

CITY OF EL MONTE

2021-2029 Housing Element

Background Technical Report

Public Review Draft – September 2021



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 State 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 Section 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) State 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%
Total	113,888	115,517	100%	+1%

Source: 2019 American Community Survey, Table B03002

Table 4: Race and Ethnicity Comparison 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%
Total	115,517	100%	10,081,570	100%

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: Age Distribution (2010-2019), 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: Median Age Comparison (2010-2019), 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 6th 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%
Total	–	–	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.

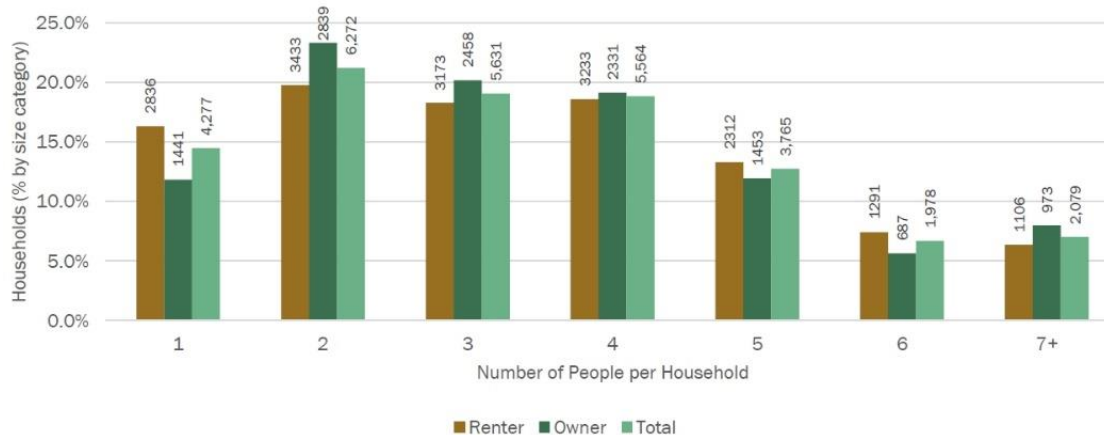
Table 9 Persons Per Household Trends, El Monte (2010 to 2019)

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%
Total	27,590	100.0%	29,913	100.0%	2,323	8.4%

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

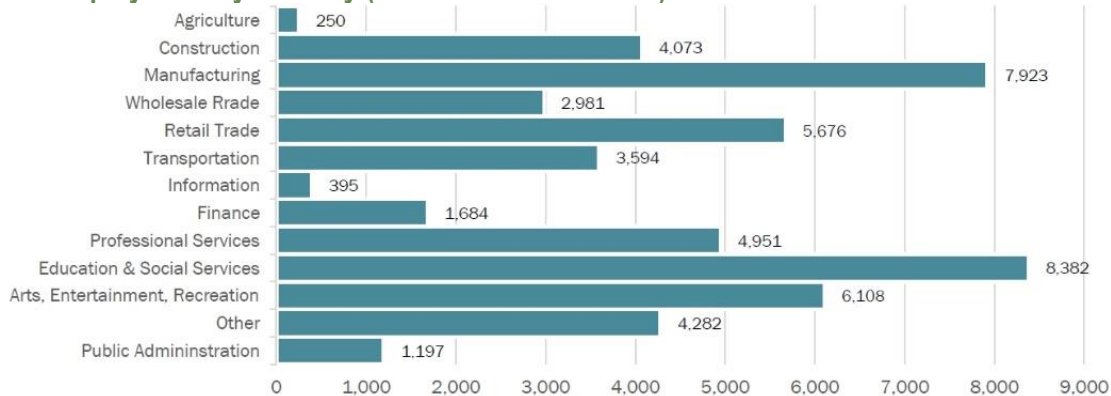
Employment opportunities in El Monte determine, in part, the demand for different types of housing, as does the income earned by households. According to the 2019 American Community Survey 5-Year Estimates, there are approximately 52,552 residents aged 16 or older that are employed. As the City’s total 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)



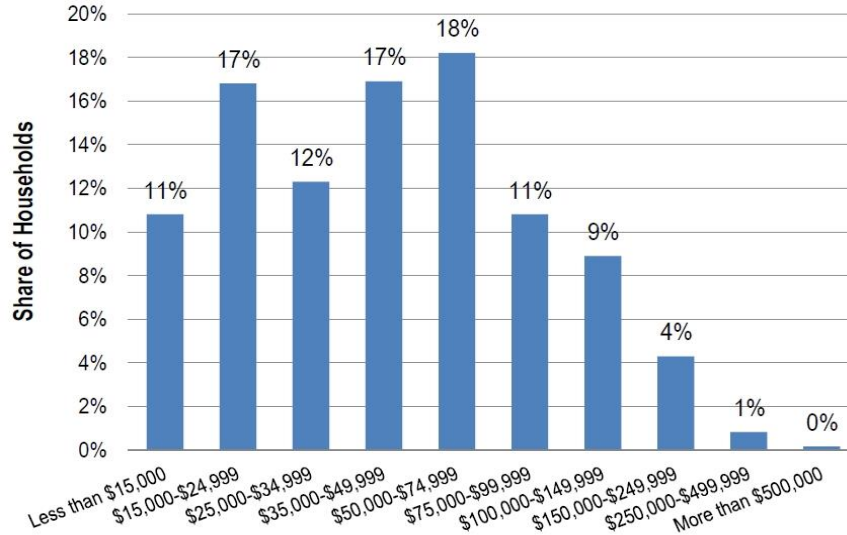
Source: SCAG Pre-Certified Local Housing Data, April 2021

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.

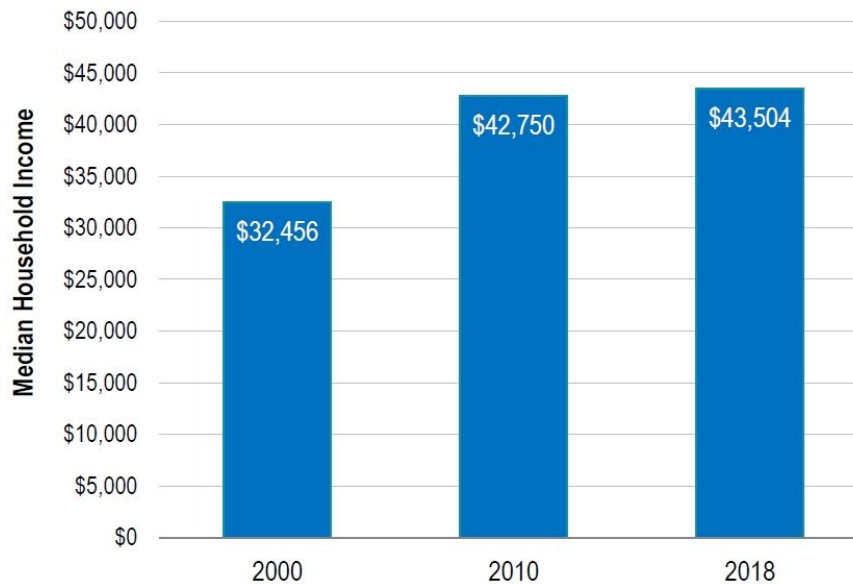
Figure 3 Percent Of Households by Household Income (2018)



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			
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%
Total	11,955	–	17,595	–	29,550	100%

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 State 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.

State 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
Total	28	1,816 beds/units

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

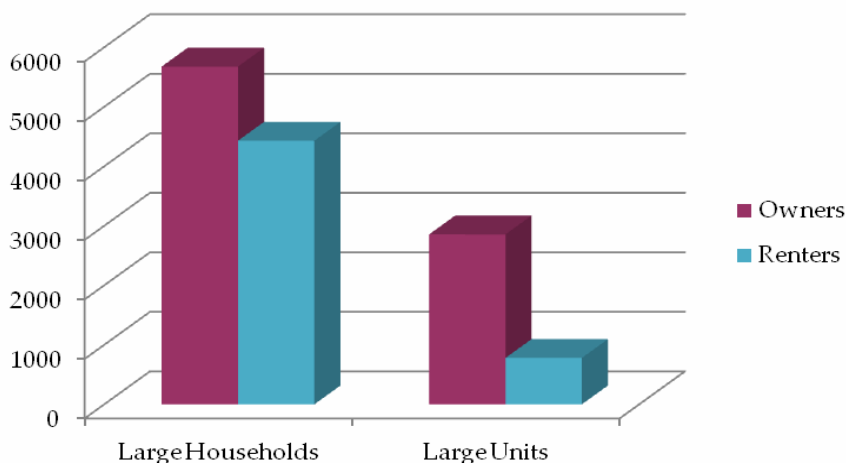
Source: CHAS 2013-2017

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



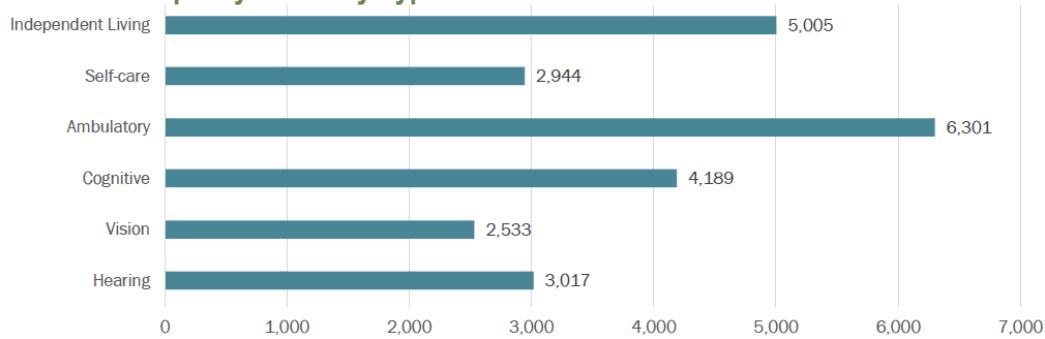
Source: SCAG Report, 2020

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 State 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. 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 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.

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

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 of approximately 29 percent 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%
Total	29,913	100%

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 four or more units to accommodate the 11,000 families of five 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
Total	11,966	17,947	29,913

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%
Total	11,966	40%	17,947	60%

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

	<i>Single Family Homes</i>	<i>Condominiums</i>
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 various 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 ¹	Maximum Affordable Price ²	Maximum Affordable Rent ³
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
Overpayment			
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%)
Total	4,055 (34%)	11,103 (62%)	15,158 (51%)
Overcrowding			
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%)
Total	1,374 (11%)	5,116 (29%)	6,490 (22%)

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 amount of vacancies and replacement units. This need is furthered 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 CMFI, that is, a maximum income of \$33,800 for a household of four (4).
- Very low: households earning 31 to 50 percent of CMFI, or a maximum income of \$56,300 for a household of four (4).
- Low: households earning 51 to 80 percent of CMFI, or a maximum of \$90,100 for a household of four (4).
- Moderate: households earning 81 to 120 percent of CMFI, or a maximum income of \$92,750 for a household of four (4).
- Above Moderate: households earning above 120 percent of CMFI 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 time period of 2021 to 2029.

Table 25 Regional Housing Needs Allocation, 2021-2029

Household Income Levels	Percent of CMFI	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
Total		8,502

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
Not At Risk				
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 Apts 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, CALHAFAs; 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
At-Risk				
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 is 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 percent 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		Affordable Rents & Fair Market Rents	Annual Subsidy
Project and Address	Assisted Units		
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
Total			\$862,000 to \$1.6 mil.

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 of the general plan land use designations 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	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

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
Conventional Housing						
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
Special Needs Housing						
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 State 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 exempt 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.
- Low barrier navigation centers 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 LBNs 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

- State law also stipulates that minimum parking standards for units occupied by supportive housing residents are prohibited if the development is within a ½ mile of a public transit stop.

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. 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.
- **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.
- **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.

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 bet. 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 Unit: 650 sf.; 1 bdrm: 800 sf.; 2 bdrm: 1,000 sf. 3 bdrm: 1,200 sf.; 4 bdrm: 1,350 sf.		

Source: City of El Monte Zoning Code, 2020.

* Density is based on minimum lot area per unit.

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 cities use 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 multiplied by 0.25 (25%), or 5,000 square feet. Cities can also 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. This may be seen as a barrier to developing high density housing and/or affordable housing. Many older developments do not meet these standards, creating a high demand for on-street parking in some neighborhoods.

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 in close proximity 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 36. 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. Pro formas were analyzed based on different sizes of residential products. Table 36 provides examples of development fees for residential construction for single-family and multiple-family homes.

As shown in Table 36, 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 six (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 have been built in the previous planning period.

In certain cases, however, 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.

Table 36 Residential Development Fees

City Fees	Single-Family Project	Condominium 20-Unit Project	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
Total	\$30,836	\$589,460	\$724,040
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 37 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. 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. 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. 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. The timeframe for tentative map 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.

- **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.
- **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 37 Development Review

Development Permit	Single-Family (1 unit)	Duplex (2 units)	Multi-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.

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 (ARM's), 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 38 presents the disposition of home purchase loan applications in 2019 by income of the applicants.

Table 38 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	1762	3.7%	11.5%	21.2%
Home Improvement	54	3.7%	50%	18.5%
Total	2344	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

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.

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 (6th cycle) has been determined by SCAG to be 8,502 units. This total includes 1,797 units for very-low-income households, 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 6th 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 806, or 9.5 percent of the City's RHNA. Approximately 508 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 39: Religious Facilities Sites.

Table 39 Religious Facilities Sites

Religious Institution	Zoning	Site Acreage	Unit Potential
Our Lady of Guadalupe Catholic	RF-OZ	3.95	20
1 st 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
Total		24.91	224

Source: City of El Monte 2021

RF-OZ = Religious Facilities Overlay Zone

Assumptions:

* = 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.

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 40 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 40 Summary of Housing Units

Sub-area	Low and Very-Low Income Units	Total Units	Percent of RHNA
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 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 (CDC) is an active partner in the City's efforts to create new affordable housing opportunities throughout the community. Started in 2003, the RHCDC 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, RHCDC 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.

Appendix A: Sites Inventory

Appendix B: Public Participation

Appendix C: Review of Past Accomplishments

Appendix D: Assessment of Fair Housing

City of El Monte

2021-2029 Housing Element



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