

# Appendix C – Review of Past Accomplishments

## Review of the El Monte 2014-2021 Housing Element

State law (California Government Code Section 65588[a]) requires jurisdictions to review their housing elements to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community’s housing goals and objectives;
- The progress in implementation of the housing element; and,
- The effectiveness of the housing element programs on the special needs population.

The evaluation helps a jurisdiction identify the extent to which adopted programs have been successful in achieving stated objectives and addressing local needs, and how such programs continue to be relevant in addressing current and future housing needs. The evaluation provides the basis for recommended modifications to policies and programs in the updated element, and it provides meaningful guidance for establishing new objectives.

This section summarizes El Monte’s accomplishments toward implementing the 2014-2021 Housing Element. **Table C.1** presents a program-by-program review summarizing the objectives contained in the City’s previous Housing Element. Progress toward fulfilling these objectives is evaluated, along with the effectiveness and appropriateness of each housing program.

**Table C-1 Evaluation of the 2014-2021 Housing Element Programs**

Housing Program	Program Objective	Accomplishment
1) Corridor Implementation Plans	<ul style="list-style-type: none"> <li>• Develop Corridor Implementation Plans for the Garvey Avenue and Durfee Corridor areas that will include land use and streetscape concepts, including preferred locations for housing, commercial nodes, landscaping and parkways, and a mobility plan.</li> <li>• Further encourage and facilitate the development of affordable housing through streamlined processing, fee modifications, density bonus incentives, reductions in development and parking standards, and funding, when available, for site improvements.</li> </ul>	<p><i>Progress:</i> In 2017, Kosmont Companies was retained by the City to prepare an Economic Development Plan.</p> <p><i>Effectiveness:</i> Strategies for the Peck Road, Durfee Avenue and Garvey Avenue Mixed-Use Corridors were established with densities ranging from 25 to 35 units per acre. The priority for each of these corridors was identified as fiscal revenue generation.</p> <p>The City’s General Plan called for a new Mixed/Multi Use land use designation (MMU). Peck Road, Durfee Avenue and Garvey Avenue corridors were subsequently zoned MMU. In 2014, development standards were created. Since then, the following major housing developments have been approved and/or constructed in the MMU zone:</p>

Housing Program	Program Objective	Accomplishment
	<ul style="list-style-type: none"> <li>• Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City’s website and at City Hall.</li> <li>• Designate at least 10.5 acres for exclusively residential uses in the Mixed/Multi-use (MMU) zone; and identify alternatives sites if any identified sites are not developed in accordance with the development requirements of sites designated for exclusively residential uses in the MMU zone.</li> </ul>	<ul style="list-style-type: none"> <li>• Garvey Avenue               <ul style="list-style-type: none"> <li>• Clementine (40 townhouses)</li> <li>• Vue Pointe (112 townhouses)</li> <li>• Solstice 70 (70 townhouses)</li> </ul> </li> <li>• Durfee Avenue               <ul style="list-style-type: none"> <li>• 2616 Durfee Avenue (13 townhouse units)</li> </ul> </li> <li>• Peck Road               <ul style="list-style-type: none"> <li>• 4123-4131 Peck Road (14 townhouse units)</li> </ul> </li> <li>• Other Corridors               <ul style="list-style-type: none"> <li>• Union Walk on Valley Boulevard (62 townhouses)</li> </ul> </li> </ul> <p><i>Appropriateness:</i> Program implementation for Peck Road and Durfee Avenue remains appropriate for the 2021-2029 Housing Element update. Program 1 of the Housing Element calls to expand the Garvey Avenue Corridor to include the 5-Points Area and permit urban housing with densities up to 50 units per acre.</p>
<p>2) Downtown Specific Plan</p>	<ul style="list-style-type: none"> <li>• Prepare a Downtown Specific Plan that includes a land use plan, infrastructure plan, parks and recreational plan, design regulations, transportation and circulation plan, and other key elements.</li> </ul>	<p><i>Progress:</i> The Downtown Main Street (Transit-Oriented District Specific Plan and Master Plan) was adopted by the City Council on April 4, 2017.</p> <p><i>Effectiveness:</i> Since adoption of the Specific Plan, three affordable housing projects have been approved:</p> <ul style="list-style-type: none"> <li>• <u>The Tyler/Ramona project provides affordable units for individuals/families (up to 6 people) experiencing homelessness.</u></li> <li>• <u>The Valley/Center project provides affordable units for low-income veterans and families (up to 6 people).</u></li> <li>• <u>The Tyler/Valley project provides affordable units for low income to homeless individuals and families (up to 6 people).</u></li> <li>• <u>The Downtown Specific Plan recommends potential funding mechanisms such as the “Affordable Housing and Sustainable Communities (AHSC) cap &amp; trade funds.</u></li> <li>• <u>The DTSP incentivizes Development Opportunity Reserve credits that allows an increase in development intensity (e.g.- density) for projects that provide low/very low income housing units.</u></li> </ul>

Housing Program	Program Objective	Accomplishment
		<p><i>Appropriateness:</i> Program implementation should be continued for the 2021-2029 Housing Element update.</p>
<p>3) El Monte Gateway Specific Plan</p>	<ul style="list-style-type: none"> <li>• Implement the program measures outlined in the Specific Plan and environmental mitigation measures to allow for housing sites to be available in the Housing Element planning period.</li> <li>• Facilitate the timely construction of residential projects by providing technical and financial assistance to the project, such as relocation of the public works yard, support of grant applications, and other assistance, including additional incentives, such as regulatory concessions/waivers, fee waivers, streamlined entitlement reviews/ approvals, and technical assistance for financing/funding of development projects.</li> <li>• Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and under-utilized residential sites inventory available to non-profit and for-profit housing developers on the City’s website.</li> </ul>	<p><i>Progress:</i> The City has worked together with applicants to entitle and/or build residential portions of the Gateway Specific Plan boundary.</p> <p><i>Effectiveness:</i> Phase 1 with 133 affordable units was completed in 2016. Phase 2 with 208 market rate rental units is currently under construction.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>3) Lot Consolidation</p>	<ul style="list-style-type: none"> <li>• Encourage lot consolidation of smaller parcels to accommodate projects at a minimum of 16 units per site with emphasis on parcels located in the El Monte Gateway Specific Plan and the newly established Mixed/Multiuse Zone.</li> </ul>	<p><i>Progress:</i> The development regulations in the Zoning Code for the Mixed/Multiuse (MMU) Zone references lot consolidation incentives.</p> <p><i>Effectiveness:</i> Downtown Specific Plan and MMU zone provides incentives for lot consolidation. Such incentives include greater densities and higher Floor Area Ratios (FARs).</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>4) Mixed/Multiuse Designation and Development Standards</p>	<ul style="list-style-type: none"> <li>• Periodically review mixed/multi-use development standards to identify constraints and remove or offset constraints where possible.</li> <li>• Provide information on the MMU Zone development standards at</li> </ul>	<p><i>Progress:</i> A Zoning Code Update was approved in 2014 to establish development standards for the MMU zone. This included specific standards for vertical and horizontal mixed-use projects at densities ranging from 25 to 35 units per acre.</p>

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	<p>City Hall and on the City’s website highlighting standards unique to mixed-use development and lot consolidation.</p>	<p><u>Effectiveness:</u> The following projects have already been constructed within the MMU zone:</p> <ul style="list-style-type: none"> <li>• Union Walk (62 units)</li> <li>• Vue Pointe (112 units)</li> <li>• Solstice (70 units)</li> <li>• Clementine (40 units)</li> </ul> <p>In order to spur additional economic development and housing opportunities, Program 1 of the Housing Element calls to expand the MMU Garvey Avenue Corridor to include the 5-Points Area. In addition, housing intensities are proposed to be increased to 50 units per acre.</p> <p><u>Appropriateness:</u> Program implementation for Peck Road and Durfee Avenue remains appropriate for the 2021-2029 Housing Element update. Program 1 of the Housing Element calls to expand the Garvey Avenue Corridor to include the 5-Points Area and permit urban housing with densities up to 50 units per acre.</p>
<p>5) Residential Design Standards</p>	<ul style="list-style-type: none"> <li>• Continue to utilize the City’s Comprehensive Design Guidelines in order to provide guidance for residential development.</li> <li>• Provide information in public places regarding the City’s Comprehensive Design Guidelines and make information more widely available.</li> </ul>	<p><u>Progress:</u> The Comprehensive Design Guidelines are accessible and utilized in staff’s review of development projects.</p> <p><u>Effectiveness:</u> A concurrent review of a project’s design with the City’s Design Guidelines helps to ensure quality design. Since 2014, the City processed a total of 112 Initial Plan Review (IPR) applications. An IPR application is a preliminary review of a development proposal that is forwarded to an outside design firm to ensure that the project complies with all of the City’s design guidelines.</p> <p>The City’s design guidelines are included on the City’s website and referred to by Staff when applicants seek to construct in the City. The City recently adopted a Director-Level Design Review process for housing projects of up to two units and projects subject to the streamlining provisions of State Senate Bill 330. These projects would be reviewed at a staff level instead of at a Planning Commission meeting.</p> <p><u>Appropriateness:</u> Program implementation remains appropriate for the 2021-2029 Housing Element update. City is in progress to updates its Design Guidelines</p>

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		to reflect current trends in architecture and landscaping, and also to create objective guidelines (rather than the current mix of objective and subjective guidelines).
6) Green Building	<ul style="list-style-type: none"> <li>Continue to expand the Sustainable Development Chapter of the Municipal Code with standards for various strategies focused on encouraging sustainable development, including, but not limited to, energy efficiency, water conservation, natural resources conservation, etc.</li> <li>Modify and adopt California Energy Code with a 15 percent increase in energy efficiency, and adopt a tiered approach using energy efficient standards.</li> <li>Continue to participate in the Energy Leader Partnership with Southern California Edison through the City’s Energy Action Plan (EAP), which identifies the long-term visions and goal to achieve energy efficiency in the community and in government operations.</li> </ul>	<p><i>Progress:</i> The City’s Downtown Main Street TOD Specific Plan, adopted in 2017, includes policies for green building</p> <p><i>Effectiveness:</i> As a sustainability leader in the nation, California has mandated that all new residential construction shall be Net Zero by the year 2020 and all new non-residential construction shall be Net Zero by 2030. Net Zero is achieved when the amount of energy provided by onsite renewable energy sources is equal to the amount of energy used by the building. This will be achieved through continued revision to the California Green Building standards. The City should consider adding additional education and outreach methods on their website.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update, with expanded outreach and education efforts.</p>
7) Regulatory Incentives	<ul style="list-style-type: none"> <li>Continue to approve conditional use permits, zone changes, general plan amendments, variances, and density bonuses as appropriate while balancing the goal of preserving established residential neighborhoods.</li> </ul>	<p><i>Progress:</i> The City’s 2019 CAPER encourages continuation of regulatory incentives through the planning period.</p> <p><i>Effectiveness:</i> Since 2014, there have been a number of CUPs, Zone Changes, General Plan Amendments, Variances, and Density Bonuses approved to allow housing production or increased housing production. The following are major projects that were approved and/or constructed:</p> <p><u>Conditional Use Permit (to allow housing in Commercial zones):</u></p> <ul style="list-style-type: none"> <li>Baldwin Rose: 55 affordable units for low-income and homeless veterans (individuals and families (up to 6 people).</li> <li>4526 Santa Anita: 14 townhouses</li> </ul> <p><u>Density Bonus (to increase # of units):</u></p> <ul style="list-style-type: none"> <li>Metro Veterans and Affordable Housing Project Phases 1 and 2: 106</li> </ul>

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		<p>affordable units. <u>Provides affordable units for veterans, individuals, and families (up to 6 people) experiencing homelessness, and low-income residents</u></p> <ul style="list-style-type: none"> <li>• Veterans Village: 41 units, <u>includes supportive studio units for veterans (individuals) experiencing homelessness</u></li> <li>• Palo Verde: 49 units of affordable housing units <u>for homeless individuals and families (up to 6 occupants)</u></li> <li>• Domus Group: 51 units of affordable housing <u>for individuals and families (up to 6 people) experiencing homelessness.</u></li> <li>• Linc Housing: 39 affordable units <u>for homeless individuals</u></li> <li>• Bannister: 22 units</li> </ul> <p><u>Gen Plan/Zoning Amendment (to allow for housing):</u></p> <ul style="list-style-type: none"> <li>• Clementine: 40 townhouses</li> <li>• Bannister: 22 units (including 2 affordable).</li> <li>• Union Walk: 62 townhouses (includes Variance approvals).</li> <li>• KB Homes: 84 condos (includes Variance approvals).</li> </ul> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
8) Financial Incentives	<ul style="list-style-type: none"> <li>• Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City’s community development and housing goals.</li> <li>• Seek opportunities to leverage housing resources with for-profit groups, developers, and nonprofit groups in the community; work with developers to submit grant applications for infill projects along major corridors and other areas throughout the City.</li> <li>• Work with developers to explore grant opportunities for infill</li> </ul>	<p><i>Progress:</i> The City has partnered on several projects to provide financial assistance through the HOME Investment Partnership Program (HOME) administration. This includes the following affordable housing projects (for a total of 372 affordable units):</p> <ul style="list-style-type: none"> <li>• Veterans Village (41 units <u>for homeless veterans</u>).</li> <li>• The Exchange (133 units <u>for low income individuals &amp; families (up to 6 people)</u>).</li> <li>• Metro Veterans and Affordable Housing Project Phase 1 (53 units <u>for veterans and low-income families (up to 6 people)</u>).</li> <li>• Baldwin/Rose (55 units <u>for low-income and homeless veterans</u></li> </ul>

Housing Program	Program Objective	Accomplishment
	<p>projects along major corridors and other areas throughout the City.</p>	<p><a href="#">(individuals &amp; families (up to 6 people))</a>.</p> <ul style="list-style-type: none"> <li>• Domus Group (51 units <a href="#">for homeless individuals and families (up to 6 people)</a>.)</li> <li>• Linc Housing (39 units <a href="#">for homeless individuals</a>).</li> </ul> <p><i>Effectiveness:</i> Based on the limited amount of federal and non-federal resources available for housing and community development projects and programs, the City addressed the needs having a high priority level in FY 2019/20.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>9) Density Bonus</p>	<ul style="list-style-type: none"> <li>• Inform and encourage developers to utilize the density bonus program by promoting the program on the City’s website and at City Hall, and by offering technical assistance at City Hall.</li> </ul>	<p><i>Progress:</i> The Density Bonus provisions are included in the Zoning Code; however, the information is not easily accessible on the City’s website. See Program 2 for list of projects that have utilized a Density Bonus.</p> <p><a href="#">The Density Bonus section of the EMMC (Chapter 17.85), provides relief from parking requirements if a housing project is solely dedicated to special needs groups (e.g., disabled groups) and provides paratransit service or unobstructed access to a fixed bus route service that operates at least eight times per day.</a></p> <p><i>Effectiveness:</i> Additional information and resources should be promoted to the development community of the incentives for utilizing density bonuses.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate. Additional promotion and outreach of the City’s Density Bonus ordinance shall be incorporated in the 2021-2029 Housing Element update.</p>
<p>10) Conditional Use Permit Process</p>	<ul style="list-style-type: none"> <li>• Continue to allow mixed/multiuse housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.</li> </ul>	<p><i>Progress:</i> The Zoning Code includes mixed use, senior housing, and transitional/supportive housing as uses permitted by-right in the MMU Zone. Conditional Use Permits are required for multiple-family projects along other major corridors. See Program 2 for list of projects that have utilized a Density Bonus.</p> <p><i>Effectiveness:</i> The Conditional Use Permit process has been in place for multiple-family projects along major corridors for</p>

Housing Program	Program Objective	Accomplishment
		<p>decades. It provides an opportunity for staff to review projects for potential impacts related to traffic and noise. However, it can lengthen the review process.</p> <p><i>Appropriateness:</i> Program implementation to be removed for the 2021-2029 Housing Element update. Rather, program is in place to permit multiple-family projects be approved by-right along major corridors.</p>
<p>11) Streamline Processing</p>	<ul style="list-style-type: none"> <li>Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.</li> </ul>	<p><i>Progress:</i> The City’s CAPER states that the City is committed to removing barriers to facilitate in the provision of affordable housing.</p> <p><i>Effectiveness:</i> In 2017, staff amended the Zoning Code to not require City Council review/approval of Tentative Tract Maps (housing projects with 5 or more lots). This reduced the permit approval process by 2 to 3 months.</p> <p>In 2020, Staff amended the Zoning Code to include director-level design review (instead of PC review) for smaller housing projects. This reduced the permit approval process by 1 to 2 months.</p> <p><u>Chapter 17.77 of the EMMC allows reasonable accommodations (that are approved at a director level) when the application of a land use, zoning or building regulation, policy, practice, or procedure acts as a barrier to fair housing opportunities. The zoning code updates will streamline the process.</u></p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>12) Code Compliance</p>	<ul style="list-style-type: none"> <li>Continue to implement residential Code Enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action if needed.</li> <li>Enlist the support of volunteers to provide staffing to implement a more proactive approach to Code Enforcement.</li> </ul>	<p><i>Progress:</i> The Code Enforcement Division provides enforcement of municipal, county, and state adopted codes to ensure compliance for safe living and business operations in the City. The Division’s webpage includes code enforcement complaint forms and other helpful resources. However, there is no information of a volunteer-led/oriented program to assist staff.</p> <p><i>Effectiveness:</i> The Code Enforcement Division and Public Works Department host quarterly clean-up events with volunteers to help with residential</p>

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		<p>neighborhood improvement efforts, such as removal of weeds and bulky items.</p> <p><i>Appropriateness:</i> Program should be expanded to include various housing assistance programs for lower- and moderate-income residents. Program implementation remains appropriate for the 2021-2029 Housing Element. update.</p>
<p>13) Housing Inspection Program</p>	<ul style="list-style-type: none"> <li>• Continue to implement the housing inspection program for a period of not less than five years that can be extended by City Council.</li> <li>• Create a housing inspection program for mobile homes and apartments, working in partnership with various stakeholders in the community.</li> </ul>	<p><i>Progress:</i> The City’s Housing Division conducts annual inspections of investor-owned rental properties to ensure compliance with HOME Investment Partnership Program (HOME) regulations. In 2020, the City transferred responsibility to inspect mobile homes to the State.</p> <p><i>Effectiveness:</i> The City did not undertake any HOME monitoring during FY 2019/2020 due to the COVID-19 pandemic and restrictions. The City plans to monitor HOME rental units in FY 2020/2021.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate (minus mobile homes) for the 2021-2029 Housing Element update.</p>
<p>14) Housing Rehabilitation Loan Program</p>	<ul style="list-style-type: none"> <li>• Continue to implement the residential home loan program for single-family residences citywide and lead-based paint hazards inspections as part of the rehabilitation loan program.</li> </ul>	<p><i>Progress:</i> The City provides information on their Housing Rehabilitation Loan Program on its website.</p> <p><i>Effectiveness:</i> The Consolidated Annual Performance Evaluation Report (CAPER) for Fiscal Year 2019-2020 reported 10 household/units utilized the program, when 100 were anticipated in the Strategic Plan.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>15) Affordable Housing Preservation</p>	<ul style="list-style-type: none"> <li>• Monitor the status of affordable units that may become at risk of conversion and provide technical assistance to facilitate preservation for units.</li> <li>• Support nonprofit funding applications and conduct hearings, to assist developers in obtaining funds for preservation.</li> </ul>	<p><i>Progress:</i> The Analysis of Impediments (AI) reports that at-risk affordable projects at the risk of being converted to market rents in the next 10 years (2014-2024). This includes those where the affordability restrictions have expired and been maintained through Section 8 or those for which the owners have indicated an intent to convert them to market rents. 203 affordable units are said to be at-risk of conversion.</p> <p><i>Effectiveness:</i> The AI indicates that El Monte includes 12 affordable rental projects that provide subsidized, low-cost housing for more than 900 renter households. The City</p>

Housing Program	Program Objective	Accomplishment
		<p>needs to confirm which projects are at-risk of conversion and if programs like HUD’s Mark-to-Market will assist in preserving these units.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>16) Acquisition and Rehabilitation</p>	<ul style="list-style-type: none"> <li>• Work with nonprofit partnerships, including the Rio Hondo Community Development Corporation (RHDCDC), to acquire, rehabilitate, and deed restrict apartments to improve housing conditions and achieve community development goals of the City, when funding sources are available.</li> </ul>	<p><i>Progress:</i> The City rehabilitated 3 city-owned rental units (3537 &amp; 3541 Meeker St. and 11338 McGirk St.) that were acquired in previous Housing cycles.</p> <p><i>Effectiveness:</i> The City is actively pursuing opportunities for acquisition/rehabilitation as funding becomes available.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>17) Housing Partnerships</p>	<ul style="list-style-type: none"> <li>• Continue to actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services to El Monte residents.</li> </ul>	<p><i>Progress:</i> In 2021, the City partnered with Habitat for Humanity with the intention of acquiring six properties for rehabilitation and subsequent sale to low income families.</p> <p><i>Effectiveness:</i> The City is actively pursuing additional opportunities to partner with existing partners, as well as expand into new partnerships, <u>including ones that target special needs groups.</u></p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>18) First-Time Homebuyer Assistance</p>	<ul style="list-style-type: none"> <li>• Provide homeownership opportunities for low-income households through homebuyer education and financing assistance when funding sources are available.</li> <li>• Consider the use of other funding sources to supplement the homebuyer assistance program.</li> </ul>	<p><i>Progress:</i> The City includes information regarding policies/procedures and application for first time homebuyers on the City’s website.</p> <p><i>Effectiveness:</i> No new Homebuyer's Assistance loans were funded in FY 19/20 year, as the money was re-purposed for efforts to support businesses and existing renters with financial support during the COVID-19 pandemic.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>19) Police Officer Homeownership Assistance</p>	<ul style="list-style-type: none"> <li>• Provide up homeownership opportunities for sworn full-time police officers who choose to live in El Monte.</li> </ul>	<p><i>Progress:</i> No tailored information was gathered pertaining to a police officer specific homeownership assistance program, compared to the general homebuyer assistance outreach program.</p>

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	<ul style="list-style-type: none"> <li>Consider extending the homeownership assistance program to veterans, public school teachers, and middle-income families in El Monte.</li> </ul>	<p><i>Effectiveness:</i> No tailored information was gathered pertaining to a police officer specific homeownership assistance program, compared to the general homebuyer assistance outreach program.</p> <p><i>Appropriateness:</i> Delete, not a Housing Element program.</p>
<p>20) Housing Voucher Program</p>	<ul style="list-style-type: none"> <li>Support the housing choice voucher program and lobby for additional vouchers as needed.</li> <li>Continue to provide City financial assistance to local nonprofit organizations that can be used for motel vouchers.</li> </ul>	<p><i>Progress:</i> The City currently works with nonprofit agencies in the community to fund vouchers.</p> <p><i>Effectiveness:</i> The AI identified that the County of Los Angeles offers about 500 lower income households with rental vouchers; however, the waiting list is three times the number of units available.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>21) Fair Housing Program</p>	<ul style="list-style-type: none"> <li>Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City.</li> <li>Continue to periodically prepare an Analysis of Impediments (AI) to Fair Housing Choice and implement its findings.</li> </ul>	<p><i>Progress:</i> The City conducted an AI to Fair Housing Choice in January 2017. El Monte contracts with the Housing Rights Center (HRC) to implement the actions to address the impediments identified in the report. These actions include housing rights workshops, development/ distribution of materials, community booths, fair housing presentations, property management and landlord training, media, and other special events.</p> <p><i>Effectiveness:</i> The main impediments in the AI report were a lack of awareness of fair housing laws and housing discrimination. Inspections of HOME Investment Partnership Program (HOME) funded affordable rental housing projects are required and the Baldwin Rose Project complied with the procedures demonstrating compliance with fair housing, related to tenant outreach and documentation.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate, and Fair Housing Program analysis is to be expanded for the 2021-2029 Housing Element update.</p>
<p>22) Housing Accessibility Program</p>	<ul style="list-style-type: none"> <li>Continue to approve reasonable accommodations for modification of building codes, permitting process, and land uses to new and rehabilitated homes to maximize</li> </ul>	<p><i>Progress:</i> The City’s Strategic Plan, as summarized in the CAPER, dictates that one of HUD’s national objectives is accessibility. The City’s Zoning Code includes a reasonable accommodation</p>

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	<p>accessibility for people with disabilities.</p> <ul style="list-style-type: none"> <li>Consider ways to incorporate or incentivize the incorporation of visit-ability concepts into new housing consistent with HCD’s voluntary model ordinance for visit-ability concepts.</li> <li>Continue to administer City-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA).</li> <li>Provide information in public places regarding the City’s reasonable accommodation ordinance and make information available on this program more widely available.</li> </ul>	<p>section. Easy to access information on the City’s website is difficult to locate. With COVID-19 pandemic and limitations/access to City Hall, alternative outreach programs may need to be considered.</p> <p><i>Effectiveness:</i> The City has amended the Zoning Code to include formal reasonable accommodation procedures in accordance with fair housing laws and disability laws to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family members, landlords, etc.) along with any specific procedures that must be followed. Suggest modifying the City’s website to promote the new code and make the information easier to access.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update, with efforts to increase visibility of the program.</p>
<p>23) Housing for Persons with Developmental Disabilities</p>	<ul style="list-style-type: none"> <li>Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities when funding is available.</li> <li>Conduct outreach to potential developers and initiate a cooperative outreach program with the San Gabriel/Pomona Regional Center within 1-year of Housing Element adoption.</li> </ul>	<p><i>Progress:</i> The Housing Rights Center (HRC), who contracts with the City to provide housing rights resources and services within the City provides monthly Fair Housing Certification Training seminars for housing industry professionals. These seminars provide detailed analysis of fair housing laws and interpretation, particularly to people with disabilities.</p> <p><i>Effectiveness:</i> Incorporate housing for developmentally disabled into other special needs housing programs. The Analysis of Impediments (AI) reports that in the City, 52% of all fair housing discrimination cases are based on physical or mental disability, meaning this is program is still relevant to address in the 2021-2029 Housing Element update.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>24) Emergency Shelter and Transitional Housing</p>	<ul style="list-style-type: none"> <li>Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, and transitional and</li> </ul>	<p><i>Progress:</i> The City is currently in the process of completing Phase A of the Valley/Baldwin Homekey Project for an emergency shelter (with 40 rooms for single</p>

Housing Program	Program Objective	Accomplishment
	<p>supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.</p> <ul style="list-style-type: none"> <li>Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process.</li> </ul>	<p>and/or doubles) with onsite wraparound supportive services. Phase B of the project is for transitional housing (with 93 rooms for individuals or families).</p> <p><i>Effectiveness:</i> Table 1 in the Plan to Prevent and Combat Homelessness indicates several entities which provide services related to homelessness, including rapid re-housing, street outreach, homelessness prevention, senior supportive services, and vulnerable seniors. Table 2 identifies 376 beds or units that provide emergency shelter, transitional or rapid re-housing, and permanent supportive housing, at the time of the Plan development.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update. The program should be expanded to ensure recent state laws related to combating homelessness are incorporated in the City’s Zoning Code (such as AB 101-Low Barrier Navigation Center and AB 2162-Supportive Housing).</p>
<p>25) Housing and Community Development Program</p>	<ul style="list-style-type: none"> <li>Continue funding nonprofit human service and housing development organizations to provide needed services and housing, subject to funding availability and City Council approval.</li> </ul>	<p><i>Progress:</i> HOME Investment Partnership Program (HOME) funds were used for administration and competition of several affordable housing projects. See Program 8 for list of projects that have received HOME funds.</p> <p>The City receives approximately \$150,000 in Emergency Shelter Grant (ESG) funds annually for administration, Homeless Services (including Homelessness Prevention), Street Outreach, and Rapid Re-housing.</p> <p>Due to the COVID-19 pandemic, the City received \$1,029,409 in Community Development Block Grant (CDBG) funds and \$520,314 in ESG funds in the first round of funding. The City received an additional \$5,157,737 in ESG funds in the second round of funding that was used for Project Homekey. In the third round of funding, the City received \$988,776 in CDBG funding. These funds were used for public services, such as Food Banks, Food Distribution, and Emergency Rental Assistance.</p> <p><i>Effectiveness:</i> Based on the limited amount of federal and non-federal resources</p>

Housing Program	Program Objective	Accomplishment
		<p>available for housing and community development projects and programs, the City addressed the needs having a high priority level in FY 2019/20.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>26) Manufactured Housing</p>	<ul style="list-style-type: none"> <li>Facilitate the development of alternative housing models, such as manufactured housing and mobile homes, through the provision of appropriate development standards.</li> <li>Explore the feasibility of design guidelines for mobile homes and manufactured housing to ensure quality development.</li> </ul>	<p><i>Progress:</i> The City updated the Zoning Code to define manufactured housing and mobile homes and define which zone where such housing is permitted. In 2019, modular housing consisting of supportive housing with 18 bedrooms was approved at 2642 Tyler Avenue.</p> <p><i>Effectiveness:</i> Development standards have yet to be created.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>27) Mobile Home Parks</p>	<ul style="list-style-type: none"> <li>Ensure that mobile homeowners and residents are protected from unreasonable space rental increases, while also recognizing the need of mobile home park owners to receive a reasonable return on their investment.</li> <li>Minimize the adverse impact on the housing supply and on displaced persons by providing certain rights and benefits to mobile home tenants and by requiring tenant relocation assistance whenever an existing mobile home park or portion thereof is converted to another use.</li> <li>Develop a mobile home park educational outreach program to provide both mobile home park owners and mobile homeowners/residents with information on housing rights and obligations.</li> </ul>	<p><i>Progress:</i> The City adopted its Mobile Home Park Rent Stabilization Ordinance in 2015 and have provided both an English and Spanish version. No outreach material on mobile home parks was located on the City’s website; however, the Housing Rights Center (HRC) services, which are contracted with the City, are listed under the Housing Resources webpage.</p> <p><i>Effectiveness:</i> Greater outreach and campaigns might be necessary to better reach residents, specifically those housed in mobile home parks.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>28) Community Care Facilities</p>	<ul style="list-style-type: none"> <li>Continue to facilitate community care facilities in the City through appropriate zoning regulations within parameters of state law.</li> <li>Provide information in public places regarding the City’s requirements for community care</li> </ul>	<p><i>Progress:</i> The City’s newly adopted Zoning Code is revised to allow community care facilities of six people or less as permitted by right in all residential zones; however, the list of permitted uses in the residential zones does not reflect that.</p>

Housing Program	Program Objective	Accomplishment
	<p>facilities in order to address inquiries about the establishment of such uses.</p>	<p><i>Effectiveness:</i> Unclear of whether the Zoning Code revisions have encouraged additional community care facility projects.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>29) Development of ADUs (previously referred to as Second Units)</p>	<ul style="list-style-type: none"> <li>Encourage the development of ADUs to provide lower- and moderate-income households an affordable housing opportunity within single-family neighborhoods.</li> </ul>	<p><i>Progress:</i> The City has created a flyer/handout of the applicable standards for ADUs in both single- and multi-family zones. The number of ADU applications has increased dramatically over the past three years, with 19 applications in 2018, 35 in 2019 and 79 in 2020.</p> <p><i>Effectiveness:</i> Approved ADUs without discretionary review throughout the City's single-family zones, per the new ADU Ordinance. Ministerial approval helps streamline the planning process and reduce entitlement costs.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>30) Family Housing</p>	<ul style="list-style-type: none"> <li>Continue to support and work with Rio Hondo Community Development Corporation (RHCDC) and other nonprofits to acquire and dedicate affordable housing for families in El Monte.</li> <li>Encourage the development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.</li> </ul>	<p><i>Progress:</i> The City's El Monte Metro Family Affordable Housing Project provides 25 units of standard low-income housing tax credit (LIHTC) for families <b>that can house up to 6 occupants (which is considered a "large family")</b>. The RHCDC developed four (4) projects totaling 27 family units:</p> <ul style="list-style-type: none"> <li>11154 Bonwood Rd.</li> <li>11332 and 11332 ½ Coffield Ave.</li> <li>3850 Penn Mar Ave.</li> <li>4400, 4402 and 4406 Maxson Rd.</li> </ul> <p>A recent Zoning Code update provided a new definition of 'family', in accordance with the State Health and Safety Code and the Welfare and Institutions Code.</p> <p><i>Effectiveness:</i> The City is proposing to dedicate \$500,000 in HOME funds to the El Monte Metro Family Housing Project, which will provide 12 HOME restricted units.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>
<p>31) Water and Sewer Service Providers</p>	<ul style="list-style-type: none"> <li>Submit the adopted Housing Element to local water and sewer</li> </ul>	<p><i>Progress:</i> Unclear of the progress made on this particular program.</p>

Housing Program	Program Objective	Accomplishment
	<p>providers for their review and input.</p>	<p><u>Effectiveness</u>: Coordination with water and sewer providers seems like it may be more effective prior to final adoption and to include the purveyors as part of the housing element process, should any limitations or access to services be possible. The Addendum to the El Monte General Plan and Zoning Code Update EIR (2020) establishes no limitations to the provision of water and sewer; however, that pertains to the assumed build out of the 2011 General Plan.</p> <p><u>Appropriateness</u>: Delete, not a Housing Element program.</p>