/29/2021 7:24 PM
138	No	5/29/2021 7:18 PM
139	No	5/29/2021 7:17 PM
140	Keeping facilities up to date and up to code	5/29/2021 7:12 PM
141	Benchies	5/29/2021 7:01 PM
142	None	5/29/2021 7:01 PM
143	Homeless help	5/29/2021 6:58 PM
144	More options	5/29/2021 6:54 PM
145	No	5/29/2021 6:52 PM
146	None	5/29/2021 6:45 PM
147	None	5/29/2021 6:42 PM
148	Sanitization	5/29/2021 6:38 PM
149	More case workers more safe city	5/29/2021 6:33 PM
150	Infrastructure improvement	5/29/2021 6:10 PM
151	No	5/29/2021 6:40 PM
152	Yes	5/29/2021 5:21 PM
153	Rent control	5/29/2021 5:20 PM
154	No	5/29/2021 5:20 PM
155	Low cost for those families who want to own a home but income is a challenge, especially when making less than 40,000. It's a frustrating when your income is too high to buy a home. I feel that the banks and even some applications from get special from a single parent.	4/22/2021 9:51 AM
156	Nice looking interior house	4/21/2021 2:10 AM
157	step over populating the city, provide more public safety measures to deal with the crime & medical service needs	3/29/2021 12:27 PM
158	No	3/12/2021 5:35 PM
159	People who are renting either a house/apartment should have regular updates and maintenance from landlords. Rent control for housing.	3/11/2021 2:17 PM
160	making machine hall into a park to an urban idea, the beautification plan was stupid too, who pay back, make the approach and stop off area for students in front of exact that new student adding site fees was also stupid all, no one cares them, spend your money on getting rid of the criminals to people want to live here and feel safe.	3/12/2021 9:26 PM
161	Affordable housing for young professionals. BOOK + property is unavailable for entry level working professionals.	3/12/2021 8:51 PM
162	Selection of stores and grocery stores so we can shop in our community.	3/12/2021 4:11 PM
163	More family focused units as well as affordable housing	3/14/2021 8:39 PM
164	Final results of this survey in a timely manner	3/14/2021 9:21 AM
165	lower property tax rate.	3/13/2021 8:26 AM
166	Single mothers affordable housing	3/12/2021 9:08 AM
167	In addition to more housing projects, the city should rethink planning needs. There are some old single family homes/businesses in a lot in between low income developments and they do not efficient use of space and it does not provide a new face to El Monte. Additionally, the city	3/12/2021 4:08 PM



79

**City of El Monte 2021-2029 Housing Element
Online Housing Needs Survey Results**

ENGLISH RESPONSES

168	should invest in public infrastructure... there are not enough street lights, small businesses are scattered throughout so many strip malls, not enough local buses, etc	3/12/2021 8:24 PM
169	make sure adequate parking is planned for new multi-family or mixed use developments (and not some decorative public outdoor parking meeting at squares for development agencies)	3/12/2021 8:21 PM
170	address homelessness issue in the city	3/12/2021 8:21 PM
171	The campus at large should continue to stay available for local residents that use the gross area for necessary projects.	3/12/2021 8:21 PM
172	Lower rent.	3/12/2021 8:41 PM
173	No	3/12/2021 5:40 PM
174	Rent control	3/12/2021 5:12 PM
175	The city should offer financial assistance to residents who want to buy property in the city. They say everything is so costly	3/12/2021 3:30 PM
176	Ban single family zoning, increase density. Make mixed-use land mandatory on major streets. Ban it higher.	3/12/2021 2:25 PM
177	Affordable housing! I'm 37 and still not able to purchase a home. I've lived in El Monte all my life. They said everything is so costly	3/12/2021 2:17 PM
178	1/2 a mil for a county that is an ridiculous. We are heading to new york type of landlords.	3/12/2021 4:41 PM
179	Offer incentives to seniors who live alone or have large properties to house a single mother and child. Build a small development in property to rent as an affordable cost.	3/12/2021 12:50 PM
180	Rent control maximum rent for property that is paid in full. Also to annual certification that the property is being maintained to legal standards.	3/12/2021 12:24 PM
181	Why for senior who own homes to update home at low cost for disability	3/12/2021 10:38 AM
182	INCLUDE LOW INCOME WORKING CLASS FAMILIES. There's already a ton of condos built on existing retail and business lots. It's time to consider those that are in need and can't afford to buy homes and instead face price gouging from landlords.	3/12/2021 9:22 AM
183	I recommend going out there and actually paying humans what they need (more if needed). No one who speaks a different language would actually take this survey. Making the city safe, pretty while the residents suffer just bring long terms talks. In about 5 years, those "nice buildings" will be destroyed because the people wanted too. They will get destroyed due to the fact you never actually help in other ways like checking down checks are just affecting the next generation. Yes, we're thankful housing are getting built faster. The prices are too high making POC less someone else. We all believe El Monte is trying to make the city pretty to get "rich white folks" in. We want change. We want diversity our city, it's already diverse. People I know are going to file a by voting out every person who doesn't help El Monte. Stop giving straight tickets as well.	3/17/2021 10:33 AM
184	Yes safety and quality of life being better for children and animal. Buss routes from El Monte not following housing element reports and needs are not meant or addressed as should.	3/12/2021 4:10 AM
185	Help single mothers.	3/12/2021 7:54 PM
186	City should consider zoning/development code changes that encourage Missing Middle housing typologies. El Monte has the right built environment envelope to increase affordability through infill/development etc.	3/12/2021 7:53 AM
187	Multi-housing that they move into the city not stay a court!	3/12/2021 8:21 PM
188	Consider victims of sexual assault and sexual harassment like me. When I was being abused at my previous address, I called El Monte PD and they arrested me in December. I am still unharmed and unable to attend work due to this matter.	3/27/2021 11:47 AM
189	No	3/27/2021 4:24 AM
190	First time home buyers program.	2/29/2021 5:25 AM




80

Figure B-2 Community Workshop Flyer

2021-2029 HOUSING ELEMENT UPDATE

COMMUNITY WORKSHOPS



EL MONTE


SAVE THE DATES!

The City of El Monte is in the process of updating the 2021-2029 Housing Element. Join us for two community workshops¹ (includes a **virtual** and **in-person** option) to learn about the Housing Element Update process. We want to hear from you on the following topics:

- **Housing Element:** includes goals, policies, and programs for adequately housing our future population
- **Public Health & Safety Element:** addresses natural and human-related hazards and contains goals and policies intended to reduce the risk associated with such hazards


¹ Please note that the format and content will be the same at both the virtual and in-person workshops. Translation will be provided for Cantonese and Spanish speakers at both workshops.

	VIRTUAL	IN-PERSON
WHEN	<p>Wednesday, June 16, 2021 5:30 - 7:00 p.m.</p>	<p>Wednesday, July 7, 2021 5:30 - 7:00 p.m.</p>
WHERE	<p>Zoom (virtual) Registration required*</p>	<p>Grace T. Black Auditorium 3130 Tyler Ave. El Monte, Ca 91731</p>




More information about the upcoming Housing Element workshops will be available on the website in the days ahead. To access the website, use the QR code or website link to the right.

***Registration is required to participate, so please register on the project website prior to the workshop.**



Questions?

For questions or comments, please contact City Staff at:
tbu@elmonteca.gov



City Website

Visit the City's webpage for more information on the Housing Element:
<https://www.ci.el-monte.ca.us/644/CITY-OF-EL-MONTE-2021-2029-HOUSING-ELEME>

Figure B-3 Community Workshop Presentation

City of El Monte Housing Element Update
COMMUNITY WORKSHOPS
JUNE 16, 2021 & JULY 7, 2021

City of El Monte logo and logos for rrm design group and another organization.

TONIGHT'S AGENDA

- Introductions
- What is the Housing Element?
- Housing Element Overview and Process
 - El Monte Today
 - Regional Housing Needs Assessment (RHNA)
 - Sites Inventory Analysis / Opportunity Areas
- Next Steps
- Breakout Rooms

Participate in our Live Poll on Slido.com

OPTION 1:
Join via web browser by going to slido.com and typing in the event passcode

OPTION 2:
Join via your smart phone by opening your camera app and scanning the survey QR code

OR

Joining as a participant? No account needed. #ElMonteHEU

WE WANT TO HEAR FROM YOU!

1. How did you hear about this workshop?
 - a) City of El Monte Facebook
 - b) City of El Monte Website
 - c) Local organization
 - d) Farmers Market
 - e) Other
2. Have you participated in previous Housing Elements?
 - a) Yes
 - b) No
 - c) Unsure

WE WANT TO HEAR FROM YOU!

3. Do you rent, own a home, and/or own a rental property within the City? (choose all that apply)
 - a) I rent within the city
 - b) I am a homeowner within the city
 - c) I own residential rental property within the city
 - d) Other

What is the Housing Element?

What is the Housing Element?

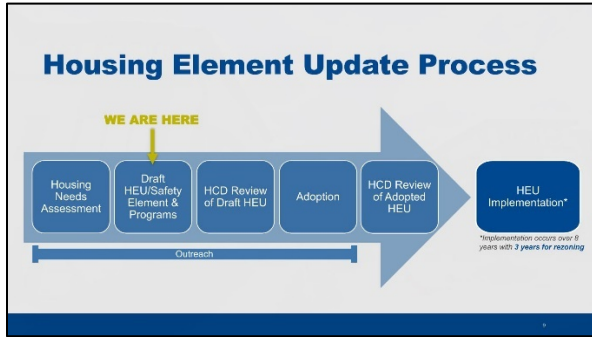
- One of **seven** required elements of the General Plan
- Assessment of City's housing needs and how best to accommodate existing and future housing needs
- Update required every **eight (8) years**
Deadline: October 15, 2021 + 120 grace-period
- Reviewed for compliance by State Dept. of Housing and Community Development (**HCD**)

HCD Compliance

Benefits

- Minimizes risk by ensuring **legally adequate Housing Element** in courts
- Maintain eligibility for **State housing funds and grants**
- Don't face state **penalties** (additional RHNA carry-over) into next Housing Element cycle
- Plans for a **variety of housing options** to meet El Monte's needs

Baldwin & Rose – Completed 2019



Outreach Opportunities

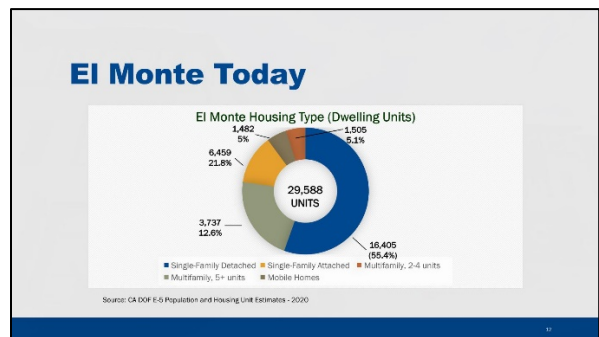
- Stakeholder Interviews
- Online Housing Needs Survey
- Planning Commission Study Session
- Community Workshop
- Public Review and Adoption Hearings

Have you taken the housing needs survey?

<https://www.ci.el-monte.ca.us/644/CITY-OF-EL-MONTE-2021-2029-HOUSING-ELEME>

Housing Element Contents

- Introduction
 - Summary of Outreach Process
- Needs Assessment
- Constraints Analysis
- Resources and Opportunities
- Review of Past Accomplishments
- Housing Action Plan



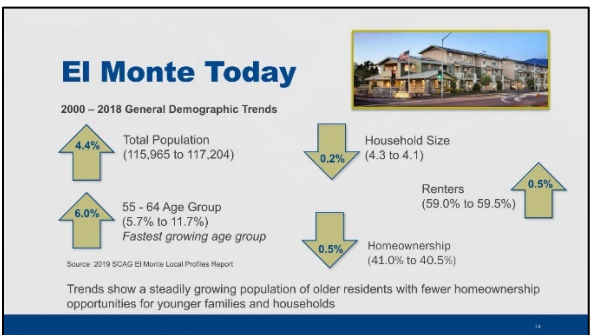
El Monte Today

Income Distribution

Income Category (% of County AMI)	Households	Percent
Extremely Low (<30% AMI)	8,030	27%
Very Low (31-50% AMI)	6,290	21%
Low (51-80% AMI)	7,185	24%
Moderate/Above Moderate (>80-100% AMI)	2,735	9%
Above Moderate (>100% AMI)	5,310	18%
Total	29,550	100.0%

Source: 2013-2017 Comprehensive Housing Affordability Strategy (CHAS), US Census Bureau

- Income categories are defined by the State; based on varying percentages of Area Median Income (AMI)
- Housing is considered "affordable" if occupants pay no more than 30% of their income on housing costs



WE WANT TO HEAR FROM YOU!

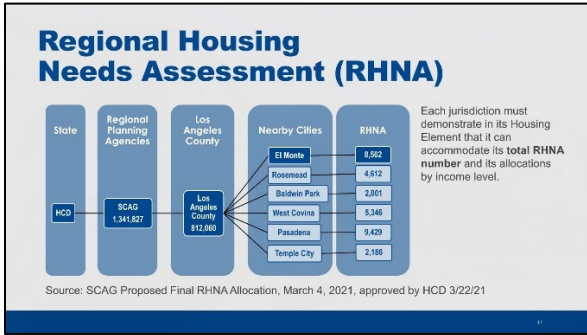
4. Please identify the main housing challenges in the City of El Monte? (choose the top three challenges)

- Cost-burdened (housing costs that > 30% of household income)
- In need of repairs or outdated electrical/heating/plumbing systems
- Overcrowding (household with more than 2 persons per bdr, + 1 extra person)
- Fair Housing (segregation and discrimination issues)
- Other

WE WANT TO HEAR FROM YOU!

5. Which types of housing does El Monte need most? (choose the top three housing types)

- Accessible housing for people w/ disabilities
- Accessory dwelling units (ADUs)
- Affordable housing (for lower income households)
- Market-rate housing
- Multi-family housing
- Homelessness support (shelters and/or permanent supportive housing)
- Single-family housing
- Other



Regional Housing Needs Assessment (RHNA)

Income Category	El Monte RHNA			
	5 th Cycle (2013-2021)		6 th Cycle (2021-2029)	
Very Low*	529	24.7%	1,797	21.14%
Low	315	14.71%	853	10.03%
Moderate	352	16.43%	1,233	14.5%
Above Moderate	946	44.16%	4,619	54.33%
Total	2,142	100%	8,502	100%

Los Angeles County Average Median Income (AMI) = \$77,300

Sources: 2013 – 2021 El Monte Housing Element; SCAG Proposed Final RHNA Allocation, March 4, 2021; State Income Limits for 2020, Department of Housing and Community Development, April 30, 2020

- ### Benefits of a Diverse Housing Stock
- Provides housing for small and large families
 - Allow seniors to age in place
 - Provide housing for special needs populations
 - Provide housing options for young adults to stay in the community
 - Allow more residents to live and work nearby

Sites Inventory Analysis

- Identify and analyze specific sites that are available and suitable for residential development
 - Does the zoning allow for a variety of multi-family housing types and densities?
 - Are public facilities and services available?
 - Are there environmental concerns?
- Sufficient capacity to address housing needs for all income levels (accommodate RHNA)
- Strategic sources for selecting sites
 - Meets overall City vision for the future of the city
 - Accessory Dwelling Units
 - Redevelopment opportunities
 - Religious institution sites

Sites Inventory Discussion

- El Monte Residential Land Use Categories
 - Low Density (0 - 6 du/acre)
 - Medium Low Density (6.1 – 8.0 du/acre)
 - Medium Density (8.1 - 14 du/acre)
 - High Density (14.1 - 25 du/acre)
 - Mixed/Multi Use (25.1 – 35 du/acre)
 - Downtown Core (0-25 du/acre)
 - El Monte Gateway Specific Plan (see Land Use Table for density ranges)
- Default density = 30 units/acre to be adequate for lower income housing

Sites Inventory Strategies

Accessory Dwelling Unit (ADU)

Historical ADU Trend of Permits Issued in El Monte	
2018	19
2019	35
2020	79

Source: City of El Monte ADU Log

Case Study – Garden Grove United Methodist Church

- 2.2 acres of the former parking lots / vacant land
- 47 units of family housing; 16 units of senior housing
- A community center, the Orange County Head Start Learning Center and offices for multiple local non-profits

Potential Housing Opportunity Areas

- Area 1 – Flair Park
- Area 2 – Gateway
- Area 3 – Downtown
- Area 6 – Santa Anita Ave
- Area 7 – Peck Rd
- Area 8 – Ramona Blvd

Potential Housing Opportunity Areas

- Area 4 – Garvey
- Area 5 – Five Points
- Area 9 – Durfee Ave
- Area 10 – Single Family
- Area 11 – Multi-Family

Site Opportunity Example

- Currently zoned M-1 (Light Manufacturing), 3.18 acres
- Along Grand Ave, west of Santa Anita Ave – Close to housing, retail uses, schools, restaurants
- Past inquiries/interest from development community
- Potential candidate for GPA/rezone from Industrial/Business Park (IBP/M-1) to High Density Residential (HDR/R4)


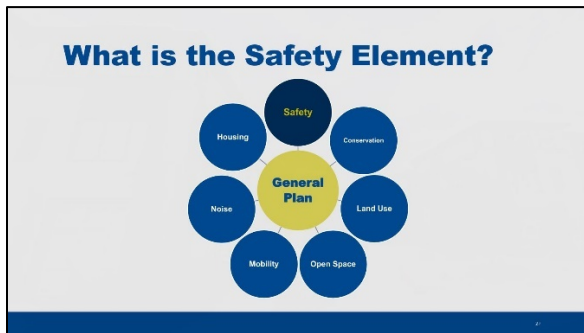


POLLING QUESTION

WE WANT TO HEAR FROM YOU!

6. Where you would most like to see additional housing in El Monte? (choose all that apply)

- Existing neighborhoods
- Along major streets
- City-owned properties
- Accessory Dwelling Units (ADUs)
- Older shopping centers / retail areas
- Other

What is the Safety Element?


- One of **seven** required elements of the General Plan
- Addresses a variety of natural and human-related hazards, including:
 - Seismic, Geologic, and Soil
 - Flood
 - Wildfire
 - Public Safety and Emergency Management
 - Hazardous Materials
 - Climate Change Adaptation and Resilience
- Contains goals and policies aimed at reducing the risk associated with these hazards

POLLING QUESTION

WE WANT TO HEAR FROM YOU!

7. Have you or someone in your household experienced any of the following? (select all that apply)

- Wildfire
- Heavy Rain/Flooding
- Crime
- Drought
- Extreme Heat
- Earthquakes
- No




POLLING QUESTION

WE WANT TO HEAR FROM YOU!

8. During power outages, high electricity use may cause power blackouts. What do you do in response to power blackouts and/or what are some challenges you may face? (select all that apply)

- I do not do anything
- I use non-electrical devices during this time
- I rely on a medical device that requires power
- I have no way to receive news or information
- I have no way to call for help
- Wait for the power to come back on
- It does not affect me because I have a backup generator, or I have my own power source
- I leave the house and drive to a friend's or family member's house where electricity is available



Next Steps

- Proceed with Sites Inventory Analysis
- Draft Housing Element Update document and Housing Programs
- HCD Review of Housing Element Update
- Public Hearings in Fall 2021

Email questions and comments to:
Tony Bu, Senior Planner
 tbu@elmonteca.gov

Visit the City's website for updates on the 2021 Housing Element Update:
<https://www.ci.el-monte.ca.us/644/CITY-OF-EL-MONTE-2021-2029-HOUSING-ELEME>

Discussion

- In thinking about the Housing Element Update, what are the primary issues that we should consider?
- What areas or sites should be considered for future housing opportunities?
- Are there other issues we have not covered that are important for us to consider?

Figure B-4 Community Workshop Poll Results



Table B-2 Public Notice List

SURROUNDING CITIES		
City of Alhambra Attn: Planning Department 111 S. First Street Alhambra, CA 91801	City of Arcadia Attn: Planning Department 240 W. Huntington Drive Arcadia, CA 91007	City of Baldwin Park Attn: Planning Department 14403 Pacific Avenue Baldwin Park, CA 91706
City of La Puente Attn: Planning Department 15900 E. Main Street La Puente, CA 91744	City of Montebello Attn: Planning Department 1600 W. Beverly Blvd Montebello, CA 90640	City of Monterey Park Attn: Planning Department 320 W. Newmark Ave Monterey Park, CA 91754
City of Rosemead Attn: Planning Department 8838 E. Valley Boulevard Rosemead, CA 91770	City of San Gabriel Attn: Planning Department 425 S. Mission Drive San Gabriel, CA 91776	City of South El Monte Attn: Planning Department 1415 Santa Anita Avenue South El Monte, CA 91733
City of Temple City Attn: Planning Department 9701 Las Tunas Drive Temple City, CA 91780	City of West Covina Attn: Planning Department 1444 W. Garvey Avenue S West Covina, CA 91790	City of Industry Attn: Planning Department 15625 Mayor Dave Wy City of Industry, CA 91744
REVIEWING AGENCIES		
EXECUTIVE OFFICER SAN GABRIEL & LOWER LA RMC 100 N. OLD SAN GABRIEL CANYON RD AZUSA, CA 91702	SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS 1000 S. FREMONT AVE. UNIT 42; BLDG. A-10N; SUITE 10-210; ALHAMBRA, CA 91803	SCAG ATTN: INTERGOVERNMENTAL REVIEW 900 WILSHIRE BLVD, SUITE 700 LOS ANGELES, CA 90017
CALTRANS DISTRICT 7 Ld-164 ATTN DIANNA WATSON 100 S. MAIN STREET LOS ANGELES, CA 90012	PLANNING DIVISION US ARMY CORPS OF ENGINEERS LOS ANGELES DISTRICT 913 WILSHIRE BLVD. LOS ANGELES, CA 90017	DIRECTOR OFFICE OF ENVIRONMENTAL HEALTH HAZARD ASSESSMENT 1001 I STREET 25 TH FLOOR SACRAMENTO, CA 95814
GENERAL MANAGERS UPPER SAN GABRIEL VALLEY MUNICIPAL WATER DIST 602 E. HUNTINGTON DRIVE., #B MONROVIA, CA, 91016	SUPERVISOR FIRST SUPERVISORY DISTRICT COUNTY OF LOS ANGELES 3400 AEROJET AVENUE, SUITE 240 EL MONTE, CA 91731	SANITATION DISTRICTS OF LOS ANGELES COUNTY ENVIRONMENTAL REVIEW 1955 WORKMAN MILL ROAD WHITTIER, CA 90601
PLANNER 2 SOUTHERN CALIFORNIA EDISON CO. 1000 POTRERO GRANDE DRIVE MONTEREY PARK, CA 91755	ENVIRONMENTAL REVIEW US EPA REGION 9 75 HAWTHORNE STREET SAN FRANCISCO, CA 94105	LOS ANGELES REGIONAL WATER QUALITY CONTROL BOARD ENVIRONMENTAL REVIEW 320 W 4 TH STREET, SUITE 200 LOS ANGELES, CA 90013 ATTN: STFANLHADA
CITY OF EL MONTE WATER DEPARTMENT 11333 VALLEY BOULEVARD EL MONTE, CA 91731	SOUTHERN CALIFORNIA GAS CO. 9400 OAKDALE AVENUE CHATSWORTH, CA 91313-2300	LOS ANGELES CO. FIRE DEPT LAND DEVELOPMENT UNIT WALLY COLLINS 5823 RICKENBACKER ROAD COMMERCE, CA 90040
COUNTY OF LOS ANGELES DEPT OF REGIONAL PLANNING HALL OF RECORDS (13 TH FLOOR) 320 WEST TEMPLE STREET LOS ANGELES, CA 90012	LOS ANGELES COUNTY FLOOD CONTROL DISTRICT ENVIRONMENTAL REVIEW 10179 GLENOAKS BLVD. SUN VALLEY, CA 91352	METROPOLITAN TRANSPORTATION AUTHORITY (METRO) ENV. REVIEW ONE GATEWAY PLAZA LOS ANGELES, CA 90012

SUPERINTENDENT EL MONTE UNION HIGH SCHOOL DIST 3537 JOHNSON AVENUE EL MONTE, CA 91731	SUPERINTENDENT EL MONTE CITY SCHOOL DISTRICT 3540 N. LEXINGTON EL MONTE, CA 91731	LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS LAND DEVELOPMENT DIVISION P.O. BOX 1460 ALHAMBRA, CA 91802-2460
ALAMEDA CORRIDOR EAST CONSTRUCTION AUTHORITY 4900 RIVERGRADE RD, SUITE A120 IRWINDALE, CA 91706	SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT 21865 COPLEY DRIVE DIAMOND BAR, CA 91765	COUNTY OF LOS ANGELES DEPARTMENT OF REGIONAL PLANNING HALL RECORDS (13 TH FL) 320 W. TEMPLE STREET LOS ANGELES, CA 90012
EL MONTE POLICE DEPARTMENT 11333 VALLEY BLVD. EL MONTE, CA 91731	UNION PACIFIC RAILROAD 1400 DOUGLAS STREET OMAHA, NE 68179	GOVERNOR'S OFFICE OF PLANNING AND RESEARCH CEQA STATE CLEARINGHOUSE 1400 10 TH STREET SACRAMENTO, CA 95812-3044
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS AVIATION DIVISION ATTN: DAVID PRICE, INTERIM MGR 900 SOUTH FREMONT STREET ALHAMBRA, CA 91803	SAN GABRIEL VALLEY AIRPORT ATTN: AIRPORT MANAGER 4233 N. SANTA ANITA AVENUE EL MONTE, CA 91731	
TRIBAL CONSULTATION		
GABRIELENO TONGVA OF THE LOS ANGELES BASIN PEO' TSKOME TRIBAL COUNCIL PO BOX 86908 LOS ANGELES, CA 90086	GABRIELINO/TONGVA TRIBAL COUNCIL 1999 AVENUE OF THE STARS, SUITE 1100 LOS ANGELES, CA 90067-4618	GABRIELENO BAND OF MISSION INDIANS – KIZH (KIT' C) NATION ANDREW SALAS P.O. BOX 393 COVINA, CA 91723
SAM DUNLAP GABRIELINO TONGVA TRIBE 80839 CAMINO SANTA JULIANA INDIO, CA 92203	SAN GABRIEL BAND OF MISSION INDIANS ANTHONY MORALES, CHIEF P.O. BOX 693 SAN GABRIEL, CA 91778	TORRES MARTINEZ DESERT CAHUIILLA INDIANS P.O. BOX 1160 THERMAL, CA 92274

In addition, the notice of availability of the 2021-2029 El Monte Housing Element Public Review Draft was emailed to the following organizations and individuals:

- Olson Company
- KB Homes
- City Ventures
- Warmington Residential
- Cesar Chavez Foundation
- Mercy Housing
- Linc Housing
- Baldwin Park Housing Authority
- Union Station Homeless Services
- Volunteers for America
- Simon Lee & Associates
- Elite Design Development
- WYF Architecture
- WHT Partners
- Housing Rights Center
- Our Savior Center Food Pantry
- Catholic Charities
- El Monte Union High School District
- County of Los Angeles, Dept. of Public Works, Aviation Division
- ReMax 2000 Realty
- IRN Realty
- Keller Williams Realty
- Villegas Realty
- Mitchell M. Tsai Law
- Province Group, LLC / Newport Equities, LLC
- Nationwide Real Estate Executives
- Grace Community Housing
- TSA Housing
- Calvary Chapel El Monte
- Jim Gallagher
- Jennifer Trang
- Dafne Gokcen
- Judy Bach
- Mike West
- Lisa Cun