

CITY OF EL MONTE

2014-2021 Housing Element



Adopted December 17, 2013



Prepared for
City of El Monte
by ESA



City of El Monte 2014-2021 Housing Element

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4 Housing Element

Introduction

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

PROVIDING QUALITY HOUSING

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

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

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

PURPOSE OF ELEMENT

California law requires that cities develop housing programs to meet their fair share of existing and future housing needs for the community. To comply with state law and provide housing opportunities for residents, the City of El Monte prepares a housing element every eight years. The El Monte Housing Element covers the planning period of 2014-2021.

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

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

CONTENT OF ELEMENT

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

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

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

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

RELATED PLANS AND PROGRAMS

The City of El Monte’s 2014-2021 Housing Element is directly related to and consistent with a number of housing policy and program plans that are mandated by the state of California and the federal government.

Federal Planning Requirements

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

California Planning Requirements

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

services are available to facilitate housing production commensurate with their assigned housing need.

General Plan Consistency

California law requires that General Plans contain an integrated set of goals and policies that are internally consistent within each element and the General Plan as a whole. For instance, land use policies in the Land Use Element must be consistent with housing policies in the Housing Element and transportation policies in the Circulation Element. Therefore, as the General Plan is updated, the Housing Element must also be amended to maintain consistency in housing goals, policies, and programs.

EL MONTE SPEAKS

California law states that local governments shall make a diligent effort to achieve public participation from all economic segments of the community in the development of the housing element. This Housing Element was part of the overall update to the General Plan and thus built on its community workshops and public engagement efforts. The public engagement program was also coordinated with the outreach efforts for the Consolidated Plan. These efforts are summarized below.

Housing Services

The City's Consolidated Plan (ConPlan) provided the planning context for understanding El Monte's housing and service needs. The 2010-2015 ConPlan incorporated substantial citizen participation and consultation. During this process, the City held a town meeting that examined issues related to affordable housing, public housing, homelessness, and non-housing community development and public hearings to garner citizen comments on the needs, strategies, actions, and projects in the Consolidated Plan. A needs survey was distributed at all of the City facilities for residents to communicate their comments on housing, homelessness, community development, and economic development needs. The City distributed the ConPlan and provided a 30-day public comment period, after which the City Council held public hearings for adoption.

Fair Housing Needs

Input on City fair housing needs was gathered primarily through the public participation process for the Analysis of Impediments to Fair Housing(A.I.). To solicit public participation in the A.I., the City held a Community Meeting to provide background on the scope of the study and solicit input on the most pressing issues affecting housing opportunities in El Monte. The City also distributed Resident Surveys at various locations. Following the Community Meeting, a draft copy of the A.I. was prepared. The Draft A.I. was then finalized and made available for a 30-day public review. The City Council convened a Public Hearing to solicit feedback from the public and then formally adopted the A.I. during the City Council Meeting held on June 1, 2010. Comments received on the Draft A.I. during the public review period or during the Public Hearing were incorporated into the Conclusions and Recommendations section of the A.I. The Housing Element focuses on ensuring that land use policies, development codes, and permit procedures encourage appropriate housing choices.

Housing Element Workshop

Prior to drafting the final Housing Element, the City held one community workshop with the Planning Commission in 2013 to identify housing needs, hear from residents regarding their concerns, and seek policy and program direction from the City Council. To ensure that adequate representation was available from all economic segments of the population, the following groups representing low and moderate income residents were specifically contacted for their involvement in El Monte:

- A Community of Friends
- Action Food Pantry
- California Housing Partnership Corporation
- Catholic Charities/Brother Miguel Center
- Citrus Valley Health Foundation
- Cold Weather Shelter
- Cory's Kitchen

- Delhaven Community Center
- East San Gabriel Valley Coalition for the Homeless
- El Monte/South El Monte Chamber of Commerce
- Filipino American Service Group
- Food Finders
- Habitat for Humanity
- House of Ruth
- Housing Authority of Los Angeles County
- Housing Rights Center
- Human Services Association
- Information Line/Los Angeles
- Inland Valley Hope Partners
- LA County Public Social Services
- Los Angeles Homeless Services Authority
- Love, Inc./World Vision
- Low Income Investment Fund
- Rio Hondo Community Development Corporation
- Salvation Army
- San Gabriel Valley Conservation Corp
- San Gabriel valley Consortium on Homelessness
- San Gabriel Valley YMCA- WINGS Shelter
- Shelter Partnership
- Southern California Association of Nonprofit Housing
- Southern California Edison

- Southern California Housing Rights Center
- TELACU Development Corporation
- Volunteers of America
- WIC Program

Planning Commissioners and attendants asked questions on the definition of persons with developmental disabilities and expressed their desire to provide more housing for this special needs group. A representative from the San Gabriel Valley Conservation Corps attended the workshop and talked about the need to continue funding for the organization in order to provide much needed youth programs in the community. Comments received from these forums were incorporated into the draft Housing Element. The document was also circulated to the Chamber of Commerce, the Library, the Senior Center, local school districts, and other interested parties upon request. The draft Housing Element will be reviewed by the Department of Housing and Community Development and respective changes will be made to ensure that the draft meet statutory requirements before adoption hearings are held.

Public Hearings

The Planning Commission and City Council held noticed public hearings on November 19, 2013 and December 17, 2013, respectively, to review and adopt the Housing Element and Negative Declaration. Additional notices were sent to the same groups noticed for the community workshop. The adopted 2014–2021 Housing Element will be sent to water and sewer providers and public schools.

Housing Context

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

EL MONTE'S POPULATION

According to the 2007-2011 American Community Survey (ACS), El Monte has a population of 113,763. Hispanic residents comprise 69 percent of the total population, and Asians comprise 33 percent. El Monte's population is one of the youngest in the county, with a median age of 31. However, reflective of broader regional demographic trends, the baby boom population in the City of El Monte is the fastest growing group, having increased 32 percent during the past decade.

Household composition also affects housing needs. El Monte has a significant number of families (84 percent) who typically look for larger dwellings. As a family-oriented community, El Monte has the third largest average household size of cities in the San Gabriel Valley, at 4.04 persons. Single-person households, a smaller share of households, tend to desire condominiums and similar housing. Seniors, a growing segment of El Monte, tend to look for housing that is affordable and easy to maintain.

Certain individuals and families in El Monte encounter greater difficulty finding affordable housing due to their special circumstances. These special circumstances could be related to age, employment, family type, or other characteristics. El Monte residents include seniors, people with disabilities, female-headed households (single-parent), large households, veterans, homeless people, and others with special needs. Providing housing and support services are essential to meeting their needs.

Reflective of trends throughout the San Gabriel Valley, the Southern California Association of Government is projecting population

growth over the next few decades. The City of El Monte is projected to increase in population to approximately 140,000 residents by 2035. Natural growth and change in the City's demographic makeup will create a demand for different types and prices of housing, underscoring the importance of providing housing choices and prices that are suited to people with different lifestyle needs.

EL MONTE'S ECONOMY

Employment influences the demand for different types of housing to the extent that the workforce seeks to live near their place of work. El Monte has approximately 27,000 jobs that are concentrated in Flair Business Park, greater downtown, Auto District, and the Northwest Industrial District. The type of jobs held by residents also influences the income earned by residents and their ability to afford different types and prices of housing. Major sectors residents are employed in include construction and manufacturing (27 percent), public sector and schools (18 percent), wholesale/retail (17 percent), and professional/real estate/financing/information (13 percent).

Economic revitalization is a key objective in the General Plan update. The Land Use Plan and Economic Development Element anticipate growth of professional offices and financial trades in Flair Park, new manufacturing and distribution employment in the Northwest Industrial District, and professional trades, retail, and services in the El Monte Gateway.

The median income of households in the City is approximately \$41,820, and it reflects differences in family size, composition, age, and other factors. Households can be grouped into five classifications. Approximately 67 percent of households earn low income, defined as less than 80 percent of the County median family income (MFI). Moderate and above-moderate income households, earning 80 percent or more of MFI, comprise the remaining households (33 percent) in the City.

In recent years, the City has experienced an increase in middle-income households in a wide variety of professions, many of which will increase in number with the developments projected for employment centers. These households will seek moderately priced housing for their families. Given the escalating housing prices in the

city, discussed later, and the lack of market-rate apartments, a significant concern is that these households may leave the community to find suitable housing in inland cities.

EL MONTE'S HOUSING

According to the 2007-2011 American Community Survey, El Monte has 29,437 housing units. Of that total, single-family homes comprise roughly 70 percent of all homes in the City. Multiple-family housing comprises one quarter of all housing units, with the majority in projects of five or more units. The City's 1,331 mobile home units comprise the remaining 5 percent of the housing stock. Approximately 41 percent of households own homes and 59 percent rent homes. Many single-family homes (45 percent) are rented, presumably due to the need for larger units that can accommodate families.

In El Monte, the housing vacancy rate is generally lower than optimal, averaging 3.2 percent for rentals and 1.8 percent for ownership units. The low vacancy rate has had a dramatic influence on housing availability. Average home prices are \$338,000 for single-family homes and \$275,000 for condominiums, with newer homes selling at much higher prices. Apartment rents are also high, with median rents of \$935 for a one-bedroom unit to \$1,700 for a three-bedroom apartment.

Increasing rents and home prices have made it more difficult for residents to afford housing in El Monte. Overpayment refers to a household that pays more than 30 percent of gross income for housing costs. According to the 2007-2011 American Community Survey, 56 percent of all households in El Monte overpaid for housing, with more than 61 percent of renters overpaying. Overcrowding refers to a household that has more members than rooms in a home. According to the 2007-2011 American Community Survey, 25 percent of households live in overcrowded housing, with higher overcrowding rates among renters.

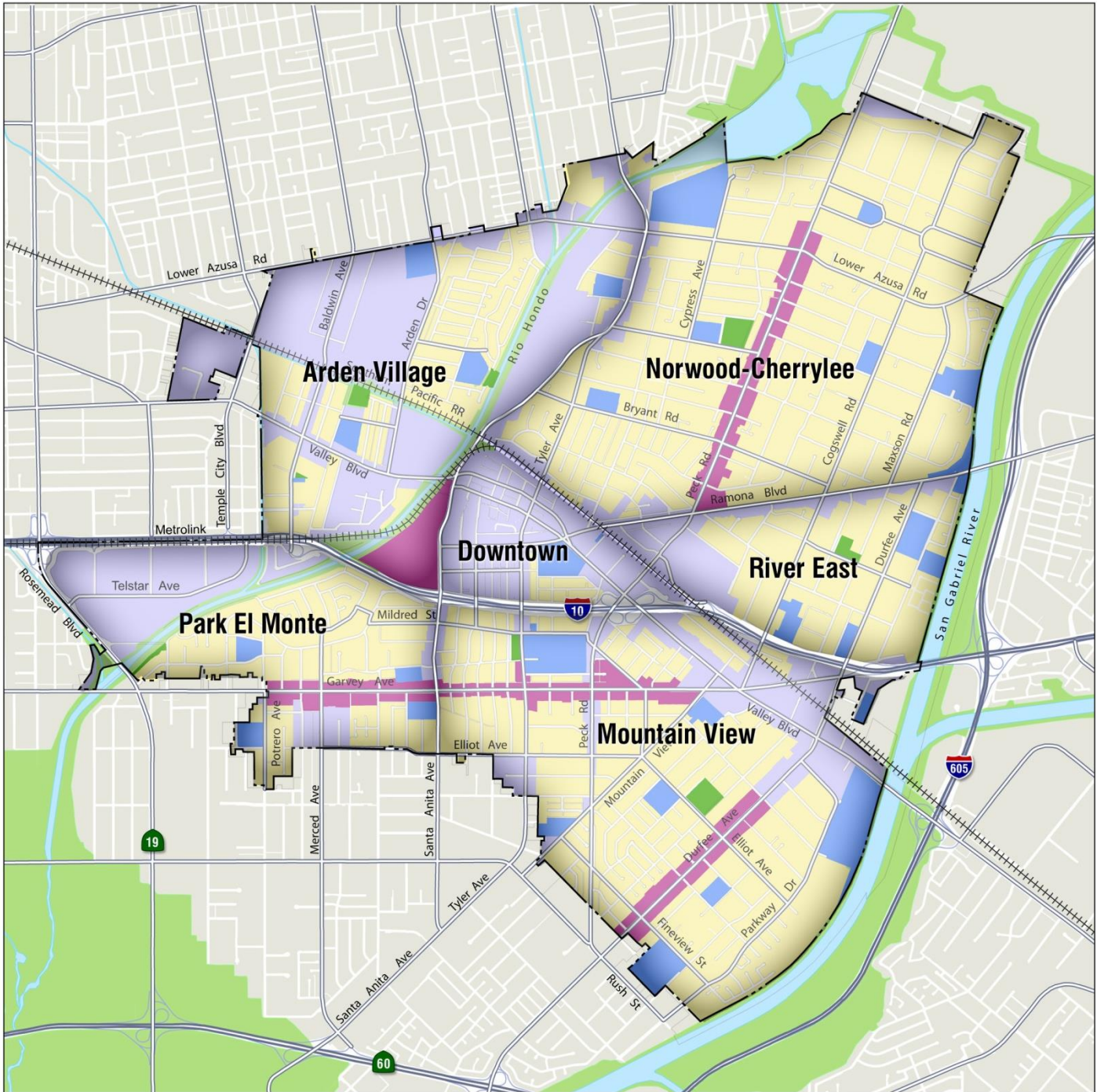
El Monte has an older housing stock; roughly 70 percent were built before 1980. As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, and siding. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other

improvements. Homes older than 70 years, unless maintained, require substantial rehabilitation. Although El Monte has older housing, investment is occurring as homeowners improve their homes and infill projects replace older homes.

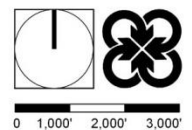
El Monte contains a mosaic of neighborhoods distinguished by history, architecture, density, housing types, lot patterns, and street configurations. These neighborhoods include Norwood-Cherrylee, Arden Village, Park El Monte, Mountain View, Downtown, and River East. The City is committed to providing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

Figure 4-1 identifies a housing opportunity map of El Monte. Included are areas for focused planned residential developments, neighborhood conservation areas, and other improvements

Figure H-1 El Monte Neighborhoods



- Mixed/Multi-Use Sites
- Schools
- Parks
- Residential
- Non-Residential



Goals and Policies

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

RESIDENTIAL NEIGHBORHOODS

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

Norwood-Cherrylee

The Norwood-Cherrylee neighborhood encompasses 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 the Rio Hondo and San Gabriel Rivers are still used for equestrian purposes and visitors can occasionally see horseback riders. Many streets in the northern section are not improved with sidewalks, reflecting the more rural nature and history of the neighborhood.

Arden Village

Arden Village is bordered by the Rio Hondo River, El Monte Airport, and nonresidential uses in northwest El Monte. Historically, the location of labor camps for the agricultural industries, Arden Village today is distinguished by its small uniform lots, traditional single-



Norwood-Cherrylee Neighborhood

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



Arden Village Neighborhood

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

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.

Mountain View

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

The Mountain View neighborhood is undergoing significant reinvestment. The revitalization of the Garvey and Durfee Corridors will improve the appearance of the street and provide needed quality housing. The Durfee Corridor will be the major residential corridor spanning the neighborhood, lined with trees, parkways, and ample sidewalks. The Emerald Necklace and improved streetscapes will improve neighborhood image. Infill development is resulting in new investment in the neighborhood.

Downtown

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. This area is noted for its eclectic mix of housing, street configurations, proximity to historical resources, and shopping.



Downtown Housing

Downtown is home to diverse neighborhoods, with a range of single-family and multiple-family housing near shopping, parks, transportation, cultural, and recreational amenities.

The El Monte Downtown is visioned as a mixed-income, multiuse, and vibrant center of El Monte, with additional housing. With the construction of up to 1,850 residential units in a mix of conventional single-family neighborhoods and very high density mixed/multiuse



Mountain View Neighborhood

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



Park El Monte Neighborhood

Curvilinear streets and single-family homes characterize this neighborhood.



River East Neighborhood

The River East neighborhood is distinguished by the Lewis residential development, Zamora Park, and the nearby San Gabriel River.

configurations, hotel and entertainment uses, commercial and office development oriented around mass transit, the TOD will revitalize El Monte with a culturally and socially diverse environment.

Park El Monte

Park El Monte is southeast of Flair Park and south of the Rio Hondo River. This residential neighborhood is distinguished by curvilinear wide streets, lower scale, single-family homes, and quality housing. The area is anchored by the commercial complex at the corner of Garvey Avenue and Merced Avenue. The neighborhood has great potential for improvements. Public schools in the neighborhood are exploring joint use parks that will provide much-needed recreational opportunities to the neighborhood. Improvements along the Rio Hondo River, such as Lashbrook Park, will eventually connect residents living within Park El Monte to the many recreational opportunities south toward the Whittier Narrows Recreational Area.

River East

The River East neighborhood is bordered by the San Gabriel River to the east and Interstate 10 to the south. This neighborhood is primarily residential, in particular multiple-family planned residential developments. Zamora Park serves as the park and recreational anchor. Ramona Boulevard, the original Red Car route in El Monte, is the northernmost boundary. This area is slated for significant improvements: greenway projects along Durfee Road, school-river park facilities at La Primera School and Twin Lakes School; and improvements at Zamora Park.

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

Public Safety

The police department works in partnership with residents and schools to create a safer place for our families, children, youth, and seniors. The Improving and Maintaining Public Awareness and Community Teamwork (IMPACT) program, described in the Public Services Element, has been nationally recognized as a model for

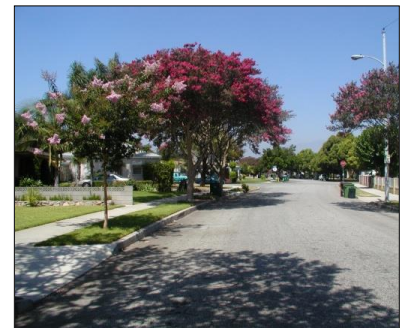
community-oriented policing. The City implements other public safety programs. The City is completing a network of sidewalks to allow children to walk safely to school and parks. Traffic safety and patrols prevent speeding and accidents. The City also provides volunteer programs, neighborhood watch programs, and gang prevention and youth diversion programs. The overriding goal is to make neighborhoods safer for residents, visitors, and the business community.

Housing Quality

El Monte's neighborhoods contain a mix of homes built in many decades. Some homes are in excellent condition, some require maintenance, and others require major rehabilitation. To ensure that homes are maintained in excellent condition, the City offers various housing rehabilitation loans and grants. Housing rehabilitation programs are currently targeted to single-family homes, and need to be expanded to mobile homes and apartments. Code enforcement programs help ensure that homes and businesses are maintained in accordance with community's expectations. The Beautification Commission plays an important role in recognizing homes for their appearance and impact on the City's image and community pride.

Parks, Recreation, and Trails

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



Tree-Lined Streets

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

Neighborhood Involvement

While El Monte has a relatively local and strong nonprofit infrastructure, the City visions a framework for residents to become even more active in the improvement of their neighborhoods. The City desires to create neighborhood planning areas that bring together diverse constituencies to identify, develop, and implement creative solutions for neighborhoods. Civic involvement of these groups could also be linked to City funding sources through the five-year update of the Consolidated Plan, which allocates funding for community development activities. Opportunity exists for the City to facilitate a framework that draws civic leaders and people not traditionally involved into a range of neighborhood building opportunities.

The following goal statement and policies are designed to strengthen El Monte's neighborhoods and make them a special place to live.

Goal 1

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

Policies

- H-1.1 **Housing Rehabilitation.** Support the rehabilitation of single-family and multiple-family units and acquisition and rehabilitation of multiple-family housing to improve housing conditions, remove blight if needed, and improve the quality of life in neighborhoods.
- H-1.2 **Neighborhood Conditions.** Conduct proactive code enforcement, real estate inspection programs, and other neighborhood improvement efforts to maintain neighborhood quality, stabilize declining areas, and improve quality of life.
- H-1.3 **Community Amenities.** Require adequate provision of public services and facilities, infrastructure, open space, adequate parking and traffic management, pedestrian and bicycle routes, and public safety to create highly desirable neighborhoods.
- H-1.4 **Neighborhood Involvement.** Encourage active resident involvement in neighborhood planning organizations to identify needs and implement programs aimed at the beautification, improvement, and preservation of neighborhoods.
- H-1.5 **Architectural Design.** Require that all housing, either new or rehabilitated, is of exemplary design and construction quality through the development and implementation of building design standards and architectural review.
- H-1.6 **Neighborhood Identity.** Strengthen neighborhood fabric and identity through parks and recreation services, cultural and historic features, public art, neighborhood events, as well as resident participation in planning and improvement of their neighborhoods.



H-1.7 Neighborhood Preservation. Preserve single-family residential neighborhoods from undue intensification or change of land uses that materially detract from the character, stability, and quality of life in neighborhoods.

H-1.8 Code Enforcement. Enforce existing covenants, conditions, and restrictions that govern property maintenance for all planned residential developments, including apartments and townhomes.

ACCOMMODATING NEW HOUSING

The City of El Monte had a population of approximately 113,763 as of 2011. Historically, population has increased at a moderate pace. The Southern California Association of Governments (SCAG) projects population to increase to 140,100 by 2035 due to natural increase and employment growth. Employment growth will result from economic revitalization efforts underway in the Northwest Industrial District, Flair Business Park, Auto District, and the Downtown.

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

The City of El Monte has been allocated a total production goal of 2,142 housing units for the period of 2014–2021. This housing need allocation is divided into four housing affordability groups shown in Table H-1. State law requires cities to facilitate the achievement of these housing goals by making available adequate sites to accommodate new housing and implementing programs to facilitate and encourage housing production commensurate with the RHNA production requirements.

Table H-1 Housing Production Goals

<i>Household Income Levels</i>	<i>Percentage of Median Family Income</i>	<i>Total Housing Units</i>
Very Low	Up to 50%	529
Low	51% to 80%	315
Moderate	81% to 120%	352
Above Moderate	121% or higher	946
Total		2,142

Source: Southern California Association of Governments, 2012.

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

Major Corridors

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

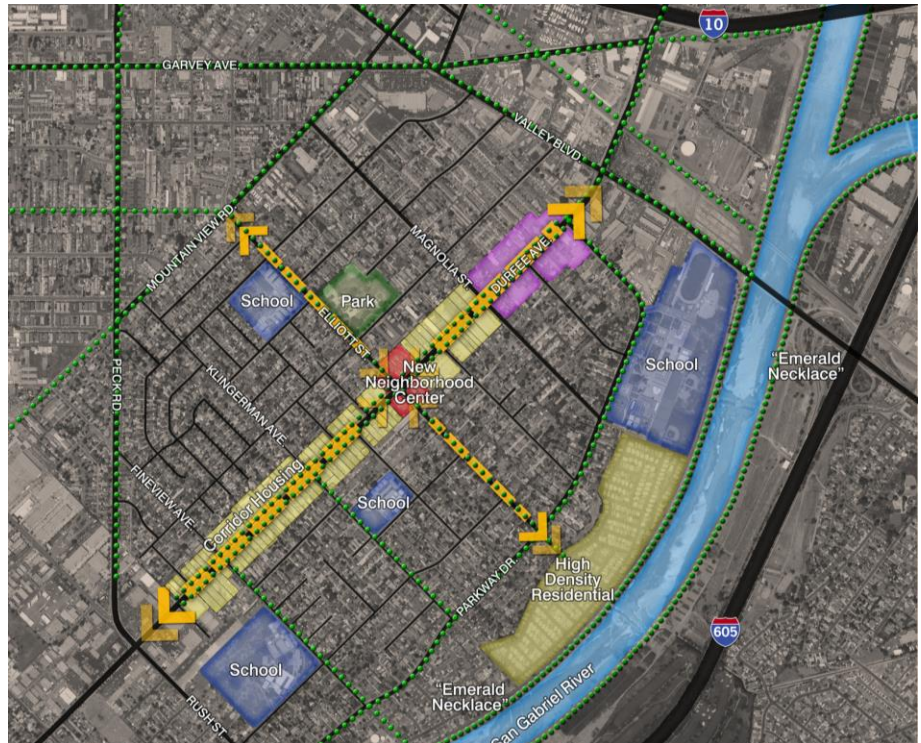
Durfee Road

The General Plan Land Use Plan designates 45 acres along Durfee Road for mixed/multiuse development at a density of 30 units per acre. In keeping with the intent of the Housing Element to create neighborhoods, Durfee Road is visioned to have a mixed/multiuse node (such as one at Elliott Avenue and Durfee Road) that connects Mountain View school and park with higher density residential uses along the Emerald Necklace. Durfee Road will be transformed into a pedestrian-oriented street with ample landscaping, wide sidewalks,

lush parkways, and canopy trees. The following graphic illustrates the preferred concept for Durfee Road.

Durfee Road Concept

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



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

The intent is to concentrate commercial uses at major intersections along Garvey Avenue (e.g., Merced, Santa Anita, Tyler, and Peck) and facilitate stand alone residential uses between the established commercial nodes. This is achieved by allowing for lot consolidation and facilitating and encouraging developers to consolidate lots wherever possible. Meanwhile, high quality residential uses are encouraged as feasible. The following graphic illustrates one of many possible corridor concepts.



Garvey Avenue Concept

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

The type of residential product along the Garvey Corridor differs widely and is more suited for vertical mixed/multiuses, particularly at major commercial nodes. Development could also be built at higher heights and more shallow lots, in keeping with a corridor concept. The Housing Plan sets forth a program in greater detail to redevelop the corridor.



Infill Housing Opportunities

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

Transit Oriented Development

The El Monte Downtown encompasses an area of 200 acres, bordered by the Rio Hondo River, Interstate 10, and Ramona Boulevard. The Downtown Core contains key activity centers that serve civic/governmental, business, transportation, recreational, and residential uses. The Downtown is envisioned as a mixed-income, multiuse, and vibrant center of El Monte, with additional housing, retail, office, parks, and cultural facilities.

Several major residential and commercial projects are envisioned. The TOD at the El Monte Transit Station is a groundbreaking effort to create a 60-acre regionally significant, mixed-use community that integrates public transit, residential, retail, commercial, recreational, and entertainment uses with a capacity for up to 1,850 units in a mixed/multiuse housing environment. The project is intended to serve as a key activity center, link with the Emerald Necklace, and help create a vibrant downtown environment.

The project goal is to provide up to 35 percent rental (648 units) and up to 65 percent ownership (approximately 1,202 units). The TOD project will also set aside residential units that are affordable to lower income households, including seniors. Affordability requirements and product types are within the adopted specific plan and development agreements.

Infill Development

The City of El Monte recognizes that housing production can also serve other goals, including the physical improvement of neighborhoods. As part of an overall strategy of neighborhood improvement, the City will continue to encourage the production of quality housing within neighborhoods as a desirable way to replace deteriorated or substandard housing. The type of housing desired is generally single-family units and lower density multifamily developments, such as planned residential developments, that will strengthen and improve the fabric of a residential neighborhood.

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

Taken together, these areas will allow more than 4,600 new housing units, with a mix of ownership and rental projects (see Table H-2). During the planning period, more than 3,000 units are anticipated to be constructed, which is nearly double the remaining RHNA. The adequacy of these housing opportunity sites to accommodate the appropriate mix and affordability of housing is discussed in the Housing Technical Report.

Table H-2 Available Land for Housing

Parcel Details	Focus Areas		
	Durfee Road	Garvey Avenue	T.O.D
Number of Parcels	112	161	Varied
Acreage of Land	45	49	31
Assumed Density	30	30	60
Total Housing Capacity	1,350	1,470	1,850
Housing Element Period			
Acres of Land	28.9	13.9	31
Total Units	867	417	1,850
Source: El Monte Housing Technical Report			

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

Goal 2

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

Policies

- H-2.1 **Housing Sites.** Provide adequate sites through land use, zoning, and specific plan designations to allow single-family homes, apartments, mobile homes, and special needs housing.
- H-2.2 **Major Corridors.** Direct the production of quality mixed/multiuse projects along major corridors, including Valley Boulevard, Durfee Road, Peck Road, and Garvey Avenue to allow for efficient land use practices, improved mobility, and energy conservation.
- H-2.3 **Neighborhood Amenities.** Require new residential projects to be adequately served by parks and recreation services, libraries, sanitary sewers and storm drains, transportation, public safety, and other public services and facilities.
- H-2.4 **Regulatory/Financial Incentives.** Provide for regulatory and financial incentives, where feasible, to encourage the production of well-designed housing, special needs housing, and housing affordable to households of different income levels.
- H-2.5 **Neighborhood Protection.** Protect established single-family neighborhoods from the transition, intensification, and encroachment of nonresidential uses and higher density housing that detract and/or change the character of the neighborhood.
- H-2.6 **Transit-Oriented Housing.** Support the development of the TOD, which contains a variety of mixed-use projects vertically or horizontally integrated with commercial, professional, entertainment, and recreational uses.
- H-2.7 **Architectural Design.** Require architectural excellence through the exemplary use of materials, color, site planning,

environmentally sustainable practices, building treatments, landscaping, and other best practices in concert with community expectations for quality.

H-2.8 Downtown Core. Direct the production of new quality housing, including mixed/multiuse and mixed-income housing along with appropriate amenities, as appropriate, into the Downtown Core.

DIVERSITY OF HOUSING TYPES AND PRICES

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

Lifestyle Choices

All of us ask these housing questions at different times in our lives—when our children move out on their own, as we begin to have families, and as we contemplate retirement. The answers to these and other questions have many implications for El Monte families and their ability to live near one another. These questions underscore the importance of an adequate supply of housing attainable for all income levels and its fundamental relationship to achieving long-term goals of the community.

Housing Our Children

Our children are the future of El Monte, and we desire that affordable housing is available to them. Many young adults earn wages of \$7.50 to \$15 per hour, an annual income of \$15,600 to \$31,200. At these wages, a young adult could afford to pay between \$400 and \$1,000 per month in rent. With the average rent for a one-bedroom apartment at \$950, young adults have difficulty affording housing without doubling up.

Given the difficulty of affording entry level housing opportunities, young adults will begin to weigh their choices to double up with



High Quality Planned Developments

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

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

Housing Our Workforce

Providing quality and attainable housing also helps El Monte achieve its economic development goals. Flair Business Park is transitioning to a full-fledged office park and center of employment in El Monte. Revitalization efforts in northwest El Monte will reinvigorate this manufacturing and distribution area into a thriving employment center. The TOD will add more than one million square feet of commercial and office space, in addition to significant entertainment and hotel uses in the Downtown.

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

Housing Our Families

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

El Monte is a predominantly family community with many young children. As families have children, they begin to look for larger single-family homes that offer more suitable accommodations, whether it is a yard for their children to play in, more bedrooms, or a detached garage. Families also seek to make longer-term investments in their community. This fact underscores the need for attainable

homeownership opportunities, a difficult challenge when the average home price exceeds \$335,000.

Housing Our Seniors

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

The City recognizes the importance of housing our seniors in El Monte. More than 860 units of subsidized affordable apartments are available for lower and moderate income seniors. Many of these projects are located downtown close to transit and public services. These senior apartments often maintain partnerships with local service providers for supportive services, including exercise, health care, education, nutrition, transportation, tax planning, and other services.

Housing Affordability and Choice

In this housing market, prices and rents have increased so rapidly in recent years that fewer and fewer individuals and families can afford to purchase or rent a home. This seriously curtails the *real* housing choices available to El Monte residents.

Homeownership Assistance

In 2013, the average price of a single-family home was \$338,000 down from \$475,000 in 2006. Similarly, the purchase price for condominiums was \$275,000 down from \$415,000 in 2006. To qualify for a loan to buy a single-family home, a buyer would need to earn well above \$100,000, which is 13 percent of what all households earn. First time buyers could not qualify to purchase a resale condominium without a salary of well above \$75,000, which approximately 23 percent of households currently earn.

El Monte benefits from a wide variety of employment, including retail and service workers, teachers, police officers, and many other professions. Service workers typically earn between \$7.50 to \$15 per hour, or up to \$31,600 annually. Police officers earn \$55,000 to \$67,000 annually. Teachers in the Mountain View School District, one of the best-paying districts in Los Angeles County, start at \$45,000 and can earn \$92,000 after 30 years. Even these wages may be insufficient to afford a home these days.

Rental Assistance

The City of El Monte is actively involved in expanding homeownership opportunities to residents through down payment assistance, working with partners active in the community, and through outreach and education. Many El Monte residents, particularly young adults or seniors, can only afford an apartment. At entry level wages, a young adult could afford to pay between \$400 and \$1,000 per month in rent. Yet the average one-bedroom apartment rents for about \$1,200 per month.

The County of Los Angeles and Baldwin Authority Housing Authority offer rental assistance in the form of housing vouchers to very low income households in El Monte. However, the waiting list is long and vouchers are available for only one of every three eligible

households. Seniors and disabled people have preference, but the remaining disproportionate need is for affordable rental housing for families with children. El Monte has an acute need for subsidized apartments suitable for families with children.

Mobile Home Park Rent Stabilization

Mobile home parks in the City provide lower income residents with affordable housing. According to a recent study of mobile home parks conducted for the City of El Monte, the average household income of residents in non-mobile homes in the City is approximately \$53,063, while the average household income of residents in mobile homes is approximately \$33,958. 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 home owner susceptible to excessive or unfair rent increases. The study has found that monthly rents for certain mobile home spaces in El Monte exceed the average rent for area apartments, which is \$1,174 per unit/month.

To ensure that conditions are preserved to promote and enhance fairness in the economic relationship between mobile home park owners and mobile home owners, the City of El Monte is currently in the process of adopting a mobile home park rent stabilization ordinance. The City recognizes that mobile home owners and residents should be protected from unreasonable space rental increases, while also recognizing the need of mobile home park owners to receive a just and reasonable return on their investment. The ordinance was reviewed by the Planning Commission on August 13, 2013 and will be reviewed by the City Council in September 2013.

Mobile Home Conversion Ordinance

In 2013, the City Council has 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.

Creative Partnerships and Tools

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

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

Affordable Housing Preservation

Preserving the availability of publicly subsidized affordable housing also plays an important role in the City's housing strategy. El Monte has 11 rental projects that provide subsidized, low-cost housing for more than 863 senior households earning lower incomes. These projects provide long-term affordable housing options that are deed restricted. Four projects have been identified as potential candidates for conversion to market rents during the next ten years due to the expiration of affordability controls.

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

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

Goal 3:

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

Policies

- H-3.1 **Rental Assistance.** Continue to support the provision of rental assistance to lower income individuals and families in El Monte; provide emergency rental assistance where feasible.
- H-3.2 **Homeownership Opportunities.** Improve homeownership opportunities for El Monte residents and workforce by offering financial assistance, low-interest loans, and educational resources.
- H-3.3 **Affordable Housing Preservation.** Preserve multiple-family housing through the provision of loan and grant assistance that encourages the rehabilitation and improvement of properties.
- H-3.4 **Regulatory and Financial Incentives.** Offer financial incentives and regulatory concessions to facilitate production of affordable single-family, condominium, and apartment units.
- H-3.5 **Inclusionary Housing.** Encourage the integration of deed-restricted affordable housing for low and moderate income households into new residential projects with regulatory and financial incentives.
- H-3.6 **Partnerships.** Support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and others to provide affordable workforce housing, senior housing, and other housing types suited to lifestyle needs.
- H-3.7 **Diverse Housing.** Support the production of varied housing types, including single-family, townhomes, apartments, and special needs housing that are priced at levels affordable to all income levels.

- H-3.8 **Development Standards.** Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use, and other housing suited to different lifestyle needs.
- H-3.9 **Mobile Home Park Rent Stabilization.** Ensure that mobile home owners and residents are protected from unreasonable space rental increases while recognizing the need of mobile home park owners to receive a just and reasonable return on their investment.
- H-3.9 **Mobile Home Park Outreach.** Provide education outreach to mobile home parks in order to inform residents and mobile home park owners of special consumer and housing right protections under the Mobile home Park Residency law.
- H-3.10 **Mobile Home Park Conversion.** Minimize 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.

SPECIAL HOUSING NEEDS

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

State law identifies many groups as having special needs, and the Housing Element contains programs to address their needs. Table H-3 summarizes these special needs groups in the City and their housing status.

Table H-3 El Monte Special Housing Needs

Needs Group	Housing Needs	
	Number	Percent of Total
Senior Households	4,488	15%
Disabled Household	9,876	8%
Households with Developmental Disabilities	930	0.8%
Female Headed	5,271	14%
Large Families	8,504	36%
Veterans	2,173	2%
Homeless People	364	<1%
Farmworkers	185	<1%

Source: El Monte Housing Technical Report

Seniors

The City of El Monte is home to 4,488 households with a senior member, comprising 14 percent of all households. In El Monte, 59 percent of senior households (or 2,493) own a home and 1,995 are renters. According to the Census, 70 percent of all seniors earn low income, and more than 59 percent of lower income senior renters and 34 percent of lower income senior homeowners overpay for housing. Due to their fixed retirement income, seniors may need assistance to maintain and improve their homes. Seniors may also require accessibility improvements for their homes over time.

El Monte operates the Jack Crippen Senior Center, which serves as a meeting place and service center for seniors. The City provides housing grants and loans, rental assistance, and other programs for seniors. The City also provides housing options for seniors, including 11 senior housing projects, ten skilled nursing facilities, and seven residential care facilities. Many of these projects also have on-site services, including assisted living, day care, health care, and other senior services.

Persons with Disabilities

The City of El Monte has 9,876 households with a member who has a mental, physical, mobility, or developmental disability. Disabled persons may earn very low incomes, have higher health costs, and are often dependent on supportive services. Individuals with disabilities may reside in group quarters, such as licensed community care facilities, residential care facilities for the elderly, etc. People with disabilities may also live in independent or group housing.

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

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many persons with developmental disabilities can live and work independently within a conventional housing environment. Individuals who have more severe disabilities require a group living environment where supervision is provided. The most severely

affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for those with developmental disabilities is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Gabriel/Pomona Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. Information from the San Gabriel/Pomona Regional Center provides a closer look at the developmentally disabled population. According to the Regional Center, there are approximately 930 individuals (0.8 percent of the total population) diagnosed with a cognitive or developmental disability in the City of El Monte.

Family Households

El Monte is predominantly a family community. In recent years, soaring housing prices and rents have placed an increasing cost burden on families. Families earning low incomes experience high rates of overpayment today. Moreover, the City of El Monte is home to 5,271 female-headed families and 8,504 families of five or more members. Single-parent and large households also have critical housing-related needs, with high levels of overpayment, lower incomes, and overcrowding.

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



Housing for Families

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

Veterans

Veterans of foreign wars comprise a significant group in El Monte. According to the 2010 Census, the City is home to 2,173 veterans. 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 housing needs of the armed forces extend also to their families living in the states that need to maintain housing.

The Veterans Administration offers programs to help veterans find jobs, modify their homes, and obtain counseling and support. Housing programs include the Specially Adapted Housing Grants program, Guaranteed Home Loan, Independent Living Program, and the Home Improvement and Structural Alterations program. El Monte offers homebuyer down payment assistance and rehabilitation loan programs that could also be leveraged with VA programs to improve housing options for veterans. To date, Mercy Housing has provided 41 housing units to veterans in El Monte.

Homeless People

San Gabriel Valley has a significant homeless population, with an estimated 364 persons, according to the Greater Los Angeles Homeless Count Report authored by the Los Angeles Homeless Services Authority (LAHSA). The needs of homeless people are as varied as the reasons for their homelessness. 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. El Monte is committed to actively addressing the needs of homeless people through its housing and service policies and programs.

El Monte is part of the countywide Los Angeles Continuum of Care (LACoC), coordinated by the LAHSA, a joint powers authority. LAHSA partners with cities to provide homeless services throughout the county. In 2003, the City established a Homeless and Veterans Commission to maintain dialog on how to address the needs of these populations. The City currently works with nonprofit agencies in the community to fund vouchers, permit transitional housing, and

support agencies providing services. The Housing Plan contains new programs to address the needs of homeless people.

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 185 farmworkers, many of whom are employed year-round. Their housing needs can best be met through existing permanent affordable rental housing in the community.

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

Goal 4:

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

Policies

- H-4.1 **Senior and Disabled Housing.** Support development of accessible and affordable housing for seniors and disabled people; provide assistance for seniors and people with a disability to maintain and improve their homes to facilitate independent living.
- H-4.2 **Family Housing.** Facilitate and encourage the development of larger market rate rental and ownership units for families with children, including lower and moderate income families, and the provision of supportive services such as child care.
- H-4.3 **Partnerships.** Continue to fund community-based, nonprofit, and other service organizations that provide supportive services to seniors, families, homeless people, disabled people, and other special needs populations in El Monte.
- H-4.4 **Homeless People.** Support adequate opportunities for emergency, transitional, and permanent supportive housing, including services, within El Monte through the implementation of land use and zoning practices and monitoring through permitting procedures.
- H-4.5 **Housing Assistance.** Expand homeownership opportunities to El Monte residents and workforce through homebuyer assistance; support the continued provision of rental assistance to lower income households.
- H-4.6 **Affordable Housing Preservation.** Preserve existing publicly subsidized affordable housing and expand quality and affordable rental housing opportunities for families, with housing linked to quality childcare, health, and other services.
- H-4.7 **Fair Housing.** Prohibit housing discrimination in all aspects affecting the sale, rental, or occupancy of housing based on

individual or familial status or other arbitrary classification, and support the enforcement of fair housing laws.

Housing Implementation Plan

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

1. Corridor Implementation Plans

The City has redesignated 90 acres of land along Garvey Avenue and Durfee Road for higher density mixed/multiuse housing, with commercial uses concentrated at key intersections. Additional sites have been designated along Peck Road for mixed/multiuse housing. The City has completed rezoning these sites to allow multifamily and single-family residential uses by-right and has developed related development standards. The City will amend the Zoning Code concurrent with Housing Element adoption to formally adopt the development standards for the Mixed/Multi-Use (MMU) Zone.

While sites were rezoned, not all of statutory requirements of the adequate sites program requirements were addressed. To comply with AB 2348, at least 50 percent of the remaining lower income need from the 4th cycle RHNA (320 units) will be accommodated on sites designated for exclusively residential uses allowing a minimum 20 dwelling units per acre. To address this requirement the City has identified approximately 12 acres within the MMU Zone which will be designated exclusively for residential uses as identified in Table 41 in Appendix A of the Housing Element Technical Report. To further facilitate redevelopment of these corridors in a cohesive manner, the City will prepare corridor implementation plans for Durfee Road and Garvey Avenue. The plan will include land use and streetscape concepts, including preferred locations for housing, commercial nodes, landscaping and parkways, and a mobility plan. The plan will provide greater certainty to developers, who will understand City expectations and can therefore propose projects with limited discretionary approvals.

To ensure sufficient residential capacity to accommodate the identified regional need for lower income households is maintained in the Garvey Avenue corridor and the Durfee Road corridor, the City

will develop and implement a formal monitoring program. The program will track development approvals on identified sites and for those that result in a reduction of potential affordable units below the residential capacity assumed in Table 40, the City will identify and designate additional sites to rezone to ensure that no net loss occurs. This means that if any of the identified sites are not developed in accordance with the development requirement outlined for the MMU zone, including sites designated for exclusively residential uses as identified on Table 40, an alternative sites or sites will be identified and rezoned to maintain overall affordable unit capacity. The City will report on the progress of this amendment in its annual progress reports required pursuant to Government Code Sections 65400 and due on April 1st of each year. Specific housing objectives are below:

Objectives:

- Develop Corridor Implementation Plans for the Garvey Avenue and Durfee Corridor areas that will include land use and streetscape concepts, including preferred locations for housing, commercial nodes, landscaping and parkways, and a mobility plan.
- Further encourage and facilitate the development of affordable housing through streamlined processing, fee modifications, density bonus incentives, reductions in development and parking standards, and funding, when available, for site improvements.
- Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website and at City Hall.
- Designate at least 10.5 acres for exclusively residential uses in the MMU zone; and identify alternatives sites if any identified sites are not developed in accordance with the development requirements of sites designated for exclusively residential uses in the MMU zone.

2. *Downtown Specific Plan*

El Monte's Downtown encompasses 200 acres, bordered by the Rio Hondo River, Interstate 10, and Ramona Boulevard. The Downtown Core contains key activity centers that serve civic/governmental, business, transportation, recreational, and residential uses. The Downtown vision is as a mixed-income, multiuse, and vibrant center of El Monte, with additional housing, retail, office, parks, and cultural facilities. In order to plan for this area in a comprehensive manner, a Downtown Specific Plan will be created that provides for an appropriate balance of land uses, including housing, and strengthens connection to the Emerald Necklace of parks and trails as well.

Objectives:

- Prepare a Downtown Specific Plan that includes a land use plan, infrastructure plan, parks and recreational plan, design regulations, transportation and circulation plan, and other key elements.

3. *El Monte Gateway*

The TOD at the El Monte Transit Station (El Monte Gateway Specific Plan) is a groundbreaking effort to create a 60-acre mixed-use and transit-oriented environment that will revitalize the Downtown Core of El Monte. The City Council approved the specific plan in 2007 and consultants are designing infrastructure projects to support it. On completion, the project will provide up to 1,850 new housing units in a high density and mixed-use environment, providing ownership and rental units. The City allows multiple-family projects to be approved as a by-right use, subject only to administrative-level conformance review. Flexible and shared parking is encouraged based on the ULI-shared parking model.

Objectives:

- Implement the program measures outlined in the Specific Plan and environmental mitigation measures to allow for housing sites to be available in the Housing Element planning period.
- Facilitate the timely construction of residential projects by providing technical and financial assistance to the project, such as

relocation of the public works yard, support of grant applications, and other assistance, including additional incentives, such as regulatory concessions/waivers, fee waivers, streamlined entitlement reviews/approvals, and technical assistance for financing/funding of development projects.

Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website.

4. *Lot Consolidation*

A number of infill parcels especially those that are identified as opportunity sites for mixed-use development are smaller and would benefit from lot consolidation. Individually, some of these smaller lots may not support the density of development that can be achieved through the joining (or consolidation) of multiple parcels. The City will provide technical assistance to property owners and developers in support of lot consolidation. In addition, the Planning Division will create incentives, such as reduction in setbacks, parking requirements, and other standards, as well as lowering of development fees to encourage higher densities, residential uses and lot consolidation in the Mixed/Multiuse Zone. The MMU zone development standards provide a graduated density scale based on parcel size to encourage voluntary private actions to consolidate lots and to facilitate quality infill residential development.

Objectives:

- Encourage lot consolidation of smaller parcels to accommodate projects at a minimum of 16 units per site with emphasis on parcels located in the El Monte Gateway Specific Plan and the newly established Mixed/Multiuse Zone.

5. *Mixed/Multiuse Designation and Development Standards*

Mixed/multiuse projects require careful planning to ensure that projects exhibit high quality, provide appropriate mitigation measures, and are compatible with one another and corridor sites.

The City will amend the Zoning Code concurrent with Housing Element adoption to adopt development standards for mixed/multiuse housing suitable for the Durfee, Garvey, and Peck corridors. These development standards include open space, flexible parking standards (based on floor area ratios), height, setbacks, and density provisions. The MMU zone development standards also provide a graduated density scale based on parcel size to encourage voluntary private actions to consolidate lots and to facilitate quality infill residential development. These provisions are intended to promote new housing in the corridor areas and accommodate the unmet RHNA need. The City will periodically review these development standards to identify standards that may potentially constrain the development of affordable housing and housing for persons with disabilities.

Objectives:

- Periodically review mixed/multiuse development standards to identify constraints and remove or offset constraints where possible.
- Provide information on the MMU Zone development standards at City Hall and on the City's website highlighting standards unique to mixed-use development and lot consolidation.

6. Residential Design Standards

El Monte has residential neighborhoods with varying degrees of historical, architectural, and cultural significance to the community. To ensure that new and substantial rehabilitation of housing is completed in an appropriate manner with respect to scale, size, and character, the City has adopted its first Community Design Element. And to implement General Plan policies, the City has developed Comprehensive Design Guidelines to provide greater design guidance for residential projects, including single-family, multiple-family, and other residential uses. Administrative permitting and processing procedures are included to implement necessary design guidelines.

Objectives:

- Continue to utilize the City's Comprehensive Design Guidelines in order to provide guidance for residential development.
- Provide information in public places regarding the City's Comprehensive Design Guidelines and make information more widely available.

7. *Green Building*

In 2006, the California legislature adopted AB 32, the Global Warming Solutions Act, which created the first comprehensive state regulatory program to reduce greenhouse gas emissions to 80 percent below 1990 levels by 2050. Promoting energy conservation has thus become a consistent theme in regulations, green building practices, and general business operations. The City plays a part in conserving energy through efficient infill residential development practices, and is also pursuing urban forestry grants to help improve air quality in the community. The El Monte Gateway also provides a commitment to incorporate the principles of sustainable design to meet LEED certification standards and exceed Title 24 requirements by a minimum of 10 percent. However, significantly more could be done by the City to improve its physical environment, reduce the impact on global warming, and conserve resources.

Objectives:

- Continue to expand the Sustainable Development Chapter of the Municipal Code with standards for various strategies focused on encouraging sustainable development, including, but not limited to, energy efficiency, water conservation, natural resources conservation, etc.
- Modify and adopt California Energy Code with a 15 percent increase in energy efficiency, and adopt a tiered approach using energy efficient standards.
- Continue to participate in the Energy Leader Partnership with Southern California Edison through the City's Energy Action Plan (EAP), which identifies the long-term visions and goal to achieve energy efficiency in the community and in government operations.

8. *Regulatory Incentives*

El Monte is largely built out, with new housing opportunities limited to the recycling of parcels from nonresidential to higher density housing. The City approves General Plan amendments, zone changes, conditional use permits, minor modifications, variances, and density bonuses where appropriate to facilitate quality housing that furthers City goals. At the same time, in established residential neighborhoods, it is critical to preserve and strengthen neighborhoods through appropriate regulatory means.

Objectives:

- Continue to approve conditional use permits, zone changes, general plan amendments, variances, and density bonuses as appropriate while balancing the goal of preserving established residential neighborhoods.

9. *Financial Incentives*

The City encourages and facilitates the construction of affordable senior and family projects. Financial assistance has included land dedications, multiple-family revenue bonds, housing grants, low interest loans, and reductions in development impact fees where feasible. Housing developers have utilized these financial incentives to leverage and obtain other funding sources, such as low income housing tax credits. Taken together, the combination of public and private financing sources allows developers to secure lower interest rate loans. The City will continue to offer financial incentives for housing projects that address unmet needs in the community and seek creative means to further increase funding for housing.

Objectives:

- Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City's community development and housing goals.
- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the community; work with developers to submit grant applications

for infill projects for the El Monte Gateway and other projects along the corridors.

- Work with developers to explore grant opportunities for infill projects for the El Monte Gateway and other projects along the corridors.

10. *Density Bonus*

To facilitate development, the City offers developers the opportunity of a Density Bonus Program which provides a density increase of 35 percent plus development incentives for qualified affordable projects. To be eligible for the Program, the affordable project must contain: (1) at least 10 percent of the units reserved for low income households; or (2) at least 5 percent reserved for very low income households; or (3) at least 50 percent reserved for senior households. The units must remain affordable for at least 30 years if the density bonus is granted. Information on the Density Bonus Program is provided at City Hall and will be provided on the City's website.

Objectives:

- Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and at City Hall, and by offering technical assistance at City Hall.

11. *Conditional Use Permit Process*

The City has established a conditional use permit process for certain residential uses (e.g., multifamily housing) because of the City's experience with poorly designed projects, annexation of areas having nonconforming properties, property maintenance, and health and safety concerns. While the City desires to maintain the CUP requirement in R-3 and R-4 zones as a means to continue neighborhood stabilization efforts, the City recognizes its responsibility to address its share of the region's housing needs. Therefore, the Housing Element focuses the production of multiple-family housing along corridors and in the El Monte Gateway. The projects are allowed by right as required by state law. In addition, the El Monte Gateway Specific Plan and future corridor implementation

plans will contain objective design standards so the City can ensure that high-quality new housing.

Objectives:

- Continue to allow mixed/multiuse housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.

12. Streamline Processing

The City continues to monitor permit processing times to ensure the fastest possible turnaround for applications. The City will modify the application packet, as appropriate, to simplify and streamline the application process. Additionally, the processing time of applications for new construction or rehabilitation of housing for lower and moderate-income households and seniors will be prioritized.

Objectives:

- Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.

13. Code Compliance

Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are maintained. The City's Economic Development Department (Building and Neighborhood Service Divisions) and the police department are responsible for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and then granted a specified period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City-administered loan programs, including grants and rehabilitation loans. However, should corrections not occur in a timely manner, the City can issue citations or initiate legal action. As

the housing inspection program is developed, code compliance efforts can work in tandem with that program to yield more effective results.

Objectives:

- Continue to implement residential code enforcement programs using a progressive approach of voluntary compliance, administrative citations, and court action if needed.
- Enlist the support of volunteers to provide staffing to implement a more proactive approach to code enforcement.

14. Housing Inspection Program

Ensuring quality housing conditions is an important issue in El Monte. Historically, the City has experienced illegal conversions, unpermitted construction, and other housing and property code violations. Such incidents not only create potential safety hazards, but also depress the values of surrounding properties and create blighting influences. To address this issue, the City implements an inspection program for all single-family homes that requires the property owner to address health and safety code violations prior to closure of a sale. However, many of the housing and property code violations also exist in older multiple-family apartments and mobile homes. Proactively addressing housing conditions in apartments and mobile homes will also help to improve housing conditions, benefiting both residents and the neighborhood.

Objectives:

- Continue to implement the housing inspection program for a period of not less than five years that can be extended by City Council.
- Create a housing inspection program for mobile homes and apartments, working in partnership with various stakeholders in the community.

15. Housing Rehabilitation Loan Program

Ensuring ongoing housing rehabilitation is critical for maintaining neighborhood quality and housing. The City provides up to \$35,000 in loans for the rehabilitation and/or preservation of property. The City

provides assistance in the form of a zero percent deferred loan to low and moderate income homeowners that is payable in full upon the sale, transfer of title, lease, rental, cash-out, or unapproved refinance of all or any part of the property. The loan is available for single-family residences containing one or two dwelling units, one of which is owner occupied. The loan may be used for lead-based paint testing and abatement, electrical, heating, plumbing, roofing, exterior work, building code violations, health and safety issues, and many other improvements. Triplexes, quadplexes, multiple-family residences, and mobile homes are ineligible for assistance.

Objectives:

- Continue to implement the residential home loan program for single-family residences citywide and lead-based paint hazards inspections as part of the rehabilitation loan program.

16. Affordable Housing Preservation

The City has 11 projects providing 863 units of rental housing affordable to lower income households. The City currently has three projects totaling 212 affordable housing units that are technically at risk of conversion by 2024. None has filed a notice to terminate its Section 8 contract or prepay its mortgage. The City is committed to preserving its stock of affordable housing, some which is at risk of conversion and/or needs significant renovation and improvement. The City will assist in preserving 128 at-risk units by providing technical assistance, seeking additional nonprofit and for-profit partners, and facilitating financial assistance.

Objectives:

- Monitor the status of affordable units that may become at risk of conversion and provide technical assistance to facilitate preservation for units.
- Support nonprofit funding applications and conduct hearings, to assist developers in obtaining funds for preservation.

17. Acquisition and Rehabilitation

The acquisition and rehabilitation program can address the affordable housing needs of low and moderate income families in El Monte. Under this program, the City acquires or facilitates the acquisition of existing housing for rehabilitation or for construction of new affordable housing. The finished units are made available to low income renters or sold to income-eligible first-time homebuyers. The City has successfully used this program to acquire and rehabilitate housing for transitional housing. Significant efforts are being directed at creating new affordable housing. As part of this effort, the City works with the Rio Hondo Community Development Corporation (RHCDC) to help the City manage the properties, expand homeownership opportunities, create affordable housing, and assist the City in meeting its affordable housing goals cited in the Consolidated Plan.

Objectives:

- Work with nonprofit partnerships, including RHCDC, to acquire, rehabilitate, and deed restrict apartments to improve housing conditions and achieve community development goals of the City, when funding sources are available.

18. Housing Partnerships

In today's housing market, creative approaches and partnerships are required to finance and build affordable housing. The County Housing Authority, Habitat for Humanity, Rio Hondo Community Development Corporation, Institute for Urban Research, Housing Rights Center, and other agencies offer expertise in developing and managing affordable housing or providing a network of supportive services. In recent years, the City has partnered with nonprofits to build housing. The City has granted regulatory concessions, subsidized infrastructure improvements, modified development regulations, and provided direct assistance to such groups. Working with nonprofit developers enables the City to better provide high quality and affordable housing products. As the City continues to pursue its housing goals, nurturing public-private partnerships will continue to be an important strategy for leveraging funding,

enhancing the City's administrative capacity, and achieving City housing goals.

Objectives:

- Continue to actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services to El Monte residents.

19. *First-Time Homebuyer Assistance*

The City's first-time homebuyer program targets low income households earning up to 80 percent of the County median family income. Using federal HOME funds, the City provides financing assistance of up to 25 percent of the eligible purchase price of a home through a silent second mortgage. The loan term is 30 years at zero interest and no monthly payments. The buyer must not have owned a home in the past three years, must occupy the property as a principal residence, and must have a minimum down payment of percent. Eligible properties include single-family homes, townhomes, and manufactured homes. In implementing the program, high housing prices relative to household incomes have resulted in fewer successful applications. This underscores the need for additional funding sources that have higher income limits (e.g., redevelopment set-aside funds) than under the federal HOME program.

Objectives:

- Provide homeownership opportunities for low income households through homebuyer education and financing assistance, when funding sources are available.
- Consider the use of other funding sources to supplement the homebuyer assistance program.

20. *Police Officer Homeownership Assistance*

This program provides El Monte police officers with financial assistance for the purchase of a principal residence in El Monte. The program is based on the concept that the public interest is served and public safety is enhanced by encouraging police officers to live within the City limits. The program provides City financial assistance of up

to \$10,000 in the form of one-time, zero interest forgivable loans. There is no maximum purchase price and no income restriction. Participant must be a full-time El Monte police officer who occupies the property as a principal residence for the term of the loan (10 years) or until the residence is sold. No payments will be required nor does interest accrue during this period. The loan amount shall be reduced and forgiven at a rate of one-tenth of the total loan amount for each full year the participant remains an El Monte police officer and owns and maintains the home as principal residence.

Objectives:

- Provide up homeownership opportunities for sworn full-time police officers who choose to live in El Monte.
- Consider extending the homeownership assistance program to veterans, public school teachers, and middle-income families in El Monte.

21. *Housing Voucher Program*

The Baldwin Park Housing Authority administers the housing voucher rental program for El Monte. Funded by the Department of Housing and Urban Development, the housing voucher program extends rental subsidies to very low income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the housing authority and 30 percent of the tenant's income. The voucher is accepted on a voluntary basis by the landlord. A tenant may choose housing that costs more than the FMR if the tenant pays the extra rent. In some cases, rental assistance is needed on a shorter-term basis to prevent homelessness. In these cases, the City also provides rental assistance to local service agencies. This program is described later under the City's continuum of care efforts under the homeless assistance program.

Objectives:

- Support the housing choice voucher program and lobby for additional vouchers as needed.

- Continue to provide City financial assistance to local nonprofit organizations that can be used for motel vouchers.

22. Fair Housing Program

The City of El Monte is committed to furthering and improving fair housing opportunities so people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. Recommendations from that effort are contained within the Housing Element. The City also prepares, as required by federal law, housing planning documents and progress toward fair housing goals set forth in the Consolidated Plan.

Objectives:

- Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City.
- Continue to periodically prepare an Analysis of Impediments to Fair Housing Choice and implement its findings.

23. Housing Accessibility Programs

The City provides various services to help people with disabilities to access housing opportunities. El Monte complies with the Community Care Facilities Act and the Lanterman-Petris Act. The City enforces state and federal accessibility laws to facilitate the improvement of housing for persons with disabilities. The City administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed.

The City has amended the Zoning Code to include formal reasonable accommodation procedures in accordance with fair housing laws and disability laws to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family members, landlords, etc.) along with any specific procedures that must be followed.

Objectives:

- Continue to approve reasonable accommodations for modification of building codes, permitting process, and land uses to new and rehabilitated homes to maximize accessibility for people with disabilities.
- Consider ways to incorporate or incentivize the incorporation of visitability concepts into new housing consistent with HCD's voluntary model ordinance for visitability concepts.
- Continue to administer City-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA).
- Provide information in public places regarding the City's reasonable accommodation ordinance and make information available on this program more widely available.

24. *Housing for Persons with Developmental Disabilities*

The housing needs of persons with developmental disabilities are typically not addressed by Title 24 Regulations, and requires in addition to basic affordability, slight modifications to existing units, and in some instances, a varying range of supportive housing facilities. To accommodate residents with developmental disabilities, the City will seek State and Federal monies, as funds become available, funds would be used for housing construction and rehabilitation targeted for persons with developmental disabilities. El Monte will also provide regulatory incentives, such as expedited permit processing, fee waivers, and deferrals, for projects that house individuals with developmental disabilities. To further facilitate the

construction of units to accommodate persons with developmental disabilities, the City shall reach out annually to developers who specialize in housing special needs groups. Finally, as housing is developed or identified, El Monte will work with the San Gabriel/Pomona Regional Center to implement an outreach program informing families of housing and services available for persons with developmental disabilities. Information will be made available on the City's website.

Objectives:

- Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when funding is available.
- Conduct outreach to potential developers and initiate a cooperative outreach program with the San Gabriel/Pomona Regional Center within 1-year of Housing Element adoption.

25. Emergency Shelter and Transitional Housing

El Monte works with the County of Los Angeles Continuum of Care Coalition to address homelessness. The City also provides funds to Catholic Charities, Our Savior Center, Mid Valley Recovery Center, Project Achieve, and El Monte/South El Monte Emergency Response Association. These agencies provide food and pantry services, clothing, emergency rental or motel vouchers, and referral services. The City's Veteran and Homeless Commission oversees homeless issues in El Monte. The City of El Monte is home to an intake center, transitional, and permanent supportive housing projects.

The City amended the Zoning Code to comply with provisions of SB 2. Specifically, the Zoning Code has been amended to permit emergency shelters and single-room occupancy (SRO) units by-right in the M-1 overlay zone along with appropriate management and operation standards. The Zoning Code has also been amended to permit transition and supportive housing as a residential use in all zones allowing residential uses subject to the same standards as similar uses in the same zone.

Objectives:

- Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, and transitional and supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.
- Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process.

26. *Housing and Community Development Program*

El Monte provides millions of dollars in grants each year to a wide range of nonprofit human service and community development organizations supporting programs through the City's Consolidated Plan process. These programs assist homeless persons, very low and low income households, families with children, women, and others in finding housing and appropriate supportive services. Funding is targeted to federally defined low and moderate income areas in El Monte. The City provides funding to different agencies, contingent on the continuation of funds through the City's general fund, HOME funds, and Community Development Block Grant funds, and also contingent on City Council approval of uses. El Monte continues to support the use of these community development funds to improve the quality of life of residents in the community.

Objectives:

- Continue funding nonprofit human service and housing development organizations to provide needed services and housing, subject to funding availability and City Council approval.

27. *Manufactured Housing*

Government Code Section 6582.3(a) specifies that local governments cannot exclude permanently sited manufactured homes from lots zoned for single-family dwellings (unless manufactured housing is more than 10 years old), but may require certain design/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 in the same zone. The City has amended the Zoning Code to define manufactured housing and mobile homes consistent with State law and identified the zone(s) where such housing is permitted.

Objectives:

- Facilitate the development of alternative housing models, such as manufactured housing and mobile homes, through the provision of appropriate development standards.
- Explore the feasibility of design guidelines for mobile homes and manufactured housing to ensure quality development.

28. *Mobile Home Parks*

Mobile home parks in the City provide lower income residents with affordable housing. To ensure that conditions are preserved to promote and enhance fairness in the economic relationship between mobile home park owners and mobile home owners and residents, the City has developed a mobile home park rent stabilization ordinance and a mobile home park conversion ordinance. The City recognizes that mobile home owners and residents should be protected from unreasonable space rental increases, while also recognizing the need of mobile home park owners to receive a just and reasonable return on their investment. To provide information to both mobile home park owners and mobile home owners/residents, the City will develop an educational outreach program that addresses residents housing rights and the obligations of property owners. The City will also provide information on the mobile home park rent stabilization ordinance, the mobile home park conversion ordinance, and other fair housing information on the City's website and at City Hall.

Objectives:

- Ensure that mobile home owners and residents are protected from unreasonable space rental increases, while also recognizing the need of mobile home park owners to receive a reasonable return on their investment.

- Minimize the adverse impact on the housing supply and on displaced persons by providing certain rights and benefits to mobile home tenants and by requiring tenant relocation assistance whenever an existing mobile home park or portion thereof is converted to another use.
- Develop a mobile home park educational outreach program to provide both mobile home park owners and mobile home owners/residents with information on housing rights and obligations.

29. *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 other housing of the same type in the same zone. The City has amended the Zoning Code to define community care facilities, include specific permitting processes where such uses are allowed, and to specify regulations to exercise appropriate reviews within the parameters of state law.

Objectives:

- Continue to facilitate community care facilities in the City through appropriate zoning regulations within parameters of state law.
- Provide information in public places regarding the City's requirements for community care facilities in order to address inquiries about the establishment of such uses.

30. *Development of Second Units*

Development of second units provides lower-income households an affordable housing opportunity typically within a single-family neighborhood setting. Therefore, the City will continue to allow for second units in the Zoning Code. Recently adopted amendments to the Zoning Code include allowing second units administratively and permitting a reduction in the required lot size to qualify for a second unit, thus increasing opportunities to construct second units in the City. Second units, also known as "granny flats," are a practical method for a family to maximize the available land on their own lot.

By utilizing land and utilities, a family minimizes construction costs. The City is capitalizing on the Zoning Code by increasing the stock of affordable units while maintaining the integrity of the existing single-family neighborhoods. To encourage greater participation by residents in the development of second units, the City will provide information on second unit development opportunities on the City's website and at City Hall.

Objectives:

- Encourage the development of second units to provide lower-income households an affordable housing opportunity within single-family neighborhoods.

31. Family Housing

The City of El Monte has a demonstrated need for family rental housing, particularly large-family housing. Addressing this need is complex. The City has taken a proactive stance to encourage the production of multiple-family housing by designating more than 100 acres of land along corridors for mixed/multiuse housing as a by-right use with supportive development standards. To support the development of rental and for-sale housing for large households, especially lower-income households, the City encourages developers/builders to incorporate larger bedroom counts in future housing development, as appropriate, to accommodate the needs of larger households.

Objectives:

- Continue to support and work with Rio Hondo Community Development Corporation and other nonprofits to acquire and dedicate affordable housing for families in El Monte.
- Encourage the development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.

32. Water and Sewer Service Providers

Pursuant to Chapter 727, Statutes of 2005 (SB 1087), the City of El Monte is required to deliver its adopted housing element and any

amendments thereto to local water and sewer service providers. This legislation allows for coordination between the City and water and sewer providers when considering approval of new residential projects, to ensure that the providers have an opportunity to provide input on the Element. Additionally, review of the Housing Element ensures that priority for water and sewer services is granted to projects that include units affordable to lower-income households.

Objectives:

- Submit the adopted Housing Element to local water and sewer providers for their review and input.

Quantified Objectives

For the present planning period of the Housing Element, the City has set forth the following quantified objectives. The quantified objectives for construction, rehabilitation, and preservation refer to the planning period 2014-2021 (see Table H-4). It is recognized that the quantified objectives are the maximum number of households/units to be assisted during the planning period. The state's current budget deficit, uncertainty with future federal allocation of monies, and changing housing market may influence these objectives.

Table H-4 Housing Element Quantified Objectives

Needs Group	Housing Needs		
	New Construction	Rehabilitation	Preservation
Extremely Low	264	18	0
Very Low	265	19	128
Low	315	19	0
Moderate	352	0	0
Above Moderate	946	0	0
Total	2,142	56	128

Note:

¹Construction objectives represent the City's 2014-2021 RHNA

²Average 7 units per year (multiplied by 8 years) per the City's 2010-2014 Consolidated Plan objectives for Single-Family Housing Rehabilitation Programs and Multi-family Housing Rehabilitation Programs.

³The preservation objective is consistent with the City's total count of affordable units that could potentially be at-risk of converting to market rate.

⁴50% of Very Low-Income category

Table H-5 summarized the housing programs and implementation.

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Table H-5 Housing Program Implementation

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timetable</i>
1. Corridor Implementation Plan	- Develop Corridor Implementation Plans for the Garvey Avenue and Durfee Corridor areas that will include land use and streetscape concepts, including preferred locations for housing, commercial nodes, landscaping and parkways, and a mobility plan. - Further encourage and facilitate the development of affordable housing through streamlined processing, fee modifications, density bonus incentives, reductions in development and parking standards, and funding, when available, for site improvements. - Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website. - Designate at least 10.5 acres for exclusively residential uses in the MMU zone; and identify alternatives sites if any identified sites are not developed in accordance with the development requirements of sites designated for exclusively residential uses in the MMU zone.	Planning Division	General Fund	Designate 10.5 acres in the MMU zone for exclusively residential uses concurrent with Housing Element adoption Ongoing, 2014-2021
2. Downtown Specific Plan	Prepare a Downtown Specific Plan that includes a land use plan, infrastructure plan, parks and recreational plan, design regulations, transportation plan, and other key elements.	Planning Division	General Fund	2014-2021
3. El Monte Gateway Specific Plan	- Implement the program measures outlined in the Specific Plan and environmental mitigation measures to allow for housing sites to be available in the element planning period. - Facilitate the timely construction of residential projects by providing technical and financial assistance to the project, such as relocation of the public works yard, support of grant applications, and other assistance, including additional incentives, such as regulatory concessions/waivers, fee waivers, streamlined entitlement reviews/approvals, and technical assistance for financing/funding of development projects. - Continue to provide appropriate land use designations and maintain an inventory of suitable sites for residential development. Make the vacant and underutilized residential sites inventory available to non-profit and for-profit housing developers on the City's website	Planning Division	General Fund	Ongoing, 2014-2021
4. Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate projects at a minimum of 16 units	Planning Division	General Fund	Ongoing,

Housing Element

Table H-5 Housing Program Implementation

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timetable</i>
	per site with emphasis on parcels located in the El Monte Gateway Specific Plan and the newly established Mixed/Multiuse Zones.			2014-2021
5. Mixed/Multiuse Designation and Development Standards	Periodically review mixed/multiuse development standards to identify constraints and remove or offset constraints where possible.	Planning Division	General Fund	Ongoing, 2014-2021
6. Residential Design Standards	- Continue to utilize the City's Comprehensive Design Guidelines in order to provide guidance for residential development. - Provide information in public places regarding the City's Comprehensive Design Guidelines and make information more widely available.	Planning Division	General Fund	Ongoing, 2014-2021
7. Green Building	- Continue to expand the Sustainable Development Chapter of the Municipal Code with standards for various strategies to encourage sustainable development, including, but not limited to, energy efficiency, water conservation, natural resources conservation, etc. - Modify and adopt California Energy Code with a 15 percent increase in energy efficiency, and adopt a tiered approach using energy efficient standards. - Continue to participate in the Energy Leader Partnership with Southern California Edison through the City's Energy Action Plan (EAP), which identifies the long-term visions and goal to achieve energy efficiency in the community and in government operations.	Planning Division; Building Division	General Fund	Ongoing, 2014-2021
8. Regulatory Incentives	Continue to approve conditional use permits, zone changes, general plan amendments, variances, and density bonuses as appropriate while balancing the goal of preserving established residential neighborhoods.	Planning Division	General Fund	Ongoing, 2014-2021

Table H-5 Housing Program Implementation

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timetable</i>
9. Financial Incentives	▪ Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City's community development and housing goals. ▪ Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the City. ▪ Work with developers to explore grant opportunities for infill projects for the El Monte Gateway and other projects along the corridors.	Planning Division; Housing Division	General Fund; Federal and State Funds	Ongoing, 2014-2021

Housing Element

Table H-5 Housing Program Implementation

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timetable</i>
10. Density Bonus	Inform and encourage developers to utilize the density bonus program by promoting the program on the City's website and at City Hall, and by offering technical assistance at City Hall.	Planning Division	General Fund	Ongoing, 2014-2021
11. Conditional Use Permit Process	Continue to allow mixed/multiuse housing by right along designated corridors and in the El Monte Gateway Specific Plan subject to conformance review with related development standards; retain the CUP requirement for multiple-family projects elsewhere in the City.	Planning Division	General Fund	Ongoing, 2014-2021
12. Streamline Processing	Continue to monitor permit processing times and investigate ways to streamline the process. Prioritize the review of projects that include affordable housing units.	Planning Division	General Fund	Ongoing, 2014-2021
13. Code Compliance	- Continue to implement residential code enforcement using a progressive approach of voluntary compliance, administrative citations, and court action if needed. - Enlist the support of volunteers to provide staffing to implement a more proactive approach to code enforcement.	Police Department	General Fund; CDBG	Ongoing, 2014-2021
14. Housing Inspection Program	- Continue to implement housing inspection program for a period of not less than five years that can be extended by City Council. - Create a housing inspection program for mobile homes and apartments, working in partnership with various stakeholders in the community.	Building Department	General Fund	Ongoing, 2014-2021
15. Housing Rehabilitation Loan Program	Continue to implement the residential home loan program for single-family residences, including lead-based paint hazard, citywide.	Housing Division	CDBG; HOME	Ongoing, 2014-2021
16. Affordable Housing Preservation	- Monitor the status of affordable units that may become at risk of conversion and provide technical assistance as feasible to facilitate preservation for units at risk of conversion. - Support nonprofit funding applications and conduct hearings to assist in obtaining funds for preservation.	Housing Division	General Fund; CDBG; HOME	Ongoing, 2014-2021

Table H-5 Housing Program Implementation

Housing Program	Implementation Action	Responsible Agency	Funding	Timetable
17. Acquisition & Rehabilitation	Work with nonprofit partnerships to acquire, rehabilitate, and deed restrict apartments to improve housing conditions and achieve community development goals, when funding sources are available.	Housing Division; RHCCDC	General Fund; CDBG; HOME	Ongoing, 2014-2021
18. Housing Partnerships	Continue to actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services.	Housing Division	General Fund; CDBG; HOME	Ongoing, 2014-2021
19. First-Time Homebuyer Assistance	- Provide homeownership opportunities for low-income households through homebuyer education and financing assistance, when funding sources are available. - Consider the use of other funding sources to supplement the homebuyer assistance program.	Housing Division	General Fund; HOME	Ongoing, 2014-2021
20. Police Officer Homeownership Program	- Provide homeownership opportunities for sworn full-time El Monte police officers. - Consider extending the program to provide homeownership opportunities for veterans and public school teachers.	Housing Division	General Fund	Ongoing, 2014-2021
21. Housing Voucher Program	- Support the housing choice voucher program and lobby for additional vouchers as needed. - Continue to provide City financial assistance to local nonprofit organizations that can be used for motel vouchers.	L.A. County and Baldwin Park Housing Authorities	Federal Funds	Ongoing, 2014-2021
22. Fair Housing Program	- Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City. - Continue to periodically prepare an Analysis of Impediments to Housing and implement its findings.	Housing Division	CDBG	Ongoing, 2014-2021
23. Housing Accessibility	- Continue to approve reasonable accommodations for modification of building codes, permitting process, and land uses to new and rehabilitated homes to maximize accessibility for people with disabilities. - Consider ways to incorporate or incentivize the incorporation of visitability concepts consistent with HCD's voluntary model ordinance. - Continue to administer City-operated programs to assist households with disabilities with architectural modifications to their homes and continue to implement the provisions of the Americans with Disabilities Act (ADA). - Provide information in public places regarding the City's reasonable accommodation ordinance and make information available on this program more widely available.	Planning Division	General Fund	Ongoing, 2014-2021
24. Housing for Persons with Developmental Disabilities	Continue to offer specific regulatory incentives throughout the planning period; apply for funding to encourage development of units specifically for persons with developmental disabilities, when	Planning Division; Housing Division	General Fund	Ongoing, 2014-2021

Housing Element

Table H-5 Housing Program Implementation

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timetable</i>
	funding is available. Conduct outreach to potential developers and initiate a cooperative outreach program with the San Gabriel/Pomona Regional Center within 1-year of Housing Element adoption.			
25. Emergency Shelters and Transitional Housing	- Continue to monitor the inventory of sites appropriate to accommodate emergency shelters, SROs, and transitional and supportive housing and work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met. - Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process.	Housing Division; Planning Division	CDBG; General Fund; CDBG; and ESG	Ongoing, 2014-2021
26. Housing and Community Development	Continue funding nonprofit human service and housing development organizations, subject to funding availability and City Council approval.	Housing Division	CDBG; General Fund; HOME; ESG; RDA Set-Asides	Ongoing, 2014-2021
27. Manufactured housing	- Facilitate the development of alternative housing models, such as manufactured housing and mobile homes, through the provision of appropriate development standards. - Explore the feasibility of design guidelines for mobile homes and manufactured housing to ensure quality development.	Planning Division	General Fund	Ongoing, 2014-2021
28. Mobile Home Parks	- Ensure that mobile home owners and residents are protected from unreasonable space rental increases, while also recognizing the need of mobile home park owners to receive a reasonable return on their investment. - Develop a mobile home park educational outreach program to provide both mobile home park owners and mobile home owners/residents with information on housing rights and obligations.	Planning Division	General Fund	2014-2021
29. Community Care Facilities	- Continue to facilitate community care facilities in the City through appropriate zoning regulations within parameters of state law. - Provide information in public places regarding the City's requirements for community care facilities in order to address inquiries about the establishment of such uses.	Planning Division	General Fund	Ongoing, 2014-2021
30. Development of Second Units	Encourage the development of second units to provide lower-income households an affordable housing opportunity within single-family neighborhoods.	Planning Division	General Fund	Ongoing; 2014-2021
31. Family Housing	- Continue to support and work with RHDCD and other nonprofits to acquire and dedicate affordable housing for families in El Monte. - Encourage the development of housing for large households through a variety of activities such as outreach to housing developers, providing	Planning Division, Housing Division	General Fund HOME	Ongoing, 2014-2021

Table H-5 Housing Program Implementation

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Responsible Agency</i>	<i>Funding</i>	<i>Timetable</i>
	technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.			
32. Water and Sewer Service Providers	Submit the adopted Housing Element to local water and sewer providers for their review and input.	Planning Division	General Fund	2014-2021



City of El Monte 2014-2021 Housing Element

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CITY OF EL MONTE

2014-2021 Housing Element

Background Technical Report



Adopted December 17, 2013



Prepared for
City of El Monte
by ESA



City of El Monte 2014-2021 Housing Element

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Housing Technical Report

INTRODUCTION

STATUTORY AUTHORITY

California law requires that cities develop housing programs to meet their “fair share” of existing and future housing needs for all income groups. To comply with state law and provide housing opportunities for residents, the City of El Monte prepares a housing element every five years. The El Monte Housing Element covers the extended planning period of 2014 to 2021. State law prescribes the scope and content of the housing element.

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 2014-2021 Housing Element.

HOUSING CONTEXT

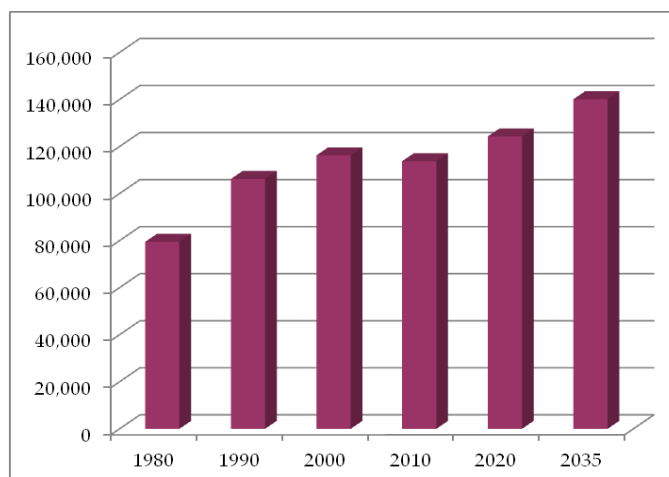
This section describes and analyzes demographic characteristics, housing characteristics, special needs groups, and other factors to identify present and future housing needs in El Monte. This assessment forms the basis for the development of housing goals, policies, and programs that are responsive to and address El Monte's identified housing needs.

DEMOGRAPHIC PROFILE

Population Growth

According to the 2007-2011 American Community Survey (ACS), the City of El Monte had a population of approximately 113,763. More recently, the city's population has increased at a moderate pace, following significant gains during the 1960s and 1970s through annexations of unincorporated areas in Los Angeles County. Infill development during the 1980s and 1990s characterized much of the new growth in the community up until the present (see Figure 1).

Figure 1 El Monte Population Growth, 1980–2035



El Monte is projected to reach buildout over the next few decades. The Southern California Association of Governments (SCAG) projects population to increase to 140,100 by 2035. Future population growth will likely be attributed to a number of 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.

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. Table 1 displays changes in the race and ethnicity of residents from 2000 to 2010. According to the 2010 Census, Hispanic residents continued to comprise the largest racial or ethnic group at 69 percent of the total population. However, Asians recorded the fastest growth over the decade, and now represent one of every four residents. All other groups continued to comprise 10 percent of the population.

Table 1 **Changes in Race and Ethnicity**

<i>Race and Ethnicity</i>	<i>2000</i>		<i>2010</i>		<i>Percent Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
Hispanic	83,945	72%	78,317	69%	-7%
Asian	21,405	19%	28,503	25%	33%
White	8,542	7%	4,571	4%	-46%
African American	640	1%	870	1%	36%
All others	1,433	1%	1,214	1%	-15%
Total	115,965	100%	113,475	100%	-2%

Source: U.S. Census, 2000 and 2010.

Age Characteristics

Age characteristics are related to differences in the type of housing needed. El Monte's population is one of the youngest in the county, with a median age of 31 versus 35 years countywide. In 2010, nearly 40 percent of residents were younger than age 24 (Table 2). As with the broader region and reflective of the baby boom generation, middle-age adults ages 45 to 64 were the fastest-growing group, increasing 37 percent during the decade. The 2010 Census also points to a slightly larger senior population which may be due in part to the construction of

new senior housing. The City's age profile suggests the need for larger units to accommodate families as well as affordable units for seniors and middle-age adults.

Table 2 Changes in Age Characteristics

<i>Age Groups</i>	<i>2000</i>		<i>2010</i>		<i>Percent Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
Less than 18	39,505	34%	32,234	29%	-18%
18–24 (college age)	14,067	12%	12,814	11%	-9%
25–44 (young adults)	36,491	31%	33,263	29%	-9%
45–64 (middle-age)	17,884	15%	24,567	22%	37%
65+ (seniors)	8,018	7%	10,597	9%	32%
Total	115,965	100%	113,475	100%	-2%

Source: U.S. Census, 2000 and 2010.

Household Type

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. 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 a significant percentage of families with children and single-parent families, however in the past decade the largest increase was the number of married couples without children.

Table 3 Changes in Household Type

<i>Household Type</i>	<i>2000</i>		<i>2010</i>		<i>Percent Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
Married families w/children	10,284	38%	8,172	29%	-20%
Married couples w/ no children	5,129	19%	6,915	25%	35%
Single-parent families	7,582	28%	8,260	30%	9%
Single persons	2,945	11%	3,130	11%	6%
All other households	1,094	4%	1,337	5%	22%
Total	27,034	100%	27,814	100%	3%

Source: U.S. Census, 2000 and 2010.

Household Size

As a family-oriented community, El Monte households are predominantly composed of families with children. In fact, El Monte has the third largest average household size of cities in the San Gabriel Valley. According to the 2000 Census the average household size in the City was 4.24 persons per unit, underscoring the need for additional family housing. Data from the 2010 Census shows that the average household size has decreased slightly to 4.04 persons per household which may be related to the increase in the number of married couples with no children as shown in Table 3.

Table 4 Changes in Household Size

<i>Household Size</i>	<i>2000</i>		<i>2010</i>		<i>Percent Change</i>
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	
Single-person	2,945	11%	3,130	11%	10%
2 to 4 persons	13,091	48%	14,454	52%	10%
Large families (5 or more)	10,998	41%	10,230	37%	-7%
Total	27,034	100%	27,814	100%	3%
Average size	4.24		4.04		

Source: U.S. Census, 2000 and 2010.

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 2007-2011 American Community Survey there are approximately 47,400 residents aged 16 or older that are employed. As the City's total civilian labor force totals approximately 53,500 the unemployment rate is estimated to be 7 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, Longo Toyota-Lexus, and other auto dealers.

In recent years, however, a significant number of heavy manufacturers have left El Monte, particularly from the Northwest Industrial District. Major employers that have left El Monte include St. Gobains (glass manufacturer), Crown Plating (metal plating), Howard's, Clayton Industries (boiler manufacturer), and Navcom (defense industry components). New or expanded businesses include Sam's Club, Cathay Bank, and Vons.

Table 5 illustrates the types of jobs in El Monte by major industry. With the expansion of industries above, El Monte can expect increases in employment opportunities in several key sectors: transportation and warehousing (Northwest), the finance/information/professional (Flair Park and El Monte Gateway), and arts/entertainment/recreation/hotel/food.

Table 5 Employment in El Monte

<i>Industry of Employment</i>	<i>2010</i>	
	<i>Persons</i>	<i>Percent</i>
Agricultural, Forestry, Mining	185	<1%
Construction	3,834	8%
Manufacturing	9,108	19%
Wholesale Trade	2,543	5%
Retail Trade	5,495	12%
Transportation, Warehousing, Utilities	2,701	6%
Information	788	2%
Finance, Insurance, Real Estate, Leasing	1,974	4%
Professional, Scientific, and Management	4,326	9%
Educational services, Health Care and Social Assistance	7,047	15%
Arts, Entertainment, Recreation, Accommodation, and Food services	4,724	10%
Public Administration	1,223	3%
Other Services	3,394	7%
Total	47,342	100%

Source: 2007-2011 American Community Survey 5-Year Estimates.

Household Income

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2007-2011 ACS, the City's median household income was approximately \$41,820 up from \$32,400 in 2000. Despite the increase the city's median household income was still well below the County median of \$56,266.

Table 6 illustrates the household income distribution for different types of households in El Monte. The median income is shown, which represents the point where 50 percent of all households earn less than that amount. Shown below, married families without children tend to earn the highest income, presumably because both adults are working. Other families and non-families typically earn the lowest incomes, because these households often consist of single persons or seniors on fixed incomes.

Table 6 also provides the median income in El Monte, adjusted for inflation, according to the 2007-2011 American Community Survey. This adjustment provides a more accurate picture of household income and the ability to afford different types of housing discussed in the next section. It is important to note, however, that the Census Bureau provides the median income, but a large share of households earn higher than median income.

As of 2011, a total of 3,504 households or 13 percent earn above \$100,000 annually compared to 1,712 households (or 6 percent) in 2000. Households earning \$75,000 to \$100,000 also increased substantially, by approximately 57 percent since 2000.

Table 6 Income by Household Type

<i>Household Income</i>	<i>Number of Households</i>	
	<i>2000</i>	<i>2010</i>
Less than \$25,000	10,058	7,832
\$25,000 to \$49,999	9,082	8,440
\$50,000 to \$74,999	4,291	5,176
\$75,000 to \$99,999	1,951	3,070
More than \$100,000	1,712	3,504
<i>Household Types</i>	<i>Median Income</i>	
	<i>2000</i>	<i>2010</i>
All Households	\$32,439	\$41,820
Family households	\$32,402	\$43,183
Non-family households	\$16,692	\$21,814

Sources: U.S. Census, 2000; 2007-2011 American Community Survey 5-Year Estimates.

Household Income Distribution

The State Department of Housing and Community Development further analyzes the distribution of income among households in a community relative to the County Median Family Income (CMFI), as adjusted for

households of different sizes. Households are grouped into four income classifications for purposes of determining the need for assistance.

- Extremely low: households earning 30 percent or less of CMFI, that is, a maximum income of \$25,300 for a household of four.
- Very low: households earning 31 to 50 percent of CMFI, or a maximum income of \$42,150 for a household of four.
- Low: households earning 51 to 80 percent of CMFI, or a maximum of \$67,450 for a four-person household.
- Moderate: households earning 81 to 120 percent of CMFI, or a maximum income of \$77,750 for a household of four.
- Above Moderate: households earning above 120 percent of CMFI, that is above \$77,750 for a household of four.

State of California household income guidelines often combine extremely low and very low income into one category, called very low income. The extremely low, very low, and low income categories are also often considered “lower” income, a term used throughout this Housing Element. Table 7 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 7 Household Income Characteristics

<i>Income Categories</i>	<i>Tenure of Households</i>				<i>Total of HHlds</i>	<i>Percent of Total</i>
	<i>Owners</i>	<i>Percent of Hhlds</i>	<i>Renters</i>	<i>Percent of Hhlds</i>		
Median	\$59,293	–	\$31,868	–	\$41,820	–
Extremely Low	1,130	10%	5,015	29%	6,145	21%
Very Low	1,945	16%	4,785	28%	6,730	23%
Low	3,080	26%	3,585	21%	6,665	23%
Moderate or Above	5,685	48%	3,885	22%	9,570	33%
Total	11,840	–	17,270	–	29,110	100%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

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.

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: senior households, people with disabilities (including physical, developmental, mental, substance abuse, etc.), female-headed households (single-parent), large households, persons and families in need of emergency shelter, veterans, 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 8 summarizes special needs groups residing in the City. Census data is used to determine the size of special needs groups in El Monte. Recent information from service providers and government agencies supplemented the data. More extensive information about each special need group and its particular support service needs is in the 2010-2015 Consolidated Plan.

Table 8 Special Needs Groups

<i>Special Needs</i>	<i>2000</i>		<i>2010</i>	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
Senior households	3,670	14%	4,488	15%
Female-headed Households	6,974	18%	5,271	14%
Large families	10,998	41%	8,504	36%
Disabled people	16,481	15%	9,876	8%
Veterans	3,478	3%	2,173	2%
Homeless people	219	0.2%	364	0.3%
Farmworkers	257	0.2%	185	0.2%

Sources:

U.S. Census and Comprehensive Housing Affordability Strategy, 2009.

East San Gabriel Valley Homeless Count, 2011.

2007-2011 American Community Survey.

As shown above, significant increases have occurred among female headed households and large families, with declines in the number of homeless people and farmworkers. 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 2005–2009 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 2010 Census, 9 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 older than 75 year of age. Each of these groups has different health, transportation, and housing needs that require a different strategy and plan.

The 2005-2009 Comprehensive Housing Affordability Strategy indicates that approximately 70 percent of seniors in El Monte earned lower incomes. The significant increase in rents and home prices over the past years has likely exacerbated the incidence and severity of overpayment among seniors. As shown in Table 9, 59 percent of lower income senior renters and 34 percent of senior lower income homeowners overpay for housing.

Table 9 Senior Household Income and Overpayment

<i>Income Level</i>	<i>No. Hhlds</i>		<i>Overpayment</i>	
	<i>Renters</i>	<i>Owners</i>	<i>Renters</i>	<i>Owners</i>
Extremely Low	1,025	485	65%	72%
Very Low	480	595	83%	54%
Low	430	95	37%	21%
Total Lower Income	1,925	1,175	59%	34%

Source: U.S. Census and Comprehensive Housing Affordability Strategy, 2005-2009.

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; a mini-market, health screening; and educational, recreational, and social activities. The City's Recreation Department 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. Services are also provided through the Jack Crippen Senior Center.

Table 10 summarizes the types of senior housing available in El Monte. This includes 11 senior apartment projects, 10 skilled nursing facilities, and 7 residential care facilities. In addition, the City has approved development proposals to build an additional 6 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 10 Housing Opportunities for Seniors

<i>Description</i>	<i>Residential Projects</i>	<i>Capacity</i>
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.

Single-parent 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 5,271 female-headed families, of which 2,778 are female headed families with children. In 2000, 31 percent of the City's female-headed families lived in poverty, compared to 17 percent of married-couple families.

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 2010 Census, 8,504 large households live in El Monte (5,099 are renters and 3,405 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 three-fourths of all large families who rent earn lower incomes and, of those, approximately seven in ten overpay for housing. Among homeowners, about half earn lower income and, of those, eight in ten overpay for housing (See Table 11). 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 11 Family Household Incomes and Overpayment

<i>Income Level</i>	<i>Renters (Families)</i>		<i>Homeowners</i>	
	<i>Small (2 to 4 persons)</i>	<i>Large (5 or more persons)</i>	<i>Small (2 to 4 persons)</i>	<i>Large (5 or more persons)</i>
Extremely Low	2,400	1,005	495	110
Very Low	2,605	1,140	600	640
Low	1,975	1,080	1,555	1,005
Total Households	8,810	4,430	5,675	3,495
Lower Income	79%	73%	47%	50%
Percent of Lower Income Households Overpaying	74%	69%	68%	78%

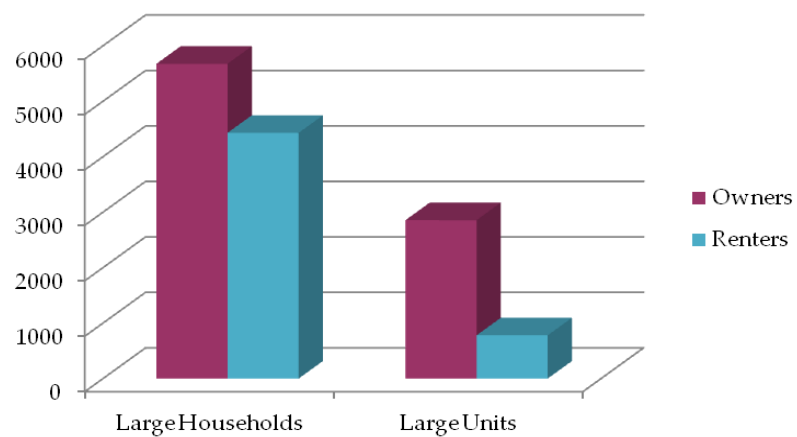
Source: U.S. Census and Comprehensive Housing Affordability Strategy, 2005-2009.

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 2 compares the supply and demand for large family housing in El Monte.

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 2 Large Family Housing Supply



The City of El Monte currently has a shortage of affordable rental units; 90 percent of all rent-restricted units are dedicated to senior households. No affordable rental housing has been built in El Monte in recent years. The Housing Authority administers the Housing Choice Voucher program for the City, but the waiting list for units is three times the number of units available. 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. 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.

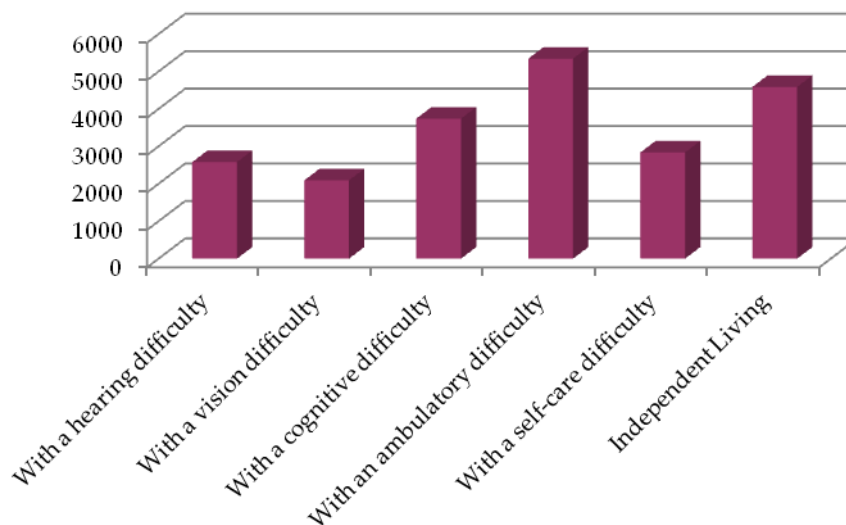
People with Disabilities

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 2010 Census counted more than 9,876 individuals in El Monte with one or more disabilities, which represents approximately 8 percent of the City's total population. Figure 3 shows the number of people with a disability, though the numbers are not unduplicated. Generally, roughly 54 percent of residents had an ambulatory difficulty, while 38 percent experience a cognitive difficulty. Roughly 26 percent of disabled

residents experienced a hearing difficulty and 21 percent had a vision difficulty. Lastly, approximately 28 percent of disabled residents had a self-care difficulty while 46 percent had difficulties with independent living.

Figure 3 Disabled People by Condition



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 live in independent or group housing.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

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 243,000 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 from the San Gabriel/Pomona Regional Center provides a closer look at the developmentally disabled population. As shown in Table 12, there are approximately 930 individuals (0.8 percent of the total population) diagnosed with a cognitive or developmental disability in the City of El Monte.

Table 12 Developmentally Disabled Residents by Age

<i>Zip Code Area</i>	<i>0-14 Years</i>	<i>15-22 Years</i>	<i>23-54 Years</i>	<i>55-65 Years</i>	<i>65+ Years</i>	<i>Total</i>
91731	136	38	58	4	2	238
91732	268	83	163	25	16	555
91733	56	25	51	4	1	137
91734	0	0	0	0	0	0
91735	0	0	0	0	0	0
Total	460	146	272	33	19	930

Source: San Gabriel/Pomona Regional Center, 2013.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8

vouchers, special programs for home purchase, HUD housing, and SB 962 homes. 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 multifamily 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.

In order to assist in the housing needs for persons with Developmental Disabilities, the City has established Program 24 – Housing for Persons with Developmental Disabilities, to ensure that the housing needs of developmentally disabled residents are accommodated. 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.

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. 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 (Table 13).

Table 13 Housing Opportunities for Disabled People

<i>Age Group</i>	<i>Description</i>	<i>Type</i>	<i>Number of Facilities</i>	<i>Capacity</i>
Children/ Youth	Family home	CCF	–	–
	Group home	CCF	6	97
	Transition homes	CCF	–	–
Adults	Social rehabilitation	AOD	2	27
	Sober living	AOD	–	–
	Adult residential	CCF	8	158
Seniors	Elderly residential	CCF	6	75
	Adult day care	SNF	2	124
	Skilled nursing	SNF	10	856

Source: California Department of Social Services, Community Care Licensing Division, 2013.

Veterans

Veterans of foreign wars comprise a significant population in El Monte. According to the 2010 Census, the City is home to approximately 2,173 veterans. 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.

In 2003, the City established the Veterans and Homeless Affairs Commission to begin the dialog on how to address the needs of these two populations. 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;
- 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

Homelessness is a critical issue for all jurisdictions throughout the San Gabriel Valley and Los Angeles Metropolitan region. Every community has a homeless population and providing adequate housing and services is significant challenge. The individuals who are homeless are typically affected by a complex set of unmet social, economic, and housing needs. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness.

Understanding the magnitude of homelessness is important. However, counting the homeless people is difficult due to the different definitions of homelessness and the difficulty in determining their place of residence. Generally, homeless people include any individual or family who lacks a fixed, regular, and adequate nighttime residence, those residing in emergency shelters or transitional housing, or persons in

transitional housing (e.g., alcohol and drug treatment centers) who were homeless before joining the facility or would be homeless if discharged.

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

Every other year, LAHSA, conducts a point in time survey to count the number of homeless individuals, sheltered or unsheltered, living throughout the County. According to the 2011 Greater Los Angeles Homeless Count, it is estimated that there are 45,422 homeless persons in Los Angeles Continuum of Care and approximately 51,340 homeless individuals living in the County at a given point in time. Of the 45,422 reported in the CoC approximately 79 percent were unsheltered and 21 percent were living in either emergency shelter or transitional housing programs at the time of the survey. Within the San Gabriel Valley sub-area, which includes the cities of El Monte, and numerous San Gabriel Valley cities like Claremont, Monrovia, Pomona, San Marino, Industry, and surrounding unincorporated areas, it is estimated that there are 4,727 homeless counted during the Point in Time Survey, including 3,868 single adults and 943 family members.

As part of the Greater Los Angeles Homeless Count Report authored by LAHSA, cities can participate in the Opt-In Program. The Opt-In Program provides local jurisdictions with homeless count numbers specific to their area or city allowing them to obtain local homeless count information to more effectively address local homelessness and to report progress to federal, state, and county agencies to meet funding requirements. Prior to the 2009 homeless count, the methodology did not support this need. Beginning in 2009, the study methodology was enhanced to enable opt-in cities/communities to coordinate a homeless count within their borders using locally recruited volunteers from public and private agencies. In total, 35 areas consisting of 28 cities and seven communities enumerated all of their census tracts – including the City of El Monte. Using the results from the LAHSA shelter and youth counts, cities are able to estimate a point-in-time number of the homeless

families and individuals who are sheltered and unsheltered in their jurisdictions. The most recent data available for the City of El Monte is from 2011 and indicates that there are approximately 364 homeless individuals living in the City including 119 individuals on the street and 244 living in an emergency shelter or transitional housing.

As an active participant in the LACoC program, the residents can access services depending on their level of need. In 2003, the City also established the Veterans and Homeless Affairs Commission to address the needs of these two populations. For many El Monte residents, the first entry into the CoC program is through an emergency shelter, where housing and support services move people off the streets and into a safe environment. After immediate needs are met, clients are moved into transitional housing, where support services are provided for a more extended period (e.g., employment, counseling, medical aftercare, and life skills training). The final component of the COC is permanent housing, with the goal of receiving affordable housing with support services to achieve maximum independence.

Housing Supply

Table 14 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 housing for people not living in permanent housing. Additional beds are 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 14 Housing and Services for Homeless People

<i>Name of Organization</i>	<i>Description</i>	<i>Facilities</i>	<i>Capacity/ Beds</i>
Project Achieve (San Gabriel Services Center)	Homeless families	2 (outside El Monte)	15 families (60 people)
El Monte/South El Monte Emergency Resources	Emergency shelter Motel Vouchers	Homeless men, women, and children	As funds permit
Catholic Charities Our Savior Center	Emergency shelter Motel Vouchers	Homeless men, women, and children	As funds permit
Bridges – Casitas Pacificas Bridges – Casitas Tranquilas	Social rehabilitation	Dually diagnosed mental illness and substance abuse	42 beds
Volunteers of America	Access and	Office in El	N/A

Table 14 Housing and Services for Homeless People

	outreach center	Monte- Walk-in service and referral center	
Walden House	Social rehabilitation	Female Offenders with children – Dual Diagnosed	92 beds
Mid Valley – Omni Center	Social rehabilitation	Men Alcohol and Drug Rehab	42 beds
Mid Valley – Casa de Paz	Transitional Housing	Women Alcohol and Drug Rehab	24 beds

Source: City of El Monte, 2013.

The key unmet need within the Continuum of Care is for emergency shelters. El Monte does not currently have an emergency shelter, although service agencies will issue vouchers to singles or couples for local motels as funding permits. 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 available for families in El Monte.

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

Park El Monte

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

neighborhood. And improvements along the Rio Hondo River will eventually connect residents to the Whittier Narrows Recreational Area.

Mountain View

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

The Mountain View neighborhood is undergoing significant reinvestment. The revitalization of the Garvey and Durfee Corridors will improve the appearance of the street and provide needed quality housing. The Durfee Corridor will be the major residential corridor spanning the neighborhood, lined with trees, parkways, and ample sidewalks. The Emerald Necklace and improved streetscapes will improve neighborhood image. Infill development is resulting in new investment in the neighborhood.

Downtown

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. This area is noted for its mix of housing, street configurations, proximity to historical resources, and shopping. The Downtown is envisioned as a mixed-income, multi-use, and vibrant center of El Monte, with additional housing. The El Monte Gateway/Transit Village Specific Plan, described earlier, will define the future of Downtown. With the construction of 1,850 housing units in conventional single-family neighborhoods and very high density mixed/multi-use configurations, hotel and entertainment uses, and commercial and office development oriented around mass transit, the El Monte Gateway will revitalize the heart of El Monte with a culturally and socially diverse living environment.

River East

The River East residential neighborhood is bordered by the San Gabriel River to the east, and Interstate 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 2007-2011 ACS, El Monte has 29,437 housing units. Of that total, single-family homes, including detached and attached units, comprised roughly 70 percent of all homes in the city. Multiple-family housing (primarily apartments) comprises more than one-fourth of all homes, with the majority in projects having ten or more units. The City's 1,303 mobile home units comprise the remaining 4 percent of the housing stock.

Table 15 Housing Opportunities

<i>Housing Types</i>	<i>Number of Units</i>	<i>Percent of Total</i>
Single-family detached	16,689	57%
Single-family attached	3,471	12%
Multiple-family (2–4 units)	1,539	5%
Multiple-family (5+ units)	6,407	22%
Mobile homes and other	1,331	4%
Total	29,437	100%

Source: 2007-2011 American Community Survey 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 16 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 16 Housing Size

<i>Bedrooms</i>	<i>Owner</i>	<i>Renter</i>	<i>Total</i>
Studio or 1 bedroom	436	5,055	5,491
2 bedrooms	2,667	7,553	10,220
3 bedrooms	5,581	3,096	8,677
4 bedrooms	2,468	682	3,150
5 bedrooms or more	387	97	484
Total	11,539	16,483	28,022

Source: 2007-2011 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. In 2010, 11,539 households (41 percent) owned homes and 16,483 households (59 percent) rented homes in El Monte (Table 17). The City's homeownership rate is the lowest in the San Gabriel Valley. Many of the single-family homes (45 percent) are rented, presumably due to the need for larger rental units and yards to accommodate families with children.

Table 17 Housing Tenure

<i>Housing</i>	<i>Number</i>	<i>Percent Owned*</i>
Single-family detached	16,689	55%
Single-family attached	3,471	37%
Multiple-family (2-4 units)	1,539	8%
Multiple-family (5+ units)	6,407	5%
Mobile homes and other	1,331	51%
Total	29,437	41%

Source: 2007-2011 American Community Survey 5-Year Estimates

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 to 6 percent for rental units and 1.5 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 pro formas 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 slightly lower than optimal, averaging 3.2 percent for rentals and 1.8 percent for ownership units. The low vacancy rate is responsible in part for the higher housing costs in El Monte, particularly relative to the income of residents. The vacancy rate also varies significantly by the price and size of the unit. Although many new single-family homes built today are three- and four-bedroom units, the asking prices are often unaffordable to El Monte residents. More critical, however, is the shortage of apartments. Developers are currently not building apartments that could readily accommodate large families.

Housing Sales Prices

Like other cities in the San Gabriel Valley, from 2000 to 2008 the sale prices for housing nearly tripled, from an average of \$150,000 to the mid \$400,000s. In more recent years, with the Recession of 2008 home prices have dropped back down to the low to mid \$300,000s, however these prices are still well above the prices seen in 2000. Much of the appreciation in home values over the decade 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. As the economy once again continues to grow

Shown in Table 18, the purchase price for single-family homes in 2013 averaged \$338,000 down from \$475,000 in 2006. Similarly, the purchase price for condominiums was \$275,000 down from \$415,000 in 2006. Generally, according to DataQuick, newer homes are selling for significantly higher than resale housing.

Table 18 **Homes Price Data for May 2013**

	<i>Single Family Homes</i>	<i>Condominiums</i>
Number Sold	22	15
Average Price	\$338,000	\$275,000
Percent Change from 2012	15%	-25%
Price per Square Foot	\$277-\$318	N/A

Source: *L.A. Times Sunday Edition Charts - Data for May 2013*, Dataquick. Accessed June 17, 2013.

Housing Rents

Rents vary depending on unit type (single-family home, townhomes, apartment, etc.), the size and condition of the unit, and nearby amenities. According to the 2007-2011 American Community Survey, 5 percent of units rent for less than \$500 in El Monte, most likely subsidized units and senior apartments. Approximately 15 percent rent from \$500 to \$750, 33 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 \$775 for a one-bedroom unit to \$1,800 for a three-bedroom apartment. Table 19 summarizes asking rents for apartments and homes in El Monte.

Table 19 El Monte Housing Rents

<i>Size of Rental</i>	<i>Apartments</i>	<i>Single-Family Homes</i>	<i>Average</i>
1 bedroom	\$750-1,150	\$775	\$935
2 bedroom	\$1,050-1,450	\$1,100-1,350	\$1,200
3 bedroom	\$1,600-1,800	\$1,750	\$1,720
Average rent	\$1,147	\$1,243	\$1,285

Source: Craigslist, Rent.com and other various online rental resources. Accessed June 17, 2013.

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 20 compares the maximum housing price and rent that could be afforded by different income levels in El Monte. As discussed in previous sections, the average-priced condominium and single-family home sell for around \$330,000. Since low and moderate income households cannot afford to pay more than \$278,000 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 \$750 and \$1,800 per month. Low and moderate income households can afford between \$1,000 to \$1,500 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.

Table 20 Housing Affordability in El Monte

<i>Income Levels</i>	<i>Definition (Percent of County MFI)</i>	<i>Maximum Household Income¹</i>	<i>Maximum Affordable Price²</i>	<i>Maximum Affordable Rent³</i>
Extremely Low	Less than 30%	\$22,750	\$54,086	\$327
Very Low	31% to 50%	\$37,100	\$117,648	\$645
Low	51% to 80%	\$60,650	\$161,448	\$903
Moderate	80% to 120%	\$71,800	\$278,252	\$1,484

Assumptions:

- ¹ Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to median family income (MFI).
- ² Assumes 20% down payment, 30-year loan at an interest rate of 5%, 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.

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 21).

As defined by the federal government:

- **Overpayment.** 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 2007-2001 American Community Survey, 49 percent of all ownership households with a mortgage and more than 61 percent of renters in El Monte overpaid 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 2007-2001 American Community Survey, 25 percent of households in El Monte live in overcrowded situations, with significantly higher overcrowding rates for renters.

Table 21 Housing Problems

<i>Housing Problem</i>	<i>Household Tenure</i>		
	<i>Owners</i>	<i>Renters</i>	<i>Total</i>
Overpayment			
Total households	11,539	16,483	28,022
Moderate 30–50%	2,935 (22%)	4,865 (26%)	7,800 (28%)
Severe (50%+)	2,790 (14%)	5,150 (25%)	7,940 (28%)
Total	5,725 (49%)	10,015 (61%)	15,740 (56%)
Overcrowding			
Total households	11,539	16,483	28,022
Moderate (1–1.5 pph)	1,320 (11%)	3,545 (22%)	4,863 (17%)
Severe (1.51+ pph)	372 (3%)	1,738 (11%)	2,110 (7%)
Total	1,692 (15%)	5,283 (32%)	6,973 (25%)

Source: 2007-2011 American Community Survey.
pph = persons per household

Housing overpayment is concentrated among lower income households: of the approximately 12,875 lower income renters, 10,795 (84 percent) overpay for housing.

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.

Regional Housing Needs

Every five years, California law requires cities to plan to accommodate population and employment growth in their community through implementing responsive housing policies and programs. To assist in that effort, the Southern California Association of Governments (SCAG) prepares housing construction needs goals for each city in southern California as part of the Regional Housing Needs Assessment (RHNA). All local governments, including El Monte, are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Total “housing construction need” comprises three components: 1) the number of housing units needed to accommodate future population and employment growth; (2) an additional allowance to allow for the replacement of demolished units and normal vacancy rates; and (3) a fair adjustment that determines housing need by different affordability levels. The following discusses the specifics of each factor in El Monte.

Population and Job Growth

The first component of construction need represents the number of units needed to accommodate new households forming as a result of population and employment growth. El Monte’s housing need is based on SCAG’s regional growth forecast adopted in the 2012-2035 Regional Transportation Plan (RTP). The household growth component is determined by calculating the expected population growth that will occur in El Monte from 2014 to 2021. The majority of population growth will occur as a result of housing projects built in the downtown, along corridors, and as infill within neighborhoods.

Job growth is an important factor because it creates an additional demand for new housing in a community. The RTP projects that El Monte’s job base will increase by 2,000 jobs over the next 20 years. The

City's General Plan projects growth in the El Monte Gateway, Flair Business Park, Northwest Industrial District, and El Monte Downtown. The El Monte Gateway EIR projects an increase of 2,500 to 3,000 new jobs over buildout, with much larger increases slated for Flair Park and Northwest Industrial District.

Housing Factors

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain number of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair. In the southern California region, SCAG applied a regional housing vacancy factor of 3.5 percent, which assumes a 2.3 percent ownership vacancy and 5.0 percent rental vacancy.

SCAG also adjusts the construction need goal to replace housing units lost from residential uses. Over time, the City of El Monte can expect that a certain number of housing units will be lost due to demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. Therefore, SCAG adjusts the City's housing production goals by a standard "replacement factor," which is based on the historical rate of units lost to demolition in each community.

Fair Share Factor

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

- Extremely low: households earning 30 percent or less of CMFI, that is, a maximum income of \$25,300 for a household of four.
- Very low: households earning 31 to 50 percent of CMFI, or a maximum income of \$42,150 for a household of four.
- Low: households earning 51 to 80 percent of CMFI, or a maximum of \$67,450 for a four-person household.
- Moderate: households earning 81 to 120 percent of CMFI, or a maximum income of \$77,750 for a household of four.

- Above Moderate: households earning above 120 percent of CMFI that is above \$77,750 for a household of four.

California law states that the 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. SCAG adopted a regional policy that each city move 110 percent toward the county income distribution in each income category. Table 22 presents El Monte's Regional Housing Needs Allocation for the time period of 2014 to 2021.

Table 22 Regional Housing Needs Allocation, 2014-2021

<i>Household Income Levels</i>	<i>Percent of CMFI</i>	<i>RHNA for 2014-2021</i>
Very Low	Less than 50%	529
Low	51% to 80%	315
Moderate	81% to 120%	352
Above Moderate	Over 120%	946
Total		2,142

Source: Southern California Association of Governments, 2012.

*The projected need for extremely low income households is assumed to be half of the allocation for very low income units or 264 units.

Housing Preservation Needs

El Monte has 12 affordable rental projects, shown below, that provide subsidized, low-cost housing for more than 900 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 23 summarizes publicly subsidized affordable rental housing projects in El Monte.

Table 23 El Monte Subsidized Multiple-Family Housing

<i>Development Name</i>	<i>Type of Unit</i>	<i>Form of Assistance</i>	<i>Total Units</i>	<i>Subsidy Terminates</i>
Not At Risk				
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, CALHAFA; RDA, LIHTC; City of Industry	110	Built: 2004 Expires: 2059
Rio Hondo CDC 3850 Penn Mar	Family	HOME	18	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
Casa de Esperanza 12000 Denholm Drive	Dev. Disable d	Section 202/811	8	Built 1985 Maturity 2026
Cherrylee Gardens 11620 Cherrylee Drive	Senior	Section 8-NC Project Based	75	Built: N/A Expires: 2024
At-Risk				
Flamingo Gardens 3711 Cogswell Road	Senior	LIHTC	58	Built: 1988 Expires: 2019
Villa Raintree 11905 Ferris Road	Senior	Section 8-NC Project based	70	Built: N/A Expires:2013

Sources: City of El Monte, 2013.

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 (2014-2024); 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 203 affordable units at risk of conversion.

- ***Villa Raintree.*** This housing project offers 70 units affordable to very low income seniors. Originally financed with a Section 8 New Construction loan, the project affordability is currently maintained by a Section 8 Housing Voucher contract and will expire in 2013. The project offers 70 one-bedroom units to very low income seniors and the rent is about 78 percent of the prevailing market rent on similar projects. The project was sold in November 2006. Because the project's rents are well below market rates for similar units, the property owners are working with HUD to apply for the Mark-up-to-Market program.
- ***Flamingo Gardens.*** This 58-unit apartment complex offers low rents for very low income seniors. The project was originally financed through a Low Income Housing Tax Credit in 1988 and the affordability controls on the project are set to expire in 2019. All of the apartment units are one-bedroom units. The property owners did not return calls regarding their intentions to convert the project or preserve its affordability. The property is assumed to be at risk of conversion upon the expiration of the terms of the affordability agreement in 2019.

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 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 24 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 24 Cost to Replace Rent Subsidies

<i>Project and Address</i>	<i>Assisted Units</i>	<i>Affordable Rents & Fair Market Rents</i>	<i>Annual Subsidy</i>
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 of constructing senior apartments is estimated from recent senior projects and property appraisals conducted for the Redevelopment Agency. Based on recent senior apartment projects built in the City of El Monte, the average cost to build senior housing is approximately \$110 per square foot. The cost of fully improved land with infrastructure in place ranges from \$35 per square foot. Additional costs are likely associated with developer fees, financing, and profit. Assuming new senior housing built at approximately 30 units per acre, three senior projects would probably cost approximately \$36 million, from inception through construction.

Table 25 Cost to Construct New Units

<i>Project</i>	<i>Villa Raintree</i>	<i>Flamingo Gardens</i>
Type of Units	Senior	Senior
Bedroom Mix	70 one-bdrm	58 one-bdrm
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 26 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 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 rehabilitation costs that should be incorporated into the actual value of the property.

Table 26 Cost to Purchase At-Risk Units

<i>Project Details</i>	<i>Villa Raintree</i>	<i>Flamingo Gardens</i>
Type of Units	Senior	Senior
Bedroom Mix	70 one-bdrm	58 one-bdrm
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, etc.) 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 the 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. In return for low interest loans leveraged with other funding sources, the City could negotiate 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)

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
- Redevelopment Housing Fund
- 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, etc.) 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 27 illustrates the age of housing in the city.

Table 27 Housing Age Characteristics

<i>Year Built</i>	<i>Number of Housing Units</i>	<i>Percent of Homes</i>
2000+	1,868	6%
1990–1999	2,796	9%
1980–1989	4,105	14%
1970–1979	3,224	11%
1960–1969	5,265	18%
1940–1959	10,243	35%
Before 1940	1,936	7%
Totals	29,437	100%
Source: 2007-2011 American Community Survey.		

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 2007-2011 ACS, 121 units lacked complete plumbing facilities and 318 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.

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 Ordinance, 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 three primary residential land use categories and two mixed residential-commercial land use categories.

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 28.

Table 28 General Plan and Zoning Designations

<i>General Plan Land Use Designation</i>	<i>Zoning Districts</i>	<i>Allowed Residential Uses</i>
Low Density Residential (0 to 6 du/ac)	R-1	Single-family detached homes, many of which are on larger lots in the community, particularly in northwest El Monte and Norwood Village area.
Medium Density (6.1 to 14.0 du/ac)	R-2, R-3	Accommodates attached and detached single-family homes, townhomes, condominiums, low-rise apartments, and other multifamily residences in higher density residential neighborhoods.
High Density (14.1 to 25 du/ac)	R-4	Accommodates town homes, apartments, planned residential developments, and senior housing primarily in Downtown, near a mix of transportation, shopping, business, public services, and public facilities.
Mixed/Multi-Use Housing (25.1-35.0 du.ac)	M/MU	Intended to provide for a mixture of medium density residential and neighborhood commercial development, with a focus along transportation corridors.
Downtown Core (0-25.0 du/ac)	R-1, R-2, R-3, R-4	Intended to provide the widest variety of housing types as well as mixed use, both horizontal and vertical uses. This designation is focused in the Greater Downtown.
Source: El Monte General Plan, 2011.		

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 29 summarizes the types of housing allowed in each zoning district and whether the use is permitted by right, conditionally permitted, or prohibited.

Table 29 Permitted Housing Types by Zone District

<i>Housing Type</i>	<i>General Plan and Zoning Districts</i>					
	<i>Single Family R-1</i>	<i>Multi-family R-2, R3, R-4</i>	<i>Commercial C-1</i>	<i>Mixed Use EMG-MU</i>	<i>Manufacturing M-1 (Overlay)</i>	<i>Mixed/Multiuse MMU</i>
Conventional Housing						
Single Family	P	P	C	NP	NP	NP
Multiple-family	NP	C & P	C	C	NP	P
Mixed Use/Live-Work	NP	NP	C	C	NP	P
Mobile Home Parks	NP	C (R3/R4 only)	C	NP	NP	NP
Manufactured Housing	P	P	NP	NP	NP	NP
Special Needs Housing						
Second Unit	P	P	NP	NP	NP	NP
Single-Room Occupancy	NP	P	P	NP	P	NP
Residential Care*	P/C	P/C	P/C	P/C	NP	NP
Transitional Housing*	P	P	P	P	NP	P
Supportive Housing	P	P	P	P	NP	P
Emergency Shelters	NP	NP	NP	NP	P	NP

Source: El Monte Zoning Code, 2013.

Notes:

P: Designates a use permitted by right

C: Designates a conditionally permitted use

NP: Designates a prohibited use

The uses specified in the following subsections may be permitted in the zones indicated in this section upon the granting of a conditional use permit:

- Halfway houses, including facilities used to house released federal, state or local inmates or facilities used in conjunction with drug/alcohol treatment centers in any C or M zone;
- Mobile home or trailer parks in R-3 or less restrictive zones;
- Motels/hotels in C-2 or less restrictive zones;
- Multiple-family residential development (three (3) or more units on a site/attached or detached/single-family or multiple-family) in the R-1B or less restrictive residential zones;
- Senior housing developments in R-3 or less restrictive zones;

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 and conditionally permitted in the C-1 zone. Presently, senior housing is being built or proposed in various commercial zones. Multiple-family housing (e.g., projects with three or more attached or detached residential units) is conditionally allowed in the R-3 and R-4 zones and within the Mixed/Multi-Use zone and Downtown Core. Multiple-family housing is also a by-right use in the El Monte Gateway/Transit Village Specific Plan.

The City presently applies a conditional use permit for multiple-family housing to address many of the problems inherent in neighborhoods where older apartment projects were built. As the City has grown by annexation and as significant multiple-family projects were built before modern design and management standards, the City has seen significant deterioration of these apartment projects. These projects have led to a devaluation of adjacent properties and neighborhoods.

The City therefore applies a conditional use permit process to ensure that infill housing development within existing residential neighborhoods are built to meet community expectations with respect to design and quality. The City mitigates the impact of the conditional use permit process by designating other areas in the community for mixed/multi-use by right. With the adoption of the 2025 General Plan, more than 100 acres of residential commercial, and industrial land was redesignated and rezoned for mixed/multi-use housing along several corridors and in the El Monte Gateway.

Mixed-Use Housing

Mixed use is allowed within the Neighborhood Commercial and Downtown Core land use districts. The 2025 General Plan also introduced a Mixed/Multi-Use designation which allows for mixed/multiuse housing along corridors. Mixed/multi uses 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.

As explained above, the City of El Monte recently updated its General Plan. As part of this effort, the City created a new Mixed/Multi-Use general plan designation and is in the process of implementing the zoning standards to facilitate quality housing along specific corridors in the city. This effort is intended to revitalize aging and underperforming corridors, accommodate future population and employment growth, and also meet the City's share of the region's need for new housing, including affordable housing. Corridors to be redesignated for mixed/multiuses include Garvey Avenue, Durfee Avenue, and Peck Road. Additional programs will specify the permitting process for new housing.

Second Dwelling Units

Second units can provide an important source of affordable housing for persons and families of low and moderate income. The City permits second units on lots that are a minimum of 8,500 square feet for an attached second unit and 12,000 square feet for a detached second unit. Second units are not allowed on lots that are: already developed with more than one unit; a Planned Residential Development; developed with attached dwellings or condominiums; or developed or subdivided with vehicular access from a common private drive, private street, or private access easement.

All residential second units must meet the general standards of the zoning designation for the lot, including density, design, architectural style, general materials of the primary residence, and current building codes. A second unit is approved ministerially as a by-right use provided that the unit does not exceed 650 square feet and has: a minimum gross floor area of 530 square feet, a maximum of two bedrooms, a maximum height of the lesser of 15 feet or the height of the primary residence, a minimum of 10 feet between dwellings, and two off-street uncovered parking spaces. Sixteen second units were built in El Monte between 2006 and 2013.

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 has amended the Zoning Code to define and distinguish manufactured housing from mobile homes, set forth appropriate architectural guidelines, and define the process for approving or disapproving such uses.

Mobile Home Park Rent Stabilization Ordinance

Mobile home parks in the City provide lower income residents with affordable housing. According to a recent study of mobile home parks conducted for the City of El Monte, the average household income of residents in non-mobile homes in the City is approximately \$53,063, while the average household income of residents in mobile homes is approximately \$33,958. Households in mobile homes have almost twice the average percentage of households in poverty when compared to all households in the City. Approximately 48 percent of the population below the age of 55 years living in mobile homes is in poverty. Overall, the percentage of household in mobile homes in the City that are in poverty is about 80 percent higher when compared to non-mobile home households.

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 home owner susceptible to excessive or unfair rent increases. The study has found that monthly rents for certain mobile home spaces in El Monte exceed the average rent for area apartments, which is \$1,174 per unit/month.

To ensure that conditions are preserved to promote and enhance fairness in the economic relationship between mobile home park owners and mobile home owners, the City of El Monte is currently in the process of adopting a mobile home park rent stabilization ordinance. The City recognizes that mobile home owners and residents should be protected from unreasonable space rental increases, while also recognizing the need of mobile home park owners to receive a just and reasonable return

on their investment. The ordinance was reviewed by the Planning Commission on August 13, 2013 and will be reviewed by the City Council in September 2013.

Mobile Home Park Conversion Ordinance

In 2013, the City Council has 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.

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) be 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 recent years, the City has received requests to establish sober living homes, boarding and lodging houses, parolee homes, and other uses not licensed by the State of California. Currently, the Zoning Code does 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 could be unduly denied permission to locate in El Monte while others could be allowed by right, even in cases where the City actually has 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.

Housing for Homeless People

Recent state legislation has dramatically changed 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.

As discussed in the Community Profile, El Monte has an estimate of 364 homeless people including 244 people living in emergency shelters and transitional housing. The Census definition includes people staying in shelters and hotels/motels that were used as shelter. Local estimates from service agencies estimate that El Monte also has approximately 100 to 150 homeless people living on the street.

The state legislature thus enacted Senate Bill 2 to address this need, which allows for a continuum of housing opportunities for homeless people, including emergency shelter, transitional housing, and permanent supportive housing. 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 Development Code was amended to define this use and permit an emergency shelter 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, and has clarified the definition of facility in the Development Code.
- *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.

Pursuant to recent changes in State law, jurisdictions with an unmet need for emergency shelters are now required to identify a zone(s) 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.

The 2008-2014 Housing Plan designated the M-1 district, south of Garvey Avenue, as the appropriate zone for emergency shelters. During the previous planning period, the Zoning Code was amended to create an overlay district that will allow for emergency shelters as a by right use within the overlay zone, subject to the same development and management standards as other permitted uses in the zone. The development standards that apply to these areas are the least restrictive. The area allows a maximum FAR of 1.5, with no height restrictions. Parking is 1 space per 500 square feet of leasable space. The front setback is 40 to 50 feet, with only 20 to 25 feet side and rear setback.

The M-1 overlay is well suited for an emergency shelter. Located near Flair Park and downtown, the zone is within 1 mile of service providers, transit, health care, employment training, and other services. Major transit routes run along Garvey Avenue, connecting users to all parts of El Monte. Heavy manufacturing uses have long left El Monte and the Zoning Code is being amended to allow light industrial uses compatible with the area. There are no environmental or health risks in the general area.

With respect to area, the subject area contains 94 parcels that total 21 acres. Many of the adjacent sites are owned by a single property owner. Thus, the average size of the 78 combined parcels is approximately 12,000 square feet. The area is highly underutilized with marginal businesses occupying many sites, including kennels, light industrial uses, 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 application of M-1 development standards, pursuant to SB 2, the City can also specify written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- Maximum number of beds or persons permitted to be served nightly by the facility;
- Size and location of exterior and interior onsite waiting and client intake areas and lighting and security;
- Off-street parking based on demonstrated need, but not to exceed parking requirements for other residential or commercial the size;
- Provision of on-site management;
- Proximity of other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart; and
- The length of stay.

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 Ordinance provides more specific residential development standards that determine building height, density, setbacks, parking, etc. Table 30 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 30 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	5,445	3,111–4,840	1,800
Minimum lot size of multiple- family units	6,000	10,000 square feet with 70 feet frontage		
Maximum height of residential bldg	2.5 stories (35')	2.5 stories (35')	3 stories (40')	Not specified
Lot coverage of residential unit	40%	45%	45%	45%
Minimum setbacks (front, side, rear)	25'x5'x10'	20'x10'x20'	20'x10'x15'	20'x10'x20'
Distance bet. buildings/units**	25 to 35 feet	10 feet	15 feet	10 feet
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	None	Studio Unit: 650 sf.; 1 bdrm: 800 sf.; 2 bdrm: 1,000 sf. 3 bdrm: 1,200 sf.; 4 bdrm: 1,350 sf.		
Parking spaces required***	2-space garage for each unit plus 1 open parking space for each additional 300 square feet or fraction thereof above 1,200 square feet. (See more detailed discussion displayed in Table 27.)			

Source: City of El Monte Zoning Code, 2013.

* Density is based on minimum lot area per unit.

** For R-2, R-3, and R-4 zoned lots, if the lot/parcel size is greater than 10,000 square feet and has a street frontage of greater than 75 feet, then the distance requirement is waived.

*** For R-1 zones, 3-car garage required for homes that exceed 1,200 square feet in size.

Development Standards

The City's residential density standards are typical for communities across the San Gabriel Valley, but insufficient for new affordable housing. According to Rio Hondo Community Development Corporation, densities of 25 to 35 units per acre are required to facilitate the production of affordable housing. These densities are available within the Downtown Core, which includes the El Monte Gateway/Transit Village Specific Plan and areas zoned Mixed/Multi-Use along the Durfee, Garvey, and Peck corridors.

The City also requires a distance requirement between buildings, which is administratively interpreted as the distance (10 to 15 feet) between units for small substandard lots. This provision has served to preserve single-family neighborhoods by requiring detached single-family homes on small lots, while directing higher density housing to suitable areas along Valley Boulevard, Peck Road, Tyler, Durfee, and Garvey Avenue. However, if the lot or parcel size is greater than 10,000 square feet and has a street frontage of greater than 75 feet, then the distance requirement is waived.

The Zoning Code contains a requirement for minimum unit sizes depending on the number of bedrooms. The minimum required square footage for a multiple-family project is: 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 given the average family size and is not seen as a constraint to the development of new housing. Furthermore these standards are lower than the requirements of other communities in the surrounding area.

Open Space

The Municipal Code requires that each multiple-family unit contain open space calculated as the equivalent of 25 percent of gross living area or 600 square feet, whichever is greater. The City also requires a fee to pay for needed parkland, which is presently one-third of an acre per 1,000 residents. While the open space requirements are not seen as a constraint to new development, the City does grant reductions in setbacks to allow for the full use of property and has done so for the majority of its affordable housing projects.

At least 200 square feet of the required open space shall be in private open space contiguous to each unit, of which 100 percent of the useable open space areas (except walkways, balconies and patios) shall be landscaped. Usable open space excludes setbacks, driveways, parking spaces and access, pedestrian pathways, and roof area over garages. No more than 25 percent of the required open space may be in balconies. All areas qualifying as useable open space shall have a minimum dimension of 15 linear feet horizontally in each direction with an unobstructed vertical height of 7 feet.

Parking Standards

The Zoning Code requires two garage spaces per dwelling unit plus an additional space for each 300 square feet over 1,200 square feet. As a result, developers substitute hardscape for potential open space, making it more difficult to incorporate more landscaping. However, the City does grant parking reductions, allowing only 0.5 parking spaces per unit for senior housing and low/very low income housing. This practice is currently being followed in a number of approved projects in the community.

Table 31 Parking Standards

<i>Housing Type</i>	<i>Parking Standard</i>
Single-Family Housing	2 spaces within a garage for the first 1,200 sq. ft. of gross floor area plus one space for each additional 300 square feet of gross floor area
Multiple-Family Housing	2 spaces within a garage for the first 1,200 square feet of gross floor area plus one space for each additional 300 square feet of gross floor area
Second Units	2 uncovered parking spaces which may be tandem
Group Homes	1 space per 2 guest rooms in rooming houses and dormitories.
Senior Housing and housing for very low/low income units	0.5 spaces per unit. The City may reduce the parking requirements in single-family, multiple-family, and second units for qualified senior and/or very low/low income units.
Source: City of El Monte Zoning Code, 2013.	

The Zoning Code requires second unit parking requirements for 2 uncovered spaces per unit, of which may be in tandem. Second unit parking standards are higher than other cities, but the public interest is best served when such parking requirements match expected occupancies of actual housing units. The second-unit requirements, including parking, have not been an actual constraint to the RHNA; 16 second units have been approved for construction in El Monte during the previous planning period.

Parking standards will not constrain the production of multiple-family housing in El Monte. In many residential neighborhoods, the zoning and development standards allow for limited intensification through the construction of new multiple-family housing projects. Because of limited capacity and land to intensify, the current parking standards would not limit the supply of housing nor materially add to the cost of housing.

However, if existing products were substantially altered or expanded, the property owner would need to meet higher parking standards, because most multiple-family projects in existing neighborhoods were built many years ago with insufficient parking to address the needs of current residents.

The City of El Monte Municipal Code currently provides a list of ways that projects can achieve reduced parking standards, including shared parking agreements, through parking studies, 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.

Parking in Identified Corridors

Parking standards in new focus areas has not been determined to be an actual constraint to housing production along the corridors, have not increased the cost of housing, nor limited the supply of housing. During the previous planning period, the City approved six mixed/multi-use projects along major corridors through its C-1 zone. The City has required projects to set aside parking, ranging from 1.16 to 2.33 spaces per unit, well under norms for the region. The average parking requirements for these projects is 1.78 parking spaces per unit.

Upon the adoption of the General Plan in 2008, the Housing Plan specifies a new approach to addressing parking along the corridors. The City will amend the Zoning Code concurrent with Housing Element adoption to create development standards for mixed/multi-use housing suitable for the Durfee, Garvey, and Peck corridors. These include density standards, open space, flexible parking standards based on need floor area ratios, height, setbacks, density standards to facilitate lot consolidation, and other standards conducive to corridor housing to address the RHNA.

The General Plan Land Use Element aims to incentivize the recycling of corridors to multiple-family housing. As stated above, the City's future Corridor Implementation Plan for each major street are designed to further the production of new housing. The City will not be applying present parking requirements and standards to the proposed areas along each corridor, but rather conducting special parking studies to determine the most efficient parking requirements based on actual use and product types envisioned for the corridor.

The approved El Monte Gateway project 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 ULI Shared Parking Model. Under El Monte's parking requirements in the current Development Code, the El Monte Gateway 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.

Generally El Monte understands the importance of incentivizing the recycling of the El Monte Gateway, Durfee Avenue, and Garvey Avenue through its General Plan update. Therefore, the parking standards for those areas are not intended to impede the full development of those areas.

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 32.

- *Density Bonus.* The City approves density bonuses for residential projects that allow up to 25 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 senior apartment projects built in recent years. This allows a project to achieve higher rental incomes, thus enabling the subsidization of units affordable to low and moderate income households.
- *Planned Residential Development (PRD).* The City uses a PRD designation to foster and encourage innovative design, variety, flexibility in land use, and a broad mix of housing types that would not be allowed in certain zoning districts. Zoning regulations pertaining to yard requirements, lot dimensions, street frontage of lots, and limitations on the number of dwelling units need not be applied if the Planning Commission finds and determines otherwise.
- *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. The characteristics must be unique to the property and, in general, not shared by adjacent parcels. A three-member group that includes the Building Official, Planning Services Manager, and one Planning Commissioner reviews the request and make a decision subject to appeal by the applicant to the Planning Commission. Variances require Planning Commission approval.

Table 32 Regulatory Concessions

Procedure	Sample of Reductions in Standards				
	Density	Yards/Open Space	Lot Dimension	Street Frontage	Approval
Administrative Modification	None	None	None	None	None
Density Bonus provision	25%	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			

Source: El Monte Zoning Code, 2013.

Building Codes

The City of El Monte implements and enforces a wide variety of building, energy, and other codes to ensure quality housing and neighborhoods. 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 modification is reasonably necessary because of local climatic, geological, or topographical conditions (Health and Safety Code Section 17958.7).

Title 24 of the California Code of Regulations, the California Building Standards Code, contains the regulations that govern the construction of buildings in California. Title 24 is composed of 12 parts, including the California Building Code, Electrical Code, Plumbing 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 2010 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, fire safety, etc. 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.

- Work Exempt from Building Permit: Accessory uses not requiring a building permit.
- 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: 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 is needed.
- Part 8, Historical Building Code, to provide guidelines for historical buildings
- Part 9, Fire Code, to provide for adequate consistency with the Los Angeles County Fire Code.
- Part 10, Building Conservation Code, to provide guidelines for preserving existing buildings structurally.
- Part 12, Reference Code, to update administrative references to procedures and other authorities.

Code Enforcement

The Code Enforcement Unit is staffed by two code enforcement supervisors and four code enforcement officers. They are responsible for the enforcement of all El Monte Municipal Codes and certain state laws. This unit receives and investigates all complaints regarding alleged property maintenance violations, zoning violations, private property parking violations, licensing, and permit compliance issues. Code enforcement inspects properties, issue citations as needed, and refer the property owners to the Housing Division for assistance. Approximately 25 percent of all home rehabilitation loans, grants, and neighborhood services program.

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 32. 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.

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 33 provides examples of development fees for residential construction for single-family and multiple-family homes.

As shown below, development fees range from \$15,800 to \$24,700 per unit depending on the size of the project, density, and location. City fees are approximately 6 percent of the project per-unit sales price, are generally comparable to other local jurisdictions, and are not considered to be a constraint to the development of affordable housing, given that many affordable senior projects 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 33 Residential Development Fees

<i>City Fees</i>	<i>Single-Family Project</i>	<i>Condominium 20-Unit Project</i>	<i>Apartment 40-Unit Project</i>
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)	\$6,032	\$110,000	\$220,800
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	\$24,616.90	\$366,190	\$632,398
Per housing unit	\$24,616.90	\$18,309	\$15,809.95

Source: City of El Monte, 2013.

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 range from \$6,000 to \$8,200 per residential unit.

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 34 and the text below describe the steps to process housing proposals.

- **Site Plan Review.** Typically, the developer consults with planners at the front counter about Zoning Code requirements. The developer then submits preliminary site plans, elevations, and floorplans to the Planning Division. If the project satisfies City codes, the review takes three to four weeks. The developer then submits plans to the Building Division for Plan Check, which requires two to four weeks.
- **Modification.** If the developer request modifications to the Zoning Code, a modification application is required. The City's Modification Committee (Building Official, Planning Services Manager, and Planning Commissioner) review the request and make a decision, which can be appealed to the Planning Commission. The timeframe from submittal to approval may take three to four months. The Modification Committee often grants requests, except for parking.
- **Discretionary Review.** In cases where a discretionary approval is required (such as for a tentative tract map for a condominium or construction of multiple-family housing), the City will conduct design review as part of the entitlement process. The City Council

must make standard findings regarding the project design. The General Plan provides principles for architecture design. This step takes three months, after which plans can be submitted to obtain building permits.

- *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.
- *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.
- *Conditional Use Permit.* The Zoning Code requires a conditional use permit for multiple-family residences within existing neighborhoods to ensure such uses are appropriate for the particular location. As explained later, the City will be focusing new housing along corridors to create new housing opportunities. Corridor housing will not be required to secure conditional use permits provided that the projects are consistent with the corridor implementation program.

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 if environmental clearance, zone change, modification, or general plan amendment is required or the project is unusually complex and requires enhanced review.

Table 34 Development Review

<i>Development Permit</i>	<i>Single-Family Home</i>	<i>Condominium</i>	<i>Apartments</i>
Conditional Use Permit, Tract Map or Design Review	N/A	3 to 4 months	3 to 4 months
Site Plan Review w/ Architectural Review	3 to 4 weeks	3 to 4 weeks	3 to 4 weeks
Zoning or Land Use Modification (if required)	3 to 4 months	3 to 4 months	3 to 4 months
Building Plan Check and Permit Issuance	2 to 4 weeks	2 to 4 weeks	2 to 4 weeks
Cumulative Total of Standard Residential Projects	1 to 4 months	5 to 6 months	5 to 6 months

Source: City of El Monte, 2013.

Processing assumed to be concurrent

* Corridor housing proposed to meet the 2006-2014 RHNA is not subject to a conditional use permit

To streamline the development review process, the City has implemented a development approval process whereby developers could pay a deposit of \$3,000 in return for expedited application processing. In these cases, the City would contract out the project application to one or more subconsultants for processing. Several developers have utilized this option in the past, however in recent years, the number of housing projects has declined and the City can now process projects within a timeframe comparable to outside vendors. Should these conditions change in the future, the City maintains the expedited program.

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.

The City Planning Commission is responsible for design review of nonresidential structures, qualified expansion of structures, conversion of a building from a residential to nonresidential use, facade renovation or exterior improvements visible from the street where the improvement value \$100,000. For residential uses requiring a conditional use permit, the Planning Manager conducts design review, though the Planning Commission and City Council are authorized to hear appeals.

The Zoning Code specifies that design review applies to site plan configuration, architectural design, circulation and parking, and landscaping. Before a design review approval is granted the City Planning Commission, or City Council upon appeal, shall find and determine:

- The granting of the design review request will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;
- The project design would provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, textures, and colors that will remain appealing and will retain a reasonably adequate level of maintenance;
- The design and layout of the proposed project will not unreasonably interfere with the use and enjoyment of neighboring existing or future development, and will not result in vehicular or pedestrian hazards;
- Architectural design is compatible with the character of the surrounding neighborhood and will maintain the harmonious, orderly and attractive development contemplated by the general plan; and
- Landscaping considerations, including the location, type, size and coverage of plant materials, provisions for irrigation, maintenance and protection of landscaped areas.

The City of El Monte does not have architectural and site design guidelines or standards other than the Development Code that provide clear guidance for the development community, City staff, or elected representatives. The City completed Comprehensive Design Guidelines in 2012.

Conditional Use Permit Process

The City has established a conditional use permit process (CUP) that allows the Planning Commission and City Council the authority to permit uses subject to certain conditions designed to mitigate the potentially negative impacts of that use in that zone and location. The CUP requirement has been historically applied to certain residential uses (e.g., multiple-family projects) because of the City's experience with poorly developed projects, maintenance issues, and the need to stabilize residential neighborhoods.

The Planning Services Manager determines the minimum filing procedures, content, and form of materials required. The filing procedures and applications are published and made available to the public. Public notices are provided and processed in a manner consistent with the provisions of California Government Code. This includes publishing the notice once in a newspaper of general circulation and mailing a notice to properties within 300 feet of the proposed project (except 900 feet for residential care facilities serving seven or transitional housing facilities).

Before a conditional use permit may be granted, it shall be shown and the City Planning Commission (or City Council upon appeal) shall find and determine:

- Granting of a CUP will not be detrimental to public health or welfare or injurious to the property or improvements in such zone or vicinity;
- The use applied for at the location indicated is properly one for which a conditional use permit is authorized;
- The site is adequate in size and shape, and all features required to adjust such use with land and uses in the neighborhood are provided,
- The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use;
- The granting of a CUP will not adversely affect the purpose, goals, and policies of the City of El Monte general plan.

While the City desires to maintain the CUP requirement in R-3 and R-4 zones as a neighborhood preservation tool, the City recognizes its responsibility to address its regional housing needs requirements.

Therefore, the Housing Element focuses the production of multiple-family housing along corridors and in the El Monte Gateway. The projects are allowed by right as required by state law.

MARKET CONSTRAINTS

Market constraints to the development of residential buildings have become more prominent as the economy and residential construction industry has slowed down toward the end of the last decade. 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

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. However, the slowdown in the housing market and lower than expected sale prices have caused land prices to stabilize, making it more affordable to purchase land for housing.

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 senior housing developers. The City grants discretionary approvals, such as design review, rezoning, and changes to general plan land use designations, to further provide available opportunities to build senior 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 ranged from 3.5% to 5% for a fixed rate-30 year loan in 2013. 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 2013 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% 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% and 20%. 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 35 presents the disposition of home purchase loan applications in 2013 by income of the applicants.

Table 35 Disposition of Home Loan Applications

<i>Applicant Income</i>	<i>Total Applications</i>	<i>Percent Originated¹</i>	<i>Percent Denied</i>	<i>Percent Other²</i>
Very Low Income (<50% MFI)	1,563	51%	23%	26%
Low Income (50-80% MFI)	7,700	61%	16%	23%
Moderate Income (80-120% MFI)	11,083	65%	14%	21%
Upper Income (>120% MFI)	13,003	66%	14%	20%
Total	33,349	64%	15%	21%

Source: Home Mortgage Disclosure Act (HMDA), Accessed in April 2013.

Notes:

1. "Originated" refers to loans approved by the lender and accepted by the applicant
2. "Other" includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.
3. The total applications for each income category do not sum to equal the total due to unavailability of income data for some applicants.

The data shown in Table 35 is for the Los Angeles – Long Beach – Glendale MSA, which includes the City of El Monte. The data includes purchases of one to four unit homes as well as manufactured homes. Over 70 percent of the loan applications were received from moderate-income households or above (earning greater than 80% of Median Family Income [MFI]). The overall loan origination rate was 64 percent and this rate decreased as income decreased. These rates can be expected to contract further as a recent national survey conducted by the Federal Reserve found that more than half of banks responding reported they had tightened their lending standards for sub-prime mortgages.

ENVIRONMENTAL CONSTRAINTS

Ground Shaking

Southern California is prone to periodic earthquakes, mostly recently the Whittier Narrows, Northridge, and Landers quakes. 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 the majority of the City serving 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. 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 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 treat wastewater at the Whittier Narrows Water Reclamation Plant, located

south of the City, and then recycle 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; demonstrate efforts to remove governmental constraints; and 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 law and allows residential care facilities serving six or fewer residents by right in all residential zones, and large care facilities are allowed in all requires with 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 with regard to 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 previous 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 Rehabilitation Loan Program.

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, providing an accessible means of egress/ingress for each unit, etc. 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 visitability standards nor universal design standards. However the City is currently investigating the feasibility of visitability standards.

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 uses, 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

Housing resources refer to the land, financial, and administrative resources that are available to meet El Monte's housing needs and mitigate the constraints identified in earlier sections of this Technical Report. This section is organized as follows: 1) a discussion of the City of El Monte's fair share of the regional housing need; 2) a discussion of intensification efforts in four major neighborhoods; 3) a summary of the financial and administrative resources to be used for housing programs; and 4) an evaluation of energy and resource conservation opportunities.

As discussed earlier, the City of El Monte has been assigned a regional housing needs (RHNA) construction goal for 2,142 housing units. Of that total, the housing units must accommodate the following affordability guidelines: 946 residential units affordable for above moderate income households, 353 residential units affordable for moderate income households, and 844 units affordable for low and very low income residents.

The City presently lacks vacant land for new housing. Due to this lack, the City must identify underutilized parcels (e.g., residential or nonresidential) that have or will have land use designations, zoning, appropriate development standards, services, and public facilities in place to facilitate the construction of new housing. To that end, the Housing Element specifies four key neighborhoods that will undergo revitalization efforts and allow for housing commensurate with the City's 2014-2021 RHNA.

The four neighborhoods that will accommodate housing are briefly summarized below and illustrated in Figure 4 on the following page:

- El Monte Downtown. The cornerstone project, the El Monte Gateway/Transit Village Specific Plan, proposes more than 1,850 housing units on a 31-acre site exclusive adjacent to the Metropolitan Transit Authority bus hub.
- Mountain View Neighborhood. Forty-five (45) acres of underutilized land along the Durfee Avenue corridor zoned Mixed/Multi-Use (MMU), which collectively can accommodate approximately 1,000 new residential units.

- Forty-nine (49) acres of underutilized land along the Garvey Avenue corridor zoned Mixed/Multi-Use (MMU), which collectively can accommodate approximately 1,100 residential units.
- Norwood Cherrylee Neighborhood. Underutilized land along the Peck Road corridor zoned Mixed/Multi-Use (MMU)

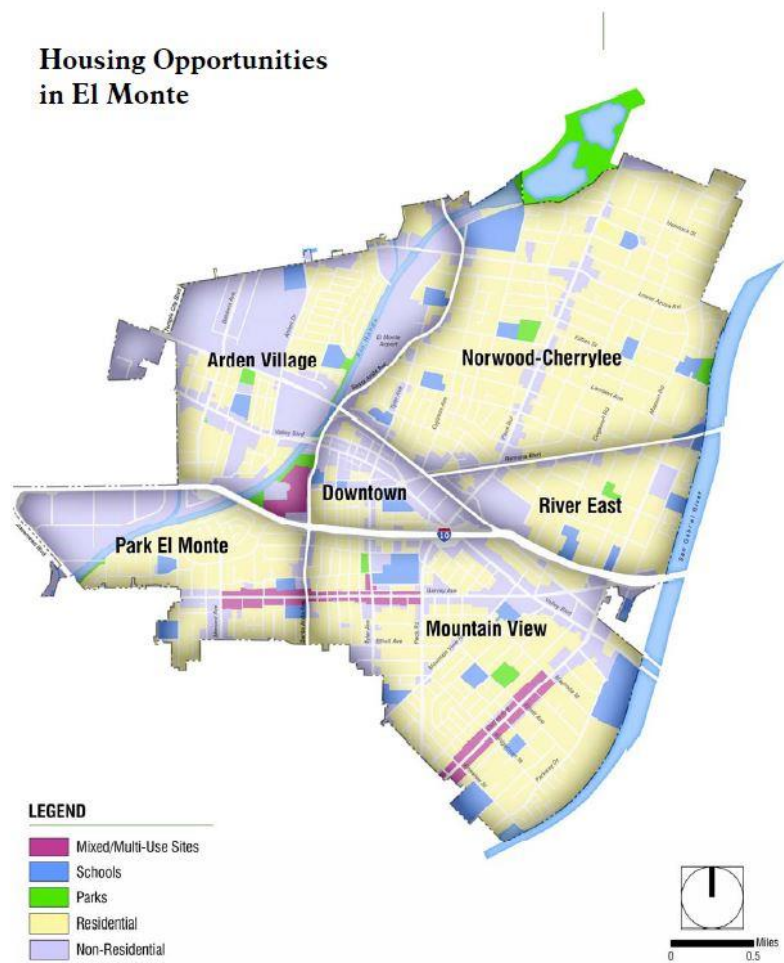


Figure 4 **Housing Opportunities**

DOWNTOWN EL MONTE

Downtown El Monte is the core of the community and a center for shopping, entertainment, residential, and civic uses. The area is approximately 200 acres and is bordered by the San Gabriel River, Interstate 10, and Ramona Boulevard. The Downtown Core contains key activity centers that serve civic/governmental, business, transportation, recreational, and residential uses. The Downtown Neighborhood is envisioned as a mixed-income, multi-use, and vibrant center of El Monte, with additional housing, retail, office, parks, and cultural facilities.

El Monte Gateway

The El Monte Gateway (EMG) project is a cornerstone of the Downtown's success. This groundbreaking 65-acre mixed-use and transit-oriented environment will be located on the western end of the El Monte Downtown and borders the Rio Hondo River channel. The El Monte Gateway is used by four transit providers—the Metropolitan Transit Authority, Greyhound Bus, El Monte Trolley, and Foothill Transit—and serves as the main transit hub for the San Gabriel Valley.

The El Monte Gateway project is envisioned as a regionally significant, mixed-use community that integrates public transit, residential, retail, commercial, recreational, and entertainment in a mixed-use environment. The Land Use Plan proposes 1,850 new homes, 1 million square feet of retail and office, and the renovation of 12 acres of parkland interspersed throughout 31 acres and centered around an existing 9-acre transit center.

The Specific Plan sets forth five planning districts, each distinguished by a different purpose, development types, and form.

- **Mixed-Use Subdistrict.** This district will provide a mix of commercial, entertainment, retail, and mixed-use residential uses, both in vertical and horizontal forms on 31 acres of land.
- **Transit Subdistrict.** This district is intended to encourage the provision of facilities and services for public transportation that promote the multimodal use of transit and further enhance transit utilization.

- **River Subdistrict.** This district is intended to provide additional open space, including necessary facilities for the periodic collection and detention of stormwater during peak storm events.
- **Gateway Subdistrict.** This district provides a place for existing auto dealers and services, but may transition to other uses as opportunities present themselves which are more directly related to transit uses.
- **Park and Open Space.** This district provides active and passive open space and recreational facilities for a variety of uses connected within the Specific Plan and to the regional recreational trail system.



Figure 5 El Monte Gateway Land Use Plan and Illustration

Implementation

The El Monte Gateway is envisioned as a key catalyst to re-create Downtown El Monte as the mixed-use, mixed-income, cultural heart of El Monte. The land use plan authorizes up to 1,850 new residential units at an average density of 60 units per acre. Project specifics are listed below.

- *Project Configuration.* The Mixed-Use subdistrict is the residential portion of the plan and contains three neighborhoods: Rio Paseo, North Promenade, and South Promenade. Although the conceptual land use plan has been approved, the precise location, configuration, and design of buildings are being refined. Remaining flexible is particularly important to ensure project feasibility given the volatility of the housing market, changing housing preferences, and its influence on the demand for different types of housing products.
- *Project Affordability.* The El Monte Gateway EIR states that 35 percent of the units are rental (648 units) and 65 percent are owned (1,202 units). The following table provides a summary of the number of units anticipated in each neighborhood.

Table 36 El Monte Gateway Project

Village	Unit Count by Tenure			Type of Units and Affordability levels
	Total	Rental	Owner	
Rio Paseo	550	168	55	TBD
		327 multiple-family		Market Rate Units
North Promenade	650	650 multiple-family		Market Rate Units
South Promenade	650	650 multiple-family		Market Rate Units
Total of All Subdistricts	1,850	647	1,202	

Source: HCD Infill Application; El Monte Gateway/Transit Village Specific Plan, 2007.

Notations:

The Specific Plan and EIR also specifies a mix of 35% rental units and 65% ownership units.

- *Infrastructure.* The Specific Plan EIR states that the project will require significant water, sewer, and drainage improvements to allow for the project. The California Department of Housing and

Community Development awarded \$15 million of infill infrastructure grant funds to the City of El Monte to support the El Monte Gateway project. Funds will be used for storm water control and containment, traffic signalization, sewer line extensions, subterranean parking, interior streets, and upgrades to the utility corridor.

- ***Flexible Parking.*** The El Monte Gateway will have a flexible parking model. 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 ULI Shared Parking Model. Under El Monte's current Development Code, the El Monte Gateway 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.
- ***Development and Design Review.*** El Monte currently does not have a set of design guidelines to allow easy project review. However, the El Monte Gateway/Transit Village Specific Plan provides a set of design guidelines which have been adopted by the City Council. More form based development standards have been proposed as well to allow for maximum flexibility and expedited processing of the project. This plan will help to facilitate and expedite the processing of the project in a timely manner.
- ***Project Processing.*** In terms of processing the project, the residential uses are allowed by-right in the Specific Plan area. The City has established a Conformity Review Committee made up of staff and elected and appointed officials. The role of the Committee is to review proposed projects and determine consistency with the El Monte Gateway/Transit Village Specific Plan and then make recommendations to the Planning Commission. In this manner, the project is approved administratively, subject to final review and any site conditions placed by the Planning Commission.

DURFEE CORRIDOR

In 1993, the City established a project area for Durfee Avenue and portions of Garvey Avenue to facilitate their transition into industrial and commercial corridors similar to adjacent cities. Years later, however, the Durfee corridor contains underused residential, commercial, and industrial uses that have created subsequent incompatibilities with



Durfee Avenue has significant underutilized land that is ripe for recycling to residential uses.

adjacent residential neighborhoods. Except for the area north of Magnolia Avenue, the corridor is highly underutilized (see Figure 6) and has not succeeded in achieving its original objectives.

The General Plan has redesignated 45 acres along the Durfee Corridor to Mixed/Multiuse land use designation. The land use concept focuses mixed/multi-uses at an intersection that serves as a neighborhood center and then facilitates the remainder of the corridor to change to solely residential uses. The intersection of Elliott Avenue and Durfee Avenue that connects Mountain View Park and Mountain View Elementary School on the west, with a proposed concentration of higher density residential uses along the Rio Hondo River (and future Emerald Necklace) to the east.

The Durfee Corridor is ripe for recycling to residential uses. Generally, industrial rents range from \$0.63 to \$0.89 per square foot along Durfee Avenue. Compared to the value of residential products and the rent stream garnered from apartments, industrial rents are far lower in terms of rate of return. Vacancy rates are rising along the corridor, but are still generally lower given the lack of industrial space in the central San Gabriel Valley. Examination of gross receipts from business license records also indicates that many of the uses are underperforming in receipts per square foot.

With the General Plan setting the land use plan, three tests were applied to determine the parcels most likely to recycle to residential uses based on a cumulative score of tests passed (Appendix A). Second schematic footprints were developed to determine housing prototypes that could fit on a one acre lot. This model recognizes that lot consolidation is an important feature of the plan. These footprints could be used by the City and developers to better understand what works along the corridor. Third, design renderings were made for each prototype to illustrate desired architectural features.

The above concepts are not meant to be prescriptive for the corridor, but rather provide an example for the Corridor Implementation Plan. As the Housing Element is implemented, subsequent planning will be necessary to finalize the plans for the long term, more focused revitalization of Durfee Avenue. Figure 6 on the following page illustrates the Durfee Corridor Plan and Figure 7 illustrates building footprints and design renderings.



LEGEND

- | | |
|--|--|
|  Light Industry |  School |
|  New Neighborhood Center |  Park |
|  Corridor Housing |  San Gabriel River |
|  High Density Residential |  Green Infrastructure |

Figure 6 Durfee Corridor Concept Plan



Figure 7 Durfee MidBlock Corridor Renderings

Implementation

The transition of Durfee Avenue from an industrial and commercial corridor to a mixed/multi-use corridor will require several programs to help facilitate its orderly transition and ensure that the type of housing built will achieve the City expectations for quality. These programs are below.

- *Regulatory Incentives.* The Durfee corridor is comprised of a mix of parcel sizes ranging from 150 to 200 feet deep. The City has developed a lot consolidation program with various incentives to encourage the consolidation of parcels which will facilitate the construction of multiple-family housing projects, including affordable housing.
- *General Plan and Zoning District.* The Land Use Element establishes a new Mixed/Multi-Use land use designation for the corridor. The City has created residential development standards that allow for the development of multiple-family housing at least 30 units per acre, and also meets the City's expectations for quality, and provides incentives necessary to facilitate affordable housing. The City allows multiple-family housing as a permitted use by right.
- *Corridor Study.* To facilitate a cohesive residential street environment, the City will develop a future Corridor Implementation Plan. The Corridor Implementation Plan will determine the appropriate nodes for commercial uses, the type of product desired, and landscaping and streetscape requirements. The Durfee Corridor has been available for redevelopment since 2010.
- *Capacity.* Our site assessment assumes that all of the parcels coded either 2 or 3 (passed two of the three tests) will recycle during the planning period, which ends by 2021. This yields a total of 866 residential units. It should be noted that this represents approximately one half the total capacity on the corridor and thus the estimates are deemed to be conservative. Appendix A provides a detailed inventory, listing, and map of individual sites that are intended for recycling.

Garvey Corridor

Garvey Corridor is one of the oldest corridors in El Monte and spans the easterly and westerly boundaries of the community. Prior to

development of the Interstate 10, Garvey Avenue was one of the City's primary roadways for both local and regional commerce. Over time, Garvey Avenue has changed significantly. Current uses include not only commercial uses (including used auto dealers), but also mobile homes, motels, and institutional uses. The present uses are generally acknowledged as underutilized.

The City Council has approved a land use concept for the Garvey Corridor that redesignates 49 acres along the Garvey Corridor, to Mixed/Multiuse. This change in designation is designed to encourage the recycling of properties to multiple-family residential uses at an average of 30 units per acre. The land use concept is designed to focus potential mixed/multi-uses at major intersections along the corridor (e.g., Santa Anita, Tyler, Peck, etc.), incentivize the parcels at that node to become mixed/multi-uses, and then facilitate the remainder of the corridor to become residential uses.

The Garvey Corridor can accommodate up to 1,500 new housing units, particularly multiple-family apartments, townhomes, and condominiums. For purposes of the Housing Element, a smaller portion (about 395 units) is anticipated to be built during the planning period. The location for development is generally on the eastern portion of Garvey Avenue, from Five Points Retail Center to Tyler Road, which is the gateway to the City's Cultural District. The Cultural District is home to El Monte High School, Aquatics Center, Library, Senior Center, Arceo Park, and the Museum.

Developer interest along Garvey Avenue has been particularly strong. The City of El Monte approved 100 units of senior housing along Garvey Avenue, some located near Five Points, during the last planning period. Rio Hondo Development Corporation has also built affordable homes in the adjacent single-family neighborhoods. In addition, a large car dealership (El Monte Ford) closed during the previous planning period. The property owner has negotiated with the City and has acquired parcels totaling 5 acres along Garvey Avenue. Discussions of building a future mixed/multiuse project at the intersection of Peck Road and Garvey Avenue are ongoing and intended for this major node.

Given that three projects along Garvey Avenue are within one quarter of a mile along the corridor, including the former Ford Dealer site and that parcels have been and continue to be acquired for housing, the market is considered ripe for recycling. Parcels were also ranked by the three criteria explained and mapped in Appendix A. In addition, building

footprints for housing prototypes and architectural renderings were made to illustrate the types of development and design features desired on the corridor.

Implementation

The transition of Garvey Avenue to a mixed/multi-use corridor will require several programs to help facilitate its orderly transition and ensure that the type of housing built will achieve the City expectations for quality. These programs and affordability of housing are summarized below and illustrated in Figures 8 and 9 on the following pages.

- *Regulatory Incentives.* The Garvey corridor is comprised of a mix of parcels ranging from 150 to 200 feet deep and 0.1 to 2 acres in size. The City has developed a lot consolidation program with various incentives to encourage the consolidation of parcels to sizes that will facilitate the construction of larger multiple-family housing projects, including affordable housing.
- *General Plan and Zoning District.* The Land Use Element established a new Mixed/Multi-use land use designation for the corridor. The City has created residential development standards that allow for the development of multiple-family housing at least 30 units per acre. The City allows multiple-family housing as a permitted use by right.
- *Affordability.* The underlying density in the Garvey Corridor is sufficient to facilitate affordable housing. During the previous planning period, the City approved an affordable senior housing project on the east end of the Garvey corridor near Five Points' retail center. In addition, Rio Hondo CDC has built affordable single-family units in a residential neighborhood adjacent to the senior project.
- *Capacity.* Our assessment assumes that approximately 66 percent of the acreage along the Garvey Corridor will be residential, although mixed/multi-uses are permitted. It should be noted that the sample projects approved and completed currently show a ratio of 80 percent residential and 20 percent commercial uses. Since the land use concept already identifies critical commercial only nodes, the remaining sites between Tyler Avenue and Five Points are all intended for primarily residential uses.

- *Corridor Study.* To facilitate a cohesive residential street environment, the City will develop a future Corridor Implementation Plan. The Plan will determine the appropriate nodes for commercial uses, the type and design of products, and landscaping and streetscape requirements. The Garvey Corridor has been available for redevelopment since 2010.

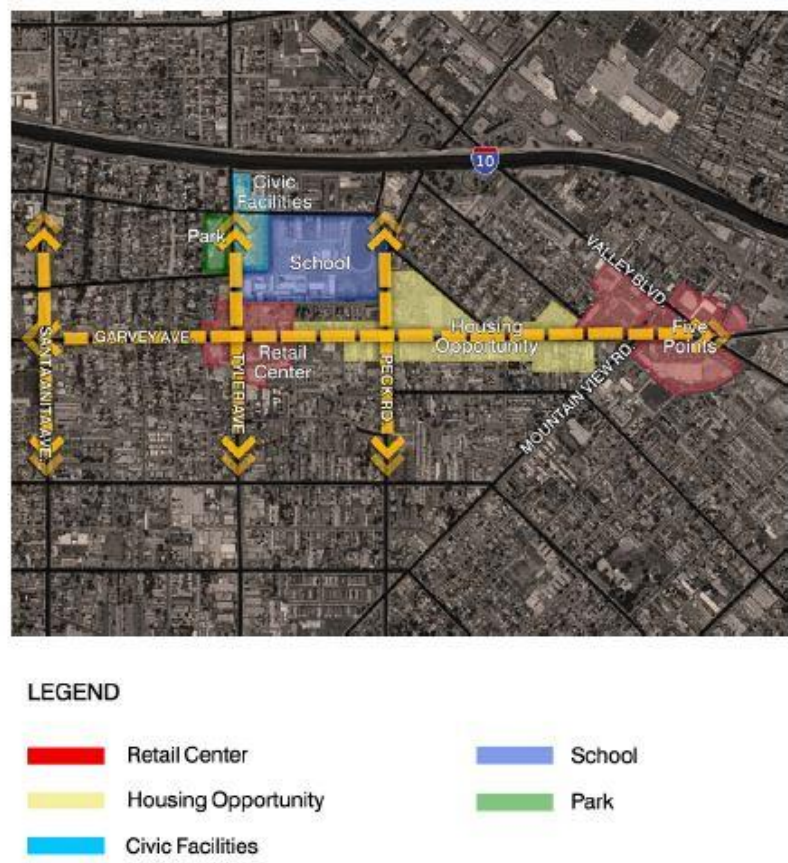


Figure 8 Garvey Corridor Opportunities Map



Figure 9 Garvey Mid Block Corridor Renderings

EXCLUSIVELY RESIDENTIAL PARCELS IN MMU ZONE

To comply with Housing Element law, Government Code Sections 65583.2(h) and (i) and 65583(c)(1) (AB 2348), which requires the City to demonstrate adequate sites for the Housing Element update and facilitate development of affordable housing within the MMU zone, the City has designated approximately 12 acres within the MMU zone for exclusively residential uses allowing a minimum twenty (20) dwelling units per acre to accommodate at least 50 percent of the City's lower-income Regional Housing Needs Allocation (RHNA). These sites are identified in Table 41 of Appendix A and illustrated in Figure 15.

The sites are along Garvey Avenue and Peck Road and were selected by City staff for exclusively residential uses due to current high developer interest in exclusively residential developments and previously approved site plans that were never constructed. Pursuant to Government Code Section 56863, if a designated parcel is developed with a mix of residential and non-residential uses or at less than twenty (20) units per acre, the City will immediately identify an alternative site with established minimum density requirements. To comply with AB 2348 provisions Program 1 of the 2014-2021 Housing Plan ensures an adequate number of parcels in the MMU zone allow residential only development and are available during the planning period.

SUMMARY OF RHNA COMPLIANCE

The Regional Housing Needs Assessment determined that El Monte was responsible to accommodate 2,142 new units during the planning period. The General Plan Land Use Element concentrates housing along major roadways and in the Downtown to protect single-family neighborhoods, recycle incompatible industrial and commercial uses, revitalize corridors, and improve air quality and mobility.

These areas of El Monte are selected for revitalization.

- *El Monte Gateway*. This project allows up to 1,850 mixed-use units on 31 acres of land, for a net density of 60 units per acre. The El Monte Gateway goal is to achieve 35 percent rental and 65 percent ownership, including a 15 percent inclusionary requirement under redevelopment law.
- *Corridors*. The General Plan has redesignated the Garvey Avenue, Durfee Avenue, and Peck Road as Mixed/Multiuse and rezoned to

the Mixed/Multiuse zone. The former two can accommodate more than 3,000 new units at 30 units per acre. For this planning period, a conservative estimate of 1,261 units is assumed.

- **Infill.** The General Plan will continue to allow residential infill in other residential neighborhoods of the community. No estimate is provided at this time, though the majority of development envisioned would be infill single-family residential developments.

All of the densities are at or above the default densities stated in the Government Code and could facilitate affordable housing. Table 37 below summarizes the City's plan to meet its regional housing needs goal.

Table 37 Regional Housing Needs (RHNA), 2014–2021

	<i>RHNA Requirement</i>	<i>El Monte Gateway</i>	<i>Corridors</i>	<i>Remain RHNA</i>
Ext/Very Low	529	*213	1,261	0
Low	315			
Moderate	352	480		0
Above Moderate	946	1,202	–	0
Total	2,142	1,895	1,261	0

Sources: Southern California Association of Governments, 2012; City records

Note:

* Based on HCD Infill application for TOD funding

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.

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, Rio Hondo CDC manages three affordable housing properties: 18 units at Penn Mar Avenue used as transitional housing, 3 homes at Maxson Road, and 2 homes at Iris Lane. During the previous planning period, Rio Hondo CDC developed and sold five new single-family units (with three and four bedrooms) and completed development of two new single-family homes sold to income-eligible first-time homebuyers.

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 three- and four-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 child care, social services, recreation, youth activities, mental and physical health, and a wide range of additional supportive services. The 2010–2014 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, El Cavario, Mid Valley Recovery, and other nonprofit organizations.

ENERGY CONSERVATION

- Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy management strategies. Buildings use 76 percent of all electricity generated in the US for their operation, and generate 40 percent of carbon dioxide emissions, a major contributor to greenhouse gas (GHG) emissions, which are primarily responsible for global climate change. How we design, build and operate buildings thus has profound implications for energy use and resulting global warming.
- In 2006, the state legislature adopted AB 32, the Global Warming Solutions Act, which created the first comprehensive state regulatory program to reduce greenhouse gas emissions to 80 percent below 1990 levels by 2050. Promoting energy conservation has thus become a consistent theme in regulations, green building practices, and general business operations. The following describes the City's efforts to improve energy efficiency and the Housing Plan provides greater guidance on future city efforts.

Neighborhood Design

Energy management is rarely a driving consideration for local land use decision-making authorities. In fact, most land use frameworks such as General Plans, specific plans, and zoning ordinances do not provide sufficient language for these authorities to require developers to incorporate energy-efficient site planning. The Subdivision Map Act makes references to providing passive or natural heating or cooling opportunities, but no prescriptive guidance is provided. Accordingly, such site planning is often the result of individual developers who recognize the economic and marketing value of an energy-efficient community design.

Strategies to reduce energy demand begin with efficient site planning. Developing on an infill site; placing housing near jobs, services, and other amenities; and using existing infrastructure reduces energy use related to transportation. Other design strategies that have beneficial implications include developing parks to reduce the urban heat island effect, installing broad-canopied trees for shade, and clustering compact development to reduce auto use. A major strategy undertaken by the General Plan and Housing Element is to direct housing development along corridors and into specific nodes to encourage more compact

development, site housing next to jobs, reduce infrastructure costs, and improve mobility and air quality.

New Housing

Title 24, Part 6, California Energy Efficiency Standards, requires all residential construction to meet minimum energy conservation standards through either a prescriptive or performance-based approach. The former approach requires each individual component of a building to meet an identified minimum energy requirement. The performance approach, on the other hand, allows developers to choose a range of measures that, in totality, meet specified energy conservation targets. With either of these options, mandatory components must still be installed, such as minimum insulation, HVAC, and efficient water heating equipment.

In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the California Building Codes in 2010 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.

Housing Rehabilitation

Given that many homes were built before modern energy conservation techniques, incorporating energy conservation measures into existing homes yields the greatest benefits. Installing high R-value insulation, double-paned, low-e windows, and radiant heat barriers reduce energy demand. Structurally insulated panels (which provide a continuous thermal barrier) also produce a tight, well-insulated building envelope. Employing cool roofs and vegetated green roofs and using light colored surfaces (including paving) can reduce solar gain. Installing compact fluorescent bulbs instead of incandescents, specifying Energy Star appliances, and utilizing water conserving fixtures are standard energy efficiency strategies.

Local utility companies offer a range of energy conservation opportunities. Southern California Edison (SCE) offers a toll-free energy conservation line, air conditioning off-peak cycling program, residential energy surveys, and cash rebates for the installation of energy efficient

appliances. SCE's "Welcome Home" incentive program encourages residential developers to build homes, condominiums, and apartment buildings that surpass the minimum state standards for energy efficiency established in Title 24. In fact, several cities have adopted similar programs.

Southern California Gas (SoCal) sponsors energy conservation programs. Under the Rebate Program, the company provides rebates to customers for caulking, weather stripping, attic insulation, forced air furnaces, water heater blankets, and duct wraps. Customers must install devices that meet minimum standards in order to qualify for the rebate. Under the Low Income Direct Assistance Program, SoCal provides direct assistance to low-income customers for the same types of energy conservation devices that are promoted under the Rebate Program. SoCal also sponsors the Appliance Repair and Replacement Program to assist low income customers in replacing malfunctioning or inefficient furnaces, stoves, or water heaters.

Energy Action Plan

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 San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison, the EAP identifies municipal and community-wide strategies to achieve the City's longer-term electricity efficiency goals. Strategies in the EAP will be an integral part of resource management, planning, and development in the community, and serves as an analytical link for the City between electricity reduction targets, local development, and state and regional electricity planning efforts.

PROGRAM EVALUATION

The 2008-2014 Housing Element set forth goals, policies, and programs to address the community’s housing needs. An important step in developing the City’s five-year housing strategy is the evaluation of the prior Housing Element in meeting the community’s housing needs. This chapter evaluates, at a policy level, the progress made in implementing programs. Also provided is a detailed program-by-program description of progress.

HOUSING GOALS AND OBJECTIVES

The 2008-2014 Housing Element set forth five goals to meet the community’s needs with respect to housing production, maintenance, improvement, and the provision of support services.

- *Housing Preservation.* Maintain and improve the quality of existing housing and residential neighborhoods
- *Housing Assistance.* Assist in the provision of adequate housing to meet the needs of the community
- *Housing Sites.* Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City’s housing needs
- *Governmental Constraints.* Mitigate any potential government constraints to housing production and affordability
- *Fair and Equal Housing Opportunity.* Promote equal opportunity for all residents to reside in the housing of their choice

To implement these goals, the 2008–2014 Housing Element proposed the implementation of 27 housing programs. Additional service programs related to the housing and supportive service needs of residents were set forth in the 2010–2014 Consolidated Plan. Table 38 summarizes the quantified objectives for housing programs in the Housing Element.

Table 38 2008–2014 Housing Element Objectives

	<i>Housing Affordability Levels</i>			
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>
New Construction	532	333	370	973
Housing Rehabilitation	126		0	0

Table 38 2008–2014 Housing Element Objectives

	<i>Housing Affordability Levels</i>			
	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above</i>
Housing Preservation	936	0	0	0

Source: El Monte 2008–2014 Housing Element.

NEW CONSTRUCTION

The City of El Monte had a regional housing needs allocation of 2,208 for the planning period of 2008–2014. Housing construction goals were divided into four groups based on the income of residents and ability to afford housing. During the 2009 and 2012, the City issued building permits for 55 single-family units and 129 multiple-family units.

The City of El Monte is not required to produce housing, but rather to facilitate and encourage the production of housing through responsive land use and housing programs. To achieve this goal, the City provided a variety of financial and regulatory incentives, including:

- *Financial Incentives.* RDA grants, fee waivers or reductions, multiple-family revenue bonds, and other assistance
- *Regulatory Concessions.* Modifications, density bonus, and conditional use permits where necessary
- *Land Assemblage.* Writing down of land, transfer of land at below market rates, or assemblage/consolidation of parcels.

Figure 10 illustrates the considerable progress made over the 2008–2014 planning period toward achieving the new construction objectives for very low, low, and moderate income housing in El Monte.

Assessment

The City's progress toward meeting its housing construction goals was determined by counting all the building permits issued during that period and projects that received a certificate of occupancy or were built.

Below Market Rate

The City regularly works with development partners, non-profit organizations, CHDO's, and other housing developers to expand the supply of single-family and multi-family housing owner and rental opportunities throughout the City. The City utilizes a variety of funding

sources including CDBG, HOME, ESG, Low-Income Tax Credits, and other federal, state, and local resources.

- *Villas at Kagy Homestead.* In partnership with the Rio Hondo Community Development Corporation, the City is facilitating the completion of this development. The project will result in seven, three-bedroom/two-bathroom homes that will be sold to income eligible homebuyers. During 2011-2012, two of the seven units were built.
- *Tyler Court Affordable Housing Project.* After many attempts to complete the development at 3348-3350 Tyler Avenue, the City successfully entered into an agreement with Domus Development to complete the project. During 2011-2012, the City and Domus Development was successful in garnering residential support and \$3.6 million in LIHTC financing for the development of a 20-unit affordable senior rental housing development.
- *Mercy Housing California- Veterans Housing Project.* The City has awarded funds to Mercy Housing California to develop 40 units of affordable rental housing for homeless veterans. In June 2012, Mercy Housing was awarded \$7.6 million in LIHTC funding to finance the developments. Construction began November 2012.
- *Tyler Terrace Project.* During 2011-2012 the City collaborated with Residential Communities, an affordable housing developer, to construct a 49-unit affordable rental housing development. However, due to the dissolution of the El Monte Redevelopment Agency, the City was unable to move forward with construction. Funding for this activity (\$1,000,000) in HOME funds has been reprogrammed for 2012-2013.
- *Garvey Court.* During 2011-2012, Domus Development constructed a four-story residential complex with 60 affordable senior apartments above ground level, a 3,500 square-foot community center, 1,500 square-feet of commercial space, and eight additional senior apartments. The design reinforces the commercial street edge with a lively play of color and massing and the "L" configuration creates a protected interior landscaped courtyard with opportunities for quiet recreation and gardening. The project will serve to re-vitalize a blighted commercial street while respectfully fitting in with an existing residential neighborhood to the rear.

Market Rate Housing

- ***Mountain View Specific Plan.*** In 2011, the City of El Monte approved the Mountain View Specific Plan which applied to a 6.32 acre residential area. It established plans, regulations and guidelines to create a quality planned residential community through the orderly development of the site. The Specific Plan guided the creation of a family-oriented neighborhood that included 56 moderate-income affordable and market rate entry level housing opportunities in the City of El Monte. An additional six units were built and will be sold to income eligible low-income households. Construction of the project began in 2012 and completion of all units is expected by the end of 2013.
- ***4177 Rowland Avenue.*** The City approved a Planned Unit Development in 2006 that consisted of 45 market rate units and 8 units reserved for income eligible low-income households. The 5.2 acre parcel is located at the west side of Rowland Avenue south of the intersection of Rowland Avenue and Bessie Avenue. The site had previously been developed with an office building in the front and a distribution warehouse towards the rear. Both structures were demolished and a General Plan Amendment, Zone Change and Vesting Tentative Tract Map were approved to provide entitlement for the development. The project was completed in 2007 and all units remain fully occupied.

Given the rapid increase in housing prices over the past five years, market rate housing units are typically only affordable to above moderate income households. During the planning period, an estimated 200 above moderate income housing units were created.. These units were typically single-family homes or condominiums built on underutilized land located within existing neighborhoods.

The City has made some progress toward facilitating a broad range of housing products. However, there has been a shortfall based on: (1) the cost of subsidies necessary to facilitate and encourage affordable housing and (2) the lack of available sites at appropriate densities that are affordable to residential developers. For the present planning period, the City will be designating a significant number of additional parcels at higher densities along major transportation corridors to help provide suitable sites for affordable housing.

HOUSING REHABILITATION

The City of El Monte recognizes the importance of ensuring the availability of adequate and well-maintained housing that provides a safe environment for families, maintains and improves property values in a neighborhood, and instills neighborhood pride. A windshield survey of the community revealed a significant need for housing reinvestment.

The 2008-2014 Housing Element set forth a variety of housing and neighborhood programs to address these issues. The major programs are:

- *Housing Inspection Program.* Implement an inspection program for all single-family homes, which requires the property owner to address health and safety code violations prior to closure of sale.
- *Housing Rehabilitation Loan Program.* Provide deferred low-interest loans to low and moderate income households for minor and major repairs, health and safety issues, and code violations.
- *Neighborhood Services Grants.* Under the emergency grant program, provided up to \$1,600 of assistance to respond to emergency rehabilitation situations, such as heating system repairs, hot water heater replacements, and faulty electrical or plumbing. The City also offered grants up to \$5,000 to income-qualified owners to make minor improvements to single-family homes.
- *Acquisition and Rehabilitation.* Acquire or facilitate the acquisition of existing housing for rehabilitation or for construction of new affordable housing.

The 2008-2014 Housing Element set forth a quantified objective to rehabilitate 128 lower income units. The following paragraphs demonstrate progress toward these objectives.

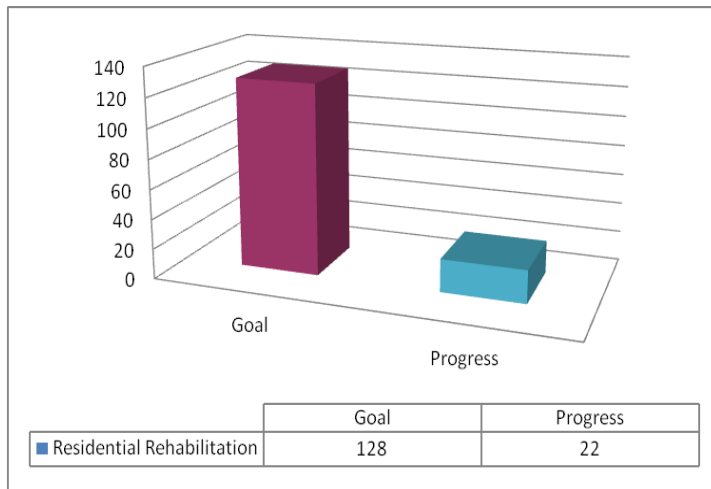


Figure 11 Housing Rehabilitation Progress, 2008–2014

Assessment

For the 2010-2014 Consolidated Plan, the City adopted the objective of preserving and improving the existing housing stock and ensure equal access. The City continues to play an important role in facilitating housing rehabilitation, particularly for low and moderate income households.

The City's progress toward rehabilitating housing and improving neighborhoods is summarized below.

- **Residential Rehabilitation and Energy Savings Program.** The San Gabriel Valley Conservation Corp received \$100,000 in CDBG funds in 2011-2012 to rehabilitate two (2) homes owned by income-eligible El Monte homeowners in need of substantial housing repairs (e.g. roof repair, water heater/solar panel installation, etc.). In addition, the program assisted approximately 21 El Monte income-eligible homeowners with weatherization, water- and energy-saving upgrades. These funds were used to leverage \$500,000 from the State Calhome Owner-Occupied Rehabilitation Program.
- **Code Enforcement.** The City implemented a code enforcement program as a means to help prevent housing from deteriorating and requiring later grants and loan assistance. The City's Code Enforcement Program provides for a Code Enforcement Officer to conduct housing inspections in designated low- and moderate-income areas of the City to ensure the City's health and safety codes are enforced. The City inspects an average of 280 properties

annually. For the present period, the City will continue a new real estate inspection program established during the last planning period that requires all single-family homes to be inspected and issued a certificate of occupancy prior to the completion of a sale.

HOUSING ASSISTANCE

The City of El Monte recognizes that assisting residents in meeting their basic housing and supportive service needs is fundamental to quality of life. This goal extends to cover the needs of renters, homeowners, special needs groups, lower and moderate income individuals and families, and other segments of the community. The 2008–2014 Housing Element therefore set forth housing assistance programs to help improve the lives of El Monte residents. The major programs are:

- *Rental Assistance.* Continue to support Baldwin Park and Los Angeles Housing Authorities in providing rental vouchers to lower income residents and preserve existing affordable units at risk of conversion.
- *Homebuyer Assistance.* Provide deferred low-interest loans to low and moderate income individuals and families, focusing on special needs groups.
- *Preservation of At-Risk Housing.* Monitor existing publicly assisted affordable housing and provide technical assistance for those that might convert to market rents and displace tenants.
- *Special Needs Assistance.* Provide housing-related services to special needs groups, such as female-headed households, homeless people, low and moderate income residents, and others.

Figure 12 illustrates the progress made in achieving housing assistance for at-risk units over the 2008–2014 planning period.

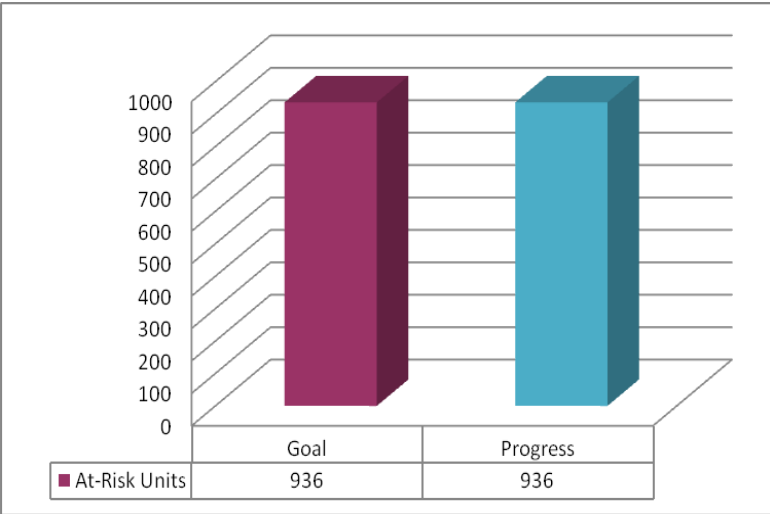


Figure 12 Housing Assistance At Risk Units, 2008–2014

Assessment

El Monte has made significant progress in meeting its housing assistance goals set forth in the 2010–2015 Consolidated Plan and Housing Element. The significant programs in achieving these goals are summarized below.

- **Rental Assistance.** The program is administered by the Baldwin Park Housing Authority and the Housing Authority of Los Angeles County. The organizations provide an average of 600 Section 8 Housing Vouchers in El Monte annually. El Monte continues to maintain the same level of rental assistance, though it remains difficult to maintain lease-up rates. The City did consider pursuing formation of a City Housing Authority, but the staffing requirements and cost made the proposal infeasible. The program will continue as part of the City’s housing strategy.
- **Homeowner Assistance.** The City received CalHome funds in 2010 from the State of California to implement a First Time Homebuyer (Down Payment Assistance) Program. During 2011-2012, staff worked with the City Council and the State to develop policies and procedures that would dictate the implementation of this program. These guidelines were approved in 2012. The City is committed to continuing homeownership programs for police officers, teachers, low and moderate income households, and others, as funding becomes available. Due to the soaring price of housing in recent years, each program has faced significant challenges. Because most

homes do not fall within program guidelines for price, the debt burden of the prospective buyer is too high, and the City has limited funds to bridge the affordability gap.

- ***Housing Preservation.*** Currently, more than 900 lower income seniors, families, and adults live in housing that was created with public subsidies and is deed restricted as affordable units. Currently, there are projects at risk of conversion. During the planning period, the City monitored the status of such projects and none have yet converted to market rents. The City will continue to monitor the status of these affordable units and offer technical and financial assistance, where feasible, to preserve their continued affordability.
- ***Special Needs Assistance.*** The City of El Monte has many special needs groups that require housing assistance. These include families with children, seniors, people with disabilities, homeless people, large families, veterans, and many others. The City funds a variety of programs outlined in the Consolidated Plan. Generally, the City has met most of its goals, except that additional efforts need to be undertaken to address emergency shelters and housing opportunities for people with disabilities through Zoning Code amendments.

The City of El Monte has addressed many of its housing assistance goals set forth in the 2008–2014 Housing Element. However, there are still considerable issues remaining—the provision of services tailored to special needs groups, rental assistance, the need to revise homeownership programs in light of housing market prices in El Monte today, and the expansion of the housing rehabilitation program to address unmet needs.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
1. Corridor Implementation Plan	Prepare corridor implementation plans for Durfee Road and Garvey Avenue that facilitate reuse for mixed/multiuse housing. The plan will include: • Create residential development standards for mixed/multiuse housing (Program 5) with density and lot consolidation incentives to encourage assemblage of properties (Program 7). Graduated densities will be incorporated to facilitate private actions to consolidate sites. • Require sites to allow multifamily and owner-occupied housing by right (Program 5), subject to conformance with corridor plan or interim zone), to address the unmet RHNA; the sites must accommodate a minimum of 16 units per site. • Rezone 21 acres, on sites identified in Table 38 (Appendix A), focusing on one or more sites that can be consolidated to yield at least 0.75 acres. Of these 21 acres, at least 10.5 acres will be sites designated exclusively for residential uses to accommodate at least 50 percent of the remaining lower income need (320 units). • With the General Plan adoption in 2011, rezone and redesignate at least 50 additional acres for mixed/multiuse. If corridor plans or market forces dictate, the City may substitute previously residential-only sites for other residential-only sites along Garvey Avenue, Peck Road, or Durfee Road that meet the program requirements of Government Code 65583.2 and the feasibility threshold established earlier.	The City completed the rezoning of identified mixed/multi-use parcels in Appendix A of the 2008-2014 Housing Element into the Mixed/Multi-Use (MMU) zone in June 2011. The City will adopt development standards for the MMU zone and designate at least 10.5 acres in the MMU zone for exclusively residential uses concurrent with the adoption of the 2014-2021 Housing Element. The MMU zone development standards include a new graduated density provision to encourage lot consolidation and provide for quality infill development.	The City will effectively implement this program during the planning period. This program will be modified for the 2014-2021 Housing Element to publicize the vacant and underutilized sites inventory on the City's website and at City Hall. The City will also develop a formal monitoring program in order to track development approvals on identified sites and for those that result in a reduction of potential affordable units below the residential capacity assumed, the City will identify and designate additional sites to rezone to ensure that no net loss occurs.
2. Downtown Specific Plan	• Prepare a Downtown Specific Plan that includes a land use plan, infrastructure plan, parks and recreational plan, design regulations, transportation plan, and other key elements. • Revise the five-year Redevelopment Implementation Plan, as necessary, to ensure consistency with the Downtown Specific Plan.	Due to funding reductions, staff cutbacks, and time constraints, the City was unable to prepare a Downtown Specific Plan. And with the dissolution of the Redevelopment Agency, the City did not revise the five-year Redevelopment Implementation Plan.	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
3. El Monte Gateway Specific Plan	- Implement the program measures outlined in the Specific Plan and environmental mitigation measures to allow for housing sites to be available in the element planning period. - Facilitate the timely construction of residential projects by providing technical and financial assistance to the project, such as relocation of the public works yard, support of grant applications, and other assistance.	The City continued to provide technical assistance and additional incentives, such as regulatory concessions/waivers, fee waivers, streamlined entitlement reviews/approvals, and technical assistance for financing/funding of development projects.	This City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
4. Redevelopment Implementation Plan	• Adopt a Valley-Durfee Project Area Implementation Plan to redesignate Durfee Road as mixed/multiuse corridors. • Amend the Redevelopment Agency's Five Year Implementation Plan to include mixed/multiuse designation along select corridors.	On June 28, 2011 the Governor of California Signed ABx126 which dissolved all California Redevelopment Agencies. The City was not able to adopt a Valley-Durfee Project Area Implementation Plan or revise the Redevelopment Agency's Five-Year Implementation Plan. However, the City did rezone identified corridors to Mixed/Multi-Use zone to demonstrate capacity for the City's fair share regional housing need.	The City will not continue this program in the 2014-2021 Housing Element.
5. Mixed/Multiuse Designation and Development Standards	• Create a Mixed/Multiuse General Plan land use designation and zone to allow for apartments, townhomes, live-work, and mixed-use housing opportunities along corridors. • Prepare development standards allowing 25 to 35 units per acre for mixed/multiuse housing and regulatory incentives to encourage lot consolidation to facilitate that density • Develop a graduated density scale based on parcel size to encourage voluntary private actions to consolidate lots to at least 0.75 acres to facilitate quality infill residential. • Utilize nonprofit and private developer to assist in identifying appropriate development standards to facilitate the production of multiple-family housing, including affordable housing.	The City will amend the Zoning Code concurrent with the adoption of the 2014-2021 Housing Element to adopt development standards for the Mixed/Multiuse Zone. The standards allow 25 to 35 units per acres and include a graduated density scale to encourage lot consolidation.	The City will effectively implement this program during the planning period. The City will modify this program for the 2014-2021 Housing Element to promote the MMU development standards; and periodically review the standards to identify and remove constraints to the development of affordable housing.
6. Residential Design Standards	• Develop residential design guidelines and consider creating a separate architectural review body staffed with qualified architects, urban designers, and landscapers, to administer it. • Develop objective design standards and illustrative examples of preferred development projects that are sensitive to the residential neighborhood and different housing products.	The City adopted Comprehensive Guidelines in June 2012.	The City will modify this program for the 2014-2021 Housing Element to provide information on the Design Guidelines and provide technical assistance to residents and developers.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
7. Green Building	Develop a new sustainable section of the Municipal Code, modify and adopt California Energy Code with a 15 percent increase in energy efficiency, and adopt a tiered approach using energy efficient standards.	The City created the Sustainable Development Chapter in the Municipal Code and it now participating in the Energy Leadership Partnership with Southern California Edison through the City's Energy Action Plan.	The City will modify this program for the 2014-2021 Housing Element to continue and expand the City's efforts to promote and encourage green building practices and energy conservation.
8. Regulatory Incentives	- Prepare a lot consolidation ordinance that offers progressively higher densities/intensities as an incentive to consolidate lots. - Create a density bonus ordinance consistent with state law. - Continue to approve conditional use permits, zone changes, general plan amendments, variances, and density bonuses as appropriate while balancing the goal of preserving established residential neighborhoods.	The City will update the Density Bonus Ordinance per revisions to state law concurrent with the adoption of the 2014-2021 Housing Element. The City has developed graduated densities as part of the MMU zone development standards to encourage lot consolidation.	The City will modify this program for the 2014-2021 Housing Element to continue to offer and approve regulatory incentives while balancing the goal of preserving established residential neighborhoods.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
9. Financial Incentives	• Offer redevelopment housing set-aside funds and grants to make feasible the construction of affordable housing projects that address City's community development and housing goals. • Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the City. • Work with developers to submit grant applications for infill projects for the El Monte Gateway and other projects along the corridors.	With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding to assist the construction of affordable housing projects. Due to the high cost of developing and preserving housing, layering of funding sources may be required for affordable housing projects.	The City will modify this program for the 2014-2021 Housing Element to continue seeking opportunities to leverage housing resources and investigate new funding sources to utilize to assist in the development of affordable housing projects.
10. Conditional Use Permit	• Allow mixed/multiuse housing by right along designated corridors and in the El Monte Gateway subject to conformance review (See Programs 1, 2, and 5); retain the CUP requirement for multiple-family projects elsewhere in the City.	The City completed rezoning identified parcels in the 2008-2014 Housing Element to Mixed/Multi-Use zone in 2011. The City will adopt development standards for the MMU zone concurrent with the adoption of the 2014-2021 Housing Element. These standards will allow multi-family housing by-right and incentivize such uses in the MMU zone.	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
11. Code Compliance	- Continue to implement residential code enforcement using a progressive approach of voluntary compliance, administrative citations, and court action if needed. - Enlist the support of volunteers from the police department to provide staffing to implement a more proactive approach to code enforcement.	The City's Code Enforcement Program provides for a Code Enforcement Officer to conduct housing inspections in designated low- and moderate-income areas of the City to ensure the City's health and safety codes are enforced. The City inspects an average of 280 properties annually. The goal was to address 17,500 properties over a five-year period. The City's progress has fallen short of this goal, addressing only 250 properties annually due to a lack of funding and staffing resources. For the present period, the City will be continue a new real estate inspection program established during the last planning period that requires all single-family homes to be inspected and issued a certificate of occupancy prior to the completion of a sale.	The City will continue this program in the 2014-2021 Housing Element.
12. Housing Inspection Program	- Implement housing inspection program for a period of not less than five years that can be extended by City Council. - Create a housing inspection program for mobile homes and apartments, working in partnership with various stakeholders in the community.	The City continues to implement the housing inspection program, which requires all single-family homes to be inspected and issued a certificate of occupancy prior to the completion of a sale.	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
13. Housing Rehabilitation	- Continue to implement the residential home loan program for single-family residences, including lead-based paint hazard, citywide. - Extend the rehabilitation loan program to multiple-family units to address deferred maintenance concentrated in those products.	The San Gabriel Valley Conservation Corp received \$100,000 in CDBG funds in 2011-2012 to rehabilitate two (2) homes owned by income-eligible El Monte homeowners in need of substantial housing repairs (e.g. roof repair, water heater/solar panel installation, etc.). In addition, the program assisted approximately 21 El Monte income-eligible homeowners with weatherization, water- and energy-saving upgrades. These funds were used to leverage \$500,000 from the State Calhome Owner-Occupied Rehabilitation Program.	The City will continue this program in the 2014-2021 Housing Element.
14. Neighborhood Services Program	- Implement the neighborhood services grant program and consider increasing the grant amount commensurate with rising costs. - Examine feasibility of extending rehabilitation grants to multiple-family properties.	Due to funding reductions, staff cutbacks, and time constraints, the City has discontinued this program. The City will continue to implement their housing rehabilitation loan program to assist single-family residences with housing repairs.	The City will not continue this program in the 2014-2021 Housing Element.
15. Affordable Housing Preservation	- Monitor the status of affordable units that may become at risk of conversion and provide technical assistance as feasible to facilitate preservation for units at risk of conversion. - Support nonprofit funding applications and conduct hearings to assist in obtaining funds for preservation.	Currently, more than 800 lower income seniors, families, and adults live in housing that was created with public subsidies and is deed restricted as affordable units. There were no projects are at risk of conversion during the planning period. The City monitored the status of such projects and none have yet converted to market rents. The City will continue to monitor the status of these affordable units and offer technical and financial assistance, where feasible, to preserve their continued affordability.	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
16. Acquisition & Rehabilitation	Work with nonprofit partnerships to acquire, rehabilitate, and deed restrict apartments to improve housing conditions and achieve community development goals.	The City continues to work with the Rio Hondo Community Development Corporation (RHCDC) to help the City expand homeownership opportunities, create affordable housing, and assist the City in meeting its affordable housing goals cited in the Consolidated Plan.	The City will continue this program in the 2014-2021 Housing Element.
17. Housing Partnerships	Actively form and maintain existing partnerships with nonprofit and private organizations to help provide housing and supportive services.	The City continues to maintain and encourage partnerships with the County Housing Authority, Habitat for Humanity, Rio Hondo Community Development Corporation, Institute for Urban Research, Housing Rights Center, and other agencies that offer expertise in developing and managing affordable housing or providing a network of supportive services.	The City will continue this program in the 2014-2021 Housing Element.
18. First-Time Homebuyer Assistance	- Provide homeownership opportunities for 25 low income households and provide homebuyer education as part of the program. - Consider the use of other funding sources (e.g., redevelopment funds) to supplement the homebuyer assistance program.	The City received CalHome funds in 2010 from the State of California to implement a First Time Homebuyer (Down Payment Assistance) Program. During 2011-2012, staff worked with the City Council and the State to develop policies and procedures that would dictate the implementation of this program. These guidelines were approved in 2012. The City is committed to continuing has implemented homeownership programs for police officers, teachers, low and moderate income households, and others, as funding becomes available	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
19. Police Officer Homeownership Program	• Provide up to five homeownership opportunities for sworn full-time El Monte police officers. • Consider extending the program to provide homeownership opportunities for veterans and public school teachers.	The City received CalHome funds in 2010 from the State of California to implement a First Time Homebuyer (Down Payment Assistance) Program. During 2011-2012, staff worked with the City Council and the State to develop policies and procedures that would dictate the implementation of this program. These guidelines were approved in 2012. The City is committed to continuing such programs and has implemented homeownership programs for police officers, teachers, low and moderate income households, and others, as funding becomes available	The City will continue this program in the 2014-2021 Housing Element.
20. Housing Voucher Program	• Support the housing choice voucher program and lobby for additional vouchers as needed. • Continue to provide City financial assistance to local nonprofit organizations that can be used for motel vouchers.	The program is administered by the Baldwin Park Housing Authority and the Housing Authority of Los Angeles County. The organizations provide an average of 600 Section 8 Housing Vouchers in El Monte annually.	The City will continue this program in the 2014-2021 Housing Element.
21. Fair Housing Program	• Continue to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City. • Continue to periodically prepare an "AI" and implement its findings.	The City continues to contract with local fair housing providers to provide educational, advocacy, and mediation services for the City.	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
22. Housing Accessibility	• Approve reasonable accommodations for modification of building codes, permit process, and land uses to new and rehabilitated homes to maximize accessibility for disabled people. • Consider ways to incorporate or incentivize the incorporation of visitability concepts consistent with HCD's voluntary model ordinance.	The City has amended the Zoning Code to include formal reasonable accommodation procedures in accordance with fair housing laws and disability laws to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. Policies and procedures indicate the qualifying individuals who may request a reasonable accommodation (i.e., persons with disabilities, family members, landlords, etc.) along with any specific procedures that must be followed.	The City will modify this program for the 2014-2021 Housing Element to provide information at City Hall, the City's website, and other public places on the City's reasonable accommodation procedures.
23. Emergency Shelters and Transitional Housing	• Continue to fund a wide variety of nonprofit organizations providing services for homeless people through the Consolidated Plan process. • Amend Zoning Code to permit emergency shelters and single-room occupancy units by right in the overlay M-1 zone by July 2009. • Create development standards for emergency shelters, transitional housing, supportive housing, and other similar types of housing. • Amend the Zoning Code to permit transitional housing and permanent supportive housing as a residential use in all zones allowing residential uses subject to the same processing requirements as similar uses in the same zone.	The City will amend the Zoning Code to comply with provisions of SB 2 concurrent with the adoption of the 2014-2021 Housing Element. The Zoning Code will permit emergency shelters and single-room occupancy (SRO) units by-right in the M-1 overlay zone along with appropriate management and operation standards. The Zoning will also be amended to permit transitional and supportive housing as a residential use in all zones allowing residential uses subject to the same standards as similar uses in the same zone.	The City will effectively implement this program during the planning period. This program will be modified to monitor the inventory of sites appropriate to accommodate emergency shelters and transitional and supportive housing.
24. Housing and Community Development	• Continue funding nonprofit human service and housing development organizations, subject to funding availability and City Council approval.	The City continues to provide funding to different agencies, contingent on the continuation of funds through the City's general fund, HOME funds, and Community Development Block Grant funds, and also contingent on City Council approval of uses.	The City will continue this program in the 2014-2021 Housing Element.

Table 39 Progress Report of 2008-2014 Housing Element Programs

<i>Housing Program</i>	<i>Implementation Action</i>	<i>Effectiveness</i>	<i>Appropriateness</i>
25. Manufactured housing	Amend Development Code to define manufactured housing and mobile homes consistent with state law, specify the zone(s) where such housing can be permitted, and prepare design guidelines (see Program 6).	The City will amend the Zoning Code to define manufactured housing and mobile homes consistent with State law and identified the zone(s) where such housing is permitted concurrent with adoption of the 2014-2021 Housing Element.	The City will effectively implement this program during the planning period and will modify this program for the 2014-2021 Housing Element.
26. Community Care Facilities	Amend Development Code to define residential care facilities, specify zones where such uses are permitted, and develop regulations where allowed to exercise appropriate review.	The City has amended the Zoning Code to define community care facilities, include specific permitting processes where such uses are allowed, and to specify regulations to exercise appropriate reviews within the parameters of state law	The City will modify this program for the 2014-2021 Housing Element to provide information at City Hall, the City's website, and other public places on the City's requirement for community care facilities.
27. Family Housing	- Continue to support and work with RHCD and other nonprofits to acquire and dedicate affordable housing for families in El Monte. - Create development standards and offer regulatory concessions and incentives, such as by-right permitting, density bonuses, etc., to facilitate production of family housing. - Allocate redevelopment funds to support the production and provision of family housing.	The City continues to work with the Rio Hondo Community Development Corporation (RHCD) to help the City expand homeownership opportunities, create affordable housing, and assist the City in meeting its affordable housing goals cited in the Consolidated Plan. With the dissolution of the City's Redevelopment Agency and the taking of RDA funds, the City has limited funding to assist the construction of affordable housing projects. Due to the high cost of developing and preserving housing, layering of funding sources may be required for affordable housing projects.	The City will modify this program for the 2014-2021 Housing Element to encourage the development of housing for large households through a variety of activities such as outreach to housing developers, providing technical assistance, providing expedited processing, fee reductions, and waiving specific development standards.

APPENDIX A: SITES INVENTORY

This Appendix contains the methodology used to demonstrate the feasibility of recycling of nonresidential parcels to residential uses. This Appendix also contains a listing of all sites proposed for housing during the timeframe of the Element, with the appropriate criteria listed (Table 41) and maps indicating the locations of these sites (Figure 13 and Figure 14).

METHODOLOGY

AB 2348 requires the Housing Element to analyze the feasibility of underutilized sites recycling to housing during the planning period. A number of factors influence the likelihood of recycling. Foremost is the housing market. Rising foreclosures, lack of credit, and the reluctance of homebuyers will continue to limit the market for new condominiums. However, the apartment market remains strong, evidenced by predictable increases in rents. This analysis assumes that apartment construction is the most likely alternative until the homeownership market rebounds.

To assess the likelihood of recycling, three tests were applied to each parcel or group of parcels: 1) improvement to land ratio, 2) zoning, density, and lot size; and 3) financial feasibility. If a parcel or group of parcels passed a test, the parcel was assigned one point. Upon completion, parcels receiving a ranking of 3 points were considered most likely to recycle immediately. Parcels receiving a score of 2 points were also anticipated to recycle within the planning period. Parcels receiving a ranking of 1 or zero points were not anticipated to recycle within the planning period.

The following summarizes the methodology used for each test. Table 35 provides an analysis of six approved projects where the tests were applied.

Test #1: Improvement to Land Ratio (I/L Ratio)

The California Infill Study commissioned by the University of California at Berkeley provides a practical definition of underused land. A site is considered underutilized when the ratio of the value of structural improvement to land (I/L ratio) is below 1.0 for commercial uses and 0.75 for residential uses. This Housing Element analyzed 6 prototypes of recently approved mixed/multiuse projects and found that recycling existed when the I/L ratios fell below 0.75 for commercial uses and 0.5 for residential uses. The Housing Element incorporates these thresholds, rather than statewide averages, to derive realistic estimates for recycling. For parcels that passed the above test, the site received one point.

Test #2: Zoning, Density, and Lot Size

Lot sizes help facilitate quality multiple-family housing with appropriate development standards, amenities, and on-site project management. Affordable developers tend to desire at least one or two acre sites, because this size of project scores competitively on state and federal grants. Moreover, the presence of adequate zoning and density standards also facilitate the production of affordable housing. The State of California HCD has adopted a minimum density threshold of 30 units per acre as indicative of the density needed to support the production of affordable housing.

The sites chosen for residential development will have the proper zoning in place, allow multiple-family residential by right, and allow for at least 30 units per acre. The more difficult test is lot size. This analysis makes the same assumption. A parcel is assumed to pass this test if it is at least 0.5 acre in size and could be consolidated with an adjacent parcel to achieve a 0.75 to 1-acre site.

Test #3: Financial Feasibility

The City also compared the present value of properties for potential residential uses versus current nonresidential uses on the site to determine which sites were most financially feasible for recycling. This was based on an assessment of current lease rates from field surveys, vacancy rates based on regional data, square footage of rental space based on County assessor data, and industry cap rates. Sites were also valued for housing by considering expected density, average rents and vacancy rates, and an industry cap rate. A site is deemed underused if residential is a more financially attractive option than existing nonresidential uses.

The final test, though not explicitly accounted for in the model was the age of structure. The greatest amount of recycling occurred in buildings at least 40 years old, though newer buildings also recycled. Moreover, recycling occurred for many uses, including homes, warehouses, offices, commercial uses, mobile homes, and industrial uses. The model does not include this assessment on a parcel by parcel basis. However, if this factor was included in the model, a greater number of parcels would qualify as underutilized.

Table 40 below summarizes the criteria used as applied to actual projects in El Monte, showing the reliability of factors used to indicate parcels most likely to recycle during the planning period.

Table 40 Prototypical Projects

<i>Project Location</i>	<i>Existing Use</i>	<i>General Plan and Zoning</i>	<i>Lot Size</i>	<i>Proposed Commercial Uses as %lot</i>	<i>Age of use</i>	<i>I/L Ratio</i>
Project 1 Garvey Av	Commercial, home, motel	GC/C-3	2 parcels 31,000 sf.	20%	N/A	<0.75
Project 2 Peck Road	Commercial use, house	GC/C-3	2 parcels 45,000 sf.	22%	1960s & 1990s	<0.75

Table 40 Prototypical Projects

Project 3 Peck Road	Single/ multiple- family units	GC/C-3	3 parcels 50,000 sf.	19%	1960s	<0.75
Project 4 Garvey Av	Vacant Parcel	GC/C-2	2 parcels 57,000 sf.	19%	N/A	Vacant
Project 5* Valley Blvd	Car wash, office, wrhse	GC/M-2	3 parcels 134,000 sf.	15%	1940s- 1960s	>1

Source: City of El Monte

Note:

* Projects did not move forward to completion

SITES INVENTORY

Table 41 Detailed Land Inventory

<i>APN</i>	<i>Code</i>	<i>GP/ Zone</i>	<i>Acres</i>	<i>Current Use</i>	<i>Tests Passed</i>	<i>Age</i>	<i>Potential Units</i>	<i>Exclusively Residential</i>
DURFEE								
8106015029	1a	MMU	2.12	Parking	3	1956	63	
8106015004	1b	MMU	0.48	Commercial	1	1956	14	
8106015005	1c	MMU	0.49	Parking	3	1977	14	
8106015006	1d	MMU	0.48	Parking	3	1986	14	
8106015007	1e	MMU	0.49	Commercial	2	1963	14	
8106014007	1f	MMU	0.66	Vacant	2	1974	19	
8106014006	1g	MMU	0.71	Parking	3	1949	21	
8106014008	1h	MMU	1.26	Church	2	1933	37	
8106014003	1i	MMU	0.63	Industrial	3	1937	18	
8106014002	1j	MMU	0.74	Commercial	2	1968	22	
8109001010	1k	MMU	0.15	Commercial	2	1944	4	
8109001009	1l	MMU	0.15	Commercial	1	1946	4	
8109001011	1m	MMU	0.24	Residence	2	1935	7	
8109001008	1n	MMU	0.52	Commercial	3	1946	15	
8109001007	1o	MMU	0.53	Industrial	1	1956	15	
8109001006	1p	MMU	0.26	Industrial	1	1980	7	
8109001005	1q	MMU	0.26	Industrial	1	1981	7	
8109001038	1r	MMU	1.00	Commercial	3	1992	30	
8109001038	1s	MMU	0.55	Commercial	3	1992	16	
8109006038	1t	MMU	1.00	Commercial	1	1988	30	
8109006007	1u	MMU	0.28	Commercial	3	1936	8	
8109006006	1v	MMU	0.28	Commercial	3	1936	8	
8109006005	1w	MMU	0.29	Vacant	3	Vaca	8	
8109006004	1x	MMU	0.57	Commercial	3	1991	17	
8109006039	1y	MMU	1.14	Industrial	1	1989	34	
8114002003	4a	MMU	0.27	Industrial	2	1962	8	
8114002002	4b	MMU	0.27	Industrial	0	1990	8	
8114002001	4c	MMU	0.26	Commercial	2	1941	7	
8114001009	4d	MMU	0.11	Residence	2	1962	3	
8114001008	4e	MMU	0.18	Commercial	2	1941	5	
8114001007	4f	MMU	0.27	Commercial	2	1983	8	
8114001006	4g	MMU	0.28	Commercial	3	1941	8	
8114001026	4h	MMU	0.28	Industrial	2	1943	8	
8114001001	4j	MMU	0.16	Industrial	1	1994	4	
8114001003	4i	MMU	0.28	Residence	1	1950	8	
8114001002	4k	MMU	0.11	Industrial	1	1942	3	
8113030033	4l	MMU	0.62	Vacant	3	Vaca	18	
8113030034	4m	MMU	0.62	Vacant	3	Vaca	18	
8113030035	4n	MMU	0.62	Commercial	3	1919	18	
8113030036	4o	MMU	0.62	Commercial	3	1944	18	
8113030051	4p	MMU	0.27	Commercial	0	1996	8	
8113030052	4q	MMU	0.37	Commercial	1	1997	11	

Table 41 Detailed Land Inventory

<i>APN</i>	<i>Code</i>	<i>GP/ Zone</i>	<i>Acres</i>	<i>Current Use</i>	<i>Tests Passed</i>	<i>Age</i>	<i>Potential Units</i>	<i>Exclusively Residential</i>
8107018006	N2a	MMU	0.21	Residence	1	1943	6	
8107018005	N2b	MMU	0.13	Commercial	0	1949	3	
8107018004	N2c	MMU	0.31	Industrial	2	Vaca	9	
8107018003	N2d	MMU	0.31	Residence	2	1943	9	
8107018002	N2e	MMU	0.31	Industrial	2	Vaca	9	
8107018001	N2f	MMU	0.30	Industrial	1	1993	9	
8107019006	N2g	MMU	0.34	Commercial	2	1936	10	
8107019005	N2h	MMU	0.31	Commercial	2	1942	9	
8107019004	N2i	MMU	0.31	Other	2	1942	9	
8107019003	N2j	MMU	0.31	Commercial	2	2007	9	
8107019002	N2k	MMU	0.13	Residence	1	1955	3	
8107019001	N2l	MMU	0.17	Commercial	1	1946	5	
8107020007	N2m	MMU	0.30	Commercial	0	1950	9	
8107020026	N2n	MMU	0.93	Commercial	2	1992	27	
8107020002	N2o	MMU	0.11	Commercial	1	1946	3	
8107020001	N2p	MMU	0.22	Commercial	2	1946	6	
8107016007	N3a	MMU	0.52	Commercial	3	1947	15	
8107016006	N3b	MMU	1.82	Industrial	1	1955	54	
8107016005	N3c	MMU	0.32	Parking	3	1951	9	
8107016009	N3d	MMU	0.32	Parking	3	1948	9	
8107016008	N3e	MMU	1.03	Commercial	3	1948	30	
8107017009	N3f	MMU	0.32	Industrial	3	1951	9	
8107017008	N3g	MMU	0.29	Commercial	0	1957	8	
8107017007	N3h	MMU	0.43	Industrial	0	2000	12	
8107017006	N3i	MMU	0.70	Commercial	1	1940	21	
8107017005	N3j	MMU	0.35	Commercial	0	1955	10	
8107017004	N3k	MMU	0.29	Parking	3	Vaca	8	
8107017003	N3l	MMU	0.29	Commercial	3	1947	8	
8107017001	N3m	MMU	0.20	Residence	0	1962	6	
8107017002	N3n	MMU	0.50	Residence	1	1946	15	
8107017002	N3o	MMU	0.16	Residence	1	1946	4	
8108012011	S2a	MMU	0.46	Commercial	1	1999	13	
8108012012	S2b	MMU	0.20	Commercial	0	1967	6	
8108012009	S2c	MMU	0.08	Residence	1	1947	2	
8108012006	S2d	MMU	0.40	Commercial	1	1988	12	
8108012005	S2e	MMU	0.47	Commercial	1	1959	14	
8108012004	S2f	MMU	0.33	Industrial	3	1956	9	
8108012003	S2g	MMU	0.40	Industrial	3	1956	12	
8108012002	S2h	MMU	0.40	Commercial	2	1947	12	
8108012013	S2i	MMU	0.27	Commercial	1	1990	8	
8108012014	S2j	MMU	0.13	Residence	1	1959	3	
8108008008	S2k	MMU	0.14	Commercial	1	1947	4	
8108008009	S2l	MMU	0.11	Residence	1	1952	3	
8108008010	S2m	MMU	0.11	Residence	2	1940	3	
8108008007	S2n	MMU	0.38	Commercial	2	1947	11	
8108008006	S2o	MMU	0.39	Vacant	2	1946	11	
8108008005	S2p	MMU	0.39	Industrial	0	1986	11	

Table 41 Detailed Land Inventory

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8108008004	S2q	MMU	0.37	Industrial	3	1959	11	
8108008003	S2r	MMU	0.39	Residence	2	1944	11	
8108008035	S2s	MMU	0.77	Commercial	2	1944	23	
8108013018	S3a	MMU	0.30	Commercial	2	1939	9	
8108013038	S3b	MMU	0.18	Residence	2	1943	5	
8108013039	S3c	MMU	0.12	Residence	2	1956	3	
8108013016	S3d	MMU	0.30	Industrial	1	1973	9	
8108013015	S3e	MMU	0.30	Industrial	3	1973	9	
8108013017	S3f	MMU	0.29	Industrial	3	1966	8	
8108013014	S3g	MMU	0.30	Vacant	2	1940	9	
8108013013	S3h	MMU	0.30	Industrial	3	1945	9	
8108013012	S3i	MMU	0.29	Industrial	3	1945	8	
8108013011	S3j	MMU	0.30	Commercial	1	1939	9	
8108013010	S3k	MMU	0.29	Residence	2	1941	8	
8108013009	S3l	MMU	0.30	Commercial	0	2006	9	
8108013008	S3m	MMU	0.30	Commercial	1	1940	9	
8108013007	S3n	MMU	0.30	Residence	2	1945	9	
8108013006	S3o	MMU	0.29	Church	1	1951	8	
8108013005	S3p	MMU	0.28	Industrial	1	1990	8	
8108013004	S3q	MMU	0.30	Industrial	1	1990	9	
8108013003	S3r	MMU	0.30	Industrial	1	1947	9	
8108013002	S3s	MMU	0.30	Industrial	2	1948	9	
8108013001	S3t	MMU	0.30	Industrial	2	Vaca	9	
GARVEY								
8566008024	1a	MMU	0.29	Commercial	0	1942	8	
8566008003	1b	MMU	0.39	Commercial	3	1941	11	
8566008025	1c	MMU	0.09	Commercial	3	Vaca	2	
8566008027	1d	MMU	0.16	Commercial	1	1948	4	
8566008006	1e	MMU	0.12	Commercial	0	1968	3	
8566008007	1f	MMU	0.12	Commercial	1	1949	3	
8566008008	1g	MMU	0.13	Commercial	0	1940	3	
8566008023	1h	MMU	0.25	Commercial	2	1942	7	
8566009002	1i	MMU	0.13	Commercial	2	1970	3	
8566009007	1j	MMU	0.12	Commercial	2	1983	3	
8566009008	1k	MMU	0.42	Commercial	1	1983	12	
8105003022	1l	MMU	0.08	Residence	1	1937	2	
8105003021	1m	MMU	0.06	Residence	1	1953	1	
8105003020	1n	MMU	0.08	Residence	1	1937	2	
8105003019	1o	MMU	0.06	Residence	0	1938	1	
8105003023	1p	MMU	0.32	Residence	1	1935	9	
8105003024	1q	MMU	0.39	Commercial	2	1946	11	
8105003035	1r	MMU	0.76	Commercial	1	1987	22	
8566010019	N2a	MMU	0.10	Residential	2	1941	3	
8566010018	N2b	MMU	0.12	Residential	1	1942	3	
8566010017	N2c	MMU	0.13	Residential	2	1941	3	
8566010016	N2d	MMU	0.13	Residential	1	1941	3	
8566010025	N2e	MMU	0.26	Residential	1	1968	7	

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8566010007	N2f	MMU	0.13	Commercial	0	1956	3	
8566010006	N2g	MMU	0.13	Commercial	2	1936	3	
8566010005	N2h	MMU	0.13	Commercial	1	1946	3	
8566010020	N2i	MMU	0.15	Residential	1	1944	4	
8566010021	N2j	MMU	0.18	Residential	1	2000	5	
8566010022	N2k	MMU	0.17	Residential	1	1946	5	
8566010013	N2l	MMU	0.16	Residential	1	1961	4	
8566010012	N2m	MMU	0.17	Residential	1	1940	5	
8566010011	N2n	MMU	0.17	Residential	1	1940	5	
8566010008	N2o	MMU	0.15	Commercial	0	1947	4	
8566010009	N2p	MMU	0.16	Commercial	0	1939	4	
8566011028 (previously 8566011027)	N2q	MMU	4.65	Commercial	3	Vaca	139	YES
8566011007	N2s	MMU	0.25	Commercial	0	1946	7	
8566011008	N2t	MMU	0.19	Commercial	0	1900	5	
8566011025	N2u	MMU	0.13	Commercial	0	1951	3	
8566011012	N2v	MMU	0.41	Commercial	2	1975	12	YES
8566011024	N2w	MMU	0.13	Commercial	0	1940	3	
8566011010	N2x	MMU	0.44	Commercial	1	1946	13	
8566011011	N2y	MMU	0.14	Commercial	2	1940	4	
8566018031	N3a	MMU	0.26	Residential	2	1970	7	
8566018030	N3b	MMU	0.48	Residential	3	Vaca	14	
8565015005	N3c	MMU	0.27	Commercial	3	1951	8	YES
8565015004	N3d	MMU	0.06	Commercial	2	Vaca	1	
8565015003	N3e	MMU	0.13	Commercial	3	1951	3	
8565015002	N3f	MMU	0.12	Commercial	2	1950	3	
8565015001	N3g	MMU	0.39	Commercial	3	1950	11	YES
8565015015	N3h	MMU	0.06	Vacant	3	Vaca	1	
8565015016	N3h	MMU	0.10	Vacant	3	Vaca	3	
8565015017	N3h	MMU	0.07	Vacant	3	Vaca	2	
8565015018	N3h	MMU	0.005	Vacant	0	Vaca	0	
8565015019	N3h	MMU	0.081	Vacant	3	Vaca	2	
8565015020	N3h	MMU	0.004	Vacant	0	Vaca	0	
8565015021	N3h	MMU	0.006	Vacant	0	Vaca	0	
8565015022	N3h	MMU	0.09	Vacant	3	Vaca	2	
8565015023	N3h	MMU	0.08	Vacant	3	Vaca	2	
8565015024	N3h	MMU	0.14	Vacant	3	Vaca	4	
8565015025	N3h	MMU	0.08	Vacant	3	Vaca	2	
8565016002	N3i	MMU	0.90	Commercial	3	1927	27	YES
8105004011	S2a	MMU	0.10	Commercial	2	Vaca	3	
8105004012	S2b	MMU	0.46	Commercial	0	1939	13	
8105004013	S2c	MMU	0.27	Commercial	0	1939	8	
8105004015	S2d	MMU	0.60	Commercial	0	New	18	
8105005015	S2f	MMU	0.30	Commercial	1	Vaca	9	
8105005016	S2g	MMU	0.23	Commercial	0	1939	6	
8105005017	S2h	MMU	0.18	Commercial	1	1968	5	

Table 41 Detailed Land Inventory

<i>APN</i>	<i>Code</i>	<i>GP/ Zone</i>	<i>Acres</i>	<i>Current Use</i>	<i>Tests Passed</i>	<i>Age</i>	<i>Potential Units</i>	<i>Exclusively Residential</i>
8105005001	S2i	MMU	0.43	Commercial	0	1925	12	
8105005023	S2j	MMU	0.49	Commercial	0	1953	14	
8105006011	S2k	MMU	0.11	Commercial	2	1959	3	
8105006012	S2l	MMU	0.06	Commercial	1	1940	1	
8105006013	S2m	MMU	0.06	Commercial	2	1939	1	
8105006010	S2n	MMU	0.28	Commercial	2	1958	8	
8105006022	S2o	MMU	0.56	Commercial	1	1951	16	
8105006007	S2p	MMU	0.37	Commercial	1	1959	11	
8105006006	S2q	MMU	0.28	Commercial	1	1934	8	
8105007051	S3a	MMU	0.69	Commercial	1	2000	20	
8105007031	S3b	MMU	0.37	Commercial	2	1935	11	
8105007032	S3c	MMU	0.18	Commercial	3	1946	5	
8105007001	S3e	MMU	0.68	Commercial	2	1936	20	
8105007002	S3f	MMU	0.68	Commercial	2	1965	20	
8105007003	S3g	MMU	0.68	Commercial	1	1934	20	
8105007004	S3h	MMU	0.60	Commercial	2	1935	18	
8105007005	S3i	MMU	0.57	Commercial	2	1931	17	
8105007006	S3j	MMU	0.57	Commercial	1	1937	17	
8105007007	S3k	MMU	0.67	Commercial	1	1962	20	
El Monte Gateway								
8578018902	SP-1	EMG	3.49	Maint. Yard	N/A	N/A	209	
8578019919	SP-1	EMG	0.38	Maint. Yard	N/A	N/A	22	
8578018909	SP-1	EMG	0.20	Maint. Yard	N/A	N/A	12	
8578019918	SP-1	EMG	0.20	Maint. Yard	N/A	N/A	12	
8578017914	SP-1	EMG	1.68	Fire Station	N/A	N/A	100	
8578017915	SP-1	EMG	1.68	Fire Station	N/A	N/A	100	
8578017912	SP-1	EMG	1.74	Fire Station	N/A	N/A	104	
8578017913	SP-1	EMG	1.74	Fire Station	N/A	N/A	104	
8578018917	SP-1	EMG	0.87	Park-Ride	N/A	N/A	52	
8578019803	SP-1	EMG	0.04	Park-Ride	N/A	N/A	24	
8578018913	SP-1	EMG	5.33	Park-Ride	N/A	N/A	319	
8578019904	SP-1	EMG	0.30	Park-Ride	N/A	N/A	18	
8578019903	SP-1	EMG	0.85	Bus Yard	N/A	N/A	51	
8578019901	SP-1	EMG	0.95	Bus Yard	N/A	N/A	57	
8578020908	SP-1	EMG	7.33	Bus Yard	N/A	N/A	439	
8578019902	SP-1	EMG	4.31	Bus Yard	N/A	N/A	258	
Peck Road								
8538009008	N/A	MMU	4.70	Residential	2	1963	141	YES
8547014011	N/A	MMU	0.68	Comm/Indus	2	1950	20	YES
8547014010	N/A	MMU	0.34	Vacant	3	N/A	10	YES
8547014019	N/A	MMU	0.18	Residential	1	1942	5	YES
8547024006	N/A	MMU	0.50	Vacant	3	N/A	15	YES
8547024007	N/A	MMU	0.44	Vacant	3	N/A	13	YES
8569004022	N/A	MMU	0.24	Residential	2	1962	7	YES
8569004023	N/A	MMU	0.29	Residential	2	1939	8	YES
8569004024	N/A	MMU	0.30	Residential	2	1945	9	YES

Table 41 Detailed Land Inventory

<i>APN</i>	<i>Code</i>	<i>GP/ Zone</i>	<i>Acres</i>	<i>Current Use</i>	<i>Tests Passed</i>	<i>Age</i>	<i>Potential Units</i>	<i>Exclusively Residential</i>
8569004025	N/A	MMU	0.29	Residential	2	1939	8	YES

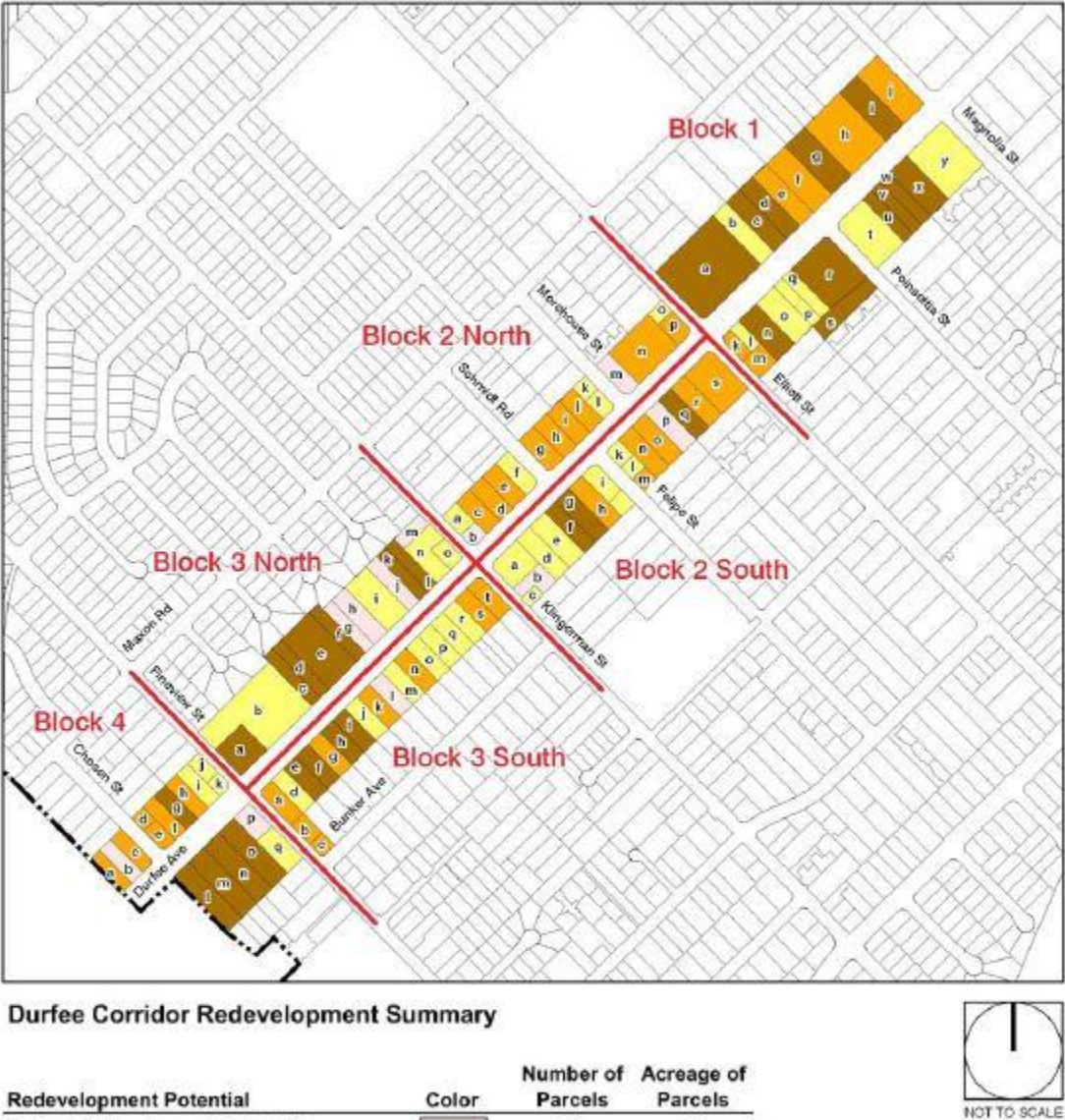


Figure 13 Durfee Corridor Site Map



Garvey Corridor Redevelopment Summary



Redevelopment Potential	Color	Number of Parcels	Acreage of Parcels
Limited Redevelopment Potential		18	4.2
Slight Redevelopment Potential		29	8.4
Moderate Redevelopment Potential		21	5.7
Most Redevelopment Potential		11	8.2
Total		79	26.5

Figure 14 Garvey Corridor Site Map



Figure 15 Exclusively Residential Parcels in MMU Zone

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APPENDIX B: COMMUNITY OUTREACH MATERIALS

City of El Monte Housing Element

The City of El Monte is in the process of updating the State-required Housing Element.



Please join us at the upcoming community workshop event:

Workshop date:

Tuesday, July 23, 2013
7:00 pm

The event will be held at:

City Hall East
Council Chambers
11333 Valley Blvd.
El Monte, CA 91731



Included in this workshop will be:

- Purpose and intent of the Housing Element
- Why and how often the Housing Element is updated
- The contents of the Housing Element
- The process for adoption
- Benefits of Housing Element certification

If you have any questions or would like additional information, please contact Tamara Campbell at (626) 258-8626 or visit the Economic Development Department located in El Monte City Hall.

City of El Monte Housing Element

La ciudad de El Monte esta en el proceso de preparar el Elemento de Viviendas requerido por el estado.



Por favor acompáñenos en el
próximo taller comunitario:

Fecha del taller:

Martes, 23 de Julio 2013
7:00 pm

El evento se llevará a cabo en:

La ciudad de El Monte
11333 Valley Blvd.
El Monte, CA 91731

Se discutirá:

- El propósito y intención del documento
- Por qué y con qué frecuencia se actualiza
- El contenido del documento
- El proceso para la adopción
- Beneficios de la certificación por el estado



Si usted tiene preguntas o le gustaria ver una copia del documento, por favor llame a Tamara Campbell a (626) 258-8626 o visite el Departamento de Desarrollo Económico ubicado en la ciudad de El Monte.

City of El Monte Housing Element and Related Code Amendments



Please join us at the upcoming
community workshop event:

Workshop date:

Tuesday, September 17, 2013
7:00 pm

The event will be held at:

City Hall East
Council Chambers
11333 Valley Blvd.
El Monte, CA 91731

Included in this workshop will be:

- Purpose and intent of the Housing Element
- Municipal Code amendments to implement the 2008-2014 Housing Element
 - Development standards for the Mixed/Multiuse Zone
 - Emergency shelters, Transitional and supportive Housing
 - Density bonus
 - Manufactured housing
 - Definition of family



If you have any questions or would like additional information, please contact
Tamara Campbell at (626) 258-8626 or visit the Economic Development
Department located in El Monte City Hall.

City of El Monte Housing Element and Related Code Amendments



Por favor acompañenos en el
próximo taller comunitario:

Fecha del taller:

Martes, 17 de Septiembre 2013
7:00 pm

El evento se llevará a cabo en:

La ciudad de El Monte
11333 Valley Blvd.
El Monte, CA 91731

Se discutirá:

- El propósito y intención del documento
- Enmiendas al Código Municipal para implementar el Elemento de Vivienda 2008-2014
 - Las normas de desarrollo de la zona MMU
 - Refugios de emergencia, Vivienda de transición y de apoyo
 - Bono densidad
 - Las casas prefabricadas
 - Definición de la familia



Si usted tiene preguntas o le gustaria ver una copia del documento, por favor llame a Tamara Campbell a (626) 258-8626 o visite el Departamento de Desarrollo Económico ubicado en la ciudad de El Monte.

July XX, 2013

Subject: Community Workshops for the El Monte 2014-2021 Housing Element Update

The City of El Monte cordially invites you to the upcoming community workshop to discuss and present the 2014-2021 Housing Element update. This community event is intended to provide information to the Planning Commission and the community about the General Plan Housing Element update, and to answer any questions regarding the update process. In addition, we would like to gather input from residents, City leaders, and interested stakeholders on housing issues and concerns that should be addressed in the Housing Element update. The workshops will be held during a Planning Commission meeting:

Tuesday, July 23, 2013
7:00 p.m.
Council Chambers at City Hall
11333 Valley Blvd
El Monte, CA 91731

The Housing Element is one component of the City's General Plan, the City's long-range plan for land use in the community. The Housing Element identifies housing specific needs in El Monte and describes the approaches the City will take to facilitate meeting those needs.

If you have questions or would like additional information, please contact Tamara Campbell by telephone at (626) 258-8626, or visit the Planning Division website at <http://www.ci.el-monte.ca.us/Government/EconomicDevelopment/Planning.aspx>.

If you cannot attend the meeting in person and would like to comment, please forward written comments to Tamara Campbell in the Planning division, located in El Monte City Hall, 11333 Valley Blvd, El Monte, CA 91731.

Enclosed with this letter are flyers that provide information about the community workshop. Please distribute and post these flyers at your earliest convenience. Thank you.

Sincerely,

Minh Thai
Economic Development Deputy Director



City of El Monte 2014-2021 Housing Element

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