

# CITY OF EL MONTE

## 2021-2029 Housing Element

### Background Technical Report

#### City Council Adopted – February 2022

(Redlines reflect changes made in response to 4/1/2022 HCD Letter)



Prepared for  
City of El Monte  
by RRM Design Group



with  
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# Housing Technical Report

## Introduction

### Statutory Authority

State law requires housing elements to be updated every eight years to reflect a community's changing housing needs. The California Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development (HCD) and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to HCD's comments.

The Housing Element must contain proactive goals, policies, and programs to facilitate the development, improvement, and preservation of housing commensurate with the City's housing need. Local housing need is established by the City, regional government, and the State of California.

Pursuant to §65583 of the Government Code, the housing element contains four basic parts:

- Analysis of demographic, social, and housing characteristics, current and future housing needs due to population growth and change, and other factors affecting housing need;
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities;
- Inventory of resources available to address the City's housing needs, including available land for housing, as well as the financial resources and administrative capacity to manage housing programs; and
- Specific actions or programs to address the development, improvement, and conservation of housing to meet current and future needs. This includes goals, policies, and specific housing programs.

This housing technical report addresses the first three sections and is intended as a reference for the 2021-2029 Housing Element.

### Housing Context

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. This section describes and analyzes demographic characteristics, housing characteristics, special needs groups, and other factors to identify present and future housing needs in El Monte. This assessment provides a foundation for the development of housing goals, policies and programs that respond to, and address, El Monte's identified housing needs.

### Data Sources

This section utilizes a variety of sources to compile the most updated data, to the extent practicable. Data sources include Decennial Census; America Community Surveys (ACS); Southern California Association of Governments (SCAG) projections and forecasts; SCAG Pre-Certified Local Housing Data – El Monte, 2020 (SCAG Report), California Employment Development Department employment and wage data; Home Mortgage Disclosure Act (HMDA) data on mortgage financing; and Redfin and/or Zillow; among others.

The American Community Survey (ACS), the Census Bureau’s annual sample survey, is designed to provide more detailed information about a community. Depending on the size of the community, ACS may collect annual estimates, three-year estimates, or five-year estimates. The majority of variables used in this Housing Element are obtained from the 2015-2019 five-year estimates. Sources are denoted below each table.

### Demographic Profile

The housing needs of a community are generally based on local demographics; predictably and changing conditions (e.g., population, age, income) can impact these needs. Identifying demographic trends during the planning stages of housing programs and policies is a critical component in ensuring that the community’s future housing stock meets the needs of all local population segments.

Significant population growth in the San Gabriel Valley occurred prior to 1990, however, since that time the region has seen more modest growth in population. In El Monte, population growth is close to average compared to neighboring cities in the San Gabriel Valley. The region overall saw an increase in population of 4.6 percent from 1980 to 2019. Population growth trends between 1990 and 2019 in El Monte and surrounding cities are presented in Table 1.

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

**Table 1 Local Population Trends: El Monte and Surrounding Cities (1990 to 2019)**

City	Population					
	1990	2000	2010	2019	Change 1990 to 2019	
					Actual	Percent
El Monte	106,162	115,965	113,531	115,487	9,315	8.77%
Rosemead	51,638	53,505	53,764	54,282	2,644	5.12%
Alhambra	82,087	85,804	83,089	83,732	1,645	2.00%
Montebello	59,564	62,150	62,500	62,742	3,178	5.34%
Monterey Park	60,738	60,051	60,269	60,439	-299	0.49%
San Gabriel	37,120	39,084	39,718	40,143	3,023	8.14%
South El Monte	20,850	21,144	20,116	20,721	-129	0.62%
Total	418,159	437,703	432,931	437,536	419,377	4.64%

Source: 1990-2010 U.S. Census, 2019 American Community Survey (ACS)

*Population Growth*

El Monte is projected to reach buildout over the next two decades. The Southern California Association of Governments (SCAG) projects population to increase to 137,500 by 2045. The population increase will be due to several factors, including the development of new housing in the Downtown, along major corridors, and within neighborhoods over the planning period. This growth will also bring demographic change to the community.

Between 2000 and 2010, El Monte’s population declined by 2.1 percent from 115,965 to 113,531. This decrease was due primarily because of a decrease in average household size from 4.24 to 4.04 persons per household. However, growth has resumed over the past decade, with the population increasing 1.7 percent between 2010 and 2019, or from 113,531 to 115,487 (2010 Census, 2019 ACS). While average household size continued to decrease, the reduction was offset by new housing construction.

According to the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Technical Report, prepared by the Southern California Association of Governments (SCAG), and presented in Table 2, population in El Monte is projected to increase to 137,500 by 2045. Overall, the amount of growth anticipated by 2045 represents a 19.0 percent increase over the City’s 2019 population. These projections are based on region-wide trends throughout southern California and appear to assume the eastward migration of residents from Los Angeles County to Orange, Riverside and San Bernardino Counties.

**Table 2 SCAG Population Projections: El Monte and Los Angeles County**

	2016	2045
El Monte	114,300	137,500
Los Angeles County	10,110,000	11,674,000

Source: 2020-2045 SCAG RTP/SCS

**Household Characteristics**

*Race and Ethnicity*

El Monte, like other cities in southern California, continues to experience gradual changes in the race and ethnic composition of its residents. Accordingly, the Hispanic or Latino population in El Monte peaked in the year 2000, at 83,958. Since then, it has slowly decreased to 78,297 in 2010 and 75,916 in 2019. At the same time, the Asian population has increased dramatically, from 12,280 in 1990 to 33,111 in 2019. Following a trend that began in the 1980s, the non-Hispanic white population has decreased from 16,250 in 1990 to only 4,183 in 2019 (1980 through 2010 Census; 2019 ACS). While Hispanic or Latino residents continue to comprise the largest racial or ethnic group at 65.7 percent of the total population in 2019, the City is in the midst of a dramatic demographic shift. These trends can be seen in Table 3, which compares data from the 2010 Census with data from the 2019ACS.

**Table 3 Race and Ethnicity Distribution (2010 to 2019)**

Race/Ethnicity	2010	2019		Percent Change (2010 to 2019)
		Number	Percent of Total	
Not Hispanic or Latino	35,662	39,601	34.3%	+11%
- White	5,820	4,183	3.6%	-39%
- Black or African American	593	514	0.4%	-15%
- American Indian / Alaska Native	237	234	0.2%	-1%
- Asian	28,245	33,111	28.7%	+17%
- Native Hawaiian / Pacific Islander	147	879	0.8%	+598%
- Other Races or 2+ Races	620	680	0.6%	+10%
Hispanic or Latino (any race)	78,226	75,916	65.7%	-3%
<b>Total</b>	<b>113,888</b>	<b>115,517</b>	<b>100%</b>	<b>+1%</b>

Source: 2019 American Community Survey, Table B03002

Table 4 depicts the racial/ethnic distribution of population in El Monte compared to Los Angeles County as a whole. El Monte’s proportion of Hispanic population (65.7%) is significantly greater than for Los Angeles County (48.5%). The Asian population represents the largest non-Hispanic group with 28.7 percent of the City’s population.

**Table 4 Race and Ethnicity Comparison**

Racial/Ethnic Group	El Monte		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	39,601	34.3%	5,193,136	51.5%
- White	4,183	3.6%	2,641,770	26.2%
- Black or African American	514	0.4%	790,252	7.8%
- American Indian / Alaska Native	234	0.2%	20,831	0.2%
- Asian	33,111	28.7%	1,454,769	14.4%
- Native Hawaiian / Pacific Islander	879	0.8%	24,597	0.2%
- Other races or 2+ races	680	0.6%	260,917	2.6%
Hispanic or Latino (any race)	75,916	65.7%	4,888,434	48.5%
<b>Total</b>	<b>115,517</b>	<b>100%</b>	<b>10,081,570</b>	<b>100%</b>

Source: 2019 American Community Survey, Table B03002

### Age Characteristics

A community’s current and future housing needs are influenced in part by the age characteristics of residents. As presented in Table 5, the City’s population is aging. In 2010, the age group under 20 years represented 30.9 percent of the City’s total population, but by 2019 the same age group declined to 25.6 percent of the population. During the same period, the population of those over the age of 45 years increased from 30.8 percent in 2010 to 38.1 percent in 2019. These changes result in the median age of the City’s population increasing from 31.6 years in 2010 to 35.7 years in 2019, an increase of about four years in just one decade. To create a balanced and sustainable community, it is important to provide housing options that suit the needs of various age groups.

**Table 5 Age Distribution (2010-2019)**

Age Group	2010		2019	
	Number	Percent	Number	Percent
Under 5 years	8,835	7.8%	6,739	5.8%
5-14 years	16,930	14.9%	15,320	13.3%
15-19 years	9,391	8.2%	7,496	6.5%
20-24 years	9,817	8.6%	9,074	7.9%
25-34 years	17,222	15.1%	17,971	15.6%
35-44 years	16,642	14.6%	15,002	13.0%
45-54 years	14,171	12.4%	15,215	13.2%
55-64 years	10,607	9.3%	13,142	11.4%
65-74 years	5,551	4.9%	8,747	7.6%
75-84 years	3,169	2.8%	4,726	4.1%
85 years and older	1,553	1.4%	2,085	1.8%
Total	113,888	100.0%	115,517	100.0%
Median age	31.6 years		35.7 years	

Source: 2019 American Community Survey, Table DP05

El Monte’s population has historically been one of the younger populations in the county with a median age of 31.6 years in 2010 compared to 34.3 years countywide. As illustrated below in Table 6, El Monte continues to have a lower median age than both Los Angeles County and California. It also shows the City having the most significant change among the three jurisdictions regarding the median age between 2010 and 2019 at 13 percent. The median age of residents in El Monte will likely continue to increase during this 6<sup>th</sup> Cycle Housing Element period as the Baby-Boom generation ages, couples marry later and have fewer children. Because of this, the City is expected to experience an increased demand for senior housing and housing for single adults.

**Table 6 Median Age Comparison (2010-2019)**

Jurisdiction	2010	2019	Percent Change
	Age	Age	
El Monte City	31.6	35.7	13.0%
Los Angeles County	34.3	36.5	6.4%
California	34.9	36.5	4.6%

Source: 2019 American Community Survey, Table DP05

**Household Type**

A household is defined as all persons living in a housing unit. Families are a subset of households, include both married-couple families and single-adult families, and consist of persons living together related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent facilities, are not considered households.

Household types directly influence the type of housing needed. El Monte has a significant number of families with children, who typically look for larger dwellings. El Monte remains a predominantly family-oriented City with 80.1 percent of its households comprised of families, including married-couple families (49.0%) and single-adult families (31.1%). In contrast, single-person households tend to desire condominiums, townhomes, and similar housing. Seniors may look for housing that is

affordable and easy to maintain. As shown below, El Monte has experienced a nearly 10 percent decline in family households and a slight decline in single-person households. There has been a large increase of 32.7 percent in “Other” households over the past decade.

**Table 7 Household Characteristics (2010-2019)**

Type	1990		2010		2019		Percent Change (2010-2019)
	Households	Percent of Total	Households	Percent of Total	Households	Percent of Total	
Families	–	–	14,816 est.	53.7%	14,672	49.0%	-9.6%
Singles	–	–	8,635 est.	31.3%	9,291	31.1%	-0.6%
Others	–	–	4,139 est.	15.0%	5,950	19.9%	32.7%
<b>Total</b>	–	–	27,590	100.0%	29,913	100.0%	8.4%

Source: 2019 American Community Survey, Table S2501

### Household Size

As a family-oriented community, El Monte households are predominantly composed of families with children. According to the 2015-2019 ACS and shown in Table 8, the average household size in El Monte was significantly larger than for Los Angeles County as a whole (3.82 city vs. 2.99 county). With the aging of the population, the percentage of single person households in the City seems likely to increase in the coming decades.

**Table 8 Household Size (2015 to 2019)**

Location	2000	2010	2019
El Monte	4.24	4.04	3.82
Los Angeles County	–	–	2.99

2000 and 2010 Source: Census; 2019 Source: ACS 5-Year Estimates

Household characteristics and types can impact the type of housing needed. For instance, single-person households often occupy smaller apartment units or condominiums. Married couples often prefer larger single-family homes, particularly if they have children. This underscores the need to provide a diversity of housing opportunities to give households of different ages and types the opportunity to live in El Monte.

**Table 9 Persons Per Household Trends, El Monte (2010 to 2019)**

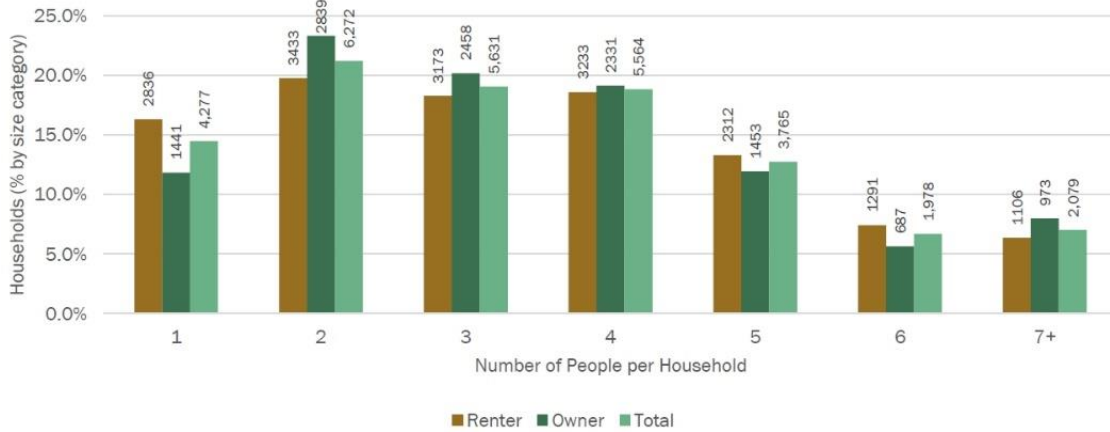
Condition	2010		2019		Change (2000 to 2011)	
	Number	Percent	Number	Percent	Number	Percent
1 person	2,980 est.	10.8%	4,602	15.4%	1,622	42.6%
2 persons	5,270 est.	19.1%	6,409	21.4%	1,139	12.0%
3 persons	5,021 est.	18.2%	5,501	18.4%	480	1.1%
4+ persons	14,319 est.	51.9%	13,401	44.8%	-918	-15.8%
<b>Total</b>	<b>27,590</b>	<b>100.0%</b>	<b>29,913</b>	<b>100.0%</b>	<b>2,323</b>	<b>8.4%</b>

Source: 2019 American Community Survey, Table S2501

Figure 1 below illustrates the range of household sizes in El Monte for owners, renters, and overall. The most commonly occurring household size is of two people (21.2%) and the second-most commonly occurring household is of three people (19%). El Monte has a lower share of single-person

households than the SCAG region overall (14.5% vs. 23.4%) and a higher share of 7+ person households than the SCAG region overall (7% vs. 3.1%).

**Figure 1 Households By Household Size (2014 to 2018 estimates)**



Source: SCAG Pre-Certified Local Housing Data, April 2021

### Economic Profile

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

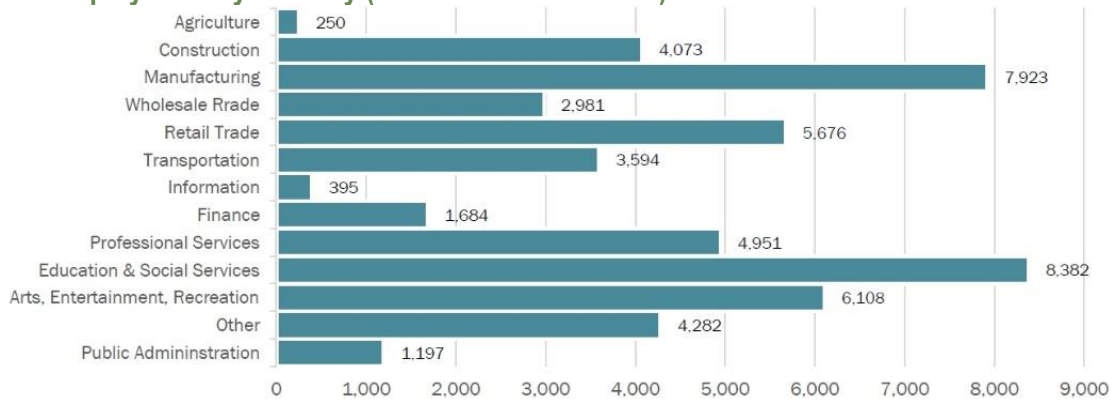
El Monte has several major employment districts—Flair Business Park, the Greater Downtown, Auto District, and the Northwest Industrial District. Major employers in Flair Park include the Wells Fargo Bank, governmental employers (state and county government), Cathay Bank, and others. In the Greater Downtown, the major employers include the Superior Court, El Monte school district offices and City Hall. The Auto District includes Longo Toyota-Lexus, Cars Pro Honda, Patriot Hyundai, and Ross Nissan.

From the years 2000 to 2010, the El Monte saw a significant number of manufacturers leave the area, particularly from the Northwest Industrial District. However, this sector has rebounded significantly over the past decade. New developments include the 550,000 square foot Magellan Gateway project, the 1.2 million square foot Goodman Logistics Center, the 230,000 square foot Hickson Business Park and the 350,000 square foot Black Creek Center. New or expanded commercial businesses include Sam’s Club, Superior Market and the Five-Points Shopping Area.

Figure 2 illustrates the types of jobs in El Monte across 13 major industrial sectors. With the expansion of industries above, El Monte can expect increases in employment opportunities in several key sectors: transportation and warehousing (Northwest Industrial District), finance/information /professional (Flair Business Park), and arts/entertainment/recreation/hotel/food (Downtown Core and Gateway Specific Plan). It should be noted the most prevalent industry is Education & Social

Services with 8,382 employees (16.3% of total) and the second most prevalent industry is Manufacturing with 7,923 employees (15.4% of total).

**Figure 2 Employment By Industry (2014 to 2018 estimates)**



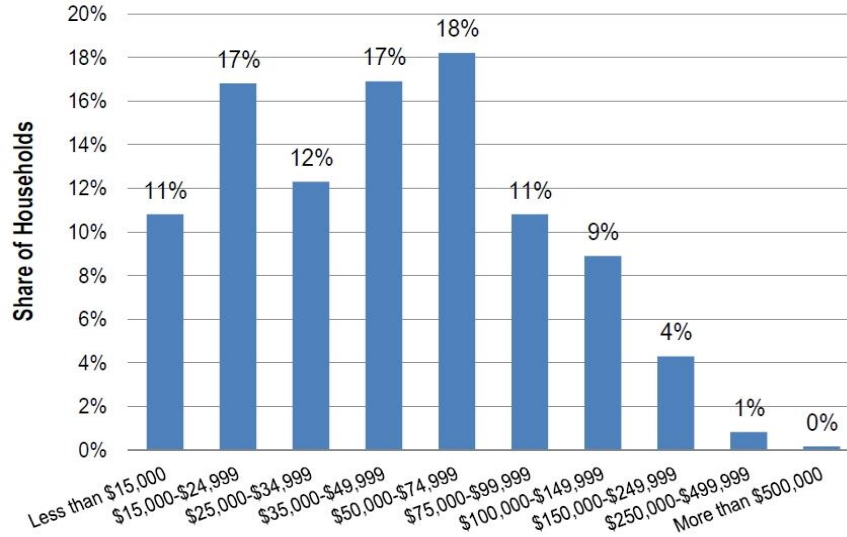
Source: SCAG Pre-Certified Local Housing Data, April 2021

### HOUSEHOLD INCOME

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2019 ACS 5-Year Estimates, the City’s median household income was approximately \$49,003, 28 percent below the Los Angeles County median household income of approximately \$68,044, and lower than the surrounding cities of Rosemead and Baldwin Park (\$57,999 and \$65,904, respectively). The median income represents the point where 50 percent of all households earn less than that amount, and 50 percent of all households earn more.

Figure 3 illustrates the household income distribution per share of overall households in El Monte. The greatest share of households, at 18 percent, fall within the \$50,000-\$74,999 annual income category. Of all households, 75 percent earn less than \$74,999 per year. Only about 5 percent of households earn above \$150,000 per year. Married families without children tend to earn the highest income, presumably because both adults are working. Non-family households typically earn the lowest incomes because these households often consist of single persons or seniors on fixed incomes. According to the 2019 ACS 5-Year Estimate, the non-family household median income was \$23,423 per year.

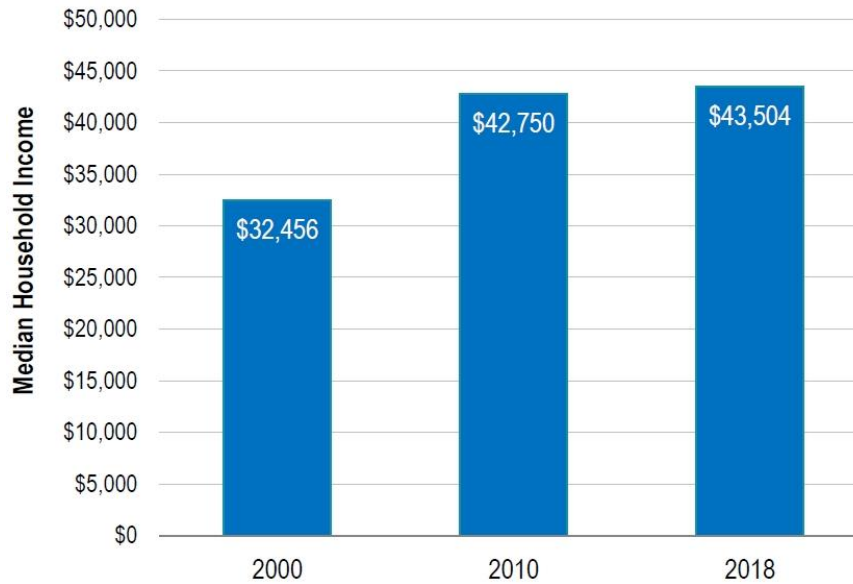
**Figure 3 Percent Of Households by Household Income (2018)**



Source: SCAG El Monte Local Profiles Report, May 2019

Figure 4 provides the median income in El Monte for the years 2000, 2010 and 2018 according to SCAG’s Local Profiles report (2019). This figure provides an accurate picture of how the median household income increased greatly during the early 2000s but has changed little over the last decade.

**Figure 4 Median Household Income (2000, 2010, and 2018)**



Source: SCAG El Monte Local Profiles Report, May 2019

**HOUSEHOLD INCOME DISTRIBUTION**

The HCD further analyzes the distribution of income among households in a community relative to the Area Median Income (AMI), as adjusted for households of different sizes. For planning and funding purposes, the HCD has developed the following income categories based on the AMI of a metropolitan area:

- Extremely Low Income: households earning up to 30 percent of the AMI.
- Very Low Income: households earning between 31 and 50 percent of the AMI.
- Low Income: households earning between 51 and 80 percent of the AMI.
- Moderate Income: households earning between 81 and 120 percent of the AMI.
- Above Moderate Income: households earning over 120 percent of the AMI.

Combined, the extremely low, very low, and low-income groups are referred to as lower income.

Table 10 details the income distribution of households by tenure. As expected, the majority of moderate and above moderate income households own homes, while lower income households are predominantly renters.

**Table 10 Household Income Characteristics**

Income Categories	Tenure of Households				Total of Households	Percent of Total
	Owners	Percent of Households	Renters	Percent of Households		
Median	\$68,482	–	\$40,564	–	\$49,003	–
Extremely Low	1,575	13.1%	6,455	36.6%	8,030	27.1%
Very Low	2,175	18.1%	4,115	23.3%	6,290	21.2%
Low	2,810	23.5%	4,375	24.3%	7,185	24.3%
Moderate	1,455	12.1%	1,280	7.2%	2,735	9.2%
Above Moderate	3,945	32.9%	1,365	7.7%	5,310	17.9%
<b>Total</b>	<b>11,955</b>	<b>–</b>	<b>17,595</b>	<b>–</b>	<b>29,550</b>	<b>100%</b>

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017. American Community Survey (ACS), 2015-2019

Note: Numbers differ from SCAG income distribution used for the regional housing needs assessment (RHNA) because the CHAS household income levels are adjusted for household size, whereas the RHNA income distribution is not adjusted for household size.

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

**Special Needs**

Certain individuals and families in El Monte encounter greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, and/or household characteristics. A

major emphasis of the Housing Element is to ensure that housing opportunities in El Monte meet the needs of the City’s residents.

California Housing Element law identifies the following special needs groups: seniors, people with disabilities (including developmental disabilities), female-headed households (single-parent), large households, people experiencing homelessness, and farm workers. This section provides a discussion of housing needs for each particular group, and identifies the major programs and services available to address its housing and support needs.

Table 11 summarizes special needs groups residing in the City. The ACS Census data and the SCAG Report are used to determine the size of special needs groups in El Monte. More extensive information about each special need group and its particular support service needs is in the 2015-2019 Consolidated Plan.

**Table 11 Special Needs Groups by Households and Population**

Special Needs	2019	
	Number	Percentage
Elderly households (2 persons age 62+))	5,690	19.2 % of households
Seniors (persons aged 65+)	15,558	13.5% of population
Female-headed Households	5,722 (2,811 with children)	19% (9.4%) of households
Large families	7,822	26.1% of households
Disabled people	11,497	10.0% of total pop
Veterans	1,617	1.8% of civilians 18+
Homeless people	429	0.4 % of population
Farmworkers	242	0.2%*
Total 2019 Population	115,517	–

\* 0.5% of workers as stated in the SCAG Report

Sources:

- SCAG Report, 2020
- U.S. Census and Comprehensive Housing Affordability Strategy
- Point in Time Count by Los Angeles Homeless Services Authority (LAHSA), 2019
- 2015-2019 American Community Survey

As shown above, significant increases have occurred among senior households, with declines in the number of large families. The Housing Plan sets forth specific housing and service programs to meet the needs of special needs groups, and more specific services are detailed in the City’s 2015–2019 Consolidated Plan.

**SENIORS**

Senior households have special housing needs due to three primary concerns: income, health care costs, and disabilities. Because of these needs, seniors often have greater difficulty finding suitable and affordable housing. According to the 2019 ACS, 15,558 residents (13.5 percent) of El Monte residents are 65 years of age and older. With the aging of the baby boom generation, the number of seniors and elderly residents is anticipated to continue to increase.

In El Monte, 59 percent of senior households (2,493) own a home and 41 percent (1,995) are renters. Although often viewed in a more homogenous fashion, El Monte’s seniors are diverse in age, income

and housing needs as well. Of that total, 55 percent of senior households are headed by a householder between the ages of 65 and 74; the remainder is 75+ years of age. Each of these groups has different health, transportation, and housing needs that require a different strategy and plan.

The SCAG Report provides further insights on housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Using 2012-2016 Comprehensive Housing Affordability Strategy data, SCAG reports that of El Monte's 5,690 elderly households, 46.9 percent earn less than 30 percent of the surrounding area income, (compared to 24.2% in the SCAG region), and 68.1 percent earn less than 50 percent of the surrounding area income (compared to 30.9% in the SCAG region). The SCAG Report further indicates that approximately 81 percent of elderly households in El Monte earned lower incomes. Table 12 further breaks down lower income elderly households by tenure. The significant increase in rents and home prices over the past years has likely exacerbated the incidence and severity of overpayment among seniors, especially the 1,820 households (32% of elderly households) who are extremely low-income renters.

**Table 12 Senior Household Income and Overpayment**

Income Level	No. of Households	
	Renters	Owners
Extremely Low	1,820	850
Very Low	520	685
Low	285	285
Total Lower Income	2625	1820

Source: SCAG Report, 2020

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

**HOUSING SUPPLY**

With respect to housing choices and opportunities, seniors typically have difficulty finding suitable housing that is also affordable. As El Monte’s population gradually ages, it has become more important for there to be a “continuum of care” of housing options for seniors in El Monte. The City provides a range of options that allow seniors to age in place and remain in El Monte. These housing options include the following:

- Affordable Senior Housing. Apartments, mobile home parks, condominiums, or other housing projects that are reserved for senior residents who are typically older than 55 or 65.
- Community Care Facilities. Residential care facilities for the elderly, or other state-licensed community care facilities located in residential neighborhoods.

- Skilled Nursing Facilities. Facilities providing communal dining facilities and services, such as housekeeping, organized social/recreational activities, transportation, and support services.

For many seniors, staying in their present home is the preferable option to moving to other housing. To help seniors “age in place” and maintain their residence, services are needed to respond to their changing needs. To that end, the City offers grants and loans for accessibility improvements, emergency repairs, home renovations, and landlord/tenant mediation.

Table 13 summarizes the types of senior housing available in El Monte. This includes 11 senior apartment projects, 10 skilled nursing facilities, and seven residential care facilities. In addition, the City has approved development proposals to build an additional six senior condominium projects that will provide several hundred more ownership units. Many of the affordable senior projects also have on-site support services, including assisted living, day care, health care, and other senior services.

**Table 13 Housing Opportunities for Seniors**

Description	Residential Projects	Capacity
Affordable senior housing	11	863 units
Elderly residential care facilities	7	97 beds
Skilled nursing facilities	10	856 beds
<b>Total</b>	<b>28</b>	<b>1,816 beds/units</b>

Source: State of California 2007; City of El Monte 2013.

### **FAMILY HOUSEHOLDS**

In recent years, soaring housing costs have placed an increasing burden on families in El Monte. As lower and moderate-income families are increasingly unable to afford the median-priced home, market conditions have led to a higher prevalence of overpayment, overcrowding, and need for housing rehabilitation. Of all family households, single parents with children and large families are disproportionately impacted. The following describes the housing and supportive service needs of families.

Female-headed households with children often require special consideration and assistance with affordable housing, accessible day care, health care, and a variety of other support services. El Monte is home to 5,722 female-headed families, of which 2,811 are female headed families with children as reported in the SCAG Report. In 2018, 3.8 percent of the City’s female-headed families with children lived in poverty, compared to 13.8 percent of total households. In the SCAG region as a whole 7.9 percent of total households are experiencing poverty.

According to the Department of Housing and Community Development, large households are defined as households having five or more members. These households constitute a special needs group because of the limited supply of adequately sized, affordable housing. According to the ACS 2018 data, 7,822 large households live in El Monte (4,709 are renters and 3,113 are owners). Large households have some of the more pressing needs: 72 percent earn lower incomes and 51 percent overpay for housing.

Although these tenure groups are disproportionately impacted, nearly 88 percent of all large families who rent earn lower incomes. Among homeowners, approximately half earn lower income. Given

the high rate of overcrowding in El Monte, it is presumed that many of these lower income families are doubling up with others to afford housing.

**Table 14 Family Household Incomes**

Income Level	Renters (Families)		Homeowners	
	Small (2 to 4 persons)	Large (5 or more persons)	Small (2 to 4 persons)	Large (5 or more persons)
Extremely Low	2,525	1,355	475	210
Very Low	1,885	1,025	805	555
Low	2,315	1,205	1,315	710
Total Households	8,220	4,080	5,570	2,880
Lower Income	82%	88%	47%	51%

Source: U.S. Census and Comprehensive Housing Affordability Strategy, 2013-2017.

Cost burdened, extremely low-income households of all sizes are particularly vulnerable, as more resources are needed to provide them with adequate housing and to avoid displacement. Table 15 provides an overview of cost burden by income and tenure.

**Table 15 Cost Burden by Income and Tenure**

Income Level	Renters			Owners		
	Cost Burden >30%*	Cost Burden >50% (subset of >30%)	Total Renters	Cost Burden >30%*	Cost Burden >50% (subset of >30%)	Total Owners
Extremely Low	5,565	4,670	6,455	950	760	1,575
Very Low	3,370	1,165	4,115	1,120	715	2,175
Low	1,750	100	4,375	1,440	450	2,810

\*Includes >50% totals

Source: CHAS 2013-2017

### *Housing Supply*

To avoid housing overcrowding and overpayment, large families typically require affordable residential units with four or more bedrooms that can accommodate large families with many children or extended family. Figure 5 compares the supply and demand for large family housing in El Monte. The “Housing Characteristics” section below includes data on housing size.

The City of El Monte has approximately 2,855 large ownership units that can partially accommodate the approximately 5,675 large families who own homes, although the prices may be unaffordable to large families with low incomes. El Monte also only has 779 large rental units with four or more bedrooms to accommodate the 4,430 large renter families. The result is that lower income families will double up or overpay for housing.

Figure 5 Large Family Housing Supply



Source: SCAG Report, 2020

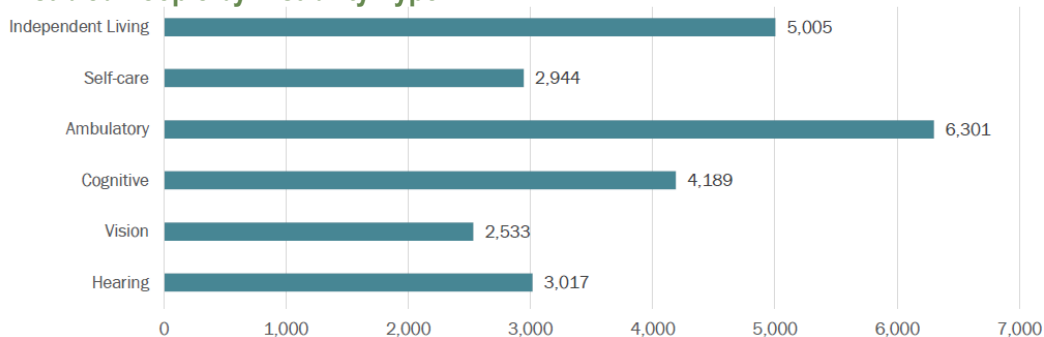
The Housing Authority administers the Housing Choice Voucher program for the City, but the waiting list for units is often years in length as requests outnumber available vouchers. In addition to housing, families also need affordable childcare. Many of the City’s school districts offer before- and after-school care, yet the need exceeds available capacity. The City has utilized Community Development Block Grant (CDBG) funds to the development of afterschool programs for low to moderate income households. In recent years, the City has helped finance and assisted in the construction of several new homeownership projects for persons and families with low and moderate incomes.

*People with Disabilities*

The City of El Monte is home to many permanent residents with physical, developmental, or other disabilities that may require different independent living arrangements and services. According to the Census, a disability is a physical or mental impairment that substantially limits one or more major life activity. The range of disabilities and their severity differ, yet many require specialized housing arrangements to allow persons with disabilities to live full and independent lives.

The 2018 ACS 5-Year Estimates that 11,569 individuals in El Monte have one or more disabilities, which represents approximately 10.1 percent of the City’s total population. Figure 6 shows the number of people with disabilities, by disability type. Note that some individuals may have more than one disability, and some disability types are not recorded for children below a certain age so calculating disabilities as a percentage of total population may not be accurate. However, using available data, the most prevalent disabilities in the City are ambulatory at roughly 5.5 percent of residents, independent living at 4.4 percent, and cognitive difficulty at 3.7 percent.

**Figure 6 Disabled People by Disability Type**



*American Community Survey 2014-2018 5-year estimates.*

Source: SCAG Report, 2020

While many disabled people live in independent housing or with family members, many require institutionalized settings where more support is available. For instance, disabled people may suffer from serious mental illnesses, drug and alcohol problems, debilitating physical disabilities, or other conditions that require short- or long-term residency in an institutional setting. There are no available data that document the actual incidence of such conditions or demand for semi-independent residential settings. People with disabilities may also live in independent or group housing.

### *Persons with Developmental Disabilities*

State law defines “developmental disability” as a severe, chronic disability of an individual that:

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

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

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

The following information compiled by SCAG provides a closer look at the developmentally disabled population. As shown in Table 16, there are approximately 1,623 individuals (1.4 percent of the total population) diagnosed with a cognitive or developmental disability in the City of El Monte. SCAG collected the data at the ZIP-code level and joined it to the jurisdiction-level (counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation).

**Table 16 Developmentally Disabled Residents, El Monte**

	Number of Residents
By Residence	
Home of parent/family/guardian	891
Independent/supported living	25
Community care facility	79
Intermediate care facility	19
Foster/family home	10
Other	10
By Age	
0-17 years	1,034
18+ years	589

Source: SCAG Report 2020

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, housing choice vouchers, special programs for home purchase, HUD housing, and specialized homes (originally piloted under SB 962 in 2005). The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all, new multiple-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

*Housing Supply*

The housing and service needs of people with disabilities vary considerably based on the severity of disability, income, and health care needs. People living with a disability generally have three primary needs with respect to finding and maintaining adequate housing: 1) affordable and accessible housing, both new and rehabilitated housing; 2) an adequate supply of institutional

settings for those requiring more specialized care; and 3) a system of supportive services that allow for a full life.

Cities that use federal housing funds must ensure that that a certain portion of the units are accessible to persons with mobility, hearing, and visual impairments. New multiple-family housing must also be built so that public and common use areas are readily accessible and usable by disabled people: doors allowing passage into and within units can accommodate wheelchairs, and all units contain adaptive design features. The City enforces disabled accessibility requirements for new housing, allows residents to modify their homes to improve accessibility, and provides improvement and rehabilitation loans for homeowners. The City has amended the Zoning Code (Chapter 17.77) 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 (e.g., persons with disabilities, family members, landlords) along with any specific procedures that must be followed. Still, the need far exceeds available supply. Older homes were built before accessibility standards and even newer homes may not be built to current standards.

The City of El Monte recognizes that enabling people with disabilities to live in the home of their choice and as independent as possible is critical to the well-being of residents. Land use and zoning laws are one way the City of El Monte facilitates the construction of housing. The other part of the equation, however, is the availability of supportive services. The Independent Living Service Centers, Regional Development Centers, and other similar nonprofit and for-profit organizations provide a range of services to allow people with disabilities to live the fullest life possible.

For individuals requiring more specialized care, the City offers housing options suited to persons of different ages and needs. These include licensed community care facilities, alcohol and drug rehabilitation, and skilled nursing facilities for over 1,300 people.

To assist in the housing needs for persons with disabilities, including developmental disabilities, the City will continue to conduct outreach with the San Gabriel/Pomona Regional Center and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. These actions are documented in Housing Element Program 21 which calls for continued partnerships with nonprofit and private organizations to help provide housing and supportive services to El Monte residents, Program 24 which calls for continued collaboration with Los Angeles County and Baldwin Park Housing Authorities to implement the City's Housing Choice Voucher Program, and Program 25 to seek funding sources. In addition, multiple actions under the City's expanded Fair Housing Program address housing and mobility needs for persons with disabilities.

## *Veterans*

Veterans of foreign wars comprise a significant population in El Monte. According to the 2019 ACS 5-Year Estimates, the City is home to approximately 1,596 veterans (1.8% of adult civilian population). The housing needs of residents serving in the armed forces extend not only to those returning from service, but also to their families living in the states on limited incomes while servicemen and servicewomen are overseas.

Groups like the National Coalition for Homeless Veterans have recognized that a large percentage of homeless people are veterans and therefore advocate for a comprehensive approach, including the provision of permanent supportive housing accompanied with support services to help homeless veterans find and maintain suitable housing. However, the needs of servicemen and women extend well beyond housing. Many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing. The Veterans Administration offers many programs to help veterans find employment, modify their homes, and offer counseling and support. Housing programs include:

- Specially Adapted Housing Grants program, which offers visually and mobility disabled veterans up to \$50,000 in funds to build or modify an accessible home to support independent living;
- VA Guaranteed Home Loan (no down payment on home valued up to \$417,000) and Native American Direct Loan program, with higher amounts in certain parts of the country;
- Independent Living Program, which is aimed at ensuring that veterans are able, to the fullest extent possible, to live independently and participate in family and community life; and
- Home Improvement and Structural Alterations program, through the Prosthetics and Sensory Aids Service, provides \$4,100 grants to make certain modifications to veterans' homes.

## *Homeless People*

To better address and serve the homeless population, the Los Angeles Homeless Services Authority (LAHSA) was established in 1993 as an independent agency by the County and the City of Los Angeles. LAHSA is the lead agency in the Los Angeles Continuum of Care, and coordinates and manages over \$70 million dollars annually in federal, state, county and city funds for programs providing shelter, housing and services to homeless persons in Los Angeles City and County. The Los Angeles Continuum of Care (CoC) includes all of Los Angeles County except the cities of Glendale, Long Beach, and Pasadena.

Each year, LAHSA conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. Since El Monte participates in the program, LAHSA teams with the City to complete annual homeless counts. This allows the City to more effectively address local homelessness and report progress to federal, state, and county agencies.

The City of El Monte has seen a significant increase in its total homeless population. From 2016 to 2017, the number of homeless persons rose from 269 to 509, or an increase of 89 percent. In 2019, the homeless count decreased to 429 persons. Based on the LAHSA 2020 Point-In-Time Survey, an estimated 433 people experienced homelessness at the end of January 2020. Of those 433 people, 94.2 percent (408 people) were unsheltered, and 5.8 percent were in shelters. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

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

City-level data from the regional Coordinated Entry System (CES) 3 further details the challenges as well as needs of those experiencing homelessness, using responses to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment in addition to other indicators of health and wellbeing. An “acuity score” is produced by the VI-SPDAT, which can help identify an appropriate housing intervention for someone experiencing homelessness. Acuity scores for people experiencing homelessness in Los Angeles County are as follows:

- A low-acuity (score of 0-3) suggests those experiencing homelessness should be able to find housing on their own.
- A mid-acuity score (4-11) indicates those who are strong candidates for rapid rehousing programs (i.e., short-term rental assistance with supportive services).
- A high-acuity score (12+) generally indicates those needing supportive housing, i.e., long-term affordable housing with wraparound services.

The City and its partners are currently providing and participating in the following activities:

- The City’s Housing Division creates policies, coordinates the annual homelessness count, allocates funding, and works with service providers.
- The El Monte Police Department conducts homelessness outreach and enforcement on a weekly basis. Additionally, it has a homeless outreach program called the Transient Outreach Using Community Hands (TOUCH). This program partners with various resources to provide services to the homeless. One such partner is the Los Angeles County Department of Mental Health.
- The City’s Police Department and Code Enforcement Division responds to homelessness-related complaints regarding private property.
- The Parks, Recreation, and Community Services Department provides assistance and information to homeless individuals as needed.

- Faith-based community partners, including Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry, provide a variety of services including emergency food and shelter, as well as health clinics.
- Family Promise of San Gabriel Valley assists families who are homeless or at risk of homelessness with shelter and services such as housing location support and employment assistance.
- The San Gabriel Valley Churches Assisting Neighbors Network holds convenings and workshops regarding faith-based community activities that relate to homelessness.
- Union Station provides services to homeless individuals and access to Los Angeles County's Coordinated Entry System (CES), which prioritizes those experiencing homelessness in terms of need and tracks progress toward accessing services and housing.
- LAHSA conducts homeless outreach within the city and across the county.
- School districts in El Monte work with families experiencing homelessness. These efforts are funded through the federal McKinney-Vento Homeless Assistance Act.
- Foothill Family provides mental health and social services for at-risk children and families.
- A variety of Los Angeles County's Health and Human Services Departments have offices in El Monte that serve all of Service Planning Area 3 (SPA 3). These include the Department of Public Social Services, the Department of Mental Health, the Department of Public Health, and the Department of Health Services.
- Veterans Village provides permanent supportive housing for formerly homeless veterans, including rehabilitation and other services provided by New Directions.
- The El Monte City School District has a community hub for family wellness through the Jeff Seymour Family Center.
- The El Monte/South El Monte Emergency Resources Association hosts a food pantry and distributes a limited number of emergency hotel/motel vouchers.
- Operation Healthy Hearts provides meals and other services such as employment services and hygiene packages.
- The Goodwill Worksource Center, El Monte Rosemead Adult School, and Rio Hondo Community College provide workforce development opportunities.

In 2018, the City Council adopted the City of El Monte's Plan to Prevent and Combat Homelessness. This 3-year Plan sets the course for the City to further address the needs of its homeless residents and those who are at risk of homelessness, as well as to participate in regional solutions. Specifically, the Plan will coordinate and increase the capacity of existing programs and services, increase and better coordinate outreach and engagement activities, educate and build community support for homelessness best practices, and pursue resources that align with the goals set forth in the plan. This includes increasing the number of shelter beds and affordable housing units within the city. Additionally, El Monte will work with neighboring cities and regional bodies to develop strategies that will more equitably distribute homeless housing and services across the San Gabriel Valley

according to need. These efforts include strengthening existing and forging new partnerships to efficiently deploy resources and maximize impact for those at risk of or experiencing homelessness.

### Housing Supply

Table 17 summarizes the facilities that support the needs of people who are homeless in El Monte, including the type of facility, clientele, and capacity. The City has a number of facilities that provide accommodations for people not living in permanent housing. Additional beds are also available for individuals and families recovering from substance abuse or other conditions. Conversations with providers indicate that many of these facilities are used by people who are in transitional living situations.

**Table 17 Housing and Services for Homeless People**

Name of Organization	Description	Facilities	Capacity
San Gabriel Services Center	Food Bank/Utility Assistance	Families/Seniors/Homeless	As funds permit
God Provides Ministry	Food bank/Motel Vouchers	Families/Seniors/Homeless	As funds permit
El Monte/South El Monte Emergency Resources	Emergency shelter/Motel Vouchers	Homeless men, women, and children	As funds permit
Catholic Charities Our Savior Center	Food Bank/Emergency Shelter Motel Vouchers	Homeless men, women, and children	As funds permit
Bridges/Casitas Tranquilas	Social Rehabilitation/ Mental Health Services / 24-hour Therapeutic Service	Residential Program for Adults 18 and over	32 beds
Volunteers of America	Rapid Re-Housing, Outreach, Homelessness Prevention/Motel Vouchers	Homeless men, women, and families	N/A
Walden House	Social Rehabilitation Men's Residential Treatment/ Social Rehabilitation	Serving clients with mental health and substance use disorder issues	As funds permit
Omni Center	Residential Recovery/Transitional Housing	Men Alcohol and Drug Rehab/ Temporary housing for otherwise homeless persons receiving co-occurring diagnosis treatment under contract with County of LA Department of Mental Health.	42 beds

Source: City of El Monte, 2020

Historically, emergency shelters and transitional housing were a key type of housing that was not adequately provided for in the City. In the past, the only option was for service agencies to issue vouchers to singles or couples for local motels as funding permit. One local service agency reported that they support approximately 15 families per year (60 people total) who need emergency shelter and provide vouchers so they can access housing in Pomona, because no emergency housing is currently available for families in El Monte.

However, using special Homekey and other funds, the City is in the middle of establishing an emergency shelter and transitional housing facility. The emergency shelter will include 40 rooms for

singles and/or doubles, with on-site supportive services. The transitional housing facility will have 93 rooms for individuals or families.

### *Farmworkers*

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

## **Housing Characteristics**

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

### **Norwood-Cherrylee**

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

### **Arden Village**

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

### **Park El Monte**

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

### **Mountain View**

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

The Mountain View neighborhood is undergoing significant reinvestment. The revitalization of the Garvey and Durfee Corridors will improve the appearance of the street and provide needed quality housing. Both corridors will be major residential corridors with mini-hubs of commercial activity. In addition, they will be beautified with new trees, parkways, and ample sidewalks. The Emerald Necklace and improved streetscapes will enhance the neighborhood's image. Infill development is already resulting in new investment in the neighborhood.

### **Downtown Core**

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

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

The Gateway Specific Plan will define the future of the area around the El Monte Station. It will include the construction of up to 1,850 housing units in a very high-density mixed-use configuration, along with entertainment, retail, and office uses.

### **River East**

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

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

*Housing Availability*

Ensuring the availability of a broad range of types of housing is essential for meeting the needs of present and future residents. According to the 2019 ACS 5-Year Estimates, El Monte has 29,913 housing units. Of that total, single-family homes, including detached and attached units, comprised roughly 56 percent of all homes in the City. Multiple-family comprises approximately 29 percent of all homes. The City’s 1,666 mobile home units comprise the remaining 5 percent of the housing stock.

**Table 18 Housing Opportunities**

Housing Types	Number of Units	Percent of Total
Single-family detached	16,851	56%
Single-family attached	2,842	10%
Multiple-family (2–4 units)	2,345	8%
Multiple-family (5+ units)	6,209	21%
Mobile homes and other	1,666	5%
<b>Total</b>	<b>29,913</b>	<b>100%</b>

Source: 2019 ACS 5-Year Estimates

*Housing Size*

Housing size is an important factor in housing availability. There must be an adequate supply of different sized housing that matches family needs. Table 19 shows that there are 12,311 units with three or more bedrooms and only 3,634 units with 4 or more units to accommodate the 11,000 families of 5 or more, reflecting a shortage of large housing units. Of particular concern is the mismatch between large rental units and renter families. Since only 3,875 large rental units with three or more bedrooms are available for the City’s 7,000 large renter families, many are likely living in overcrowded situations.

**Table 19 Housing Size**

Bedrooms	Owner	Renter	Total
Studio or 1 bedroom	577	5,699	6,276
2 bedrooms	2,572	7,625	10,197
3 bedrooms	5,620	3,671	9,291
4 bedrooms	2,866	766	3,632
5 bedrooms or more	331	186	517
<b>Total</b>	<b>11,966</b>	<b>17,947</b>	<b>29,913</b>

Source: 2015-2019 American Community Survey 5-Year Estimates

*Housing Tenure*

Homeownership is considered a key goal for El Monte. Housing tenure refers to whether a unit is owned or rented. Table 20 shows in 2010, 11,966 units (40%) were owner occupied and 17,947 units (60%) were renter occupied. The City’s homeownership rate is the lowest in the San Gabriel Valley. Many of the single-family homes (45%) are rented, presumably due to the need for larger rental units and yards to accommodate families with children. While El Monte’s homeownership rate is low, it has remained unchanged over the past decade.

**Table 20 Housing Tenure**

Housing Type	Owner	Percent	Renter	Percent
Single-family detached	9,613	80%	7,238	40%
Single-family attached	918	8%	1,924	11%
Multiple-family (2–4 units)	72	1%	2,273	13%
Multiple-family (5+ units)	347	3%	5,862	33%
Mobile homes and other	1,016	8%	650	3%
<b>Total</b>	<b>11,966</b>	<b>40%</b>	<b>17,947</b>	<b>60%</b>

### *Housing Vacancy*

The housing vacancy rate measures how well the supply of available housing meets the demand for different types of housing. Typically, the building industry assumes that vacancy rates of 5 percent to 6 percent for rental units and 1.5 percent to 2 percent for ownership housing are optimal, offering a variety of choice for potential residents and price options for consumers. Vacancy norms are often incorporated into financial proformas and used by the building industry to determine the feasibility of building housing. Higher vacancy rates are associated with lower rental rates, and vice versa.

In El Monte, the housing vacancy rate is optimal, averaging 6.1 percent for rentals but lower than optimal at 0.9 percent for ownership units. The low vacancy ownership rate is responsible in part because of the higher housing costs in El Monte, particularly relative to the income of residents. The vacancy rate also varies significantly by the price and size of the unit. Although many new single-family homes built today are three- and four-bedroom units, the asking prices are often unaffordable to El Monte residents. More critical, however, is the low number of apartments. Developers are currently not building apartments that could readily accommodate large families.

### *Housing Sale Prices*

Like other cities in the San Gabriel Valley, from 2000 to 2018 the sale prices for housing in El Monte increased significantly, from an average of \$153,000 to \$510,000. Much of the appreciation in home values since the millennium has been due to soaring housing demand throughout the region, the availability of lower interest loans that have stretched the purchasing power of residents, and the desirability of new housing products on the market.

Table 21 shows how the purchase price for single-family homes increased from an average of \$338,000 in 2013 to \$697,994 in 2021. Similarly, the purchase price for condominiums increased from \$275,000 in 2013 to \$464,940 in 2021. Generally, according to Redfin, newer homes are selling for significantly higher than resale housing.

**Table 21 Homes Price Data for July 2021**

	Single Family Homes	Condominiums
Number Sold	17	3
Average Price	\$735,000	\$500,000
Percent Change from 2012	67%	51%
Price per Square Foot	\$507	\$416

Source: Redfin.com. Accessed September 24, 2021.

### *Housing Rents*

Rents vary depending on unit type (e.g., single-family home, townhomes, apartment), the size and condition of the unit, and nearby amenities. According to the 2019 ACS 5-Year Estimates, 4.4 percent of units rent for less than \$500 in El Monte, most likely subsidized units and senior apartments. Approximately 5.1 percent rent from \$500 to \$750, 18 percent rent from \$750 to \$1,000, and the remainder rent for more than \$1,000. A local survey of approximately 30 properties provided more detail about housing rentals. Monthly rents average between \$1,345 for a one-bedroom unit to \$2,600 for a three-bedroom apartment. Table 22 summarizes asking rents for apartments and homes in El Monte.

**Table 22 El Monte Housing Rents**

Size of Rental	Apartments	Single-Family Homes	Average
1 bedroom	\$1,345 - \$1,636	1,200	\$1393
2 bedroom	\$1,395 - \$2,995	-	\$2195
3 bedroom	\$2,600 - \$3,400	\$2,500	\$2833
Average rent	\$2,228	\$1,256	\$1,742

Source: Craigslist, ForRent.com and other online rental resources. Accessed June 4, 2021.

### *Housing Affordability*

With the rising cost of real estate, El Monte considers housing affordability to be a critical issue. The inability to afford housing leads to the doubling up of families in a single home, overextension of a household’s financial resources, premature deterioration of housing due to the high number of occupants, and situations where young families and seniors cannot afford to live near other family members.

Housing affordability can be determined by comparing housing prices and rents to the income levels of residents in the same community or within a larger region, such as the county. The federal government has established an affordability threshold that measures whether or not a household can afford housing. Typically, a household should pay no more than 30 percent of gross income for housing, though a slightly higher burden is allowed by the mortgage industry because of the tax advantages of homeownership.

Table 23 compares the maximum housing price and rent that could be afforded by different income levels in Los Angeles County. As discussed in previous sections, the average-priced single-family in the City sell for around \$697,944. Since low- and moderate-income households cannot afford to pay more than \$346,450 for a single-family home, any type of single-family dwelling would be unaffordable at current sales prices.

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

**Table 23 Housing Affordability**

Income Levels		Maximum Household Income <sup>1</sup>	Maximum Affordable Price <sup>2</sup>	Maximum Affordable Rent <sup>3</sup>
Extremely Low	Less than 30%	\$35,450	\$93,135	\$664
Very Low	31% to 50%	\$59,100	\$194,418	\$1,255
Low	51% to 80%	\$94,600	\$346,450	\$2,142
Moderate	80% to 100%	\$96,000	\$352,446	\$2,177

Assumptions:

- 1 Household size of four persons. Maximum income limits are established by the Department of Housing and Community
- 2 Assumes 10% down payment, 30-year loan at an interest rate of 3%, and standard housing costs. Housing affordability is calculated at 30% of income, assuming mortgage costs are tax deductible.
- 3 Rental payment is assumed at no more than 30% of income, after payment of utility costs.

Sources: HCD 2021 Income Limits; LACDA 2020 Utility Allowance Schedule; OC Housing and Community Development Department Utility Allowances, 2021; Veronica Tam & Associates, 2021.

### Housing Problems

This section discusses the existing housing needs of El Monte residents. The federal government, in determining the need for housing assistance, typically examines the extent of existing housing problems in a community. Existing housing needs relate to the extent of overpayment and overcrowding among households resulting from the mismatch between household income and housing costs (see Table 24).

As defined by the federal government:

- **Cost Burden (Overpayment).** Cost Burden or overpayment refers to a household that pays more than 30 percent of gross income for housing costs. Moderate overpayment refers to payments between 30 to 50 percent of gross income; severe overpayment refers to payments exceeding 50 percent. According to the 2019 ACS 5-Year Estimates, 34 percent of all ownership households with a mortgage and more than 62 percent of renters in El Monte overpaid for housing. Housing overpayment is concentrated among lower income households. Of the approximately 16,000 lower income renters, 11,103 (70%) overpay for housing.
- **Overcrowding.** Overcrowding refers to a household that has more members than rooms in a home. Moderate housing overcrowding refers to 1.0 to 1.5 persons per room and severe overcrowding refers to a household with more than 1.5 persons per room. According to the 2019 ACS 5-Year Estimates, 12 percent of owner households in El Monte live in overcrowded situations, with significantly higher overcrowding rates for renters (29%).

**Table 24 Housing Problems**

Housing Problem	Household Tenure		
	Owners	Renters	Total
<b>Overpayment</b>			
Total households	11,966	17,947	29,913
Moderate 30–50%	2,101 (18%)	5,234 (29%)	7,335 (26%)
Severe (50%+)	1,954 (16%)	5,869 (33%)	7,823 (26%)
<b>Total</b>	<b>4,055 (34%)</b>	<b>11,103 (62%)</b>	<b>15,158 (51%)</b>
<b>Overcrowding</b>			
Total households	11,966	17,947	29,913
Moderate (1–1.5 pph)	1,023 (9%)	3,079 (17%)	4,102 (14%)
Severe (1.51+ pph)	351 (3%)	2,037 (11%)	2,388 (8%)
<b>Total</b>	<b>1,374 (11%)</b>	<b>5,116 (29%)</b>	<b>6,490 (22%)</b>

Source: 2019 ACS 5-Year Estimates  
pph = persons per household

### Housing Needs

Earlier sections of this Technical Report discussed existing housing needs of residents, including special housing needs. This section analyzes the need for housing production to accommodate growth, the preservation of affordable housing at-risk of conversion, and the need for housing rehabilitation in the community.

#### Fair Share Factor

El Monte’s construction need represents the total construction needed to accommodate expected population and employment growth, while accommodating a normal number of vacancies and replacement units. This need is further divided into four household income categories defined by state law. As illustrated earlier in this Technical Report, these include:

- Extremely low: households earning 30 percent or less of AMI (Area Median Income), that is, a maximum income of \$33,800 for a household of four (4).
- Very low: households earning 31 to 50 percent of AMI, or a maximum income of \$56,300 for a household of four (4).
- Low: households earning 51 to 80 percent of AMI, or a maximum of \$90,100 for a household of four (4).
- Moderate: households earning 81 to 120 percent of AMI, or a maximum income of \$92,750 for a household of four (4).
- Above Moderate: households earning above 120 percent of AMI that is above \$92,750 for a household of four (4).

California law states that the Regional Housing Needs Assessment (RHNA) is required to avoid or mitigate the overconcentration of income groups in a jurisdiction to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. In theory, the idea is to require jurisdictions with a smaller proportion of lower income units to provide a larger share of those units as part of their construction need to compensate for other jurisdictions that already accommodate more than their fair share. Table 25 presents El Monte’s Regional Housing Needs Allocation for the period of 2021 to 2029.

**Table 25 Regional Housing Needs Allocation, 2021-2029**

Household Income Levels	Percent of Area Median Income	RHNA for 2021-2029
Very Low	Less than 50%	1,797
Low	51% to 80%	853
Moderate	81% to 120%	1,233
Above Moderate	Over 120%	4,619
<b>Total</b>		<b>8,502</b>

Source: Southern California Association of Governments, 2021.

*Housing Preservation Needs*

El Monte has 18 affordable rental projects, shown below, that provide subsidized, low-cost housing for more than 1,200 renter households. California housing law requires that all housing elements include an analysis of multiple-family affordable housing projects that have been assisted by governmental or private funds, as to their eligibility to change from low-income housing to market rates. Table 26 summarizes publicly subsidized affordable rental housing projects in El Monte.

**Table 26 El Monte Subsidized Multiple-Family Housing**

Development Name	Type of Unit	Form of Assistance	Total Units	Subsidy Terminates
<b>Not At Risk</b>				
El Monte Metro Veteran Housing, LP 10950 Railroad Street	Supportive, Veteran	PBVASH, LACDA MHHP, LIHTC Equity, Tax Exempt Bonds	28	Built: 2021 Expires: 2076
El Monte Metro Family Housing, LP 10945 Valley Boulevard	Supportive, Veteran	LIHTC	25	Built: 2021 Expires: 2076
Tyler-Valley Metro 3643 Tyler Avenue	Family	HCD TOD, LIHTC	53	Built: 2022 Expires: 2077
Baldwin Rose Apartments 4143 Baldwin Avenue	Family, Supportive, Veteran	LIHTC	55	Built: 2020 Expires: 2075
Palo Verde Apartments 4704-4716 Peck Road	Family, Supportive, Veteran	LIHTC	49	Built: 2019 Expires: 2074
El Monte Veterans Village 11240 Ramona Boulevard	Supportive	LIHTC	41	Built: 2014 Expires: 2070
The Exchange at Gateway 10562 Santa Fe Drive	Workforce	HOME; LIHTC	133	Built: 2015 Expires: 2070
TELACU El Encanto 3843 Maxson Road	Senior	Section 202; RDA; Density bonus	71	Built: N/A Expires 2040
TELACU Amador Manor 3436 N. Tyler Avenue	Senior	Section 202; RDA; Density bonus	70	Built: N/A Expires 2036
Palm Garden Apartments 10310 Valley Boulevard	Senior	LIHTC	89	Built: 1994 Expires 2050
Blessed Rock of El Monte 4111 Tyler Avenue	Senior	RDA; HOME; LIHTC; Density bonus	137	Built: 1997 Expires: 2052
Singing Wood Apartments 10110 Valley Boulevard	Senior	HOME, CALHAFSA; RDA, LIHTC; City of Industry	110	Built: 2004 Expires: 2059

Development Name	Type of Unit	Form of Assistance	Total Units	Subsidy Terminates
Rio Hondo CDC 3850 Penn Mar	Family	HOME	18	Built: N/A Expires: 2058 (55 years)
Pacific Towers 10450 Valley Boulevard	Senior	LIHTC; RDA Density bonus	100	Built 2005 Expires: 2061
Senior Mixed Use 10024 Valley Boulevard	Senior	Density bonus	130	Built: 2007 Expires: 2057
Villa Raintree 11905 Ferris Road	Senior	Section 8-NC Project based, LIHTC	70	Built: 1978 Expires: 2038
Cherrylee Gardens 11620 Cherrylee Drive	Senior	LIHTC	75	Built: N/A Expires: 2064
<b>At-Risk</b>				
Casa de Esperanza 12000 Denholm Drive	Dev. Disabled	Section 202/811	8	Built: 1985 Expires: 2026

Sources: City of El Monte, 2021.

HOME = Federal Home Funds; LIHTC = California Low Income Housing Tax Credits; RDA = El Monte Redevelopment Agency Housing Set-aside Funds; Section 202/811 = federal loans for senior/disabled housing; Sec 8-NC = Section 8 New Construction

City of Industry = City of Industry Tax Increment Funds

CalHFA = California Housing Finance Authority

### At-Risk Projects

At-risk affordable projects are those that could be converted to market rents in the next 10 years (2021-2031); those for which the affordability restrictions have expired, and which are maintained through Section 8; or those for which the owners have indicated an intent to convert to market rents. City records identified the following projects providing eight affordable units at risk of conversion.

- Casa de Esperanza.* This housing project is an adult residential facility for the developmentally disabled that offers eight low-income apartment units. Originally financed through Section 8 funding, the affordability controls for the project are set to expire in 2026. When contacting the property manager regarding their intentions to convert the project or preserve its affordability, it was communicated to City staff that the property owners were undecided this time. Therefore, the property is assumed to be at risk of conversion upon the expiration of the terms of the affordability agreement in 2026.

### Preservation Options

Typically, local governments have a wide range of options to replace affordable housing units lost through conversion to market rents. However, the four primary ways analyzed here are to replace the expired rental subsidies, construct new affordable housing units, purchase the project and transfer to a nonprofit, or offer incentives to rehabilitate the units in return for extended affordability controls.

**Replacement of Rent Subsidies**

The City could replace the HUD rental vouchers given to each tenant or the payment subsidies given to each property owner, in the case of properties that receive project Section 8 certificates. The financial cost of replacing subsidies depends on the rent for the apartment and the income level of the tenant. Typically, the amount of subsidy is the difference between what a household can afford to pay (defined as no more than 30% of income after utility payments) and the fair market rent for the unit. The City does not control HUD rental vouchers or Section 8 certificates.

The financial cost equals the difference between the fair market rate (FMR) of an adequately sized unit and the maximum rent tenants could afford. The at-risk units are occupied by very low or extremely low-income seniors. In 2013, the FMR for a one-bedroom unit was \$1,101, and an extremely or very low income one- or two-person household could afford \$440 to \$740 per month based on the federal overpayment standard. As shown in Table 27 below, the cost to replace the subsidies would total \$862,000 to \$1.6 million annually – translating into \$43 to \$80 million over 50 years.

**Table 27 Cost to Replace Rent Subsidies**

Project and Address	Assisted Units	Affordable Rents & Fair Market Rents	Annual Subsidy
Villa Raintree	70 very low-income units	FMR = \$1,101 Affordable \$440 to \$740	\$307,000 to \$560,000
Flamingo Gardens	58 very low-income units	FMR = \$1,101 Affordable \$440 to \$740	\$255,000 to \$463,000
<b>Total</b>			<b>\$862,000 to \$1.6 mil.</b>

Sources: City of El Monte, 2013.

Clearly, the cost of replacing the rent subsidies is extremely high, yet this option would preserve the units as affordable for the long term. However, more cost-effective options are available to the City of El Monte.

**New Construction**

The second option is to replace the affordable units at risk of conversion with new housing. This entails finding suitable multiple-family zoned sites, purchasing land, negotiating with a developer, funding the project, and the other costs associated with building new housing. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land (or whether the City can transfer the land at a subsidized price), and whether the City or private developer’s initial financial contribution can be leveraged with other funding sources.

The cost estimates to construct new senior apartments was based on gathering information on recently completed senior projects in the area., Based on this information, the average cost to build senior housing is approximately \$110 per square foot. The cost of fully improved land with infrastructure in place averages \$35 per square foot. Additional costs would include developer fees, financing, and profit. Assuming the new senior housing was built at approximately 30 units per acre, three senior housing projects are projected to cost approximately \$36 million, from inception through construction.

**Table 28 Cost to Construct New Units**

Project	Villa Raintree	Flamingo Gardens
Type of Units	Senior	Senior
Bedroom Mix	70 one-bedroom	58 one-bedroom
Construction Cost/DU	\$110,000	\$110,000
Land Needed	2.33 acres	1.93 acres
Land Costs	\$3.6 million	\$2.9 million
Incidental Costs	10%	10%
Total Costs	\$12.4 million	\$10.3 million

Sources: City of El Monte, 2013.

Assumptions:

1. Construction cost based on recent projects
2. Land costs based on 30 units per acre
3. Additional financing and incidental costs estimated at 10%

Clearly, building new housing over the long term is more cost-effective than replacing rent subsidies discussed under the first preservation option. At least the City can guarantee long-term affordability controls. While providing low-cost land to a developer or perhaps increasing density for the residential project can lower development costs, the total cost of replacing affordable housing is in all likelihood cost prohibitive for the City. This cost is nonetheless too high to bear for most cash-strapped jurisdictions.

### Purchase of Units

The City of El Monte could also purchase the affordable senior projects and facilitate transfer to a nonprofit organization dedicated to providing affordable housing. Under the right transfer provisions, this option would provide an effective way to preserve the units because the new owner would have a vested interest in maintaining the affordability of the units and have access to funding sources not necessarily available to private for-profit companies. A nonprofit housing corporation could also rehabilitate it using low-income housing tax credits and extend affordability controls.

To facilitate the transfer to a nonprofit, the City could purchase the building out right at market prices and transfer it to the new owner. The market price could be determined in many different ways. The valuation of apartments is often done by examining the sales price of similarly situated properties. When this is not possible, apartments are often valued based on a combination of gross income, vacancy rate, operating and maintenance costs, condition of the property, and the capitalization rate.

Table 29 estimates the cost of purchasing the existing senior apartment units based on operating assumptions of the properties and industry standards regarding operating costs. The formula also assumed a ten (10) percent cap rate generally comparable to a senior project purchased in the City. Taken together, the total cost would be \$19 million. This is considerably less than the cost of replacing rent subsidies or building new units. However, it should be noted that with the purchase of older affordable projects, the buyer can incur substantial costs that should be incorporated into the actual value of the property.

**Table 29 Cost to Purchase At-Risk Units**

Project Details	Villa Raintree	Flamingo Gardens
Type of Units	Senior	Senior
Bedroom Mix	70 one-bedroom	58 one-bedroom
Average Monthly Rent	\$1,100	\$1,100
Annual Gross Income	\$1,100,830	\$818,566
Annual Operating Costs	\$385,290	\$286,498
Net Operating Income	\$715,539	\$532,068
Market Value	\$7.2 million	\$5.3 million

Assumptions:

1. Annual income based on FMR for a 1-bedroom apartment as of 2013.
2. Annual income adjusted by vacancy factor of 5%.
3. Operating costs and expenses assumed at 35% of adjusted gross income.
4. Capitalization rate is assumed to be 10 percent.

**Rehabilitate Units**

Oftentimes, apartment projects need rehabilitation and the property owner may have insufficient funds to complete periodic repairs and renovations. Rehabilitation/preservation costs depends on a number of factors, most notably the condition of the property, the amount of deferred maintenance, the financial viability of the project, and the length of affordability term. The City may find it advantageous to work with the property owner and offer a flexible number of financial incentives (e.g., low-interest loans, renegotiating current loan, cash incentives) in return for extending the length of the affordability covenants on the affordable units.

Rehabilitation costs depend on the building’s age, deferred maintenance, and condition. Projects requiring structural improvements may be more expensive, particularly if lead-based paint hazards must be abated. However, in most cases, rehabilitation costs should not exceed \$25,000 to \$50,000 per unit, which would total \$5 to \$10 million for a 200-unit project. In return for low interest loans leveraged with other funding sources, the City could negotiate an extension of the affordability controls on the property. Rehabilitation financing may be particularly attractive as a property changes hands to a nonprofit property management company.

**Summary of Options**

Determining the most cost-effective approach to preserving affordable housing at risk of conversion to market rents must take into account a number of cost factors and market contingencies. Important cost considerations include the achievable rents under current market conditions, the condition of the property and need for rehabilitation, the income levels of the occupants, and the willingness of property owners to accept one or more of the available options. Moreover, one option may be more effective than another depending on the timing of the decision.

Under the first scenario, City rehabilitation loans would easily be the most cost-effective approach in the present market since the cost is likely much less than the other three options. If the City wishes to preserve the building for as long as possible, and potentially in perpetuity, transfer of ownership is the best route. Qualified entities in the business of affordable housing are looking for opportunities to purchase at-risk projects. The City could offer low-interest loans or gap financing that would

allow a nonprofit entity to purchase the property- thus assuring the long-term affordability of the project while minimizing the amount of direct public investment.

### **Qualified Entities and Potential Funding Sources**

The following non-profit corporations are potential organizations with the experience and capacity to assist in preserving at-risk units:

- BUILD Leadership Development Inc.
- Century Housing Corporation
- Century Pacific Equity Corporation
- Community Partnership Development Corporation
- DML & Associates Foundation
- East Los Angeles Community Corporation
- Foundation for Quality Housing Opportunities Inc.
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Jamboree Housing Corporation
- Keller & Company
- Los Angeles Housing Partnership Inc.
- Los Angeles Low Income Housing Corporation (LALIH)
- National Community Renaissance
- Neighborhood Housing Services of the Inland Empire Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Southern California Housing Development Corporation
- Southern California Presbyterian Homes
- The East Los Angeles Community Union (TELACU)

The following are funding sources that can be used for new construction include the following:

- State and Federal Home Investment Partnership Act (HOME) Funds
- Section 202 Supportive Housing for the Elderly
- Section 207 Multifamily Rental Housing
- Section 207 Manufactured Home Parks
- Section 213 Cooperative Housing
- Section 811 Supportive Housing for Persons with Disabilities
- Low Income Housing Tax Credit (LIHTC)
- California Housing Finance Agency (CHFA) Multiple Rental Housing Program
- Tax Exempt Housing Revenue Bond
- California Community Reinvestment Corporation
- Federal Home Loan Bank Affordable Housing Program

**Housing Conditions**

The City of El Monte has an older housing stock, which has a direct correlation with the amount and severity of housing rehabilitation needs. As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, siding) and in some cases may require lead paint abatement. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other major subsystems. Homes older than 70 years, unless regularly maintained, require substantial rehabilitation.

Homes built before or after certain dates are indicators of housing quality because building codes have significantly changed over time. For example, homes built after 1971 typically have a greater level of seismic reinforcement, since they were built after seismic codes were changed following the Sylmar Earthquake. Homes built after 1978 also tend to have the least incidence of lead paint, a known health hazard for children. However, in both these cases, homes can be retrofitted to current standards. Table 30 illustrates the age of housing in the city.

**Table 30 Housing Age Characteristics**

Year Built	Number of Housing Units	Percent of Homes
2014+	748	2%
2010-2013	304	1%
2000-2009	1,901	6%
1990-1999	2,848	9%
1980-1989	3,665	12%
1970-1979	4,297	14%
1960-1969	4,790	15%
1940-1959	10,869	34%
Before 1940	2,113	7%
Totals	31,535	100%

Source: 2019 American Community Survey, 1-Year Estimates

The City has not undertaken a comprehensive housing conditions survey. However, an informal survey and discussions with code enforcement officers suggest the following housing rehabilitation needs:

- According to the SCAG Report using 2018 ACS 5-Year Estimates, 659 units lacked telephone service, 78 units lacked complete plumbing facilities and 414 units lacked complete kitchen facilities in El Monte. Less than 1 percent of housing units are on septic tanks.
- At least 5 percent of single- and multiple-family homes require replacement and 10 percent need major repairs. Among mobile homes, an estimated 25 percent need repair or rehabilitation.
- Illegal garage conversions and second units are a significant issue. Many were built without building permits and do not meet current building, health, and safety codes.

### **Affirmatively Furthering Fair Housing**

In 2018, California passed Assembly Bill 686 (AB 686) as the statewide framework to affirmatively further fair housing; to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element which includes the following components: a summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.

The City has always had an ongoing commitment to prevent, reduce, and ultimately eliminate housing discrimination and other barriers related to equal opportunity in housing choice. Fair housing choice should be understood as the ability of persons of similar incomes to have available to them the same housing choices regardless of race, color, religion, sex, disability, familial status, or national origin. An impediment to fair housing choice is an action, omission, or decision taken because of race, color, religion, sex, disability, familial status, or national origin that restricts housing choices or the availability of housing choice. It is also any action, omission, or decision that has this kind of effect.

The City’s accomplishments in affirmatively furthering the goal of fair housing choice, and eliminating impediments for fair housing choice, include continuing to contract with a fair housing organization (Southern California Housing Rights Center). In addition, the City continues to offer housing programs without impediments based on race, color, religion, sex, disability, familial status, or national origin. The City also strives to increase the awareness of the availability and benefits of City programs regarding housing choice, housing assistance, and landlord/tenant counseling through public information to the community. This information was distributed to the community in several ways, including notices placed in the City’s newsletter, website, other social media outlets (e.g., Facebook, Instagram, Twitter), and community events. This proved to have a positive impact on the community by ensuring that the community is aware of the different services provided by the City of El Monte.

See Appendix D for a detailed analysis of the Affirmatively Furthering Fair Housing (AFFH) legislation.

## Housing Constraints

Housing constraints refer to land use regulations, housing policies, zoning, and other factors that influence the price and availability of housing opportunities in El Monte. This section provides an overview of the City’s General Plan, Zoning Code, Housing 5-Year Consolidated Plan, Fair Housing Plan, and other documents that identify public policies and governmental regulations that may limit or enhance housing opportunities in El Monte.

### Land Use Policies

The Land Use Element prescribes the allowable uses of land in El Monte. Land use categories are provided to guide the type of development, intensity or density of development, and the permitted uses of land. The General Plan sets forth four residential, one mixed-use, and five commercial categories that allow housing. In addition, there are two significant Specific Plan areas that allow housing.

The Zoning Code implements the General Plan by providing specific direction and development standards within each of the general land use categories. Each general plan land use designation corresponds to one or more specific zoning districts, also described below in Table 31.

**Table 31 General Plan and Zoning Designations**

General Plan Land Use Designation	Zoning Districts	Allowed Residential Uses
Low Density Residential (0 to 6 du/ac)	R-1	Accommodates single-family detached homes, many of which are on larger lots in the community, particularly in northeast and southeast El Monte.
Medium Low Density (6.1 to 8.0 du/ac)	R-2	Accommodates attached and detached single-family homes, duplexes and townhomes.
Medium Density (8.1 to 14.0 du/ac)	R-3	Accommodates attached and detached single-family homes, duplexes, townhomes, condominiums and low-rise apartments.
High Density (14.1 to 25 du/ac)	R-4	Accommodates townhomes, apartments, planned residential developments, and senior housing. Such areas are near a mix of transportation, shopping, business, public services, and public facilities.
Commercial Corridors (14.1 to 25 du/ac)	C-O, C-1, C-2 and portions of C-3, C-4	Accommodates townhomes, stacked units, planned residential developments, and senior housing. Such areas are near a mix of transportation, shopping, business, public services, and public facilities.
Mixed/Multi-Use Housing (25.1-35.0 du.ac)	MMU	Intended to provide for a mixture of high density residential and neighborhood commercial development, with a focus along major transportation corridors. Mixed-use can be vertical with housing above commercial, or horizontal with commercial and housing separated. Residential only projects may also be promoted in mid-block areas.
Gateway (0-80.0 du/ac)	SP-1	Intended to provide for urban density vertical mixed-use along Santa Anita Avenue and urban density housing surrounding the El Monte Station.
Downtown Core (0-80.0 du/ac)	SP-4	Intended to provide high density urban housing and mixed-use housing with commercial and/or office uses. Buildings will rise multiple stories in height. The greatest densities will focus in the areas along Santa Anita Avenue and around the El Monte Metrolink Station, with lower densities along Main Street.

Source: El Monte General Plan, 2011, and subsequent amendments

Sites selected to accommodate lower-income housing are located in the following areas, all which have maximum densities greater than 30 units per acre in compliance with state law:

- Gateway area (349 lower-income units; up to 80 units per acre);
- Downtown area (687 lower-income units; up to 80 units per acre);
- Garvey Corridor (385 lower-income units; currently up to 35 units per acre; proposed to be increased to 80 units per acre); and
- Five-Points area (401 lower-income units; currently housing is not permitted; proposed to be up to 80 units per acre).

The total of the four areas above is 1,822 lower-income units, or 68.8% of the lower-income RHNA.

In addition, the Housing Element sites inventory projects 508 units on properties designed as Multi-Family Specific Sites. Of the 508 units, 470 units will be developed as part of the following projects.

- The MacLaren Hall site. This is a Los Angeles County property that is proposed to be developed with a 5-acre park, 380 affordable housing units and on-site County services. The County and City have already selected and approved the housing developer and are now going through the entitlement process, which will include the development of a new Specific Plan (Program 3).
- The Motel M site. The City recently purchased the property through the state's Homekey Program. The 90 rooms will initially operate as an emergency shelter, but is planned to be converted to permanent affordable housing by 2028.

The remaining 38 units has been reallocated to the Gateway area, which is anticipated to absorb a 10.9 percent increase in affordable units.

## Housing Policies

California law requires that all local governments adopt and administer programs to facilitate and encourage the provision of a range of types and prices of housing for all income levels. The City's Zoning Code specifies the type of housing allowed, the location of residential uses, permitted density, and permitting processes involved. Table 32 summarizes the types of housing allowed in each zoning district and whether the use is permitted by right, conditionally permitted, or prohibited.

**Table 32 Permitted Housing Types by Zone District**

Housing Type	General Plan and Zoning Districts					
	Single Family R-1	Multi-Family R-2, R3 & R-4	Commercial C-1, C-2, C-3 & C-4	Mixed/Multi-Use MMU	Downtown Core – Gateway SP & Downtown SP	Industrial M-1 & M-2
<b>Conventional Housing</b>						
Single-Family	P	P	NP	NP	NP	NP
Multiple-Family	NP	P	P*	P	P	NP
Manufactured Housing	P	P	NP	NP	NP	NP
Mixed Use/ Live-Work	NP	NP	NP	P	P/C (portions of Downtown SP only)	NP
Mobile Home Parks	NP	C (R3 & R4 only)	C	NP	NP	C
Planned Residential Development	C (R-1B only)	C	C*	NP	NP	NP
Senior Housing	NP	C (R3 & R-4 only)	C*	NP	P (Downtown SP only)	NP
<b>Special Needs Housing</b>						
Accessory Dwelling Unit (ADU)	P	P	NP	P	NP	NP
Emergency Shelters	NP	NP	NP	NP	NP	P
Halfway House**	NP	NP	C	C	NP	C
Residential Care or Community Care Facility	C	C	C	C	C (portions of Downtown SP only)	C
Single-Room Occupancy (SRO)	NP	NP	C (C-2, C-3 & C-4 only)	NP	NP	C
Supportive Housing	P	P	P	P	NP	P
Transitional Housing	P	P	P	P	NP	P

Source: El Monte Zoning Code, 2021.

P: Designates a use permitted by right

C: Designates a conditionally permitted use

NP: Designates a prohibited use

\* Properties within 1/4-mile of a Major Transit Stop.

\*\* Includes facilities used to house released federal, state or local inmates or facilities used in conjunction with drug/alcohol treatment centers.

**Conventional Housing**

The City of El Monte allows conventional single- and multiple-family housing in a wide variety of residential zones, including some commercial zones. Single-family housing is permitted in all residential zones. Multiple-family housing (e.g., projects with three or more attached or detached residential units) is permitted by-right in the R-2, R-3, R-4, C-1 and C-2 zones and in portions of C-3 and C-4 zones. Densities of 6.0 units per acre are allowed in single-family zones. The level of intensity increases to a maximum of 25 units per acre in the R-4 and C zones.

Prior to 2019, the City required a conditional use permit for multiple-family housing to address many of the problems inherent in neighborhoods where older apartment projects were built. However, in 2020 and 2021, the City completed a series of Zoning Code Updates that addressed

some concerns related to setbacks, height and parking. New projects now require a design review permit, with smaller projects eligible for approval at the director level. Most larger projects are presented to the Planning Commission for approval. The design review process ensures that infill housing within existing residential neighborhoods is built to meet community expectations with respect to design and quality.

### *Mixed-Use Housing*

Mixed-use is allowed within the Mixed/Multi-Use (MMU) zone. This type of development is focused along portions of the Garvey, Peck, and Durfee corridors. Mixed/Multi-Use projects can be vertically integrated (e.g., commercial frontage with residential and/or office uses above the first floor) or horizontal (housing adjacent to commercial and office uses). The scale, size, and mix of land uses vary based on the location and character of surrounding land uses. Densities of 25 to 35 units per acre and/or FAR of up to 1.00 are allowed.

The City approved development standards for the MMU zone in 2014. They included reduced parking and open space requirements compared to the City’s conventional housing standards. Design standards required buildings to be set closer to the street with a focus on pedestrian connectivity and transit access. Of the three corridors designed for the MMU zone, the Garvey Corridor has seen the most significant number of new mixed-use and residential-only projects.

### *Urban Housing*

Urban housing is focused within the Downtown Core and Gateway regions of the City. The 60-acre Gateway Specific Plan was first adopted in 2007, and is situated around the El Monte Transit Station. It allows for up to 1,800 housing units in buildings up to 6-stories in height. The 115 acre Downtown Main Street Specific Plan was adopted in 2017, and focuses on the City’s most historic area, which includes Main Street and the El Monte Metrolink Station. It allows for up to 2,200 housing units in buildings up to 6-stories in height. This relates to a maximum density of 80 units per acre and FAR of 4.0.

### *Accessory Dwelling Units (ADUs) & Junior Accessory Dwelling Units (JADUs)*

In 2016, the California Legislature passed Senate Bill (SB) 1069, Assembly Bill (AB) 2299, AB 68, AB 881, SB 13, AB 587, AB 670 and AB 671 to facilitate the construction of Accessory Dwelling Units (ADUs) (also referred to as “second units” or “granny flats”). ADUs are additional living quarters on the same lot as a primary dwelling. The bills limited the way local jurisdictions can regulate ADUs, which was intended to incentivize the construction of ADUs by reducing various zoning requirements and streamlining the review process. Additional changes to ADU law in 2020 (AB 3182) further reduced barriers to accommodate the development of ADUs and JADUs. This has resulted in a significant increase in the number of ADU applications approved in El Monte and other communities. For example, the number of ADU application submitted increased from 18 in 2018, to 35 in 2019, and to 79 in 2020.

By increasing the amount of housing options in the City, ADUs can provide a new source of affordable housing for persons and families of low and moderate income. The City permits ADUs in all zones that allow residential dwellings (including commercially zoned properties) and does not

have a minimum lot size requirement. In addition, Junior Accessory Dwelling Units (JADUs) are also permitted, provided the JADU is attached/ incorporated within the existing main dwelling unit. Therefore, properties that consist of only one dwelling unit can potentially include an ADU and JADU to provide a total of three units on the property.

Additionally, ADUs and JADUs are permitted within portions of existing multiple-family structures that are not used as living space, such as boiler rooms and basements. ADUs/JADUs that are proposed for multiple-family buildings are allowed at a rate of 25 percent of units per building (e.g., if the building has 16 units, the building could incorporate up to 4 ADUs). An ADU/JADU is approved ministerially as a by-right use.

### *Mobile Home Parks and Manufactured Housing*

California law (Government Code) specifies that permanently sited manufactured homes that are built to the HUD Code may generally not be excluded from lots zoned for single-family dwellings (unless more than 10 years old) and are subject to the same rules as site-built homes, except for certain architectural requirements. A city may not require an administrative permit, planning or development process, or other requirement that is not imposed on a conventional single-family dwelling. The City of El Monte complies with California state law regarding mobile home parks and manufactured housing.

The City of El Monte has amended the Zoning Code to define and distinguish manufactured housing from mobile homes. In addition, oversight on modifying or altering a manufactured/mobile home has been relinquished by the City to the state as the lead agency for all application permitting. In 2019, the City approved a project that included various modular buildings to house for up to 18 persons who were formerly homeless. The buildings met the definition of manufactured housing.

### **Mobile Home Park Conversion Ordinance**

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

### **Mobile Home Park Rent Stabilization Ordinance**

Finding alternative sites for the relocation of mobile homes is difficult due to the shortage of vacant rental spaces, which is a function of the actual immobility of mobile homes and the scarce supply of land for mobile home parks and mobile home park spaces. The cost of moving a mobile home is

substantial and the risk of damage to the mobile home is significant. Private sector ownership of mobile home parks brings with it economic incentives to raise rents, which in light of the scarcity of spaces and the prohibitive cost of mobile home relocation, makes mobile homeowner susceptible to excessive or unfair rent increases.

To ensure that conditions are preserved to promote and enhance fairness in the economic relationship between mobile home park owners and mobile homeowners, on August 4, 2015, the City of El Monte adopted Ordinance No. 2860 regarding the City’s mobile home rent stabilization program. The Ordinance implements reporting requirements for all mobile home parks within the City and regulates rent that may be charged on certain mobile home spaces. However, the Ordinance exempts certain types of mobile home spaces, such as spaces with leases in excess of 12 months, new construction, government-owned spaces, and spaces occupied by mobile homes owned by the landowner.

Mobile home park spaces not exempted by the Ordinance may charge rent greater than that rent level charged on such mobile home park space as of July 1, 2015, provided it complies with one of the following criteria:

1. An annual Consumer Price Index for the Los Angeles-Anaheim-Riverside area reported (CPI) increase taking effect on or after May 1, 2016; or
2. The in-place sale of mobile home owned by the mobile home park; or
3. A City-approved petition for a rent adjustment to obtain a fair return; or
4. Rent increases for new capital improvements.

The Ordinance allows for annual rent increases to occur on or after May 1 equal to the reported CPI percentage increase between January 30 of the prior year to January 30 of the current year.

According to the United States Department of Labor’s Bureau of Labor Statistics, which reports the applicable CPI, the increase in CPI between January 30, 2017 and January 30, 2018 was 3.5 percent. Therefore, the permissible annual rent increase applicable to certain eligible mobile home rent spaces on May 1, 2018 could not exceed 3.5 percent. In accordance with the Ordinance, the City also posted the notice at City Hall and on the City’s website on or before March 15, 2018. In addition, within three calendar days of receipt of this notice, each park owner/management was obligated to post a copy of the notice in a prominent place in the mobile home park(s) that they own and/or manage.

### *Residential Care Facilities*

California law states that disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. State law preempts cities from imposing many regulations on community care facilities. The Health and Safety Code (§§1500 et seq.) requires that group homes serving six or fewer persons be: 1) treated the same as any other residential use; 2) allowed by right in all residential zones; and 3) subject to the same development standards, fees, taxes, and permit procedures as those imposed on the same type of housing in the same zone.

The City allows state-licensed care facilities serving six or fewer persons by right in all residential zones. In compliance with state law, these facilities are treated like any other residential use in the same single-family or multiple-family residential zone. The City also permits residential facilities

serving seven or more residents in any zone pursuant to a conditional use permit as allowed in state law.

In addition, the City previously received requests to establish sober living homes, boarding and lodging houses, parolee homes, and other uses not licensed by the State of California. Previously, the Zoning Code did not define these uses nor provide guidance regarding how to permit or regulate these facilities in a manner compatible with residential neighborhoods. As a result, some facilities were unduly denied permission to locate in El Monte while others were potentially allowed by right, even in cases where the City actually had the authority to impose reasonable regulations.

The City has amended the Zoning Code to define residential care facilities consistent with state law and specified the permitting processes required for these uses under state law. In addition, correctional and other care facilities (e.g., social rehabilitation, alcohol and drug treatment) that raised critical community concerns are regulated through locational, operational and developmental standards that is subject to a conditional use permit.

### *Housing for Homeless People*

Recent state legislation has continued to change the ways in which local governments address homelessness. The state legislature has recognized the growing problem of homelessness, the complex causes associated with homelessness (including lack of affordable housing, mental illness and substance abuse, and release from prison), the lack of facilities available for individuals and families, and the need for all communities to provide housing opportunities for this segment of the population.

The City of El Monte has seen a significant increase in its total homeless population. In 2016 the number of homeless persons counted in El Monte was 269 persons. However, that number rose to 509 in 2017, an increase of 89 percent. Further, there has been a substantial increase in the number of unsheltered homeless persons. In 2016, approximately 22 percent of homeless persons were unsheltered. In 2017, that number rose to 46 percent, more than double the percentage of unsheltered homeless people since the previous year.

Detailed demographic data for individuals experiencing homelessness in El Monte is not available as part of the annual Point-in-Time Count of those experiencing homelessness in Los Angeles. However, the Los Angeles Homeless Services Authority (LAHSA), which conducts the county's annual count, reports the following information for SPA 3 in 2017:

- 67% (2,373) were unsheltered and living outside while 33% (1,179) were in some form of temporary shelter accommodations – accounting for 6% of Los Angeles' homeless population
- 76% were single adults, 18% were families, and 6% were youth and young adults
- 28% were female, 72% were male, .4% were transgender, and .2% did not identify with a gender
- 50% were Hispanic/Latino, 24% were white, 18% were African American, 5% were American Indian, 2% were Asian, and 1% identified as other
- 5% were age 62 and up, 17% between the ages of 55-61, 60% between the ages of 25-54, 7% between the ages of 18-24, and 11% were under the age of 18

- 6% were United States veterans
- 30% were considered chronically homeless, meaning that they have lengthy or repeated histories of homelessness along with a long-term disability such as mental illness, substance use disorder, or a physical health problem
- 28% had a mental illness, 17% had a substance use disorder, and 2% had HIV/AIDS
- 27% have experienced domestic/intimate partner violence in their lifetime

While only about 6 percent of the SPA 3 population, El Monte makes up about 14 percent of the SPA 3 homeless count, which indicates a higher incidence of encounters with the local homeless population.

City-level data from the regional Coordinated Entry System (CES) 3 further details the challenges as well as needs of those experiencing homelessness, using responses to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment in addition to other indicators of health and wellbeing. An “acuity score” is produced by the VI-SPDAT, which can help identify an appropriate housing intervention for someone experiencing homelessness. Acuity scores for people experiencing homelessness in Los Angeles County are as follows:

- A low-acuity (score of 0-3) suggests those experiencing homelessness should be able to find housing on their own.
- A mid-acuity score (4-11) indicates those who are strong candidates for rapid rehousing programs (i.e., short-term rental assistance with supportive services).
- A high-acuity score (12+) generally indicates those who need supportive housing, i.e., long-term affordable housing with wraparound services.

In El Monte, 324 individuals were assessed between July 2016 and November 2017. Of these, 13 percent were in the low-acuity range, 70 percent were in the mid-acuity range (4-11), and 17 percent were in the high-acuity range (12+). With regards to age breakdown, approximately 40 percent were aged 41-55-years. This was significantly higher than the 10 percent aged 24 years or less, the 24 percent aged 25-40 years, and the 27 percent aged 56 or greater. With regards to race or ethnicity, 79 percent were white, 8 percent were black or African American, and the remaining 13 percent Asian, Alaska Native/American Indian, multiple races, or unknown/declined to state. Thirty-six percent identified as female, 61 percent identified as male, 1 percent gender non-conforming, and for approximately 3 percent data were not collected.

Additional vulnerability indicators include: 1) the length of time a person has been homeless; 2) chronic health conditions; 3) mental health diagnoses; and 4) people who have spent one or more nights in a holding cell, jail, or prison within six months of their VI-SPDAT assessment. In El Monte:

- 19 percent reported being homeless less than a year, 55 percent said 1-2 years, and 24 percent said 2 years or more.
- 39 percent reported chronic health issues related to the liver, kidneys, stomach, lungs, or heart.
- 23 percent reported a mental health issue.
- 29 percent reported spending one or more nights in a holding cell, jail, or prison within six months of their assessment.

Finally, local data on economic and housing trends serve as good indicators of future homelessness trends because they suggest areas in which some residents may be at risk of falling into homelessness. El Monte's unemployment rate, poverty rate, housing vacancies, and eviction rate are greater than the average across Los Angeles County. Additionally, the median household income is substantially lower, suggesting that a greater proportion of residents may be at risk of homelessness.

El Monte has proactively created a network of housing and services to meet the needs of its homeless population. This includes shelters and permanent supportive housing as well as outreach, prevention, and case management services through its nonprofit and faith-based community partners. The city funds its homelessness housing and services programs through federal CDBG, HOME Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) funding.

In addition, the City and its partners are currently providing and participating in the following activities:

- The City's Housing Division creates policies, coordinates the annual homelessness count, allocates funding, and works with service providers.
- The El Monte Police Department conducts homelessness outreach and enforcement on a weekly basis. Additionally, it has a homeless outreach program called the Transient Outreach Using Community Hands (TOUCH). This program partners with various resources to provide services to the homeless. One such partner is the Los Angeles County Department of Mental Health.
- The City's Code Enforcement Division and Police Department responds to homelessness-related complaints regarding private property.
- The Parks, Recreation, and Community Services Department provides assistance and information to homeless individuals as needed.
- Faith-based community partners, including Our Savior Center, Catholic Charities, Valley Community Church, and Cavalry, provide a variety of services including emergency food and shelter, as well as health clinics.
- Family Promise of San Gabriel Valley assists families who are homeless or at risk of homelessness with shelter and services such as housing location support and employment assistance.
- The San Gabriel Valley Churches Assisting Neighbors Network holds convenings and workshops regarding faith-based community activities that relate to homelessness.
- Union Station provides services to homeless individuals and access to Los Angeles County's Coordinated Entry System (CES), which prioritizes those experiencing homelessness in terms of need and tracks progress toward accessing services and housing.
- LAHSA conducts homeless outreach within the City and across the County.
- School districts in El Monte work with families experiencing homelessness. These efforts are funded through the federal McKinney-Vento Homeless Assistance Act.

- Foothill Family provides mental health and social services for at-risk children and families.
- A variety of Los Angeles County health and human services departments have offices in El Monte that serve all of SPA 3. These include the Department of Public Social Services, the Department of Mental Health, the Department of Public Health, and the Department of Health Services.
- Veterans Village provides permanent supportive housing for formerly homeless veterans, including rehabilitation and other services provided by New Directions.
- The El Monte City School District has a community hub for family wellness through the Jeff Seymour Family Center.
- The El Monte/South El Monte Emergency Resources Association hosts a food pantry and distributes a limited number of emergency hotel/motel vouchers.
- Operation Healthy Hearts provides meals and other services such as employment services and hygiene packages.
- The Goodwill Worksource Center, El Monte Rosemead Adult School, and Rio Hondo Community College provide workforce development opportunities.

In October 2017, the City was awarded a County of Los Angeles Planning Grant to develop a City Plan to Prevent and Combat Homelessness. The City then entered into agreements with the San Gabriel Valley Council of Governments (SGVCOG) and LeSar Development Consultants (LDC) to assist with the Plan's creation. Other cities in the immediate area also participated. From February through April 2018, City staff along with LDC hosted a series of meetings with various stakeholders, including residents and business owners, homeless services providers, and City and County Departments to discuss the issues, challenges, concerns, and current conditions contributing to homelessness in El Monte.

The meetings also focused on ways to improve the quality of life for residents, neighborhoods, and the business community and to solicit feedback on potential strategies to address issues. A Study Session with the City Council was held on May 15, 2018, to review community and service provider feedback, as well as to gather further input to incorporate into the Plan. Stakeholder and City Council feedback, as well as a thorough review of documents and an assessment of existing activities, was then used to inform the Plan's goals and actions.

The City of El Monte Plan to Prevent and Combat Homelessness was adopted by the City Council on June 5, 2018. This 3-year Plan sets the course for the City to further address the needs of its homeless residents and those who are at risk of homelessness, as well as to participate in regional solutions. Specifically, the Plan will coordinate and increase the capacity of existing programs and services, increase and better coordinate outreach and engagement activities, educate and build community support for homelessness best practices, and pursue resources that align with the goals set forth in the Plan. This includes increasing the number of shelter beds and affordable housing units within the City. Additionally, El Monte will work with neighboring cities and regional bodies to develop strategies that will more equitably distribute homeless housing and services across the San Gabriel Valley according to need. These efforts include strengthening existing and forging new

partnerships to efficiently deploy resources and maximize impact for those at risk of or experiencing homelessness.

To address the need to provide homeless shelters, the state legislature enacted Senate Bill 2, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. State law requires that specific provisions related to emergency shelters, and transitional and supportive housing be included in city zoning regulations as follows:

- Jurisdictions must identify a zone where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, such uses.
- Emergency shelter needs must be assessed based on the capacity necessary to accommodate the most recent point-in-time count, the number of beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. Additionally, AB 139 also requires that parking standards be based on staffing, not the number of beds in the shelter.
- Pursuant to AB 2162, supportive housing must be a use by right in zones where multiple-family and mixed uses are permitted, including nonresidential zones permitting multiple-family uses, if the proposed housing development meets specified criteria, and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The local government may also identify additional zones where emergency shelters are permitted with a conditional use permit.
- Minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within one-half mile of a public transit stop.
- Low barrier navigation centers (LBNCs) are defined in state law as a “Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Permanent supportive housing and LBNCs must be allowed by right in mixed-use and nonresidential zones where multiple-family uses are permitted, including nonresidential zones permitting multiple-family uses pursuant to Government Code §65651 and §65662.

El Monte’s provisions for such are described below.

- **Emergency Shelters.** Emergency shelters are the first step in a homeless continuum of care program and are designed to allow homeless people a temporary place of stay. Shelters may offer differing levels of supplemental services including food counseling and access to other social programs, depending on their staffing and expertise. During the previous planning period, the Zoning Code was amended to define this use and

permit an emergency shelter by-right (without a conditional use permit or other type of discretionary permit) in the community. The code currently permits emergency shelters with fewer than 30 beds in manufacturing zoning districts without requiring any discretionary permits or public hearings. Emergency Shelters with more than 30 beds are only allowed in the M-1 zone with an approved conditional use permit. As part of 2021-2029 Housing Element Program 5, the City will review current regulations to determine whether they are too restrictive and unable to provide sufficient capacity necessary to accommodate the most recent homeless point-in-time count, in compliance with state law (AB 139). Upon review, revisions to the Zoning Code include permitting emergency shelters in additional zoning districts (e.g., commercial zones), reducing or eliminating certain separation requirements, and establishing written objective standards that provides sufficient parking to accommodate working staff will be required for compliance with State law.

- **Transitional Housing.** Transitional facilities typically accommodate homeless people for up to two years as they stabilize their lives. The City allows transitional facilities serving six or fewer residents in any residential zone, but the definition of facility needs to be clarified. Transitional facilities often include self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible. The City allows transitional facilities serving six or fewer residents any residential zone where it is considered a residential use of property and subject to restrictions that apply to other residential dwellings of the same type in the same zone, in compliance with state law (AB 139). Additionally, the City allows this use by-right (without a conditional use permit or other type of discretionary permit) in the C-O, C-1, and C-2 commercial zones. As part of 2021-2029 Housing Element Program 5, the City will review current regulations related to the use including clarify the definition of facility for consistency with the California Health and Safety Code as well as evaluating development standards for compliance with state law (AB 139).
- **Supportive Housing.** Supportive housing is affordable housing with on-site or off-site services that help a person or family with multiple barriers to employment and housing stability. During the previous planning period, the Development Code was amended to define supportive housing and permit such facilities in the community. During the 2021-2029 Housing Element planning period, the City will update the Zoning Code to define “Supportive Housing” as a separate use. Additionally, the code will be updated to permit the use without requiring any discretionary permits or public hearings in multiple-family and mixed-use zoning district in compliance with state law (AB 2162).

The 2014-2021 Housing Plan designated the M-1 (Light-Manufacturing) and M-2 (General Manufacturing) districts as the appropriate zone for emergency shelters. During the previous planning period, the Zoning Code was amended to allow for emergency shelters (of less than or equal to 30 occupants) as a by-right use within the M-1 and M-2 zones, subject to the same development and management standards as other permitted uses in the zones. The development standards that apply to these areas are the least restrictive when compared to other zones in the City. The area allows a maximum FAR of 1.0 and a maximum height of 75 feet. The minimum front setback requirement is 50 feet from the centerline of the street, with side setback requirements

ranging from 0 to 5 feet and no requirement for the rear setback. The side and rear setback requirements are more stringent when the property abuts residentially zoned properties. However, parking standards are based on beds plus staffing, so a Program has been added to the Housing Element to amend the Zoning Code provision for consistency with AB 139.

The M-1 and M-2 zones are well suited for an emergency shelter. Such zones are primarily located in northwest portion of the City and the areas bordering the City of South El Monte. However, pockets of property along Valley Boulevard are also zoned M-1; these are in close proximity to service providers, transit, health care, employment training, and other services. Properties in the M-1 and M-2 zones are considered to be highly underutilized with marginal businesses occupying many sites, including kennels, light industrial uses, and warehousing or storage. Vacancy rates are high within the area, indicating that buildings are suitable for renovation/conversion to an emergency shelter.

In addition to applying the M-1 and M-2 development standards, per SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- Identify a maximum number of beds or persons permitted to be served nightly by the facility;
- Require a minimum size and restrict the location of exterior and interior onsite waiting and client intake areas;
- Condition safety measures such as lighting and security;
- Require on-site management;
- Limit the proximity of different emergency shelters (provided they are not required to be more than 300 feet apart); and
- Identify a maximum length of stay.

Housing Programs 27, 28 and 30 describes in detail the program for emergency shelter, transitional housing, and permanent supportive housing in compliance with Senate Bill 2.

## Development Standards

Residential development standards, building codes, and code enforcement work together to ensure that residential developments are built to appropriate standards, that buildings are of safe design, and that such buildings are maintained in accordance with City expectations and standards. This section analyzes these requirements as potential constraints to the production, maintenance, and improvement of housing.

### *Residential Development Standards*

The General Plan establishes where housing can be located in El Monte and the permitted density. The Zoning Code provides more specific residential development standards such as building height, density, setbacks, and parking. Table 33 describes common development standards in El Monte and the following discussion analyzes whether such standards can facilitate the production of affordable housing in the community.

**Table 33 Residential Development Standards**

Standard	Zoning District			
	R-1	R-2	R-3	R-4
Density range* w/o density bonus	0–6 units	6.1–8.0 units	8.1–14 units	14.1–25 units
Minimum lot size (density calculation)	6,000 sf	5,445 sf	3,111 sf to 4,840 sf	1,800 sf
Minimum lot size of multiple-family units	6,000 sf		10,000 sf with 70 feet frontage	
Maximum height of residential building	2 stories (30 ft)	2 stories (30 ft)	2 stories (30 ft)	3 stories (40 ft)
Minimum setbacks (front, side, rear)	20 ft; 5 ft; 10 ft to 35 ft	20 ft; 10 ft; 10 to 20 ft	20 ft; 10 ft; 10 to 20 ft	20 ft; 10 ft; 10 to 20 ft
Floor Area Ratio (FAR)	20% to 35%	35% to 40%	35% to 40%	35% to 40%
Lot coverage of residential unit	35%	40%	45%	45%
Distance between buildings/units	25 ft to 40 ft	10 ft	10 ft	15 ft
Open space/yard requirement	None	Minimum of 600 sq. ft. of open space per unit or 25% of gross floor area, whichever is greater.		
Minimum size of housing units	1,000 sf	Studio: 650 sf; 1 bedroom: 800 sf; 2 bedroom: 1,000 sf; 3 bedroom: 1,200 sf; 4 bedroom: 1,350 sf		

Source: City of El Monte Zoning Code, 2020.

\*Density is based on minimum lot area per unit.

The City currently maintains development codes on its website for online viewing at <https://www.ci.el-monte.ca.us/266/Planning-Documents>, in compliance with state law. In addition, City staff intends to update many of its planning and zoning application forms as part of Program 5 (the City’s Comprehensive Zoning Code Update), and will also provide informational handouts for public use.

**Density**

The City’s residential density standards are typical for communities across the San Gabriel Valley, but often insufficient for new affordable housing. A majority of the City is zoned to permit densities of up to 25 units/acre. Higher densities of 25 to 35 units/acre, or even greater, are often necessary to make the construction of affordable housing profitable. Densities up to 35 units/acre are available within the MMU zone along the Garvey, Peck and Durfee corridors. These corridors also have a minimum density requirement of 25 units/acre. Densities of 35 to 80 units/acre are permitted in the Gateway Specific Plan and Downtown Main Street Specific Plan. However, these areas do not have minimum densities. This could be seen as a missed opportunity if properties are developed at much lower than permitted densities.

The EMMC also contains a requirement for minimum unit sizes. For single-family zones, the minimum required square footage for a dwelling is 1,000 square feet. For multiple-family zones, the minimum required square footage is based on the number of bedrooms, or: 650 square feet for a studio unit, 800 square feet for a one-bedroom unit, 1,000 square feet for a two-bedroom unit, 1,200 square feet for a three-bedroom unit and 1,350 square feet for a four-bedroom unit.

This requirement is designed to accommodate the actual number of occupants in a unit. However, as the average household size has been declining in El Monte for the past 20 years. Therefore, these requirements may no longer be needed and may be seen as a barrier to developing newer types of housing, such as work-live housing and micro-housing.

## Floor Area Ratio (FAR)

Floor Area Ratio (FAR) is a common tool used by cities to limit the size of a building(s) in relation to the size of the lot on which it is located. For example, if a property has an area of 20,000 square feet and an FAR of 0.25 (or 25%), then the maximum size of the building would be 20,000 square feet multiplied by 0.25 (25%), or 5,000 square feet. Cities can exempt certain areas of a building from counting towards the FAR, such as garages and basements. For single-family zones, the FAR in El Monte ranges from 0.20 to 0.35, depending on the size of the lot. For the R-2, R-3 and R-4 zones, the FAR ranges from 0.35 to 0.40, regardless of the permitted density. This may be seen as a barrier to developing high density housing and/or affordable housing, as a project would typically need additional square footage to accommodate additional units. Along C-zoned corridors, the maximum FAR was recently increased to 0.60 or 0.70 (depending on the C zone). The higher FAR is necessary so properties can be developed at the densities prescribed in the General Plan.

## Open Space

Single-family areas do not have open space requirements. Rather, yard setbacks, floor area and lot coverage dictate how much of the property will be reserved for open space. For multiple-family areas, it varies depending on the property's zoning. For properties zoned R-2, R-3 and R-4, a minimum of 600 square feet per unit is required, regardless of the permitted density. This may be seen as a barrier to developing high density housing and/or affordable housing, as a project would typically have less land available for open space as the number of units increases. Along C-zoned corridors, the open space requirement was recently reduced to 300 or 400 square feet (depending on the C zone) per unit. The lower open space minimums are necessary so properties can be developed at the densities prescribed in the General Plan. Approximately one-third of the open space is to be reserved for private use. The remaining can be either private or common. All areas have minimum dimension requirements. Usable open space excludes street setbacks, driveways and parking spaces. Private balconies can provide up to 25 percent of the total space. In addition, indoor recreation areas may contribute towards the total open space requirement.

Properties within the MMU zone and Downtown Main Street Specific Plan have separate open space requirements. The MMU zone requires 250 square feet of open space per unit, with a minimum 100 square feet of that being private and 100 square feet being common. In the Downtown Specific Plan, total open spaces per unit includes 175 square feet in the Monte Vista area, 150 square feet in the Zocalo area and 125 square feet in the Main Street and Station areas. In addition, a minimum 60 square feet of the total is to be private open space (with no limit on balconies). In addition, indoor recreation areas may contribute towards the total open space requirement.

## Parking Standards

Parking standards in the City of El Monte vary depending on the type of house, the type of resident and its location. Housing that is in closer proximity to services and transit generally have lower parking requirements. For single-family, the EMMC requires two garage spaces per dwelling. For multiple-family, two garage spaces for the first 1,200 square feet is required, plus an additional space for each 400 square feet over 1,200 square feet. Recent surveys conducted by staff show the parking requirements in El Monte are higher than many other cities in the region. Many older developments

do not meet these standards, creating a high demand for on-street parking in some neighborhoods. Because the existing standards may be seen as a barrier to developing high density housing and/or affordable housing, the City intends to address this condition by reducing parking for multiple-family developments to 1.75 for studios, 2 spaces for 1-bedroom and 2.5 spaces for 2+bedrooms. However, for project within ¼-mile of a major transit intersection, parking requirements will be reduced to 1.5 spaces for a studio, 1.75 spaces for a 1-bedroom and 2 spaces for a 2-bedroom as part of the 2022 Comprehensive Zoning Code Update (Program 5).

Program 5 also includes actions to further reduce parking in the City’s mixed-use (MMU) zoning district and Downtown Specific Plan (which will accommodate the majority of the City’s new housing). Parking requirements for mixed-use zoning districts will be further reduced to 1.25 space for studios, 1.5 spaces for 1-bedroom and 2 spaces for 2+bedrooms. Parking requirements for projects developed at more than 35 dwelling units per acre (primarily in the downtown, along Garvey Avenue and in the 5-Points Area) will be reduced to 1 space for studios and 1-bedroom and 1.5 spaces for 2+bedrooms. Further reductions will be proposed for affordable housing units (including ones for moderate income families) and senior housing.

However, over the past several years, the City has reduced parking in other instances. This includes within the Downtown Specific Plan, the Gateway Specific Plan, along mixed-use corridors, for seniors and affordable housing and for projects close to transit. This allows for more landscaping and less hardscape for a typical project. In addition, it may encourage people to utilize transit. Table 34 below provides a summary of the City’s current parking standards.

**Table 34 Parking Standards**

Housing Type	Parking Standard
Single-Family Housing R-1	2 spaces within a garage. 1 additional enclosed or open parking space for dwellings with a gross floor area greater than 2,000 sf. For units with more than 4 bedrooms, 1 additional enclosed or open parking space for each bedroom after the first 4 bedrooms.
Accessory Dwelling Unit (ADU)	1 space for each ADU bedroom or ADU unit, whichever is less. No parking required if ADU is located within ½-mile of public transit.
Multiple-Family Housing R-2, R-3 & R-4	2 spaces within a garage for the first 1,200 sf of gross floor area plus 1 space for each additional 400 sf of gross floor area. Additional guest spaces at 1/6-space per unit.
Multiple-Family Housing R-2, R-3 & R-4 within ¼-mile of a Major Transit Stop	2 spaces within a garage for the first 1,400 sf of gross floor area plus 1 space for each additional 400 sf of gross floor area. Additional guest spaces at 1/8 space per unit.
Senior Housing	1 space per unit for developments of 20 units or less. For developments of 21 units or more, 0.5 spaces per unit, or 20 spaces, whichever is greater. Additional guest spaces at 1/10-space per unit.
Moderate Income Units	2 spaces within a garage per unit. Additional guest spaces at 1/8-space per unit. For units in the R-1 or R-2 zone, guest spaces may be provided in private driveways.
Lower and Very Low-Income Units	1 space. Additional guest spaces at 1/10-space per unit.

Source: City of El Monte Zoning Code, 2020.

The Gateway Specific Plan employs a unique approach to parking. Pursuant to the adopted EIR and Specific Plan, calculation of required parking spaces shall be in conformance with the El Monte Gateway Parking Model, which is based on the Urban Land Institute (ULI) Shared Parking Model. Under the City’s current parking requirements, the Gateway project would require a total of 9,200 parking spaces. Because the Specific Plan encourages shared parking with residential and nonresidential uses, the City allowed a reduction to only 7,800 spaces.

The EMMC also provides a list of ways that projects can achieve reduced parking standards, including shared parking agreements, through parking studies, access to on-street parking, proximity to public transportation or other public facilities. These options give developers options if parking is determined to be a constraint to the development of new units.

### Regulatory Concessions

The City uses several planning tools to facilitate and encourage the development of a wide variety of creative housing products that are affordable to people earning a wide range of incomes. These regulatory concessions are described below and summarized in Table 35.

- Density Bonus. The City approves density bonuses for residential projects to allow up to 35 percent more units than otherwise authorized in a particular zone when affordability targets are met as specified in state law. The City has allowed density bonuses for many affordable housing projects (and housing projects that contain affordable units) built in recent years. This allows a project to achieve an overall higher profit margin, thus enabling the subsidization of affordable unit for very-low to moderate income households.
- Planned Residential Development (PRD). The City has a PRD section in the Zoning Code to encourage innovative design and a broad mix of housing types that would not be otherwise allowed in certain zoning districts. Through the PRD process, variances and modifications are not necessary for most deviations from required yard setbacks, second and third story step backs and building separations. In addition, projects may be developed at the highest intensity permitted in the General Plan, regardless of the property’s width or area.
- Modification-Variance. A Modification may be granted for a parcel with physical characteristics so unusual that complying with the Zoning Code creates an exceptional hardship to the applicant or the surrounding property owners. As specified in the Zoning Code, a Modification request can only be requested for certain development standards. The characteristics must be unique to the property and, in general, not shared by adjacent parcels. A Modification Committee that includes the Building Official, City Planner, and a Planning Commissioner reviews the request at a public hearing to make a decision subject to appeal by the applicant to the Planning Commission. A Variance can be requested to deviate from all other development standards not under the purview of a Modification request, which requires Planning Commission approval.
- Downtown - Development Opportunity Reserve (DOR). In 2017, the Downtown Specific Plan was adopted that includes the Development Opportunity Reserve (DOR). The intent of the DOR is to encourage increased development intensity within El Monte’s

downtown concurrently with the delivery of public improvements to satisfy the increased demand for public amenities that come with increased development intensity. A developer can request to exceed the maximum height, floor area ratio (FAR), and density allowed by-right subject to the delivery (or in-lieu payment) of additional amenities and public improvements.

**Table 35 Regulatory Concessions**

Procedure	Sample of Reductions in Standards				
	Density	Yards/ Open Space	Lot Dimension	Street Frontage	Approval
Density Bonus provision	35%	Depends on requested concessions			By right
Planned Development	Limited by General Plan	No limit	No limit	No limit	Planning Commission
Variance- Modification	Limited by General Plan	Depends on topography			
Downtown-Development Opportunity Reserve (DOR)	Limited by Specific Plan	Depends on proposed public improvements			

Source: El Monte Zoning Code, 2021.

**Comprehensive Zoning Code Update**

The City is currently in the midst of a comprehensive Zoning Code Update that will likely update the following development standards: parking for all uses; open space for multiple-family uses; setbacks, height and floor area ratio for multiple-family uses; and the density for some residential zones. In addition to updating development standards, the Update will also evaluate the City’s current process in reviewing residential projects. This includes simplifying the readability of the Code and streamlining the review process where deemed necessary. Finally, the Update will provide an opportunity to ensure all recently approved state legislation related to housing is incorporated in the Zoning Code. The Update is expected to remove standards that may be seen as a barrier to developing high density housing and/or affordable housing. The Update is documented in Housing Element Program 5 and anticipated to be completed by the end of 2022.

**Building Codes**

The City of El Monte implements and enforces a wide variety of building, energy, and other codes to ensure housing is both safe and of quality. As required of all cities by state law, El Monte must periodically adopt building codes codified as part of the California Building Code. A City may modify such codes if it makes an express finding that such a modification is reasonably necessary because of local climatic, geological, or topographical conditions (Health and Safety Code §17958.7).

Title 24 of the California Code of Regulations, the California Building Standards Code, contains the regulations that govern the construction, alteration, repair, relocation, demolition, and use of buildings in California. Title 24 is composed of 12 parts, including the California Building Code, Electrical Code, Plumbing Code, Energy Efficiency Code, Mechanical Code, and Fire Code. These codes also contain regulations affecting energy conservation, accessibility requirements, and other similar codes, which are adopted and implemented by jurisdictions throughout California.

The City of El Monte has adopted the 2019 edition of the California Building Code, which is largely based on the new International Building Code. The California Building Code is a set of uniform health and safety codes addressing building, electrical, mechanical, plumbing, and fire safety. As allowed by state law, the City has carefully reviewed the codes and adopted them. However, the City has made a few amendments to respond to local climatic, geological, or topographical conditions.

- Violation of El Monte Building Code: Indicating General Penalty for any person who violates any provision of the Building Code.
- Future Property Line: procedures for proposed future widening of certain streets within the City.
- Demolition Procedure: Handouts and guidelines for issuing a Demolition Permit.
- Fee Procedure: guideline as to how fees are collected, and what fees apply to the services that the Building Division provides.
- Garage Definition: due to numerous garage conversion violations in El Monte on an annual basis, a garage definition was included in the Municipal Code.
- Part 8, Historical Building Code, to provide regulations for the preservation, restoration, rehabilitation, relocation or reconstruction of buildings or properties designated as qualified historical buildings or properties.
- Part 9, Fire Code, to provide regulations that establish the minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety and general welfare from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations.
- Part 10, Existing Building Code, to provide guidelines for preserving existing buildings and provide regulations for the repair, alteration, change of occupancy, addition to, and relocation of any existing building or structure.
- Part 12, Reference Standard Code, to update administrative references to procedures and other authorities.

Compliance with the CBC should not significantly add to the cost of construction since the Code is mandated to be enforced statewide and costs should be relatively uniform across the State of California. Any costs associated with Building Code standards are necessary to protect the health safety and welfare of the citizens. Compliance ensures that all new or renovated buildings are structurally sound, have proper exiting and are equipped with necessary fire protection features. In addition, the CBC mandates energy efficiency as well as provisions for access for persons with disabilities.

### **Code Enforcement**

The City's Code Enforcement Division is responsible for enforcing the EMMC and certain state laws. A main purpose of the Division is to address the issue of substandard living quarters, promote greater compliance with health and safety standards, as well as preserve the quality of El Monte's neighborhoods and available housing. The Division receives and investigates all complaints

regarding alleged property maintenance violations, zoning violations, private property parking violations, licensing, and permit compliance issues. Code enforcement officers inspect properties, issue citations as needed, and refers property owners to the Planning and Housing Divisions for assistance. Common code enforcement violations include accumulation of outside storage, furniture, trash and debris; unkempt landscaping, overgrown vegetation and bare dirt; plumbing, electrical or mechanical hazards; uninhabitable buildings; inoperable vehicles; unpermitted construction; and equestrian use in unpermitted zones.

### **Infrastructure and Site Improvements**

The City of El Monte is an urbanized community with the primary infrastructure already in place. As part of the approval process for residential development, builders are required to pay fees to fund the cost of extending infrastructure or providing services to their development. These fees are described in Table 37. Typical site improvements include street improvements, including internal streets where needed, underground utilities, curbs, gutters, storm drains, sidewalks and street trees, and sewer and water laterals.

For the variety of sites proposed for residential development, adequate infrastructure is already in place. However, significant additional infrastructure will be required for the El Monte Gateway project. The City approved a contract for approximately \$1.0 million to draw the design specifications for the project so that construction can begin. The former Redevelopment Agency provided funding for the infrastructure improvement study to facilitate the timely construction of the project. In 2015, the Exchange at Gateway project was completed that provides 133 workforce/affordable housing units. An additional 208 market-rate apartment units are currently under construction which will provide additional infrastructure to the area to accommodate the expansion of more housing.

For residential development along certain corridors or within established neighborhoods, the City typically requires additional site improvements related only to traffic, sewer, and sidewalks. As a built-out community, where water and sewer, traffic flow, and sidewalks are important, the developer may be required to provide a detailed traffic study and install main sewer flow monitors to ensure that the City's aging infrastructure can accommodate the project. Even with these minor requirements, a developer has never had to forego a project due to the costs of site improvements.

### **Development Fees and Taxes**

The City of El Monte, like other cities in the region, charges various fees and assessments to cover the cost of processing development permits and ensure that adequate public facilities and services are available to support residential developments. Table 36 provides a list of planning application fees associated with residential development.

**Table 36 Planning Application Fees**

Planning Application/Entitlement	Fee(s)
Zoning Clearance (ZC)	\$407.25
Initial Plan Review (IPR)	\$6,097.30 to \$10,161.73 (up to 40 units)
Tentative Parcel Map (TPM)	\$3,040.80
Tentative Tract Map (TTM)	\$3,366.60 to \$5,657.20 (up to 40 units)
Conditional Use Permit (CUP)	\$3,040.80
Design Review (DR)	\$3,040.80 to \$9,882.60 (up to 40 units)
Variance (VAR)	\$1,357.50 to \$3,040.80 (2 units +)
Modification (MOD)	\$868.80 to \$1,357.50 (2 units +)

Pro formas were analyzed based on different sizes of residential products. Table 37 provides examples of development fees for residential construction for single-family and multiple-family homes. As shown in Table 37, development fees range from \$18,101 to \$30,836 per unit depending on the type of unit (ownership vs. rental), size of the project, density, and location. City fees are approximately 6 percent of the project per-unit sales price, are generally comparable to other local jurisdictions, and are not considered to be a constraint to the development of affordable housing, given that many affordable senior projects were built in the previous planning period.

However, in certain cases, the City has subsidized the cost of housing construction through the financing of site improvements, rebate of fees, and granting of density bonuses, all of which help to increase project revenues and mitigate the impact of fees on the construction of housing. Thus, although fees do add to the cost of residential development, the fees are not considered to constrain the production of affordable housing.

In accordance with State law, the City of El Monte full Planning/Zoning fee schedule can be found under “Application & Reviews” within the Planning Division’s section of the City’s website at <https://www.ci.el-monte.ca.us/274/Applications-Reviews>

**Table 37 Residential Development Fees**

City Fees	Single-Family Project	Multifamily Condominium 20-Unit Project	Multifamily Apartment 40-Unit Project
Planning fees	\$310	\$11,410	\$10,125
Engineering fees	\$2,718	\$6,926	\$9,145
Building fees	\$4,800	\$37,196	\$55,212
Park in-lieu fee (Quimby)	\$14,120	\$282,400	\$241,280
Streets (\$815/unit)	\$815	\$16,300	\$32,600
Traffic (\$67.90/unit)	\$67.90	\$1,358	\$2,716
NPDES paid to LACFCD*	\$1,000	\$15,000	\$24,000
Drainage & Sewer (\$1,980/MF unit)	\$2,474	\$39,600	\$79,200
Public Art Fee (1% of valuation)	\$0.00	\$32,000	\$45,000
School fee (\$3.20/sq. ft.)	\$6,400	\$96,000	\$153,600
<b>Total</b>	<b>\$30,836</b>	<b>\$589,460</b>	<b>\$724,040</b>
Per housing unit	\$30,836	\$29,473	\$18,101

Source: City of El Monte, 2021.

Notes: Projects may require site-specific environmental assessments, not included in above totals. This analysis assumed single-family home is 2,000 square feet, condominium unit is 1,500 square feet; and apartment unit is 1,200 square feet. For park fees, Quimby fees are \$14,120 for ownership units and \$6,032 for apartment units. Projects are also subject to a public art fee, calculated as a percentage of valuation.

\*Based on impervious surface of average project

### Permit Approval Process

Development permits typically must undergo a variety of city approval processes. This includes routine development and plan approvals, conditional use permits, and design review. Each of these stages is critical to ensuring quality residential projects. This section focuses on the three most widely used development approval processes in El Monte.

#### Development Review

The City of El Monte uses a standard development review process to ensure that residential projects are of high-quality construction and design. The timeframe for processing proposals depends on the complexity of the project, the need for legislative action, and environmental review. Table 38 and the text below describe the steps to process housing proposals.

- **Zoning Clearance Review.** A Zoning Clearance is a ministerial act that ensures development is consistent with the general plan and Zoning Code. Typically, the developer consults with planners at the front counter about Zoning Code requirements for smaller developments (such as a single-family house, residential additions, and/or an accessory dwelling unit). The developer then submits preliminary site plans, elevations, and floorplans to the Planning Division. **The Planning Division shall use the following guidelines to determine if the request is appropriate:**
  - A. The orientation and location of buildings and open space**
  - B. The vehicular and pedestrian circulation**
  - C. The scale, character and quality of design**

**D. The functionality of floor plans**

If the project satisfies City codes, the review takes three (3) to four (4) weeks. The developer then submits plans to the Building Division for Plan Check, which requires two (2) to four (4) weeks.

- **Initial Plan Review (IPR).** For housing projects that require a Design Review entitlement, prior to submitting the entitlement application, applicants are required to submit for Initial Plan Review (IPR). The intent of the IPR process is to provide preliminary feedback on the proposed project’s compliance with the City’s General Plan, Zoning Code, and Comprehensive Design Guidelines. The proposed development plans are reviewed by one of the City’s bench-listed design consultants to provide high-level architectural and landscape design comments. Once the IPR comments are finalized and forwarded to the applicant, the applicant would then incorporate the comments into a formal land use entitlement submittal. The goal of the IPR is to provide a streamlined review process once a project is formally submitted as the main issues have already been addressed through the IPR process. The timeframe for an IPR takes four (4) to six (6) weeks.
- **Modification-Variance.** If the developer requests to deviate from a zoning requirement, a Modification request may be applied for given that the requirement is listed in the Zoning Code as an applicable Modification request. The City’s Modification Committee (Building Official, City Planner, and Planning Commissioner) will review the request at a public hearing and make a decision, which can be appealed to the Planning Commission. If the request to deviate from a zoning requirement is not applicable to a Modification request; a Variance request may be applied for that is subject to approval by the Planning Commission and appealable to the City Council. Prior to the approval of a Modification/Variance, a project is required to demonstrate compliance to all “findings of facts” to substantiate the request **such as:**

- A. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved, or to the intended use of the property, that do not apply generally to the property or class of use in the same zone or vicinity**
- B. **The granting of such variance or modification will not be materially detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity in which the property is located**
- C. **Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classifications**
- D. **The granting of such variance or modification will not adversely affect the city’s general plan**

The timeframe for both the Modification and Variance requests from submittal to approval may take two (2) to three (3) months.

- **Tentative Parcel/Tract Map Review.** In cases where a project is proposing to subdivide an existing property into multiple lots that will be dedicated for individual property

ownership (per lot), a discretionary approval is required for a tentative parcel or tract map. For proposed developments with four (4) or less parcels, a tentative parcel map is applicable. In addition, for proposed developments with five (5) or more parcels, a tentative tract map is applicable. Proposed tentative parcel/tract maps are required to comply with the California Subdivision Map Act and make standard findings regarding the project design such as:

- A. The city has initiated proceedings to modify land use regulations by way of ordinance, resolution or motion
- B. The city has published legal notice containing a description sufficient to notify the public of the nature of the proposed change in the applicable general or specific plans, and zoning or subdivision ordinances
- C. Whenever the city has performed both A and B above, it may apply any ordinances, policies or standards enacted or instituted as a result of those proceedings which are in effect on the date the Planning Commission approves or disapproves the tentative map
- D. If the applicant requests changes in applicable ordinances, policies or standards in connection with the same development project, any ordinances, policies or standards adopted pursuant to the applicant's request shall apply

The approval is subject to a public hearing with the Planning Commission which is appealable to the City Council. The timeframe for tentative parcel/tract map request may take three (3) to four (4) months.

- **Conditional Use Permit.** The Zoning Code requires a Conditional Use Permit for certain residential uses, such as mobile home parks and senior housing, to ensure such uses are appropriate for the particular location. The Conditional Use Permit allows the Planning Commission the authority to permit uses subject to certain conditions designed to mitigate potentially negative impacts of that use in that zone and location. The approval is subject to a public hearing with the Planning Commission which is appealable to the City Council. Prior to the approval of a Conditional Use Permit, a project is required to demonstrate compliance to all “findings of facts” to substantiate the request such as:
  - A. The granting of the conditional use permit request will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity
  - B. The use applied for at the location indicated is properly one for which a conditional use permit is authorized
  - C. The site for the proposed use is adequate in size and shape to accommodate such use; and that all yards, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust such use with the land and uses in the neighborhood are provided
  - D. The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use

E. The granting of such conditional use permit is consistent with the purpose, goals and policies of the city's General Plan

The timeframe for conditional use request may take three (3) to four (4) months.

- *Design Review.* El Monte has established a design review process to encourage development that is compatible and harmonious with neighborhoods; foster the use of sound design principles that result in creative and imaginative solutions; establish structures of quality design that avoid monotony and mediocrity of development; promote and maintain the public health, safety, general welfare; and implement general plan policies encouraging the preservation and enhancement of the unique character and assets of the city. In addition, proposed housing projects are subject to compliance to the City's Comprehensive Design Guidelines which were adopted in 2012.

In 2019, the City established the Director Level Design Review process. This was to streamline the review process for smaller projects like duplexes and projects subject to state streaming, such as those identified in the Housing Crisis Act of 2019. This process typically takes two (2) to three (3) months. The applicant may appeal the Director's decision to the Planning Commission. All other multiple-family projects are subject to Planning Commission Level Design Review, which is appealable to the City Council. This process typically takes (3) to four (4) months (more if environmental studies are necessary). Prior to the approval of any Design Review application, the applicant is required to demonstrate their project's compliance with the City's Comprehensive Design Guidelines and to all "findings of facts" to substantiate the request such as:

A. The granting of the design review request will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity

B. The architectural design provides a desirable environment for its occupants, neighbors and visitors through its careful placement of building mass and its use of materials, textures and colors and will remain appealing through ongoing maintenance

C. The site plan and layout incorporate measures to encourage and protect alternative modes of transportation such as pedestrians, bicyclists and transit riders

D. The granting of the design review is consistent with the city's general plan, Municipal Code, Comprehensive Design Guidelines and any applicable specific plans

E. If applicable, the landscaping, including the location, type, size and maintenance, complies with Chapter 17.10 Landscaping Requirements and Chapter 17.11 Water Efficiency of the City's Municipal Code (only required when landscaping is proposed or required)

F. If applicable, the project meets all state law eligibility requirements of the state-mandated streamlining, including, but not limited to, the Housing Crisis Act of 2019, as may be subsequently amended.

- General Plan Amendment/Zone Change.** For very large residential projects, sometimes the applicant will propose a General Plan Amendment or Zone Change, particularly for housing built in underutilized sites zoned for nonresidential uses. In these cases, the timeframe for approval can be considerably longer. However, the City typically reduces the timeframe for this legislative step by processing, where feasible, the discretionary permits at the same time. A General Plan Amendment and Zone Change is subject to approval by the City Council, after receiving recommendations from the Planning Commission **which shall render its decision thereon by formal resolution reciting the findings upon which such decision is based.**
- Environmental Review.** Environmental review typically takes only a fraction of the total time needed to process a project. The vast majority of projects are deemed categorically exempt from CEQA, therefore involve little to no delay in the approval process. In certain cases, larger residential projects may require a mitigated negative declaration. Overall, the time involved is largely due to mandated periods for public review and the overall process is completed within state law. However, some larger projects, in particular those with a General Plan Amendment/Zone Change, require technical studies and the circulation of a Negative Declaration/Mitigated Negative Declaration (ND/MND) or Environmental Impact Report (EIR), per the California Quality Environmental Act (CEQA).

The total time to process an application for residential development is approximately two months for a single-family home and six months for a multiple-family project. Timeframes may increase significantly if the project include a General Plan Amendment/Zone Change and/or environmental review.

**Table 38 Development Review**

Development Permit	Single-Family (1 unit)	Duplex (2 units)	Multiple-Family (3+ units)
Initial Plan Review (IPR)	N/A	4 to 6 weeks	6 to 8 weeks
Modification Review only (if required)	6 to 8 weeks	2 to 3 months	2 to 3 months
Director Level Design Review	N/A	2 to 3 months	2 to 3 months*
Planning Commission Level Design Review (may be combined with other entitlements)	N/A	3 to 4 months	4 to 6 months
Building Plan Check and Permit Issuance	2 to 4 weeks	2 to 4 weeks	4 to 6 weeks
Cumulative Total of Standard Residential Projects	2 months**	4 to 6 months**	6 to 9 months**

Source: City of El Monte, 2021.

\* Only some projects may qualify for Director Level Design Review.

\*\* Does not include time necessary to complete environmental review.

Processing assumed to be concurrent

## Market Constraints

Market constraints to the development of residential buildings have become more prominent as the economy and residential construction industry has gone through multiple phases of expansive growth followed by periods of slowed activity. Cost of materials, land costs, lending policies, and local government fees have all been credited as factors influencing the cost of construction and the

ability of households to purchase new housing. This section analyzes the impact of these market factors.

### *Development Costs*

#### **Building Materials and Labor**

Hard construction costs including the cost of materials (wood, cement, asphalt, roofing, pipe, glass, and other interior materials) and labor comprise more than 60 percent of total development costs. Materials costs vary depending on the type of housing being constructed and amenities provided. Labor costs are influenced by the availability of workers and prevailing wages.

According to the Turner Center for Housing Innovation at UC Berkeley, affordable and market-rate developers have seen increasing construction costs throughout the state. For example, the cost of building a 100-unit affordable project in California increased from \$265,000 per unit in 2000 to almost \$425,000 in 2016. On a square foot basis, the Turner Center reports that the cost of constructing multiple-family housing increased by 25 percent between 2009 and 2018, reaching an average of \$222 per square foot by 2018.

The cost increases reported by Turner align with other industry measures of construction cost including the California Construction Cost index, which recorded a 24 percent change in costs between 2009 and 2018. In the Los Angeles region the costs increased even more, with the average hard costs exceeding the statewide average by \$35 per square foot. Although construction costs are a significant factor in the overall cost of development, the City of El Monte has no direct influence over materials and labor costs.

#### **Timing and Density**

The housing market can also constrain the timing between project approval and requests for building permits. In most cases, this may be due to developers' ability to secure financing for construction. In El Monte, the average time between project approval and request for building permit for a multiple-family development is typically two to four months. Market-rate developers for residential development typically propose products at the lower end of the allowable density range. As part of the 6th cycle Housing Element update, the City will be exploring tools and changes to development standards that will facilitate in achieving the maximum density.

The City has analyzed recently completed developments in the Downtown and Gateway area, as well as the in the Garvey Avenue, Durfee Avenue and Peck Road corridors (all zoned for multi-use projects). Findings from this analysis indicates the following significant trends.

#### **Project Densities in the Downtown and Gateway Areas**

These areas include the El Monte Bus Station (the largest bus station west of Chicago) and the Metrolink Station. In between is Main Street – which is considered the historic small-town hub of the City. Permitted densities range from 35 units per acre to 80 units per acre. Two types of projects have been proposed (with a majority of them built or under construction).

**Table 39 Densities in the Downtown and Gateway Areas**

Type of Projects	Number of Units
Stacked projects – projects are 4 to 5 stories high; most include underground parking or podium parking; densities between 50 to 80 units per acre	737 units (83.4%)
Townhouse projects – projects are 3 stories high; each include separate attached garages; densities between 20 to 30 units per acre	147 units (16.6%)
Total:	884 units

The City’s Downtown Specific Plan and Gateway Specific Plan provide the development standards needed to construct higher density projects. Overall, the table illustrates that market conditions support higher densities and increased costs associated to underground parking. An overwhelming majority of units are located in stacked projects. It is also important to note that one of the townhouse projects was constructed prior to the Downtown Specific Plan being adopted (April 2017).

**Project Densities along the Garvey, Durfee, and Peck Corridors**

This includes all three of the City’s mixed-use corridors. Like with the table above, two types of projects have been proposed (with a majority of them built or under construction).

**Table 40 Densities along the Garvey, Durfee, and Peck Corridors**

Type of Projects	Number of Units
Stacked projects – projects are 3 to 4 stories high; some include podium parking; densities between 30 to 35 units per acre	150 units (34.9%)
Townhouse projects – projects are 3 stories high; each include separate attached garages; densities between 20 to 25 units per acre	280 units (65.1%)
TOTAL:	884 units

The City’s mixed-use zoning district provides development standards to allow densities of up to 35 units per acre. However, a significant majority of the developers have proposed projects at significantly lower densities. Developers have repeatedly expressed that market demand calls for townhouses (or rowhouses) at lower densities. They state that buyers prefer attached garages and a minimal amount of private space.

However, in Program 1-4, the City has included actions to require or encourage higher residential densities in the City’s mixed-use zoning districts:

- Develop the Garvey Corridor and Five-Points Urban Density (U/MU) zoning district. This will allow densities of up to 50 units per acre. Permit buildings up to 5 or 6 stories and reduce parking and open space requirements for projects that are constructed at higher densities.
- As part of the 2022 Comprehensive Zoning Code Update, review the existing mixed-use development standards for Peck Road and Durfee Avenue (the M/MU zoning district). Reduce parking and open space requirements, to better facilitate the construction of higher density projects.
- Strictly enforce minimum density requirements in the U/MU and M/MU zoning districts.
- Develop a set of incentives for developers to consolidate properties and develop at densities over 40 units per acre in the U/MU zoning district and over 30 units per acre in the M/MU zoning district.

## Approval Times for Projects

The City has analyzed 54 completed housing projects with 956 units that were submitted and received approvals since 2014. Small projects are defined as three (3) to nine (9) units and large projects are defined as ten (10) or more units. Projects with Environmental Impact Reports (EIRs) were removed. For the 32 smaller projects, the average review and approval time was 6.8-months, and the median time was 6.4 months. All the projects were exempt from the California Environmental Quality Act (CEQA). For the 22 large projects, the average review and approval time was 10.1-months, and the median time was 8.2 months. Ten of the projects included a Mitigated Negative Declaration (MND), and the remaining were exempt from CEQA.

As detailed above, a variety of nongovernmental constraints significantly impact review and approval times for housing projects. Many of the 54 projects analyzed by staff were similarly impacted. However, the City intends to incorporate the following steps to assist in reducing approval times for projects:

- Utilize the City’s new software program (Energov – which will be operable by summer 2022) to generate reports on projects that are being delayed. Routinely follow-up with the project manager and provide assistance where possible.
- Routinely meet with applicants in person or remotely to explain each item on incomplete letters. This will increase the likelihood that an applicant’s second submittal is complete.
- As part of the Comprehensive Zoning Code Update, update all City applicant forms and procedures. The new Zoning Code will be significantly more user friendly with tables, charts, and illustrations. Having such updated standards and forms will increase the likelihood that an applicant submits a complete application.

## Land Costs

Land and construction costs, in tandem with projected rents and sale prices of housing, affect the feasibility of building market rate and affordable housing. Over the past five years, the escalation of housing prices has made it feasible to convert even otherwise valuable commercial land or lower value industrial land to residential uses.

Land costs include the costs of raw land and site improvements (e.g., grading, cut and fill, environmental cleanup). Factors affecting the cost of land include overall availability within a community, environmental site conditions, public service and infrastructure availability, aesthetic considerations, and parcel size. According to City Staff, the raw cost of improved land ranges from \$30 to \$37 per square foot for single-family lots, while multiple-family land commands a price at \$35 to \$42 per square foot.

Recent data indicate that construction costs can constitute 43 to 48 percent of the cost of a single-family detached home. According to a survey of housing projects completed during the previous planning period, the square footage costs of new housing average \$110 per square foot for a single-family detached unit and an average of \$60 per square foot for a stacked flat single-family unit (with no garage). Apartments can achieve some economy of scale, provided that the building does not exceed three stories, does not require underground or podium parking, and the amenities are standard for most apartment projects.

Labor costs are usually two to three times the cost of materials, representing 17 to 20 percent of the total cost of a new home. Labor costs are based on a number of factors, including housing demand, the number of contractors in the area, and union status of workers. State law requires the payment of prevailing wages for most private projects built under an agreement with a public agency providing assistance to the project, except for certain types of affordable housing. Although this law may raise the cost of affordable housing, it is not a constraint unique to El Monte.

To help mitigate the cost of building affordable housing, the City has made a practice of granting density bonuses to housing developers. The City grants discretionary approvals, such as design review, zone changes, and general plan land use designation changes, to further provide available opportunities to build housing. For homeownership projects, the City has also provided low-cost land to nonprofit housing developers. Finally, developers have the option of expediting their projects for a fee.

### **Financing**

Mortgage interest rates have a large influence over the affordability of housing. Increases in interest rates decrease the number of persons able to afford a home purchase. Decreases in interest rates result in more potential homebuyers introduced into the market. National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, “leverage” funds by offering interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

First time homebuyers are the most impacted by financing requirements. Mortgage interest rates for new home purchases for the latter half of 2021 are forecast to be between 2.75 percent and 4.01 percent for a fixed rate 30-year loan (sourced from the Economy Forecast Agency). Lower initial rates may be available with Graduated Payment Mortgages (GPMs), Adjustable-Rate Mortgages (ARMs), and Buy-Down Mortgages. However, variable interest rate mortgages on affordable homes may increase to the point that interest rates exceed the cost-of-living adjustments, which is a constraint on affordability. Although interest rates are currently low, they can change significantly and substantially impact the affordability of the housing stock.

Interest rates in 2021 are not a constraint to affordable housing; however more strict lending standards could pose a constraint to affordable housing. An increase of one percentage point can make a monthly payment out of reach for many lower income households. As such, financing for long term mortgages is generally available in El Monte, subject to normal underwriting standards.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 80 percent loan-to-value and represents the largest constraint to homebuyers. Other programs, such as those for first-time homebuyers, can find down payment requirements between 5 percent and 20 percent. However, more recent events in the housing market have made it more difficult for prospective home buyers to secure a home loan.

One of the greatest impediments to homeownership, however, is credit worthiness. According to the Federal Housing Authority, lenders consider a person’s debt-to-income ratio, cash available for

down payment, and credit history, when determining a maximum loan amount. Many financial institutions are willing to significantly decrease down payment requirements and increase loan amounts to persons with good credit rating. Persons with poor credit ratings may be forced to accept a higher interest rate or a loan amount insufficient to purchase a house. Poor credit rating can be especially damaging to lower-income residents, who have fewer financial resources with which to qualify for a loan. The FHA is generally more flexible than conventional lenders in its qualifying guidelines and allows many residents to re-establish a good credit history.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to report lending activity by census tract. Analysis of available HMDA reports do not indicate documented cases of underserved lower income census tracts in the City. Table 41 presents the disposition of home purchase loan applications in 2019 by income of the applicants.

**Table 41 Disposition of Home Purchase and Improvement Loan Applications (2020)**

Loan Type	Total Applicants	Approved, Not Accepted	Denied	Other
Government-Backed Purchase	28	7.1%	0%	25%
Conventional Purchase	500	7.6%	34.2%	10.6%
Refinance	1,762	3.7%	11.5%	21.2%
Home Improvement	54	3.7%	50%	18.5%
Total	2,344	22.1%	95.7%	75.3%

Notes:

1. Loans on 1- to 4-Family and Manufactured Home Dwellings
2. “Approved, Not Accepted” are those applications approved by the lenders but not accepted by the applicants.
3. “Other” includes files closed for incompleteness, and applications withdrawn.
4. Data available for City of El Monte Census Tracts 432300, 432500, 432601, 432602, 432700, 432801, 433200, 433302, 433304, 433305, 433306, 433307, 433402, 433403, 433901, 434003.

Source: FFIEC Home Mortgage Disclosure Act, 2020

***Local Efforts to Address Market (or Non-Governmental) Constraints***

A significantly high number of projects receive City approval but never get constructed or are very delayed for a myriad of reasons. Since 2014, 15 significant projects (10 or more units) have been approved and expired or have been delayed by more than 4 years. The expired projects would have constructed 924 units while those being delayed total 485 units (for a combined 1,409 units). The City evaluated each project and identified the different factors involved in the development not being completed. Table 42 summarizes the main issues, number of units and the meaning actions the City’s intends to undertake in addressing non-governmental constraints to housing development (note, most projects had more than one factor at play):

**Table 42 Identified Non-Governmental Constraints and Local Mitigation Efforts**

Primary Issue	Units	Proposed City Actions
Lack of financing – companies declaring bankruptcy; affordable projects not securing needed county, state and/or federal funding	1,200 (85.2%)	Work closely with affordable housing developers as they navigate through the process to secure funds; provide HOME and other funds to make their applications more competitive.
COVID-19 impacts – primarily with mixed-use projects that include a non-residential component	920 (65.3%)	N/A
Inexperienced applicant – this includes the property owner, developer, architect/designer and construction team	847 (60.1%)	Work with organizations that provide project management and building construction leadership courses for applicants; promote such activities through the City’s social media platforms.
Environmental impacts – this includes project related impacts and needed remediation. This is especially a factor when residential projects are proposed on properties that were previously occupied by industrial or auto related uses.	600 (42.8%)	Develop relationships with Los Angeles County Fire and the state agencies that oversee environmental remediation. Work closely with developers as they navigate through the environmental remediation process.
Neighborhood opposition – Overall, the City does not receive many project appeals, so this number is likely lower than it would be in other cities.	100 (7.1%)	Highly encourage applicants to work with community groups prior to submitting a formal project. This can be discussed during the City’s Initial Plan Review process (i.e., the pre-application phase).
Complicated project – This is mostly construction related	93 (6.6%)	N/A
Project description – Frequent changes in project description by the applicant	46 (3.3%)	N/A

Note: Most projects had more than one concurrent issue play

## Environmental Constraints

### *Ground Shaking*

Southern California is prone to periodic earthquakes, such as the Whittier Narrows, Landers, and Northridge earthquakes. While no earthquake faults have been found in El Monte, residents clearly experience the ground-shaking effects from such events. Most of the City is underlain by a shallow water table, is subject to liquefaction or the settling of soil during an earthquake, and therefore will materially experience the movement caused by an earthquake.

El Monte protects the community from seismic hazards through the enforcement of modern building technologies, land use, and appropriate construction practices. El Monte is committed to continued vigilance in ensuring that residents and businesses are safe from seismic events. To maintain and improve public safety, this Element will focus on protecting residents from potential damage from earthquakes through proactive planning, enforcement of building standards, and emergency preparedness.

### *Infrastructure*

In planning for future residential development, it is important to evaluate current service levels provided to existing residents, deficiencies in the levels of services provided, and the need for additional public services and facilities to support new development. This section addresses the ability of water and wastewater utilities to serve an increase in population. Generally, infrastructure development is not seen as a constraint to the development of affordable or market rate housing.

## *Water*

Potable water in El Monte is provided by eight water companies depending on the location of the residence in the City. San Gabriel Valley Water Company provides water to more than 50 percent of the City, as well as surrounding areas with a population of approximately 480,000 persons. To serve its client base, the company operates 36 groundwater wells, 36 storage reservoirs, and 2.9 million feet (over 550 miles) of water distribution mains ranging up to 36-inches in diameter. The City of El Monte is the next largest provider, covering approximately 25 percent of the City. Several other smaller companies serve the remainder of the City. Based on calculations completed for the 2011 General Plan, it is anticipated that there is adequate water supply to accommodate the City's RHNA allocation. Project specific analysis may be required when a project is proposed to determine if the existing infrastructure and proposed demand need to be addressed. Generally, water supply is not seen as a constraint to the development of affordable or market rate housing.

## *Wastewater*

Wastewater collection facilities that serve the City are owned, operated, and maintained by the City's Public Works Department. The City maintains 125 miles of pipeline and seven pump stations. El Monte is one of 17 jurisdictions that are signatory to the Joint Outfall Agreement. The agreement provides for a regional interconnected system of facilities and a cooperative agreement to own, operate, and maintain facilities collectively. The Sanitation Districts of Los Angeles County treats wastewater at the Whittier Narrows Water Reclamation Plant, located south of the City, and then recycles the water for irrigation and groundwater recharge. Authorities at the Los Angeles County Sanitation District consider the trunk system and treatment facilities adequate at the time this Element was prepared to accommodate the City's RHNA allocation.

## **Housing for Persons with Disabilities**

State law requires cities to analyze constraints to the development, maintenance, and improvement of housing for people with disabilities; to demonstrate efforts to remove governmental constraints; and to include programs to accommodate people with disabilities. This includes housing for people who are homeless, housing for people with disabilities, and housing that provides support services as well.

## *Allowable Housing Types*

The City complies with applicable state laws and allows residential care facilities serving six (6) or fewer residents by right in all residential zones, and large care facilities are also allowed in all residential zones, subject to the approval of a conditional use permit. There are no maximum concentration or siting requirements for residential care facilities, no site planning requirements other than those required of any standard single or multiple-family residence, no minimum distance requirement between facilities other than those allowed in state law, and no differential parking standards for such uses than other stick-built homes.

To ensure full compliance with state law provisions pursuant to the Community Care Facilities Act, the Zoning Code was amended during the previous planning period to clearly define what

constitutes a group home, residential care facility, and community care facility. Furthermore, relevant sections of the Code have been revised to reference state law to ensure consistency where ambiguity is present regarding such uses.

### *Rehabilitation of and New Construction*

Given the age of El Monte's housing stock, a primary issue facing people with disabilities is retrofitting existing homes built before modern accessibility standards. To facilitate home rehabilitation, the City allows a property owner to build a ramp to allow entrance into a single-family home. The Municipal Code allows any structure, guardrail, handrail, or ramp that is necessary to provide access to the first floor of a residence for the physically challenged to protrude into the required yard areas and street setbacks. To simplify the review process, a reasonable accommodation procedure was established during the 4th cycle planning period, ensuring that all reasonable accommodation needs are processed over the counter. The City also assists residents in retrofitting their homes to the latest accessibility standards through its Housing Rehabilitation Loan Programs.

The International Building Code requires accessibility standards for residential development that are mandated by state and federal law. Some communities also require developers to incorporate additional improvements to make housing more accessible, such as 32-inch clear openings in interior and bathroom doorways and providing an accessible means of egress/ingress for each unit. The City of El Monte only enforces state and federally mandated standards for disabled access and does not require compliance with any additional standards.

When the City uses federal funds to construct or substantially rehabilitate housing, at least 5 percent of the units must be accessible to persons with mobility impairments and an additional 2 percent of the units must be accessible to persons with hearing or visual impairments. New multiple-family housing is built so that: 1) the public and common use portions of such units are readily accessible and usable by persons with disabilities; 2) doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features.

HUD does not require that all design, construction, and alterations incorporate visit-ability standards nor universal design standards. However, the City is currently investigating the feasibility of visit-ability standards. Accessibility requirements for the City of El Monte can be found in chapters 11A and 11B the 2019 California Building Code with 2020 Los Angeles County amendments and the El Monte Municipal Code.

### *Differential Treatment*

To ensure compliance with Government Code Section §65583 (SB2) the Zoning Code has been amended to consider and treat transitional housing as a residential use, and to clearly define a family in a way that does not regulate the number or relationships of occupants in a home. In this manner, all residents have the widest choice of where to live in the city regardless of disability, family size or type, medical condition, or other arbitrary group. The City has also added two new categories of housing as permitted uses: single room-occupancy and supportive housing.

Generally, larger residential care facilities do require a conditional use permit and public hearing, otherwise there are no restrictions on this use, and no conditions are imposed on group homes offering supportive services. No special public input is required to site facilities. Generally, the approval process is consistent with those of other jurisdictions in the San Gabriel Valley.

### *Permitting Process/Reasonable Accommodation*

Reasonable modifications to structures or interiors are administratively approved by the Director and only a building permit is required. For new housing, the developer may request modifications to the Zoning Code. In these cases, the City’s Modification Committee (i.e., Building Official, Planning Services Manager, and Planning Commissioner) review the request and make a decision. The City has a reasonable accommodation procedure to explicitly allow for changes to land use, building codes, and permitting processes to accommodate people with disabilities. City staff rely on existing free administrative approval procedures to expedite the approval of such requests. This administrative process, which is readily available to all applicants, avoids the need for variances and conditional use permits. Pursuant to Section 17.77.050 of the Zoning Code, the findings required to approve a reasonable accommodation request include:

- A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by a disabled person protected under fair housing laws;
- B. Whether the requested accommodation is necessary to make housing available to disabled persons protected under the fair housing laws;
- C. Whether the requested accommodation would impose an undue financial or administrative burden on the jurisdiction; and
- D. Whether the requested accommodation would require a fundamental alteration in the nature of the jurisdiction's land use and zoning or building program.

None of the above findings are considered constraints to approving a reasonable accommodation request.

## Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in El Monte. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, financial resources available to support housing activities, and administrative resources available to assist in implementing the City's housing programs and policies. Additionally, this section examines opportunities for energy conservation.

### Future Housing Needs

State law requires each community to play a role in meeting the region's housing needs. As such, the Southern California Association of Governments (SCAG) has allocated the City of El Monte housing production goals for the 6th cycle Housing Element update. This section discusses how El Monte has adequate residential and mixed/multi-use site capacity to accommodate its share of regional housing needs during the planning period.

### Regional Housing Needs Assessment (RHNA) Requirement

The RHNA, developed and adopted by SCAG, covers the growth projection and planning period from June 30, 2021, through April 15, 2029. The RHNA assigns a housing production to each jurisdiction in the region. El Monte must identify adequate land with appropriate zoning and development standards to accommodate its allocation of the regional housing need. The RHNA includes a fair share adjustment which allocates future (construction) need by each income category in a way that meets the state mandate to reduce over-concentration of lower income households in historically lower income communities or areas within the region.

State law requires that the City designate an adequate number of sites with appropriate zoning and development standards to facilitate production of the City's regional share of housing needs for all income groups. El Monte's RHNA for the 2021-2029 planning period (6<sup>th</sup> cycle) has been determined by SCAG to be 8,502 units. This total includes 1,797 units for very-low-income households (50 percent of the very low category is assumed to be extremely low income or 898 units, pursuant to Government Code §65583(a)(1)), 853 units for low-income households, 1,233 units for moderate-income households, and 4,619 units for above moderate-income households.

El Monte's RHNA is considered high compared to other cities in the surrounding area. For example, Pasadena has twice the number of existing housing units compared to El Monte, yet its RHNA of 9,408 units is only 906 units (or 10.7%) higher than that of El Monte. All other surrounding cities have lower RHNAs, including Alhambra (6,808 units), Arcadia (3,206), Baldwin Park (1,996), Monrovia (1,665), Rosemead (4,601), San Gabriel Valley (3,017), Temple City (2,182), and West Covina (5,334). This is due, in part, because El Monte is transit rich and has many underutilized corridors that could be transitioned to housing.

Projects within the City's entitlement or building plan-check process, but that have not obtained a building permit as of July 1, 2021, can be counted toward the 6<sup>th</sup> Cycle RHNA requirement. Because

these projects have development proposals being considered by the City, the potential units associated are considered likely to redevelop during the planning period and can be included within the sites inventory without additional justification. Additional details regarding pending development projects are included in Table A and Table B in Appendix A, Sites Inventory.

## Residential Sites Inventory

As part of the Housing Element update, the City identified residential sites that could accommodate El Monte's future housing needs.

## Residential Recycling

As a primarily built-out community, the City continues to experience residential growth through infill development on residentially zoned lots. Some additional units will be accommodated as part of the zoning code update and through other implementation measures (e.g., Garvey Corridor, Urban Density zone).

### 1. *Single-Family Residential Zones*

Like much of Southern California, low density residential is the most prevalent type of land use designation in El Monte. Such neighborhoods are represented by single-family detached units. The City's General Plan calls to preserve single-family neighborhoods, with a maximum density of six units per acre. Infill opportunities do exist, especially in the northeast and southeast portions of El Monte (which are zoned R-1B). A majority of these properties are double or even triple deep. This is because of the area's agricultural past (where the property was developed with one unit and the rear yard was used for horses and/or hobby farming). Over the years, such properties have been developed with two, three, and sometimes four units. In such cases, the units are typically detached with a shared driveway.

For single-family dwellings, staff reviewed building permit records for the past 14 years. A total of 433 new single-family dwellings were constructed during this period, for an average of 31 dwellings per year (from a low of 10 units in 2018 to a high of 76 units in 2008). The largest single-family project was the Bannister Homes project, with 20 net new dwellings (including two affordable units). Almost all other projects contained four or fewer dwellings.

If staff were to extrapolate past construction trends to develop projections, a total of 248 dwellings would be constructed over the next eight years. While staff finds it reasonable to assume infill projects will continue in the years ahead, it did not use past activity to base its estimates. Rather, staff completed a comprehensive survey of all R-1B zoned lots in the City, and identified a remaining capacity of 440 units. Staff estimates that approximately 20 percent of those units will be developed over the next eight years, which is equal to 88 dwellings (or 8.8 per year). Staff believes these projections are conservative and realistic, especially after considering an annual average of 31 single-family dwellings were constructed during the 14 prior years.

### 2. *Multiple-Family Residential Zones*

The City has three multiple-family residential zones. They include the Medium-Low Density/Multiple-Family Dwelling zone (or R-2, with up to eight units per acre), the Medium Density/Multiple-Family

Dwelling zone (or R-3, with up to 14 units per acre) and the High Density/Multiple-Family Dwelling zone (or R-4, with up to 25 units per acre). In addition, many of the City’s commercial corridors allow multiple-family residential subject to the R-4 standards. This includes properties in the C-O (Professional Office), C-1 (Limited Commercial) and C-2 (Retail Commercial) zones, as well as properties within one-quarter mile of a major transit stop in the C-3 (General Commercial) and C-4 (Heavy Commercial) zones. Heights in the R-2 and R-3 zones are limited to two stories, whereas structures in the R-4 zone and C zones can be as high as three stories. Housing types range from detached units with private yards to three-story apartment buildings.

As part of the Comprehensive Zoning Code Updates, staff envisions a complete transformation of its multiple-family residential zones (R-2, R-3 and R-4 zones). New development standards will follow a “City of Gardens” approach, where the focus is on the street and common open space areas. The majority of the City’s development standards (e.g., parking, open space, and floor area ratio) will also be revised to make it more feasible to construct projects at higher densities. Larger multiple-family projects will also be able to follow a “Planned Residential Development (PRD)” approach, where there is flexibility in the arrangement of buildings and open space areas. For multiple-family projects in commercial zones, staff envisions a more “urban feel” with unit being stacked and entrances closer to the street. Staff anticipates all of these items will be addressed as part of the Comprehensive Zoning Code Update.

For multiple-family units, staff reviewed building permit records for the past nine years. A total of 600 new multiple-family units were constructed during this period, for an average of 67 units per year (from a low of 0 units in 2013 and 2016 to a high of 235 units in 2018). Staff anticipates the City will see similar multiple-family housing numbers on an annual basis in the years ahead. Therefore, staff estimates the number of new multiple-family units constructed over the next eight years will be 895 units.

Staff also identified specific properties that are likely to be developed with multiple-family residential units. This includes projects that are already under City review and properties that are being marketed for housing developments. Staff also wanted to identify the remaining capacity in a typical multiple-family neighborhood, or commercial corridor that allows multiple-family developments.

- **R-2 Zone:** This zone is made up of 1,293 properties covering 231 acres. The majority of them are developed with one (1) or two (2) units. Staff selected one (1) neighborhood with 117 properties for analysis. A total of eight (8) properties were identified as having capacity. If the sample capacity was carried across all properties zoned R-2, a total of 88 properties would have remaining capacity. With a maximum of two (2) units on each property (or a net gain of one (1) unit), the total remaining capacity would be 88 units.
- **R-3 Zone:** This zone is made up of 4,173 properties covering 887 acres. Staff selected three (3) neighborhoods with 364 properties for analysis. A total of 29 properties were identified as having additional capacity. If the sample capacity was carried across all properties zoned R-3, a total of 332 properties would have remaining capacity. While the maximum density permitted is 14 units per acre, staff’s projections assumed they would be developed with a maximum of 12 units per acre. Using the numbers above, the average size of a property in the R-3 zone is 0.21 acres. This would result in a total remaining capacity of 516 units.

- R-4 Zone: This zone is made up of 201 properties covering 89 acres. Staff selected two (2) neighborhoods with 165 properties for analysis. A total of 11 properties were identified as having additional capacity. If the sample capacity was carried across all properties zoned R-4, a total of 13 properties would have remaining capacity. While the maximum density permitted is 25 units per acre, staff’s projections assumed they would be developed with a maximum of 20 units per acre. Using the numbers above, the average size of a property in the R-4 zone is 0.44 acres. This would result in a total remaining capacity of 105 units.
- C-O, C-1 & C-2 Zones: These commercial corridors are made up of 330 properties covering 212 acres. Developing along these corridors is difficult to estimate on a property-by-property basis. Therefore, staff identified an overall percentage of properties that may be developed over the next eight (8) years. As properties in the R-3 and R-4 become less available for development, staff anticipates future interest shifting to these corridors. For these corridors, staff estimates that five (5) percent of the acreage would be developed for multiple-family (staff selected this percentage, as it is lower than the capacity identified in the R-2, R-3 and R-4 zones). While the maximum density permitted is 25 units per acre, staff’s projections assumed they would be developed with a maximum of 22 units per acre. Using the numbers above, this would result in a total of 260 units.
- C-3 & C-4 Zones: These are areas within one-quarter mile of a major transit stop. Overall, there are a total of 167 properties covering 91 acres. Developing near these intersections is difficult to estimate on a property-by-property basis. Therefore, staff identified an overall percentage of properties that may be developed over the next eight (8) years. As properties in the R-3 and R-4 become less available for development, staff anticipates future interest shifting to areas near these intersections. Therefore, staff estimates that five (5) percent of the acreage would be developed for multiple-family (staff selected this percentage, as it is lower than the capacity identified in all the other zones that permit multiple-family). While the maximum density permitted is 25 units per acre, staff’s projections assumed they would be developed with a maximum of 22 units per acre. Using the numbers above, this would result in a total of 91 units.

If staff were to use the methodology outlined above, the neighborhoods evaluated would result in a capacity of 1,060 units. If staff were to extrapolate past construction trends to develop projections, a total of 536 dwellings would be constructed over the next eight years. While staff finds it reasonable to assume new projects will continue in the years ahead, it did not use neighborhood surveys or past activity to base its estimates. Rather, staff identified 29 specific properties where developers have either had their entitlements approved (and are in the process to receive building permits), have entitlements submitted or are in active discussions with staff to submit entitlements. The list includes also several larger affordable housing projects. None of these potential projects are included in other tabulations. **Combined, the units total 845, or 10 percent of the City’s RHNA. Approximately 547 of them are projected to be affordable.**

### Anticipated Accessory Dwelling Units (ADUs)

New state laws passed since 2017 have substantially relaxed the development standards and procedures for the construction of Accessory Dwelling Units (ADUs). As a result, the City has seen

significant increases in the construction of ADUs and Junior ADUs. A total of 19 ADUs or Junior ADUs were approved in 2018, followed by 35 in 2019, and 79 in 2020. From January 2021 through September 2021, a total of 85 have been approved. Based on this steeply upward trend, the City anticipates permitting at least 100 ADUs and Junior ADUs in 2021. The City issued a total of 133 ADU permits for the period of 2018-2020 generating an annual average unit count of 44 units. For the purpose of RHNA credits, the City assumes 50 ADUs annually for a total of 400 ADU units over the eight-year planning period of the Housing Element. All different types of ADUs have been approved in the City (including new detached construction, detached garage conversions and attached junior ADUs).

Since current development standards for ADUs are very flexible, staff anticipates the number of ADUs will increase over the next eight (8) years. The City is also engaged in efforts to encourage ADUs such as the creation of educational material regarding permit processing and funding resources (see Housing Element for specific programs) and working with the Housing Division to provide financial assistance to low-income residents for the creation of ADUs. Therefore, the numbers identified in the methodology would be at the low end of any projection. The City is in the process of updating its Accessory Dwelling Unit (ADU) Ordinance. The El Monte General Plan Housing Element also includes a program to facilitate the development of ADUs.

City staff also anticipates many property owners will utilize the provisions outlined in the recently adopted Senate Bill 9 (SB 9). This will allow property owners to potentially subdivide a single-family lot into two lots, and construct up to two dwellings on each lot. However, since SB 9 was only recently adopted, the City did not include any such dwellings in its single-family projections.

## Residential Development in Commercial and Mixed/Multi-Use Zones

Given the scarcity of developable land in the City, and the continuing demand for new housing, future residential development will rely largely on underutilized commercial properties where residential uses are permitted. This includes the Downtown Core, Gateway Specific Plan and major corridors including Durfee Avenue (zoned MMU), Peck Road (zoned MMU) and Ramona Avenue (zoned C-O). In addition, staff recommends up-zoning the Garvey Avenue Corridor (currently zoned MMU) and 5-Points Commercial Hub (currently zoned C-3 and C-4) for urban density housing. Finally, staff has identified the Flair Business Park (currently zoned Office Professional (OP)) as a new area for work-live housing.

## Housing Plan Areas

Given the scarcity of developable land in the City and the continuing demand for new housing, nearly all of the recent residential construction in the City has involved infill development on underutilized properties. The analysis of residential capacity on underutilized parcels focuses primarily on residentially zoned land and mixed/multi-use sites throughout the City. The eight primary areas that will accommodate housing are summarized below and illustrated in Appendix A, Sites Inventory.

1. Flair Park Area: The Flair Park Area was rezoned from General Manufacturing (M-2) to Office Professional (OP) in 2011 as part of the City’s General Plan Update. Hence, the area has many “legal non-conforming” industrial uses. The General Plan calls for this area to be a corporate office center with no housing. Taller structures would be situated directly

adjacent to Flair Drive and the I-10 Freeway. The areas south of Telstar Avenue would be lower in height.

In the past ten (10) years, the professional office market has not expanded enough to allow the original vision of Flair Park to fully become a reality. Staff recommends corporate office centers remain the focus along Flair Drive (and directly adjacent to the freeway, to maximize their visibility). However, for the areas to the south along Telstar Avenue and Whitmore Street, staff recommends expanding the list of uses to include offices of all types, research and technology uses, incubator space and work-live units. Densities would range from 6 to 14 units per acre. The living portion of each work-live unit would also be limited to a maximum square footage (e.g., 600 to 800 square feet).

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Incorporate on properties that are vacant or dominated by surface parking;
- Replace non-conforming industrial uses and buildings with a mix of research and technology, incubator space and housing; and
- Properties used by public agencies.
- *Note: Housing is not proposed for the properties adjacent to the freeway. Corporate office centers would remain the focus for these properties.*

Flair Park has a total area of 181 acres. Staff identified 18 properties with a combined area of 55.2 acres as suitable for work-live as a supporting use. In many cases, existing buildings and some uses would remain.

A total of 475 units are projected for the Flair Park Area as part of Cycle 6 of the Housing Element update. This is approximately 5.6 percent of the City’s RHNA.

2. Gateway Specific Plan Area: The Gateway Specific Plan was approved in 2008 and updated in 2012 and was evaluated for the construction of up to 1,850 units. It was designed to facilitate a dense, mixed-use urban environment that is based on design principles of Transit Oriented Development. The centerpiece of the 60-acre Specific Plan is the El Monte Station, which is the busiest bus station west of Chicago. This makes the area one of the most transit rich areas in the San Gabriel Valley. Other areas in close proximity include the City’s Downtown, the Emerald Necklace (along the Rio Hondo River) and the Metrolink Station.

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Dense urban housing surrounding the Bus Station and directly to the north (Parcels 1B and 2);
- Housing as a supportive use for properties closer to the freeway (Parcels 1A & 5); and
- *Note: No housing is proposed on the property to the far north (Parcel 3), which is planned to be a park.*

The Specific Plan analyzed the development of up to 1,850 units (approximately 80 percent for sale and 20 percent for rental). The goal is to make 15 percent of the units affordable to low- and moderate-income households. So far, 133 affordable units have been constructed

with an additional 208 units under construction. An additional four (4) parcels are vacant and suitable for urban housing as a stand-alone use, as part of a vertical mixed-use project or as an ancillary use.

A total of 1,190 units are projected for the Gateway Specific Plan Area as part of Cycle 6 of the Housing Element Update. This is approximately 14.0 percent of the City’s RHNA, and the third highest percentage compared to all other areas.

3. Downtown Main Street Specific Plan Area: The Downtown Specific Plan was adopted in 2017 and encompasses approximately 115 acres. The heart of the area is the City’s historic Main Street area, which is near equal distance from the El Monte Station and the El Monte Metrolink Station. This makes the area among the most transit rich in the San Gabriel Valley. The Plan’s vision includes dense housing, retail, entertainment and outdoor dining establishments in a pedestrian friendly environment. Densities up to 80 units per acre and buildings up to six (6) stories in height would be located on properties closest to mass transit. The Plan features the DOR (Development Opportunity Reserve) that incentivizes lot consolidation, the construction of affordable housing (low/very and low income), and the completion of public improvements (such as public plazas and alley improvements) for the exchange of development intensity (e.g., height, FAR, and density). The downtown area has a significant number of surface level parking lots that could be used for housing. Many of these are also owned by the City or other public entity, which would make them ideal for affordable housing.

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Properties closest to the Metrolink Station (up to 80 units per acre);
- Existing publicly owned parking lots and vacant land throughout the Plan area;
- Properties that are underutilized with 1-story buildings; and
- Properties that are occupied by legal non-conforming uses.
- *Note: Main Street is purposely not listed in the methodology, as the Specific Plan calls to maintain the “small town” feel of the area. Dense housing would not be consistent with this goal.*

The Specific Plan analyzed a total of 2,200 net new units for the area. The most recently completed project is the 62-unit Union Walk project. Currently, a 53-unit project is under construction, a 53-unit project and a 51-unit project have been approved and an 85-unit project has been submitted for City review. Staff identified 26 properties with a combined area of 30.6 acres as suitable for new urban housing, either as a stand-alone use or as part of a vertical mixed-use project. An additional three (3) properties with a combined area of 5.0 acres was identified just north or east of the Specific Plan boundary for additional housing.

A total of 1,777 units are projected for the Downtown El Monte Specific Plan and the immediate properties to the north and east as part of Cycle 6 of the Housing Element Update. This is approximately 20.9 percent of the City’s RHNA, and the highest percentage compared to all other areas.

4. Garvey Corridor: The western portion of Garvey Avenue (from Potrero Avenue to Meeker Avenue) stretches approximately 1.7 miles and is considered a major east/westbound arterial road. For decades, the corridor was dominated with motels, auto related businesses and strip commercial uses. Per the 2011 General Plan, the zoning was changed to Mixed/Multi-Use (MMU). The vision calls for a mix of horizontal and vertical mixed-use projects with a maximum height of four (4) stories and residential densities of up to 35 units per acre. Garvey Avenue is transit rich with 13 bus lines connecting the corridor to Downtown Los Angeles to the west, Pasadena to the north, Pomona to the east and Norwalk to the south. While the area has seen significant development interest over the past several years, many non-conforming auto-related uses remain. The corridor has a significant number of underutilized sites that would be ideal for infill housing.

Staff is in the early stages of creating a new “Urban Housing” zone for the corridor, with densities as high as 50 units per acre. To reach such higher densities, the focus will be on vertical stand-alone or vertical mixed-use projects up to five (5) or six (6) stories in height. As already noted, the corridor is very transit rich. In addition, the street itself is very wide, and can incorporate many streetscape improvements (e.g., landscape islands, bump-outs at intersections, bicycle lanes).

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Large and/or deep properties currently occupied by legal non-conforming auto related uses;
- Large and/or deep properties currently underutilized with 1-story retail and service uses;
- Properties where there is an opportunity to consolidate multiple parcels; and
- Properties at street corners.

Several projects have recently been completed including the 102-unit Vue Pointe project, the 70-unit Solstice project and the 40-unit Clementine project. In addition, a 12-unit project has already been approved and ready to start construction and a 17-unit project has been approved. Staff identified 25 properties with a combined area of 43.6 acres as suitable for new urban housing, either as a stand-alone use or as part of a vertical mixed-use project.

A total of 1,345 units are projected for the Garvey Corridor as part of Cycle 6 of the Housing Element Update. This is approximately 15.8 percent of the City’s RHNA, and the second highest percentage compared to all other areas.

5. 5-Points Area: The 5-Points Area is a major roadway hub, where Garvey Avenue, Valley Boulevard, Mountain View Road and Cogswell Road intersect. It is currently developed with a cluster of large shopping centers. Along the edges of the area are auto repair uses, offices, trailer sales and vacant land. Currently, there is no formal vision for the area. The western portion along Garvey Avenue is sometimes included as part of the Garvey Corridor and the northwest portion along Valley Boulevard is sometimes included as part of the City’s auto hub. The current zoning allows multiple-family residential densities of up to 25 units per acre throughout the majority of the 5-Points area.

Staff recommends combining the properties in this area to create the Five Points Area, which will focus on a mix of regional commercial uses and urban housing. The same “Urban Housing” zoning proposed for the Garvey Corridor is proposed for the Five Points Area. This would allow densities as high as 50 units per acre.

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Large and/or deep properties currently occupied by legal non-conforming uses;
- Large and/or deep properties currently underutilized with 1-story retail and service uses;
- Properties where there is an opportunity to consolidate multiple parcels; and
- Properties at street corners.

Two projects, the first with 82 units and the other with 34 units, are currently under City review. Staff identified 12 properties with a combined area of 30.1 acres as suitable for new urban housing, either as a stand-alone use or as part of a vertical mixed-use project.

A total of 1,100 units are projected for the Five Points Area as part of Cycle 6 of the Housing Element Update. This is approximately 12.9 percent of the City’s RHNA.

6. Peck Corridor: The northern portion of Peck Road (from Ramona Boulevard to Roseglen Avenue) stretches approximately 1.4 miles and is considered a major north/southbound arterial road. Current uses in this area include numerous shopping centers, strip commercial developments, low-rising offices and multiple-family units. Per the 2011 General Plan, the zoning was changed to MMU. The vision calls for a mix of horizontal and vertical mixed-use projects with a maximum height of four stories and residential densities of up to 35 units per acre.

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Properties that are vacant or only developed with one (1) unit;
- Large and/or deep properties currently occupied by legal non-conforming uses;
- Properties where there is an opportunity to consolidate multiple parcels; and
- Properties at street corners.

The most recently completed project is the 49-unit Palo Verdes affordable housing project. A 14-unit project was recently approved and is ready to begin construction. Staff identified 26 properties with a combined area of 30.4 acres as suitable for new housing, either as a vertical mixed-use project or as part of a townhouse project.

A total of 668 units are projected for the Peck Corridor as part of Cycle 6 of the Housing Element Update. This is approximately 7.9 percent of the City’s RHNA.

7. Ramona Corridor: The eastern portion of Ramona Boulevard (from Ferris Road to Gilman Road) stretches approximately 1.1 miles and is considered a major east/westbound arterial road. The north side of the street was developed with townhouses in the 1990s, so only the south side of the street has development potential. The current zoning is a mix of C-O

(Commercial Office), C-2 (Retail Commercial) and C-3 (General Commercial). The vision of the C-O and C-2 zones calls for low rise offices and neighborhood serving uses. The C-3 zone permits a wider range of commercial uses. All three (3) zones allow multiple-family residential densities of up to 25 units per acre.

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Properties that are vacant;
- Large and/or deep properties; and
- Properties where there is an opportunity to consolidate multiple parcels.

A 39-unit affordable housing project was recently approved and is ready to begin construction. Staff identified 16 new properties with a combined area of 12.5 acres as suitable for new housing, either as part of a townhouse project or an apartment building.

A total of 273 units are projected for the Ramona Corridor as part of Cycle 6 of the Housing Element Update. This is approximately 3.2 percent of the City's RHNA.

8. Durfee Corridor: The southern portion of Durfee Avenue (from Rush Street to Magnolia Street) stretches approximately 1.0 miles and is considered a major north-east/south-westbound arterial road. Current uses in this area include auto related businesses and industrial uses. Per the 2011 General Plan, the zoning was changed to MMU. The vision calls for a mix of horizontal and vertical mixed-use projects with a maximum height of four (4) stories and residential densities of up to 35 units per acre. The corridor has a significant number of underutilized sites that are ideal for infill housing. However, housing developers have only recently shown interest in the corridor.

The following methodology was used to determine which properties were the most suitable for housing and at what density (in descending order of importance):

- Large and/or deep properties currently occupied by legal non-conforming auto related uses;
- Large and/or deep properties currently underutilized with 1-story retail and service uses;
- Properties where there is an opportunity to consolidate multiple parcels; and
- Properties at street corners.

A 12-unit project was recently approved and is ready to begin construction. Staff identified 19 properties with a combined area of 22.6 acres as suitable for new housing, either as a vertical mixed-use project or as part of a townhouse project.

A total of 473 units are projected for the Durfee Corridor as part of Cycle 6 of the Housing Element Update. This is approximately 5.6 percent of the City's RHNA.

## Religious Facilities Sites

Adopted in September 2020, Assembly Bill 1851 (AB 1851) increases opportunities to develop housing on religious institutional properties by removing parking as a barrier to development. The new law allows for a 50 percent reduction in religious use parking spaces to accommodate affordable housing and allows the number of religious use parking spaces available after completion of an affordable housing project to count toward the housing project’s parking requirements. During the outreach process of the Housing Element, several religious institutional leaders expressed interest in developing housing on their properties and indicated that the provision of affordable housing on these sites would be aligned with their core mission.

The City includes over 50 places of worship with many of these located along major and secondary arterials. A majority of these sites include excess surface parking lots and underutilized buildings that have the potential to carry residential units. Staff recommends allowing affordable housing to be constructed on such properties, consistent with state law and other requirements. Understanding the importance of providing diverse housing opportunities citywide, El Monte is committed to establishing a new Religious Facilities Overlay Zone (RF-OZ) that would allow residential development on religious institutional sites as a permitted use, as well as creating development standards that facilitate residential development.

The following methodology was used to determine which properties were the most suitable for housing (in descending order of importance):

- Properties at least 0.5 acres in size (reduced the number of suitable properties from 51 to 22);
- Properties with large parking areas; and
- Properties along major corridors.

Since this is a new housing concept, there are no specific projects being reviewed by the City. Staff did identify 17 properties that were the most suitable for housing. Since the housing would be ancillary to the house of worship use, the average number of units per property would be low. A total of 222 units are projected as part of Cycle 6 of the Housing Element Update. This is approximately 2.6 percent of the City’s RHNA requirement.

Potential religious institutional sites with excess surface parking and/or underutilized buildings are identified below in Table 43: Religious Facilities Sites.

**Table 43 Religious Facilities Sites**

Religious Institution	Zoning	Site Acreage	Unit Potential
Our Lady of Guadalupe Catholic	RF-OZ	3.95	20
1 <sup>st</sup> United Methodist Church of El Monte	RF-OZ	2.09	15
Christian Church Disciples of Christ	RF-OZ	1.13	15
DDMBA LA Foundation	RF-OZ	1.52	15
Divine Light Presbyterian Church	RF-OZ	2.41	20
El Monte Masonic Temple Association	RF-OZ	1.34	10
Hai Nam Association	RF-OZ	0.72	5
Los Angeles Hamni Church Presbyterian	RF-OZ	1.26	10
Ministerio Belen	RF-OZ	1.20	4
Our Savior Center/Cleaver Family	RF-OZ	1.54	6
Praise Chapel Christian Fellowship	RF-OZ	0.60	4
Pure Land Lotus Community Phuoc Hue	RF-OZ	0.69	20
Revive Church	RF-OZ	1.14	12
Valley Community Church	RF-OZ	1.64	35
Vietnamese Seventh Day Adventist	RF-OZ	0.98	9
Kingdom Hall of Jehovah’s Witnesses	RF-OZ	0.56	9
Church of Latter-Day Saints	RF-OZ	2.14	15
<b>Total</b>		<b>24.91</b>	<b>224</b>

Source: City of El Monte 2021

RF-OZ = Religious Facilities Overlay Zone

Assumption: Minimum 20% affordable density bonus applied to base density per zoning district

### Affordability Assumptions

Government Code §65583.2(c)(3)(B) allows local governments to utilize a “default” numerical density standard for establishing adequate zoning to accommodate lower income housing. Considering the large percentage of City and other government owned properties, and the potential for high densities between 50 to 80 units per acre, staff anticipates a significant amount of the City’s affordable housing will be constructed in mixed-use and/or high-density housing zones. This includes 349 lower income units in the Gateway Specific Plan Area, 687 in the Downtown Specific Plan Area, 345 along the Garvey Corridor, and 401 in the 5-Points Area.

The City assumes that sites zoned for multiple-family residential (zoned R-2, R-3, R-4, C-O, C-1 and C-2 and portions zoned C-3 and C-4) zones can accommodate 508 lower income units. Staff projects the majority of the remaining lower income units will be ADUs or on religious facilities sites.

### Capacity Assumptions

The Gateway Specific Plan has specific sites already identified for stand-alone housing, vertical mixed-use and open space. The Plan has an overall capacity of 1,850 units. Currently, 133 units have been constructed, with a remaining capacity of 1,717 units. Conservatively, residential construction is estimated at 70 percent of the maximum capacity.

The Downtown Main Street Specific Plan analyzed the development of up to 2,200 housing units. Conservatively, residential construction is estimated at 1,639 or 75 percent of the capacity. An

additional 138 units are projected just outside the Specific Plan boundaries to the north and east, for a total of 1,777 units.

Over the past five years, the City has seen increasing interest in mixed-use development. The MMU district has a minimum density of 25 units per acre and a maximum density 35 units per acre for properties greater than one acre in size.

While it is possible for projects to be 100 percent commercial in the City’s mixed-use districts, only 40 percent of the projects over the past few years have been 100 percent commercial. The remaining 60 percent of projects have included housing, with the majority of them being stand-alone residential projects. In total, 402 housing units have been constructed in the MMU zone during the last planning period. Furthermore, with the anticipated decline of brick-and-mortar retail and traditional office use, due to online shopping and increased telecommuting stemming from the COVID-19 pandemic, the prospect of 100 percent non-residential projects is not likely to increase in the near future. The estimate of potential residential capacity is based on densities that are below the demonstrated trends. Therefore, this sites inventory includes a buffer to accommodate the potential loss of residential capacity due to commercial development.

For residential development in the MMU zone, the average density for projects constructed in the last planning period is 22.7 units per acre (or 65 percent). Conservatively, residential recycling in existing and proposed mixed-use zones is estimated at 70 percent of the allowable density.

## Vacant Land

A total of 18.6 acres of vacant sites were identified as suitable for residential development. Each identified site is adjacent to developed land and can be readily served with existing infrastructure. Based on this inventory, it is clear that the City is fully developed with limited opportunities for development on vacant land. Nonetheless, combined, these vacant properties have the potential to yield 747 units. Since all the vacant sites are also identified as part of another housing type (i.e., a vacant parcel in the Downtown Specific Plan or on Peck Road), a separate list of vacant parcels was listed in addition to the other areas.

## Non-Vacant Sites

The sites inventory consists of a selection of non-vacant sites that are most likely to be redeveloped at the various income levels over the 6<sup>th</sup> Cycle. To identify sites, the City focused much of its housing growth in specific districts and along major corridors. This includes Downtown, Gateway and Flair Park, Garvey Avenue, Durfee Avenue and Peck Road. The City’s RHNA of 8,502 units is considered very high, as well as its existing population density of 12,139 people per square mile. The density is the highest of all cities in the San Gabriel Valley. In addition, of all cities with a population of 75,000 or higher, El Monte has the 8<sup>th</sup> highest population density in California and the 15<sup>th</sup> highest nationally.

Pursuant to California Government Code §65583.2, if the housing element relies upon non-vacant sites to accommodate more than 50 percent of the RHNA for lower-income households, it must demonstrate that existing uses are not an impediment to additional residential development. Because it would be mathematically impossible for the projected growth to be focused on properties that are currently

vacant, the City has selected a mix of non-vacant and vacant sites that represent the best opportunities to add significant numbers of units to the City's housing stock as well as possess the highest potential for becoming available for residential development over the 8-year planning period.

In selecting sites for meeting the RHNA, the following criteria are used:

1. Property contains structures/site improvements 50 years old or more. The sites inventory analysis has identified approximately 34 non-vacant parcels selected to accommodate lower-income units that contain structures which are 50 years or older.
2. Property contains structures/site improvements which appear to be poorly maintained, pursuant to City standards. The sites inventory analysis has identified approximately 25 non-vacant parcels selected to accommodate lower-income units that contain structures which are in deteriorating condition or poorly maintained.
3. Property contains a large parking area encompassing 60 percent of lot or more. The sites inventory analysis has identified approximately 27 non-vacant parcels selected to accommodate lower-income units that contain excessively large surface parking areas.
4. Existing use of site is non-conforming to current zoning requirements. The sites inventory analysis has identified approximately 10 non-vacant parcels selected to accommodate lower-income units that contain non-conforming uses.
5. Property contains structures/site that is considered underutilized. (i.e., buildings that have existing FAR lower than 1.4, which is the average of similar uses being redeveloped in the same area). The sites inventory analysis has identified approximately 43 non-vacant parcels selected to accommodate lower-income units that are considered underutilized.
6. Property owner or developer interest to redevelop. The sites inventory analysis has identified approximately 6 non-vacant parcels selected to accommodate lower-income units where the property owner or developer has expressed interest in redeveloping.
7. Property is government-owned. The sites inventory analysis has identified approximately 2 non-vacant parcels selected to accommodate lower-income units where that under government control.
8. Property can be consolidated with adjacent properties and may feature common ownership allowing for land assemblage to occur easily. The sites inventory analysis has identified approximately 24 non-vacant parcels selected to accommodate lower-income units that have the potential to be consolidated.
9. Property is vacant, devoid of structures/site improvements or an established use.

Sites that meet criteria # 1 through 9 are included in the sites inventory (Appendix A) due to redevelopment/recycling trends exhibited in the City as shown in the Table 44.

**Table 44 Redevelopment Trends of Non-vacant Sites – City of El Monte**

<u>Location</u>	<u>Previous Use</u>	<u>FAR</u>	<u>Year Built</u>	<u>Building Sq. Ft.</u>	<u>Criteria</u>	<u>Existing/ Proposed Use</u>
<u>4704 Peck Rd.</u>	<u>Residential</u>	<u>0.033</u>	<u>1948</u>	<u>1,080</u>	<ul style="list-style-type: none"> <li>• <u>Structures/site improvements over 50 years old</u></li> <li>• <u>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</u></li> <li>• <u>Considered underdeveloped/underutilized based on site intensity</u></li> <li>• <u>Parcel adjacency and/or presence of common ownership</u></li> </ul>	<u>49-unit multifamily residential (23 low-income units)</u>
<u>11105 Ramona Blvd.</u>	<u>Auto repair and storage</u>	<u>0.091</u>	<u>1960</u>	<u>12,901</u>	<ul style="list-style-type: none"> <li>• <u>Structures/site improvements over 50 years old</u></li> <li>• <u>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</u></li> <li>• <u>Property contains a large parking area encompassing 60 percent of lot or more.</u></li> <li>• <u>Considered underdeveloped/underutilized based on site intensity</u></li> <li>• <u>Parcel adjacency and/or presence of common ownership</u></li> </ul>	<u>62-unit multifamily residential</u>
<u>4416 Cogswell Rd.</u>	<u>Single family residential</u>	<u>0.083</u>	<u>1937</u>	<u>1,503</u>	<ul style="list-style-type: none"> <li>• <u>Structures/site improvements over 50 years old</u></li> <li>• <u>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</u></li> <li>• <u>Considered underdeveloped/underutilized based on site intensity</u></li> <li>• <u>Property owner or developer interest to redevelop</u></li> </ul>	<u>2-unit single-family residential</u>
<u>12247 Elliot Ave.</u>	<u>Light Industrial</u>	<u>0.133</u>	<u>1973</u>	<u>12,434</u>	<ul style="list-style-type: none"> <li>• <u>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</u></li> <li>• <u>Property contains a large parking area encompassing 60 percent of lot or more.</u></li> <li>• <u>Considered underdeveloped/underutilized based on site intensity</u></li> <li>• <u>Property owner or developer interest to redevelop</u></li> </ul>	<u>39-unit multifamily residential</u>

Location	Previous Use	FAR	Year Built	Building Sq. Ft.	Criteria	Existing/Proposed Use
11336-1136 Valley Blvd., 11229 Oak St.	Financial institution	0.082	1964	1,628	<ul style="list-style-type: none"> <li>Structures/site improvements over 50 years old</li> <li>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</li> <li>Property contains a large parking area encompassing 60 percent of lot or more.</li> <li>Considered underdeveloped/underutilized based on site intensity</li> <li>Property owner or developer interest to redevelop</li> <li>Property can be consolidated with adjacent properties and may feature common ownership allowing for land assemblage to occur easily</li> </ul>	51-unit multifamily residential
11707 Garvey Ave., 3100 Baseball Ave.	Auto sales lot	0.041	1954	5,573	<ul style="list-style-type: none"> <li>Structures/site improvements over 50 years old</li> <li>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</li> <li>Property contains a large parking area encompassing 60 percent of lot or more.</li> <li>Considered underdeveloped/underutilized based on site intensity</li> <li>Property owner or developer interest to redevelop</li> <li>Property can be consolidated with adjacent properties and may feature common ownership allowing for land assemblage to occur easily</li> </ul>	110-unit multifamily residential
9909-9933 Valley Boulevard	Retail furniture sales	0.234	1922	14,482	<ul style="list-style-type: none"> <li>Structures/site improvements over 50 years old</li> <li>Extensive and/or severe physical conditions that may be impairing the value of the existing use, such as structural problems; dilapidation and deterioration caused by long term neglect; and obsolete design or construction</li> <li>Considered underdeveloped/underutilized based on site intensity</li> <li>Property owner or developer interest to redevelop</li> </ul>	27-unit multifamily residential

The following details how the above selection criteria were used in identifying eligible non-vacant and vacant sites for the Downtown and Gateway area, Garvey Corridor and Five-Points area, Durfee, Peck, and Ramona Corridors, as well as the Flair Park area.

### **Downtown and Gateway**

- The Downtown and Gateway areas cover 78.7 acres of land. Both allow residential densities of up to 80 units per acre. A high number of properties were identified to accommodate 2,967 overall residential units (34.9 percent of the total RHNA), with 1,036 of the units being for lower-income households (39.1 percent of the lower-income RHNA); and
- All the Gateway properties identified for housing is vacant. In addition, a high percentage of Downtown properties identified for housing is vacant (e.g., publicly owned surface parking lots). Others are developed with legal nonconforming uses including light industrial and auto related (mostly near the railroad tracks, where the zoning was once Light Manufacturing (M-1)).

### **Garvey Corridor and Five-Points Area**

- The Garvey Corridor and Five-Points areas cover 78.2 acres of land, with its properties mostly developed. However, a high number of properties were identified to accommodate 2,445 overall residential units (27.7 percent of the total RHNA), with 786 of the units being for lower-income households (29.7 percent of the lower-income RHNA).
- The Garvey Corridor was constructed in the early 1930s as US-99 (connecting Canada to Mexico). As a major travel corridor, it was developed through the 1950s with motels, auto related uses, and light manufacturing. On the eastern edge of the City, it intersects with Valley Boulevard, creating the Five-Points area.
- After Interstate-10 was completed through El Monte in the 1960s, the Garvey Corridor began a slow decline. Over time, many of the motels became a source of blight and crime.
- The center of the Five-Points area remains a healthy retail district. However, the areas at its perimeter are considered underdeveloped.
- Through the early 2010s, the Garvey Corridor was zoned for heavy commercial and light industrial uses.
- As part of the City's 2011 General Plan Update, the Garvey Corridor's zoning was changed to Mixed/Multi-Use (MMU), allowing residential densities of up to 35 units per acre. However, the Five-Points area currently does not permit housing.
- The MMU zoning made all the auto related and light manufacturing uses legal nonconforming.
- The Garvey Corridor and Five-Points area are significant transit corridors.
- As part of the 2021-2029 Housing Element Update, the Garvey Corridor and Five-Points zoning will be changed to Urban/Multi-Use (U/MU), allowing residential densities of up to 50 units per acre.

The methodology used by the City in selecting developed sites for future housing in the Garvey Corridor and Five-Points Area include:

- Properties that are currently developed with structures that are over 50 years old.

- Properties where the current uses are legal nonconforming and have experienced little or no reinvestment.
- Properties where the residential density will increase from 35 units per acre to 50 units per acre for the Garvey Corridor and from 0 units per acre to 50 units per acre for Five-Points.
- The Garvey Corridor and Five-Points areas are significant transit corridors.
- Three large residential projects have been constructed along the Garvey Corridor totaling 212 units. All three were developed with different existing uses (an auto dealership, other auto related uses and light industrial uses). One of the projects required consolidating a dozen different properties. There is a strong precedent of redeveloping legal nonconforming properties with new residential projects.
- An additional project in the Five-Points area with 85 units is currently going through the entitlement review process. While the property is currently vacant, it was previously developed with an auto dealership. This project also includes consolidating two smaller properties with the larger former auto dealership property.

### **Durfee Corridor**

- The Durfee Corridor covers an area of 22.9 acres, with its properties mostly developed. However, a number of properties were still identified to accommodate 473 market-rate residential units (5.6 percent of the total RHNA).
- The Durfee Corridor was developed through the 1960s with a wide range of industrial uses.
- Like the Garvey Corridor, the Durfee Corridor’s zoning was changed to Mixed/Multi-Use (MMU), allowing residential densities of up to 35 units per acre.
- The MMU zoning made all the manufacturing uses legal nonconforming.
- The City does not propose changing the zoning as part of the Housing Element.

The methodology used by the City in selecting developed sites for future housing in the Durfee Corridor include:

- Properties that are currently developed with structures that are over 50 years old.
- Properties where the current uses are legal nonconforming and have experienced little or no reinvestment.
- While the area has not been as attractive to housing developers as the Garvey Corridor, new residential projects are being proposed. A 17-unit project was approved, and the City is currently reviewing construction drawings. In addition, a 51-unit project is currently going through the entitlement process. Both properties were occupied by legal nonconforming uses.

### **Peck Corridor**

- The Peck Corridor covers an area of 32.4 acres, with its properties mostly developed with a mix of retail, office, and auto related uses. However, numerous properties were still identified to accommodate 668 market-rate residential units (7.9 percent of the total RHNA).
- The Peck Corridor was developed in the 1960s and 1970s, with some newer projects constructed through the 1990s.
- Like the Garvey and Durfee Corridors, the Peck Corridor’s zoning was changed to Mixed/Multi-Use (MMU), allowing residential densities of up to 35 units per acre.

- The MMU zoning made all auto related uses legal nonconforming.
- The City does not propose changing the zoning as part of the Housing Element.

The methodology used by the City in selecting developed sites for future housing in the Peck Corridor include:

- Properties that are currently developed with structures that are over 50 years old.
- Properties where the current uses are legal nonconforming and have experienced little or no reinvestment.
- Properties that include large surface parking areas.
- While the area has not been as attractive to housing developers as the Garvey Corridor, new residential projects are being proposed. A 17-unit project was approved, and the City is currently reviewing construction drawings.

### **Ramona Corridor**

- The Ramona Corridor covers an area of 15.3 acres, with its properties mostly developed with a mix of neighborhood retail, office, and auto related uses. However, numerous properties were still identified to accommodate 273 residential units (3.2% of the total RHNA), which includes one approved project with 39 affordable housing units.
- The Ramona Corridor was developed in the 1960s and 1970s, with some newer projects constructed through the 1990s.
- The property's zoning is currently Office Commercial (O-C); all of the auto related uses are now legal nonconforming.
- The City does not propose changing the zoning as part of the Housing Element.

The methodology used by the City in selecting developed sites for future housing in the Ramona Corridor include:

- Properties that are currently developed with structures that are over 40 years old.
- Properties where the current uses are legal nonconforming and have experienced little or no reinvestment.
- Properties that include large surface parking areas.

### **Flair Park**

- The Flair Park area covers an area of 48.5 acres.
- The entire area was developed in the 1950s with industrial uses. A sizable number of properties were redeveloped into mid-rise office buildings in the early 2000s (with the majority of them along Interstate 10).
- As part of the City's 2011 General Plan Update, Flair Park's zoning was changed to Office Professional (OP). This would expand the number of office complexes and make the existing industrial uses legal nonconforming. The Flair Park area currently does not permit housing.
- As part of the 2021-2029 Housing Element Update, the Flair Park area's zoning will be changed to Office/Multi-Use (O/MU), allowing residential densities of up to 25 units per acre (originally, this was identified as 14 units per acre, but will be increased per Comment #C-1). This is part of an overall update to the vision for the Flair Park area. The new vision calls for more adaptable reuse, tech space, incubator space, work/live housing, and other

types of housing. As part of the new vision, the City identified several properties to accommodate 475 residential units (5.6 percent of the total RHNA).

The methodology used by the City in selecting developed sites for future housing in the Flair Park area include:

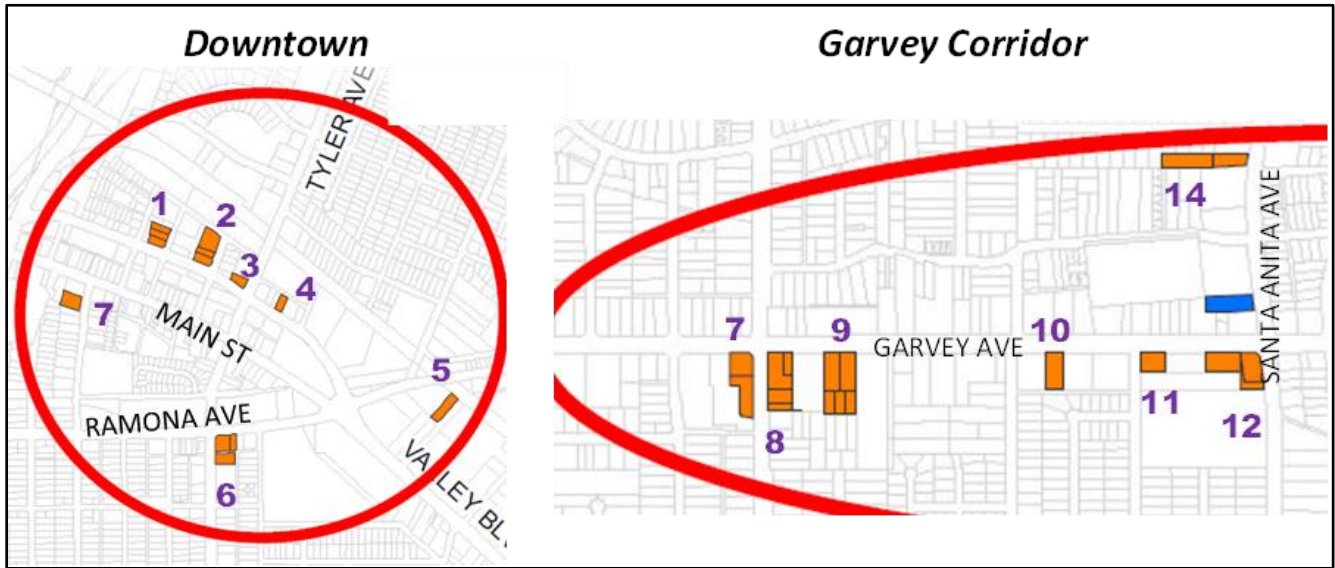
- Properties where the current uses are legal nonconforming and have experienced little or no reinvestment.
- Properties that are developed with large surface parking areas.

With the methodologies and rationale described above, as well as new and existing policies and programs to facilitate development of non-vacant and vacant sites, the City does not consider existing uses on developed sites as significant impediments to additional residential development during the period covered by the housing element.

### **Small Sites and Lot Consolidation**

The City has identified one small site (parcel less than 0.5 acres in size) in the inventory that is projected to accommodate lower income households. This site, located at 3577 Lexington Avenue, consists of one 0.40-acre parcel and was selected for inclusion in the inventory because it is currently owned by the City of El Monte and considered surplus land. Thus, it is highly likely this parcel can be developed with housing to accommodate lower-income units, given the City's previous efforts in facilitating affordable housing by partnering with affordable homebuilders.

The City acknowledges the presence of small parcels in the sites inventory; however, consolidation of these sites is anticipated to accommodate future residential development during the planning period. Consolidation of small sites represent the best development opportunities to accommodate the City's RHNA fair-share allocation, especially to satisfy the lower-income category requirement. Historically, development of housing in the Downtown area and the Garvey Corridor consists of smaller parcels which have been consolidated to accommodate residential or mixed-use projects. The following illustration below identifies parcels in these areas that are part of larger consolidated sites. These properties are in various stages in the development process and demonstrate the how prevalent lot consolidation is in the City, especially in areas identified as lacking in housing opportunities.



Downtown		Garvey Corridor	
1	All 3 properties are vacant and owned by the City. They are already connected to the properties to the north. A developer is proposing 85 units on the combined site.	7	Both properties are connected.
2	All 3 properties are connected to the property to the north. The City owns the property to the north.	8	All 4 properties are connected.
3	This property is connected to the property to the north. A 53-unit affordable housing project is proposed for the combined site.	9	All 5 properties are connected.
4	This property is connected to the property to the east and west.	10	Underdeveloped with an old car wash facility.
5	This property is connected to the property to the northwest.	11/12	All four property are connected to the properties in the middle. It is occupied by one shopping center with large areas of surface parking.
6	All three properties are connected. A 50-unit affordable housing project is proposed for the combined site.	13	The property is connected to the larger property to the north and is developed with a religious use.
		14	Both properties are connected to the property to the south. Staff has initiated changing the zoning from Commercial (C-1) to Mixed/Multi-Use (M/MU) to increase the permitted density from up to 25 units per acre to up to 35 units per acre.

In addition, as part of the City’s Downtown Main Street Specific Plan, lot consolidation incentives are provided to property owners that in turn allow for increased development potential. In addition, the City is prepared to take further significant steps to ensure lot consolidation takes place as part of its

larger efforts to monitor the adequate sites inventory and facilitate the buildout of the identified sites (Program 5). The City's efforts to facilitate lot consolidation will include the following actions:

- Opportunity sites marketing and outreach: The City will make a list of prime opportunity sites through the City's website. The list will include information on parcel size, zoning, and existing uses, as well as highlighting opportunities for lot consolidation.
- Technical assistance: The City will provide technical assistance to expedite the site acquisition, plan review and entitlement process, in addition to facilitating negotiations between the property owner and interested buyers.
- Expedited processing: As part of the opportunity sites program, the City will establish expedited permitting procedures for lot consolidation.
- Outreach to real estate community: The City will establish an outreach program to local real estate brokers and the West San Gabriel Valley Association of Realtors to increase awareness of lot consolidation opportunities.

## Public Services and Infrastructure Availability

No significant public service or infrastructure constraints have been identified. Existing water delivery and wastewater collection infrastructure is available to all properties located in the housing plan areas and sites inventory, and the City has adequate water and wastewater capacity to accommodate the RHNA of 8,502 units. All sites are adjacent to existing public roadways and are serviceable by the City's police and fire departments, as well as private companies that provide dry utilities such as phone, cable, gas, and electric service. The City is currently in the process of developing a Master Plan to provide broadband to all residential neighborhoods.

## Implementation

El Monte's Housing Element outlines the City's goals, policies and implementation programs for the preservation, conservation, improvement, and production of housing. The majority of the actions are a continuation of the City's commitment to the production of affordable housing and sound community planning. Many of the programs identified are aimed at protecting neighborhoods, quality design, historic preservation, environmental quality, affordable housing, and socio-economic diversity. See the El Monte General Plan Housing Element for specific implementation actions, policies and programs. See Appendix A, Sites Inventory for the eight primary areas that will accommodate additional housing over Cycle 6 of the Housing Element Update.

## Summary

Table 45 below shows the distribution of the City's RHNA allocation and low and very-low income units. While the projects focus on areas rich in transit and other amenities, the projections are spread throughout the City in various districts and neighborhoods. This includes infill single-family, ADUs and multiple-family, high density corridors, urban density corridors, and transit-oriented development.

**Table 45 Summary of Housing Units**

<b>Sub-area</b>	<b>Low and Very-Low Income Units</b>	<b>Total Units</b>	<b>Percent of RHNA</b>
Residential Recycling			
Single-family zones	0	88	1.0%
Accessory Dwelling Units (ADUs)	272	400	4.7%
Multiple-family zones and commercial zones that permit multiple-family projects	508	806	9.5%
Housing Plan Areas			
1) Flair Park	0	475	5.6%
2) Gateway Specific Plan Area	349	1,190	14.0%
3) Downtown Main Street Specific Plan	687	1,777	20.9%
4) Garvey Corridor	395	1,345	15.8%
5) 5-Points Area	401	1,100	12.9%
6) Peck Corridor	0	668	7.9%
7) Ramona Corridor	39	273	3.2%
8) Durfee Corridor	0	473	5.6%
Religious Sites	188	222	2.6%
Total*	2,829	8,817	

\*Total RHNA for lower and very low: 2,602; total RHNA is 8,502.

## Financial/Administrative Resources

The City has a wide range of financial and administrative resources at its disposal to assist in the development, rehabilitation, preservation, and management of affordable housing projects and programs within the City.

### Financial Resources

The City receives funds for housing and community development activities from a variety of sources. The following itemizes the top three funding sources, the amounts provided, and general categories of expenditures.

#### *Community Development Block Grants*

As an entitlement community, El Monte receives federal funding for a range of housing and community development activities through Community Development Block Grants (CDBG). This program is intended to enhance and preserve the City’s affordable housing stock. CDBG funds are awarded to the City on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, economic development, and public services.

#### *HOME Investment Partnership Funds*

The majority of these funds will be used to support housing rehabilitation programs. HOME funding is through a flexible grant program and is awarded to El Monte on a formula basis for housing activities. Eligible activities include acquisition, rehabilitation, and rental assistance. Fifteen percent of the funds will be used to support local community housing development organizations (CHDOs). Approximately ten percent of funds will be set aside for grant administration and the remaining amount will be allocated to a residential revitalization program.

#### *Emergency Solutions Grant: ESG*

ESG funds may be used for five program components: street outreach, emergency shelter, homelessness prevention, rapid re-housing assistance, and HMIS; as well as administrative activities (up to 7.5% of a recipient’s allocation can be used for administrative activities).

The City has been notified by HUD that it will be receiving a total of approximately \$2,541,499 in federal funding to fund a variety of activities intended to provide decent housing, emergency housing services, capital improvement projects, economic opportunities, public services, and housing related legal services to households with low to moderate incomes. The City will receive the following funding amounts for FY 2021-2022 (FY 21-22):

- CDBG Program           \$1,736,466
- HOME Program         \$655,797
- ESG Program            \$149,236

## Administrative Resources

El Monte contracts with many nonprofit entities for their administrative and managerial capacities to help implement City programs, construct affordable housing, implement housing and community development activities, or provide housing and supportive services to the community. Some of the major entities are described below.

### *Rio Hondo Community Development Corporation*

The Rio Hondo Community Development Corporation (RHDCDC) is an active partner in the City's efforts to create new affordable housing opportunities throughout the community. Started in 2003, the RHDCDC manages three (3) affordable housing properties: 18 units at Penn Mar Avenue used as transitional housing, three (3) homes on Maxson Road, and two (2) homes on Iris Lane. During the previous planning period, RHDCDC developed and sold five (5) new single-family units (with three (3) and four (4) bedrooms) and completed development of two (2) new single-family homes sold to income-eligible first-time homebuyers.

### *Volunteers of America*

Volunteers of America (VOA) works to prevent and end homelessness through a range of support services including eviction prevention, emergency services, transitional housing and permanent affordable housing. VOA strives to engage homeless individuals, including youth and families with children, to stay with them for as long as it takes to return them to self-sufficiency.

### *Habitat for Humanity*

Families and other non-profit agencies partner with Habitat for Humanity to build better lives for citizens of El Monte. Their goal is to build a world where everyone has a decent place to live.

### *The East Los Angeles Community Union*

The East Los Angeles Community Union (TELACU) is a nonprofit community development corporation founded in 1968. TELACU specializes in making a wide range of investments in urban communities, including the construction of affordable housing. TELACU has three projects in El Monte—the 71-unit Amador Manor Apartments for seniors, the 70-unit El Encanto Apartments for seniors, and the 35-unit Valle de Vista project of 3- and 4-bedroom single-family residences.

### *Housing Rights Center*

El Monte works with the Housing Rights Center (HRC) to further fair housing opportunities in this community. HRC actively supports and promotes freedom of residence through education, advocacy, and litigation, to the end that all persons have the opportunity to secure the housing they desire and can afford without regard to arbitrary status. HRC provides a wide array of programs and services free of charge and in eight languages to residents, housing professionals, and community service providers.

### *Nonprofit Service Providers*

In addition to housing activities, the City of El Monte also provides funding to a number of nonprofit service organizations that provide childcare, social services, recreation, youth activities, mental and physical health, and a wide range of additional supportive services. The 2020–2024 Consolidated Plan provides the full range of housing and support service providers, amount of funding, and services each agency provides. Some of the more notable service providers in the community include Our Saviour Center, Foothill Family Services, Catholic Charities, El Monte Promise Foundation, El Monte/South El Monte Resources Association, Jeff Seymour Resources, and other nonprofit organizations.

## Opportunities For Energy Conservation

Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses. Construction of energy efficient buildings can add to the production costs of ownership and rental housing. However, over time, housing with energy conservation features should reduce occupancy costs as the consumption of fuel and electricity is decreased. This can result in monthly housing costs that are equal to or less than what they otherwise would have been had no energy conservation devices been incorporated in the new residential buildings. This section provides an overview of opportunities for energy conservation during the 2013 to 2021 Housing Element planning period.

### State Regulations and Programs

#### *Title 24 Energy Conservation Standards*

Title 24 of the California Administrative Code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- Alternative 1: The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- Alternative 3: Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

Residential developers must comply with these standards while localities are responsible for enforcing the energy conservation regulations. subject to meeting the state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the current California Building Codes in 2019, based on model codes produced and updated periodically by various professional organizations. The City of El Monte has adopted these standards. The City of El Monte enforces Title 24 as the primary means for ensuring new housing incorporates the latest energy efficient technologies.

### *Low-Income Home Energy Assistance Program (LIHEAP)*

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP). LIHEAP provides financial assistance to lower income households to offset the costs of heating and/or cooling their residences.

## **Local and Private Sector Measures and Programs**

### *California Long-Term Energy Efficiency Strategic Plan (CEESP) Grants*

In 2008, the San Gabriel Valley Council of Governments (SGVCOG) was successful in receiving a California Long-Term Energy Efficiency Strategic Plan (CEESP) grant under the CPUC Local Government Partnerships program. The funds were utilized to create a program called the San Gabriel Valley Energy Wise Partnership (SGVEWP). This program is an innovative partnership between San Gabriel Valley cities, the Southern California Association of Governments (SCAG), the SGVCOG, and Southern California Edison (SCE). The partnership provides residents and businesses in the San Gabriel Valley with vital energy efficiency information, training, and materials to help reduce energy use and expenses. El Monte is automatically as part of the Energy Wise Partnership given its membership in the SGVCOG.

### *Funding for Energy Efficiency Upgrades*

SCE offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills during the months of February and March. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The Residential Multiple-family Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multiple-family properties of two or more units.

Additionally, the Southern California Gas Company offers various rebate programs for energy-efficient appliances and makes energy efficient kits available to residents at no cost. The Gas Company also offers no-cost weatherization and furnace repair or replacement services for qualified limited-income customers. The Comprehensive Mobile Home Program provides qualifying mobile home customers with no-cost energy conservation evaluations, installations of low-flow showerheads and faucet aerators, and gas energy efficiency improvements, such as duct test and seal of HVAC systems. The Designed for Comfort program provides energy efficiency design assistance, training, and incentives for housing authorities, owners of multiple-family affordable and supportive housing projects (which offer homes to persons with special needs).

### *Energy Action Plan (EAP)*

The City currently participates in the Energy Leader Partnership with SCE. To support this role, the City developed a local Energy Action Plan (EAP) that identifies the long-term vision and goal to achieve energy efficiency in the community and in government operations. Created in partnership

with the SGVCOG and SCE, the EAP identifies municipal and community-wide strategies to achieve the City’s longer-term electricity efficiency goals. Strategies in the EAP are an integral part of resource management, planning, and development in the community, and serve as an analytical link for the City between electricity reduction targets, local development, and state and regional electricity planning efforts.

### *Green Building Standards Code*

The City recently adopted the Los Angeles County Green Building Standards Code in 2019, which introduces sustainable construction practices in planning, design, energy, resource and water efficiency, material conservation and environmental quality. Furthermore, the City allows mixed-use development in commercial zones and along MMU zoned corridors. Policies and programs of El Monte’s Housing Element will encourage and facilitate the redevelopment of underutilized commercial sites within these primary transit corridors. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and efficient use of land and construction materials.

### *PG&E Energy Discount Programs*

Lower-income customers enrolled in the California Alternate Rates for Energy (CARE) program receive a 20 percent discount on their electric and natural gas bills. Participants qualify through income guidelines or if enrolled in certain public assistance programs. The Family Electric Rate Assistance Program (FERA) provides a monthly discount of 18 percent on electricity only. Participants must comprise a household with three or more people and qualify through income guidelines.

### *Energy Conservation Through Land Use Planning*

The City’s General Plan contains various programs related to energy conservation and reduction of greenhouse gases. Because reduction in vehicle trips is the most effective strategy to reduction of greenhouse gases, land use and circulation policies encourage alternative modes of transportation through more compact and pedestrian-friendly development. El Monte’s General Plan and Housing Element direct housing development along corridors and transportation nodes to encourage more compact development, proximity to jobs, reduce infrastructure costs and improve mobility and air quality. MMU zoned developments in El Monte will encourage walking due to more compact development patterns and housing development that is in close proximity to services and retail businesses. Citywide design policies also encourage development with pedestrian amenities and walkable connections between developments.

Considering the built-out nature of El Monte, future development will incorporate infill projects that will maximize existing land and infrastructure resources and promote housing affordability. To reduce vehicle trips and to accommodate lower-income residents who may not own vehicles, policies are encouraged that maintain and expand municipal transit services, provide sidewalk maintenance and installation in neighborhoods where none currently exist, and promote cycling. Additional energy conservation design strategies include developing parks to reduce urban heat island effect, installing broad-canopied trees to increase shade. Policies and programs that encourage

energy conservation and alternative modes of transportation also increase awareness of energy conservation programs sponsored by the City or local utility companies.

# City of El Monte

## 2021-2029 Housing Element



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## Appendix A – Sites Inventory

The purpose of the Housing Element’s sites inventory is to identify and analyze specific land (sites) that is available and suitable for residential development. This analysis demonstrates El Monte’s capacity to accommodate the anticipated future residential development as determined by the city’s Regional Housing Need Allocation (RHNA).

### ZONING BREAKDOWN

Zones accommodating each income category, which are determined based on allowed development densities, are listed below:

Income Category	Zone and Assumed Min/Max Density Range
Above Moderate	Neighborhood Commercial (C-1) – 0 Min/25 Max Retail Commercial (C-2) – 0/25 General Commercial (C-3) – 0/25 Gateway Specific Plan (GSP) – 0/36 Mixed/Multi-use (MMU) – 25/35 Office Commercial (O-C) – 0/25 Office Professional (OP) – 0/14 High Density Multi-family Residential (R-4) – 0/25 Religious Facilities Overlay (RF-OZ) - 0/25 One-family dwelling (R1-B) – 0/6 Downtown Specific Plan/Monte Vista (DSP/MV) – 0/50 Downtown Specific Plan/Station (DSP/ST) – 0/80 Downtown Specific Plan/Zocalo (DSP/ZC) – 0/65 Downtown Specific Plan/Main Street 2 (DSP/MS2) – 0/45 Urban Density (UD) – 35/50 Flair Park Flex (FP) – 0/14
Moderate	RF-OZ - 0/25 DSP/MV – 0/50 DSP/ST – 0/80 DSP/MS2 – 0/45UD – 35/50
Low/Very Low	C-2 – 0/25 C-3 – 0/25 GSP – 0/36 R-4 – 0/25 RF-OZ - 0/25 DSP/MV – 0/50 DSP/ST – 0/80 DSP/ZC – 0/65 DSP/MS – 0/45 UD – 35/50

**PROJECTS IN THE PIPELINE**

“Projects in the Pipeline” describes projects within the City’s entitlement or building plan check process but have not obtained a building permit as of July 1, 2021. Because these projects have development proposals being considered by the City, the potential units associated are considered likely to redevelop during the planning period and can be included within the sites inventory without additional justification.

<i>Projects in the Pipeline</i>						
<i>Project Address</i>	<i>Project Status as of June 2021</i>	<i>Projected Units</i>				
		<i>Extremely Low/Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Above Moderate Income</i>	<i>Net Increase</i>
3434 Durfee Ave.	Entitlement Review	0	0	0	3	2
4001 Durfee Ave.	Entitlement Review	0	0	0	3	2
11605 Garvey Ave.	Entitlement Review	0	0	0	24	24
11301-11401 Garvey Ave.	Entitlement Approved	0	0	0	12	12
11100 Lambert Ave.	Entitlement Review	0	0	0	3	2
12015 Lower Azusa Rd	Entitlement Review	0	0	0	3	2
12522 Magnolia	Entitlement Review	0	0	0	3	2
3700 Monterrey Ave	Entitlement Review	0	0	0	85	85
2821 Musgrove Ave	Entitlement Review	0	0	0	3	2
11312 Orchard Dr., 3630-3700 Cypress Ave.	Entitlement Review	0	0	0	84	84
2114 Parkway Dr.	Entitlement Review	0	0	0	2	1
4123 Peck Rd.	Entitlement Review	0	0	0	14	14
3548 Santa Anita Ave.	Entitlement Review	0	0	0	28	28
4526 Santa Anita Ave.	Entitlement Review	0	0	0	14	14
12217 Schmidt Rd.	Entitlement Review	0	0	0	2	1
3446-3454 Tyler Ave. and 11016 Ramona Ave.	Entitlement Review	50	0	0	0	50
11640 Valley Blvd.	Entitlement Review	0	0	0	83	83
2616 Durfee Ave.	Building Plancheck	0	0	0	13	13
10334 Garvey Ave.	Building Plancheck	0	0	0	17	17
5232 Hammill Rd.	Building Plancheck	0	0	0	2	1
2711 Meeker Ave.	Building Plancheck	0	0	0	2	1
3637-3649 Tyler Ave. <sup>1</sup>	Building Plancheck	18	35	0	0	53
<b>11730 Ramona Blvd.</b>	<b>Building Plancheck</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>39</b>
<b>TOTAL:</b>	<b>--</b>	<b>68</b>	<b>74</b>	<b>0</b>	<b>400</b>	<b>532</b>

Notes:

- The income distribution for the Domus project located at 3637-3649 Tyler Avenue is as follows:
  - 25% AMI (24 units)- Extremely Low
  - 30% AMI (1 unit)- Extremely low
  - 40% AMI (25 units)- Very low

The project will provide all affordable units for homeless individuals and families by using Los Angeles County HOME funding and project based vouchers.

**ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ADU PRODUCTION**

2018-2020 Based Projection

The City can proceed with the HCD-sanctioned argument to use the last three years (Jan 1, 2018 – Present) as the benchmark for future ADU production. A total of 19 ADUs or Junior ADUs were approved in 2018, followed by 35 in 2019, and 79 in 2020. The assumptions are based on the average ADU production from 2018 to 2020. The City can therefore assume a projection of 50 ADUs each year through the 2021-2029 planning period. This equates to 400 ADUs. Staff finds this number to be a very achievable goal, especially considering that from January through September 2021, a total of 85 ADUs or Junior ADUs have already been approved.

ADU Affordability – SCAG

To aid jurisdictions in estimating ADU development during the planning period, SCAG has drafted an ADU Affordability Memo, which provides affordability rates pre-certified by HCD. Therefore, El Monte used the same methodology as developed by SCAG, without the need for further justification.

<i>ADU Affordability</i>		
	LA County	El Monte ADUs
Extremely Low	15.0%	60
Very Low	8.5%	34
Low	44.6%	178
Moderate	2.1%	8
Above Moderate	29.8%	120
TOTAL:	100.0%	400

**ANAYLSIS AND YIELD CALCULATIONS**

Selection of Sites and Opportunity for Redevelopment

This sites analysis contains a selection of properties that are most likely to be developed at the various income levels over the 6th Cycle. For the purposes of identifying sites, this analysis considered existing residentially-zoned, specific plan zoned, overlay zoned, re-zoned or mixed-use zoned parcels that allowed for residential development based on the permitted densities within those zones.

Calculation of Unit Capacity

Capacity of sites identified as part of this sites analysis has been initially determined by multiplying the parcel size by the maximum allowed density for the given zoning designation. Of the maximum density allowed, only 70 percent of the total number was included, rounding down to the nearest whole number. This was increased to 75 percent for the Downtown Main Street Specific Plan, since there are greater opportunities to reach the maximum capacity.

### No-Net-Loss

Under SB 166, the No-Net-Loss law has the following implications that the City must consider:

- Throughout the planning period, requires that a jurisdiction’s sites inventory must maintain adequate sites to meet the remaining unmet housing needs for each income category;
- Requires a jurisdiction to identify additional sites if it approves a project at different income levels or densities than shown in the inventory; and
- Maintain a buffer of housing capacity (HCD recommends 20% to 30%) to help avoid no-net-loss implications, with particular focus at the Very-Low- and Low-income level categories. However, as El Monte’s sites inventory RHNA requirement is well over 5,000, the recommended buffer percentage may be reduced.

## **REZONE OPPORTUNITIES**

The following rezone opportunities were presented by City staff or discussed with City staff and project stakeholders and are included in this sites inventory.

### City Identified Parcels

The City identified a number of corridors, intersections and parcels that may to accommodate additional housing, if they were to be rezoned. It is assumed that these parcels would fall under one or more of the following categories: Commercial (C-O, C-1 and C-2 and portions of C-3 and C-4), Mixed/Multi-use (MMU) or High Density Multi-family Residential (R-4).

### Flair Park Flex Zone

The 180-acre Flair Park Area was rezoned from General Manufacturing (M-2) to Office Professional (OP) in 2011 as part of the City’s General Plan Update. Hence, the area has many “legal nonconforming” industrial uses. The General Plan calls for this area to be a

corporate office center with no housing. Taller structures would be situated directly adjacent to Flair Drive and the I-10 Freeway. The areas south of Telstar Avenue would be lower in height. In the past 10 years, the professional office market has not expanded enough to allow the original vision of Flair Park to fully become a reality. Staff recommends corporate office centers remain the focus along Flair Drive (and directly adjacent to the freeway, to maximize their visibility). However, for the areas to the south along Telstar Avenue and Whitmore Street, staff recommends expanding the list of uses to include offices of all types, research and technology uses, incubator space and work-live units. Densities would range from 6 to 14 units per acre. The living portion of each work-live unit would also be limited to a maximum square footage (e.g., 600 to 800 square feet). Staff projects 475 units will be constructed as part of the 6th Cycle Housing Element Update. Since the area does not currently permit housing, all the units will be the direct result of the up-zoning.

### Garvey Avenue Corridor

For decades, the Garvey Avenue Corridor was dominated with motels, auto related businesses and strip commercial uses. Per the 2011 General Plan, the zoning was changed to Mixed/Multi-Use (MMU). The vision calls for a mix of horizontal and vertical mixed-use projects with a maximum height of 4 stories and residential densities of up to 35 units per acre. Garvey Avenue is transit rich with 13 bus lines connecting the corridor to Downtown Los Angeles to the west, Pasadena to the north, Pomona to the east and Norwalk to the south. While the area has seen significant development interest over the past several years, many non-conforming auto-related uses remain. The corridor has a significant number of underutilized sites that will be ideal for infill housing. Staff is in the early stages of creating a new “Urban Density” zone for the corridor, with densities as high as 50 units per acre. To reach such higher densities, the focus will be on vertical stand-alone or vertical mixed-use projects up to 5 or 6 stories in height. As already noted, the corridor is very transit rich. In addition, the street itself is very wide, and can incorporate many streetscape improvements (e.g., landscape islands, bump-outs at intersections, bicycle lanes). A total of 1,345 units are projected for the Garvey Corridor as part of the 6th Cycle Housing Element Update. Since the area currently permits housing at much lower densities, approximately 30 percent of the units (404 units) will be the direct result of the up-zoning.

### 5-Points Area

The 5-Points Area is a major roadway hub, where Garvey Avenue, Valley Boulevard, Mountain View Road and Cogswell Road intersect. It is currently developed with a cluster of large shopping centers. Along the edges of the area are auto repair uses, offices,

trailer sales and vacant land. Currently, there is no formal vision for the area. The western portion along Garvey Avenue is sometimes included as part of the Garvey Corridor and the northwest portion along Valley Boulevard is sometimes included as part of the City's auto hub. The current zoning allows multiple-family residential densities of up to 25 units per acre throughout the majority of the 5-Points area. Staff recommends combining the properties in this area to create the Five Points Area, which will focus on a mix of regional commercial uses and urban housing. The same "Urban Density Housing" zoning proposed for the Garvey Corridor is proposed for the Five Points Area. This would allow densities as high as 50 units per acre. A total of 1,100 units are projected for the Five Points Area as part of the 6th Cycle Housing Element Update. Because the area currently permits housing at much lower densities, approximately half the units (550 units) will be the direct result of the up-zoning.

### Religious Facilities Sites

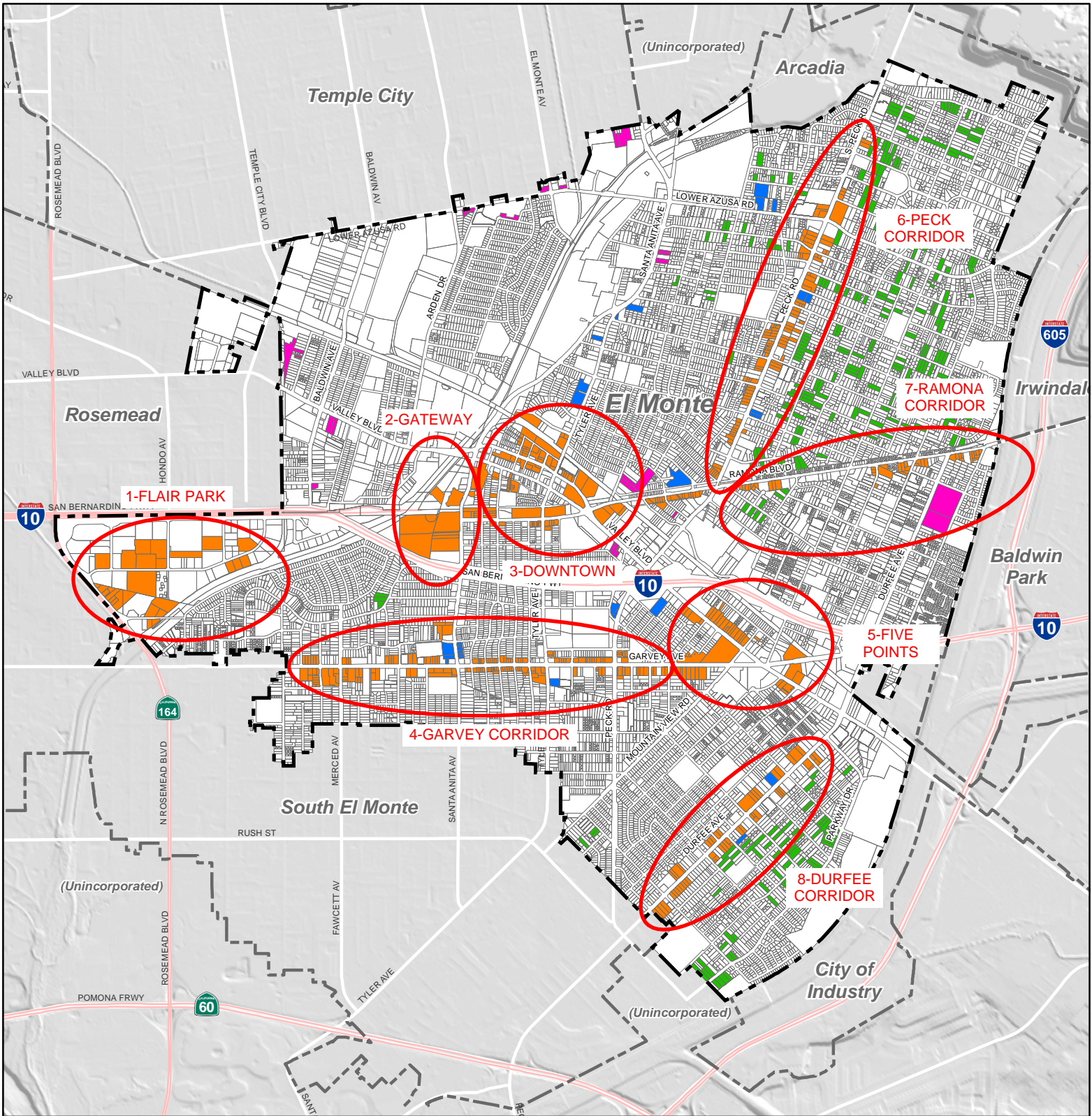
Religious Facilities sites were identified by the City and project stakeholders as potential sites for accommodating very-low and low-income housing. Recent state law has provided flexibility for religious facilities sites to accommodate housing on their parking lots. This process could also do more than provide housing, but create a sense of community and fellowship between members of the religious facility, new residents that would populate the housing and surrounding businesses and/or residents. It was assumed that these parcels would not have a minimum density, since that would likely depend on the size of their parking lot but the City did identify a maximum density of 25 units per acre in the sites inventory. However, for compliance with State law, the maximum density will be increased to 30 units per acre when the City establishes the Religious Facilities Overlay Zone (RF-OZ) as part of Housing Element Program 14.

A total of 222 units are projected for religious facilities as part of the 6th Cycle Housing Element Updates. Since housing is not currently permitted in combination with religious facilities, all the units will be the direct result of the up-zoning. See Sites Inventory Table B for Religious Facilities sites to be rezoned to the Religious Facilities Overlay Zone (RF-OZ) category.

## **CONCLUSION**

As previously noted, because of recent changes to state law and recent updates to the Zoning Code, 400 ADUs are projected as part of the 6th Cycle Housing Element. In addition, if all the rezone opportunities are implemented, a total of 1,651 additional units will be constructed, that would not have occurred otherwise. Combined, these total 24.1 percent of the City's total RHNA. In consideration of the initial analysis and

strategies outlined above, the following Appendix A: Sites Inventory summarizes the potential sites to satisfy the 6th Cycle RHNA requirements.



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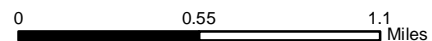
**HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS**

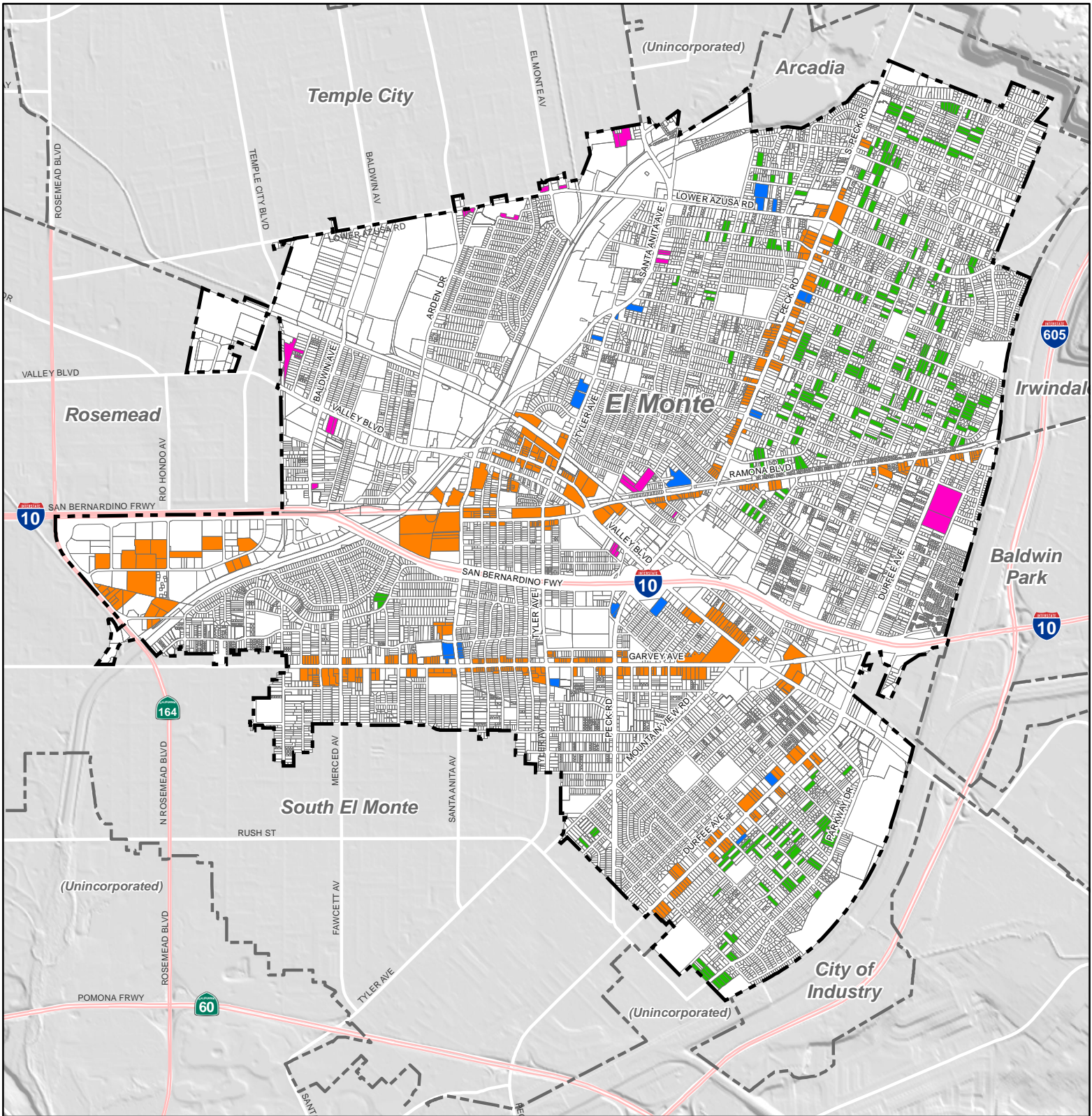
**FIGURE A-0: CITYWIDE KEY MAP**

**6TH CYCLE SITES**

- Identified Areas and Corridors
- Multifamily Infill and Specific Sites (Citywide)
- Religious Facilities (Citywide)
- Single-Family Sites (Citywide)

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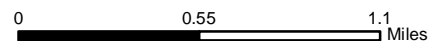
**HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS**

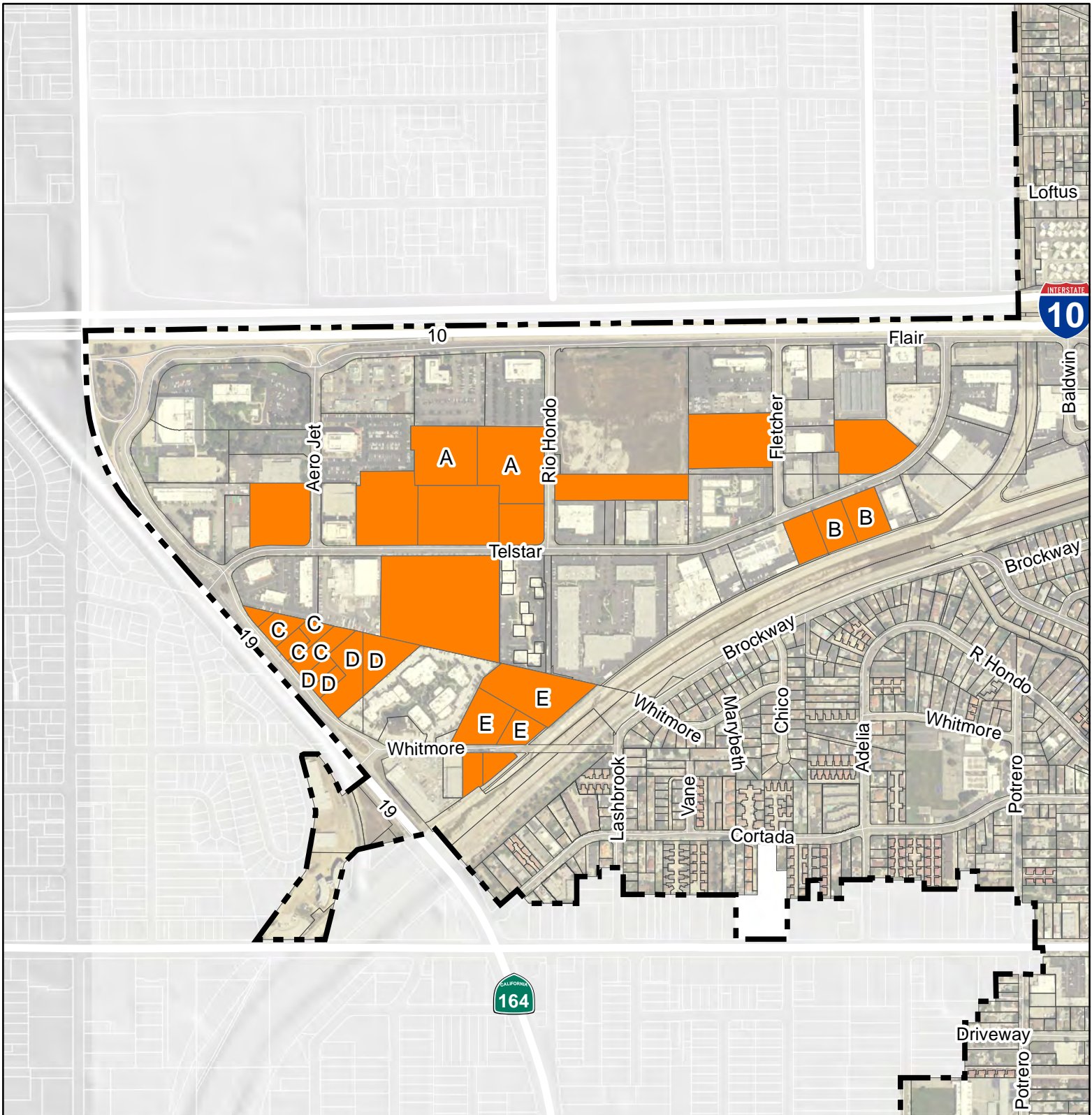
**FIGURE A-00: CITYWIDE SITES**

**6TH CYCLE SITES**

- Identified Areas and Corridors
- Multifamily Infill and Specific Sites (Citywide)
- Religious Facilities (Citywide)
- Single-Family Sites (Citywide)

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HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

FIGURE A1: AREA 1 - FLAIR PARK

6TH CYCLE SITES

- Area 1 - Flair Park Sites
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

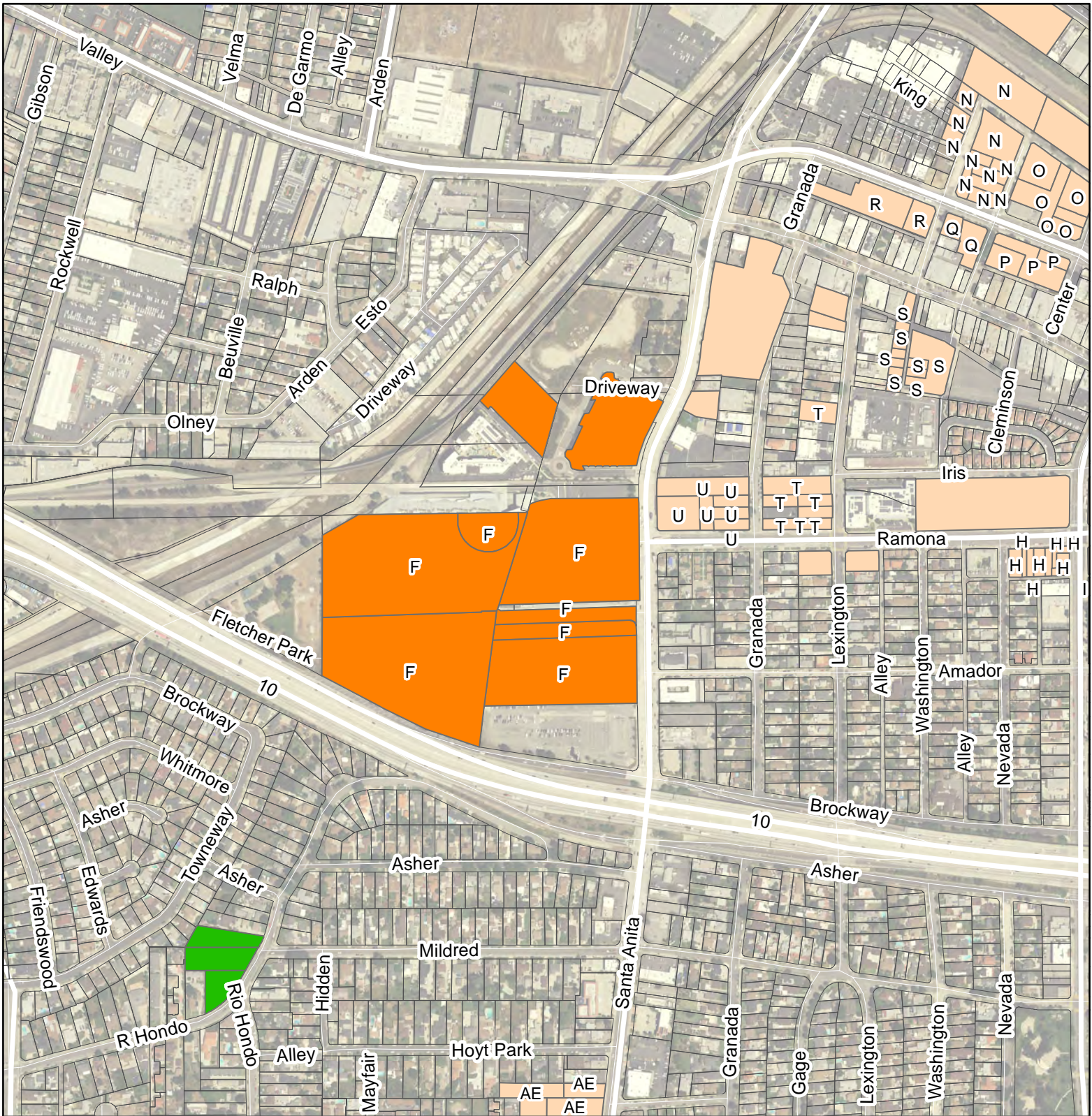
September 26, 2021



0 0.1 0.2 Miles



VERONICA TAY AND ASSOCIATES



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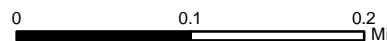
**HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS**

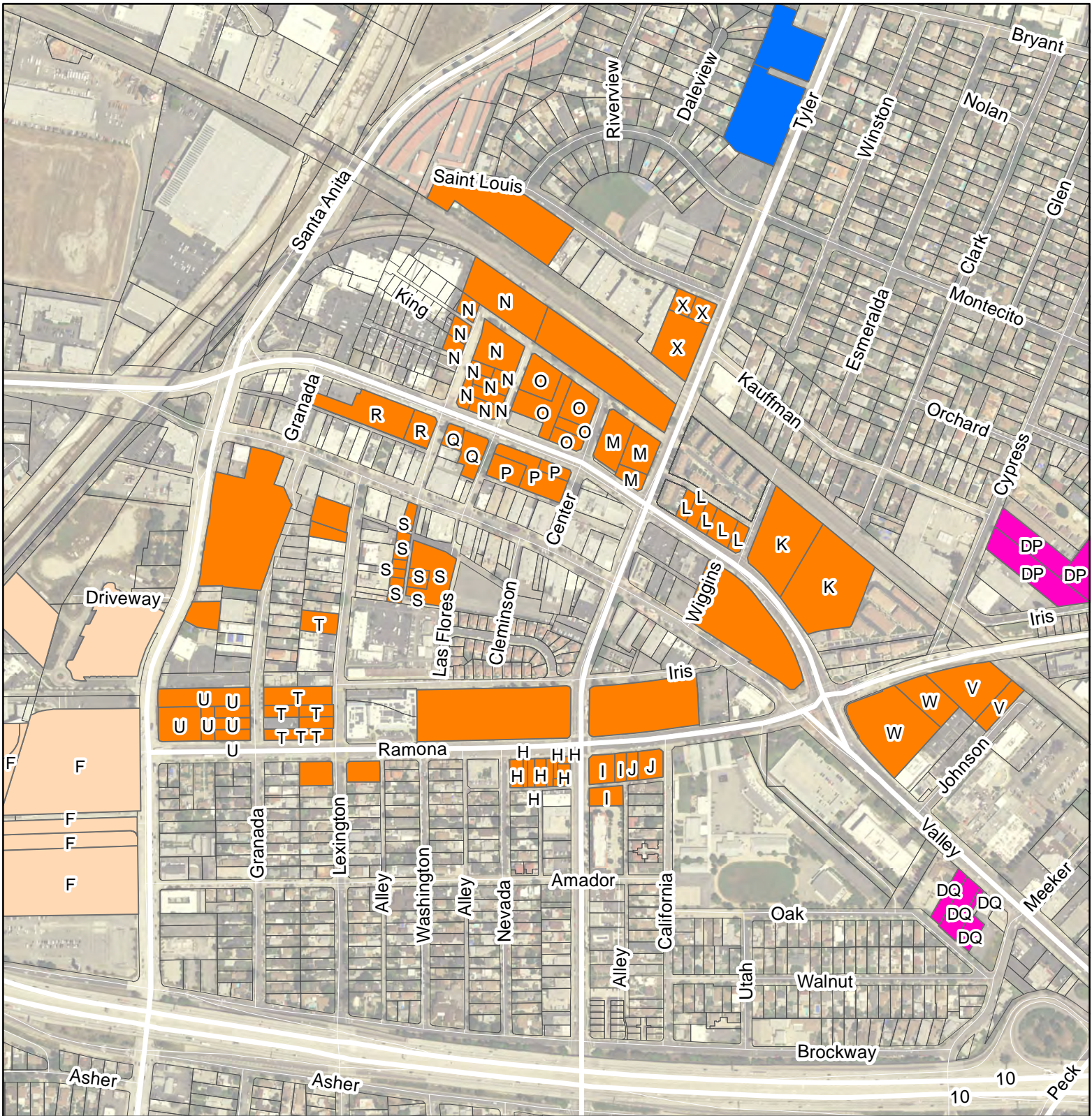
**FIGURE A2: AREA 2 - GATEWAY**

**6TH CYCLE SITES**

- Area 2 Gateway Sites
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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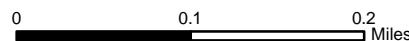
HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

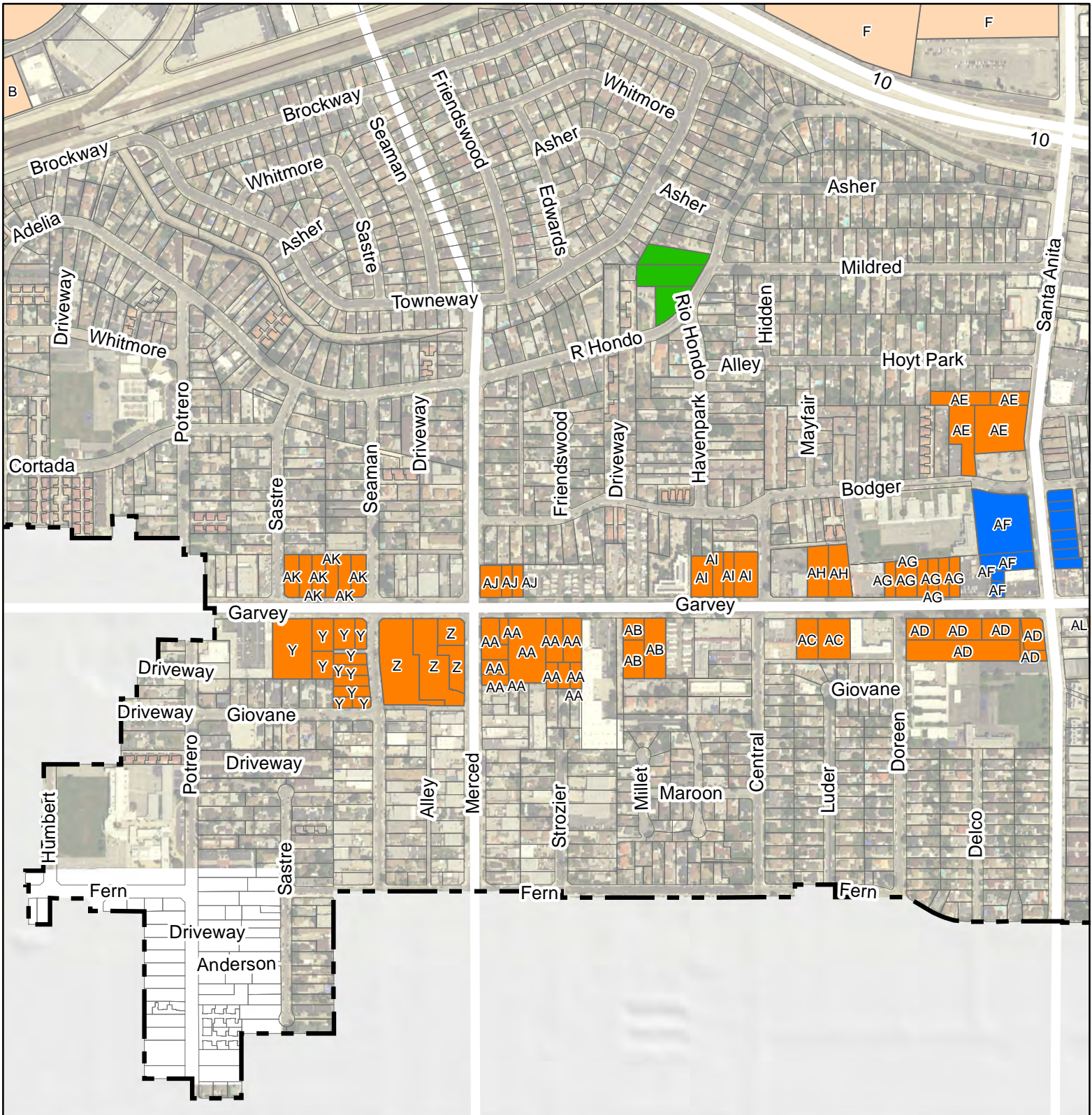
FIGURE A3: AREA 3 - DOWNTOWN

6TH CYCLE SITES

- Area 3 - Downtown Sites
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

FIGURE A4-W: AREA 4 - GARVEY CORRIDOR (WEST)

6TH CYCLE SITES

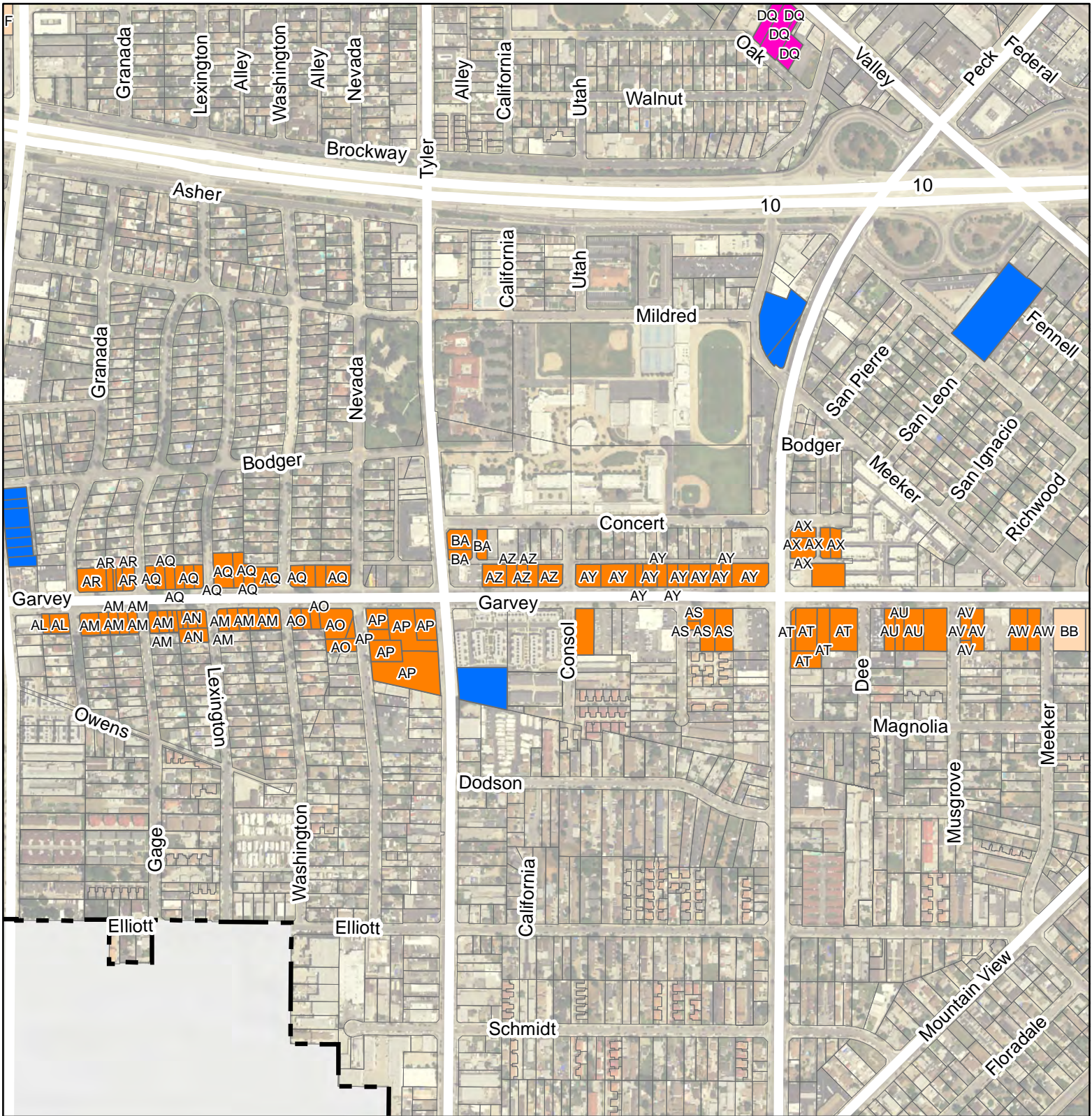
- Area 4 - Garvey Corridor (East)
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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0 0.1 0.2 Miles





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HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

FIGURE A4-E: AREA 4 - GARVEY CORRIDOR (EAST)

6TH CYCLE SITES

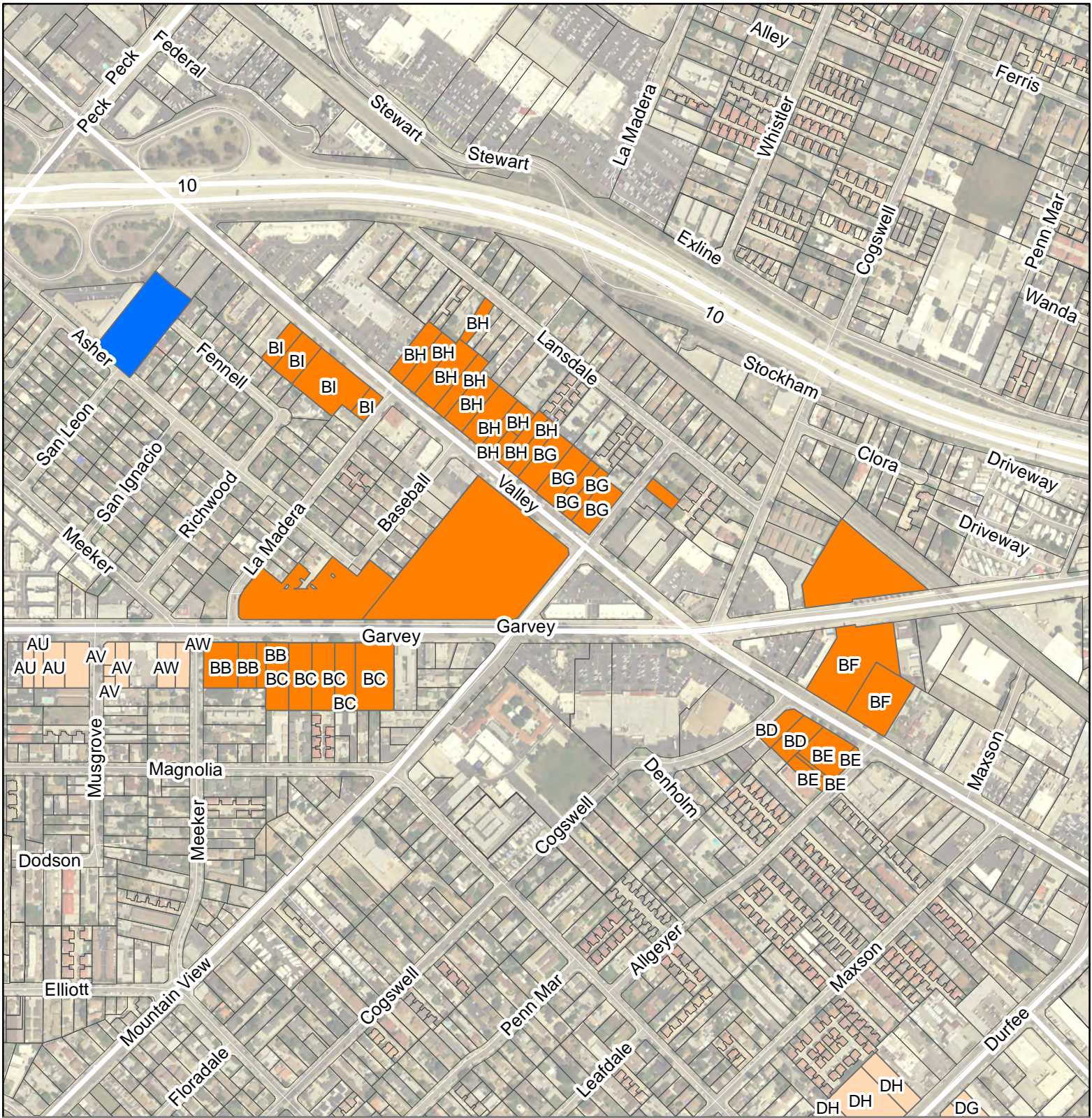
- Area 4 - Garvey Corridor (East)
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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0 0.1 0.2 Miles





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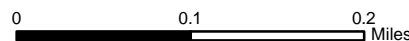
HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

FIGURE A5: AREA 5 - FIVE POINTS

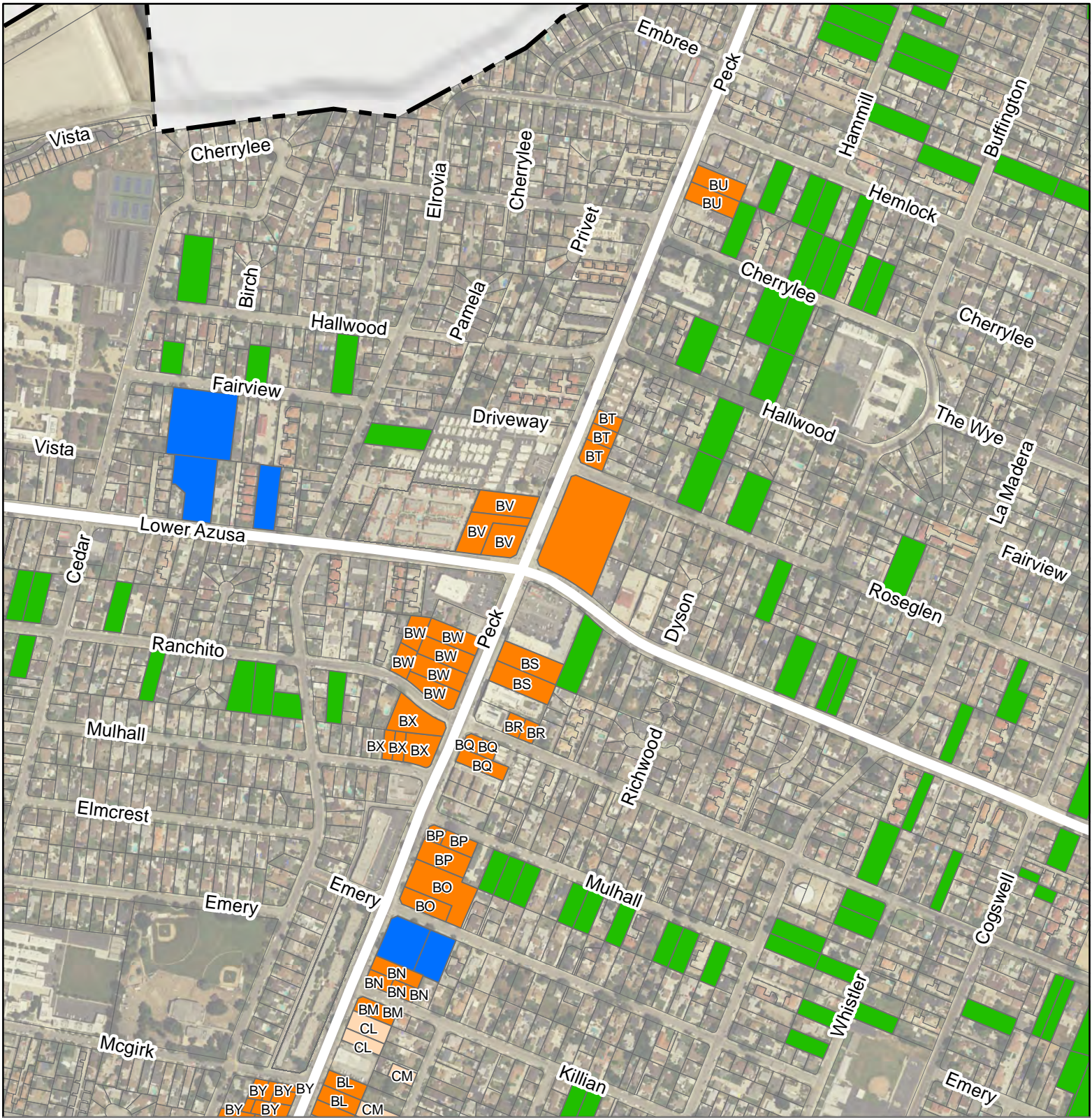
6TH CYCLE SITES

- Area 5 - Five Points Sites
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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 CITY OF EL MONTE, CA

HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS

**FIGURE A6-N: AREA 6 - PECK CORRIDOR (NORTH)**

6TH CYCLE SITES

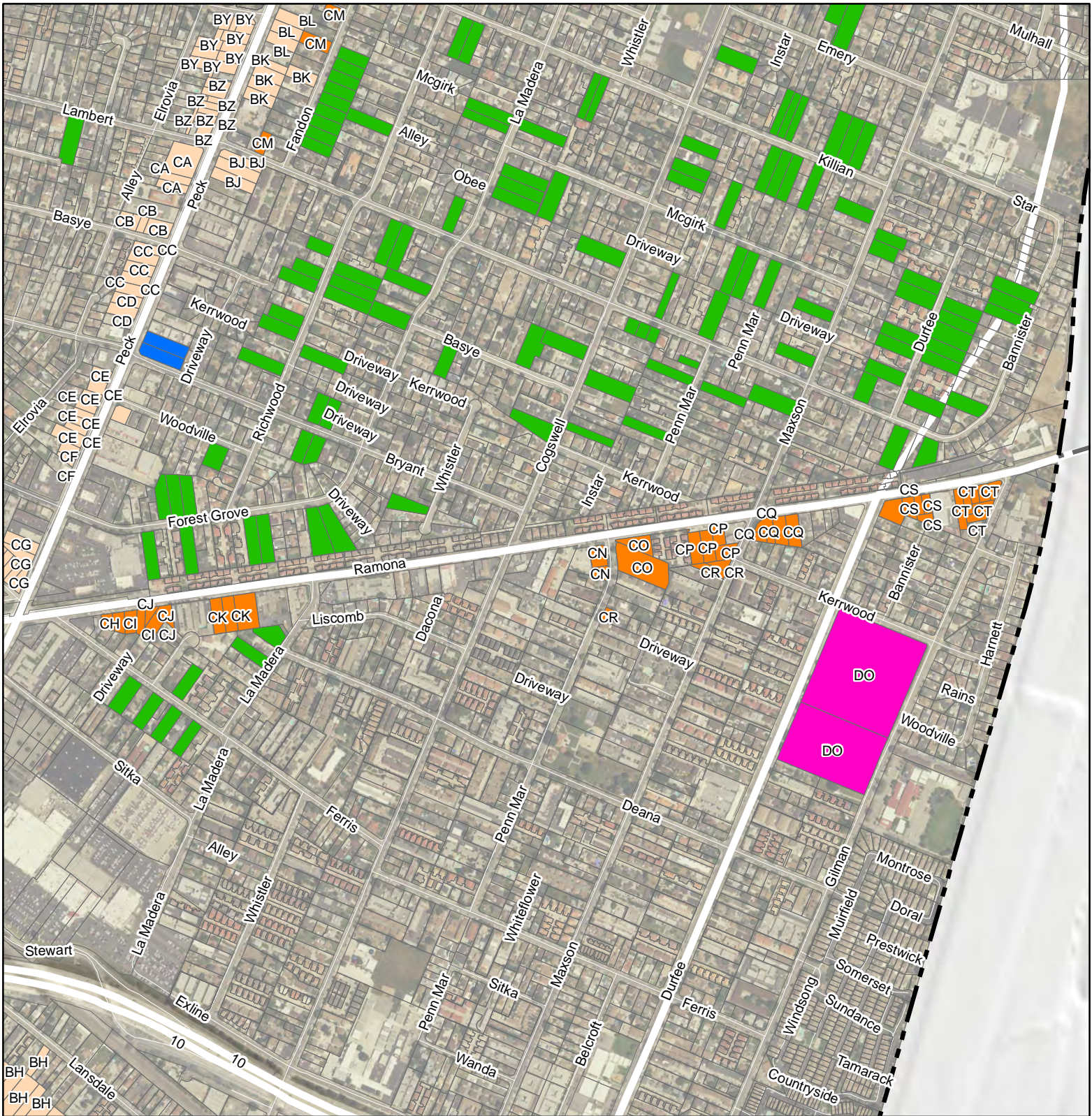
- Area 6 - Peck Corridor (North)
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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0 0.1 0.2 Miles





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**HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS**

**FIGURE A7: AREA 7 - RAMONA CORRIDOR**

**6TH CYCLE SITES**

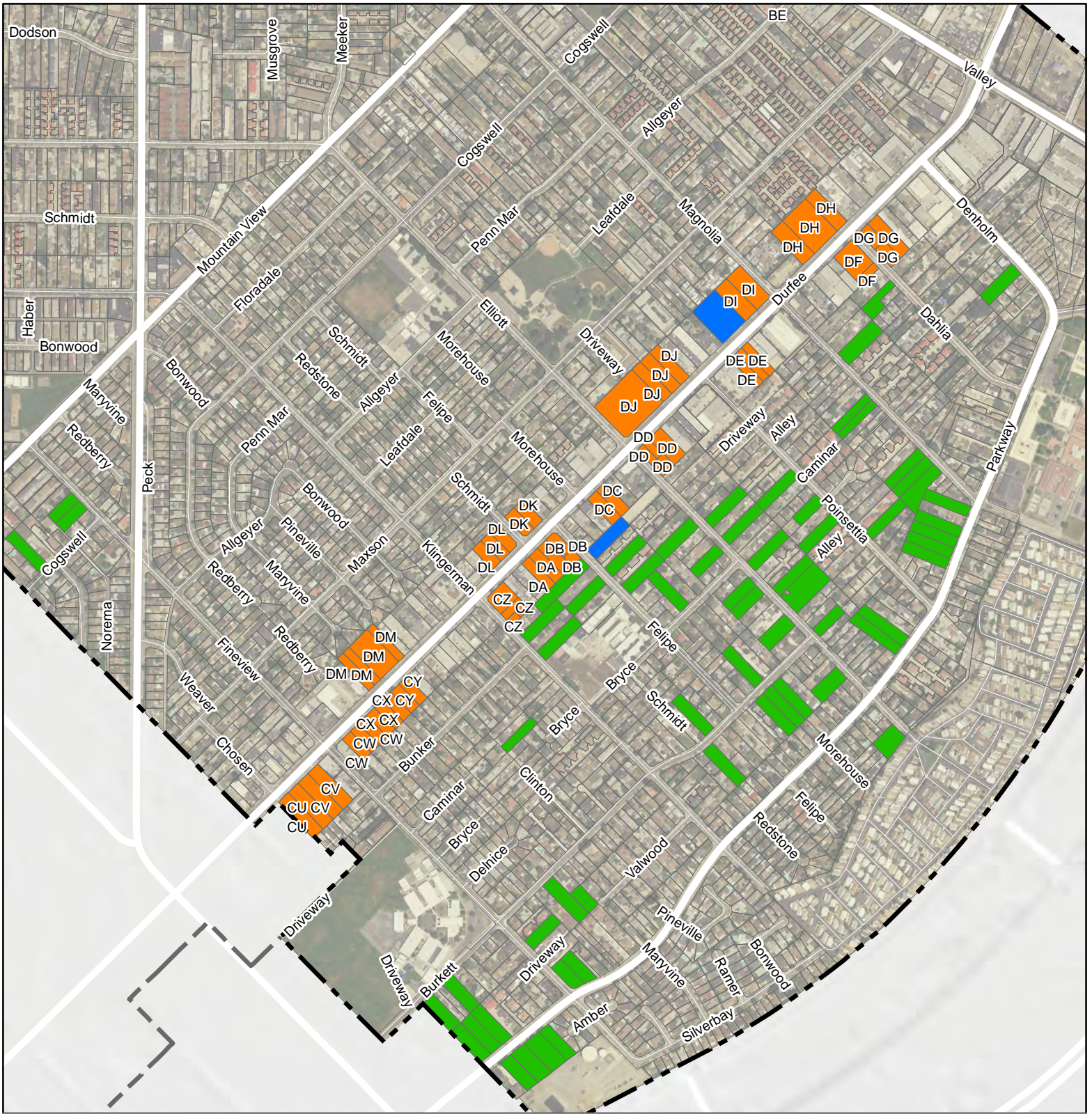
- Area 8 - Durfee Corridor Sites
- Additional 6th Cycle Sites
- Religious Facilities
- Single-Family Sites
- Multifamily Infill and Specific Sites

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0 0.1 0.2 Miles





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**HOUSING ELEMENT UPDATE 6TH CYCLE - SITES INVENTORY ANALYSIS**

**FIGURE A8: AREA 8 - DURFEE CORRIDOR**

**6TH CYCLE SITES**

- Area 8 - Durfee Corridor Sites
- Additional 6th Cycle Sites
- Multifamily Infill and Specific Sites
- Religious Facilities
- Single-Family Sites

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0 0.1 0.2 Miles



Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Optional Information 6 Use Description	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information 1 Existing Units	Optional Information 13 Year Built	Common or Government Ownership	BLDG SF	Site Selection Criteria	
EL MONTE CA	4352 PECK RD	91732	8548001011	BK	MMU	MMU	25	35	0.33	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	1	1947		1282	1, 2, 5, 8	
EL MONTE CA	4336 PECK RD	91732	8548001013	BK	MMU	MMU	25	35	0.33	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	1	1940		1381	1, 2, 8	
EL MONTE CA	VALLEY BLVD / EASTMONT AVE	91731	8567021905	V	DC	C-2	0	25	0.40	Government	Government Parcel	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	7			7	0		Yes	0	7, 8	
EL MONTE CA	11126 RAMONA BLVD	91731	8567021906	V	DC	C-2	0	25	1.17	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	20			20	0		1959	10746	1, 2, 5, 8	
EL MONTE CA	11718 RAMONA BLVD	91732	8567010016	CK	GC	C-2	0	25	0.38	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	0		1959	3405	1, 2, 5, 8	
EL MONTE CA	11706 RAMONA BLVD	91732	8567010026	CK	GC	C-2	0	25	0.38	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	0		1959	6008	1, 2, 5, 8	
EL MONTE CA	10316 LOWER AZUSA RD	91731	8576001020	DT	GC	C-2	0	25	0.23	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0			0	5, 8	
EL MONTE CA	10320 LOWER AZUSA RD	91731	8576001021	DT	GC	C-2	0	25	0.17	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0			0	5, 8	
EL MONTE CA	10330 LOWER AZUSA RD	91731	8576001022	DT	GC	C-2	0	25	0.12	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0			0	5, 8	
EL MONTE CA	10336 LOWER AZUSA RD	91731	8576001023	DT	GC	C-2	0	25	0.21	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0			0	5, 8	
EL MONTE CA	11330 VALLEY BLVD	91731	8579020004	DQ	GC	C-2	0	25	0.28	Vacant	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	0			0	2, 8, 9	
EL MONTE CA	11342 VALLEY BLVD	91731	8579020005	DQ	GC	C-2	0	25	0.05	Vacant	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	0			0	2, 8, 9	
EL MONTE CA	11229 1/2 OAK ST	91731	8579020010	DQ	GC	C-2	0	25	0.24	Vacant	Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	2		1949	652	2, 8, 9	
EL MONTE CA	11338 VALLEY BLVD	91731	8579020011	DQ	GC	C-2	0	25	0.49	Vacant	Cemeteries, Mausoleums,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	0			0	2, 8, 9	
EL MONTE CA	11114 RAMONA BLVD	91731	8567021014	W	DC	C-3	0	25	0.68	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			12	12	0		1960	14075	1, 2, 5, 8	
EL MONTE CA	11104 RAMONA BLVD	91731	8567021015	W	DC	C-3	0	25	2.08	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			34	34	3		1960	29153	1, 2, 5, 8	
EL MONTE CA	RAMONA BLVD / RICHWOOD AVE	91731	8567011002	CJ	GC	C-3	0	25	0.20	Commercial	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0			0	5, 8	
EL MONTE CA	11632 RAMONA BLVD	91732	8567011015	CH	GC	C-3	0	25	0.16	Commercial	Parking Lots (Commercial Use)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0			5950	3, 5, 8	
EL MONTE CA	11638 RAMONA BLVD	91732	8567011016	CH	GC	C-3	0	25	0.20	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0		1987	1750	1, 2, 3, 5, 8	
EL MONTE CA	11662 RAMONA BLVD	91732	8567011017	CI	GC	C-3	0	25	0.24	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1		1957	2598	1, 2, 3, 5, 8	
EL MONTE CA	11668 RAMONA BLVD	91732	8567011018	CJ	GC	C-3	0	25	0.18	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0		1953	1440	1, 2, 5, 8	
EL MONTE CA	11672 RAMONA BLVD	91732	8567011019	CJ	GC	C-3	0	25	0.12	Commercial	Restaurants, Cocktail Lounges	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0		1951	2596	1, 2, 5, 8	
EL MONTE CA	11678 RAMONA BLVD	91732	8567011020	CJ	GC	C-3	0	25	0.22	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1		1958	1880	1, 2, 5, 8	
EL MONTE CA	11306 RAMONA BLVD	91732	8567023001	DU	GC	C-3	0	25	0.27	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	0			0	5, 8	
EL MONTE CA	RAMONA BLVD / LEE LN	91731	8567023030	DU	GC	C-3	0	25	0.64	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	0			0	5, 8	
EL MONTE CA	RAMONA BLVD / LEE LN	91731	8567023031	DU	GC	C-3	0	25	0.28	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	0		Yes	0	5, 8	
EL MONTE CA	RAMONA BLVD / LEE LN	91731	8567023032	DU	GC	C-3	0	25	0.13	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0		Yes	0	5, 8	
EL MONTE CA	RAMONA BLVD / LEE LN	91731	8567023033	DU	GC	C-3	0	25	0.13	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0		Yes	0	5, 8	
EL MONTE CA	RAMONA BLVD / N PECK RD	91731	8567023034	DU	GC	C-3	0	25	0.13	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0		Yes	0	5, 8	
EL MONTE CA	11346 RAMONA BLVD	91731	8567023035	DU	GC	C-3	0	25	0.17	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0			0	5, 8	
EL MONTE CA	11450 RAMONA BLVD	91731	8567024003	DV	GC	C-3	0	25	0.13	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0			0	5, 8	
EL MONTE CA	11456 RAMONA BLVD	91731	8567024004	DV	GC	C-3	0	25	0.27	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	0		Yes	0	5, 8	
EL MONTE CA	11458 RAMONA BLVD	91731	8567024005	DV	GC	C-3	0	25	0.13	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0		Yes	0	5, 8	
EL MONTE CA	11460 RAMONA BLVD	91731	8567024006	DV	GC	C-3	0	25	0.13	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0			0	5, 8	
EL MONTE CA	11400 RAMONA BLVD	91731	8567024028	DV	GC	C-3	0	25	0.21	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0			0	5, 8	
EL MONTE CA	11420 RAMONA BLVD	91731	8567024029	DV	GC	C-3	0	25	0.47	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			8	8	0			0	5, 8	
EL MONTE CA	RAMONA BLVD / LEE LN	91731	8567024032	DV	GC	C-3	0	25	0.06	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	0			0	5, 8	
EL MONTE CA	RAMONA BLVD / N PECK RD	91731	8567024033	DV	GC	C-3	0	25	0.19	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0			0	5, 8	
EL MONTE CA	11464 RAMONA BLVD	91731	8567025020	DW	GC	C-3	0	25	0.17	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0		Yes	0	5, 8	
EL MONTE CA	11512 RAMONA BLVD	91731	8567025021	DW	GC	C-3	0	25	0.32	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	0		Yes	0	5, 8	
EL MONTE CA	RAMONA BLVD / N PECK RD	91731	8567025022	DW	GC	C-3	0	25	0.14	Commercial		YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0		Yes	0	5, 8	
EL MONTE CA	RAMONA BLVD / SANTA ANITA AVE	91731	8578018913	F	SP	GSP	0	36	5.58	Miscellaneous	Utility Commercial & Mutual:	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			141	141	0		Yes	0	3, 5, 8	
EL MONTE CA	RAMONA BLVD / SANTA ANITA AVE	91731	8578019901	F	SP	GSP	0	36	0.94	Government	Government Parcel	YES - Current	YES - County-Owned	Available	Used in Prior Housing Element - Non-Vacant			34	34	0		Yes	0	7, 8	
EL MONTE CA	333 S HOYT PARK PL	91731	8578019902	F	SP	GSP	0	36	4.31	Government	Government Parcel	YES - Current	YES - County-Owned	Available	Used in Prior Housing Element - Non-Vacant	54			92	146	0		Yes	0	7, 8
EL MONTE CA	RAMONA BLVD / SANTA ANITA AVE	91731	8578019903	F	SP	GSP	0	36	0.85	Government	Government Parcel	YES - Current	YES - County-Owned	Available	Used in Prior Housing Element - Non-Vacant			21	21	0		Yes	0	7, 8	
EL MONTE CA	RAMONA BLVD / SANTA ANITA AVE	91731	8578020907	F	SP	GSP	0	36	0.85	Government	Government Parcel	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element			21	21	0		Yes	0	7, 8	
EL MONTE CA	SAN BERNARDINO FWY / SANTA ANITA AVE	91731	8578020908	F	SP	GSP	0	36	7.32	Government	Government Parcel	YES - Current	YES - County-Owned	Available	Not Used in Prior Housing Element	60			125	185	0		Yes	0	7, 8
EL MONTE CA	RAMONA BLVD / SANTA ANITA AVE	91731	8578020910	F	SP	GSP	0	36	7.26	Government	Government Parcel	YES - Current	YES - State-Owned	Available	Not Used in Prior Housing Element	60			123	183	0		Yes	0	7, 8
EL MONTE CA	4827 PECK RD	91732	8538009005	BV	MMU	MMU	25	35	0.67	Commercial	Nurseries or Greenhouses	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			16	16	1		1940	1176	1, 2, 5, 8	
EL MONTE CA	11581 LOWER AZUSA RD	91732	8538009006	BV	MMU	MMU	25	35	0.67	Commercial	Restaurants, Cocktail Lounges	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			16	16	0			6578	1, 2, 5, 8	
EL MONTE CA	4801 PECK RD	91732	8538009007	BV	MMU	MMU	25	35	0.56	Commercial	Service Stations	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			14	14	0		1966	1608	1, 2, 3, 5, 8	
EL MONTE CA	4572 PECK RD	91732	8547006009	BP	MMU	MMU	25	25	0.14	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0			2010	5, 8	
EL MONTE CA	11608 MULHALL ST	91732	8547006010	BP	MMU	MMU	25	25	0.28	Residential	Three Units (Any)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	3		1947	906	1, 2, 8	
EL MONTE CA	4564 PECK RD	91732	8547006011	BP	MMU	MMU	25	25	0.55	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available											

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Optional Information6 Use Description	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1 Existing Units	Optional Information13 Year Built	Common or Government Ownership	BLDG SF	Site Selection Criteria
EL MONTE CA	4157 PECK RD	91732	8569004023	CC	MMU	MMU	25	35	0.29	Residential	Single	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	1	1939	Yes	904	1, 2, 8
EL MONTE CA	4151 PECK RD	91732	8569004024	CC	MMU	MMU	25	35	0.30	Residential	Single	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			7	7	1	1938	Yes	948	1, 2, 8
EL MONTE CA	4131 PECK RD	91732	8569004042	CD	MMU	MMU	25	25	0.29	Vacant	Single	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element			7	7	0			0	2, 6, 8, 9
EL MONTE CA	11542 BAYSE ST	91732	8569004022	CC	MMU	MMU	25	35	0.24	Residential	Three Units (Any)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			4	4	3	1962		900	1, 2, 8
EL MONTE CA	4027 PECK RD	91732	8568018004	CE	MMU	MMU	25	35	0.20	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	1	1938		1074	1, 2, 8
EL MONTE CA	4021 PECK RD	91732	8568018005	CE	MMU	MMU	25	35	0.22	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	1	1941		1835	1, 2, 8
EL MONTE CA	4141 PECK RD	91732	8569004025	CC	MMU	MMU	25	35	0.29	Residential	Three Units (Any)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			5	5	3	1934		1816	1, 2, 8
EL MONTE CA	4137 PECK RD	91732	8569004041	CC	MMU	MMU	25	35	0.29	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	1	1957		4460	1, 5, 8
EL MONTE CA	4011 PECK RD	91732	8568018006	CE	MMU	MMU	25	35	0.15	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1	1948		1043	1, 2, 8
EL MONTE CA	4123 PECK RD	91732	8569004043	CD	MMU	MMU	25	25	0.29	Vacant	Commercial	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element			7	7	0			0	2, 6, 8, 9
EL MONTE CA	4007 PECK RD	91732	8568018007	CE	MMU	MMU	25	35	0.16	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1	1947	Yes	930	1, 2, 8
EL MONTE CA	4367 PECK RD	91732	8569021030	BY	MMU	MMU	25	35	0.26	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	0	1963		3162	1, 5, 8
EL MONTE CA	4361 PECK RD	91732	8569021031	BY	MMU	MMU	25	35	0.22	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	1	1930		1342	1, 5, 8
EL MONTE CA	4001 PECK RD	91732	8568018008	CE	MMU	MMU	25	35	0.16	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1	1933	Yes	884	1, 2, 8
EL MONTE CA	4352 ELROVIA AVE	91732	8569021033	BY	MMU	MMU	25	35	0.23	Residential	Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	2	1961		916	1, 2, 8
EL MONTE CA	4355 PECK RD	91732	8569021034	BY	MMU	MMU	25	35	0.21	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	0	1952		1353	1, 5, 8
EL MONTE CA	4347 PECK RD	91732	8569021035	BY	MMU	MMU	25	35	0.47	Residential	Four Units (Any Combination)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	4	1931		1162	1, 2, 8
EL MONTE CA	4301 PECK RD	91732	8569021046	BZ	MMU	MMU	25	35	0.18	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0	1964		1579	1, 5, 8
EL MONTE CA	4309 PECK RD	91732	8569021047	BZ	MMU	MMU	25	35	0.18	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0	1949	Yes	3360	1, 5, 8
EL MONTE CA	LAMBERT AVE / N PECK RD	91732	8569021048	BZ	MMU	MMU	25	35	0.08	Commercial	Parking Lots (Commercial Use)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0	1947	Yes	3500	3, 5, 8
EL MONTE CA	4315 PECK RD	91732	8569021049	BZ	MMU	MMU	25	35	0.10	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0	1947		1580	1, 5, 8
EL MONTE CA	4323 PECK RD	91732	8569021050	BZ	MMU	MMU	25	35	0.13	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1947		1156	1, 5, 8
EL MONTE CA	LAMBERT AVE / N PECK RD	91732	8569021051	BZ	MMU	MMU	25	35	0.05	Commercial	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	0		Yes	0	8
EL MONTE CA	4327 PECK RD	91732	8569021052	BZ	MMU	MMU	25	35	0.10	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0	1955		1120	1, 2, 5, 8
EL MONTE CA	4333 PECK RD	91732	8569021053	BZ	MMU	MMU	25	35	0.16	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0	1952	Yes	494	1, 2, 5, 8
EL MONTE CA	4335 PECK RD	91732	8569021054	BZ	MMU	MMU	25	35	0.23	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6	0	1955		1280	1, 2, 5, 8
EL MONTE CA	MC GIRK AVE / N PECK RD	91732	8569021056	BZ	MMU	MMU	25	35	0.02	Commercial	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	0		Yes	0	5, 8
EL MONTE CA	3939 PECK RD	91732	8568018009	CE	MMU	MMU	25	35	0.14	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1	1947		984	1, 2, 8
EL MONTE CA	11547 MEDINA CT	91731	8568020014	CG	MMU	MMU	25	25	0.19	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1	1925		1015	1, 2, 8
EL MONTE CA	4375 PECK RD	91732	8569021059	BY	MMU	MMU	25	35	0.15	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0	1990		1056	5, 8
EL MONTE CA	4381 PECK RD	91732	8569021060	BY	MMU	MMU	25	35	0.07	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	0	1948		1600	1, 2, 5, 8
EL MONTE CA	11555 RANCHITO ST	91732	8570026001	BW	MMU	MMU	25	35	0.46	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	0	1937		1497	1, 2, 5, 8
EL MONTE CA	4715 PECK RD	91732	8570026002	BW	MMU	MMU	25	35	0.53	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	9	1962		1080	1, 2, 5, 8
EL MONTE CA	4725 PECK RD	91732	8570026003	BW	MMU	MMU	25	35	0.53	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			12	12	2	1953		240	1, 2, 5, 8
EL MONTE CA	4735 PECK RD	91732	8570026004	BW	MMU	MMU	25	35	0.52	Institutional	Churches	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13	0	1928		7695	1, 2, 5, 8
EL MONTE CA	11543 MEDINA CT	91731	8568020015	CG	MMU	MMU	25	25	0.19	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	0		Yes	0	2, 8
EL MONTE CA	11545 RANCHITO ST	91732	8570026025	BW	MMU	MMU	25	35	0.28	Institutional	Churches	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			7	7	0	1950		520	1, 2, 5, 8
EL MONTE CA	4435 FANDON AVE	91732	8548001023	CM	OC	O-C	0	25	0.18	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1958		896	1, 2, 8
EL MONTE CA	4411 FANDON AVE	91732	8548001027	CM	OC	O-C	0	25	0.33	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	1	1941		1922	1, 2, 8
EL MONTE CA	4625 PECK RD	91732	8570027009	BX	MMU	MMU	25	35	0.50	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			12	12	0	1955		1125	1, 2, 5, 8
EL MONTE CA	4639 PECK RD	91732	8570027010	BX	MMU	MMU	25	35	0.70	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17	0	1952		3432	1, 2, 5, 8
EL MONTE CA	2757 DURFEE AVE	91732	8106014002	DI	MMU	MMU	25	35	0.74	Industrial	Warehousing, Distribution,	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			18	18	0	1979		4000	2, 5, 8
EL MONTE CA	2749 DURFEE AVE	91732	8106014003	DI	MMU	MMU	25	35	0.63	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			15	15	0	0000		1040	2, 5, 8
EL MONTE CA	2635 DURFEE AVE	91732	8106015004	DJ	MMU	MMU	25	35	0.48	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			12	12	0	1956		2400	1, 2, 5, 8
EL MONTE CA	2647 DURFEE AVE	91732	8106015005	DJ	MMU	MMU	25	35	0.49	Industrial	Parking Lots (Industrial Use)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			12	12	0	1977		2000	2, 5, 8
EL MONTE CA	2653 DURFEE AVE	91732	8106015006	DJ	MMU	MMU	25	35	0.48	Industrial	Parking Lots (Industrial Use)	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			12	12	0	1986	Yes	15900	2, 5, 8
EL MONTE CA	12247 ELLIOTT AVE	91732	8106015029	DJ	MMU	MMU	25	35	2.12	Commercial	Srv Shps-Radio, TV, Refrig,	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			51	51	1	1973	Yes	250	1, 2, 5, 8
EL MONTE CA	2243 DURFEE AVE	91732	8107016005	DM	MMU	MMU	25	35	0.32	Industrial	Open Storage	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			8	8	0		Yes	0	1, 2, 5, 8
EL MONTE CA	2253 DURFEE AVE	91732	8107016008	DM	MMU	MMU	25	35	1.03	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			25	25	0	1948	Yes	3200	1, 2, 5, 8
EL MONTE CA	2247 DURFEE AVE	91732	8107016009	DM	MMU	MMU	25	35	0.32	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			8	8	0	1948	Yes	2580	1, 2, 5, 8
EL MONTE CA	2307 DURFEE AVE	91732	8107017009	DM	MMU	MMU	25	35	0.32	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			8	8	0	1947	Yes	1189	1, 2, 5, 8
EL MONTE CA	2435 DURFEE AVE	91732	8107018001	DL	MMU	MMU	25	35	0.30	Commercial	Auto, Recreation EQPT,	YES - Planned	NO - Privately-Owned	Pending	Used in Prior Housing Element - Non-Vacant			7	7	0	1993	Yes	8640	1, 2, 5, 6, 8
EL MONTE CA	2427 DURFEE AVE	91732	8107018002	DL	MMU	MMU	25	35	0.31	Industrial	Industrial	YES - Planned	NO - Privately-Owned	Pending	Used in Prior Housing Element - Non-Vacant			8	8	0		Yes	0	1, 2, 5, 6, 8
EL MONTE CA	11623 LAMBERT AVE	91732	8548001037	CM	OC	O-C	0	25	0.19	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3	1	1947		1507	1, 2, 8
EL MONTE CA	4039 PENN MAR AVE	91732	8549036006	CK	OC	O-C	0	25	0.15	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1957		874	1, 2, 8
EL MONTE CA	2449 DURFEE AVE	91732	8107019006	DN	MMU	MMU	25	25	0.34	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	0	1936		1824	1, 2, 5, 8
EL MONTE CA	2536 DURFEE AVE	91732	8108008004	DC	MMU	MMU	25	25	0.37	Industrial	Industrial	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			6	6	0	1959		780	1, 2, 5, 8
EL MONTE CA	2528 DURFEE AVE	91732	8108008005	DC	MMU	MMU	25	25	0.39	Commercial	Auto, Recreation EQPT,	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant			7	7	0	1986		5974	1, 2, 5, 8
EL MONTE CA	2446 DURFEE AVE	91732	8108012002	DB	MMU	MMU	25	25	0.40	Commercial	Store Combination</													

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Optional Information <sup>6</sup> Use Description	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information <sup>1</sup> Existing Units	Optional Information <sup>3</sup> Year Built	Common or Government Ownership	BLDG SF	Site Selection Criteria	
EL MONTE CA	4124 MAXSON RD	91732	8549020015	CQ	OC	O-C	0	25	0.28	Residential		NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5			0	2.8		
EL MONTE CA	12208 RAMONA BLVD	91732	8549020016	CQ	OC	O-C	0	25	0.33	Residential		NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0		0	2.8		
EL MONTE CA	12216 RAMONA BLVD	91732	8549020017	CQ	OC	O-C	0	25	0.36	Residential		NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0		0	2.8		
EL MONTE CA	12156 RAMONA BLVD	91732	8549021004	CP	OC	O-C	0	25	0.35	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0	1981	2160	5.8	
EL MONTE CA	12166 RAMONA BLVD	91732	8549021016	CP	OC	O-C	0	25	0.22	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				4	4	0	1967	2400	1.5.8	
EL MONTE CA	MAXSON RD / KERWOOD ST	91732	8549021018	CP	OC	O-C	0	25	0.26	Commercial	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5	0		0	5.8	
EL MONTE CA	12124 RAMONA BLVD	91732	8549021019	CO	OC	O-C	0	25	0.37	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0	1967	4012	1.5.8	
EL MONTE CA	12150 RAMONA BLVD	91732	8549021026	CP	OC	O-C	0	25	0.35	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0	1985	3640	5.8	
EL MONTE CA	2728 DURFEE AVE	91732	8109006005	DE	MMU	MMU	25	25	0.29	Residential	Single	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	0		0	2.8	
EL MONTE CA	2457 DURFEE AVE	91732	8107019005	DK	MMU	MMU	25	25	0.31	Residential	Single	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant				5	5	1	1942	568	1.2.8	
EL MONTE CA	2421 DURFEE AVE	91732	8107018003	DL	MMU	MMU	25	25	0.31	Residential	Single	YES - Planned	NO - Privately-Owned	Pending	Used in Prior Housing Element - Non-Vacant				8	8	1	1943	568	1.2.5.6.8	
EL MONTE CA	4034 PENN MAR AVE	91732	8549022043	CO	OC	O-C	0	25	1.26	Residential	Five or more apartments	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				17	17	7	1958	1190	1.2.8	
EL MONTE CA	4047 PENN MAR AVE	91732	8549036005	CN	OC	O-C	0	25	0.15	Residential	Three Units (Any)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				1	1	3	1939	1217	1.2.8	
EL MONTE CA	4113 ROWLAND AVE	91731	8577009044	DR	HDR	R-4	0	25	0.06	Vacant	Single	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element				1	1	1	1992	1566	2.6.8.9	
EL MONTE CA	4111 1/2 ROWLAND AVE	91731	8577009045	DR	HDR	R-4	0	25	0.04	Vacant	Single	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element				1	1	1	1992	1566	2.6.8.9	
EL MONTE CA	9650 TELSTAR AVE	91731	8581001070	B	OP	OP	0	14	1.02	Commercial	Parking Lots (Commercial Use)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	0	0000	Yes	44431	3.5.8	
EL MONTE CA	9650 TELSTAR AVE	91731	8581001071	B	OP	OP	0	14	1.19	Industrial	Warehousing, Distribution,	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	12	0	1965	Yes	27969	1.2.5.8	
EL MONTE CA	3401 RIO HONDO AVE	91731	8595003047	A	OP	OP	0	14	2.74	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	27	27	0	1964	Yes	68091	1.5.8	
EL MONTE CA	3375 RIO HONDO AVE	91731	8595003048	A	OP	OP	0	14	3.42	Industrial	Heavy Manufacturing	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	33	33	0	1966	Yes	2336	1.2.5.8	
EL MONTE CA	3266 ROSEMEAD BLVD	91731	8595022004	C	OP	OP	0	14	0.39	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0	1949	Yes	6213	1.2.5.8	
EL MONTE CA	3244 ROSEMEAD BLVD	91731	8595022007	D	OP	OP	0	14	0.33	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0	1950	Yes	6204	1.2.5.8	
EL MONTE CA	3238 ROSEMEAD BLVD	91731	8595022008	D	OP	OP	0	14	0.34	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	0	1952	Yes	6000	1.2.5.8	
EL MONTE CA	3250 ROSEMEAD BLVD	91731	8595022017	C	OP	OP	0	14	0.83	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	0	1948	Yes	460	1.2.5.8	
EL MONTE CA	3224 ROSEMEAD BLVD	91731	8595022018	D	OP	OP	0	14	1.51	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	15	15	0	1951	Yes	3200	1.2.5.8	
EL MONTE CA	FLAIR DR / WHITMORE ST	91731	8595022019	D	OP	OP	0	14	1.32	Industrial	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	13	0		Yes	0	2.5.8	
EL MONTE CA	FLAIR DR / WHITMORE ST	91731	8595022021	C	OP	OP	0	14	0.41	Industrial	Industrial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	0		Yes	0	2.5.8	
EL MONTE CA	3268 ROSEMEAD BLVD	91731	8595022025	C	OP	OP	0	14	0.61	Industrial	Lgt Manf.Sm. EQPT. Manuf	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	0	1949	Yes	1620	1.2.5.8	
EL MONTE CA	9235 WHITMORE ST	91731	8595023007	E	OP	OP	0	14	1.59	Commercial	Parking Lots (Commercial Use)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	16	0	1957	Yes	60000	3.5.8	
EL MONTE CA	9401 WHITMORE ST	91731	8595023010	E	OP	OP	0	14	2.81	Industrial	Heavy Manufacturing	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	28	28	0	1960	Yes	23500	1.2.5.8	
EL MONTE CA	9400 WHITMORE ST	91731	8595023012	E	OP	OP	0	14	0.69	Commercial	Parking Lots (Commercial Use)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	0	1982	Yes	25000	3.5.8	
EL MONTE CA	4111 ROWLAND AVE	91731	8577009046	DR	HDR	R-4	0	25	0.05	Vacant	Single	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element				1	1	1	1994	Yes	1566	2.6.8.9
EL MONTE CA	4548 SANTA ANITA AVE	91731	8570004004	DS	NC	C-1	0	25	0.33	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0		0	2.8	
EL MONTE CA	4542 SANTA ANITA AVE	91731	8570004005	DS	NC	C-1	0	25	0.34	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5	1	1954	818	1.2.8	
EL MONTE CA	VALLEY BLVD / ROWLAND AVE	91731	8577009055	DR	HDR	R-4	0	25	3.07	Vacant	Industrial	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element				68	68	0		0	2.6.8.9	
EL MONTE CA	VALLEY BLVD / WIGGINS AVE	91731	8568032900	K	DC	DSP/MV	0	50	1.87	Government	Government Parcel	YES - Current	YES - Federally-Owned	Available	Not Used in Prior Housing Element	65			65	0		Yes	0	7.8	
EL MONTE CA	11141 VALLEY BLVD	91731	8568032903	K	DC	DSP/MV	0	50	2.67	Government	Government Parcel	YES - Current	YES - Federally-Owned	Available	Not Used in Prior Housing Element	60	34		94	0		Yes	0	7.8	
EL MONTE CA	11017 VALLEY BLVD	91731	8568033009	L	DC	DSP/MV	0	50	0.15	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5	0	1958	2869	1.5.8	
EL MONTE CA	VALLEY BLVD / WIGGINS AVE	91731	8568033011	L	DC	DSP/MV	0	50	0.15	Commercial	Parking Lots (Commercial Use)	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	2		5	0	1972	Yes	6000	3.5.8	
EL MONTE CA	11041 VALLEY BLVD	91731	8568033014	L	DC	DSP/MV	0	50	0.16	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				4	2	1949	Yes	1386	1.2.5.8	
EL MONTE CA	11029 VALLEY BLVD	91731	8568033022	L	DC	DSP/MV	0	50	0.31	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			11	11	0	1971	Yes	4683	1.5.8	
EL MONTE CA	11025 VALLEY BLVD	91731	8568033074	L	DC	DSP/MV	0	50	0.15	Commercial	Office Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5	0	2000	6528	5.8	
EL MONTE CA	3503 LEXINGTON AVE	91731	8579003019	H	DC	DSP/MV	0	50	0.17	Commercial	Store Combination	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			5	5	1	1909	999	1.2.5.8		
EL MONTE CA	10954 RAMONA BLVD	91731	8579012010	T	DC	DSP/MV	0	50	0.14	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				4	4	1	1950	420	1.2.8	
EL MONTE CA	3511 LEXINGTON AVE	91731	8579003902	T	DC	DSP/MV	0	50	0.18	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0		0	5.8	
EL MONTE CA	3507 LEXINGTON AVE	91731	8579003903	T	DC	DSP/MV	0	50	0.17	Residential	Two Units	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5	2	1924	Yes	1020	1.2.8
EL MONTE CA	RAMONA BLVD / GRANADA AVE	91731	8579003904	T	DC	DSP/MV	0	50	0.55	Miscellaneous	Assessed Pr	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			19	19	0		Yes	0	3.5.8	
EL MONTE CA	3649 EL MONTE AVE	91731	8575019908	N	DC	DSP/ST	0	65	0.10	Residential	Single	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element			2	2	0		0	6.8		
EL MONTE CA	3637 EL MONTE AVE	91731	8575019911	N	DC	DSP/ST	0	65	0.17	Residential	Single	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element	4			4	0		0	6.8		
EL MONTE CA	3449 TYLER AVE	91731	8579012001	H	DC	DSP/MV	0	50	0.14	Commercial	Stores	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				5	5	0	1938	2778	1.5.8	
EL MONTE CA	10948 RAMONA BLVD	91731	8579012005	H	DC	DSP/MV	0	50	0.09	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				3	3	0	1954	1500	1.2.5.8	
EL MONTE CA	10946 RAMONA BLVD	91731	8579012006	H	DC	DSP/MV	0	50	0.06	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				2	2	0	1954	900	1.2.5.8	
EL MONTE CA	10942 RAMONA BLVD	91731	8579012007	H	DC	DSP/MV	0	50	0.16	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				6	6	0	1956	3074	1.2.5.8	
EL MONTE CA	10958 RAMONA BLVD	91731	8579012019	H	DC	DSP/MV	0	50	0.09	Commercial	Professional Buildings	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element				3	3	0	1946	1950	1.2.5.8	

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Optional Information <sup>6</sup> Use Description	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information <sup>1</sup> Existing Units	Optional Information <sup>13</sup> Year Built	Common or Government Ownership	BLDG SF	Site Selection Criteria
EL MONTE CA	3551 PALM DR	91731	8579026014	S	DC	DSP/ZC	0	65	0.04	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1	1	1919		684	1, 2, 8
EL MONTE CA	10819 VALLEY BLVD	91731	8575019910	N	DC	DSP/ST	0	65	0.19	Commercial	Commercial	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element	5			5	0			0	5, 6, 8
EL MONTE CA	3557 PALM DR	91731	8579026016	S	DC	DSP/ZC	0	65	0.06	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1922		792	1, 2, 8
EL MONTE CA	3561 PALM DR	91731	8579026017	S	DC	DSP/ZC	0	65	0.06	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1922		768	1, 2, 8
EL MONTE CA	3565 PALM DR	91731	8579026018	S	DC	DSP/ZC	0	65	0.06	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1923		816	1, 2, 8
EL MONTE CA	3571 PALM DR	91731	8579026906	S	DC	DSP/ZC	0	65	0.06	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1919	Yes	752	1, 2, 8
											Parking Lots (Commercial Use													
EL MONTE CA	KING CT / MONTEREY AVE	91731	8575021932	N	DC	DSP/ST	0	65	0.18	Commercial	Properties	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element			5	5	0			0	3, 5, 6, 8
EL MONTE CA	KING CT / MONTEREY AVE	91731	8575021934	N	DC	DSP/ST	0	65	0.17	Commercial	Commercial	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element			4	4	0			0	5, 6, 8
											Parking Lots (Commercial Use													
EL MONTE CA	MONTEREY AVE / COURT ADAIR	91731	8575021936	N	DC	DSP/ST	0	65	0.13	Commercial	Properties	YES - Planned	NO - Privately-Owned	Pending	Not Used in Prior Housing Element			3	3	0			0	3, 5, 6, 8
EL MONTE CA	3555 PALM DR	91731	8579026907	S	DC	DSP/ZC	0	65	0.06	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1929	Yes	1008	1, 2, 8
EL MONTE CA	3567 PALM DR	91731	8579026908	S	DC	DSP/ZC	0	65	0.06	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2	1	1930		773	1, 2, 8
EL MONTE CA	3510 GRANADA AVE	91731	8579003901	T	DC	DSP/MV	0	50	0.19	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6		6	0		Yes	0	2, 8
EL MONTE CA	3502 GRANADA AVE	91731	8579003905	T	DC	DSP/MV	0	50	0.17	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		5		5	1	1925	Yes	840	1, 2, 8
EL MONTE CA	3573 PALM DR	91731	8579026901	S	DC	DSP/ZC	0	65	0.06	Government	Government Parcel	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			3	3	0		Yes	0	7, 8
EL MONTE CA	CLEMINSON ST / PALM DR	91731	8579026902	S	DC	DSP/ZC	0	65	0.88	Government	Government Parcel	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	40			40	0		Yes	0	7, 8
EL MONTE CA	3558 PALM DR	91731	8579026904	S	DC	DSP/ZC	0	65	0.08	Commercial	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4	0		Yes	0	5, 8
EL MONTE CA	CLEMINSON ST / PALM DR	91731	8579026905	S	DC	DSP/ZC	0	65	0.08	Government	Government Parcel	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			4	4	0		Yes	0	7, 8
EL MONTE CA	3539 LEXINGTON AVE	91731	8579003906	T	DC	DSP/MV	0	50	0.34	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8	6	1923	Yes	1320	1, 2, 8
EL MONTE CA	3503 GRANADA AVE	91731	8579002011	U	DC	DSP/ST	0	80	0.17	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	1	1897	Yes	1228	1, 2, 8
EL MONTE CA	3511 GRANADA AVE	91731	8579002013	U	DC	DSP/ST	0	80	0.18	Residential	Single	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9	1	1923	Yes	816	1, 2, 8

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Type of Shortfall	Parcel Size (Acres)	General Plan Designation (Current)	Zoning Designation (Current)	Optional Information5 Proposed GP	Optional Information6 Proposed Zoning	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Land Use Description	Optional Information1 Existing Units	Optional Information2 Consolidated Sites	Year Built	Common or Government Ownership	Site Selection Criteria
EL MONTE CA	3546 BALDWIN AVE	91731	857806016				4	Both	0.44	GC	C-3	N/C	C-2	0	25	4	Vacant	Vacant	Older Strip Development	0				9
EL MONTE CA	2827 DURFEE AVE	91732	8106012005				11	Both	0.66	IBP	IBP	MMU	MMU	25	35	11	Non-Vacant	Residential	Manufacturing, Assembly, Indust Services	7	DH	1935	Yes	1, 4, 5, 8
EL MONTE CA	2851 DURFEE AVE	91732	8106012010				31	Both	1.31	IBP	IBP	MMU	MMU	25	35	31	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	1	DH	1946	Yes	1, 5, 8
EL MONTE CA	2859 DURFEE AVE	91732	8106012012				13	Both	0.57	IBP	IBP	MMU	MMU	25	35	13	Non-Vacant	Industrial		1	DH	1950	Yes	1, 2, 8
EL MONTE CA	12322 DAHLIA AVE	91732	8109007007				4	Both	0.18	IBP	IBP	MMU	MMU	25	35	4	Non-Vacant	Residential	Manufacturing, Assembly, Indust Services	1	DF	1947	Yes	1, 2, 4, 8
EL MONTE CA	2840 DURFEE AVE	91732	8109007030				17	Both	0.70	IBP	IBP	MMU	MMU	25	35	17	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DF	1983	Yes	5, 8
EL MONTE CA	2908 DURFEE AVE	91732	8109011006				10	Both	0.55	IBP	IBP	MMU	MMU	25	25	10	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DG	1951	Yes	2, 5, 8
EL MONTE CA	12315 DAHLIA AVE	91732	8109011007				5	Both	0.27	IBP	IBP	MMU	MMU	25	25	5	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DG	1976	Yes	5
EL MONTE CA	12327 DAHLIA AVE	91732	8109011008				5	Both	0.28	IBP	IBP	MMU	MMU	25	25	5	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DG	1973	Yes	5, 8
EL MONTE CA	5128 PECK RD	91732	8541005027				8	Both	0.48	MDR	R-3	MMU	MMU	25	25	8	Non-Vacant	Commercial	Modern Strip Development	0	BU	1960	Yes	1, 5, 8
EL MONTE CA	5120 PECK RD	91732	8541005028				8	Both	0.48	MDR	R-3	MMU	MMU	25	25	8	Non-Vacant	Commercial	Fire Stations	1	BU	1941	Yes	1, 2, 5, 8
EL MONTE CA	4922 PECK RD	91732	8547002013				3	Both	0.20	MDR	R-3	MMU	MMU	25	25	3	Non-Vacant	Commercial	Retail Centers	1	BT	1952	Yes	1, 2, 5
EL MONTE CA	4900 PECK RD	91732	8547002070				5	Both	0.32	MDR	R-3	MMU	MMU	25	25	5	Non-Vacant	Commercial	Retail Centers	1	BT	1978	Yes	5
EL MONTE CA	4918 PECK RD	91732	8547002071				4	Both	0.23	MDR	R-3	MMU	MMU	25	25	4	Non-Vacant	Commercial	Retail Centers	0	BT	1977	Yes	5
EL MONTE CA	3700 CYPRESS AVE	91731	8568026002				14	Both	0.73	IBP	IBP	HDR	R-4	0	25	14	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DP	1959	Yes	5, 8
EL MONTE CA	3640 CYPRESS AVE	91731	8568026034				20	Both	1.07	IBP	IBP	HDR	R-4	0	25	20	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DP	1968	Yes	5, 8
EL MONTE CA	11312 ORCHARD ST	91731	8568026053				48	Both	2.54	IBP	IBP	HDR	R-4	0	25	48	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DP	1972	Yes	5, 8
EL MONTE CA	10902 GRAND AVE	91780	8574020017				16	Both	0.94	IBP	IBP	HDR	R-4	0	25	16	Non-Vacant	Industrial	Trailer Parks/Mobile Home Courts	1	DN	1986	Yes	5, 8
EL MONTE CA	10946 GRAND AVE	91780	8574020018				39	Both	2.24	IBP	IBP	HDR	R-4	0	25	39	Non-Vacant	Industrial	Manufacturing, Assembly, Indust Services	0	DN	1962	Yes	1, 2, 8
EL MONTE CA	3713 1/2 TYLER AVE	91731	8575017006				4	Both	0.21	IBP	IBP	HDR	R-4	0	25	4	Non-Vacant	Commercial	Manufacturing, Assembly, Indust Services	0	X	1948	Yes	1, 2, 5, 8
EL MONTE CA	3713 TYLER AVE	91731	8575017007				4	Both	0.22	IBP	IBP	HDR	R-4	0	25	4	Non-Vacant	Commercial	Manufacturing, Assembly, Indust Services	0	X	1952	Yes	1, 2, 5, 8
EL MONTE CA	3675 TYLER AVE	91731	8575017008				18	Both	1.00	IBP	IBP	HDR	R-4	0	25	18	Non-Vacant	Commercial	Manufacturing, Assembly, Indust Services	0	X	1964	Yes	1, 2, 5, 8
EL MONTE CA	10750 SAINT LOUIS DR	91731	8575017009	20	19			Both	2.21	IBP	IBP	HDR	R-4	0	25	39	Non-Vacant	Industrial	Commercial Storage	0		1976	Yes	2, 4
EL MONTE CA	4024 DURFEE AVE	91732	8549004900	117	117			Both	8.51	PF	PF	SP	SP	0	25	234	Non-Vacant	Government	Special Care Facilities	0	DO		Yes	5, 6, 7
EL MONTE CA	DURFEE AVE / DEANA ST	91732	8549005900	70	71			Both	5.14	PF	PF	SP	SP	0	25	141	Non-Vacant	Government	Special Care Facilities	0	DO		Yes	5, 6, 7, 8
EL MONTE CA	9934 GARVEY AVE	91733	8102001023	6	6			Both	0.35	MMU	MMU	UD	UD	35	50	12	Non-Vacant	Commercial	Retail Centers	0	Z	1969	Yes	1, 2, 3, 4, 5
EL MONTE CA	9900 GARVEY AVE	91733	8102001027	8	7		41	Both	1.62	MMU	MMU	UD	UD	35	50	56	Non-Vacant	Commercial	Retail Centers	1	Z	1968	Yes	1, 3, 8
EL MONTE CA	9920 GARVEY AVE	91733	8102001028	12	12		19	Both	1.24	MMU	MMU	UD	UD	35	50	43	Non-Vacant	Commercial	Retail Centers	1	Z	1968	Yes	1, 3, 8
EL MONTE CA	9928 GARVEY AVE	91733	8102001029	7	7			Both	0.40	MMU	MMU	UD	UD	35	50	14	Non-Vacant	Commercial	Retail Centers	0	Z	1968	Yes	1, 3, 8
EL MONTE CA	2727 SEAMAN AVE	91733	8102003010			6		Both	0.20	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Industrial	High-Density Single Family Residential	1	Y	1990	Yes	5, 8
EL MONTE CA	2731 SEAMAN AVE	91733	8102003011			6		Both	0.19	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Residential	High-Density Single Family Residential	1	Y	1954	Yes	1, 5, 8
EL MONTE CA	2735 SEAMAN AVE	91733	8102003012			6		Both	0.18	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Residential	Modern Strip Development	1	Y	1953	Yes	1, 5, 8
EL MONTE CA	2741 SEAMAN AVE	91733	8102003013			6		Both	0.18	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Commercial	Modern Strip Development	0	Y	1949	Yes	1, 5, 8
EL MONTE CA	9870 GARVEY AVE	91733	8102003014			6		Both	0.17	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Commercial	Modern Strip Development	0	Y		Yes	5, 8
EL MONTE CA	9866 GARVEY AVE	91733	8102003015			11		Both	0.33	MMU	MMU	UD	UD	35	50	11	Non-Vacant	Commercial	Modern Strip Development	0	Y	1988	Yes	5, 8
EL MONTE CA	9844 GARVEY AVE	91733	8102003019				29	Both	1.17	MMU	MMU	UD	UD	35	50	29	Non-Vacant	Commercial	Modern Strip Development	17	Y	1931	Yes	1, 2, 5, 8
EL MONTE CA	2721 SEAMAN AVE	91733	8102003028			3		Both	0.10	MMU	MMU	UD	UD	35	50	3	Non-Vacant	Residential	High-Density Single Family Residential	1	Y	1953	Yes	1, 2, 5, 8
EL MONTE CA	9869 GIOVANE ST	91733	8102003029			2		Both	0.10	MMU	MMU	UD	UD	35	50	2	Non-Vacant	Residential	High-Density Single Family Residential	2	Y	1959	Yes	1, 2, 5, 8
EL MONTE CA	2745 SEAMAN AVE	91733	8102003032				10	Both	0.29	MMU	MMU	UD	UD	35	50	10	Non-Vacant	Industrial	Modern Strip Development	0	Y	1967	Yes	1, 2, 5, 8
EL MONTE CA	9858 GARVEY AVE	91733	8102003033			12		Both	0.35	MMU	MMU	UD	UD	35	50	12	Non-Vacant	Commercial	Modern Strip Development	0	Y	1947	Yes	1, 2, 5, 8
EL MONTE CA	10420 GARVEY AVE	91733	8103001010	6	5			Both	0.30	MMU	MMU	UD	UD	35	50	11	Non-Vacant	Commercial	Modern Strip Development	0	AD	1982	Yes	5, 8
EL MONTE CA	10458 GARVEY AVE	91733	8103001011	9	9			Both	0.51	MMU	MMU	UD	UD	35	50	18	Non-Vacant	Commercial	Modern Strip Development	0	AD	1982	Yes	3, 5, 8
EL MONTE CA	10514 GARVEY AVE	91733	8103001012	7	7			Both	0.41	MMU	MMU	UD	UD	35	50	14	Non-Vacant	Commercial	Modern Strip Development	0	AD	1982	Yes	3, 5, 8
EL MONTE CA	10452 GARVEY AVE	91733	8103001013	3	3			Both	0.18	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Commercial	Modern Strip Development	0	AD	0000	Yes	3, 5, 8
EL MONTE CA	10534 GARVEY AVE	91733	8103001014	6	6			Both	0.34	MMU	MMU	UD	UD	35	50	12	Non-Vacant	Commercial	Modern Strip Development	0	AD	1982	Yes	3, 5, 8
EL MONTE CA	10460 GARVEY AVE	91733	8103001015	21	21			Both	1.19	MMU	MMU	UD	UD	35	50	42	Non-Vacant	Commercial	Modern Strip Development	0	AD	1982	Yes	5, 8
EL MONTE CA	10334 GARVEY AVE	91733	8103005011	5	5			Both	0.66	MMU	MMU	UD	UD	35	50	10	Non-Vacant	Commercial	Modern Strip Development	2	AC	1991	Yes	3, 4, 5, 6
EL MONTE CA	10320 GARVEY AVE	91733	8103005012	4	3			Both	0.44	MMU	MMU	UD	UD	35	50	7	Non-Vacant	Commercial	Modern Strip Development	0	AC	1956	Yes	1, 2, 4, 5, 8
EL MONTE CA	2744 EDWARDS AVE	91733	8103031006			3		Both	0.41	MMU	MMU	UD	UD	35	50	3	Non-Vacant	Residential	Mixed Residential	16	AB	1959	Yes	1, 5, 8
EL MONTE CA	10100 GARVEY AVE	91733	8103031008				7	Both	0.23	MMU	MMU	UD	UD	35	50	7	Non-Vacant	Commercial	Modern Strip Development	1	AB	1942	Yes	1, 2, 5
EL MONTE CA	10112 GARVEY AVE	91733	8103031009				14	Both	0.64	MMU	MMU	UD	UD	35	50	14	Non-Vacant	Commercial	Modern Strip Development	12	AB	1938	Yes	1, 2, 5, 8
EL MONTE CA	2732 MERCED AVE	91733	8103032009	2	2			Both	0.14	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Residential	Manufacturing, Assembly, Indust Services	1	AA	1937	Yes	1, 2, 4, 5, 8
EL MONTE CA	2738 MERCED AVE	91733	8103032010	3	3			Both	0.20	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Residential	Manufacturing, Assembly, Indust Services	1	AA	1947	Yes	1, 2, 4, 5, 8
EL MONTE CA	10004 GARVEY AVE	91733	8103032011	8	8			Both	0.44	MMU	MMU	UD	UD	35	50									

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Type of Shortfall	Parcel Size (Acres)	General Plan Designation (Current)	Zoning Designation (Current)	Optional Information5 Proposed GP	Optional Information6 Proposed Zoning	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Land Use Description	Optional Information1 Existing Units	Optional Information2 Consolidated Sites	Year Built	Common or Government Ownership	Site Selection Criteria
EL MONTE CA	11202 GARVEY AVE	91733	8105003022				2	Both	0.08	MMU	MMU	UD	UD	35	30	2	Non-Vacant	Commercial	High-Density Single Family Residential	0	AS		Yes	5.8
EL MONTE CA	11208 GARVEY AVE	91733	8105003023				7	Both	0.32	MMU	MMU	UD	UD	35	30	7	Non-Vacant	Commercial	High-Density Single Family Residential	0	AS	1935	Yes	1, 2, 5, 8
EL MONTE CA	11218 GARVEY AVE	91733	8105003024				5	Both	0.39	MMU	MMU	UD	UD	35	30	5	Non-Vacant	Commercial	High-Density Single Family Residential	4	AS	1948	Yes	1, 2, 5, 8
EL MONTE CA	2824 PECK RD	91733	8105004010			6		Both	0.26	MMU	MMU	UD	UD	35	50	6	Non-Vacant	Commercial	Modern Strip Development	4	AT	1942	Yes	1, 2, 5, 8
EL MONTE CA	11300 GARVEY AVE	91732	8105004011			3		Both	0.10	MMU	MMU	UD	UD	35	50	3	Non-Vacant	Commercial	Modern Strip Development	0	AT		Yes	5.8
EL MONTE CA	11306 GARVEY AVE	91732	8105004012				16	Both	0.46	MMU	MMU	UD	UD	35	50	16	Non-Vacant	Commercial	Modern Strip Development	0	AT	1939	Yes	1, 2, 5, 8
EL MONTE CA	11312 GARVEY AVE	91732	8105004013				7	Both	0.27	MMU	MMU	UD	UD	35	50	7	Non-Vacant	Commercial	Modern Strip Development	4	AT	1939	Yes	1, 2, 5, 8
EL MONTE CA	11318 GARVEY AVE	91732	8105004015				21	Both	0.60	MMU	MMU	UD	UD	35	50	21	Non-Vacant	Commercial	Modern Strip Development	0	AT	2007	Yes	5.8
EL MONTE CA	11424 GARVEY AVE	91732	8105005001				3	Both	0.43	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Commercial	Modern Strip Development	10	AU	1962	Yes	1, 2, 5, 8
EL MONTE CA	11408 GARVEY AVE	91732	8105005016				3	Both	0.23	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Commercial	Modern Strip Development	4	AU	1948	Yes	1, 2, 5, 8
EL MONTE CA	11414 GARVEY AVE	91732	8105005017				4	Both	0.18	MMU	MMU	UD	UD	35	35	4	Non-Vacant	Commercial	Modern Strip Development	0	AU	1968	Yes	1, 2, 5, 8
EL MONTE CA	11436 GARVEY AVE	91732	8105005023				12	Both	0.49	MMU	MMU	UD	UD	35	35	12	Non-Vacant	Commercial	Modern Strip Development	0		1953	Yes	1, 2, 5
EL MONTE CA	2843 MEEKER AVE	91732	8105006006				6	Both	0.28	MMU	MMU	UD	UD	35	35	6	Non-Vacant	Commercial	Modern Strip Development	1	AW	1934	Yes	1, 2, 5, 8
EL MONTE CA	11528 GARVEY AVE	91732	8105006007				9	Both	0.37	MMU	MMU	UD	UD	35	35	9	Non-Vacant	Commercial	Modern Strip Development	0	AW	1959	Yes	1, 2, 5, 8
EL MONTE CA	11512 GARVEY AVE	91732	8105006010				7	Both	0.28	MMU	MMU	UD	UD	35	35	7	Non-Vacant	Commercial	Modern Strip Development	0	AV	1958	Yes	1, 2, 5, 8
EL MONTE CA	11504 GARVEY AVE	91732	8105006011				3	Both	0.11	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Commercial	Modern Strip Development	0	AV	1959	Yes	1, 2, 5, 8
EL MONTE CA	2840 MUSGROVE AVE	91732	8105006012				1	Both	0.06	MMU	MMU	UD	UD	35	35	1	Non-Vacant	Residential	Modern Strip Development	1	AV	1940	Yes	1, 2, 5, 8
EL MONTE CA	2834 MUSGROVE AVE	91732	8105006013			1		Both	0.06	MMU	MMU	UD	UD	35	35	1	Non-Vacant	Residential	Modern Strip Development	1	AV	1939	Yes	1, 2, 5, 8
EL MONTE CA	11017 GARVEY AVE	91733	8566007001			10		Both	0.27	MMU	MMU	UD	UD	35	50	10	Non-Vacant	Commercial	Modern Strip Development	0	AZ	1955	Yes	1, 2, 5, 8
EL MONTE CA	11031 GARVEY AVE	91733	8566007002			3		Both	0.11	MMU	MMU	UD	UD	35	50	3	Non-Vacant	Commercial	Older Strip Development	1	AZ	1941	Yes	1, 2, 5, 8
EL MONTE CA	11033 GARVEY AVE	91733	8566007003			4		Both	0.12	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	0	AZ	1946	Yes	2, 5, 8
EL MONTE CA	11047 GARVEY AVE	91733	8566007004			4		Both	0.12	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	0	AZ	1969	Yes	2, 5, 8
EL MONTE CA	11016 CONCERT ST	91731	8566007014			2		Both	0.16	MMU	MMU	UD	UD	35	35	2	Non-Vacant	Commercial	Older Strip Development	2	BA	1954	Yes	2, 5, 8
EL MONTE CA	3016 TYLER AVE	91731	8566007017			3		Both	0.12	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Commercial	Older Strip Development	0	BA	1954	Yes	2, 5, 8
EL MONTE CA	11059 GARVEY AVE	91733	8566007020			9		Both	0.27	MMU	MMU	UD	UD	35	50	9	Non-Vacant	Commercial	Older Strip Development	0	AZ	1946	Yes	2, 5, 8
EL MONTE CA	3024 TYLER AVE	91731	8566007021			5		Both	0.25	MMU	MMU	UD	UD	35	35	5	Non-Vacant	Commercial	Older Strip Development	1	BA	1979	Yes	5.8
EL MONTE CA	11117 GARVEY AVE	91733	8566008003			13		Both	0.39	MMU	MMU	UD	UD	35	50	13	Non-Vacant	Commercial	Older Strip Development	1	AY	1941	Yes	2, 5, 8
EL MONTE CA	11141 GARVEY AVE	91733	8566008006			4		Both	0.12	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	1	AY	1968	Yes	2, 5, 8
EL MONTE CA	11143 GARVEY AVE	91733	8566008007			4		Both	0.12	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	0	AY	1949	Yes	2, 5, 8
EL MONTE CA	11149 GARVEY AVE	91733	8566008008			4		Both	0.13	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	0	AY	1940	Yes	2, 5, 8
EL MONTE CA	11203 GARVEY AVE	91733	8566008023			9		Both	0.25	MMU	MMU	UD	UD	35	50	9	Non-Vacant	Commercial	Older Strip Development	0	AY	1942	Yes	2, 5, 8
EL MONTE CA	11107 GARVEY AVE	91733	8566008024			10		Both	0.29	MMU	MMU	UD	UD	35	50	10	Non-Vacant	Commercial	Older Strip Development	0	AY	1942	Yes	2, 5, 8
EL MONTE CA	GARVEY AVE / CONSOL AVE	91733	8566008025			3		Both	0.09	MMU	MMU	UD	UD	35	50	3	Non-Vacant	Commercial	Older Strip Development	0	AY	0000	Yes	2, 5, 8
EL MONTE CA	11139 GARVEY AVE	91733	8566008027			5		Both	0.16	MMU	MMU	UD	UD	35	50	5	Non-Vacant	Industrial	Older Strip Development	1	AY	1948	Yes	1, 2, 5, 8
EL MONTE CA	11209 GARVEY AVE	91733	8566009002			4		Both	0.13	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	0	AY	1970	Yes	1, 2, 5, 8
EL MONTE CA	11209 GARVEY AVE	91733	8566009007			4		Both	0.12	MMU	MMU	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	0	AY	1983	Yes	5.8
EL MONTE CA	11225 GARVEY AVE	91733	8566009008			14		Both	0.42	MMU	MMU	UD	UD	35	50	14	Non-Vacant	Commercial	Modern Strip Development	1	AY	1983	Yes	5
EL MONTE CA	3014 PECK RD	91731	8566010005			3		Both	0.13	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Commercial	Modern Strip Development	0	AX	1946	Yes	1, 2, 5, 8
EL MONTE CA	3020 PECK RD	91731	8566010006			3		Both	0.13	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Commercial	Modern Strip Development	1	AX	1936	Yes	1, 2, 5, 8
EL MONTE CA	3024 PECK RD	91731	8566010007			2		Both	0.13	MMU	MMU	UD	UD	35	35	2	Non-Vacant	Commercial	Modern Strip Development	1	AX	1956	Yes	1, 2, 5, 8
EL MONTE CA	11314 CONCERT ST	91731	8566010008			2		Both	0.15	MMU	MMU	UD	UD	35	35	2	Non-Vacant	Residential	Modern Strip Development	2	AX	1951	Yes	1, 2, 5, 8
EL MONTE CA	11320 CONCERT ST	91731	8566010009			3		Both	0.16	MMU	MMU	UD	UD	35	35	3	Non-Vacant	Residential	Modern Strip Development	2	AX	1939	Yes	1, 2, 5, 8
EL MONTE CA	GARVEY AVE / N PECK RD	91731	8566011032			12		Both	0.39	MMU	MMU	UD	UD	35	35	12	Vacant	Vacant	Modern Strip Development	0			Yes	2
EL MONTE CA	3141 SANTA ANITA AVE	91733	8580010027	5	4			Both	0.26	OC	O-C	UD	UD	35	50	9	Non-Vacant	Commercial	Low- and Medium-Rise Major Office Use	0	AE	1962	Yes	3, 6, 8
EL MONTE CA	3141 SANTA ANITA AVE	91733	8580010028	8	7			Both	0.42	OC	O-C	UD	UD	35	50	15	Non-Vacant	Commercial	Low- and Medium-Rise Major Office Use	0	AE	1971	Yes	3, 6, 8
EL MONTE CA	3131 SANTA ANITA AVE	91733	8580012017	21	21			Both	1.20	OC	O-C	UD	UD	35	50	42	Non-Vacant	Institutional	Low- and Medium-Rise Major Office Use	0	AE	1952	Yes	1, 2, 5, 6, 8
EL MONTE CA	10505 BODGER ST	91733	8580012018	13	12			Both	0.70	OC	O-C	UD	UD	35	50	25	Non-Vacant	Commercial	Low- and Medium-Rise Major Office Use	0	AE	0000	Yes	3, 6, 8
EL MONTE CA	10319 GARVEY AVE	91733	8580013020			9		Both	0.54	MU	MU	UD	UD	35	50	9	Non-Vacant	Commercial	Modern Strip Development	14	AH	1945	Yes	1, 5, 8
EL MONTE CA	10327 GARVEY AVE	91733	8580013022			19		Both	0.55	MU	MU	UD	UD	35	50	19	Non-Vacant	Commercial	Modern Strip Development	0	AH	1946	Yes	1, 5, 8
EL MONTE CA	3039 SANTA ANITA AVE	91733	8580014001			36		Both	1.64	MU	MU	UD	UD	35	50	55	Non-Vacant	Institutional	Religious Facilities	3	AF	1957	Yes	1, 5, 8
EL MONTE CA	3015 SANTA ANITA AVE	91733	8580014002			15		Both	0.47	MU	MU	UD	UD	35	50	15	Non-Vacant	Residential	Religious Facilities	2	AF	1917	Yes	1, 5, 8
EL MONTE CA	10515 GARVEY AVE	91733	8580014004			2		Both	0.07	MU	MU	UD	UD	35	50	2	Non-Vacant	Commercial	Religious Facilities	0	AF		Yes	5.8
EL MONTE CA	GARVEY AVE / SANTA ANITA AVE	91733	8580014006			4		Both	0.10	MU	MU	UD	UD	35	50	4	Non-Vacant	Commercial	Religious Facilities	0	AF		Yes	5.8
EL MONTE CA	10425 GARVEY AVE	91733	8580014008			5		Both	0.21	MU	MU	UD	UD	35	50	5	Non-Vacant	Commercial	Modern Strip Development	3	AG	1949	Yes	1, 5, 8
EL MONTE CA	10421 GARVEY AVE	9173																						

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Type of Shortfall	Parcel Size (Acres)	General Plan Designation (Current)	Zoning Designation (Current)	Optional Information5 Proposed GP	Optional Information6 Proposed Zoning	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Existing Land Use Description	Optional Information1 Existing Units	Optional Information2 Consolidated Sites	Year Built	Common or Government Ownership	Site Selection Criteria
EL MONTE CA	11720 GARVEY AVE	91732	8105007053	15	14			Both	1.13	MMU	MMU	UD	UD	35	50	29	Non-Vacant	Commercial		15	BC	1937		1,2
EL MONTE CA	12052 VALLEY BLVD	91732	8106003001				8	Both	0.33	GC	C-4	UD	UD	35	35	8	Non-Vacant	Commercial	Older Strip Development	0	BD	1942		2,5,8
EL MONTE CA	12050 VALLEY BLVD	91732	8106003019				12	Both	0.47	GC	C-4	UD	UD	35	35	12	Non-Vacant	Commercial	Older Strip Development	0	BD	0000	Yes	2,5,8
EL MONTE CA	3025 ALLGEYER AVE	91732	8106003020			7		Both	0.25	GC	C-4	UD	UD	35	50	7	Non-Vacant	Residential	Mixed Residential	3	BE	1948		
EL MONTE CA	VALLEY BLVD / ALLGEYER AVE	91732	8106003021			2		Both	0.07	GC	C-4	UD	UD	35	50	2	Non-Vacant	Commercial	Older Strip Development	0	BE	1972	Yes	2,5,8
EL MONTE CA	12072 E VALLEY BLVD	91732	8106003022			21		Both	0.68	GC	C-4	UD	UD	35	50	21	Non-Vacant	Commercial	Older Strip Development	4	BE	1949		2,5,8
EL MONTE CA	12086 VALLEY BLVD	91732	8106003023			3		Both	0.08	GC	C-4	UD	UD	35	50	3	Non-Vacant	Commercial	Older Strip Development	0	BE	1937		2,5,8
EL MONTE CA	11743 VALLEY BLVD	91732	8565011012				17	Both	0.49	GC	C-3	UD	UD	35	50	17	Non-Vacant	Commercial	Older Strip Development	0	BH	1959		2,5,8
EL MONTE CA	11733 VALLEY BLVD	91732	8565011013				16	Both	0.49	GC	C-3	UD	UD	35	50	16	Non-Vacant	Commercial	Older Strip Development	1	BH	1943		2,5,8
EL MONTE CA	11831 VALLEY BLVD	91732	8565012001			13		Both	0.37	GC	C-3	UD	UD	35	50	13	Non-Vacant	Commercial	Older Strip Development	0	BH	1954	Yes	2,5,8
EL MONTE CA	11821 VALLEY BLVD	91732	8565012002			13		Both	0.36	GC	C-3	UD	UD	35	50	13	Non-Vacant	Commercial	Older Strip Development	0	BH	1951	Yes	2,5,8
EL MONTE CA	11817 VALLEY BLVD	91732	8565012003			4		Both	0.16	GC	C-3	UD	UD	35	50	4	Non-Vacant	Commercial	Older Strip Development	2	BH	1948		2,5,8
EL MONTE CA	11813 VALLEY BLVD	91732	8565012004			9		Both	0.44	GC	C-3	UD	UD	35	50	9	Non-Vacant	Commercial	Older Strip Development	9	BH	1941		2,5,8
EL MONTE CA	11769 VALLEY BLVD	91732	8565012005				21	Both	0.60	GC	C-3	UD	UD	35	50	21	Non-Vacant	Commercial	Older Strip Development	0	BH	1948		2,5,8
EL MONTE CA	11805 VALLEY BLVD	91732	8565012016			21		Both	0.60	GC	C-3	UD	UD	35	50	21	Non-Vacant	Commercial	Hotels and Motels	0	BH	1984		5,8
EL MONTE CA	VALLEY BLVD / MOUNTAIN VIEW RD	91732	8565012017				15	Both	0.43	GC	C-3	UD	UD	35	50	15	Non-Vacant	Commercial	Older Strip Development	0	BH		Yes	2,5,8
EL MONTE CA	11747 VALLEY BLVD	91732	8565012018				26	Both	0.74	GC	C-3	UD	UD	35	50	26	Non-Vacant	Commercial	Older Strip Development	0	BH	1985	Yes	2,5,8
EL MONTE CA	11833 VALLEY BLVD	91732	8565013001			19		Both	0.59	GC	C-3	UD	UD	35	50	19	Non-Vacant	Commercial	Older Strip Development	3	BG	1940		2,5,8
EL MONTE CA	11847 VALLEY BLVD	91732	8565013002			21		Both	0.60	GC	C-3	UD	UD	35	50	21	Non-Vacant	Commercial	Older Strip Development	0	BG	0000		2,5,8
EL MONTE CA	11853 VALLEY BLVD	91732	8565013003			10		Both	0.30	GC	C-3	UD	UD	35	50	10	Non-Vacant	Commercial	Older Strip Development	1	BG	1952		2,5,8
EL MONTE CA	11859 VALLEY BLVD	91732	8565013004			10		Both	0.30	GC	C-3	UD	UD	35	50	10	Non-Vacant	Commercial	Older Strip Development	0	BG	1947		2,5,8
EL MONTE CA	11863 VALLEY BLVD	91732	8565013005			19		Both	0.54	GC	C-3	UD	UD	35	50	19	Non-Vacant	Commercial	Older Strip Development	0	BG	1970		2,5,8
EL MONTE CA	GARVEY AVE / LA MADERA AVE	91732	8565015029			66	34	Both	2.87	MMU	MMU	UD	UD	35	50	100	Vacant	Vacant		1		1950		9
EL MONTE CA	11820 VALLEY BLVD	91732	8565016001	86	86		75	Both	7.11	GC	C-3	UD	UD	35	50	247	Non-Vacant	Commercial	Modern Strip Development	3		1948		2,3,6
EL MONTE CA	3134 MOUNTAIN VIEW RD	91732	8565018030	17	17			Both	0.18	MMU	MMU	UD	UD	35	50	34	Vacant	Vacant	High-Density Single Family Residential	2		1951		9
EL MONTE CA	12051 GARVEY AVE	91732	8565019015			52	35	Both	2.47	GC	C-3	UD	UD	35	50	87	Non-Vacant	Recreational	Modern Strip Development	0		1957		1,5
EL MONTE CA	12087 VALLEY BLVD	91732	8565020027	21	20			Both	1.18	RC	C-3	UD	UD	35	50	41	Non-Vacant	Commercial	Modern Strip Development	0	BF			1,2,3,5,8
EL MONTE CA	12102 GARVEY AVE	91732	8565020029	23	22		25	Both	2.01	RC	C-3	UD	UD	35	50	70	Non-Vacant	Commercial	Modern Strip Development	0	BF			3,5,8
EL MONTE CA	11730 VALLEY BLVD	91732	8566021010			8		Both	0.22	MMU	MMU	UD	UD	35	50	8	Vacant	Vacant	Modern Strip Development	0	BI	1948		8,9
EL MONTE CA	11710 VALLEY BLVD	91732	8566021011			44		Both	1.20	MMU	MMU	UD	UD	35	50	44	Vacant	Vacant	Modern Strip Development	0	BI			8,9
EL MONTE CA	11654 VALLEY BLVD	91732	8566021012			18		Both	0.50	MMU	MMU	UD	UD	35	50	18	Vacant	Vacant	Modern Strip Development	0	BI		Yes	8,9
EL MONTE CA	11650 VALLEY BLVD	91732	8566021013			8	12	Both	0.32	MMU	MMU	UD	UD	35	50	12	Vacant	Vacant	Modern Strip Development	0	BI		Yes	8,9
EL MONTE CA						8		Both	0.23	GC	C-3	UD	UD	35	50	8	Non-Vacant	Commercial	High-Density Single Family Residential	0	BH			5,8
EL MONTE CA	2806 TYLER AVE	91733	8105001051	3	2			Unaccommodated Need	0.91	MMU	MMU	RF-OZ	RF-OZ	0	25	5	Non-Vacant	Religious Facility	Manufacturing, Assembly, Indust Services	0				5
EL MONTE CA	2735 DURFEE AVE	91732	8106014008	5	5			Unaccommodated Need	1.26	MMU	MMU	RF-OZ	RF-OZ	0	25	10	Non-Vacant	Religious Facility	Manufacturing, Assembly, Indust Services	0				1,2,3,5
EL MONTE CA	12329 FELIPE ST	91732	8108008011	5	4			Unaccommodated Need	0.56	R1-B	R1-B	RF-OZ	RF-OZ	0	25	9	Non-Vacant	Religious Facility	Modern Strip Development	0				2,5
EL MONTE CA	11423 LOWER AZUSA RD	91732	8538008013	8	7	5		Unaccommodated Need	0.69	R3	R-3	RF-OZ	RF-OZ	0	25	20	Non-Vacant	Religious Facility	Religious Facilities	0				5
EL MONTE CA	11330 FAIRVIEW ST	91732	8538008043	8	7			Unaccommodated Need	2.16	R1-B	R1-B	RF-OZ	RF-OZ	0	25	15	Non-Vacant	Religious Facility	Religious Facilities	0				1,2,3,5
EL MONTE CA	11345 LOWER AZUSA RD	91732	8538008060	6	6			Unaccommodated Need	1.14	R3	R-3	RF-OZ	RF-OZ	0	25	12	Non-Vacant	Religious Facility	Religious Facilities	0				1,4,5
EL MONTE CA	4530 PECK RD	91732	8547018124	4	3			Unaccommodated Need	0.89	MMU	MMU	RF-OZ	RF-OZ	0	25	7	Non-Vacant	Religious Facility	Other Public Facilities	0			Yes	1,5
EL MONTE CA	4530 PECK RD	91732	8547018124	3	3			Unaccommodated Need	0.62	MMU	MMU	RF-OZ	RF-OZ	0	25	6	Non-Vacant	Religious Facility	Other Public Facilities	0			Yes	1,5
EL MONTE CA	4114 PECK RD	91732	8548013048	3	2			Unaccommodated Need	0.50	MMU	MMU	RF-OZ	RF-OZ	0	25	5	Non-Vacant	Religious Facility	Modern Strip Development	0			Yes	3,5
EL MONTE CA	4114 PECK RD	91732	8548013048	2	2			Unaccommodated Need	0.50	MMU	MMU	RF-OZ	RF-OZ	0	25	4	Non-Vacant	Religious Facility	Modern Strip Development	0			Yes	3,5
EL MONTE CA	3141 PECK RD	91731	8566004012	1				Unaccommodated Need	0.55	MMU	MMU	RF-OZ	RF-OZ	0	25	1	Non-Vacant	Religious Facility	Modern Strip Development	0			Yes	1,3,5
EL MONTE CA	3141 PECK RD	91731	8566004012	1	1		1	Unaccommodated Need	0.91	MMU	MMU	RF-OZ	RF-OZ	0	25	3	Non-Vacant	Religious Facility	Modern Strip Development	0			Yes	1,3,5
EL MONTE CA	11608 VALLEY BLVD	91731	8566022014	8	7	5		Unaccommodated Need	1.97	RC	C-3	RF-OZ	RF-OZ	0	25	20	Non-Vacant	Religious Facility	Religious Facilities	0				1,5
EL MONTE CA	11359 COFFIELD AVE	91731	8568025018	8	7	5		Unaccommodated Need	3.34	NC	C-1	RF-OZ	RF-OZ	0	25	20	Non-Vacant	Religious Facility	Religious Facilities	0				3,5
EL MONTE CA	4366 SANTA ANITA AVE	91731	8569013045	3	3			Unaccommodated Need	1.21	NC	C-2	RF-OZ	RF-OZ	0	25	6	Non-Vacant	Religious Facility	Religious Facilities	0				1,5
EL MONTE CA	11025 LAMBERT AVE	91731	8569013047	8	7			Unaccommodated Need	0.53	NC	C-2	RF-OZ	RF-OZ	0	25	15	Non-Vacant	Religious Facility	Religious Facilities	0				5
EL MONTE CA	4215 TYLER AVE	91731	8575010012			4		Unaccommodated Need	0.60	R4	R-4	RF-OZ	RF-OZ	0	25	4	Non-Vacant	Religious Facility	Low-Rise Apartments, Condos, Townhomes	0				5
EL MONTE CA	4017 TYLER AVE	91731	8575013040	5	5			Unaccommodated Need	1.34	R1-A	R1-A	RF-OZ	RF-OZ	0	25	10	Non-Vacant	Religious Facility	Religious Facilities	0				1,2,3,4,5
EL MONTE CA	3903 TYLER AVE	91731	8575014001	5	5	5		Unaccommodated Need	2.09	R1-A	R1-A	RF-OZ	RF-OZ	0	25	15	Non-Vacant	Religious Facility	Religious Facilities	0				1,4,5
EL MONTE CA	3039 SANTA ANITA AVE	91733	8580014001	9	8			Unaccommodated Need	1.64	OC	C-1	RF-OZ	RF-OZ	0	25	17	Non-Vacant	Religious Facility	Religious Facilities	0			Yes	1,2,5,6
EL MONTE CA	3015 SANTA ANITA AVE	91733	8580014002	5	4			Unaccommodated Need	0.50	OC	C-1	RF-OZ	RF-OZ	0	25	9	Non-Vacant	Religious Facility	Religious Facilities	0			Yes	1,2,5,6,8
EL MONTE CA	10515 GARVEY AVE	91733	8580014004				1	Unaccommodated Need	0.07	C1	C-1	RF-OZ	RF-OZ	0	25	1	Non-Vacant	Religious Facility	Religious Facilities	0			Yes	8
EL MONTE CA	GARVEY AVE / SANTA ANITA AVE	91733	85800																					

## 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 6<sup>th</sup> 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 (5<sup>th</sup> 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**

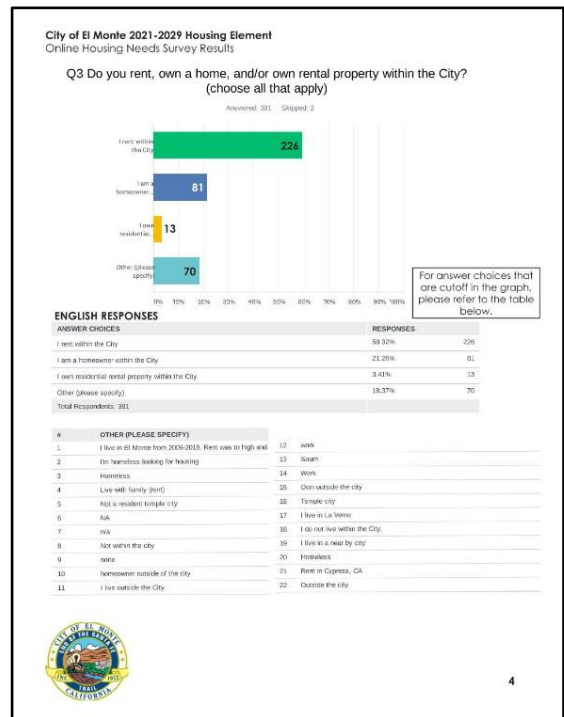
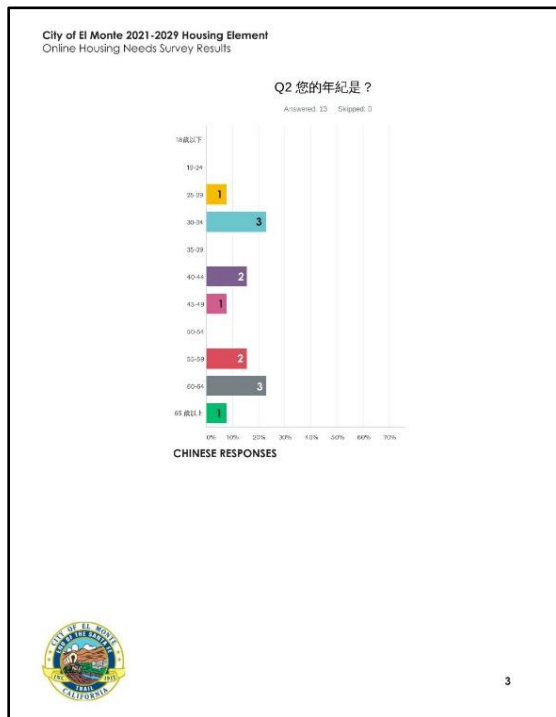
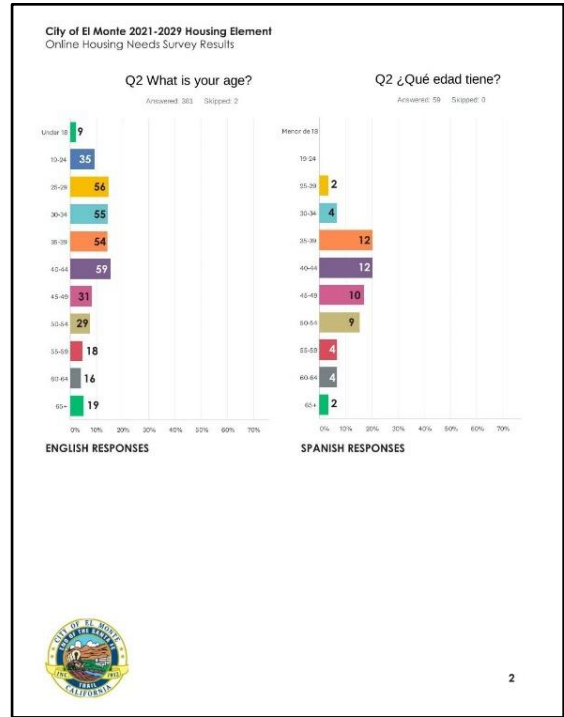
On September 28, 2021, the Public Review Draft was published online and printed copies were made available at City facilities, including City Hall for 30 days; however, the housing element remained public available online and city staff accepted comments through December 21, 2021. The notice of availability for the Public Review Draft also was distributed to local and regional stakeholders and organizations listed in Table B-1.

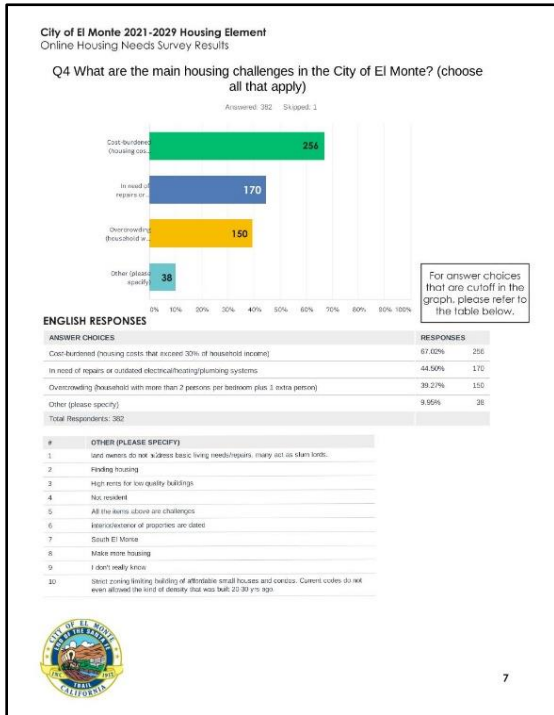
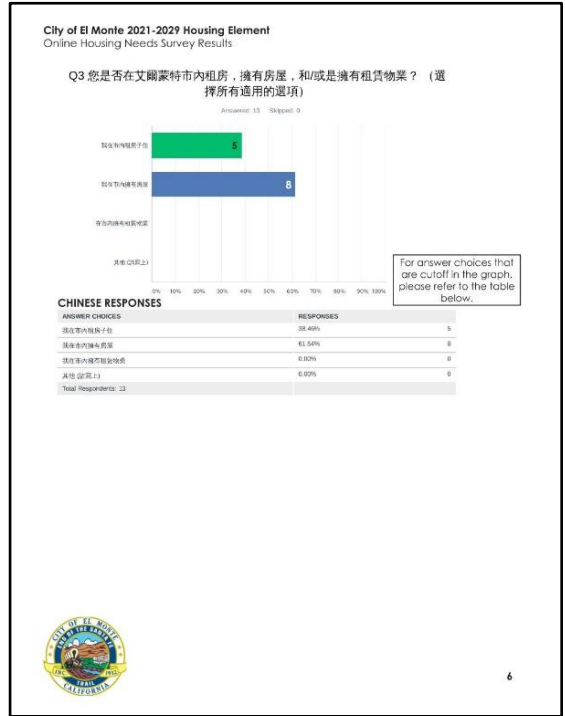
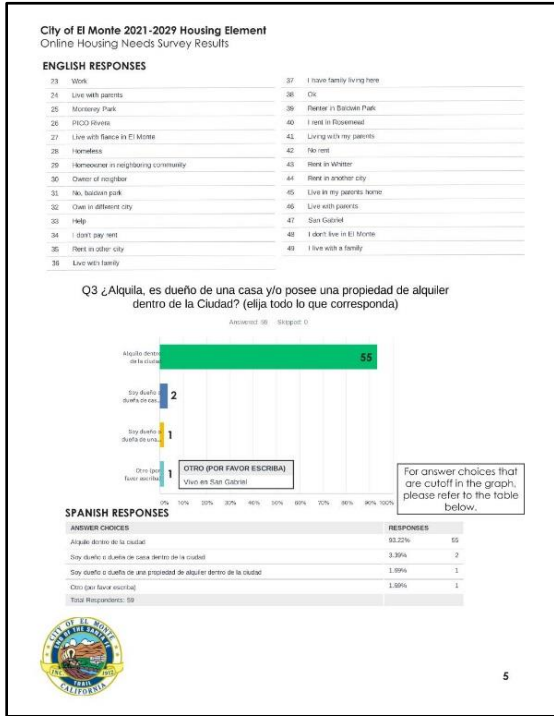
**Table B-1: Public Comment Summary**

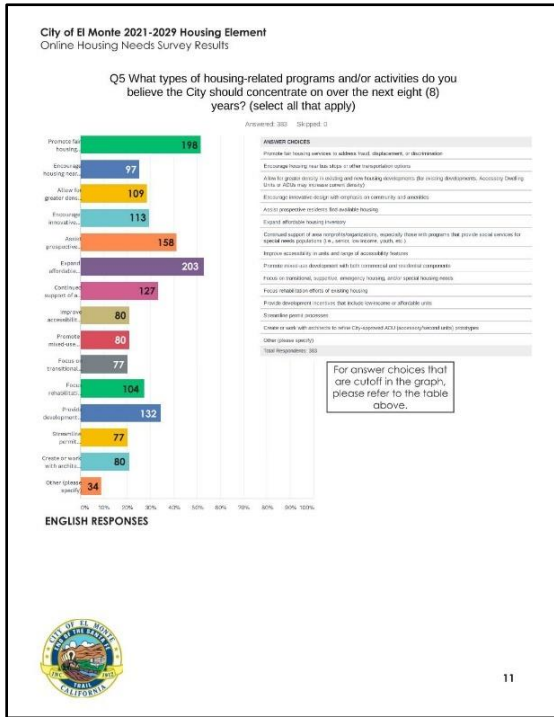
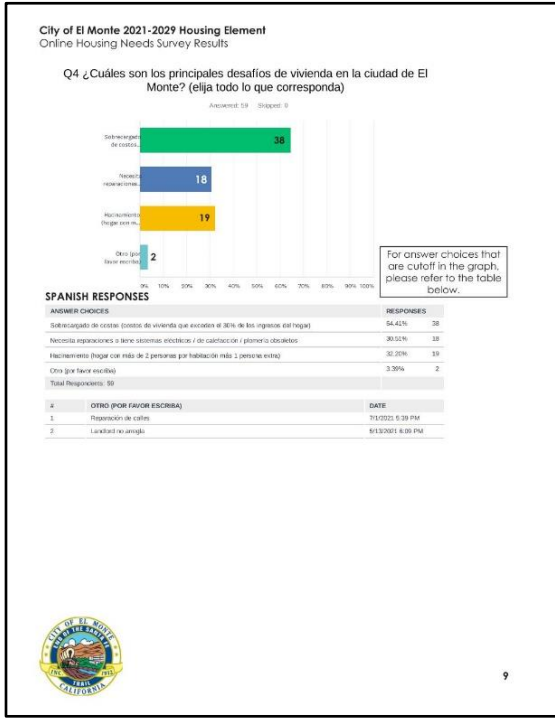
Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Provide and maintain quality housing opportunities	<ul style="list-style-type: none"> <li>• Housing Element – Goal 1, Programs 1, 2, 3, 7, 16, 17, 19, 20</li> <li>• Technical Report – Housing Resources, Financial/Administrative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

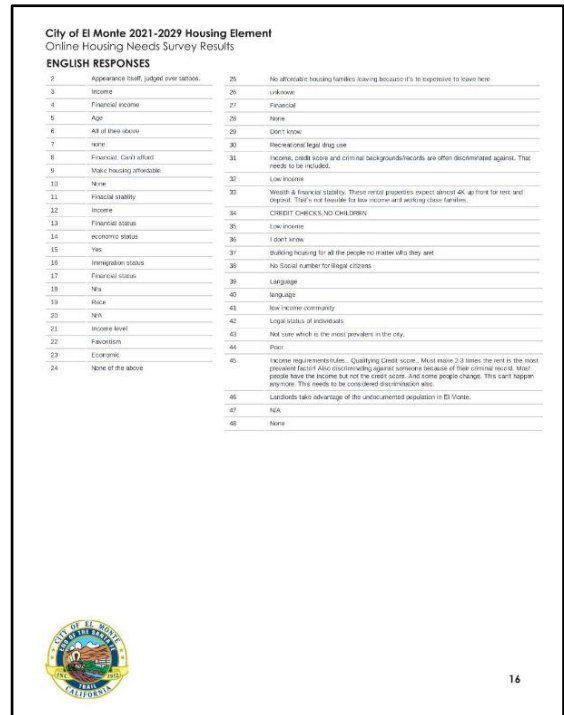
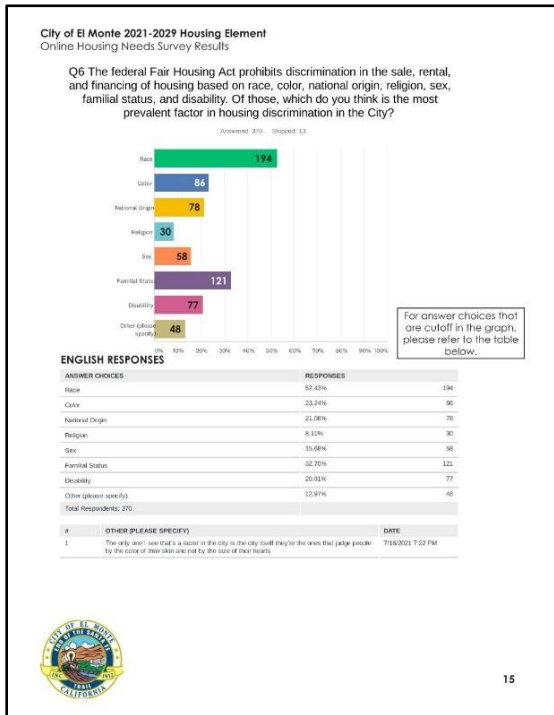
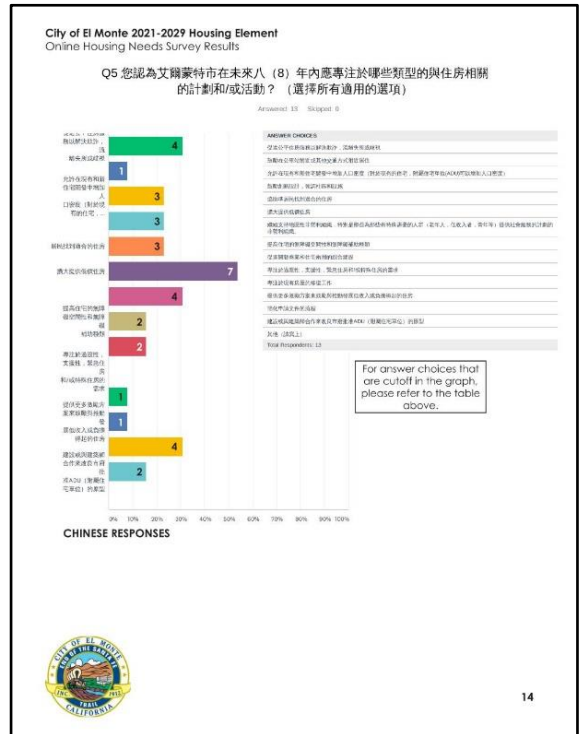
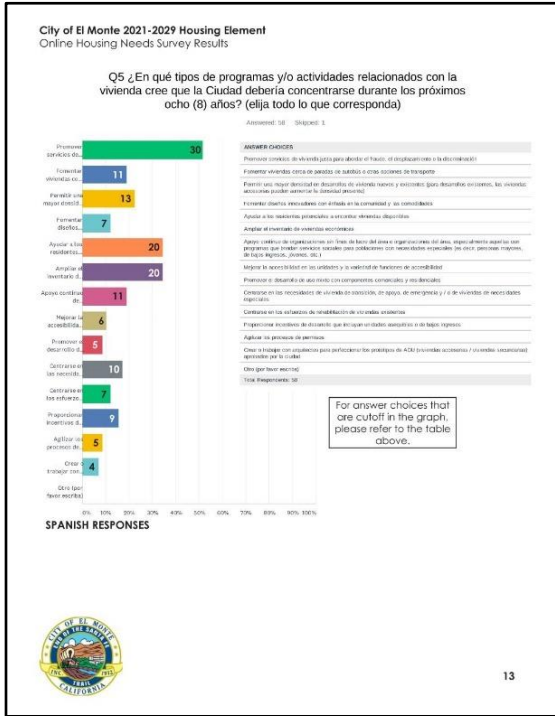
Community Input – Key Themes	Where Addressed in the 2021-2029 Housing Element
Consider adoption of an inclusionary housing ordinance	<ul style="list-style-type: none"> <li>• Housing Element – Goal 3, Program 12</li> </ul>
Streamline housing development process through communication and policy refinements	<ul style="list-style-type: none"> <li>• Housing Element - Programs 5, 6, 7, 8, 11, 26</li> <li>• Technical Report – Housing Constraints, Housing Resources</li> </ul>
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"> <li>• Housing Element – Accommodating New Housing, Goal 2, Programs, 1, 2 and 3</li> <li>• Technical Report – Housing Resources, Appendix A – Sites Inventory</li> </ul>
Provide resources and strategies for homeless persons	<ul style="list-style-type: none"> <li>• Housing Element – Housing Context, Special Housing Needs, Goal 4, Programs 27, 28, 29, 30</li> <li>• Technical Report – Housing Context, Housing Resources</li> </ul>
Continue to promote construction of ADUs	<ul style="list-style-type: none"> <li>• Housing Element – Accommodating New Housing, Goal 2, Program 9</li> <li>• Technical Report – Housing Resources</li> </ul>
Further efforts to promote fair housing	<ul style="list-style-type: none"> <li>• Housing Element – Introduction, Related Plans and Programs, El Monte Speaks, Goal 4, Programs 24, 34, 35, 36, 37</li> <li>• Technical Report – Housing Context, Housing Resources, Appendix D – Affirmatively Furthering Fair Housing (AFFH) Analysis</li> </ul>
Consider housing in coordination with religious institutions	<ul style="list-style-type: none"> <li>• Housing Element - Goal 2, Program 14</li> <li>• Technical Report – Housing Resources</li> </ul>
Support sustainability and environmental considerations	<ul style="list-style-type: none"> <li>• Housing Element - Goal 2, Program 10</li> <li>• Technical Report – Housing Constraints, Housing Resources, Opportunities for Energy Conservation</li> </ul>

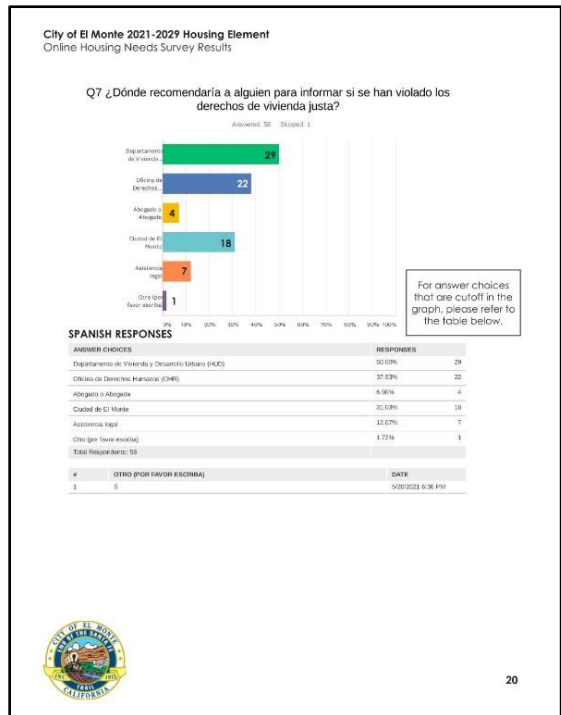
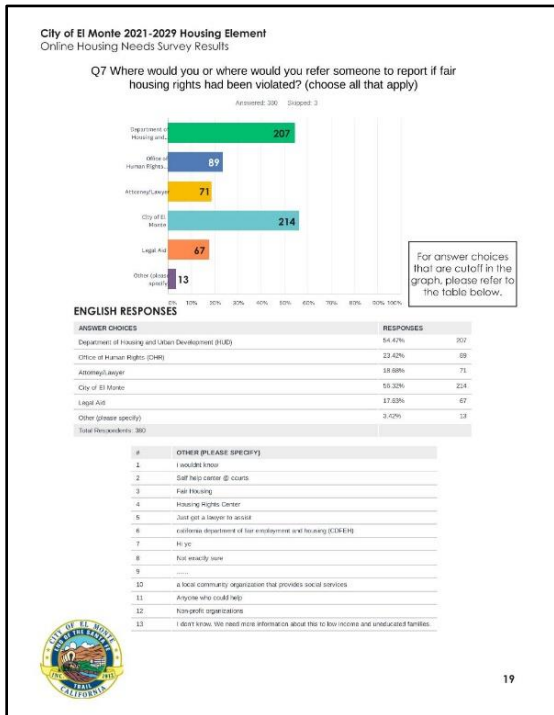
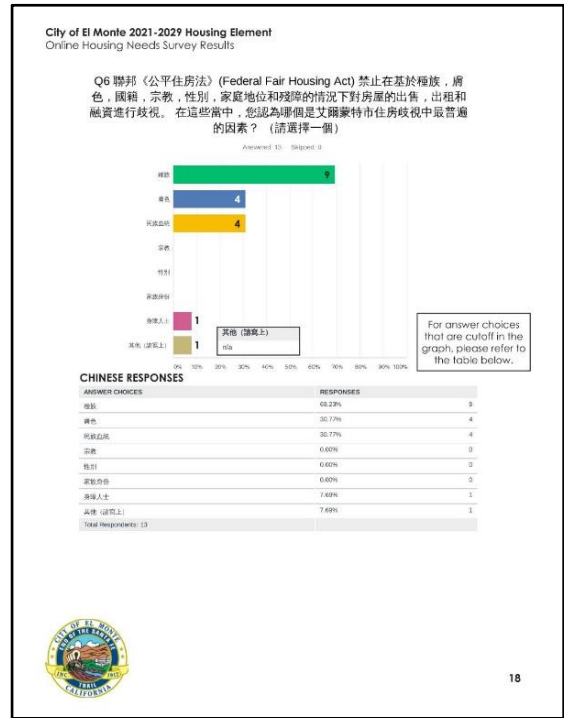
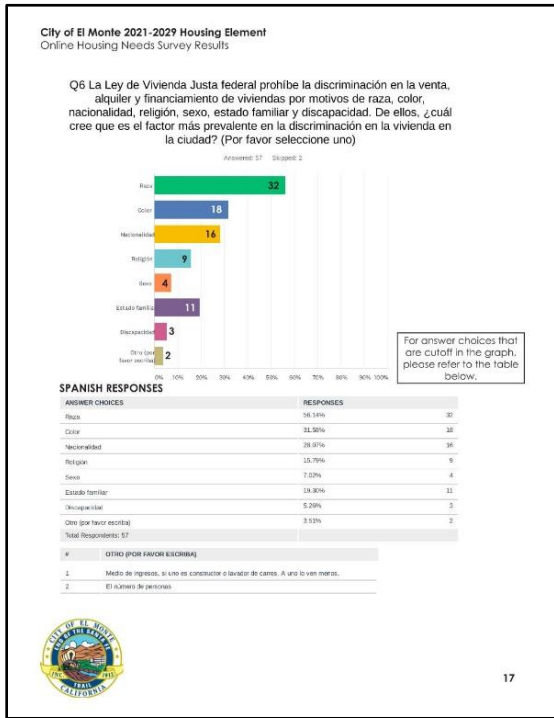
Figure B-1 Online Housing Needs Survey Results (Consolidated Results)

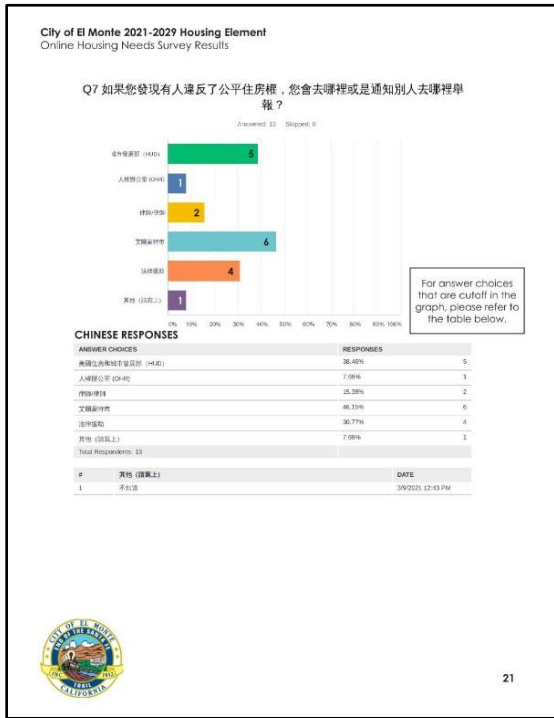












City of El Monte 2021-2029 Housing Element  
Online Housing Needs Survey Results

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

Answered: 322 Skipped: 0

ENGLISH RESPONSES

#	RESPONSES	DATE
1	as long as low-income families/grants can afford them	7/27/2021 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, trucks not being utilize.	7/15/2021 9:43 AM
4	I would think that should be up to the city planning and the people that wish to build a wealthy where do I get off all them want to build it?	7/15/2021 7:22 PM
5	Everywhere	7/15/2021 11:53 AM
6	On arden drive	7/15/2021 10:58 AM
7	Near the El Monte bus station, near "Main" St, currently vacant properties	7/15/2021 6:54 AM
8	At the vacant lots	7/15/2021 12:14 AM
9	We already have plenty	7/15/2021 9:30 PM
10	Everywhere	7/15/2021 6:17 PM
11	Land that have been sitting there which can be used for housing for people in need.	7/15/2021 6:52 PM
12	Housing on valley and tractors	7/15/2021 6:52 PM
13	Anywhere	7/15/2021 6:15 PM
14	On Arden, the town building and six city 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.	7/15/2021 5:06 PM
15	not sure	7/15/2021 5:53 PM
16	Arden, & around	7/15/2021 5:37 PM
17	Anywhere but affordable for a family to live in rent plus deposit is way to much to handle	7/15/2021 5:12 PM
18	Work with owners to rezone into mobile parks--they homes, along valley, Garvey, Peck, and lower Arden	7/15/2021 5:05 PM
19	At areas	7/15/2021 7:55 PM
20	Housing and development	7/15/2021 7:47 PM
21	More at parks	7/15/2021 7:40 PM
22	Any	7/15/2021 6:38 PM
23	NA	7/15/2021 6:27 PM
24	Between 90 acres alone	7/15/2021 6:17 PM
25	Affordable	7/15/2021 6:45 PM
26	Ratonas	7/15/2021 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

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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	Be	6/24/2021 7:48 PM
36	Charger	6/24/2021 7:45 PM
37	Near transportation	6/24/2021 7:41 PM
38	everywhere	6/24/2021 7:35 PM
39	El Monte	6/24/2021 7:14 PM
40	Anywhere 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 6:54 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	Between Santa Anita and Valley	6/24/2021 6:26 PM
50	Housing	6/24/2021 6:13 PM
51	N/A	6/24/2021 6:09 PM
52	Vacant land	6/24/2021 6:06 PM
53	New schools and safe areas in the city	6/24/2021 6:02 PM
54	In schools and retail	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.	6/15/2021 2:17 AM
62	Kidgeman street	6/10/2021 5:57 PM
63	More family residential neighborhoods	6/10/2021 7:05 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	Falleton	6/10/2021 7:24 PM
68	City Hall	6/10/2021 7:08 PM

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

ENGLISH RESPONSES

69	El Monte	6/10/2021 7:05 PM
70	Near El Monte Mall	6/10/2021 6:51 PM
71	North El Monte	6/10/2021 6:51 PM
72	Where there are alot of empty lots.	6/10/2021 5:53 PM
73	New schools	6/10/2021 5:50 PM
74	Around airports	6/10/2021 5:28 PM
75	Close to downtown and the transit stations	6/10/2021 7:10 PM
76	Peck road	6/10/2021 7:13 PM
77	We'll 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 alhambra 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 6:02 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=main too crowded	6/10/2021 6:10 PM
93	El Monte	6/10/2021 7:10 PM
94	We need more parks and make existing housing more affordable	6/10/2021 7:07 PM
95	Near airport	6/10/2021 7:07 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	N/A	6/10/2021 6:31 PM
106	In the Central El Monte Area	6/10/2021 6:30 PM

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# Housing Element – Background Technical Report

**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 6:52 PM
110	Valley mall	5/27/2021 5:44 PM
111	Near transportation and schools	5/27/2021 5:28 PM
112	Near transportation and stores	5/27/2021 5:35 PM
113	Where there is space around the city	5/27/2021 5:54 PM
114	Now, I feel we need more large businesses and less room and pizza stores.	5/27/2021 5:17 PM
115	Everywhere	5/25/2021 8:18 PM
118	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 6:38 PM
128	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 I eye	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	5/19/2021 7:51 PM
139	el monte	5/19/2021 7:48 PM
140	On Bayby	5/19/2021 7:41 PM
141	El monte	5/19/2021 7:32 PM
142	In front of valley mall beside superior	5/19/2021 7:31 PM
143	Around city hall or a important or well known landmark of the city	5/19/2021 7:24 PM
144	El monte	5/19/2021 7:20 PM



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

145	Long beach	5/19/2021 7:16 PM
146	El monte	5/19/2021 7:04 PM
147	South El Monte	5/19/2021 7:01 PM
148	Community centers	5/19/2021 6:57 PM
149	El monte	5/19/2021 6:56 PM
150	Not sure	5/19/2021 6:56 PM
151	El monte	5/19/2021 6:52 PM
152	El Monte	5/19/2021 6:51 PM
153	Near major cross streets away from electrical power facilities	5/19/2021 6:49 PM
154	We're over crowded as it is.	5/19/2021 6:44 PM
155	El Monte Rosemead area	5/19/2021 6:44 PM
156	Quincy	5/19/2021 6:37 PM
157	DuFue Ave	5/19/2021 6:33 PM
158	Montebello	5/19/2021 6:27 PM
159	El Monte	5/19/2021 6:26 PM
160	All across the City	5/19/2021 6:26 PM
161	Orinda golf courses	5/19/2021 6:24 PM
162	New downtown	5/19/2021 6:16 PM
163	NA	5/19/2021 5:53 PM
164	Pepper	5/19/2021 5:50 PM
165	Crown square	5/19/2021 5:37 PM
165	Any where on El Monte	5/19/2021 5:29 PM
167	Man	5/19/2021 5:02 PM
168	South monte	5/19/2021 4:51 PM
169	NA	5/19/2021 4:45 PM
170	NA	5/19/2021 4:57 PM
171	City events and schools	5/19/2021 4:52 PM
172	Empty lot	5/19/2021 4:51 PM
173	vacant lots	5/19/2021 4:51 PM
174	at schools so students can inform their parents or workshops on housing rights	5/19/2021 4:50 PM
175	valley and baldwin	5/19/2021 4:47 PM
176	skk	5/19/2021 4:47 PM
177	New home owners	5/19/2021 4:44 PM
178	Northside of monte	5/19/2021 4:44 PM
179	Central	5/19/2021 4:42 PM
180	Congress	5/19/2021 4:40 PM
181	On park road	5/19/2021 4:39 PM
182	Private areas in current small businesses. Don't destroy small businesses for apartment complexes. new housing opportunities should be located by the landfill that borders Arcadia.	5/19/2021 4:38 PM



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

Marked: For example, Hyde and Live Oak. Or off the 605 freeway, where the Quarry Drive is located. There is so much potential for growth in that area.

183	By superior corners	5/19/2021 7:34 PM
184	El monte	5/19/2021 7:32 PM
185	Close to El Monte Station	5/19/2021 7:31 PM
186	Kingsman	5/19/2021 7:29 PM
187	not sure	5/19/2021 7:24 PM
188	El monte	5/19/2021 7:24 PM
189	Replace the Kingsman apartments.	5/19/2021 7:24 PM
190	Not sure	5/19/2021 7:19 PM
191	Haci	5/19/2021 7:17 PM
192	Lot that are empty	5/19/2021 7:13 PM
193	Near downtown	5/19/2021 7:12 PM
194	Park	5/19/2021 7:01 PM
195	Everywhere in the city	5/19/2021 7:01 PM
196	Near valley mall	5/19/2021 6:59 PM
197	Down town	5/19/2021 6:54 PM
198	More affordable housing	5/19/2021 6:53 PM
199	Santa Anita	5/19/2021 6:53 PM
200	West Covina	5/19/2021 6:53 PM
201	Away from shelters, rehab centers and freeways	5/19/2021 6:52 PM
202	away from shelters, rehab centers and freeways	5/19/2021 6:51 PM
203	Near El Monte	5/19/2021 6:49 PM
204	El monte	5/19/2021 6:42 PM
205	El monte	5/19/2021 6:39 PM
206	Everywhere	5/19/2021 6:36 PM
207	Near schools	5/19/2021 6:31 PM
208	City hall	5/19/2021 6:10 PM
209	El Monte	5/19/2021 5:40 PM
210	Valley	5/19/2021 5:31 PM
211	Quiet suburban areas	5/19/2021 5:29 PM
212	Close to schools	5/19/2021 5:28 PM
213	Downtown, near the Bus Station & along Garvey 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 2:10 AM
216	Near the bus station	3/25/2021 12:51 AM
217	no more room 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



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**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 1:01 PM
225	Northwest side of El Monte	3/14/2021 8:36 PM
228	Near schools and markets	3/14/2021 6:11 PM
227	South el monte	3/14/2021 5:52 PM
229	Should be by bus routes/markets/transportation centers. Apartments should be built on Valley by the 10 freeway. Access all current vacant housing in by Baldwin and Valley. East side of the city erode more affordable housing	3/14/2021 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 1:13 AM
233	former site of El Monte RV, overflow inventory car lot on Valley east of 115 past the MicroMart	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 warehouse or target store	3/10/2021 6:40 AM
237	Northwest part of El Monte	3/10/2021 8:40 AM
238	Create a mixed-use residential and retail developments (or use existing infrastructure for redevelopment) on Bald Street (formerly, valley mall). Should also have storefront that allows for income residential 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 Legg Lake Park	3/9/2021 6:41 PM
242	Along Garvey ave	3/9/2021 6:46 PM
243	Unsure	3/9/2021 5:22 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	New bus stations or new public transportation	3/9/2021 3:08 PM
248	City owned parcels 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/malls 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



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# Housing Element – Background Technical Report

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

**ENGLISH RESPONSES**

251	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 complexes 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 grown within 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 this situation is important. We need to build complexes that don't house just one family, but multiple. An example would be Balboa Park's apartment blocks 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 8:46 PM
266	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 7:54 PM
271	New transit substations, on vacant lots, in atypical commercial centers/condos	3/2/2021 7:53 AM
273	Where they can be built in the side of the area	3/1/2021 8:31 PM
273	None. The city should work with existing landlords to improve housing structures and tenant 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	Main and 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 9:25 AM
278	Where the schools are being shut down because of low attendance of students	2/25/2021 12:12 AM
279	Bullhead Road & Delta 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 7:43 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



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**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 7:14 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 12:56 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	Glavery 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 mixed-use homes? They are affordable and better built than these days. I think also allowing for ALIEN 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 others 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 new town and bulk 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 provide helping the people already here rather than gentrifying the city.	2/24/2021 6:26 PM
308	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



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**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 Blvd	2/24/2021 3:57 PM
317	Fair Dr. near the metro. Downtown El Monte by Valley Mall as transit use	2/16/2021 5:07 PM
318	Across the City and focused on underutilized commercial and industrial properties.	2/16/2021 2:51 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 underutilized 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



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**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: 41 | Skipped: 12

#	RESPONSES	DATE
1	Revisa las fotos que tienen arriba todas y al parecer nadie las da sus respuestas.	2/17/2021 12:12 AM
2	En El Monte	7/16/2021 2:10 AM
3	Cerca de escuelas. Para que no tengamos más chicos	7/15/2021 5:18 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 5:59 PM
7	en Park Rd	6/28/2021 7:29 PM
8	En todo el norte	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	6/24/2021 4:56 PM
14	El monte	6/19/2021 8:13 PM
15	En la academia	6/18/2021 6:09 PM
16	El monte	6/18/2021 5:58 PM
17	El Monte	6/18/2021 5:23 PM
18	No se de dónde, pero de que hay que construir para las familias ya existentes en la ciudad. No para gentrificar a El Monte con viviendas de lujo.	6/18/2021 8:13 PM
19	Centro del norte	6/9/2021 7:21 PM
20	que se 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 7:35 PM
23	Áreas residenciales	5/27/2021 6:19 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	5/26/2021 8:10 PM
27	El monte	5/26/2021 7:25 PM
28	El monte Ca	5/26/2021 6:43 PM
29	El monte	5/26/2021 6:22 PM
30	POR LAS CALLES RAUICINA	5/26/2021 6:01 PM
31	En la ciudad del Monte se van falta viviendas familiares porque están construyendo puras	5/26/2021 5:26 PM



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

**SPANISH RESPONSES**

#	RESPONSES	DATE
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	No lo se	5/13/2021 7:05 PM
36	Al norte del monte	5/13/2021 6:15 PM
37	Ciudad de 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 5:28 PM
42	El Monte	5/13/2021 5:06 PM
43	Covina	5/13/2021 4:49 PM
44	El monte	5/13/2021 4:30 PM
45	Baldern park	5/13/2021 4:46 PM
46	Ardito St	5/13/2021 4:17 PM
47	El Monte	5/13/2021 3:54 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	5/20/2021 4:09 PM
2	Lambert	5/20/2021 2:33 PM
3	Lambert Ave	5/20/2021 2:34 PM
4	Arroyo	5/20/2021 2:29 PM
5	Uplowman	5/19/2021 8:21 PM
6	Graveny	5/19/2021 7:11 PM
7	11453 graveny ave	5/19/2021 5:59 PM
8	Graveny Ave	5/11/2021 8:31 PM
9	不知道	3/16/2021 12:43 PM



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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: 379 Skipped: 7

**ENGLISH RESPONSES**


Response	Count
Strongly agree	245
Agree	98
Do not agree	32

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**

Response	Count
Totamente de acuerdo	40
De acuerdo	15
En desacuerdo	3



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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**


Response	Count
非常同意	3
同意	7
不同意	3

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**

Response	Count
Strongly agree	247
Agree	104
Do not agree	26



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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**


Response	Count
Totamente de acuerdo	39
De acuerdo	13
En desacuerdo	5

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。

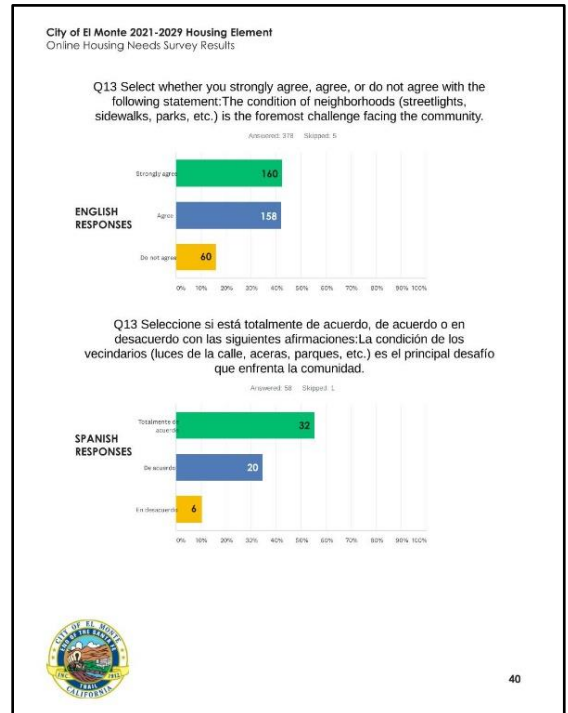
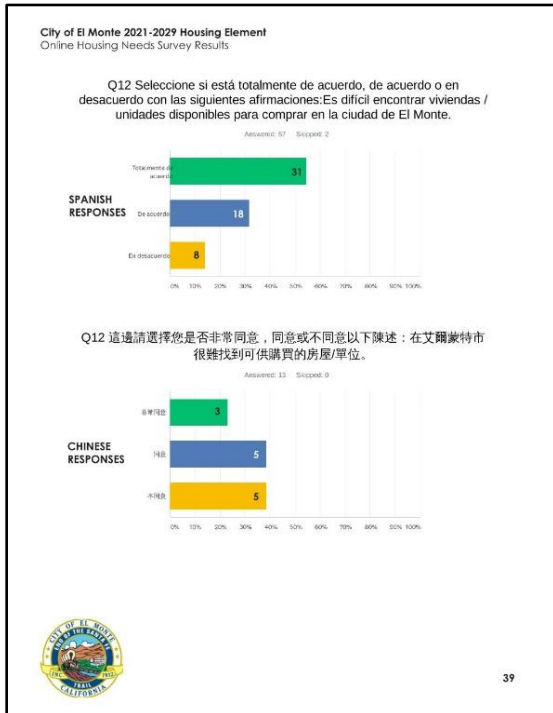
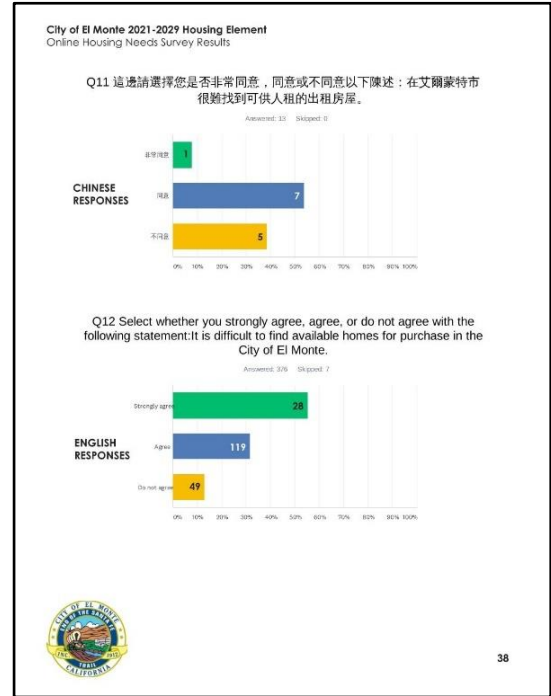
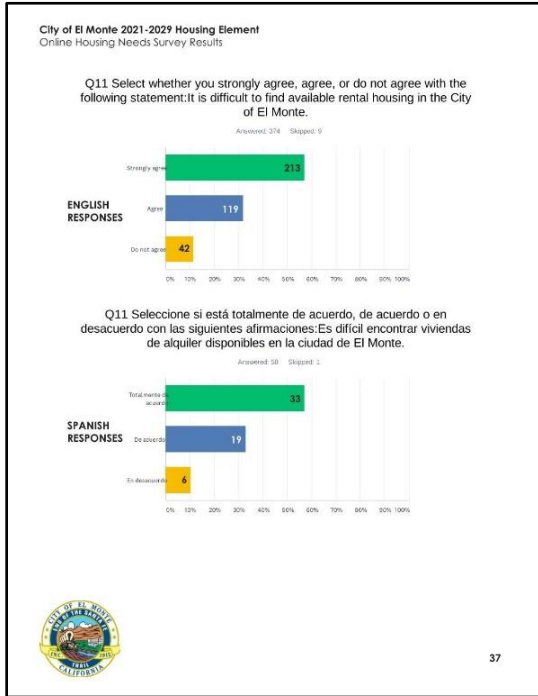
Answered: 13 Skipped: 0

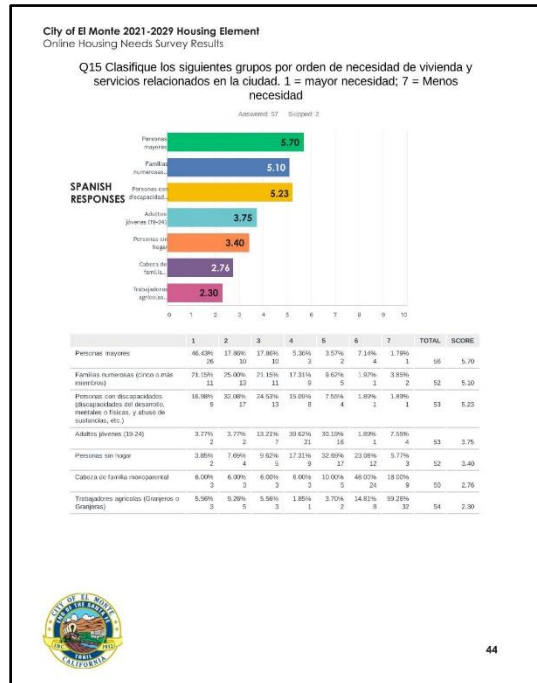
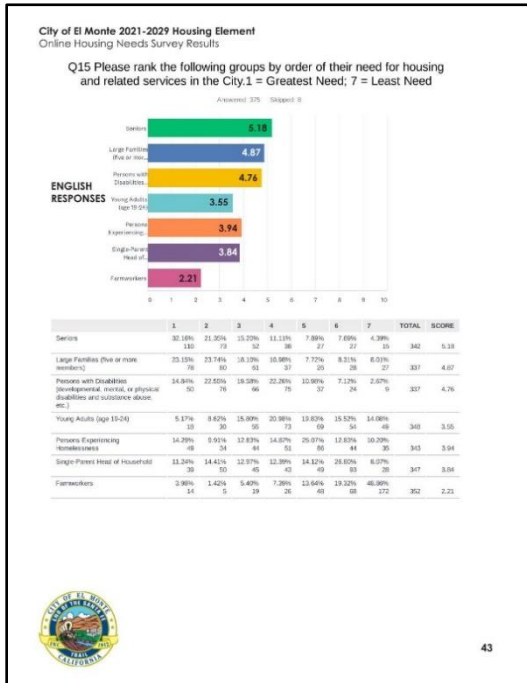
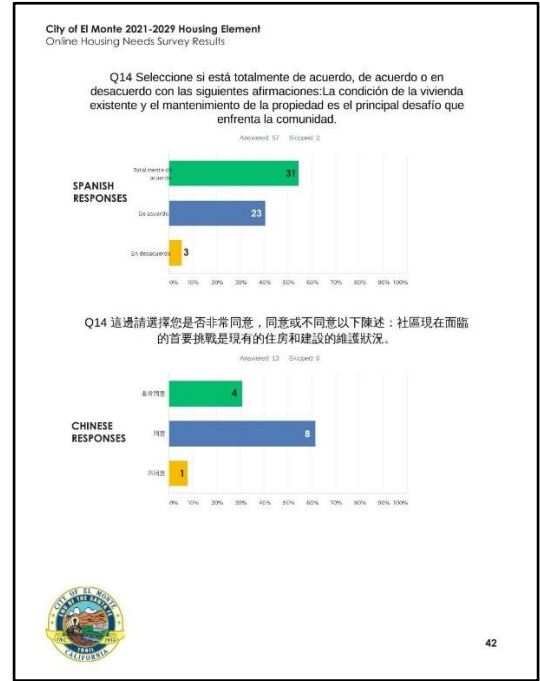
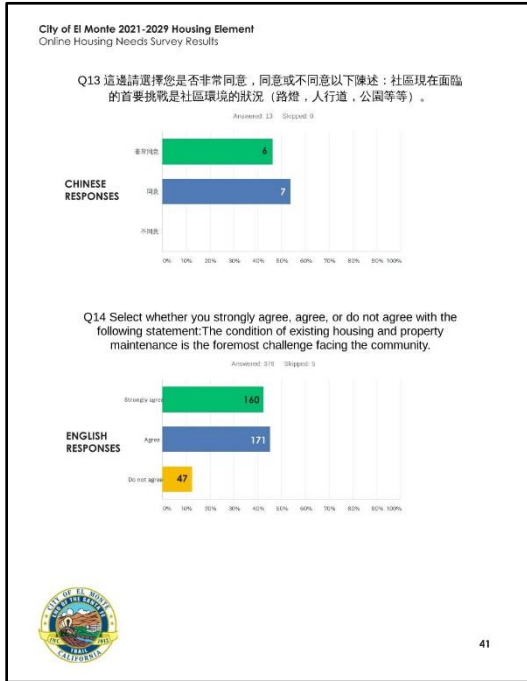
**CHINESE RESPONSES**

Response	Count
非常同意	3
同意	6
不同意	4



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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	8/13/2021 4:23 PM
3	Homeless	7/17/2021 3:43 AM
4	Na	7/15/2021 5:26 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	7/13/21 7:65 PM
10	Na	7/13/2021 7:02 PM
11	Homeless, seniors with kids	7/15/2021 6:36 PM
12	Na	7/13/2021 6:27 PM
13	Na	7/13/2021 5:37 PM
14	none	6/30/2021 4:50 PM
15	young empty nesters	8/02/2021 1:27 PM
16	Na	8/24/2021 7:46 PM
17	Na	8/04/2021 7:46 PM
18	Na	8/24/2021 7:59 PM
19	None	8/24/2021 7:14 PM
20	None	8/24/2021 6:50 PM
21	Na	8/24/2021 6:44 PM
22	Estid today	8/24/2021 6:38 PM
23	Child, tender	8/24/2021 6:36 PM
24	Housing for single family homes	8/24/2021 6:26 PM
25	Elderly	8/24/2021 6:13 PM
26	None	8/24/2021 6:08 PM
27	Na	8/24/2021 6:06 PM
28	Millennials	8/24/2021 6:02 PM
29	People with mental disabilities that are homeless	8/24/2021 5:53 PM
30	Na	8/24/2021 5:47 PM
31	South el Monte	8/24/2021 5:36 PM

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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.	8/19/2021 2:17 AM
34	Immigrants	8/18/2021 5:57 PM
35	Food	8/18/2021 7:34 PM
36	Na	8/18/2021 7:24 PM
37	Na	8/18/2021 7:06 PM
38	Low income	8/18/2021 7:04 PM
39	Homeless	8/18/2021 5:55 PM
40	Mental health	8/18/2021 5:23 PM
41	LOBTQA	8/20/21 7:13 PM
42	Na	8/18/2021 7:03 PM
43	None it	8/18/2021 6:35 PM
44	Na	8/18/2021 6:04 PM
45	None	8/18/2021 5:01 PM
46	None	8/18/2021 5:32 PM
47	Na	8/17/2021 7:44 PM
48	Na	8/17/2021 7:43 PM
49	Na	8/17/2021 7:39 PM
50	Na	8/17/2021 7:34 PM
51	Na	8/17/2021 7:10 PM
52	Veterans	8/17/2021 7:08 PM
53	LOBTQ no discrimination	8/17/2021 6:56 PM
54	Na	8/17/2021 6:53 PM
55	Na	8/17/2021 6:47 PM
56	Na	8/17/2021 6:42 PM
57	Food support	8/17/2021 6:38 PM
58	None	8/17/2021 6:35 PM
59	Low/middle income, single income household	8/17/2021 6:31 PM
60	None	8/17/2021 6:30 PM
61	None	8/17/2021 6:17 PM
62	Na	8/17/2021 6:09 PM
63	Na	8/17/2021 6:02 PM
64	Na	8/17/2021 5:41 PM
65	Na	8/17/2021 5:38 PM
66	Na	8/17/2021 5:35 PM
67	Affordable house for low income	8/17/2021 5:34 PM
68	Na	8/17/2021 5:17 PM

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

ENGLISH RESPONSES

70	Na	8/19/2021 8:04 PM
71	Families with foster youth	8/19/2021 7:36 PM
72	Homelessness	8/19/2021 7:31 PM
73	Mexican	8/19/2021 7:13 PM
74	Na	8/19/2021 6:47 PM
75	Na	8/19/2021 6:38 PM
76	El monte	8/19/2021 6:32 PM
77	Hispanics	8/19/2021 6:15 PM
78	None	8/19/2021 6:12 PM
79	0	8/19/2021 5:47 PM
80	Mental health	8/19/2021 5:43 PM
81	Na	8/19/2021 5:42 PM
82	Overpopulation	8/19/2021 5:32 PM
83	None	8/19/2021 5:14 PM
84	none	8/19/2021 5:08 PM
85	Na	8/19/2021 4:41 PM
86	Myz	8/19/2021 4:32 PM
87	None	8/19/2021 4:31 PM
88	None found	8/19/2021 4:24 PM
89	Facts	8/19/2021 4:20 PM
90	-	8/19/2021 3:54 PM
91	None	8/19/2021 3:53 PM
92	Na	8/19/2021 3:56 PM
93	El monte	8/19/2021 4:52 PM
94	None	8/19/2021 4:51 PM
95	Na	8/19/2021 4:48 PM
96	Na	8/19/2021 4:27 PM
97	Single parents	8/19/2021 4:26 PM
98	Na	8/19/2021 4:26 PM
99	On the other golf course	8/19/2021 4:24 PM
100	None	8/19/2021 4:18 PM
101	Na	8/19/2021 4:13 PM
102	Na	8/19/2021 4:10 PM
103	Na	8/19/2021 4:07 PM
104	Na	8/19/2021 4:06 PM
105	none	8/19/2021 4:01 PM
106	Na	8/19/2021 4:05 PM

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# Housing Element – Background Technical Report

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

**ENGLISH RESPONSES**

109	N/A	5/9/2021 1:57 PM
109	Immigrants	5/9/2021 1:52 PM
110	Household with multiple wages	5/9/2021 7:51 PM
111	Unborn	5/9/2021 1:51 PM
112	immigrants	5/9/2021 7:50 PM
113	not a all	5/9/2021 7:47 PM
114	55 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 7:35 PM
118	Health at home	5/9/2021 7:32 PM
120	drug/being treated crime	5/9/2021 7:31 PM
121	Assisting persons	5/9/2021 7:28 PM
122	rose	5/9/2021 7:24 PM
123	Miscare	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	Unemployed 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	3/15/2021 11:24 AM
144	Professionals	3/15/2021 9:53 PM



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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 9:39 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 9:15 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 12:23 PM
158	None	3/9/2021 12:24 PM
159	Expensive	3/9/2021 10:45 AM
160	Unemployed 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 01 three occasions affordable housing	3/9/2021 4:49 AM
164	Single mom	3/9/2021 7:54 PM
165	N/A	3/20/2021 7:53 AM
166	People no matter who they are!	3/14/2021 8:21 PM
167	no	3/27/2021 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	3/29/2021 12:32 AM
170	low income individuals	3/28/2021 8:27 PM
171	Affordable home buying. All are over priced.	3/29/2021 8:34 AM
172	12th - subway, teen and gay - foster children	3/29/2021 7:21 AM
173	None	3/29/2021 12:58 AM
174	N/A	3/29/2021 12:43 AM
175	25-35 years olds who are still in school	3/29/2021 12:07 AM
176	Low income	3/24/2021 9:39 PM
177	Victims of domestic abuse - 6.	3/21/2021 6:25 PM
178	N/A	3/29/2021 5:43 PM
179	Small family	3/24/2021 5:43 PM
180	No	3/24/2021 5:23 PM
181	na	3/24/2021 4:39 PM
182	College students, 17-19	3/24/2021 4:38 PM




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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	Veterans	2/16/2021 4:02 PM
187	N/A	2/16/2021 2:11 PM
188	veterans	2/16/2021 11:50 AM



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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)

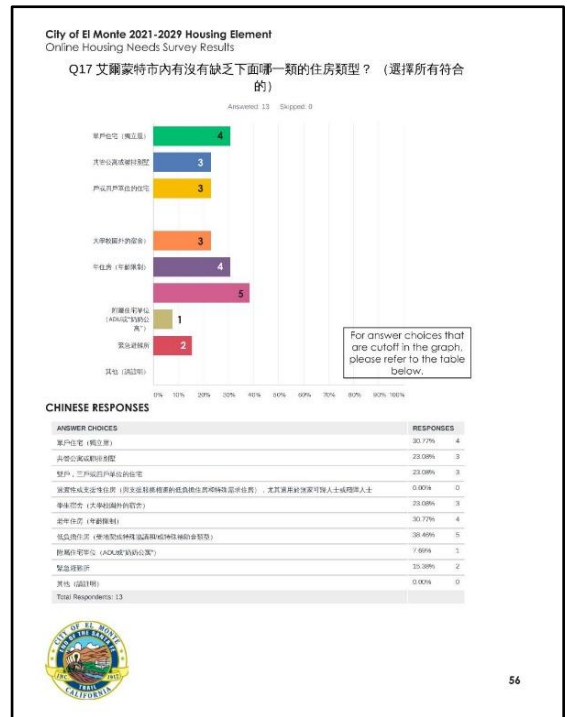
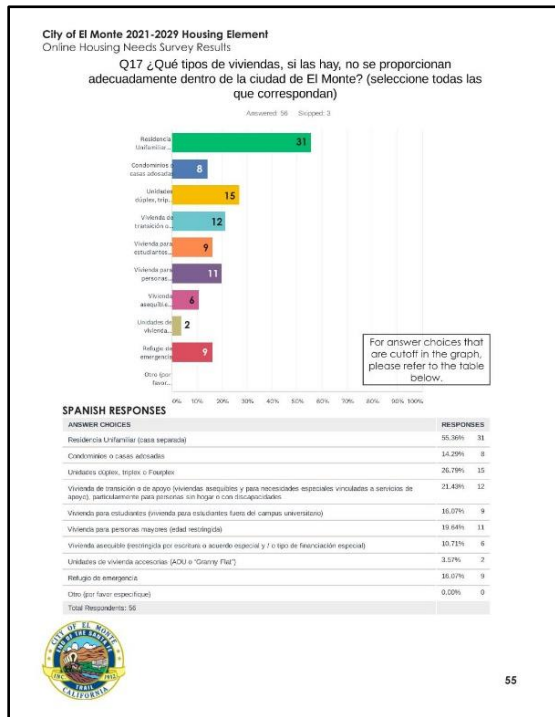
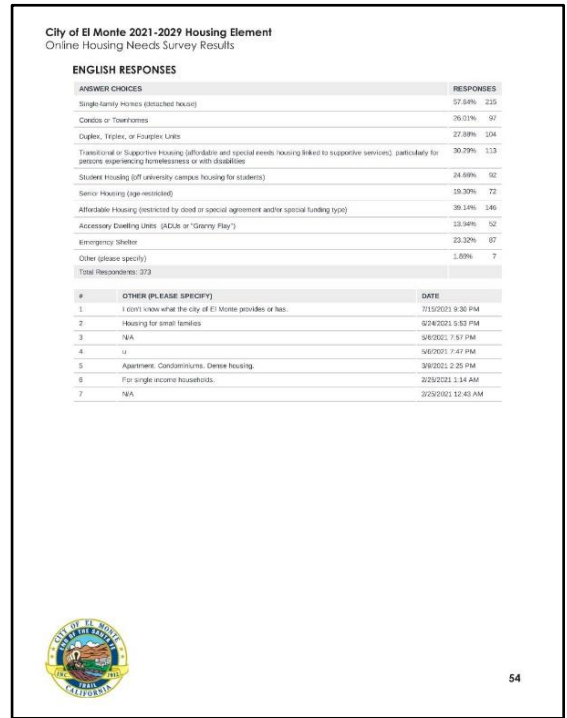
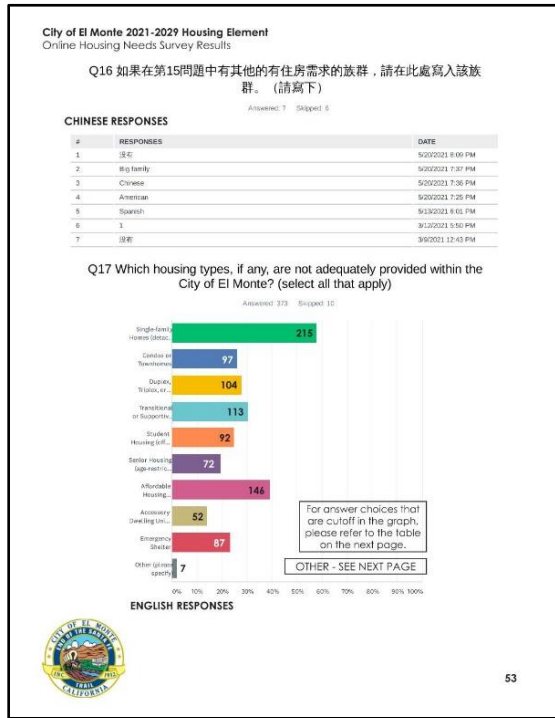
Answered: 29 Skipped: 20

**SPANISH RESPONSES**

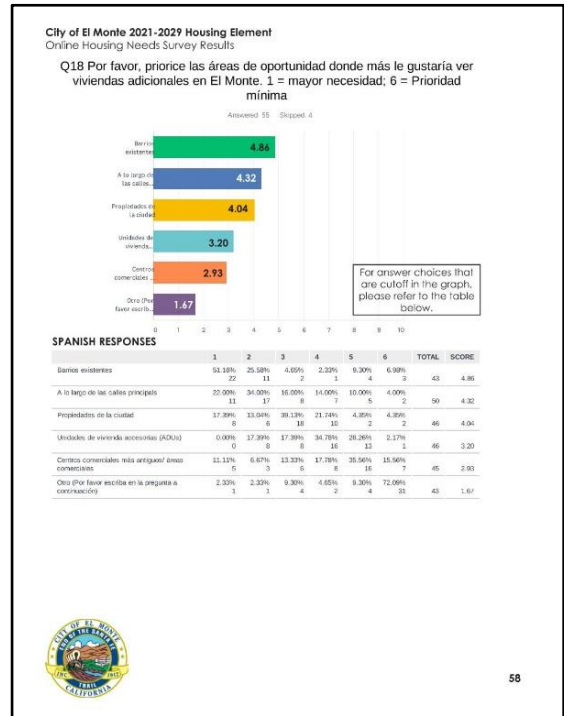
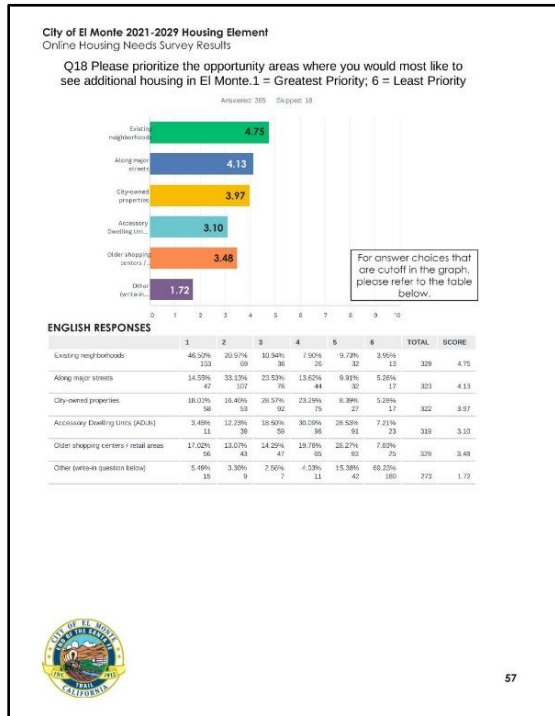
#	RESPONSES	DATE
1	No	7/16/2021 2:29 AM
2	Una o más familias	7/19/2021 5:19 PM
3	Washington	7/12/2021 2:57 PM
4	Indio-bato	7/12/2021 5:29 PM
5	personas hispanas	6/14/2021 7:29 PM
6	La ciudad	6/14/2021 6:21 PM
7	Ninguna	6/14/2021 5:52 PM
8	Tercera edad	6/10/2021 4:56 PM
9	padr-ayuda	6/10/2021 6:21 PM
10	Ladinos	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 9:13 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	6/22/2021 6:05 PM
21	Personas con un miembro de la familia	6/22/2021 5:36 PM
22	hispanos	6/15/2021 7:58 PM
23	Familias con niños	6/13/2021 6:11 PM
24	Na	6/13/2021 6:13 PM
25	N/A.	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



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# Housing Element – Background Technical Report



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

**ENGLISH RESPONSES**

33	None	6/2/2021 9:52 PM
34	None	6/3/2021 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 6:33 PM
40	None	5/27/2021 6:32 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	NA	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	NA	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
56	NA	5/26/2021 8:34 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
58	NA	5/26/2021 6:47 PM
60	0	5/26/2021 6:43 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



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

**ENGLISH RESPONSES**

71	Hey	5/13/2021 7:30 PM
72	Reacts	5/13/2021 7:26 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 6:26 PM
82	Get housing by the golf course	5/13/2021 6:24 PM
83	NA	5/13/2021 6:18 PM
84	NA	5/13/2021 6:18 PM
85	No	5/13/2021 6:12 PM
86	No	5/13/2021 6:07 PM
87	ok	5/13/2021 6:03 PM
88	NA	5/13/2021 6:02 PM
89	NA	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	NA	5/9/2021 7:36 PM
94	NA	5/9/2021 7:34 PM
95	Other	5/9/2021 7:28 PM
96	NA	5/9/2021 7:24 PM
97	Partial	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 6:06 PM



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

**ENGLISH RESPONSES**

109	None	5/9/2021 5:28 PM
110	Overseas & near Bus Station	4/17/2021 8:42 AM
111	NA	4/22/2021 9:51 AM
112	no	3/25/2021 1:51 AM
113	Empty lots	3/11/2021 4:08 PM
114	NA	3/11/2021 2:11 PM
115	None	3/10/2021 8:15 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, cragwell etc.	3/9/2021 10:22 AM
119	Near schools and libraries	3/7/2021 12:22 AM
120	Where there is no danger	3/4/2021 4:10 AM
121	Single room	3/3/2021 7:54 PM
122	vacant parcels	3/2/2021 9:53 AM
123	NA	3/2/2021 8:22 PM
124	no	2/17/2021 4:24 AM
125	NA	2/16/2021 5:25 AM
126	Closed schools	2/15/2021 7:21 AM
127	None	2/15/2021 12:58 AM
128	NA	2/15/2021 12:43 AM
129	None	2/15/2021 12:17 AM
130	Overseas El Monte & El Monte Bus Station Gateway Project	2/14/2021 2:35 PM
131	Months off Garey. Remove those	2/14/2021 7:52 PM
132	NA	2/14/2021 5:43 PM
133	None	2/14/2021 5:23 PM
134	NA	2/14/2021 4:28 PM
136	In empty city owned lots that have yet to be developed	2/14/2021 4:28 PM
136	Not sure	2/14/2021 4:27 PM
137	Single detached homes	2/14/2021 4:30 PM
138	El	2/14/2021 4:11 PM
139	NA	2/16/2021 2:11 PM



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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: 25 Skipped: 38

**SPANISH RESPONSES**

#	RESPONSES	DATE
1	NA	3/16/2021 3:09 AM
2	Aun no lo se	3/11/2021 5:29 PM
3	-	6/24/2021 6:25 PM
4	No	6/24/2021 5:52 PM
5	Cuanto	6/19/2021 6:56 PM
6	Prer ayral	6/19/2021 6:21 PM
7	No	6/19/2021 5:20 PM
8	No	6/19/2021 6:12 PM
9	hablo	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 las parcelas de autorida	5/26/2021 6:22 PM
13	No	6/13/2021 7:48 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 6:49 PM
19	NA	5/9/2021 6:17 PM
20	NA	5/9/2021 6:14 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。

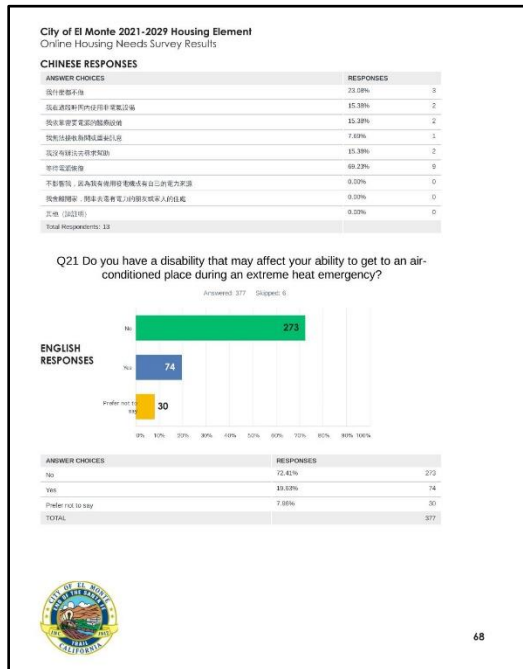
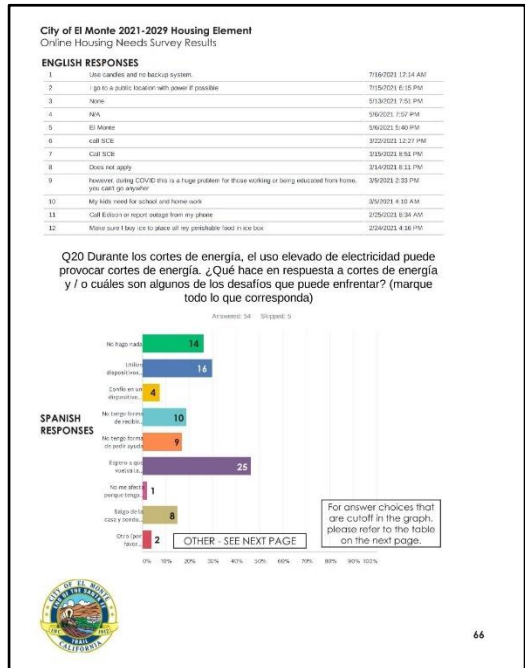
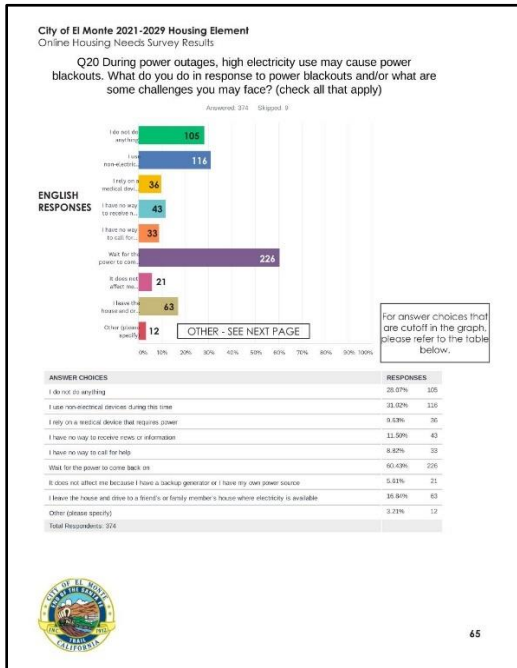
Answered: 3 Skipped: 13

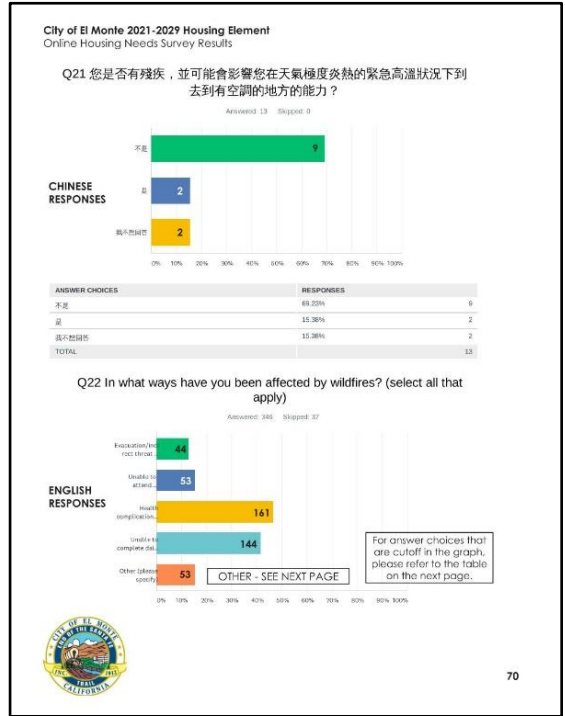
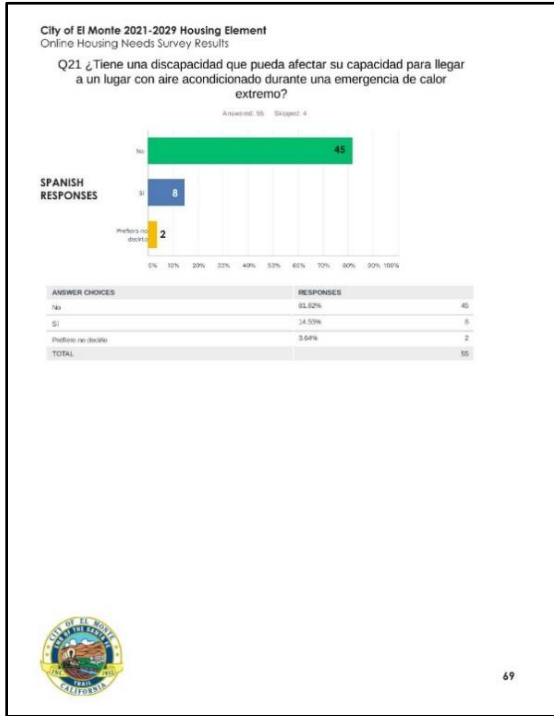
**CHINESE RESPONSES**

#	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



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

**ENGLISH RESPONSES**

ANSWER CHOICES	RESPONSES
Evacuation/forced to leave	12.77%
Unable to attend school/work	15.52%
Health complications from air quality	46.53%
Unable to complete daily activities due to air quality or power outages/blackouts	41.62%
Other (please specify)	15.52%

Total Respondents: 348

#	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 6:22 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 2:35 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 8:15 PM
16	None	6/24/2021 7:14 PM
17	Na	6/24/2021 6:02 PM
18	No e	6/23/2021 7:06 PM
19	I have not been affected	6/21/2021 7:06 PM
20	None	6/10/2021 6:53 PM
21	Not affected	6/10/2021 6:50 PM
22	Na	6/27/2021 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 5:38 PM
28	NA	5/27/2021 5:17 PM

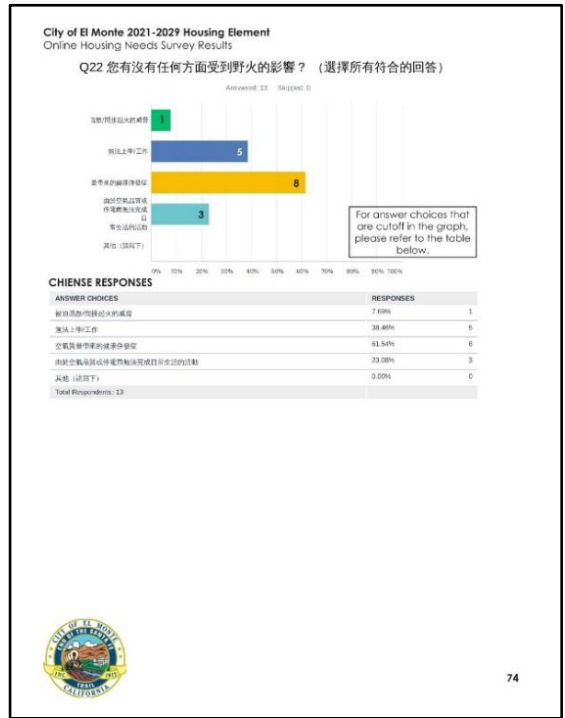
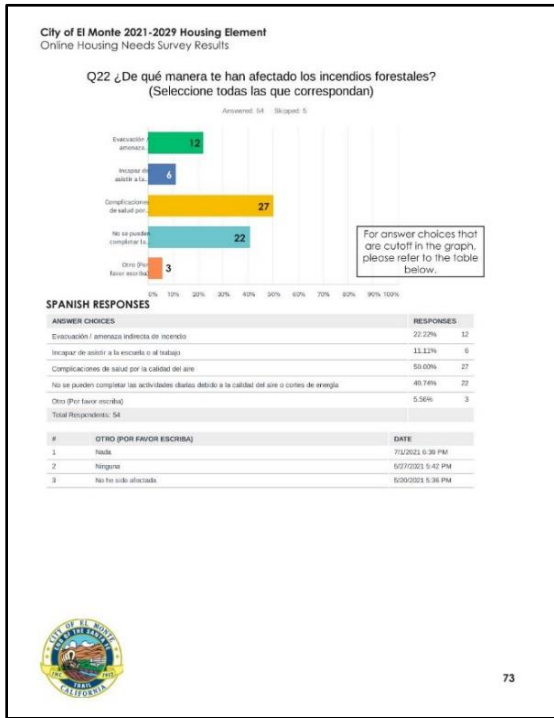
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City of El Monte 2021-2029 Housing Element  
Online Housing Needs Survey Results

**ENGLISH RESPONSES**

29	None	5/20/2021 7:39 PM
30	Na	5/18/2021 6:50 PM
31	Na	5/18/2021 6:46 PM
32	None	5/18/2021 6:44 PM
33	N/A	5/18/2021 6:36 PM
34	N/A	5/18/2021 7:57 PM
35	None	5/18/2021 7:44 PM
36	None	5/18/2021 7:34 PM
37	None	5/18/2021 6:58 PM
38	no safety issue	5/18/2021 6:51 PM
39	not affected	4/27/2021 6:42 AM
40	N/A	3/14/2021 6:36 PM
41	N/A	3/13/2021 6:06 AM
42	None	3/8/2021 6:06 PM
43	None	3/8/2021 4:47 PM
44	N/A	3/8/2021 2:47 PM
45	Na	3/8/2021 10:22 AM
46	Na	2/26/2021 8:34 PM
47	never been in one	2/25/2021 6:27 PM
48	No outdoor physical activity due to air quality	2/25/2021 6:26 AM
49	Not affected	2/25/2021 12:58 AM
50	N/A	2/26/2021 12:43 AM
51	N/A	2/14/2021 7:46 PM
52	Na	2/14/2021 4:39 PM
53	none	2/10/2021 11:59 AM

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**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 of multi families) are being priced out and forced to move west. There should be incentives to rent affordable units (20% of houses) income and low.	7/19/2021 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 makes the most money.	7/19/2021 12:14 AM
4	Don't discriminate people of different race, financial income, migration status, family size and where they work.	7/19/2021 6:30 PM
5	Not many disabled housing for adults who are not seniors.	7/19/2021 6:15 PM
6	Young parents in kids	7/19/2021 5:12 PM
7	No	7/19/2021 7:55 PM
8	No	7/19/2021 7:47 PM
9	Lois arroyos	7/19/2021 7:40 PM
10	No	7/19/2021 7:29 PM
11	No	7/19/2021 7:02 PM
12	Bigger and better plant palm trees	7/19/2021 6:36 PM
13	No	7/19/2021 6:27 PM
14	No	7/19/2021 5:37 PM
15	none	8/20/2021 4:58 PM
16	No not really	8/24/2021 8:43 PM
17	No	8/24/2021 7:46 PM
18	No	8/24/2021 7:45 PM
19	M	8/24/2021 7:41 PM
20	Affordable housing and homelessness is an urgent matter	8/24/2021 7:20 PM
21	No	8/24/2021 7:20 PM
22	83 noise	8/24/2021 7:14 PM
23	none	8/24/2021 7:14 PM
24	No e	8/24/2021 6:50 PM
25	No	8/24/2021 6:44 PM
26	Yes	8/24/2021 6:38 PM
27	Water	8/24/2021 6:36 PM

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

**ENGLISH RESPONSES**

28	Reduce housing limits. Overcrowded. No need for additional housing. Eliminate vacant homes and make other public uses.	8/24/2021 6:26 PM
29	No	8/24/2021 6:13 PM
30	No	8/24/2021 6:09 PM
31	No	8/24/2021 6:06 PM
32	Affordable housing is a huge concern. Housing prices have been unreasonable.	8/24/2021 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	8/24/2021 5:53 PM
34	No	8/24/2021 5:47 PM
35	Clean the streets	8/24/2021 5:36 PM
36	Corvix	8/24/2021 5:23 PM
37	Build a sports park or control park for the community or build a community center with social and computer programs.	8/19/2021 2:17 AM
38	Developing a rent control ordinance for existing apartments/rental units.	8/18/2021 5:57 PM
39	Help me find stable housing for my kids	8/18/2021 1:06 PM
40	Whatever	8/18/2021 7:34 PM
41	No	8/18/2021 7:24 PM
42	No	8/18/2021 7:06 PM
43	Affordable housing. help to get a housing for residents that have lived here for many years	8/18/2021 7:06 PM
44	they can post in markets	8/18/2021 6:53 PM
45	Just address to seniors and old time buyers	8/18/2021 5:56 PM
46	Homeless rehabilitation	8/18/2021 7:29 PM
47	Nothing	8/18/2021 4:53 PM
48	None it	8/18/2021 4:36 PM
49	Lower prices	8/18/2021 4:04 PM
50	No	8/18/2021 4:02 PM
51	Future planning in technology. Electric cars will be the future so accommodating electric charging.	8/18/2021 3:32 PM
52	El Monte	8/17/2021 7:46 PM
53	No	8/17/2021 7:44 PM
54	Unlqs	8/17/2021 7:43 PM
55	No	8/17/2021 7:34 PM
56	Price of rent too high	8/17/2021 7:18 PM
57	Clearing up city homeless ppl	8/17/2021 7:10 PM
58	We need more apartments. We are already overpopulated. Make existing housing more affordable. We need more parks	8/17/2021 7:06 PM
59	More affordable housing	8/17/2021 7:07 PM
60	No	8/17/2021 6:56 PM
61	No	8/17/2021 6:53 PM
62	None	8/17/2021 6:52 PM

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# Housing Element – Background Technical Report

**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 8:37 PM
65	South El Monte	5/27/2021 8:36 PM
66	No	5/27/2021 8:36 PM
67	No	5/27/2021 8:33 PM
68	No	5/27/2021 8:30 PM
69	No	5/27/2021 8:17 PM
70	No	5/27/2021 8:09 PM
71	No	5/27/2021 8:02 PM
72	No	5/27/2021 8:41 PM
73	No	5/27/2021 8:39 PM
74	Improve quality of streets and bring big retail and entertainment to the city.	5/27/2021 8:39 PM
75	More affordable housing the west is too high	5/27/2021 8:34 PM
76	Please don't allow homeless to live in ball.	5/27/2021 8:17 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 7:08 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 isn't say that enough	5/29/2021 6:37 PM
87	Better care and affordability	5/29/2021 6:26 PM
88	None	5/29/2021 6:22 PM
89	South of El Monte	5/29/2021 6:18 PM
90	Just affordable homes	5/29/2021 6:12 PM
91	Housing near highways 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 5:37 PM
95	No	5/29/2021 5:31 PM
96	none	5/29/2021 4:49 PM
97	No	5/13/2021 7:41 PM
98	help	5/13/2021 7:32 PM
99	Affordable rent	5/13/2021 7:31 PM



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**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	5/13/2021 7:22 PM
102	No	5/13/2021 7:20 PM
103	No	5/13/2021 7:04 PM
104	Public spaces	5/13/2021 7:01 PM
105	Affordable housing	5/13/2021 6:56 PM
106	No	5/13/2021 6:55 PM
107	Roomed	5/13/2021 6:52 PM
108	Should consider the safety of women and children and make them aware of neighboring sex offenders etc	5/13/2021 6:49 PM
109	Affordable housing	5/13/2021 6:44 PM
110	No	5/13/2021 6:44 PM
111	No	5/13/2021 6:27 PM
112	No	5/13/2021 6:26 PM
113	No	5/13/2021 6:26 PM
114	There is a nice fast on by the train tracks off valley that is empty they should be used for kids to play	5/13/2021 6:24 PM
115	No	5/13/2021 6:14 PM
116	NA	5/13/2021 6:13 PM
117	No	5/13/2021 5:56 PM
118	Too many projects, causing too much traffic	5/13/2021 5:37 PM
119	NA	5/13/2021 5:36 PM
120	No	5/13/2021 5:29 PM
121	Clustering	5/13/2021 5:09 PM
122	nothing at this moment that I can think of	5/13/2021 4:51 PM
123	NA	5/13/2021 4:45 PM
124	NA	5/6/2021 7:57 PM
125	Rent control	5/6/2021 7:52 PM
126	Make housing more affordable for households with minimum wage income levels or single parents	5/6/2021 7:51 PM
127	Seen too many homeless people in the city. Work current homelessness for improvements.	5/6/2021 7:51 PM
128	RENT CONTROL	5/6/2021 7:50 PM
129	everything is going well	5/6/2021 7:47 PM
130	Nothing	5/6/2021 7:47 PM
131	Affordable housing	5/6/2021 7:39 PM
132	Keep up the good work with the social media pages and online communications to the community!	5/6/2021 7:39 PM
133	No	5/6/2021 7:34 PM
134	Time to let the community	5/6/2021 7:23 PM
135	Homes	5/6/2021 7:28 PM



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

**ENGLISH RESPONSES**

136	not	5/6/2021 7:24 PM
137	No	5/6/2021 7:24 PM
138	No	5/6/2021 7:18 PM
139	No	5/6/2021 7:17 PM
140	Keeping facilities up to date and up to code	5/6/2021 7:12 PM
141	Benches	5/6/2021 7:01 PM
142	None	5/6/2021 7:00 PM
143	Homeless help	5/6/2021 6:58 PM
144	More options	5/6/2021 6:54 PM
145	No	5/6/2021 6:52 PM
146	None	5/6/2021 6:45 PM
147	None	5/6/2021 6:42 PM
148	Sanitation	5/6/2021 6:38 PM
149	More crosswalks more safe city	5/6/2021 6:31 PM
150	Infrastructure improvement	5/6/2021 6:10 PM
151	No	5/6/2021 6:40 PM
152	Yes	5/6/2021 5:52 PM
153	Rent control	5/6/2021 5:28 PM
154	No	5/6/2021 5:26 PM
156	Low cost for those families who want to own a home but income is a challenge, specially 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 want more use applications from get special from a single parent.	4/22/2021 9:51 AM
157	Nice looking interior house	4/22/2021 2:10 AM
159	step over regulating the city, provide more public safety measures to deal with the crime & medical service needs	3/23/2021 12:27 PM
160	No	3/12/2021 5:35 PM
160	People who are renting other a house/apartment should have regular updates and maintenance from landlords. Rent control for housing.	3/11/2021 2:17 PM
160	making modern ball into a park to an athletic idea, the baseball park was stupid too, who pre built made the stadium and stop off area for students in front of track? that was stupid adding also there was also stupid all, no one runs there, spend your money on getting rid of the stadium so people want to live here and feel safe.	3/10/2021 9:36 PM
161	Affordable housing for young professionals. 500K + property is unattainable for entry level working professionals.	3/25/2021 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 9:26 AM
166	Single mothers affordable housing	3/12/2021 9:08 AM
167	In addition to more housing projects, the city should revisit 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 nice feel 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 stop marks, not enough local buses, etc	5/10/2021 8:24 PM
169	make sure adequate parking is planned for new multifamily or mixed use developments (and not some decorative public outside parking meeting at squares for development agency)	5/10/2021 8:24 PM
169	address homelessness issue in the city	5/10/2021 8:11 PM
170	The campus at large should continue to stay available for local residents that use the grass area for recreation purposes.	5/10/2021 8:07 AM
171	The drug problem is crazy in this city. We have young adults/babies coming around like zombies. Its sad	5/10/2021 8:40 AM
172	Lower rent.	5/6/2021 6:41 PM
173	No	5/6/2021 5:40 PM
174	None control	5/6/2021 5:13 PM
175	The city should offer financial assistance to residents who want to buy property in the city. We say use everything is no ability	5/6/2021 5:10 PM
176	Ban single family zoning, increase density. Make mixed-use land mandatory on major streets. Ban it higher.	5/6/2021 2:25 PM
177	Affordable housing! I'm 37 and not able to purchase a home. I've lived in El Monte all my life. We say use everything is no ability	5/6/2021 2:07 PM
178	32 x m ft for a condo that is in a subdivision. We are heading to new york for landlords.	5/6/2021 1:41 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 proximity to rent as an affordable cost.	5/6/2021 12:58 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.	5/6/2021 12:24 PM
181	Why for senior who own homes to update home at low cost for disability	5/6/2021 10:36 AM
182	INCLUDE LOW INCOME WORKING CLASS FAMILIES. There's already a lot of census tracts 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.	5/6/2021 9:22 AM
183	I recommend going out there and actually seeing humans what they need (more if needed). No one who speaks a different language would survive like this survey. Making the city safe, pretty while the residents suffer just bring long terms future. In about 5 years, there "no buildings" will be density not because the people wanted too. They will get density due to the fact you never actually help in other ways like closing down schools 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 density our city, it's already density. People I know are going to fly by voting out every person who doesn't help El Monte. Stop giving straight tickets as well.	5/7/2021 8:33 AM
184	Yes safety and quality of life being better for children and mental. There aren't from El Monte not following housing element reports and needs are not meant or addressed as should.	5/5/2021 6:10 AM
185	Help single mothers	5/5/2021 7:54 PM
186	City should consider comprehensive code changes that encourage Missing Middle housing typologies. El Monte has the right built environment envelope to increase affordability through infill/development etc.	5/2/2021 7:55 AM
187	Multi housing that they move into the city not stay in court!	5/1/2021 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.	2/27/2021 11:47 AM
188	No	2/27/2021 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 workshops<sup>1</sup> (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


<sup>1</sup> 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
<b>WHEN</b>	<p><b>Wednesday,</b> <b>June 16, 2021</b> <b>5:30 - 7:00 p.m.</b></p>	<p><b>Wednesday,</b> <b>July 7, 2021</b> <b>5:30 - 7:00 p.m.</b></p>
<b>WHERE</b>	<p><b>Zoom (virtual)</b> Registration required*</p>	<p><b>Grace T. Black Auditorium</b> 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](mailto: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

The slide features three photographs of modern multi-story residential buildings. It includes the City of El Monte seal and logos for 'rm design group' and 'City of El Monte'.

**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

The slide includes a photograph of a residential building and a clock icon.

**Participate in our Live Poll on Slido.com**

**OPTION 1:**  
Join via web browser by going to [slido.com](https://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

The slide shows a screenshot of the Slido website and a QR code for mobile access.

**WE WANT TO HEAR FROM YOU!**

**1. How did you hear about this workshop?**

- City of El Monte Facebook
- City of El Monte Website
- Local organization
- Farmers Market
- Other

**2. Have you participated in previous Housing Elements?**

- Yes
- No
- Unsure

The slide features a photograph of a residential street and a QR code.

**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)**

- I rent within the city
- I am a homeowner within the city
- I own residential rental property within the city
- Other

The slide includes a photograph of a house and a QR code.

**What is the Housing Element?**

**General Plan**

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

A central yellow circle labeled 'General Plan' is surrounded by seven blue circles, each containing a different planning category.

**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**)

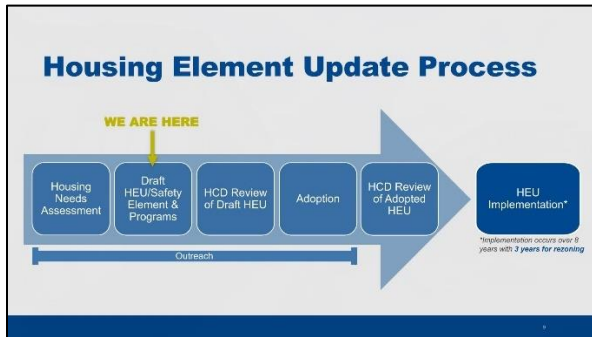
**HCD Compliance**

**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**

The slide includes a photograph of a residential building.



### Outreach Opportunities

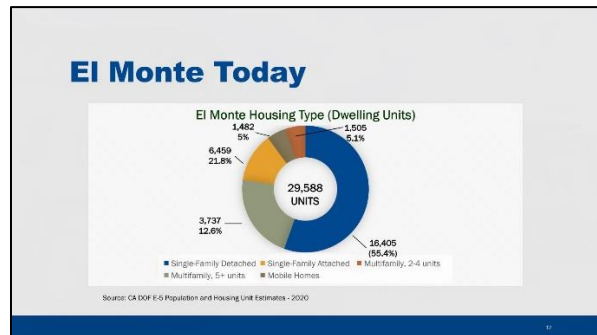
- Stakeholder Interviews
- Online Housing Needs Survey
- Planning Commission Study Session
- Community Workshop
- Public Review and Adoption Hearings

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%
<b>Total</b>	<b>29,550</b>	<b>100.0%</b>

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!

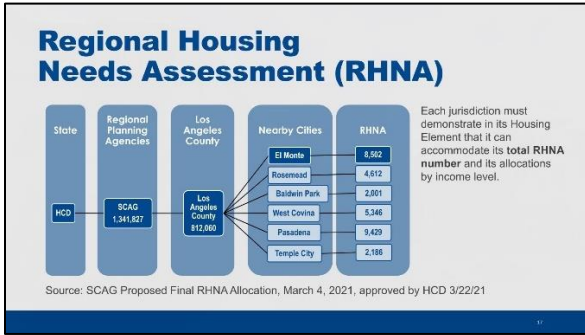
4. Please identify the main housing challenges in the City of El Monte? (choose the top three challenges)

- 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 <sup>th</sup> Cycle (2013-2021)		6 <sup>th</sup> 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%
<b>Total</b>	<b>2,142</b>	<b>100%</b>	<b>8,502</b>	<b>100%</b>

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**

<b>SURROUNDING CITIES</b>		
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
<b>REVIEWING AGENCIES</b>		
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 <sup>TH</sup> 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 <sup>TH</sup> 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 <sup>TH</sup> 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 <sup>TH</sup> 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 <sup>TH</sup> 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	
<b>TRIBAL CONSULTATION</b>		
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

# 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>The Tyler/Ramona project provides 51 affordable units for individuals and special needs groups (large households (up to 6 people) experiencing homelessness).</li> <li>The Valley/Center project provides 53 affordable units for special needs groups (low-income veterans and large households (up to 6 people)).</li> <li>The Tyler/Valley project provides 53 affordable units for special needs groups (homeless individuals and large households (up to 6 people)).</li> </ul> <ul style="list-style-type: none"> <li>The Downtown Specific Plan recommends potential funding mechanisms such as the “Affordable Housing and Sustainable Communities (AHSC) cap &amp; trade funds.</li> <li>The DTSP incentivizes Development Opportunity Reserve credits that allows an increase in development intensity</li> </ul>

Housing Program	Program Objective	Accomplishment
		<p>(e.g.- density) for projects that provide low/very low-income housing units.</p> <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</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</p>

Housing Program	Program Objective	Accomplishment
	<p>identify constraints and remove or offset constraints where possible.</p> <ul style="list-style-type: none"> <li>• Provide information on the MMU Zone development standards at City Hall and on the City’s website highlighting standards unique to mixed-use development and lot consolidation.</li> </ul>	<p>horizontal mixed-use projects at densities ranging from 25 to 35 units per acre.</p> <p><i>Effectiveness:</i> 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><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>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><i>Progress:</i> The Comprehensive Design Guidelines are accessible and utilized in staff’s review of development projects.</p> <p><i>Effectiveness:</i> 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>

Housing Program	Program Objective	Accomplishment
		<p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update. City is in progress to updates its Design Guidelines to reflect current trends in architecture and landscaping, and also to create objective guidelines (rather than the current mix of objective and subjective guidelines).</p>
<p>6) Green Building</p>	<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>
<p>7) Regulatory Incentives</p>	<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>• <b>Baldwin Rose: 55 affordable units for low-income and special needs groups (homeless veterans and large households (up to 6 people).</b></li> </ul>

Housing Program	Program Objective	Accomplishment
		<ul style="list-style-type: none"> <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>• <b>Metro Veterans and Affordable Housing Project Phases 1 and 2: 106 affordable units. Provides affordable units for special needs groups (veterans, large households (up to 6 people), and people experiencing homelessness).</b></li> <li>• <b>Veterans Village: 41 units, includes supportive studio units for special needs groups (veterans experiencing homelessness).</b></li> <li>• <b>Palo Verde: 49 units of affordable housing units for special needs groups (homeless individuals and large households (up to 6 occupants)).</b></li> <li>• <b>Domus Group: 51 units of affordable housing for special needs groups (individuals and large households (up to 6 people) experiencing homelessness).</b></li> <li>• <b>Line Housing: 39 affordable units for special needs groups (homeless individuals).</b></li> </ul> <ul style="list-style-type: none"> <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</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>• <b>Veterans Village (41 units for special needs groups - homeless veterans).</b></li> <li>• <b>The Exchange (133 units for low-income individuals &amp; special needs</b></li> </ul>

Housing Program	Program Objective	Accomplishment
	<p>applications for infill projects along major corridors and other areas throughout the City.</p> <ul style="list-style-type: none"> <li>• Work with developers to explore grant opportunities for infill projects along major corridors and other areas throughout the City.</li> </ul>	<p>groups - large households (up to 6 people)).</p> <ul style="list-style-type: none"> <li>• Metro Veterans and Affordable Housing Project Phase 1 (53 units for special needs groups - veterans and large households (up to 6 people)).</li> <li>• Baldwin/Rose (55 units for low income and special needs groups - homeless veterans and large households (up to 6 people)).</li> <li>• Domus Group (51 units for special needs groups – homeless individuals and large households (up to 6 people)).</li> <li>• Linc Housing (39 units for special needs groups – homeless individuals)).</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>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.</p> <p><i>Effectiveness:</i> Additional information and resources should be promoted to the development community of the incentives for utilizing density bonuses that includes a focus on affordable housing for special needs groups.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate. Additional promotion and outreach of the City’s Density Bonus</p>

Housing Program	Program Objective	Accomplishment
<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>ordinance shall be incorporated in the 2021-2029 Housing Element update.</p> <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 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>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.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>

Housing Program	Program Objective	Accomplishment
12) Code Compliance	<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 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. However, outreach and services should target special needs groups relevant to the City.</p>
13) Housing Inspection Program	<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>
14) Housing Rehabilitation Loan Program	<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>

Housing Program	Program Objective	Accomplishment
		<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 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, including ones that target special needs groups.</p> <p><i>Appropriateness:</i> Program implementation remains appropriate for the 2021-2029 Housing Element update.</p>

Housing Program	Program Objective	Accomplishment
18) First-Time Homebuyer Assistance	<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>
19) Police Officer Homeownership Assistance	<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> <li>• Consider extending the homeownership assistance program to veterans, public school teachers, and middle-income families 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> <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>
20) Housing Voucher Program	<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>
21) Fair Housing Program	<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>

Housing Program	Program Objective	Accomplishment
		<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. In addition, the fair housing program should target special needs groups.</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 accessibility for people with disabilities.</li> <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><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 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 for special needs groups, such as the disabled.</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 (special needs groups), 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>

Housing Program	Program Objective	Accomplishment
<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><u>Progress:</u> 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><u>Effectiveness:</u> 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><u>Appropriateness:</u> 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 supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.</li> <li>• Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process.</li> </ul>	<p><u>Progress:</u> 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 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><u>Effectiveness:</u> Table 1 in the Plan to Prevent and Combat Homelessness indicates several entities which provide special needs 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><u>Appropriateness:</u> 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>

Housing Program	Program Objective	Accomplishment
<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><b>The City receives approximately \$150,000 in Emergency Shelter Grant (ESG) funds annually for special needs administrative, such as Homeless Services (including Homelessness Prevention), Street Outreach, and Rapid Rehousing.</b></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 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</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</p>

Housing Program	Program Objective	Accomplishment
	<p>increases, while also recognizing the need of mobile home park owners to receive a reasonable return on their investment.</p> <ul style="list-style-type: none"> <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>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 facilities in order to address inquiries about the establishment of such uses.</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> <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>

Housing Program	Program Objective	Accomplishment
<p>30) Family Housing</p>	<ul style="list-style-type: none"> <li>Continue to support and work with Rio Hondo Community Development Corporation (RHDCD) 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><u>Progress:</u> The City’s El Monte Metro Family Affordable Housing Project provides 25 units of standard low-income housing tax credit (LIHTC) for families and special needs groups that can house up to 6 occupants (which is considered a “large household”). The RHDCD 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><u>Effectiveness:</u> 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><u>Appropriateness:</u> 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 providers for their review and input.</li> </ul>	<p><u>Progress:</u> Unclear of the progress made on this particular program.</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>

# Appendix D – Assessment of Fair Housing

## 1. Introduction and Summary of AB 686

In 2018, California passed Assembly Bill (AB 686) as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defined “affirmatively furthering fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns, racially/ethnically concentrated areas of poverty, disparities in access to opportunities and disproportionate housing needs;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds directly from HUD. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element.

As an entitlement city, El Monte prepared an updated Analysis of Impediments to Fair Housing Choice (AI) that was adopted in September 2020. This AI provides an overview of laws, regulations, conditions, and other possible obstacles that could affect an individual’s or household’s access to housing in El Monte. Federal laws discussed in the AI include the Fair Housing Act (as amended). State laws cited include the California Fair Employment and Housing Act (FEHA), the Unruh Act, the Ralph Civil Rights Act, the Bane Civil Rights Act, and California Government Code §111135, §65008 and §65589.5 that prohibit discrimination in programs funded by the State and in any land-use decisions. The AI identifies impediments that could prevent equal housing access and develops solutions to mitigate or remove such impediments.

This AFFH analysis draws from the AI and the following data sources: California Department of Housing and Community Development (HCD) 2021 Affirmatively Furthering Fair Housing (AFFH) Data Viewer, 2018 Los Angeles County Analysis of Impediments to Fair Housing Choice, U.S. Department of Housing and Urban Development (HUD) 2021 AFFH Data, American Community Survey (ACS) (5-Year Estimates), HUD Comprehensive Housing Affordability Strategy (CHAS)

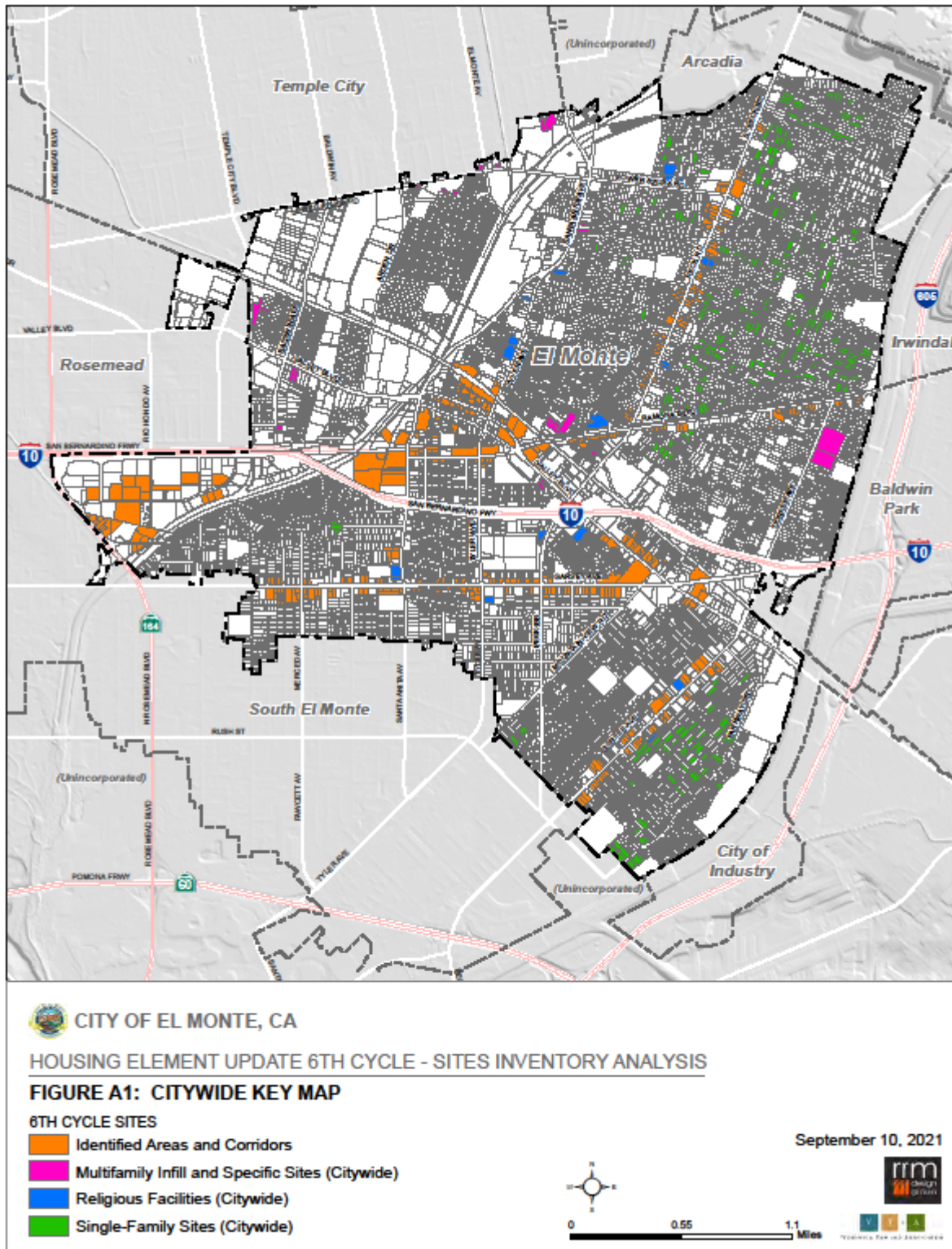
Data, El Monte’s Annual Action Plan and draft Five-Year Consolidated Plan 2020-2025 (Con Plan) reports to the US Department of Housing and Urban Development (HUD), the “Pre-Certified Local Housing Data” prepared for the City of El Monte by the Southern California Association of Governments (SCAG El Monte Report), and additional local sources of information.

AB 686 requires that preparation of the housing element land inventory and identification of sites occur through the lens of AFFH. To meet this requirement, the City’s RHNA Sites Inventory was mapped and overlaid onto the HCD Data Viewer maps to show where RHNA sites are located with respect to integration and segregation, racially/ethnically concentrated areas of poverty (RECAPs), and opportunity areas as further discussed in the related sections below. Accompanying tables provide additional specificity regarding the distribution of RHNA sites. Since the RHNA Sites Inventory was mapped, combined with the HCD Data Viewer map layers, and used to create the accompanying tables, adjustments have been made to the RHNA sites. The updated RHNA sites are shown on Figure A1- Citywide Key Map (see Appendix A). The total result of the changes is an increase of 91 units. The changes to the RHNA sites inventory were primarily due to:

- Removal of sites from the Gateway area due to 208 units being under construction on one of the sites and two parcels being removed. However, the total number of units in the Gateway area slightly increased (by 0.3%) to reach 14.0% of the total RHNA sites;
- Shifting of sites from the Multi-Family Infill/Specific Sites category to the Ramona Corridor category, for an overall increase of 70 units (0.8%) to reach 3.2% of the total RHNA sites; and,
- Addition of Single-Family sites throughout the City, which now contribute 88 units or 1.0% of the RHNA sites.

These minor adjustments result in a slightly greater citywide distribution of sites due to the dispersal of the Single-Family sites. As such, the following AFFH analysis considering the geographic distribution of RHNA sites remains appropriate, even though some of the data presented in the figures and tables identifying RHNA sites have not been updated to reflect the latest site inventory. Additional details on the distribution of RHNA sites throughout the City is found in Appendix A.

Figure A1 – (Appendix A) Citywide Sites Inventory Key Map



## 2. Fair Housing Assessment

### 2.1 Enforcement and Outreach

The City has contracted with the Southern California Housing Rights Center (HRC) to implement its Fair Housing Program, and the availability of these services are promoted on the City’s website. The HRC works to enforce fair housing laws including the Fair Housing Act (FHA) and California Fair Employment and Housing Act (FEHA), Source of Income and Section 8 protection laws, Tenant Protection Act (AB 1482, 2019), the unlawful detainer process, COVID-19 tenant protections, and disability accommodations in housing. The HRC provides free fair housing services including: landlord/tenant counseling to answer questions about rights and responsibilities; investigation concerning allegations of housing discrimination and help for victims of discrimination; outreach and education about Fair Housing laws and issues; and publication of a monthly rental listing of affordable housing opportunities. The HRC has physical offices (in Los Angeles, Pasadena, and Van Nuys) that are currently closed due to the pandemic, but holds weekly online workshops, maintains a Housing Rights Hotline, and offers phone or online counseling. In addition, while temporarily canceled due to COVID-19, the City hosts a “One-Stop Housing Clinic” on Wednesdays that offers HRC Fair Housing Services Counseling, Neighborhood Legal Services Counseling, and Volunteers of America emergency housing referrals and case management.

One of the primary roles of the HRC is to provide investigation and response to allegations of illegal housing discrimination. As stated in the City’s AI, over the past 3 years, the HRC handled 73 discrimination inquiries in El Monte. Of these inquiries, 12 rose to the level of a discrimination case and almost half (36 of the 74 cases) of the discrimination filings concluded with counselling. Furthermore, the number of fair housing discrimination cases in El Monte has risen from 18 in 2017-2018 to 35 in 2019-2020.

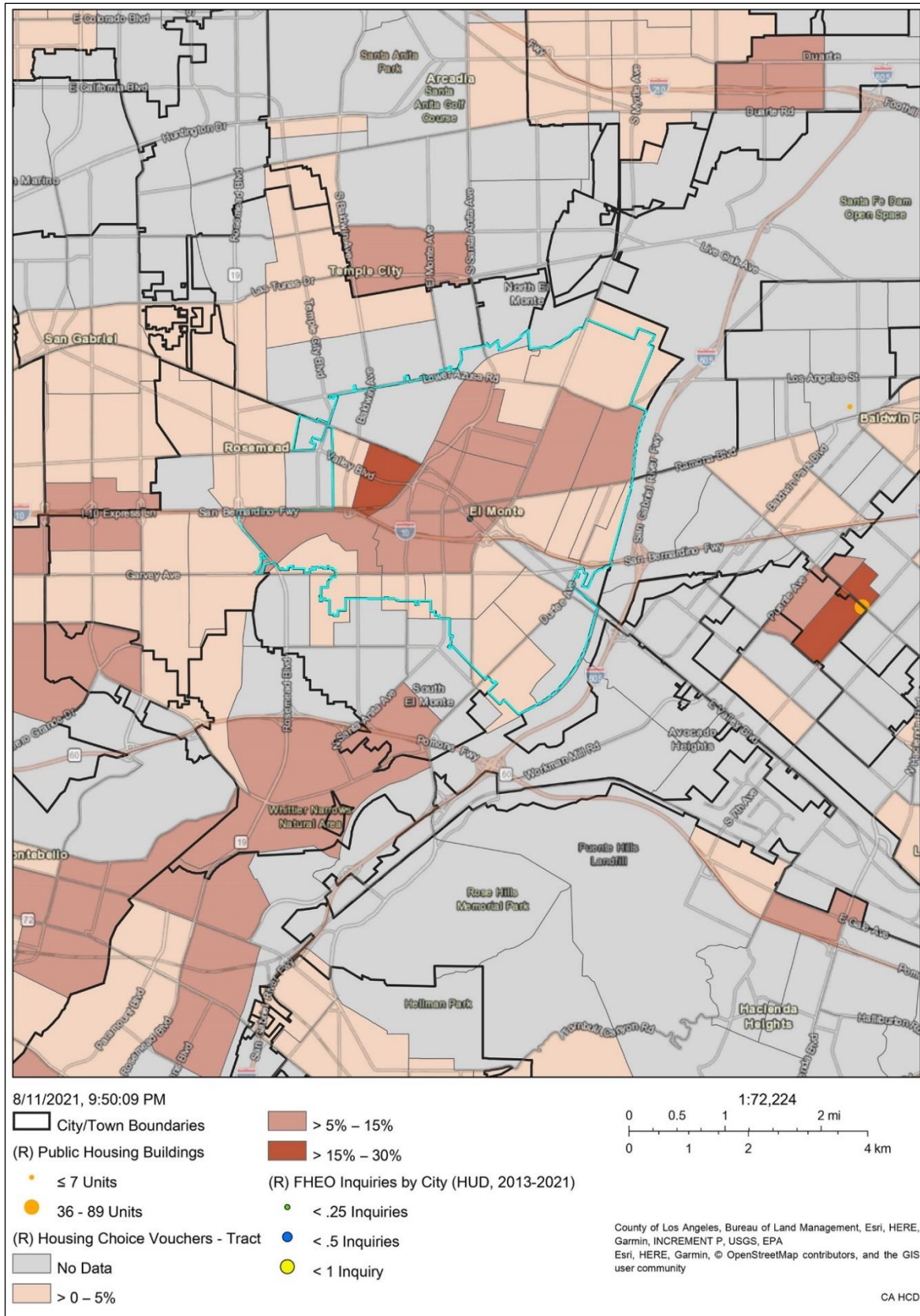
Certain special needs groups evidenced a high incidence of discrimination complaints. Housing discrimination against individuals with physical and mental disabilities continues to be the top discrimination complaint in El Monte, consistent with other areas in Los Angeles served by the HRC. Of the 74 inquiries, 60 pertained to discrimination on the basis of a physical or mental disability. The HRC reports many landlords don’t fully understand the requirements to provide reasonable accommodation for the disabled. HRC developed new resource materials, including a new disability brochure providing guidance to health care professionals. This brochure was developed because the Council observed that health care and other professionals were either providing too little or too much information regarding the disability status of their patients and clients, complicating the reasonable accommodation/modification process, which ultimately resulted in unnecessary delays and/or denials.

The City’s AI also reports how housing discrimination materializes along racial, ethnic and income lines. Overwhelmingly (77%), of those who file a fair housing complaint fall in the extremely low-income bracket. The HRC also indicates they have observed an increase in fair housing violations towards families with children throughout their service area, such as signs posted in common areas

limiting usage by children. The HRC has developed new familial status outreach materials; these materials were developed in direct response to issues raised and observed in the various complaints received and investigated by HRC. The AFFH Data Viewer provides information on Fair Housing and Equal Opportunity (FHEO) inquiries by City for 2013-2021, as shown on **Figure D-1**. In El Monte there were 18 FHEO inquiries as follows: 2.0 Disability; 1.0 Race; 1.0 Familial Status; and 14.0 “None.” Of these inquiries ten were logged as “Failure to Respond” and one was “Not Timely Filed.”

**Figure D-1** also shows that much of the central part of the City includes tracts where 5% to 15% of the households receive Housing Choice Vouchers and one tract in the northwest corner of the City is in the 15% to 30% category. To address fair housing enforcement and outreach, when it is safe to do so, the City should resume operation of the One Stop Housing Clinic and continue to work with HRC to develop more robust outreach strategies and protective policy measures that can mitigate instances of fair housing discrimination in the City.

Figure D-1 Housing Choice Vouchers, Public Housing Buildings, and FHEO Inquiries



## 2.2 Integration and Segregation

### *Race/Ethnicity*

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. El Monte, like other cities in Southern California, continues to experience gradual changes in the race and ethnic composition of its residents. According to the 2019 American Community Survey, Hispanic or Latino residents continue to comprise the largest racial or ethnic group at 65.7% of the total population, even though this group’s share of the population decreased by 3% since 2010. The Asian population has increased 17% over the past decade and now comprises 28.7% of the City’s population. All other groups comprise 5.6% of the population. Following a trend that began in the 1990s, the proportion of white residents has continued to decrease (-39% since 2010). While the City has seen a sharp rise in the percentage of Native Hawaiian / Pacific Islander residents, the overall number (680) remains small at 0.8% of the population.

**Table D-1** depicts the racial/ethnic distribution of population in El Monte compared to Los Angeles County as a whole. El Monte’s proportion of Hispanic population (65.7%) is significantly greater than for Los Angeles County (48.5%). The Asian population represents the largest non-Hispanic group with 28.7% of the City’s population compared to 14.4% in Los Angeles County.

**Table D-1 Race and Ethnicity Comparison (2010 to 2019)**

Racial/Ethnic Group	El Monte		Los Angeles County	
	Persons	%	Persons	%
Not Hispanic or Latino	39,601	34.3%	5,193,136	51.5%
White	4,183	3.6%	2,641,770	26.2%
Black or African American	514	0.4%	790,252	7.8%
American Indian / Alaska Native	234	0.2%	20,831	0.2%
Asian	33,111	28.7%	1,454,769	14.4%
Native Hawaiian / Pacific Islander	879	0.8%	24,597	0.2%
Other races or 2+ races	680	0.6%	260,917	2.6%
Hispanic or Latino (any race)	75,916	65.7%	4,888,434	48.5%
<b>Total</b>	<b>115,517</b>	<b>100%</b>	<b>10,081,570</b>	<b>100%</b>

### Historical Patterns of Segregation

Like much of Southern California, the El Monte area was segregated from its founding in the 1990’s. In the 1920s, the population was 75% non-Hispanic white, 20% Hispanic and 5% Japanese. The white population primarily lived in town (what is now Downtown El Monte) or were farm owners in the areas surrounding the town. In comparison, the Hispanics and Japanese either rented farmland or were farm laborers and lived in rural farm settlements outside of town. This included Hicks Camp (what is now the area west of the Rio Hondo River between Valley Boulevard and Lower Azusa Road) and Hays Camp (at the current intersection of Ramona Boulevard and Peck Road). They also attended segregated primary schools and had lower levels of public services – for example, many of

the streets were unpaved with no street signs or street lighting. Remnants of the settlements no longer exist. Today, the southern half of Hicks Camp is developed with commercial and industrial uses and the northern half is developed with a large single-family subdivision with modest sized 1-story dwellings. Hayes Camp is now a mixture of commercial and multiple-family dwellings.

However, the City’s zoning history illustrates some disparities. The majority of the former agricultural areas were developed into single-family and multiple-family housing under County of Los Angeles jurisdiction and standards. They were later annexed to be a part of El Monte. In addition, the applicable Zoning Ordinance followed a pyramid-system of designating land uses. This made residential an allowed use in all zoning districts. This has resulted in heavy industrial uses in close proximity to residential neighborhoods (and in some cases, directly adjacent). When Interstate 10 was constructed in the late 1950s, it cut through existing neighborhoods and divided the City in half.

HUD tracks racial or ethnic dissimilarity trends for the City of El Monte and the Los Angeles County region.<sup>1</sup> Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index.

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for El Monte (1990-2010) and Los Angeles County (1990-2020) are shown in **Table D-2**. Dissimilarity between non-White and White communities in El Monte has decreased since 1990, but increased in Los Angeles County. In El Monte and Countywide, dissimilarity between Black and White communities has decreased since 1990. Hispanic/White dissimilarity has remained largely unchanged in El Monte, but increased countywide, and Asian or Pacific Islander and White communities’ dissimilarity has increased both in El Monte and Countywide. Based on HUD’s definition of the various levels of the index, segregation levels in El Monte are all considered low. Countywide, segregation levels between Asian or Pacific Islander and White communities are moderate, and Non-White/White, Black/White and Hispanic/White communities are high.

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1 Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

**Table D-2 Racial/Ethnic Dissimilarity Index**

	1990	2000	2010	2020
<b>El Monte</b>				
Non-White/White	29.23	28.21	26.48	Not available
Black/White	40.32	30.98	25.09	Not available
Hispanic/White	31.65	31.69	31.64	Not available
Asian or Pacific Islander/White	19.48	24.7	21.81	Not available
<b>Los Angeles County</b>				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.4	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Source: U.S. Department of Housing and Urban Development (HUD) Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

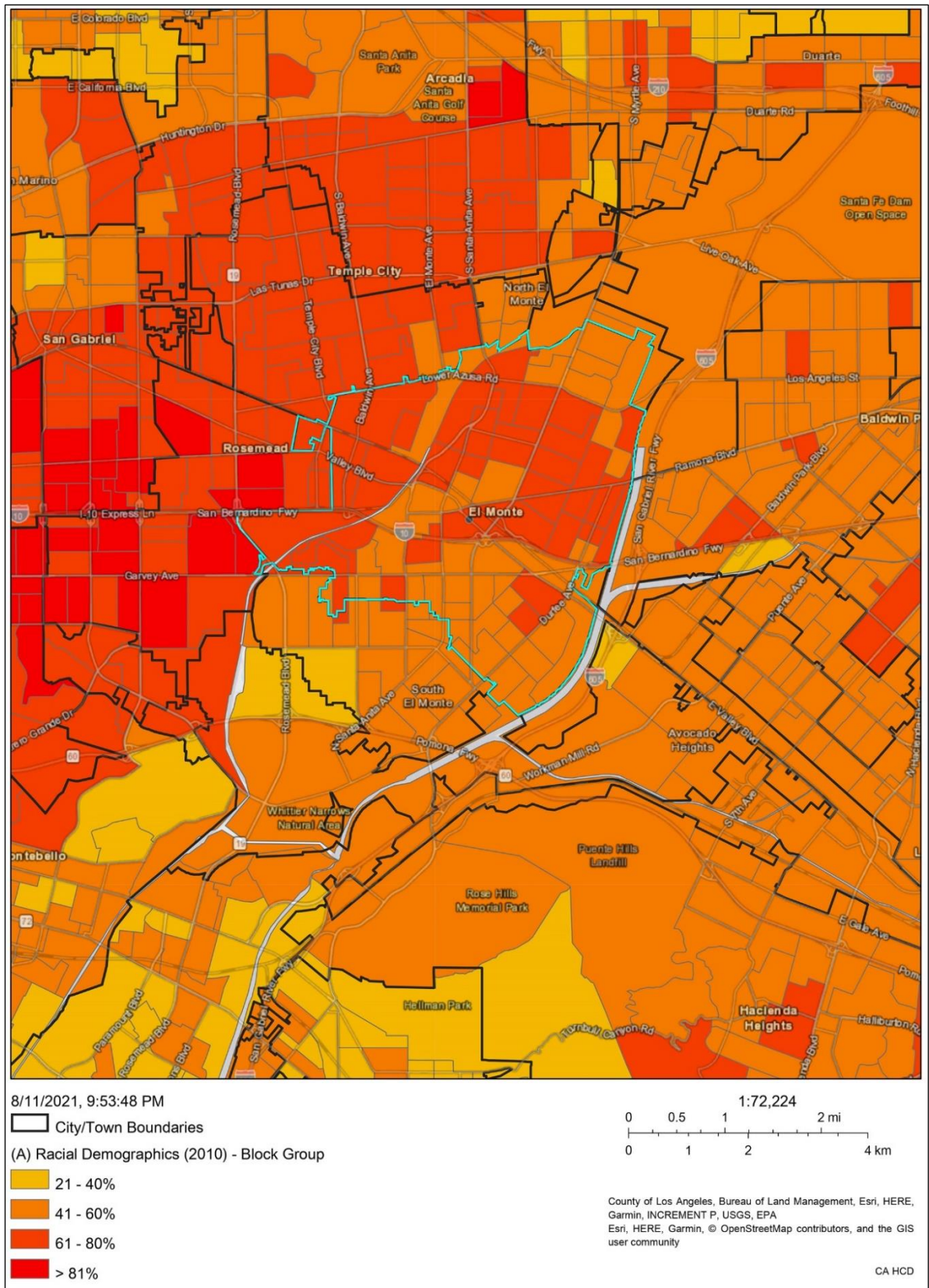
Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. **Figure D-2** and **Figure D-4** compare racial or ethnic minority concentrations in 2010 and 2018, showing that there has been a significant increase in racial/ethnic minority populations since 2010. Almost all block groups in the City are more than 81% non-white. More specifically, the southern tracts and a few central tracts are predominantly Hispanic Majority (gap > 50%), and most of the rest of the City shows a “sizeable” (gap 10%-50%) Hispanic Majority, as shown on **Figure D-3**, which also shows distinct areas of either Hispanic or Asian Majority tracts throughout the San Gabriel Valley. **Figure D-4** also shows the sites inventory used to meet the City’s 2021-2029 Regional Housing Needs Assessment (RHNA); RHNA sites are distributed along corridors throughout the City.

The RHNA sites, similar to almost all sites in the City, are located in areas where racial/ethnic minorities make up more than 81% of the population (**Table D-3**).

**Table D-3 Minority Concentrated Areas of Population (Percent of Total Non-White Population)**

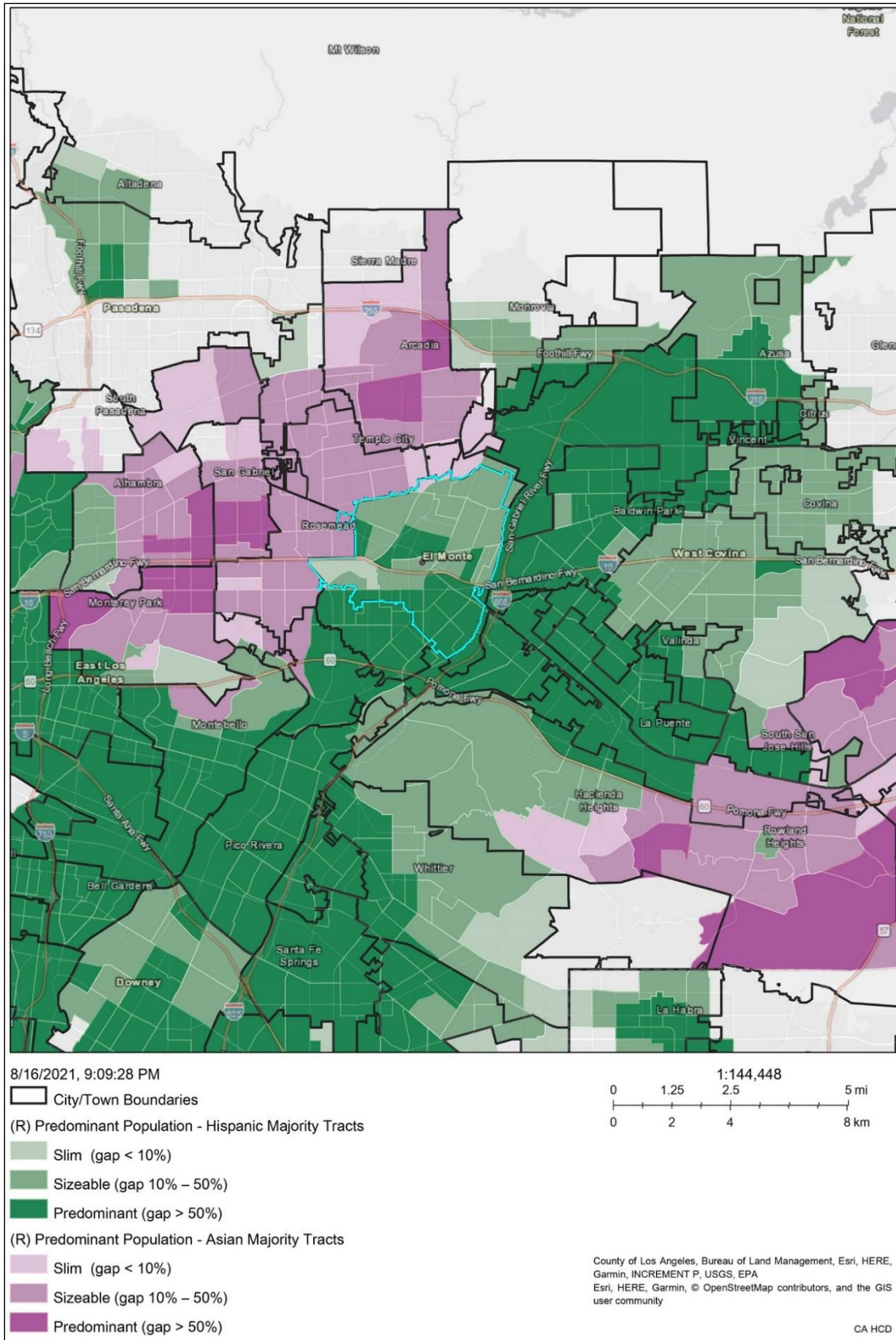
	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
<20%				
21% – 40%				
41% – 60%			3 (0.7%)	3 (0.5%)
61% – 80%				
>81%	80 (100%)	143 (100%)	386 (99.2%)	609 (99.5%)
<b>Total</b>	<b>80 (13.0%)</b>	<b>143 (23.3%)</b>	<b>389 (63.5%)</b>	<b>612</b>

Figure D-2 Racial/Ethnic Minority Concentrations (2010)



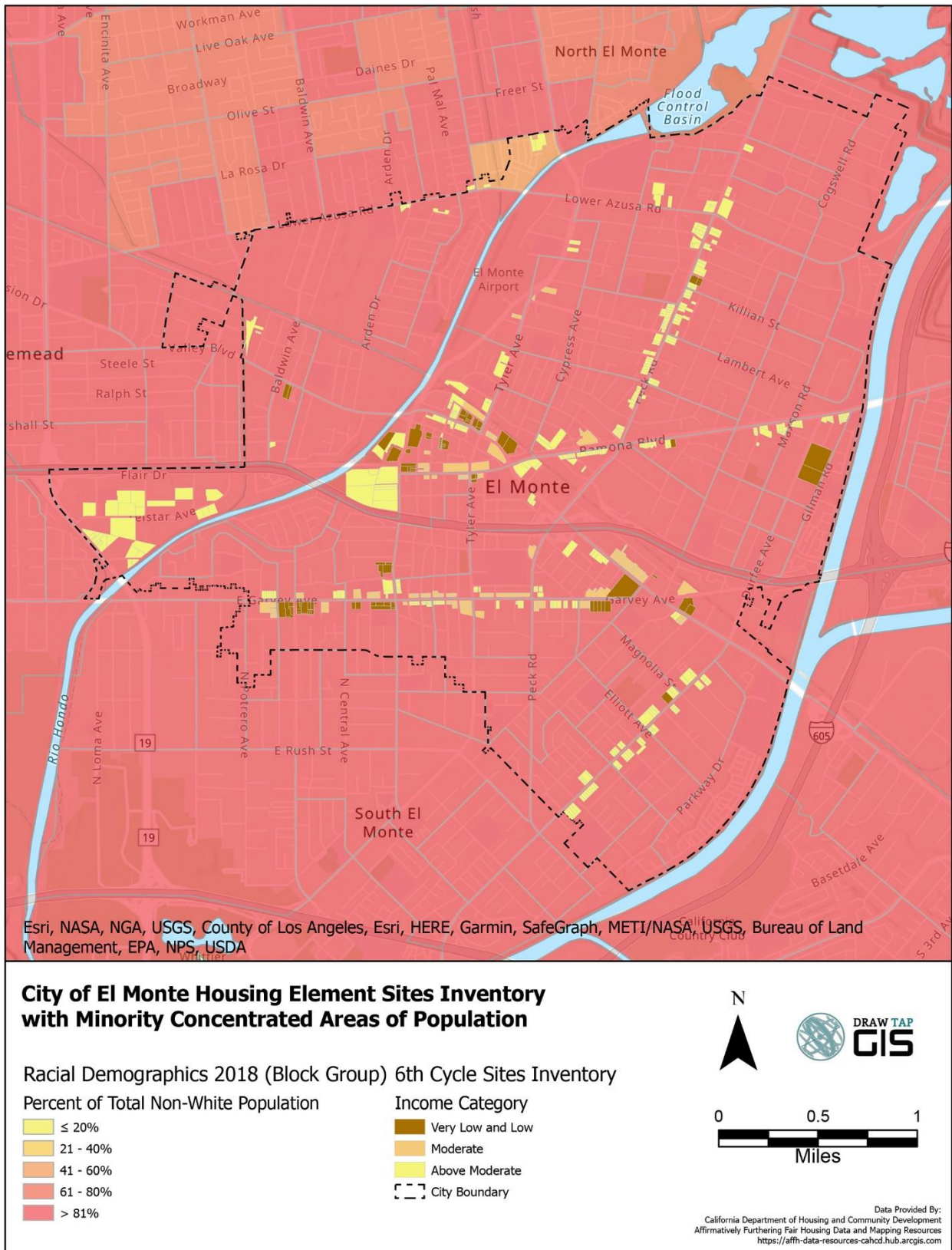
Source: California Department of Housing and Community Development (HCD) Data Viewer, 2021.

Figure D-3 Hispanic Majority (2010)



Source: California Department of Housing and Community Development (HCD) Data Viewer, 2021.

Figure D-4 Racial/Ethnic Minority Concentrations (2018)



Source: California Department of Housing and Community Development (HCD) Data Viewer, 2021.

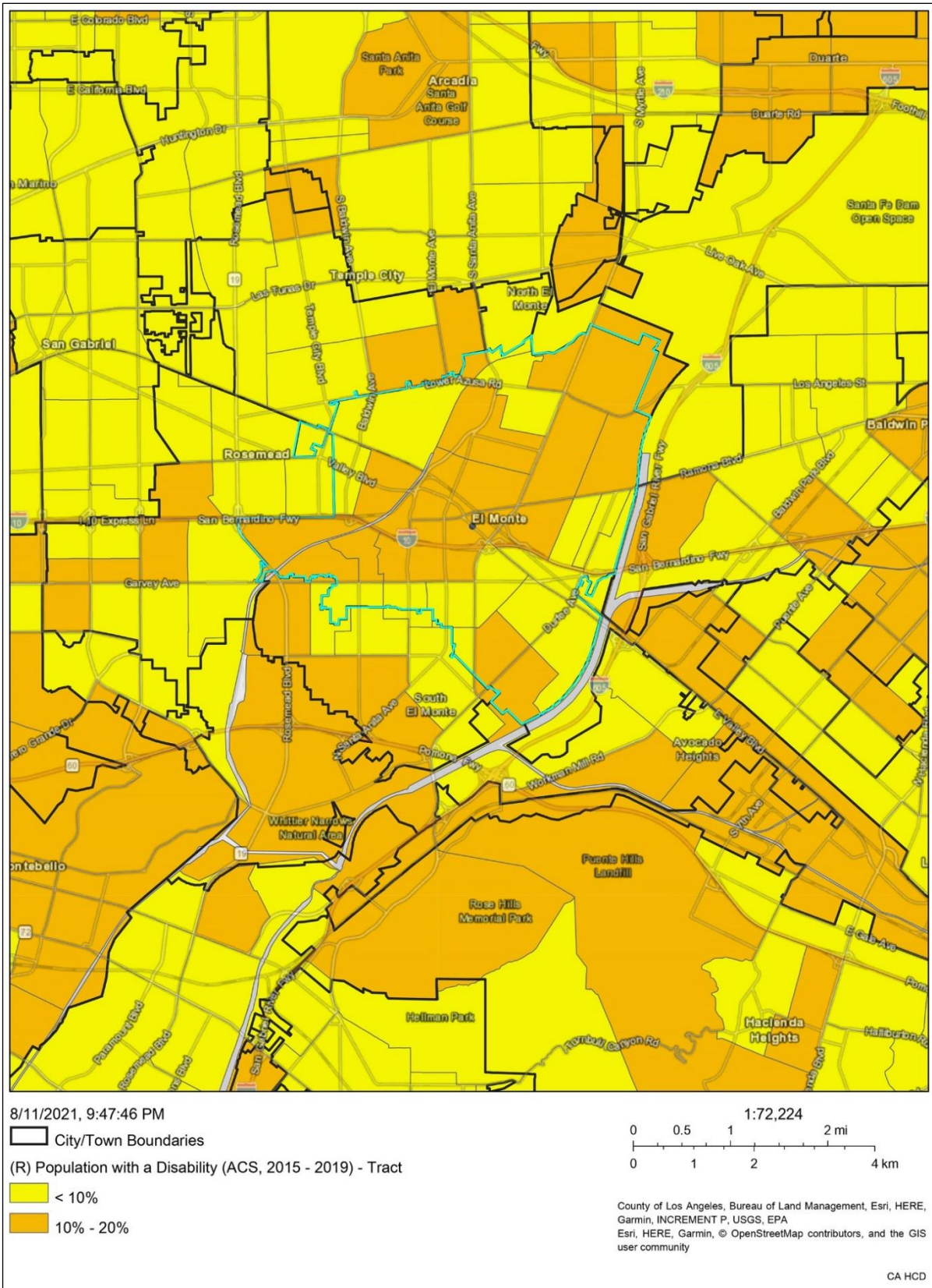
*Disability*

According to the 2015-2019 ACS, approximately 11,497 individuals, or 10.0% of El Monte residents experience a disability, compared to 9.9% Countywide. Since the 2010-2014 ACS, the disabled population in El Monte has increased by 0.7%. **Figure D-5** and **Figure D-6** show that more than half the City is made up of tracts where persons with disabilities make up between 10% and 20% of the population. There was no visible change to the distribution of the disabled population from the 2010-2014 ACS to the 2015-2019 ACS. **Table D-4** shows that 34.8% of the RHNA sites are located in areas where less than 10% of the population is disabled and 65.2% of the sites are within the 10%-20% category.

**Table D-4 Disability Concentrated Areas of Population**

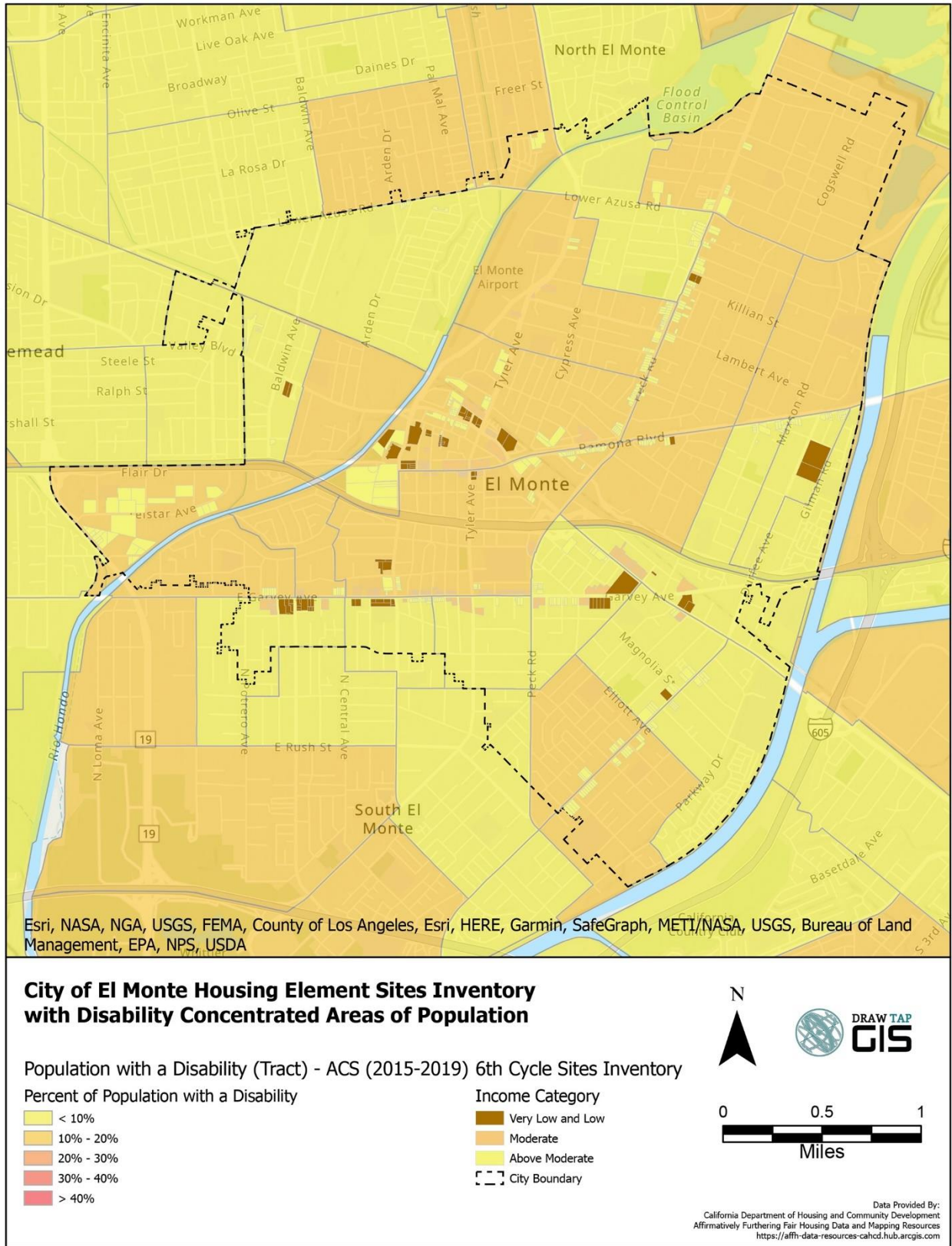
	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
<10%	37 (46.2%)	59 (41.2%)	117 (30.0%)	213 (34.8%)
10% - 20%	43 (53.8%)	84 (58.8%)	272 (70.0%)	399 (65.2%)
20% - 30%				
30% - 40%				
>40%				
<b>Total</b>	<b>80 (13.0%)</b>	<b>143 (23.3%)</b>	<b>389 (63.5%)</b>	<b>612</b>

Figure D-5 Concentration of Persons with Disabilities (2010-2014)



Source: HCD Data Viewer, 2010-2014 American Community Survey (ACS), 2021.

Figure D-6 Concentration of Persons with Disabilities (2015-2019)



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

*Familial Status*

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 20.6% of households in El Monte are married couples with children under the age of 18, compared to 19.3% in the County. ACS data (2019) estimates that there were 17,362 families with their own children under 18 years of age living in the City of El Monte. **Figure D-7** shows the distribution of married couple households with children; the majority of tracts throughout the City falls within the 40%-60% and the 60%-80% categories. **Figure D-7** and **Table D-5** also show that the distribution of RHNA sites cover all categories where there are married couple households with children.

**Table D-5 Familial Status - Children in Married Couple Households**

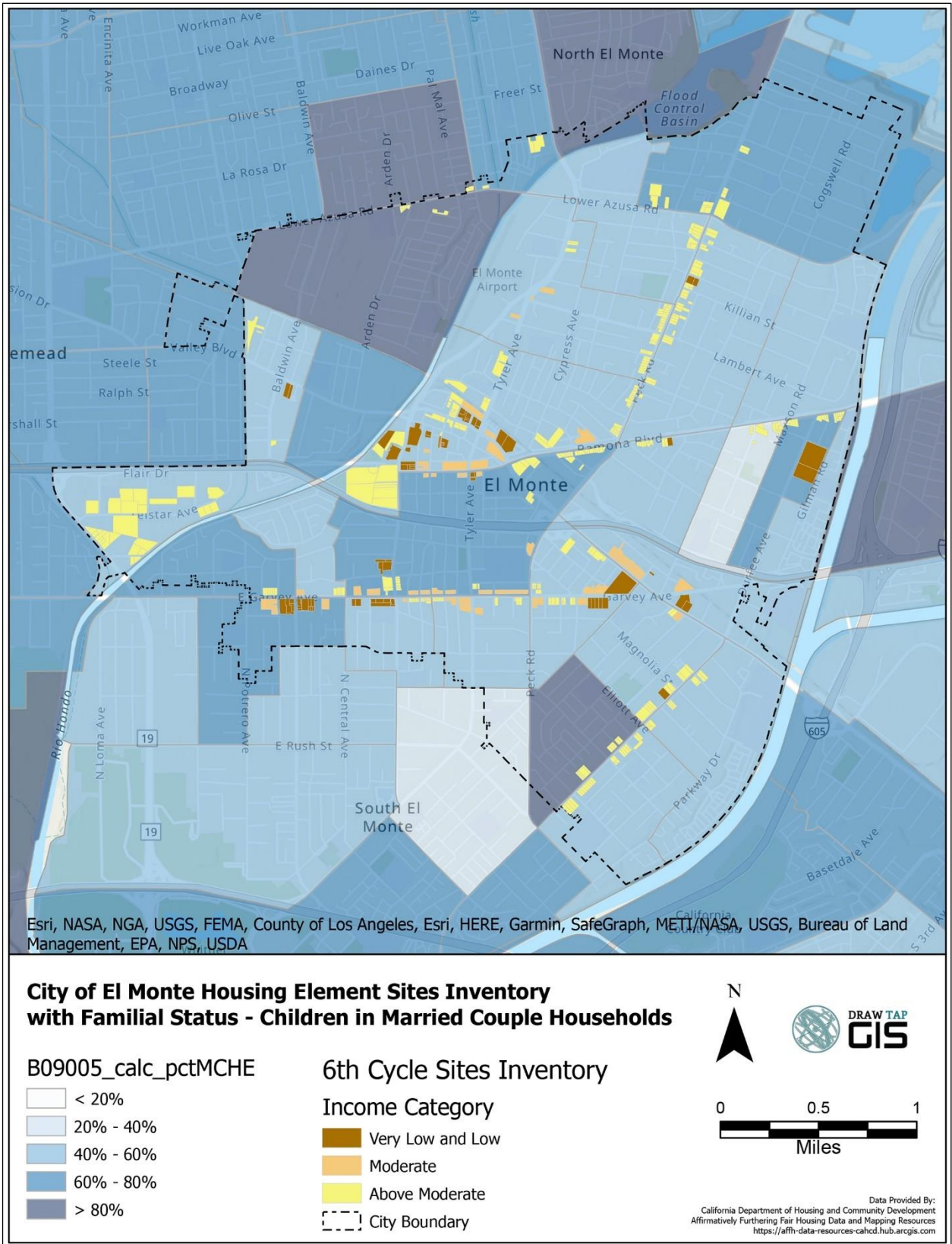
	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
<20%				
20% - 40%			12 (3.0%)	12 (1.9%)
40% - 60%	56 (70.0%)	65 (45.4%)	239 (61.4%)	360 (58.8%)
60% - 80%	24 (30.0%)	78 (54.6%)	123 (31.6%)	225 (36.7%)
>80%			15 (3.8%)	15 (8.3%)
<b>Total</b>	<b>80 (13.0%)</b>	<b>143 (23.3%)</b>	<b>389 (63.5%)</b>	<b>612</b>

Single parent households are also protected by fair housing law. There are 293 single-male householders with children in the City representing 1.3% of all households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Only 3.1% of households in El Monte are single female-headed households with children. All El Monte tracts are either in the under 20% or in the 20%-40% category of children in female headed households, and RHNA sites are located in both categories (**Figure D-8** and **Table D-6**).

**Table D-6 Familial Status - Children in Female Headed Households**

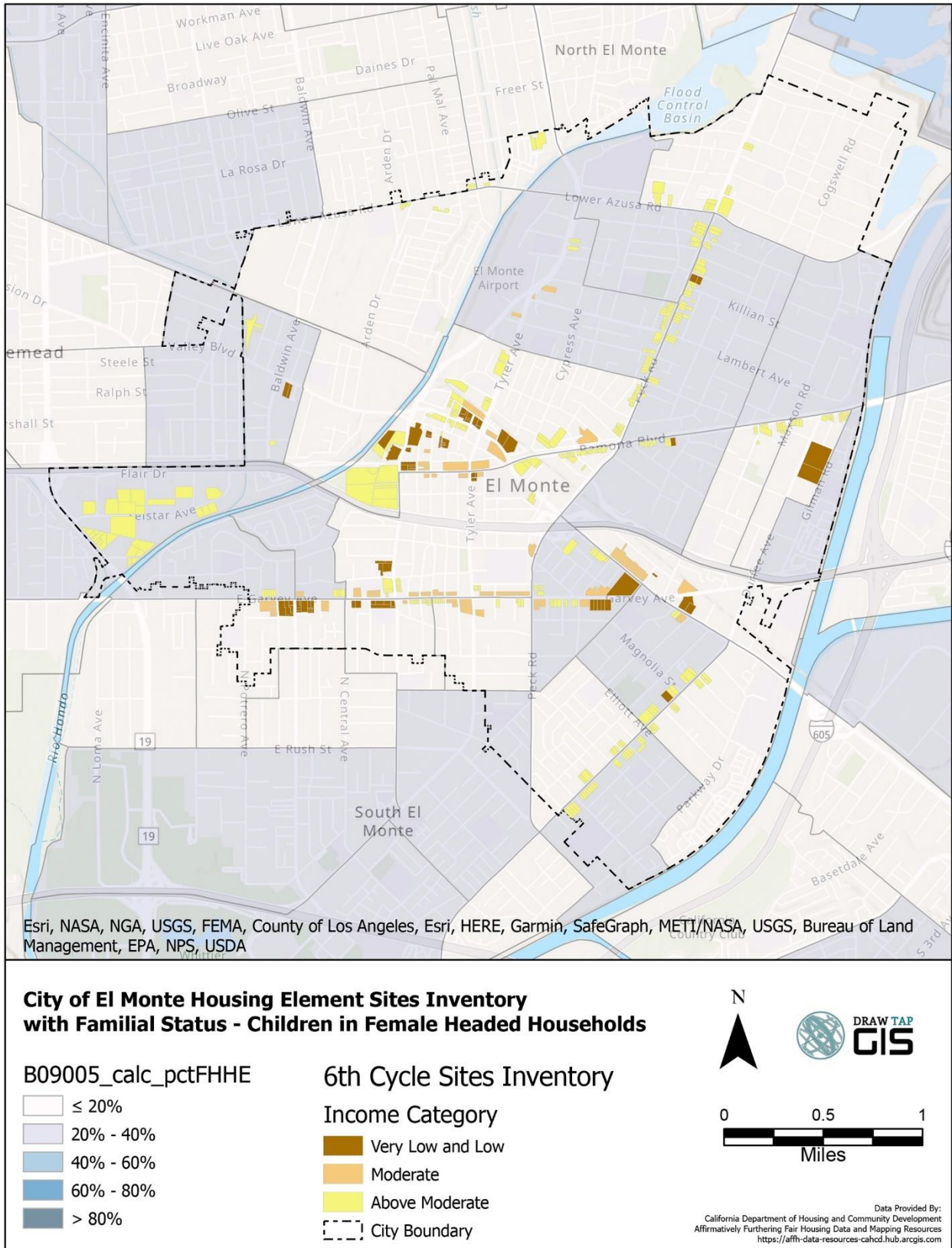
	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
<20%	68 (85.0%)	124 (86.7%)	197 (50.6%)	389 (63.5%)
20% - 40%	12 (15.0%)	19 (13.3%)	192 (49.4%)	223 (36.5%)
40% - 60%				
60% - 80%				
>80%				
<b>Total</b>	<b>80 (13.0%)</b>	<b>143 (23.3%)</b>	<b>389 (63.5%)</b>	<b>612</b>

Figure D-7 Percent of Children in Married Couple Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

Figure D-8 Percent of Children in Female-Headed Households



Source: HCD Data Viewer, 2015-2019 ACS, 2021.

*Income*

Identifying low- or moderate-income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD’s 2013-2017 CHAS data (**Table D-7**) shows that 72.8% of El Monte residents earn 80% or less than the area median family income and are considered lower income, compared to 51.6 % Countywide. According to the 2015-2019 ACS, the median household income in El Monte is \$49,003, which is lower than the median household income of \$68,044 for the County.

**Table D-7 Income Level Distribution**

Income Category	El Monte		Los Angeles County	
	Households	Percent	Households	Percent
<30% HAMFI	8,030	27.2%	641,055	19.5%
31-50% HAMFI	6,290	21.3%	482,070	14.6%
51-80% HAMFI	7,185	24.3%	578,285	17.5%
81-100% HAMFI	2,735	9.3%	312,595	9.5%
>100% HAMFI	5,310	17.9%	1,281,195	38.9%
<b>Total</b>	<b>29,550</b>	<b>100</b>	<b>3,295,200</b>	<b>100.0%</b>

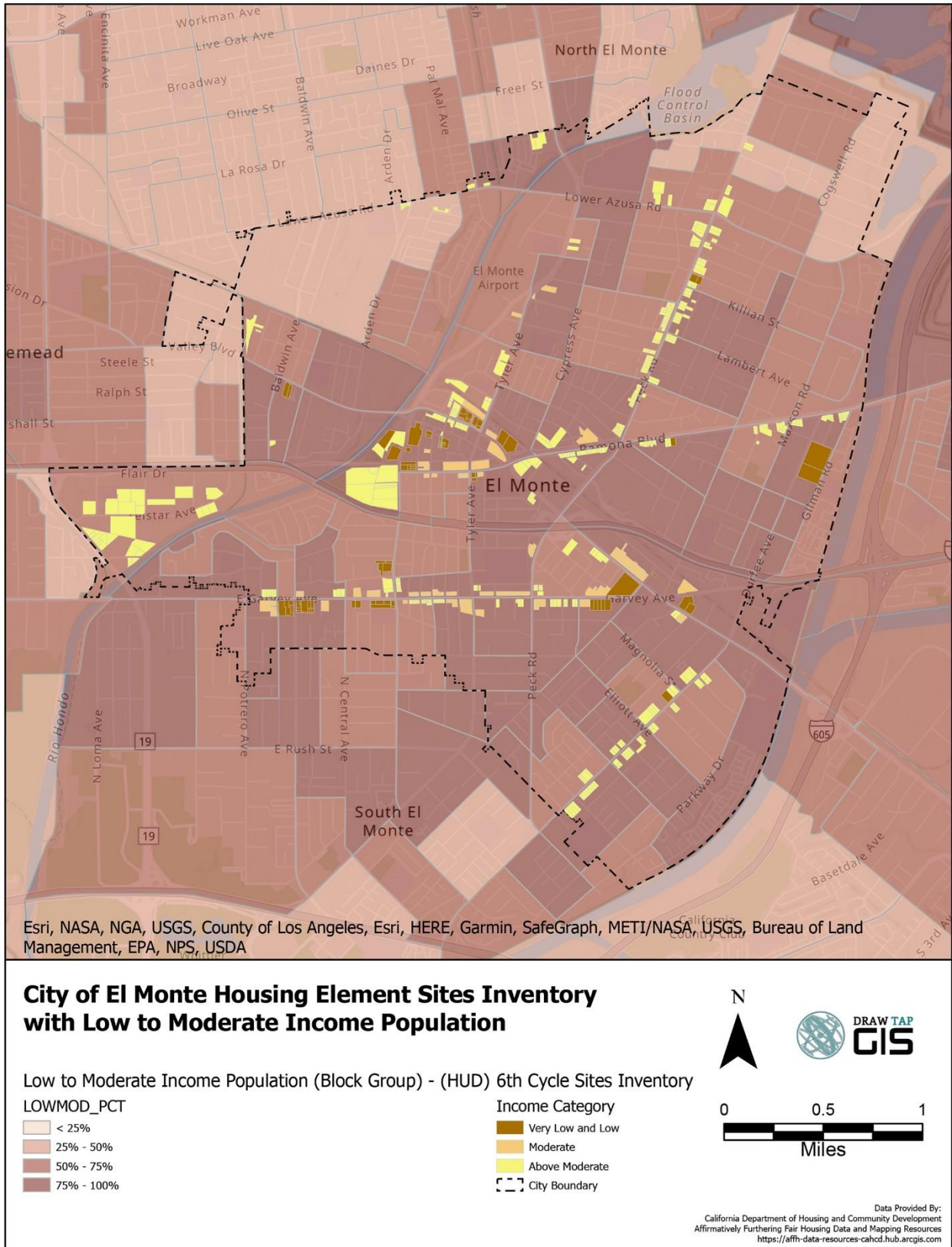
Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) Data (based on 2013-2017 American Community Survey (ACS)), 2020.

**Figure D-9** shows the Lower and Moderate Income (LMI) areas in the City by census block group. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI. There are no tracts in the City with LMI populations less than 25%. Most of the tracts in the City have an LMI population between 50% and 75%, with some evenly distributed groupings of LMI populations in the 75%-100% category. The City’s RHNA sites show a similar distribution, with roughly 39% of the sites located in the 50%-75% category and nearly 60% of the sites in the 75%-100% category (**Table D-8**). The areas surrounding the City to the south, west and east of the City, in communities including Rosemead, South El Monte, and Baldwin Park, also have high concentrations of LMI households. Communities to the north of El Monte, including Temple City and North El Monte, have lower concentrations of LMI households.

**Table D-8 Low to Moderate Income Population**

	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
< 25%	–	–	–	–
25% – 50%	–	–	8 (2.0%)	8 (1.3%)
50% - 75%	23 (30.2%)	26 (18.1%)	188 (48.2%)	237 (38.7%)
75% - 100%	56 (76.6%)	117 (81.8%)	194 (49.7%)	367 (59.9%)
<b>Total</b>	<b>76 (12.4%)</b>	<b>143 (23.3%)</b>	<b>390 (63.7%)</b>	<b>612</b>

Figure D-9 Concentration of LMI Households



Source: HCD Data Viewer, HUD LMI Database, 2021.

## 2.3 Racially or Ethnically Concentrated Areas of Poverty

### *Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)*

In an effort to identify racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has identified census tracts with a majority non-White population (greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. According to HCD's Data Viewer 2020 R/ECAP mapping tool the City of El Monte has one designated R/ECAP, which is bounded by Ramona Boulevard to the north, Maxson Road to the east, Interstate-10 to the south and Cogswell Road to the west (**Figure D-10**). It also aligns with the boundaries of Census Tract 4333.05. As shown on **Table D-9**, 98% of the City's RHNA sites are located outside of the R/ECAP site. Regionally, there is a large concentration of R/ECAPs to the west in the City of Los Angeles (**Figure D-11**).

While the City's overall population remains stable since the year 2000, it is in the midst of a significant demographic shift. Once significantly Hispanic, the Hispanic population has declined from 72.4% in 2000 to 39.0% in 2010 to 64.7% in 2020. The Asian population continues to increase from 18.5% of the population in 2000 to 25.1% in 2010 to 30.3% in 2020. However, the biggest change is the number of people who categorize themselves as two or more races. From 2010 to 2020 they have increased from 3.2% of the City's population to 15.3%. Household size has decreased from 4.24 persons per household in 2000 to 4.07 in 2010 to 3.66 in 2020. Median age has increased from 27.0 years old in 2000 to 31.6 in 2010 to 35.7 in 2020. It is also important to note that the Hispanic population's household size is higher, and median age is lower, compared to the Asian population.

Trends for Census Tract 4333.05 have also shifted from 2010 to 2020, although not as significantly compared to the rest of the City. For example, the number of Hispanics has declined from 77.1% of the population in 2010 to 71.9% in 2020, while the Asian population has increased from 19.2% of the population to 23.5%. People who categorize themselves as two or more races has increased from 4.1% of the population to 15.0%. Household size has decreased from 4.34 persons per household in 2010 to 3.98 in 2020. Current information on median age was not currently available. Overall, while the Census Tract is in the midst of a demographic shift, it still remains more Hispanic with a larger household size compared to the City as a whole. The number of new dwellings in the Census Tract increased by 1.7%, which is half the growth rate for the City as a whole.

Historically, the development of the Census Tract is similar to many other neighborhoods in El Monte. Through the 1930s, the majority of the City was dominated with agricultural uses. By the 1960s, much of the former agricultural areas was converted to residential. Additionally, while neighborhoods on the eastern half of the City still had deep lots, many were subdivided into additional housing units. For the Census Tract, maps from 1926 show a total of 14 dwellings and the primary land use being agricultural. The street network included 2 north-south streets and 2 short east-west streets. By 1948, the number of dwellings increased to 127, as a new north-south street was carved into the neighborhood. Despite the added street, most of the properties remained deep and still includes some agricultural uses. Since that time, the street network for the Census Tract has

remained unchanged, while the number of dwellings has increased dramatically to nearly 1,200 dwellings today. The main difference between the Census Tract and the rest of El Monte is that the Census Tract was developed for multiple-family residential (up to 14 units per acre). All other areas of the City that had such deep lots were zoned single-family (up to 6 units per acre). Therefore, overcrowding and pressure on City infrastructure/services was significantly higher in the Census Tract, compared to other formerly agricultural areas.

The centerpiece of the Census Tract is Zamora Park. The City proposes to completely renovate the park by replacing all existing playgrounds, basketball courts, open fields, walking and jogging paths and picnic areas with seating and barbeque grills. In addition, the City proposes to add a splash pad, outdoor fitness equipment, and amphitheater with stage and plaza with a Teen Zone. The Community Center building and restrooms only need minor improvements. Funding for the \$7.4 million project will come from an Urban Greening Grant, Land and Water Conservation Fund Grant, Measure W Grant and CBDG funds (specifically through the City’s Youth Enrichment Program). The City is currently in the design phase of the project. With regard to Capital Improvements Programs, Ramona Boulevard, at the northern boundary of the Census Tract, was completely resurfaced in 2021. The City’s Police Department has patrolled Zamora Park over 2,300 times over the past 5 years. In addition, the City has a full-time School Resource Officer that works closely with Baker Elementary School (at the southern end of the Census Tract). The City will continue to identify other areas of improvements for the Census Tract. This includes street resurfacing projects, improving access to Baker Elementary School and adding Class II bicycle lanes where feasible.

**Table D-9 R/ECAPs in the City of El Monte**

	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
Not a R/ECAP	80 (100%)	143 (100%)	377 (96.9%)	600 (98.0%)
R/ECAP Area	0	0	12 (3.1%)	12 (2.0%)
<b>Total</b>	<b>80 (13.0%)</b>	<b>143 (23.3%)</b>	<b>389 (63.5%)</b>	<b>612</b>

*Racially or Ethnically Concentrated Areas of Affluence (RCAAs)*

While racially concentrated areas of poverty and segregation (R/ECAPs) have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key factor to fair housing choice. A HUD Policy Paper defines racially concentrated areas of affluence as affluent, White communities.<sup>2</sup> According to this report, Whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

2 Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation. Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-124).

Based on their research, HCD defines RCAAs as census tracts where 1) 80% or more of the population is white, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

As shown in **Figure D-12**, there are no areas in the City that are predominantly White, and there is only one small area on the eastern edge of the City where the median income is greater than \$125,000 (**Figure D-13**). Almost the entire City is home to households with incomes below the State median of \$87,100, with many block groups within the under \$55,000 category (**Figure D-13**). The sites used to meet the City’s 2021-2029 RHNA are also shown in **Figure D-4** and **Figure D-9**, above. All sites are located in LMI block groups where the population mostly Non-White, which is consistent with citywide characteristics.

Figure D-10 El Monte Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)

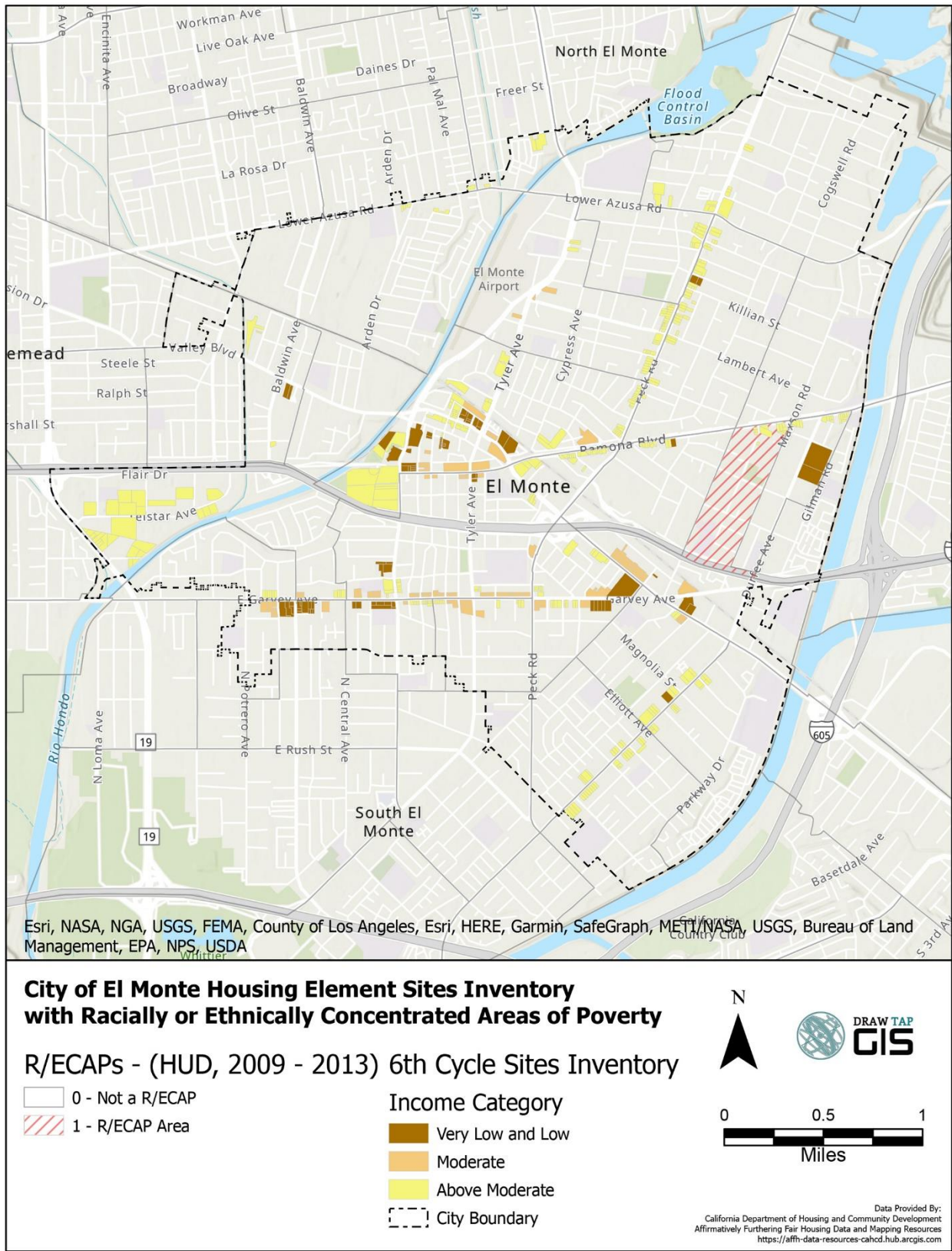
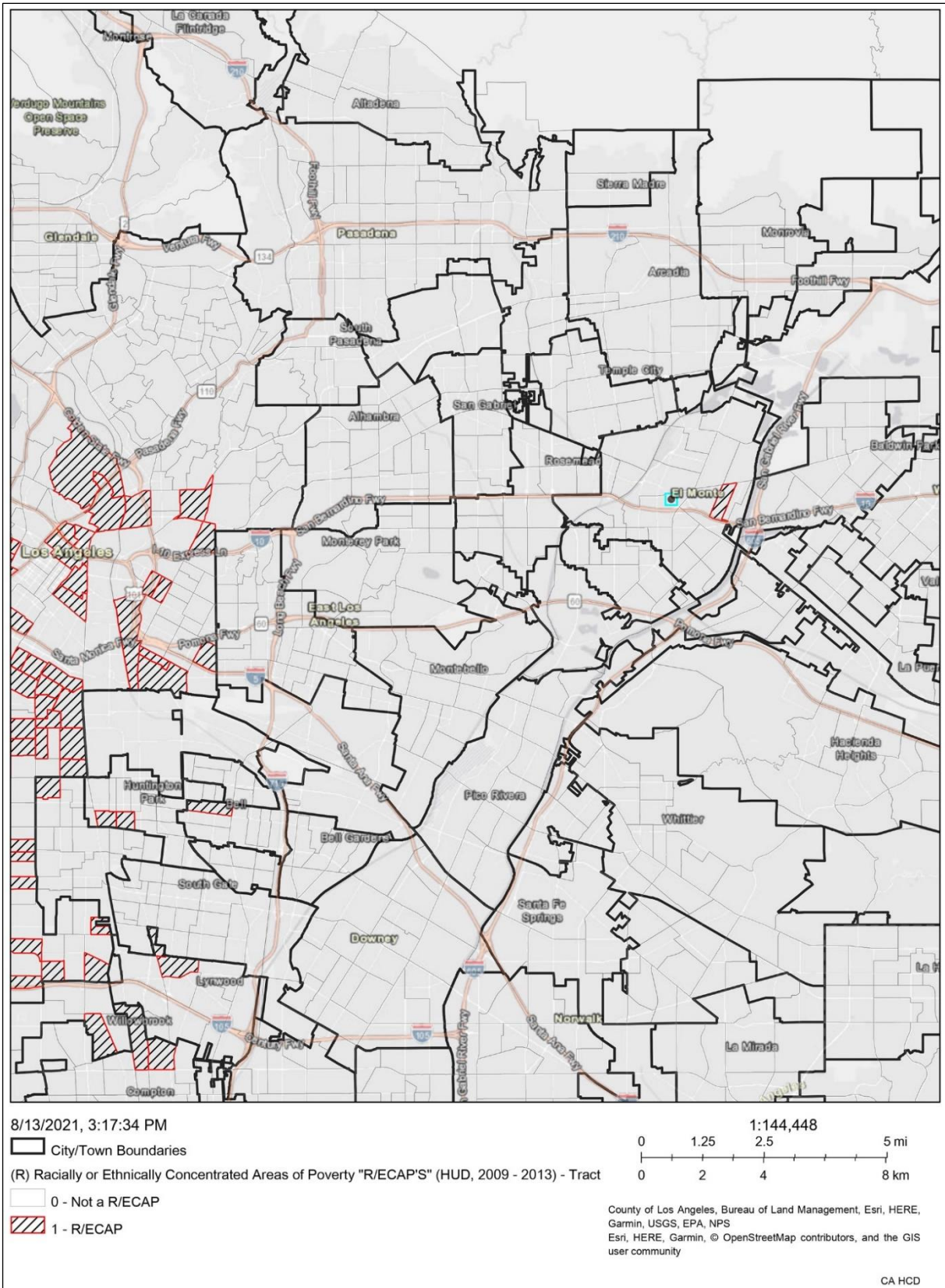
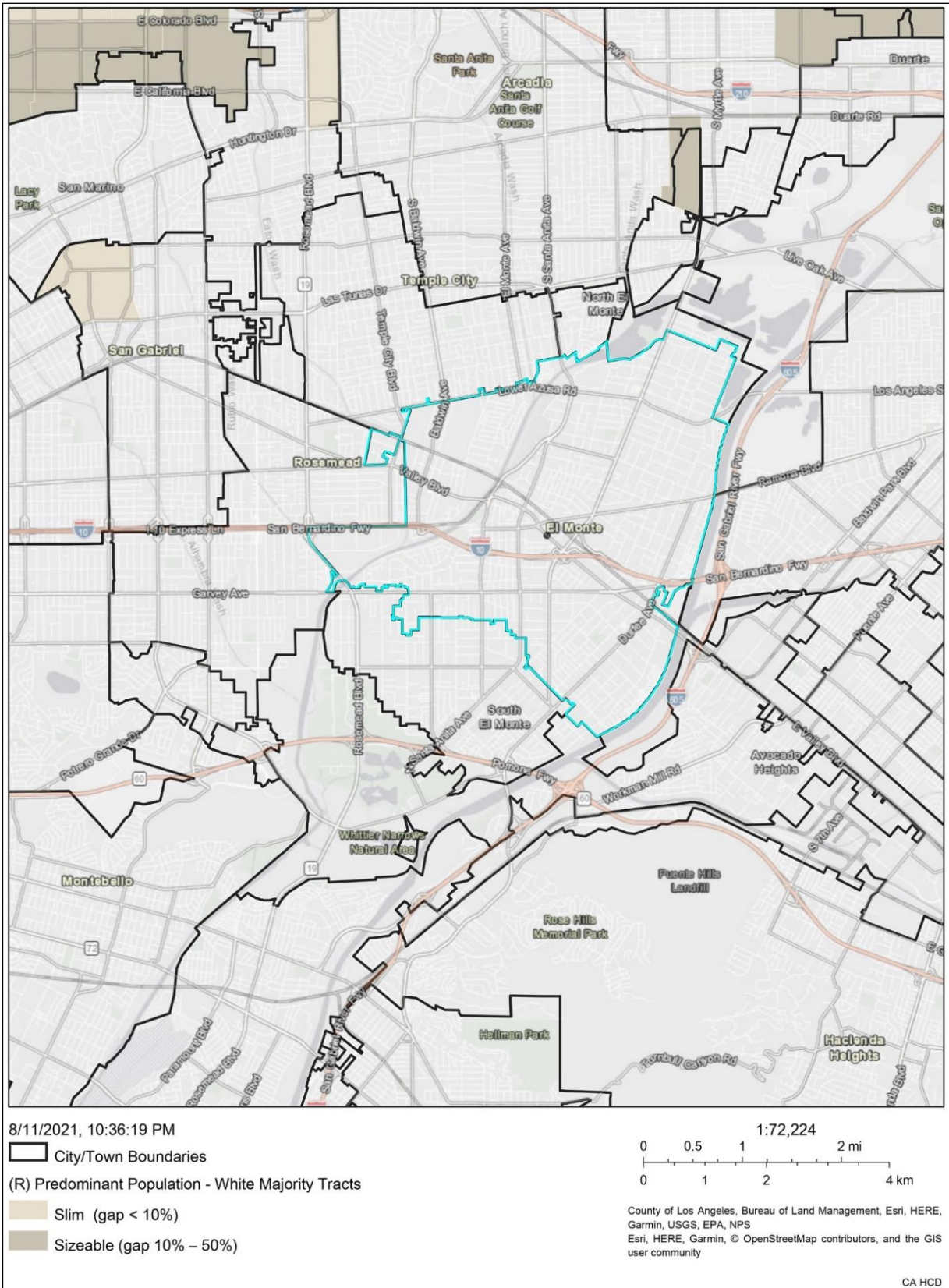


Figure D-11 Regional Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs)



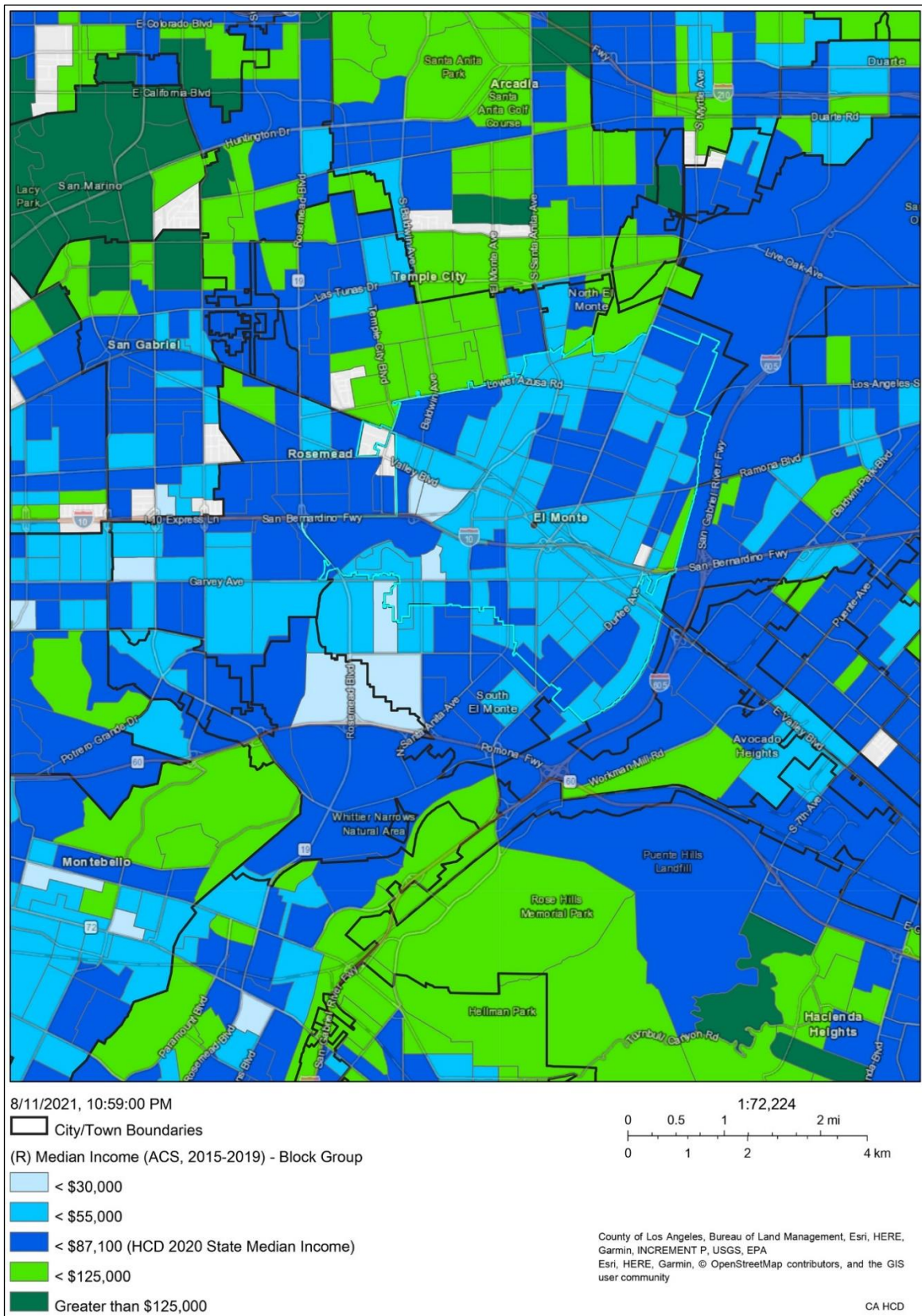
Source: HCD Data Viewer, HUD R/ECAP Database, 2021.

Figure D-12 White Predominant Areas



Source: HCD Data Viewer, 2021.

Figure D-13 Median Income by Block Group



Source: HCD Data Viewer, 2015-2014 ACS, 2021.

## 2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. **Table D-10** shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In the City of El Monte, residents of all races are more likely to be impacted by poverty, low labor market participation, and poor environmental quality than in Los Angeles County as a whole. White, Non Hispanic residents in El Monte and Countywide are least likely to be exposed to poverty and have the highest exposure to better environmental quality. White residents also have the best access to high quality school systems and have the highest labor market participation rates in both El Monte and County. However, White residents in El Monte have scores closer to other groups in El Monte than to White residents in Los Angeles County as a whole. El Monte residents with incomes below the federal poverty line are the most impacted groups, regardless of race.

**Table D-10 HUD Opportunity Indicators**

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<b>El Monte</b>							
<i>Total Population</i>							
White, Non-Hispanic	29.55	50.7	26.33	84.52	73.88	30.54	8
Black, Non-Hispanic	24.98	47.36	22.68	86.41	75.64	30.16	7.45
Hispanic	22.45	42.14	21.25	86.68	76.51	35.14	7.27
Asian or Pacific Islander, Non-Hispanic	25.92	48.1	24.66	85.16	75.39	33.43	7.31
Native American, Non-Hispanic	25.37	44.22	22.33	73.88	75.62	32.79	6.92

	Low Poverty	School Proficiency	Labor Market	Transit	Low Transportation Cost	Jobs Proximity	Environmental Health
<i>Population below federal poverty line</i>							
White, Non-Hispanic	21.96	41.65	22.59	84.98	74.35	33.4	6.77
Black, Non-Hispanic	24.95	40.3	26.54	87.77	75.42	29.4	6.31
Hispanic	20.24	40.47	19.75	87.74	77.47	36.58	7.13
Asian or Pacific Islander, Non-Hispanic	23.76	48.08	22.22	86.53	76	32.55	7.02
Native American, Non-Hispanic	16.43	41.47	24.3	87.91	81.68	42.57	6.94
<b>Los Angeles County</b>							
<i>Total Population</i>							
White, Non-Hispanic	62.59	65.09	65.41	82.63	74.09	55.80	18.99
Black, Non-Hispanic	34.95	32.37	34.00	87.70	79.18	40.13	11.66
Hispanic	33.91	38.38	33.18	87.19	77.74	41.53	11.91
Asian or Pacific Islander, Non-Hispanic	53.57	59.34	55.94	86.52	76.45	51.82	12.16
Native American, Non-Hispanic	45.04	46.90	44.50	83.17	75.65	44.24	16.74
<i>Population below federal poverty line</i>							
White, Non-Hispanic	50.68	58.06	57.49	86.42	79.48	57.52	16.66
Black, Non-Hispanic	23.45	27.16	25.52	88.65	81.18	36.59	11.62
Hispanic	23.66	32.87	27.66	89.45	81.02	42.84	10.30
Asian or Pacific Islander, Non-Hispanic	42.97	54.52	50.06	89.62	81.49	54.19	9.84
Native American, Non-Hispanic	29.85	35.12	32.02	85.23	78.70	46.35	16.01

Source: HUD AFFH Database, 2020.

To assist in this analysis, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. **Table D-11** shows the full list of indicators.

**Table D-11 Domains and List of Indicators for Opportunity Maps**

Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Poverty and Racial Segregation	Poverty: tracts with at least 30% of population under federal poverty line Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Sources: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps.

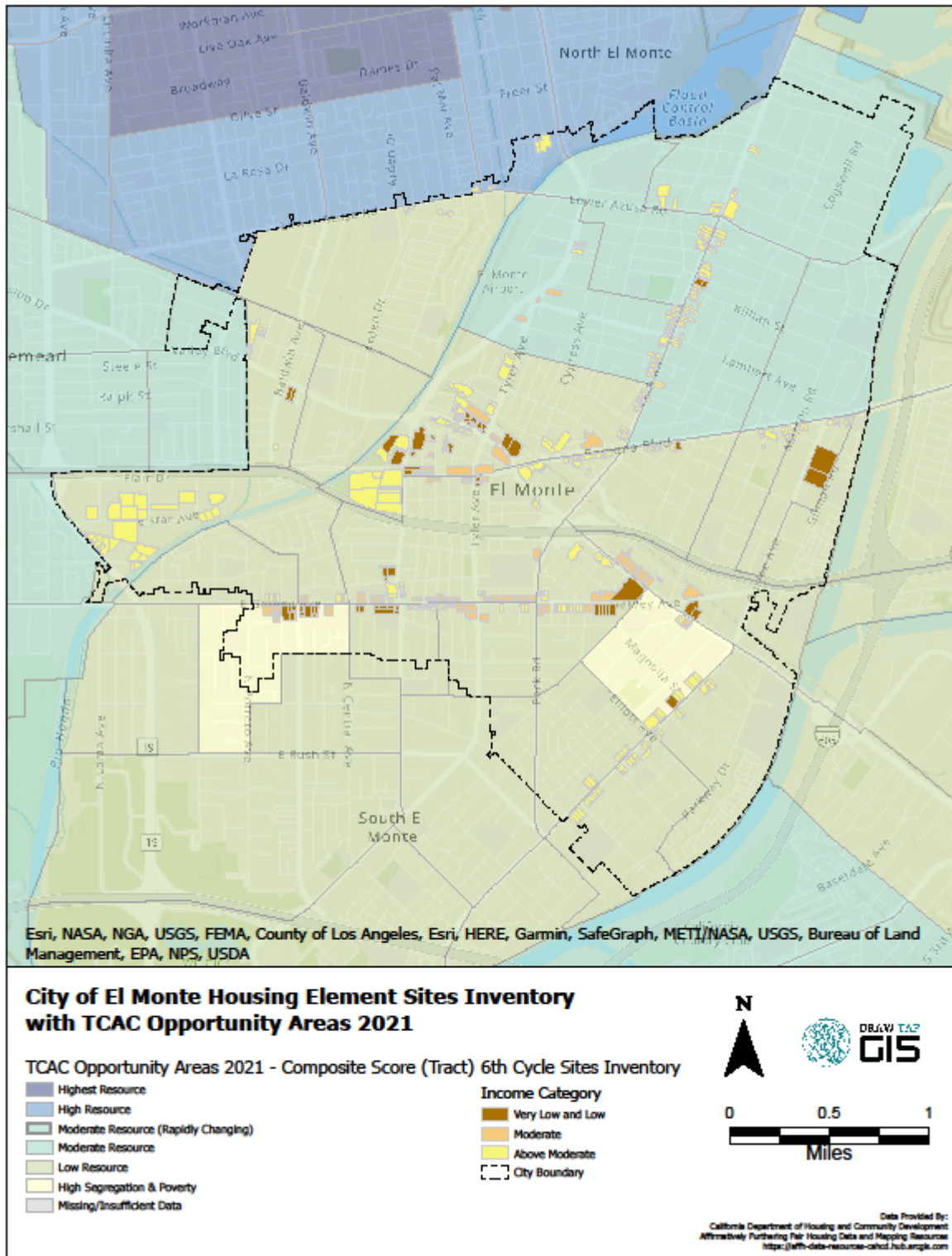
Opportunity map composite scores for El Monte census tracts overlaid with RHNA inventory sites are presented in **Figure D-14**. All of the City is categorized as either a Low Resource or Moderate Resource area, with most of the central and southern tracts in the City within the Low Resource category. As shown on **Table D-12**, about 75% of the sites used to meet the City’s 2021-2029 RHNA are located in Low Resource areas, 17% are in Moderate Resource areas, and about 7% are within an area of High Segregation and Poverty. Although three-fourths of the City is considered a Low Resource area, RHNA sites are geographic dispersed throughout El Monte mainly focused along major corridors to take advantage of proximity to existing and future resources such as employment centers, retail services, regional transit networks, and community amenities. Furthermore, as the City continues to experience steady growth residential and non-residential development along major corridors including Garvey Avenue, Durfee Avenue, and Ramona Boulevard as well as in the Downtown area, it is anticipated that resources throughout the City will expand due to increased levels of social-economic investment and interest from private and public entities.

To the north of El Monte, the City of North El Monte is classified as a High Resource area and Temple City is in the Highest Resource category. The City of Rosemead to the west is a Moderate Resource area, and additional surrounding cities including Duarte, Avocado Heights, and South El Monte contain a variety of opportunity classifications including Moderate and Low Resource tracts. The economic, environmental, and education scores for El Monte are further detailed below.

**Table D-12 TCAC Opportunity Areas 2021**

	Lower Income Sites	Moderate Income Sites	Above Moderate Income Sites	Total Sites
High Resource	–	–	4 (1.0%)	4 (0.6%)
Low Resource	62 (77.5%)	122 (85.3%)	276 (70.9%)	460 (75.1%)
Moderate Resource	2 (2.5%)	3 (2.0%)	98 (25.1%)	103 (16.8%)
High Segregation & Poverty	16 (20%)	18 (12.5%)	11 (2.8%)	45 (7.3%)
<b>Total</b>	80 (13.0%)	143 (23.3%)	389 (63.5%)	612

Figure D-14 TCAC Opportunity Areas - Composite Scores



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

*Economic*

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in **Figure D-15**, almost all tracts in El Monte have the lowest economic scores (below 0.25). A few tracts in the northeastern section of the City have a slightly higher economic score (0.25-0.50).

*Education*

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in **Figure D-16**, the central tracts of the City received education scores in the second quartile. Tracts in the northeastern section of the City scored higher (0.50-0.75) and tracts extending to the southern boundaries and beyond had less positive education outcomes (under 0.25). The City of South El Monte shows similar patterns, but other surrounding communities generally show more positive education outcomes.

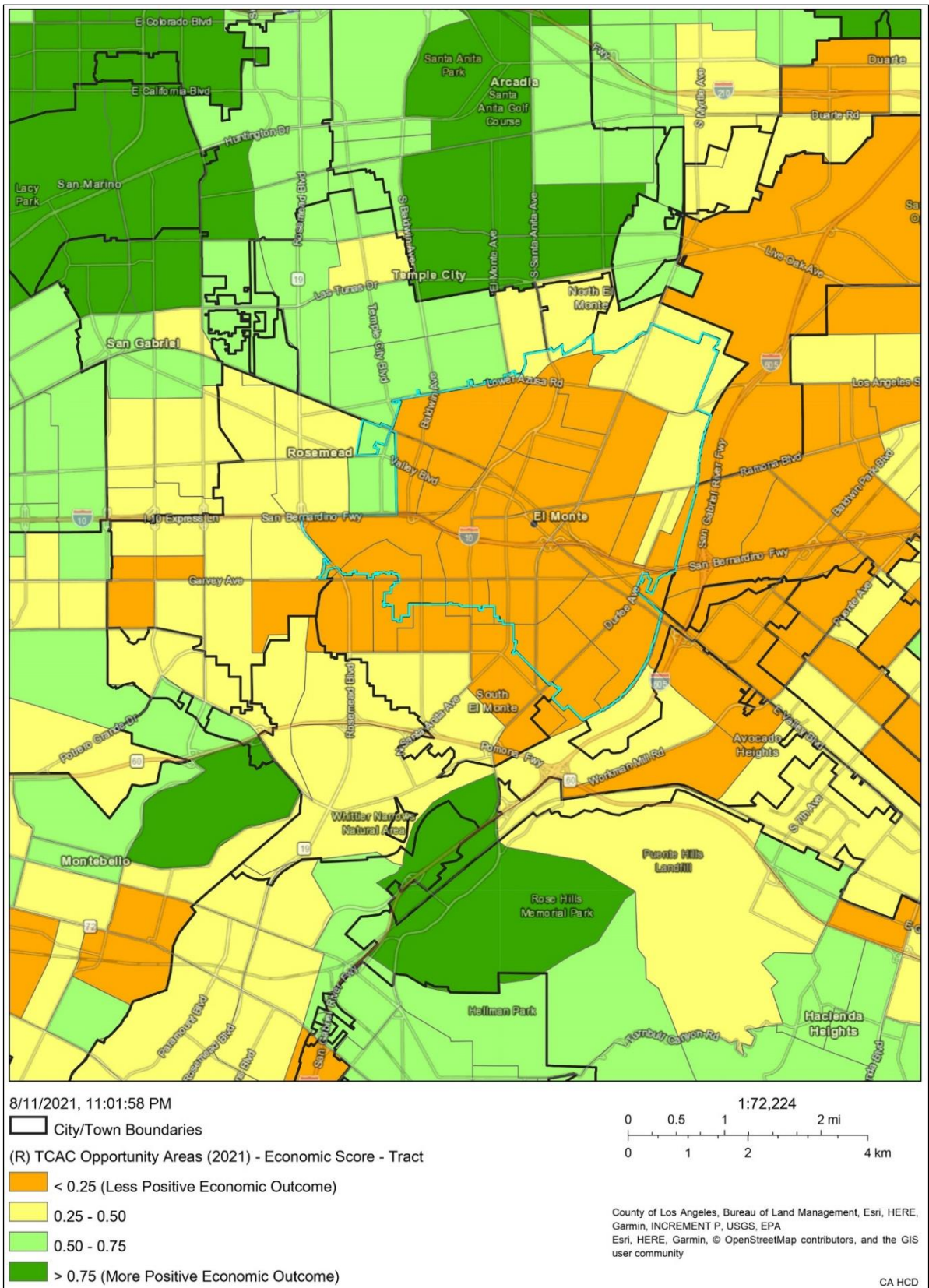
*Environmental*

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. **Figure D-17** shows that most tracts in El Monte have less positive environmental outcomes, with scores less than 0.25. However, several tracts in the northeastern section of the City had higher environmental scores (between 0.25 and 0.75). The cities surrounding El Monte, except for Temple City, also have low environmental quality scores. **Table D-13** shows the distribution of the City’s RHNA sites by CalEnviroScreen scores; over 90% of the RHNA sites are in Environmental Justice communities with a high pollution burden, similar to all areas of the City.

**Table D-13 Environmental Justice Communities (CalEnviroScreen 4.0)**

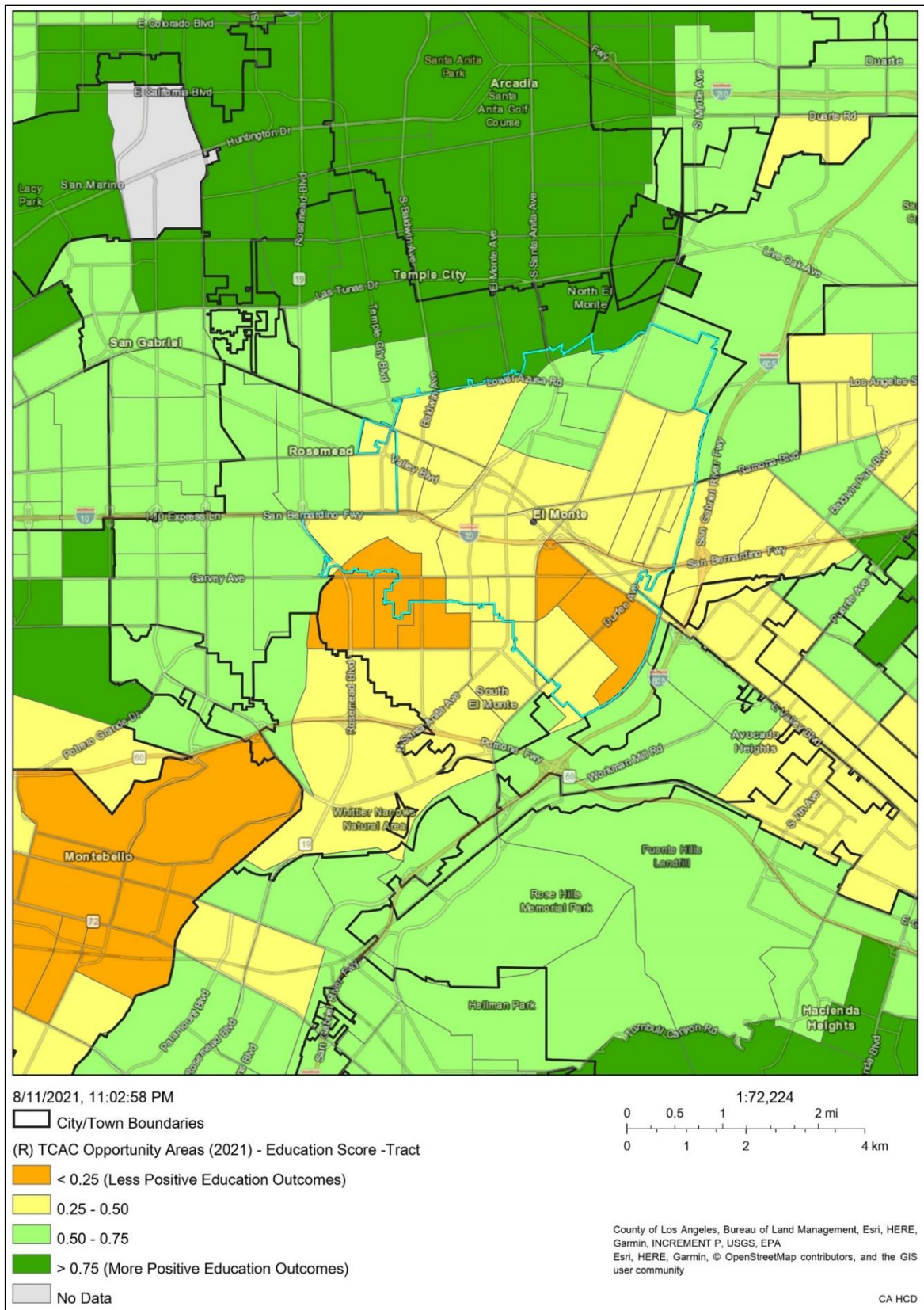
	Lower Income RHNA Sites	Moderate Income RHNA Sites	Above Moderate Income RHNA Sites	Total Sites
41% - 50%	–	–	3 (0.7%)	3 (0.4%)
51% - 60%	–	–	1 (0.2%)	1 (0.1%)
61% - 70%	–	–	–	–
71% - 80%	–	–	49 (12.5%)	49 (8.0%)
81% - 90%	9 (11.2%)	12 (8.3%)	93 (23.9%)	114 (18.6%)
91% - 100%	71 (88.8%)	131 (91.6%)	243 (62.4%)	445 (72.7%)
<b>Total</b>	<b>80 (13.0%)</b>	<b>143 (23.3%)</b>	<b>389 (63.5%)</b>	<b>612</b>

Figure D-15 TCAC Opportunity Areas - Economic Scores



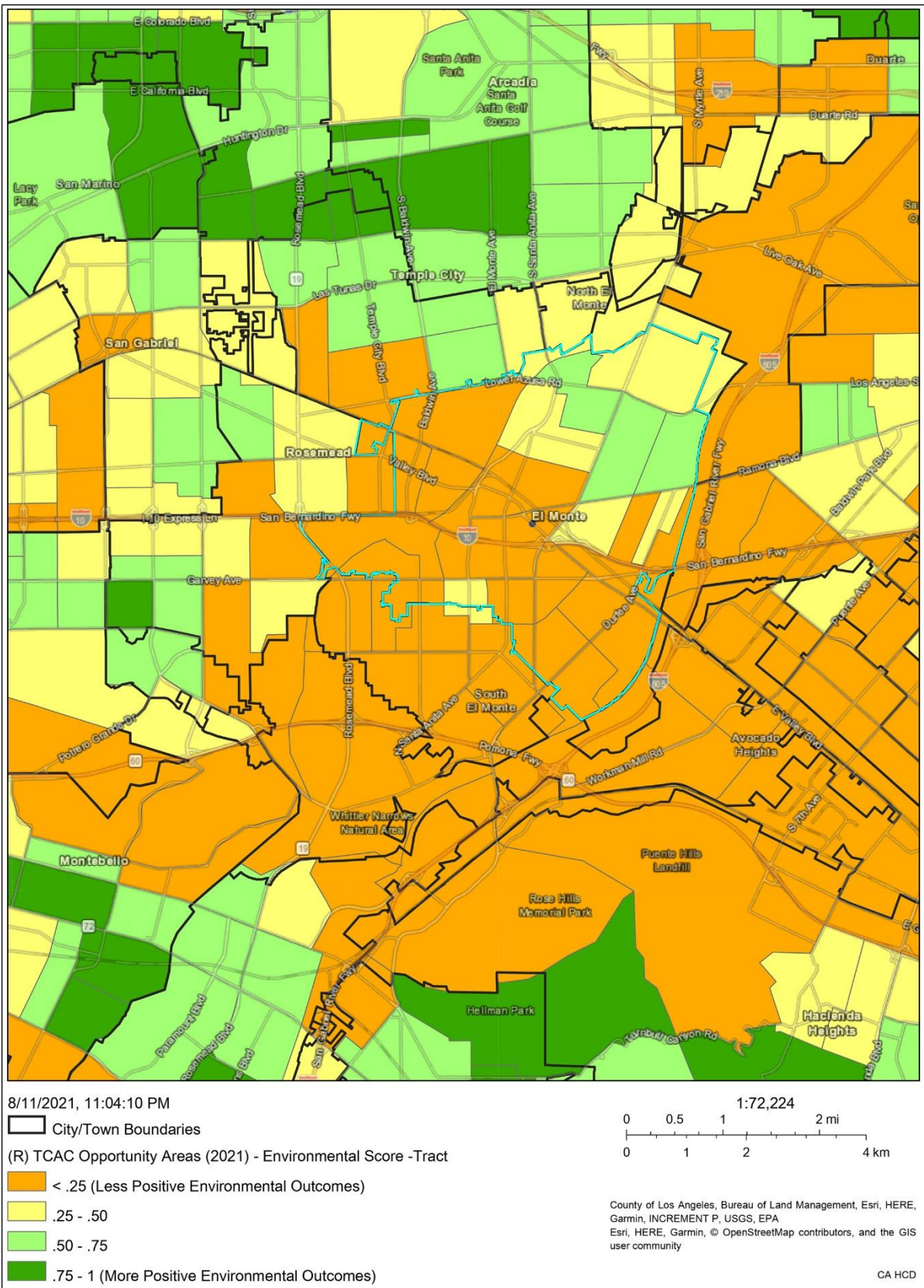
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure D-16 TCAC Opportunity Areas - Education Scores



Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

Figure D-17 TCAC Opportunity Areas - Environmental Scores



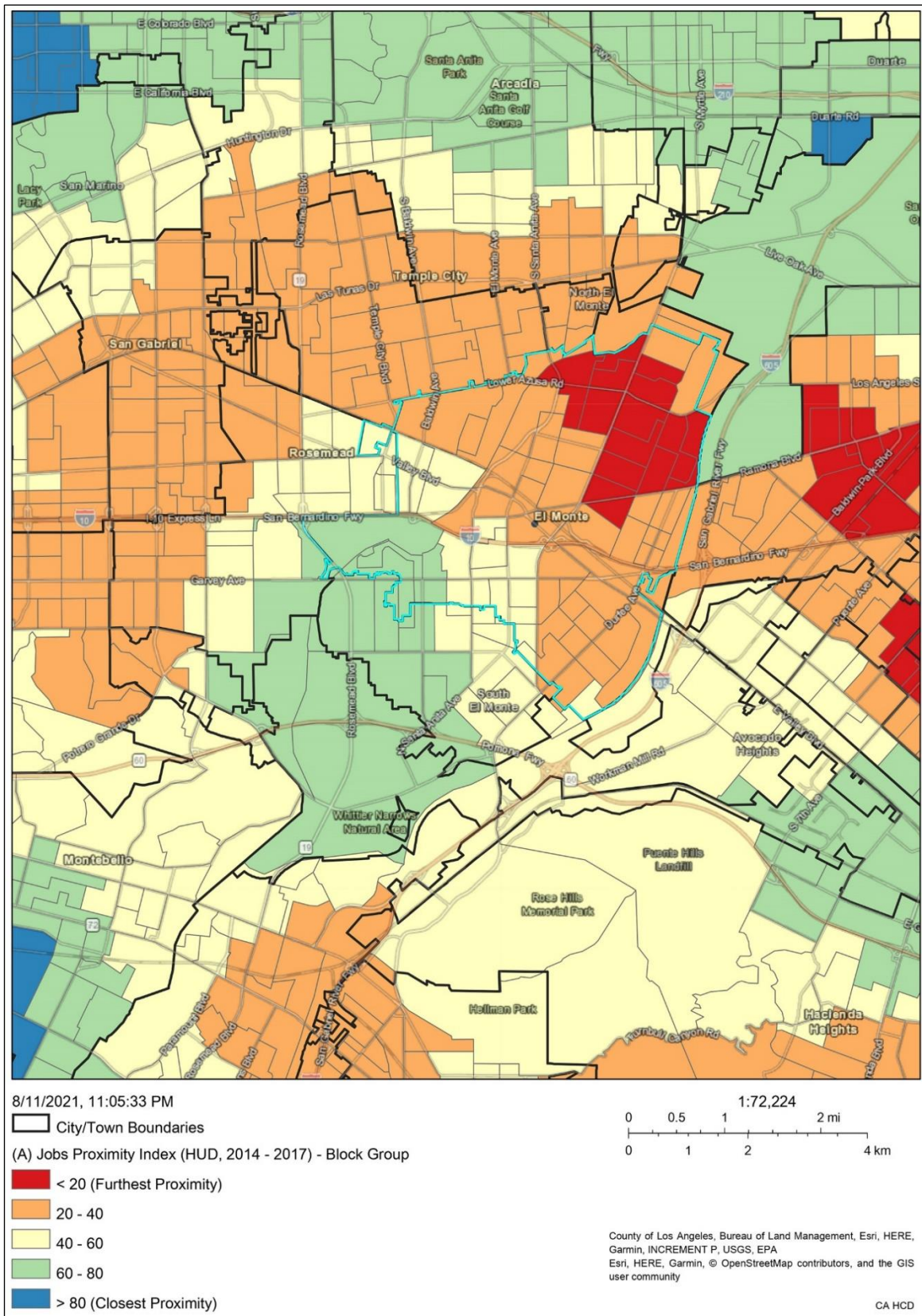
Source: HCD Data Viewer, TCAC Opportunity Maps, 2021

### *Transportation*

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in **Figure D-18**, the northeastern block groups have the least access to employment opportunities while the rest of the City has moderate access to employment opportunities.

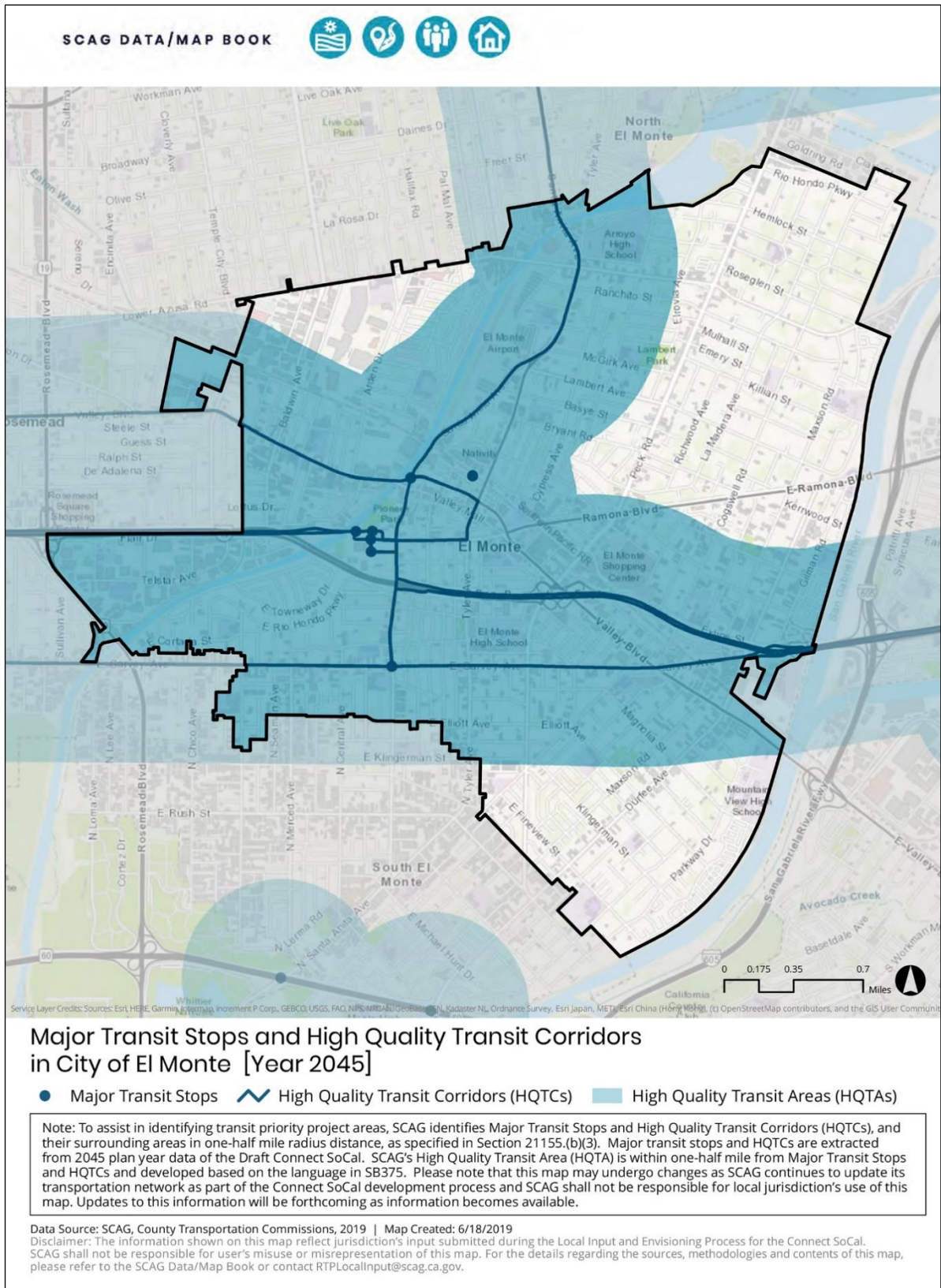
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. SCAG reports that 63.3% of the City's 2045 population is within a 2045 HQTA, which puts it in the 39<sup>th</sup> percentile region-wide (**Figure D-19**).

Figure D-18 Jobs Proximity Index by Block Group



Source: HCD Data Viewer, HUD Opportunity Indices, 2021.

Figure D-19 High Quality Transit Areas (HQTA)



Source: Southern California Association of Governments (SCAG) 2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), 2021.

## 2.5 Disproportionate Housing Needs

The housing needs of the community are assessed by analyzing various demographic and economic indicators. As stated in the City’s AI, a key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the residents of El Monte. Housing problems for El Monte were determined by using HUD’s 2020 Comprehensive Housing Affordability Strategy (CHAS) and the HUD AFFH Database. **Table D-14** breaks down households by race and ethnicity and presence of housing problems for El Monte households. Consistent with what was evaluated in the AI, the following conditions are considered housing problems:

- Substandard Housing (incomplete plumbing or kitchen facilities)
- Overcrowding (more than 1 person per room)
- Cost burden (housing costs greater than 30%)

**Table D-14 Housing Problems by Race/Ethnicity**

Race/Ethnicity	Households with 1 or More Housing Problems	
	By percentage of each group	By number
White	36.93	735
Black	42.42	70
Asian or Pacific Islander	55.11	5,088
Native American	45.45	35
Hispanic	67.8	12,540
Other	53.49	69
Total households with problems	61.63	18,560
Total El Monte Households	100.0	30,115

Source: HUD AFFH Database (Using CHAS 2012-2016)

According to CHAS (2013-2017) data presented on **Table D-15**, 16.8% (4,965) of owner-occupied households and 43.4% (12,825) of renter-occupied households have one or more housing problems. The City had a lower proportion of households with a housing problem compared to the County, where 39.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem. In the City of El Monte, 67.8% of the Hispanic households experience a housing problem, which represents 12,540 El Monte households, and 55.1% of all Asian or Pacific Islander households experience a housing problem, which represents 5,088 households.

**Table D-15 Housing Problems by Tenure**

Housing Problems Overview	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	4,965	12,825	17,790
Household has none of 4 Housing Problems	6,925	4,480	11,405
Cost burden not available - no other problems	65	290	355
Total El Monte Households	11,955	17,595	29,550

Source: CHAS Data for El Monte (2013-2017)

### *Cost Burden*

Like other cities in the San Gabriel Valley, from 2000 to 2018 the sale prices for housing in El Monte increased significantly, from an average of \$153,000 to \$510,000. Average home prices are \$338,000 for single-family homes and \$275,000 for condominiums, with newer homes selling at much higher

prices. Apartment rents are also high, with average median rents of \$1,345 for a one-bedroom unit to \$2,600 for a three-bedroom apartment.

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

Cost burden by tenure based on HUD CHAS data is shown in **Table D-16**. Across the City’s 17,595 renter households, 10,840 (61%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 5,935 renter households in El Monte (33.7%) spend 50% or more of gross income on housing cost, compared to 28.9% in the SCAG region.

Severe cost burden by race based on HUD AFFH data is shown on **Table D-17**. Hispanic households are the largest cost burdened group at 31.9% which comprises 5,905 households, followed by Asian households at 24.9% or 2,300 households. Black (10 households), Native American (35 households) and White (300 households) represent a small portion of the City’s severely cost burdened households.

**Table D-16 Housing Cost Burden by Tenure**

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	7,810	6,445	14,255
Cost Burden >30% to <=50%	2,115	4,905	7,020
Cost Burden >50%	1,959	5,935	7,894
Cost Burden not available	65	305	370
<b>Total</b>	<b>11,955</b>	<b>17,595</b>	<b>29,550</b>

Source: CHAS Data for El Monte (2013-2017)

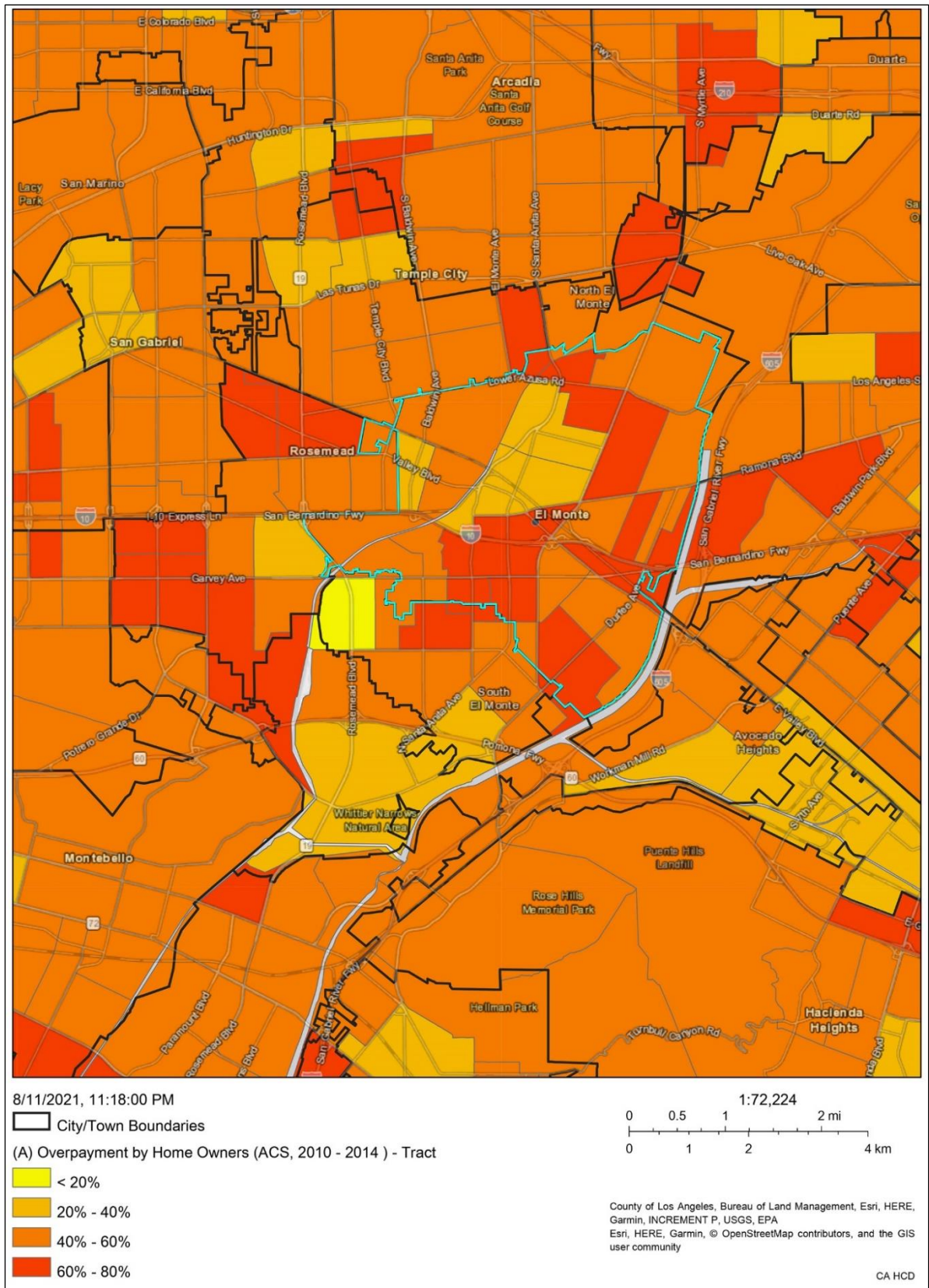
**Table D-17 Severe Housing Cost Burden by Race/Ethnicity**

Households By Race/Ethnicity	Severe Cost Burden (>50%)	
	By Percent	By Number
White, non-Hispanic	15.08	300
Black, non-Hispanic	6.06	10
Asian or Pacific Islander. Non-Hispanic	24.91	2300
Hispanic	31.93	5905
Native American	45.45	35
Other	42.64	55
<b>Total</b>	<b>28.57</b>	<b>8,605</b>

Source: HUD AFFH Database, 2020.

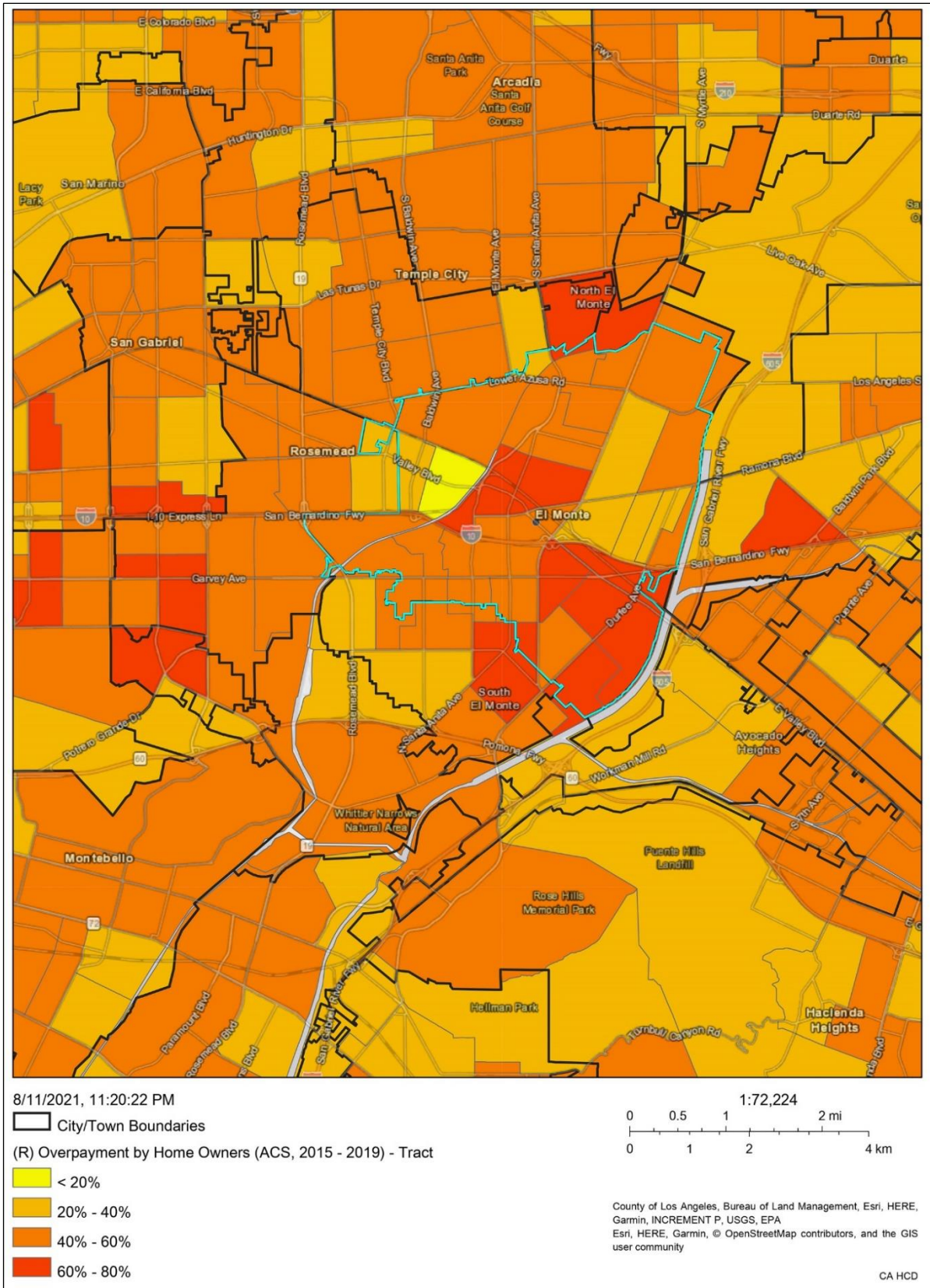
**Figure D-20** through **Figure D-23** compare overpayment by tenure over time using the 2010-2014 and 2015-2019 ACS.

Figure D-20 Overpaying Owners (2010-2014)



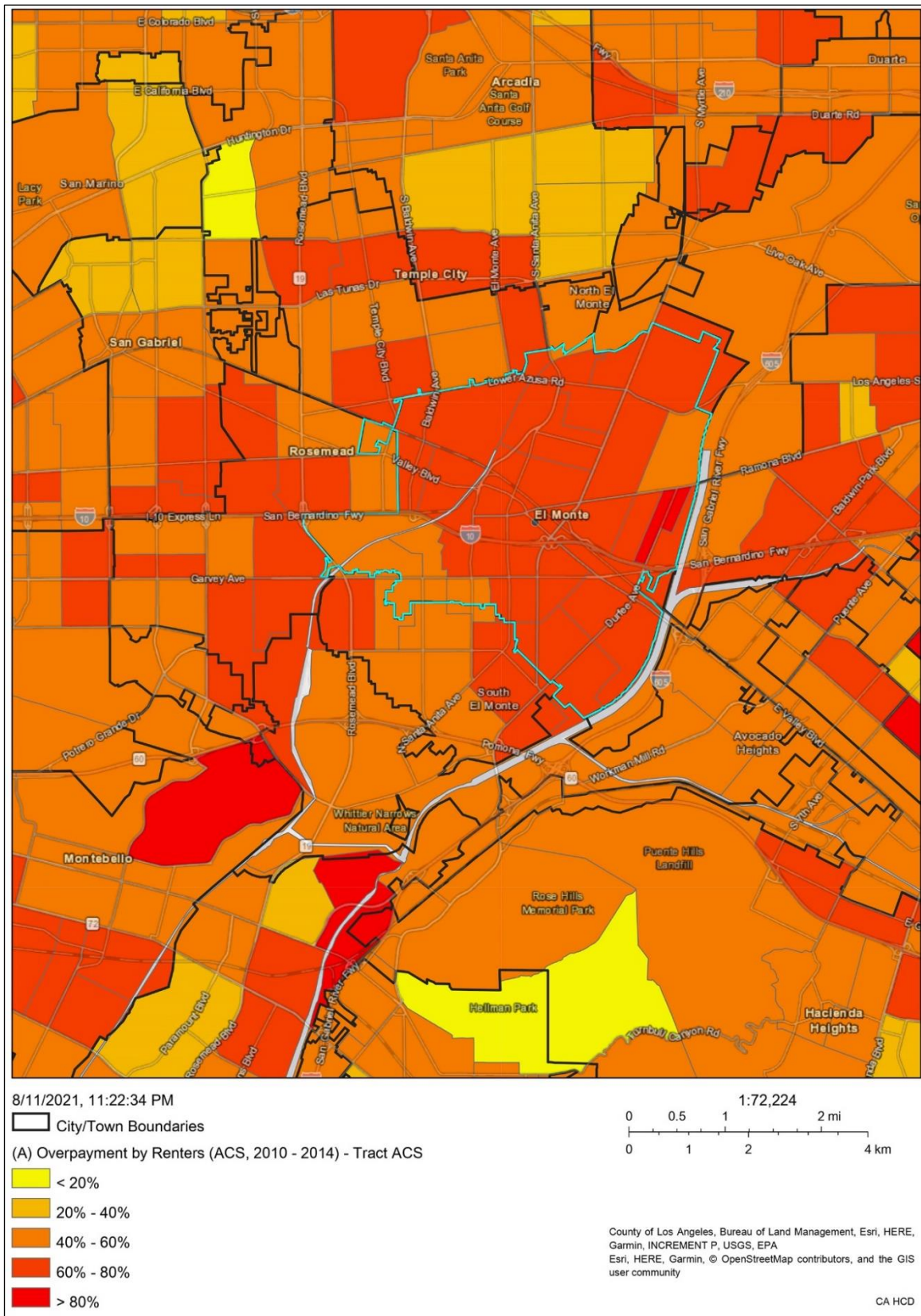
Source: HCD Data Viewer, 2010-2014 and 2015-2019 ACS, 2021.

Figure D-21 Overpaying Owners (2015-2019)



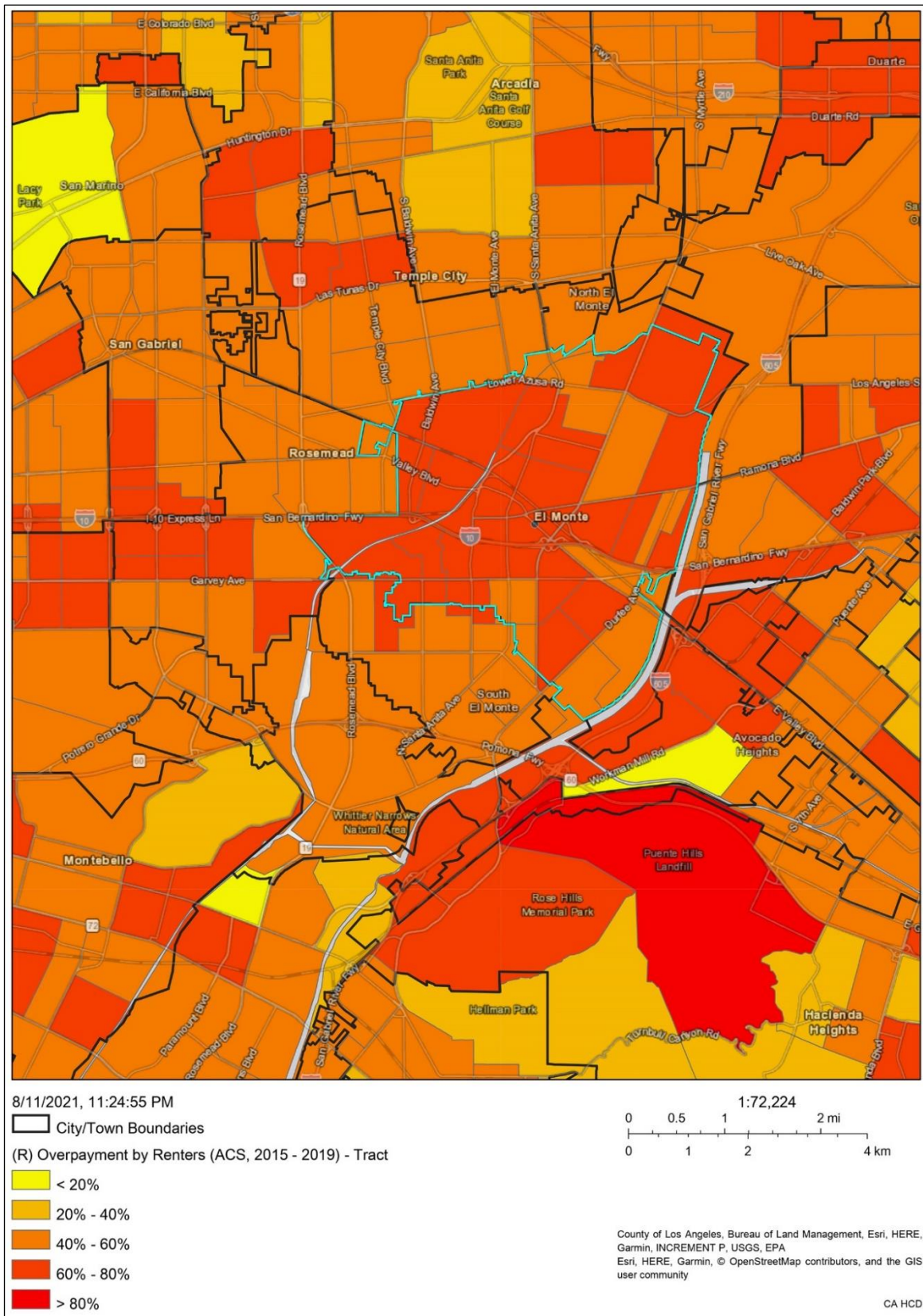
Source: HCD Data Viewer, 2010-2014 and 2015-2019 ACS, 2021.

Figure D-22 Overpaying Renters (2010-2014)



Source: HCD Data Viewer, 2010-2014 and 2015-2019 ACS, 2021.

Figure D-23 Overpaying Renters (2015-2019)



Source: HCD Data Viewer, 2010-2014 and 2015-2019 ACS, 2021.

*Overcrowding*

Overcrowding refers to a household that has more members than rooms in a home. Moderate housing overcrowding refers to 1.0 to 1.5 persons per room and severe overcrowding refers to a household with more than 1.5 persons per room. According to the SCAG Report using 2014-2018 American Community Survey (see **Table D-18**), of El Monte’s 12,182 owner occupied households, 11.1% live in overcrowded situations, with significantly higher overcrowding rates for renters (29%). Overcrowding is less common regionwide, where 4.9% of owner-occupied households and 15.6% of renter-occupied households are overcrowded. Severe overcrowding affects 3.3% of El Monte’s owner households and 10.3% of its renter households, compared to 1.3% and 6.4% in the SCAG region.

**Table D-18 Overcrowded Households**

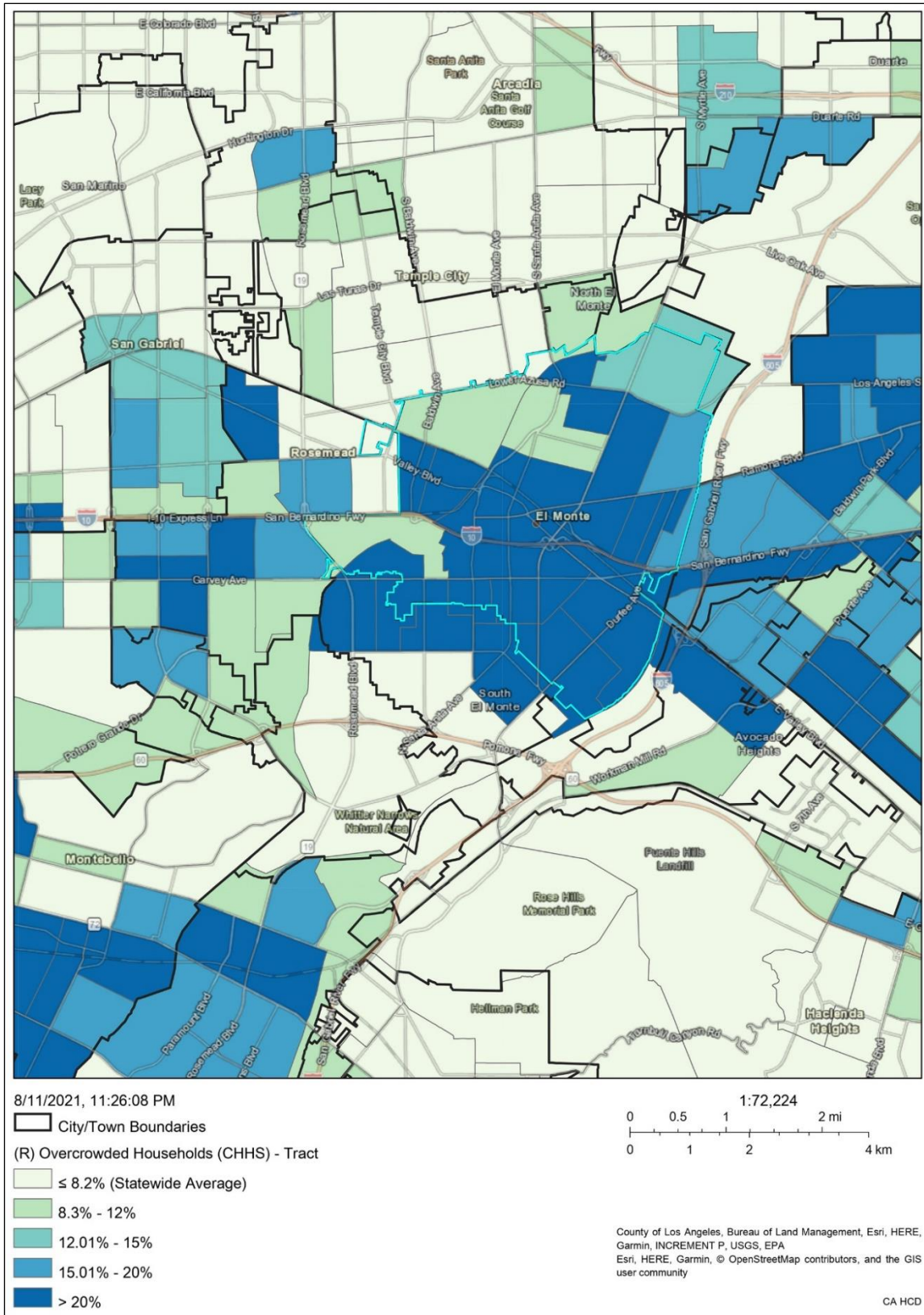
Overcrowded	El Monte		SCAG Region	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
Overcrowded (>1 person per room)	11.1% (1,348)	28.0% (4,874)	4.9%	15.6%
Severely Overcrowded (>1.5 persons per room)	3.3% (408)	10.3% (1,788)	1.3%	6.4%
<b>Total Households</b>	<b>12,182</b>	<b>17,384</b>	<b>1,512,365</b>	<b>1,782,835</b>

Source: SCAG El Monte Report, 2020

*Substandard Housing Conditions*

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. El Monte has an older housing stock; roughly 72% were built before 1980. Incomplete plumbing or kitchen facilities can also be used to measure substandard housing conditions. According to the SCAG Report using 2014-2018 American Community Survey data, 659 units lacked telephone service, 78 units lacked complete plumbing facilities and 414 units lacked complete kitchen facilities in El Monte. Although El Monte has older housing, investment is occurring as homeowners improve their homes and infill projects replace older homes. Countywide, 0.4% of households lack complete plumbing facilities and 1.6% of households lack complete kitchen facilities.

Figure D-24 Concentration of Overcrowded Households



Source: HCD Data Viewer, 2013-2017 HUD CHAS Data, 2021.

## *Displacement*

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
  - Share of renters is above 40%,
  - Share of people of color is above 50%,
  - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median,
  - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
  - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

The HCD Data Viewer, citing the UC Berkley Urban Displacement Project, shows that almost the entire City has been identified as having vulnerable communities at risk of displacement, and there are many additional vulnerable communities in neighboring cities. (**Figure D-25**). An expanded view of the data shows that, while areas in adjacent cities like Rosemead, Temple City and Baldwin Park also maintain high percentages of sensitive communities, none are as high as El Monte.

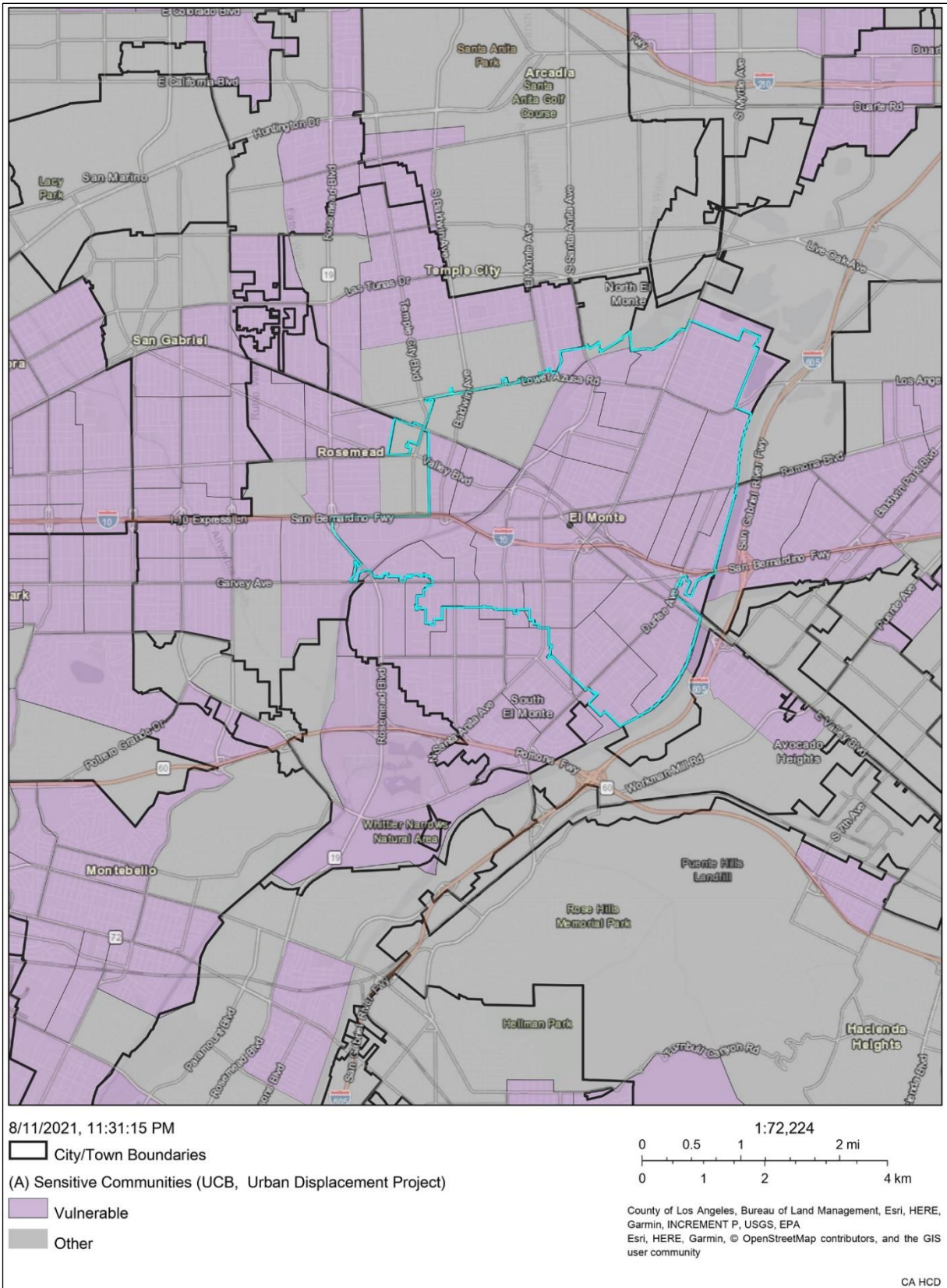
Additional local and regional data that informs displacement risk and helps shape program development includes:

- State law requires an analysis of existing assisted rental units that are at risk of conversion to market rate. This includes conversion through termination of a subsidy contract, mortgage prepayment, or expiring use restrictions. The current at-risk analysis covers the period of 2021 through 2031. There is only one housing development, Casa de Esperanza with 8 affordable units, considered at-risk units during the 10-year planning period.
- Housing security can depend heavily on housing tenure. El Monte’s housing stock consists of 29,550 total units, 11,955 of which are owner-occupied and 17,595 of which are renter-occupied. The share of renters in El Monte is higher than in the SCAG region overall (ACS 2014-2018).
- In many places, housing tenure varies substantially based on the age of the householder. In El Monte, the age group where renters outnumber owners the most is 25-34 (by 58.7 percent). The age group where owners outnumber renters the most is 65-74 (by 20.1 percent).
- The SCAG Report, using 2012-2016 CHAS data, reports that 46.9 percent of El Montes's elderly households earn less than 30 percent of the surrounding area income (compared to 24.2 percent in the SCAG region), and 68.1 percent earn less than 50 percent of the

surrounding area income (compared to 30.9 percent in the SCAG region). Elderly households on fixed incomes may face a higher displacement risk as housing costs rise.

In response, the City has provided Housing Element Programs 5, 6, 7, 8, 9, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 32, and 33 that focus on maintaining existing housing and aid lower income and special needs households. For example, Programs 5-9 and 12 call for zoning amendments that facilitate development of needed housing, Programs 17-20 seek to assist lower- and moderate-income households in repairing or improving their homes, Programs 23 and 24 address down payment/homebuyer assistance and housing choice vouchers to provide direct assistance to qualified households, and Program 28 focuses on development of housing for extremely low-income households.

Figure D-25 Sensitive Communities at Risk of Displacement



Source: HCD Data Viewer, Urban Displacement Project, 2021.

## *Homelessness*

The City of El Monte has seen a significant increase in its total homeless population. From 2016 to 2017, the number of homeless persons rose from 269 to 509, or an increase of 89 percent. In 2019, the homeless count decreased to 429 persons. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

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

City-level data from the regional Coordinated Entry System (CES) <sup>3</sup> further details the challenges as well as needs of those experiencing homelessness, using responses to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment in addition to other indicators of health and wellbeing. An “acuity score” is produced by the VISPDAT, which can help identify an appropriate housing intervention for someone experiencing homelessness. Acuity scores for people experiencing homelessness in Los Angeles County are as follows:

- A low-acuity (score of 0-3) suggests those experiencing homelessness should be able to find housing on their own.
- A mid-acuity score (4-11) indicates those who are strong candidates for rapid rehousing programs (i.e., short-term rental assistance with supportive services).
- A high-acuity score (12+) generally indicates those needing supportive housing, i.e., long-term affordable housing with wraparound services.

Activities the City and its partners are currently providing and participating in to address homelessness throughout the community are detail in the Introduction chapter (Special Needs section) of the Housing Element Background Technical Report.

In 2018, the City Council adopted the City of El Monte’s Plan to Prevent and Combat Homelessness. This 3-year Plan sets the course for the City to further address the needs of its homeless residents and those who are at risk of homelessness, as well as to participate in regional solutions. Specifically, the Plan will coordinate and increase the capacity of existing programs and services, increase and better coordinate outreach and engagement activities, educate and build community support for homelessness best practices, and pursue resources that align with the goals set forth in the plan. This includes increasing the number of shelter beds and affordable housing units within the city. Additionally, El Monte will work with neighboring cities and regional bodies to develop strategies that will more equitably distribute homeless housing and services across the San Gabriel Valley

according to need. These efforts include strengthening existing and forging new partnerships to efficiently deploy resources and maximize impact for those at risk of or experiencing homelessness.

Historically, emergency shelters and transitional housing were a key type of housing that was not adequately provided for in the City. In the past, the only option was for service agencies to issue vouchers to singles or couples for local motels as funding permit. One local service agency reported that they support approximately 15 families per year (60 people total) who need emergency shelter and provide vouchers so they can access housing in Pomona, because no emergency housing is currently available for families in El Monte.

However, using special Homekey and other funds, the City is in the middle of establishing an emergency shelter and transitional housing facility. The emergency shelter will include 40 rooms for singles and/or doubles, with on-site supportive services. The transitional housing facility will have 93 rooms for individuals or families.

## 2.6 Local Data and Knowledge

### *Identified Priorities*

The City has evaluated local data to identify any unique attributes about fair housing issues. Much of this information was found in the 2020-2025 Consolidated Plan. The following items have been identified as the City's top priorities, with items #4 and #5 specifically target fair housing:

1. Public Infrastructure and Capital Improvements within qualified census tracts;
2. Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e.-senior, low income, youth households with a cost burden);
3. Programs that improve the living environment of low and moderate-income families residing in substandard housing;
4. Programs that expand the stock of affordable housing within the City;
5. Programs that promote fair housing, especially targeting extremely low and low-income households; and
6. Services for the Homeless and Homeless Prevention.

The following items have been identified as the most significant groups that need special services. Many of these overlap with the need to target fair housing:

1. Homeless Shelters and/or Services
2. Neglected/Abused Children Center/Services
3. Domestic Violence Services and Counseling
4. Substance-Abuse Services and Counseling
5. Centers/Services for Disabled Persons
6. Accessibility Improvements (ADA)
7. HIV/Aids Centers & Services

### *Historic Trends*

Through the Housing Clinic, service providers (such as the Housing Rights Center) have provided thousands of El Monte households with fair housing services during in pervious Housing Element cycles. In each program year, between 97% and 100% of clients served have been low to moderate income households. Due to raising rents and the lack of affordable housing, the need for fair housing services is more intense than ever. Increasing rents and home prices have made it more difficult for residents to afford housing in El Monte. Cost burden or overpayment refers to a household that pays more than 30% of gross income for housing costs. Moderate overpayment refers to payments between 30% to 50 % of gross income; severe overpayment refers to payments exceeding 50%. According to the 2015-2019 American Community Survey, 34% of all ownership households with a mortgage and more than 62% of renters in El Monte overpaid for housing. Housing overpayment is concentrated among lower income households. Of the approximately 16,000 lower income renters, 11,103 (70%) overpay for housing.

The Housing Clinic also provides general landlord-tenant counselling and informs tenants of their rights under the law in the hope of preserving their housing and avoiding displacement. A large number of Housing Clinic participants have expressed concerns with housing discrimination. The service providers have worked collaboratively with the City to provide outreach and education program in each year of service, including workshops, walk-in clinics, multi-lingual literature distribution, management certification trainings, special events, and a wide array of media efforts designed to provide the community with information about fair housing issues and defenses against discrimination and to increase the awareness of fair housing services.

**2.7 Sites Inventory**

**RHNA Sites and AFFH Analysis**

Figure A1 - Citywide Sites Inventory Key Map of this appendix shows the sites inventory for the 6th Cycle RHNA. The City of El Monte is a highly urbanized community that has few vacant parcels. As such, most of the opportunities for affordable housing growth lie in supporting continued infill and ADU development, along with the recycling of currently underutilized properties at higher densities, in accordance with the city’s mixed use zoning regulations. In total, vacant sites and potentially recyclable sites, plus ADU projections as detailed in the Housing Resources section of the City of El Monte 2021-2029 Housing Element Background Technical Report, account for a maximum potential of 12,595 units at various income levels with a realistic capacity of 8,817 units, which exceeds the city’s RHNA allocation of 8,502 units as shown in Table D-19 below.

**Table D-19 Housing Units Summary, 6<sup>th</sup> Cycle Housing Element Update: El Monte**

Sub-Area	RHNA Units (Realistic Capacity)	Income Category			% of RHNA (at 70%)
		Very Low/Low	Moderate	Above Moderate	
<b>Residential Recycling</b>					
Single-Family Zones <sup>1</sup>	88	0	0	88	1.0%
Accessory Dwelling Units (ADUs) <sup>2</sup>	400	272	8	120	4.7%
Multiple-Family Zones and Commercial Zones That Permit Multiple-Family Projects	806	508	0	298	9.5%
<b>Housing Plan Areas</b>					
1) Flair Park	475	0	0	475	5.6%
2) Gateway Specific Plan Area	1,190	349	0	841	14.0%
3)Downtown Main Street Specific Plan	1,777	687	592	498	20.9%
4)Garvey Corridor	1,345	385	412	548	15.8%
5) Five-Points Area	1,100	401	333	366	12.9%
6) Peck Corridor	668	0	0	668	7.9%
7) Ramona Corridor	273	39	0	234	3.2%
8) Durfee Corridor	473	0	0	473	5.6%
<b>Religious Sites</b>					
Religious Sites	222	188	24	10	2.6%
<b>TOTAL</b>	<b>8,817</b>	<b>2,829</b>	<b>1,369</b>	<b>4,619</b>	<b>103.7%</b>
<b>RHNA REQUIRED UNITS</b>					
	8,502	2,650	1,233	4,619	100.0%

**Notes:**

<sup>1</sup> Single-Family sites total reflects 436 additional units x 20% expected yield.

<sup>2</sup> SCAG ADU affordability breakdown: Low-68.1%, Moderate-2.1%, Above Moderate-29.8%.

The following is a summary of comparing the proposed RHNA site locations with the AFFH data presented in this Appendix.

- The entire City of El Monte is made up of Hispanic Majority census tracts; therefore, all of the projected 8,817 RHNA units are located in communities of color (predominately Hispanic Majority) which are geographically dispersed throughout the City, as shown in Figure D-3 of this Appendix.
- Approximately 5,739 units are anticipated on RHNA sites in census tracts that contain between 10 percent and 20 percent of persons with disabilities as shown in Figure D-6 of this Appendix. Of the 5,739 units, 2,226 units are assumed for lower- and moderate-income households located in Census Tracts 4324.02, 4327.00, 4325.00, 4326.01, 4333.04, 4331.01, 4332.00, 4340.03. The City anticipates targeting lower income areas with greater opportunities and access for disabled residents by facilitating production of affordable housing options and street infrastructure improvements such as streets, sidewalks and curbing.
- Census Tracts 4324.01, 4324.02, 4326.01, 4326.02, 4328.02, 4331.01, 4331.02, 4333.04, 4333.07, 4334.03, 4338.01, 4339.01, 4340.03 contain the highest percentage of female-headed households (20 percent to 40 percent) in the City. Approximately 2,836 RHNA units are projected for these 13 tracts, increasing housing options and resources for female-headed households.
- Nearly all of the City contains census tracts where the Low-Moderate Income Population is between 50 percent and 100 percent. However, approximately 69 RHNA units are projected in Census Tracts 4315.01, 4321.01, located in the upper north portion of the City, with Low-Moderate Income Population less than 50 percent.
- Census tract 4333.05 has been identified as a R/ECAP area with approximately 56 RHNA units projected for this tract. Census tracts 4335.04 and 4339.01 have been identified as areas of High Segregation and Poverty with approximately 597 RHNA units projected for these tracts. Census tract 4335.04 fronts onto Garvey Avenue and includes many larger commercial and industrial parcels along with some multi-family units along this frontage. This road frontage is intended to expand opportunities for concentrated commercial, industrial, and residential uses that contribute to jobs and increase housing opportunities in the community.
- A majority of the City is identified as having Low resource levels with approximately 7,103 projected RHNA units. The northeastern area of the City is identified as having Moderate resource levels with approximately 1,064 projected RHNA units. This area includes projected RHNA units along Peck Road and Ramona Boulevard.
- Only census tracts 4335.04 and 4339.01 have been identified as areas of High Segregation and Poverty with approximately 597 projected RHNA units. Approximately 185 lower income

RHNA units, 83 moderate income RHNA units, and 329 above moderate income RHNA units are anticipated to address various housing needs in these two tracts.

- Nearly 87% of the projected RHNA units are proposed in all but five census tracts, including tracts 4316.01, 4321.01, 4324.01, 4326.01, 4327.00, 4328.02, 4331.02, 4332.00, 4333.02, 4333.04, 4333.05, 4333.06, 4334.01, 4334.02, 4334.03, 4335.04, 4338.01, 4339.01, 4339.02, 4340.01 and 4340.03. These census tracts will assist in addressing high levels of overcrowded conditions by facilitating development in approximately 7,605 projected RHNA units.
- All but five census tracts (4315.02, 4321.01, 4321.02, 4329.02, 4323.00, in the City contain populations vulnerable to displacement risk due to increased home values, rental rates, and potential gentrification. These census tracts with vulnerable populations include nearly 99.6% of the projected RHNA units.
- El Monte has partnered on several projects to provide financial assistance for HOME administration and housing projects.

Table D-20: City of El Monte Sites Inventory AFFH Analysis further evaluates the geographic distribution of sites by projected income category and socio-economic characteristics of census tracts that contain selected RHNA sites. The City of El Monte Housing Element sites inventory accomplishes this goal by providing zoning for a variety of housing types throughout the community. As discussed previously, census tracts 4335.04 and 4339.01 are the only tracts in the City identified as High Segregation and Poverty areas, where approximately 75.4% of the residents in these tracts are considered low and moderate income earners, and where overpayment (cost burden) conditions are approximately 65.7% for renters and approximately 15.4% for homeowners. El Monte anticipates targeting these High Segregation and Poverty tracts with increased housing opportunities, services, and capacity, projecting nearly 600 RHNA units through various planning strategies.

Additionally, approximately 1,134 projected RHNA units are located in census tracts identified as Moderate or High resource areas where proximity to higher performing schools, jobs and economic opportunities, and better environmental conditions exist.

**Table D-20 City of El Monte Sites Inventory AFFH Analysis**

Census Tract	RHNA Units (Realistic Capacity)	Capacity			AFFH Indicators					
		Lower	Moderate	Above Moderate	Communities of Color	Low-Mod Income	TCAC	Ovrpmt (Rent)	Ovrpmt (Own)	Overcrwd
<b>AREA 1 (North of 10 Fwy/West of Peck Rd)</b>										
4315.01	60	0	0	60	37.7%	32.1%	High	59.9%	23.0%	6.9%
4321.01	9	0	0	9	53.9%	37.8%	High	48.8%	14.2%	3.5%
4323.00	25	0	0	25	52.8%	57.8%	Low	66.0%	9.8%	11.9%
4324.01	107	0	0	107	52.3%	80.3%	Moderate	58.3%	9.8%	22.7%
4324.02	214	21	4	189	61.6%	67.8%	Moderate	60.7%	10.9%	9.8%
4327.00	2,969	994	538	1,437	77.3%	60.7%	Low	72.4%	0.0%	29.0%
4328.02	208	133	0	75	76.9%	84.0%	Low	70.2%	20.6%	48.2%
<b>SUBTOTAL</b>	<b>3,593</b>	<b>1,148</b>	<b>542</b>	<b>1,903</b>						
<b>AREA 2 (North of 10 Fwy/East of Peck Rd)</b>										
4325.00	295	42	5	248	55.6%	57.5%	Moderate	63.2%	10.2%	14.0%
4326.01	355	22	0	333	60.0%	55.0%	Moderate	50.1%	15.5%	22.4%
4326.02	94	0	0	94	53.9%	60.0%	Moderate	67.0%	13.5%	15.1%
4333.04	82	39	0	43	65.5%	74.5%	Low	64.8%	69.5%	29.1%
4333.05	56	0	0	56	77.1%	90.8%	Low	61.8%	22.2%	22.9%
4333.06	431	375	0	56	66.0%	75.9%	Low	59.1%	16.0%	33.3%
<b>SUBTOTAL</b>	<b>1,312</b>	<b>478</b>	<b>5</b>	<b>829</b>						
<b>AREA 3 (South of 10 Fwy/West of Peck Rd)</b>										
4331.01	533	0	24	509	49.5%	54.0%	Low	76.6%	11.2%	9.9%
4331.02	34	0	0	34	60.4%	85.2%	Low	60.9%	26.3%	27.7%
4332.00	773	197	323	253	70.4%	68.0%	Low	61.1%	10.6%	27.3%
4334.01	159	120	9	30	74.4%	78.7%	Low	62.9%	7.5%	33.4%
4334.02	166	5	59	101	77.8%	87.6%	Low	44.8%	9.8%	22.0%
4335.04	358	175	50	133	79.6%	74.2%	High Segregation and Poverty	65.6%	18.2%	33.5%
4338.01	4	0	0	4	90.5%	80.8%	Low	55.3%	14.0%	41.7%
<b>SUBTOTAL</b>	<b>2,027</b>	<b>498</b>	<b>466</b>	<b>1,064</b>						
<b>AREA 4 (South of 10 Fwy/East of Peck Rd)</b>										
4333.02	466	120	190	156	82.6%	57.4%	Low	49.0%	25.8%	28.7%
4334.03	719	294	116	309	82.7%	79.8%	Low	68.2%	18.5%	37.2%
4339.01	239	10	33	196	76.7%	77.5%	High Segregation and Poverty	66.2%	11.4%	44.8%
4339.02	83	0	0	83	86.5%	74.9%	Low	66.0%	0.0%	21.3%
4340.01	80	0	0	80	87.4%	62.6%	Low	55.6%	4.8%	24.5%
4340.03	247	9	8	230	85.8%	63.4%	Low	48.7%	7.2%	28.4%
<b>SUBTOTAL</b>	<b>1,833</b>	<b>433</b>	<b>348</b>	<b>1,052</b>						
<b>TOTAL</b>	<b>8,765</b>	<b>2,557</b>	<b>1,360</b>	<b>4,848</b>						

### 3. Summary of Fair Housing Issues

The AFFH assessment conducted in this appendix shows an overlap of low resources, high segregation, and lower income households distributed throughout most of the City. Additionally, based on the public participation process that took place through development of the Housing Element as well as for the City’s Consolidated Plan (ConPlan), the City identified the following high priority housing and community development actions to provide:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e.-senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low and moderate-income families residing in substandard housing;
- Programs that expand the stock of affordable housing within the City;
- Programs that promote fair housing, especially targeting extremely low and low-income households; and
- Services for the Homeless and Homeless Prevention.

Additional specific needs were identified as issues in the City’s 2020 AI as follows:

#### *Discrimination against Persons with Disabilities*

Over the 3-year period (2017-2020), 73% of all fair housing discrimination cases were related to a physical or mental disability. This is a marked increase from the previous 2010-2015 AI report that saw 52% of housing discrimination cases pertaining to a mental or physical disability. Disabled persons are experiencing difficulties when requesting reasonable accommodations or modifications. In particular, persons with cognitive disabilities experience significantly more problems with these accommodations.

**Increase in Fair Housing Discrimination Cases.** The AI reported that fair housing discrimination has risen over the last three years- from 18 cases in 2017-2018 to 35 cases in 2019-2020. Of those who filed a housing discrimination complaint with the HRC, 77% fall in the extremely low-income bracket. These individuals will struggle to access housing opportunities because of income limitations and undue burdens in the housing market will only exacerbate housing disparities.

#### *Lack of Affordable Rental Housing Opportunities for Low-Income Families*

El Monte has 21 affordable rental projects, that provide subsidized, low-cost housing for more than 1,100 renter households. However, the City will need to build additional units to meet their RHNA goals and affordable housing continues to be a main concern of El Monte residents. Of the households reporting having a housing problem (13,380 renter and 4,814 owners), 70.2% report that the cost of housing continues to be the most significant problem they face.

**High Cost Burden.** Across the Southern Californian region and California at large, rental and housing price increases are outpacing income gains and in turn, residents are spending a disproportionate percentage of their income on housing. In El Monte, between 2010 and 2018, there was an 8% increase in median home value and a 16% increase in the cost of rent, while the median household income has only increased 10% to \$47,121. Moreover, overpayment, defined as households paying more than 30% of their gross income on housing related expenses is especially pronounced for households making 0-30% of the Average Median Income, and of the 11,938 renters citing overpayment as a housing problem, 52.3% fall in this very low-income group.

The Housing Element, ConPlan, and AI assessments together indicate a need for comprehensive and place-based land use planning programs to remedy existing problems and work toward improving future opportunities and conditions. While more work remains to be done, significant City accomplishments to address these needs include:

Housing Construction. The City has taken proactive measures to construct market-rate and affordable units to meet their RHNA housing goals. A total of 168 dwelling units were completed in 2019 and 1,238 units were constructed between 2013-2019. The units for 2019 include several major projects such as the Baldwin/Rose Project (55 low/very low-income units) and portions of the Santa Anita/Owens (40 townhouse units) project. The City has partnered on several projects to provide financial assistance for HOME administration, completion of Baldwin Rose Family Veteran Housing and preconstruction for El Monte Metro Affordable Housing Project.

- Code Amendments. The Zoning Code was updated to include the addition of the Mixed/Multiuse (MMU) Zone. 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.
- Gateway Specific Plan Area: The Gateway Specific Plan was approved in 2008 and updated in 2012 and was evaluated for the construction of up to 1,850 units. It was designed to facilitate a dense, mixed-use urban environment that is based on design principles of Transit Oriented Development. The centerpiece of the 60-acre Specific Plan is the El Monte Bus Station. This makes the area one of the most transit rich areas in the San Gabriel Valley. Other areas in close proximity include the City’s Downtown Core, the Emerald Necklace (along the Rio Hondo River) and the Metrolink Station.
- Downtown Main Street Specific Plan Area: The Downtown Specific Plan was adopted in 2017 and encompasses approximately 115 acres. The heart of the area is the City’s historic Main Street area, which is near equal distance from the El Monte Bus Depot and the El Monte Metrolink Station. This makes the area among the most transit rich in the San Gabriel Valley. The Plan’s vision includes dense housing, retail, entertainment, and outdoor dining establishments in a pedestrian friendly environment. Densities up to 80 units per acre and buildings up to 6 stories in height would be located on properties closest to mass transit. The Plan features the DOR (Development Opportunity Reserve) that incentivizes urban and

affordable housing (low/very low income) for the exchange of development intensity (e.g., height, FAR, density). The downtown area has a significant number of surface level parking lots that could be used for housing. Many of these are also owned by the City or other public entity.

- Garvey Corridor: The western portion of Garvey Avenue (from Potrero Avenue to Meeker Avenue) stretches approximately 1.7 miles and is considered a major east/westbound arterial road. For decades, the corridor was dominated with motels, auto related businesses and strip commercial uses. Per the 2011 General Plan, the zoning was changed to MMU (Mixed/Multi-use). The vision calls for a mix of horizontal and vertical mixed-use projects with a maximum height of four stories and residential densities of up to 35 units per acre. Garvey Avenue is transit rich with multiple bus lines connecting the corridor to Downtown Los Angeles to the west, Pasadena to the north, Pomona to the east and Norwalk to the south. While the area has seen significant development interest over the past several years, many non-conforming auto-related uses remain. The corridor has a significant number of underutilized sites that would be ideal for infill housing.

Staff is in the early stages of creating a new “Urban Housing” zone for the corridor, with densities as high as 50 units per acre. To reach such higher densities, the focus will be on vertical stand-alone or vertical mixed-use projects up to five (5) stories in height. As already noted, the corridor is very transit rich. In addition, the street itself is very wide, and can incorporate many streetscape improvements (landscape islands, bump-outs at intersections, bicycle lanes, etc.).

Additional Corridors: The northern portion of Peck Road, the Ramona Corridor, and the Durfee Corridor provide additional opportunities for place-based revitalization, as further discussed in the Housing Element Technical Report.

Programs designed to continue these ongoing accomplishments as well as to pursue new meaningful actions to address the identified issues are included in the Housing Element Housing Implementation Plan. Programs to address overall efforts, such as providing adequate sites, are found in six main program categories as follows:

1. Special Planning Areas/Adequate Sites and No Net Loss
2. Zoning Toolbox and Permit Processing
3. Housing Rehabilitation and Preservation
4. Affordable Housing Programs
5. Special Needs Housing
6. Fair Housing

Program F includes cross references to the other programs, as achieving Fair Housing goals requires a comprehensive set of actions.

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The ongoing goal of the Program is to “affirmatively further fair housing” and to prevent homelessness. The long-term goals of the Program are to: (1) educate the community on fair housing laws; (2) resolve complaints of housing and discrimination; and (3) ensure equal housing opportunity for those living in I Monte and for those that seek housing in El Monte. During the past 2 years, the Housing Clinic provided services to over 300 persons and legal services to 80 persons. Over the next 5 years, nearly \$7.2 million will be designated to support individuals and families within qualified census tracts. The City has projected to assist over 9,500 low/moderate income households and 4,800 homeless persons.

To adequately meet the housing needs of all segments of the community, the Housing Plan must promote housing opportunities for all people. **Table D-21** presents a summary of the issues, contributing factors, and the City’s actions to address the issues.

**Table D-21 Fair Housing Issues, Contributing Factors and Meaningful Actions**

Fair Housing Issue	Contributing Factors	City Actions
1. Fair Housing Enforcement and Outreach Capacity	Priority: High <ul style="list-style-type: none"> <li>• Increase in Fair Housing Discrimination Cases</li> <li>• Discrimination against Persons with Disabilities</li> </ul>	<ul style="list-style-type: none"> <li>• <u>By late 2023, resume the “One Stop Housing Clinics” and work with the Housing Rights Center (HRC) to continue to provide multi-lingual fair housing resources for residents, apartment owners and property managers (due to COVID, the program was significantly limited).</u>                          HRC services include:                         <ul style="list-style-type: none"> <li>➤ <u>Housing Counseling</u></li> <li>➤ <u>Discrimination Investigation and Disability Accommodations</u></li> <li>➤ <u>Community Workshops &amp; Events</u></li> <li>➤ <u>Project Place: Monthly Rental Listing</u></li> </ul>                         NLSLA include:                         <ul style="list-style-type: none"> <li>➤ <u>Free legal assistance to more than 150,000 individuals and families through innovative projects that expand access to justice and address the most critical</u></li> </ul> </li> </ul>

Table D-21 Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factors	City Actions
		<p>needs of people living in poverty throughout Los Angeles.</p> <p>VOA services include:</p> <ul style="list-style-type: none"> <li>➤ Affordable Housing</li> <li>➤ Assistance for People with Disabilities</li> <li>➤ Assistance with Basic Needs</li> <li>➤ Homelessness Services</li> <li>➤ Behavioral and Mental Health Services</li> <li>➤ Children, Youth, and Families Programs</li> <li>➤ Correctional Re-Entry Services</li> <li>➤ Moral Injury Support</li> <li>➤ Services for Older Adults</li> <li>➤ Substance Use Disorders</li> <li>➤ Veteran Assistance</li> </ul> <ul style="list-style-type: none"> <li>• By late 2023, expand testing of discriminatory practices against persons with disabilities to expand the base of knowledge surrounding specific types of housing discrimination against the mentally and physically disabled.</li> <li>• By late 2023, expand existing fair housing workshops to specifically address the disabled and their particular housing needs and rights.</li> <li>• By late 2023, assign HRC, as a part of its Fair Housing Contract, to conduct Landlord education and outreach on income discrimination and voucher programs.</li> <li>• Through these steps, the city’s goal will be to increase awareness and participation by at least 25 percent.</li> </ul> <p>Also see:</p> <ul style="list-style-type: none"> <li>• Program 26</li> </ul>
<p>2. Segregation and Integration</p>	<p>Priority: <b>Medium</b></p> <ul style="list-style-type: none"> <li>• A high level of segregation with the entire City comprising Hispanic Majority tracts, with an increasing Asian and Pacific Islander population</li> <li>• Increasing levels of concentrations of Asian and/or Hispanic populations in the subregional San Gabriel Valley area</li> </ul>	<ul style="list-style-type: none"> <li>• By late 2023, removal of market and government constraints to development multi-family housing throughout the entire City, targeting specific census tracts experiencing high segregation and poverty (4233901 and 433504).</li> <li>• By late 2023, establish place-based strategies to encourage community revitalization through promotion of high-quality</li> </ul>

Table D-21 Fair Housing Issues, Contributing Factors and Meaningful Actions

Fair Housing Issue	Contributing Factors	City Actions
		<p><a href="#">housing/housing rehabilitation throughout the community.</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Continue enforcing building and housing codes throughout the community.</a></li> <li>• <a href="#">Provide enhanced housing choices and affordability throughout the community.</a></li> <li>• <a href="#">By early 2023, provide educational materials to residents and landlords on fair housing practices.</a></li> <li>• <a href="#">By late 2023, assign HRC, as a part of its Fair Housing Contract, to annually review and report on apartment rental advertisements released by private housing companies. Through this step, the City anticipates obtaining local data from the County that is at least 80 percent more accurate.</a></li> <li>• <a href="#">Continue to conduct affirmative marketing to promote housing opportunities that increase the diversity of individuals in neighborhoods.</a></li> <li>• <a href="#">Review and analyze housing and demographics data from the 2020 United States Census, as it is released.</a></li> <li>• <a href="#">Continue to conduct affirmative marketing to promote housing opportunities that increase the diversity of individuals in neighborhoods.</a></li> </ul> <p><a href="#">Also see:</a></p> <ul style="list-style-type: none"> <li>• <a href="#">Program 26</a></li> </ul>
<p>3. Racially and Ethnically Concentrated Areas of Poverty and Disparities in Access to Opportunity</p>	<p>Priority: High</p> <ul style="list-style-type: none"> <li>• Housing mobility</li> <li>• Place-based strategies for revitalization</li> <li>• Lack of public and private investments</li> <li>• Lack of Affordable Rental Housing Opportunities for Low-Income Families</li> </ul> <p>Priority: Medium</p> <ul style="list-style-type: none"> <li>• Land Use and Zoning Laws</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">By late 2022, publicize available development sites on the City’s website and annually reach out to developers active in the area to promote development in the Gateway Specific Plan, Downtown Main Street Specific Plan, Garvey Corridor, and other corridor areas in accordance with Programs 1 through 4.</a></li> <li>• <a href="#">Work with housing developers to increase the number of affordable rental housing units throughout the community by at least 40 percent.</a></li> <li>• <a href="#">Seek new construction of affordable units or rehabilitation of existing market rate units</a></li> </ul>

**Table D-21 Fair Housing Issues, Contributing Factors and Meaningful Actions**

Fair Housing Issue	Contributing Factors	City Actions
		<p>where in exchange, affordability covenants can be acquired.</p> <ul style="list-style-type: none"> <li>By mid 2023, pursue community revitalization through adoption of the new Urban Housing zone.</li> <li>Apply for California Climate Investment funds designated for Senate Bill 535 (Leon Statutes of 2012) communities when opportunities arise.</li> </ul> <p>Also see:</p> <ul style="list-style-type: none"> <li>Programs 1 through 4</li> <li>Programs 27 through 33</li> </ul>
<p>4. Disproportionate Housing Needs, Including Displacement Risks</p>	<p>Priority: High</p> <ul style="list-style-type: none"> <li>High cost burden</li> <li>High overcrowding</li> <li>Displacement of residents due to economic pressures</li> <li>Aging housing stock</li> <li>Vulnerable Communities</li> </ul>	<ul style="list-style-type: none"> <li>Beginning late 2022, promote provision of housing for extremely low and low-income households throughout the community via Programs 1 through 4, and 21 through 26.</li> <li>Beginning late 2022, engage in proactive measures to construct market-rate and affordable units to meet RHNA housing goals via Programs 1 through 4.</li> <li>By late 2023, conduct Zoning Code amendments to address and mitigate identified housing needs through Programs</li> <li>Continue to seek funding and partnerships as described in Programs 21 through 26</li> <li>By early 2023, provide support of area nonprofit agencies, particularly those programs that provide social services for special needs populations throughout the community (i.e., senior, low income, youth households with a cost burden) as described in Programs 27, 28, 30, 32, and 33.</li> </ul>