ADOPTED

2014-2021
CITY OF SOUTH EL MONTE
HOUSING ELEMENT
5TH CYCLE UPDATE

LEAD AGENCY:

CITY OF SOUTH EL MONTE
COMMUNITY DEVELOPMENT DEPARTMENT
1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CALIFORNIA 91733

JANUARY, 2018

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SECTION 1 - INTRODUCTION

1.1 BACKGROUND FOR PLANNING

This Housing Element establishes housing policies and programs for the City of South El Monte. The City of South El Monte is located in the west San Gabriel Valley approximately 11.5 miles east of downtown Los Angeles. The City is located just west of the major freeway interchange of the San Gabriel River Freeway (I-605) and the Pomona Freeway (SR-60). Major physiographic features in the area include the Rio Hondo River (to the north) and the San Gabriel River (to the south). A regional location map is provided in Exhibit 1-1 and a citywide map is provided in Exhibit 1-2.

South El Monte was incorporated in 1958 and, at that time, the City's population was only 3,900 persons. In the five decades that followed, the City's population grew to over 20,814 persons based on the most recent (January 1, 2016) State Department of Finance population and housing estimates. Much of this early population growth was due to both annexations and the development of new housing subdivisions. The majority of the residential neighborhoods are found in the eastern and central portions of the City. In addition, a substantial number of housing units are interspersed among the industrial and manufacturing land uses located in the western portion of the City. At the present time, residential development accounts for approximately 650 acres or approximately 31% of the City's total land area. A generalized land use map is provided in Exhibit 1-3.

1.2 STATUTORY AUTHORITY AND CONTENT OF HOUSING ELEMENT

This Housing Element fulfills the State of California Planning and Zoning Laws and the regulations of Sections 65580 through 65589.5 of the California Government Code. The State Legislature has delegated the responsibility of implementing its directives to the California Department of Housing and Community Development or *HCD*. HCD is responsible for ensuring that the State housing law is implemented at the local level. To monitor compliance with these requirements and the State's overall housing policies, all housing elements must be reviewed by HCD prior to and following their adoption. Key sections of this element include the following:

- The *Introduction* provides an overview of the Element's purpose and scope.
- The *Future Housing Needs* describe the housing that will be required to accommodate future housing needs as described in the Regional Housing Needs Assessment. This section also indicates the City's progress in meeting these new housing objectives.
- The *Existing Conditions* includes a description of population characteristics, housing characteristics, household characteristics, economic characteristics, housing affordability, and special needs.
- The *Housing Constraints* describes the governmental and Non-governmental factors that may be an impediment to new housing construction.
- The *Housing Policies, Programs, and Implementation* section indicates those housing goals, policies, and programs that will address the needs identified in the previous sections.
- The *Appendix* indicates the available housing sites for new development.

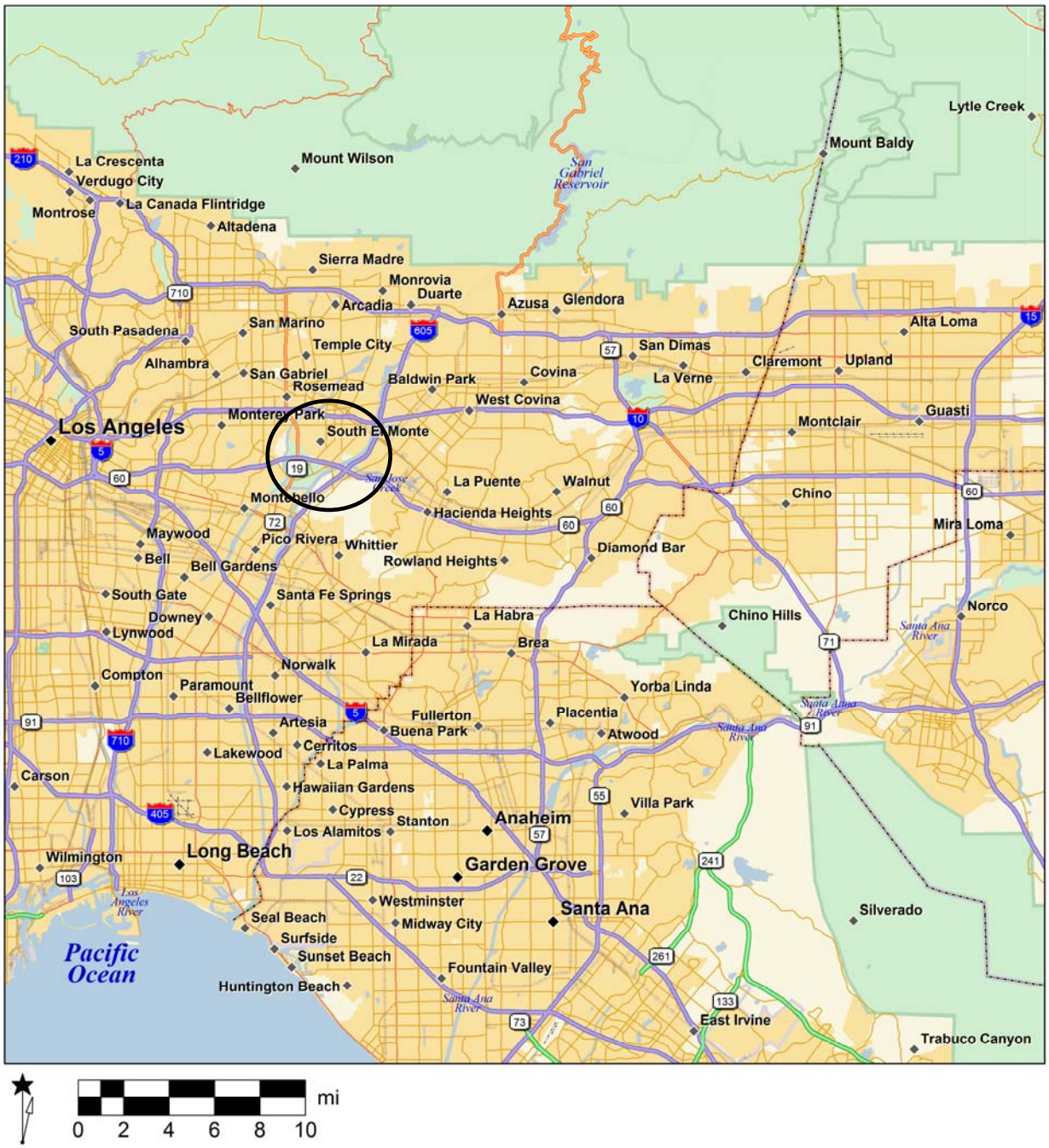


EXHIBIT 1-1
REGIONAL LOCATION OF THE CITY OF SOUTH EL MONTE
SOURCE: DELORME, USA

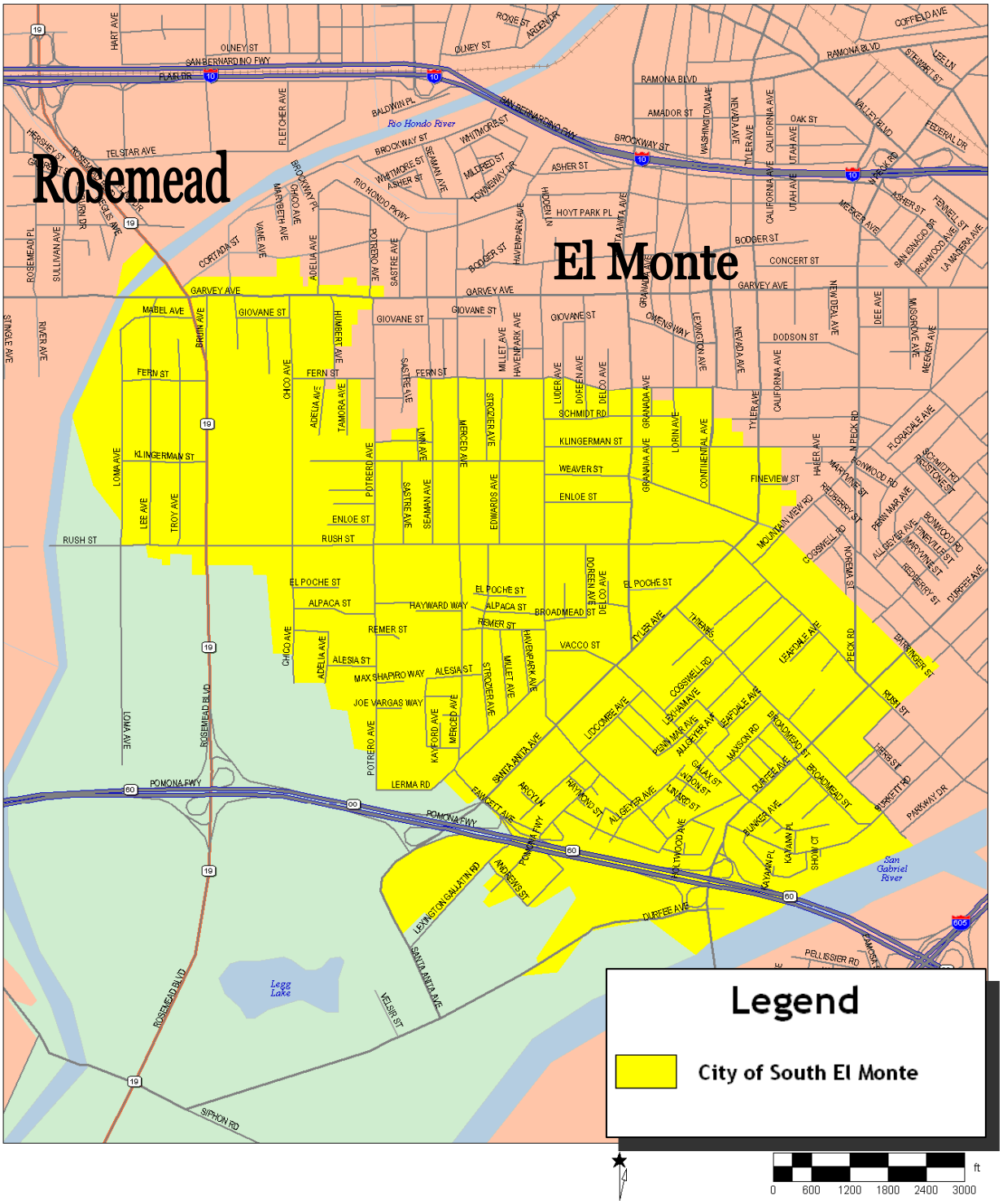


EXHIBIT 1-2
MAP OF THE CITY OF SOUTH EL MONTE
SOURCE: DELORME, USA

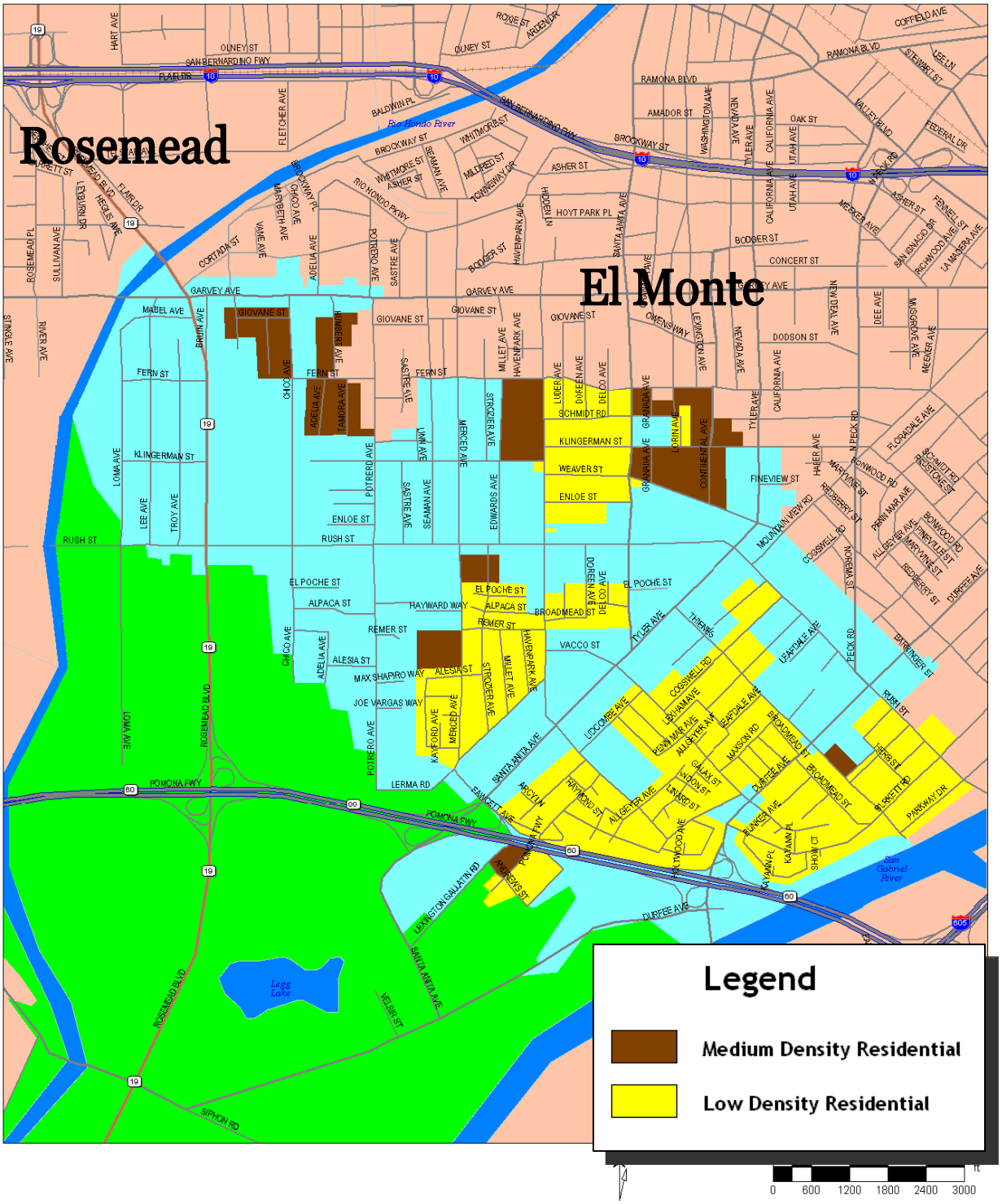


EXHIBIT 1-3
GENERALIZED LAND USES IN THE CITY OF SOUTH EL MONTE
SOURCE: CITY OF SOUTH EL MONTE GENERAL PLAN

1.3 PUBLIC PARTICIPATION AND OUTREACH

State law requires local governments to make a diligent and concerted effort to achieve participation by all segments of the community in preparing a Housing Element. Section 65583(c)(6) of the California Government code specifically states the following:

> "... the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe the effort."

This participation and outreach process undertaken as part of the Housing Element's preparation consisted of the following activities:

- *Stakeholder Outreach.* City staff and the preparers of the Housing Element discussed housing constraints and opportunities with key stakeholders and advocacy groups. The project team prepared a list of potential contacts which was followed up by either phone calls or face-to-face meetings.
- *Housing Developer Outreach.* City staff and the preparers of the Housing Element met with local housing developers to identify those constraints that inhibit the construction of housing in the City. The developers contacted construct both market-rate and affordable housing in the City.
- *Intergovernmental Outreach.* As required in Government Code, Section 65589.7, the City has provided water and sewer providers with opportunity to participate in the Housing Element's development.
- *Community Outreach.* As part of the review of the Draft Housing Element, the City sponsored two Housing Element workshops that were held at the Community Center Building next to the City Hall. The meetings included a presentation that was followed by a question and answer session.
- *Planning Commission Study Session.* The project team gave presentations to the Planning Commission Study session to consider both the housing constraints and opportunities. The Commission also reviewed potential programs. These meetings were noticed and open to the public.
- *Housing Element Review.* The Administrative Draft Housing Element was made available on the City's Website, the public counter at the Planning Department, and in the Public Library.

STAKEHOLDER OUTREACH

A number of stakeholders, housing advocacy groups, and service providers were contacted during the updating of this Element. The groups were also requested to comment on the Housing Element and on other housing-related issues, including the provision of affordable housing. The groups that were contacted as part of the Housing Element public participation process included the following:

- *Catholic Charities (San Gabriel Valley Region).* The San Gabriel Region of Catholic Charities serves the vulnerable residents of the communities that extend from East Los Angeles to the Pomona Valley, bordering the San Bernardino County line. Programs focus on providing people with food, clothing,

transportation assistance, day care, parenting programs and family and psychological counseling.

- *Southern California Rehabilitation Services (SCRS).* The SCRS is based in Downey and provides a variety of services related to those with special needs. The SCRS provided information that was used in the preparation of this Element as it related to reasonable accommodation.

- *Southeast Area Counseling.* This facility, based in Santa Fe Springs, provides specialized counseling services. At the time of the contact it was facing potential closure due to the lack of funding.

- *Southeast Area Social Services Funding Authority (SASSFA).* The SASSFA is a community organization to assist seniors and others with workforce needs. The organization's mission is to enhance the quality of life in local communities by developing partnerships designed to promote self-sufficiency and independence through coordinated services and comprehensive referrals.

- *Whittier Area First Day Coalition (WAFDC).* The WAFCD provides a short-term emergency transitional housing with on-site supportive services. Services include on-site health clinic, health screenings, mental health services, on-site meals, case management, clothing, transportation, 12- step meetings, education, training and employment assistance.

- *Women's and Children's Crisis Shelter (WCCS).* The WCCS provides emergency shelter and counseling services for women and children suffering from domestic abuse. At the time they were contacted, they would not disclose any information regarding clients that were from South El Monte.

HOUSING DEVELOPER OUTREACH

Developers that have historically requested the City's assistance in the identification of new housing development were contacted. The City also met with three home builders of affordable housing in the City. These contacts included the following:

- *Baldwin Park Homes* (located at 1773 San Bernardino Road, Suite B42, West Covina, California 91790). This company recently completed the construction of 116 town-homes south of the SR-60 Freeway. The meeting focused on a strategy to facilitate a Zone Change and General Plan Amendment to accommodate the proposed project. The construction of this project is complete.

- *Mayans Development* (located at 22343 La Palma Avenue, Suite 132, Yorba Linda, California 92887). The developer is proposing to construct 122 town-home units on Santa Anita Avenue. The entitlements have been completed.

- *Warmington Residential* (located at 3090 Pullman Street, Costa Mesa, California 92626). The developer is proposing two individual residential developments in the City totaling 288 units. City staff met with the developer to identify strategies to expedite the review and approval process.

INTERGOVERNMENTAL OUTREACH

Government Code, Section 65589.7, requires the City to provide water and sewer purveyors with the opportunity to participate in the Housing Element's development. This cooperation is important so that housing production can be coordinated with infrastructure plans. For the City of South El Monte, the water

provider is the San Gabriel Valley Water Company and the sewers are maintained by a division of the City's Public Works Department and the County Sanitation District (waste water treatment). During the Housing Element's preparation, the City contacted the local water purveyor (San Gabriel Valley Water Company) and the City of El Monte Public Works Department, which is responsible for sewers to review the Housing Element draft. The San Gabriel Valley Water Company provides water service to an area with a current population of about 256,756. The San Gabriel is projected to have a population of approximately 289,400 by 2040. Projected populations in San Gabriel's service area were based on projections obtained from the Southern California Association of Governments (SCAG). The existing population within the service area is currently 256,756 persons. The projected 2040 population of the service area is anticipated to be 289,375 persons. The estimated number of lower income households located within San Gabriel's service area is approximately 55 percent of the total number of households. Based on 55 percent of total residential water demands, the projected water demand for lower income households is about 14,500 AFY by the year 2040. The Water Master Plan acknowledges the requirements that water service for low income households within the service area must be prioritized.

Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies are deemed reliable. Both the San Gabriel Valley Water Company and the City of South El Monte Public Works Department indicated that there were major water mains and sewer lines in Rosemead Boulevard and Santa Anita Avenue in those areas where new residential development would be concentrated. In addition to a larger size, there is sufficient capacity to accommodate any new residential development. Following the adoption of this Housing Element, the City will continue to work with water and sewer providers to coordinate housing and infrastructure plans.

COMMUNITY OUTREACH

As part of the review of this Housing Element, the City sponsored a Housing Element Workshop that was held at the Community Center Building located next to the City Hall. An announcement of the meeting was placed on the City's website. In addition, an announcement flyer was posted at the City Hall and Community Center. Finally, an announcement was made by the Community Development Director at the Planning Commission and City Council meetings that preceded the Community Workshop. The Community Workshop was held in October 2016. The meetings included a presentation that was followed by a question and answer session. Following the presentation, the questions and/or comments included the following:

- The City's plans for the vacant properties located along Santa Anita Avenue (these sites are planned for future development). The City representative indicated the future plans for these properties.
- One resident complained that there were problems with a neighboring property and their need for maintenance. Numerous cars were parked in the yard of the neighboring property. The City representative indicated there are property maintenance requirements that must be adhered to and forwarded this information to Code Enforcement for further review.

- There was a question regarding financial assistance to repair older housing units. The City representative directed the individual to the Housing Divisions and the Housing Coordinator that may provide assistance.

- There was a general comment related to the lack of affordable "for sale" housing in the area. The City representative indicated that a major focus of this Element is to identify opportunities for new housing development, including the development of affordable housing.

- There were general comments regarding other issues not directly related to the Housing Element.

The presentation concluded with a discussion regarding subsequent tasks related to the Housing Element's preparation and review. Contact numbers for City Staff were provided in case the attendees had any further questions.

PLANNING COMMISSION STUDY SESSION

A Planning Commission Study Session was held before the Planning Commission at the City Hall. The Study Session was noticed and held as part as part of a regular Planning Commission meeting. The issues that were raised by the Commissioners at the meeting included the following:

- The elimination of redevelopment by the State Legislature will be a constraint for the construction of affordable housing. The City relied on redevelopment as a means to finance housing for very low and low-income households.

- The need for more quality owner-occupied housing in the City.

- The City's ability for code enforcement and corresponding housing assistance has been constrained due to the City's budget problem.

As indicated previously, the study session was advertised in the local newspaper, with additional notices mailed to interested citizens and community groups.

HOUSING ELEMENT REVIEW

During the Housing Element's preparation, the Draft Housing Element was placed on the City's website and hard copies were placed at the Planning County and in the library located next to City Hall. The Housing Element's adoption will be considered at a duly noticed Planning Commission Hearing held in the City Council Chambers. The Housing Element's adoption will occur at a duly noticed City Council Hearing also held in the City Council Chambers. The noticing included posting a notice at the Civic Center, the City's website, the City's newsletter (South El Monte News) and in the local paper of general circulation. Ongoing public participation in the ongoing implementation of the housing element is essential for comprehensive and effective land use and housing planning. Throughout the implementation process, the City of South El Monte will continue to engage the community, including organizations that represent lower-income and special-needs households, by making information regularly available and considering and incorporating comments where appropriate.

1.4 HOUSING ELEMENT CONSISTENCY WITH THE GENERAL PLAN

The City, following this Element's adoption, will undertake a comprehensive review and update of the remaining General Plan Elements to ensure they are consistent and in conformance with this Housing Element. The California Government Code requires that a General Plan prepared by a local government contain an integrated, internally consistent set of goals, policies, and programs. This Housing Element is most directly related to the Land Use Element since it is the latter element that designates the location and extent of residential development throughout the City. However, conformity with the remaining General Plan Elements is also mandatory. This Housing Element's conformity to the other elements in the South El Monte General Plan has been assured through the following activities:

- The City reviewed the policies and implementing programs that were included in the other General Plan Elements to ensure that they do not conflict with the policies that are contained in this Housing Element.

- The City has, over the past five years, undertaken a series of General Plan Amendments and corresponding zone changes to facilitate the development of affordable housing in the City. All of these land use designation changes involved a rezoning of properties from industrial and commercial to residential.

- This Housing Element also recognizes the overall development capacity levels identified in the Land Use Element. The Land Use Element is also referred to in the identification of the appropriate locations for new housing development.

This Housing Element reflects both recent General Plan Amendments and future General Plan Amendments including the following:

- The Housing Element continues to promote the development of a mixed-use area along Santa Anita Avenue. The Land Use Element has been amended to reflect the new these changes. Two sites have been identified as candidate development sites. A development concept for 122 town home units has been identified for a property located on the east side of Santa Anita Avenue.

- The Housing Element continues to designate an area in the northwestern portion of the City where emergency shelters will be permitted by right. The City's zoning ordinance text and map has been amended to reflect this designation.

- The *Mixed-Use* designation has been added to the Land Use Element. In addition, a corresponding change to the Zoning Ordinance has been completed.

- There are a number of amendments to the Zoning Ordinance that have been adopted to implement specific provisions of this Housing Element. These amendments include sections that address the State requirements for transitional housing, supportive housings, and single-room occupancy (SRO) housing and second unit regulations.

- The Land Use Map and Zoning Ordinance will be amended (Program #3) to reflect the new land use designations that are a component of this Housing Element's programs.

In addition to the above, this Housing Element includes an ongoing program (refer to Program #3) that commits the City to an annual review of the General Plan to ensure the continued conformity between this Housing Element and the other General Plan Elements.

SECTION 2 FUTURE HOUSING NEEDS

2.1 REGIONAL HOUSING NEEDS ASSESSMENT FOR SOUTH EL MONTE

The focus of this Housing Element is to continue a comprehensive and long-range planning strategy that specifically addresses housing. This Element's primary objective is to indicate how the City intends to accommodate its designated Regional Housing Needs Assessment or *RHNA* allocation. All of the cities and counties in the greater Los Angeles metropolitan area have been allocated certain housing growth objectives that will enable the region to meet its projected housing need in the coming years. The Southern California Association of Governments (SCAG) has been delegated with the responsibility of developing regional growth forecasts and then assigning new housing objectives for each city and county under its jurisdiction. The authority to determine housing needs for the various income groups for cities within the Southern California region has been delegated to the Southern California Association of Governments (SCAG), pursuant to Section 65584 of the Government Code. The housing needs for the cities and counties within the SCAG region are categorized according to the following income groups:

- The *Extremely Low Income* households are those whose income does not exceed 30% of the median household income for the greater Los Angeles area;
- The *Very Low Income* households are those whose income does not exceed 50% of the median household income for the greater Los Angeles area;
- The *Low Income* households earn from 51% to 80% of the median;
- The *Moderate Income* groups earn from 81% to 120% of the median; and,
- The *Above Moderate* households earn over 120% of the median income.

In addition to establishing an overall objective for new housing units for the defined 5th Cycle planning period (2014-2021), the SCAG RHNA also indicated the proportion of future housing units that should be accessible to households with the varying income categories described above. The RHNA that is applicable to the City is summarized below:

- The RHNA calls for the City to *facilitate* the development of 172 housing units during the 2014-2021 planning period.
- The RHNA calls for a total of 43 new units to be provided for those households with *extremely low* and *very low* incomes (an extremely low income and very low income household is one with an income of 30% or less and 50% of the County median income level, respectively). The RHNA requires that 21 units and 22 units be provided for extremely low income and very low incomes, respectively.
- The RHNA calls for 25 new units to be provided for those households with *low* incomes (a low income household is defined as one having an annual income of between 51% and 80% of the County median income level).

- The RHNA calls for 28 new units to be provided for those *moderate income* households (a moderate income household is defined as one having an annual income of between 81% and 120% of the County median income level).

- Finally, the RHNA objectives call for 76 new units to be provided for the *above moderate* income households (an above moderate income household is defined as one having an annual income over 120% of the County median income level).

2.2 Housing Provided During the 4th and 5th Cycles

The State recognizes that local governments typically lack the financial and physical resources to undertake the housing construction that is contemplated in the RHNA. What the State is saying to local governments through the RHNA is that concerted efforts need to be undertaken to ensure that sufficient land is designated in local general plans and zoning ordinances to accommodate new housing and that other City regulations and ordinances support this new housing development. The City has been very proactive in meeting its housing obligation.

In addition to the 2014-2021 5th Cycle RHNA, there is an unmet need for the City's 4th Cycle RHNA. The 4th Cycle (2006-2014) RHNA for the City of South El Monte totaled 202 units. Of this total, 24 units were for *extremely low income* households, 25 units were for *very low income* households, 30 units were for *low income* households, 34 units for *moderate income* households, and 88 units for *above moderate* income households. A total of 125 units were constructed during the 4th Cycle planning period. The unmet need for the 4th Cycle is 24 extremely low income units, 25 very low income units, and 35 above moderate income units. The current 5th Cycle RHNA calls for a total of 172 units to be provided during the 2014-2021 planning period. Thus far into the 5th Cycle planning period, a total of 543 units have been provided, which exceeds both the 4th Cycle and the 5th Cycle RHNA (also refer to Section 2.3 and Table 2-2). As indicated previously and as shown in Table 2-2, the unmet need for the 4th Cycle RHNA is 24 *extremely low income* units and 25 *very low income* units. Because this unmet need is from the previous planning period (the 4th Cycle), the implementing program (Housing Program #6) must be adopted within 12 months of this Housing Element's adoption.

The challenge in the coming years will be to identify ways the City can meet its RHNA obligation for the very low income and extremely low income units. A total of 21 units are required to meet the City's extremely low income RHNA requirements and 22 units are required to meet the very low income RHNA requirement. The City has adopted a number of implementing ordinances including a new Density Bonus Ordinance, a new Green City Ordinance, and amendments to the Zoning Ordinance for supportive housing, transitional housing, and emergency shelter accommodation. The City has been successful in completing a number of projects for a variety of housing types including single-family detached homes, condominiums, and mixed-use developments which are described below and on the following page:

- *Santa Anita & Merced Avenue.* Phase I of this project is located along Lerma Avenue and involved the construction of 13 new single family homes. To assist in providing for affordable housing, the City has designated one of these homes for a low/moderate income buyer, and the remaining 12 units are market-rate. This project has been completed. No rezoning was required.

- *South El Monte Villas.* The project consisted of 2.5 acres and involved the development of 30 detached, two-story condominium homes. The development also included a tot-lot children's corner and picnic area for the new neighborhood. This project has been completed. No rezoning was required.

- *Baldwin Park Homes Development.* The project is a 116-townhome residential development within a 6.02-acre site located on the north side of Durfee Avenue between the SR-60 Durfee Avenue off-ramp and the El Monte High School. This project has been completed. No rezoning was required.

- *Mixed-Use Development.* This two-phase mixed-use development site will be located on Peck Road and Michael Hunt Drive. Phase I features the construction of 10 market-rate single family detached homes. Phase II includes the development of 21,000 square feet of retail space and a minimum three-story 60-unit senior housing development. This project has been approved. No rezoning is required.

- *The Horizons.* The project will consist of 122 town-home units and a commercial property along Santa Anita Avenue. The project site consists of 6.25-acres. The project is the first larger development that is located within the Santa Anita Mixed-Use corridor. The project will contain 12 affordable (low income) units. This project has been approved. No rezoning is required.

- *Warmington Fern Street Residential Development.* This development will be located on the west side of Chico Avenue and south of Fern Street. This project will involve the construction of 120 attached units. This project will be subject to the City's inclusionary housing requirements. As a result, 18 units will be reserved for low income households. This project has been approved. No rezoning is required.

- *Warmington Chico Avenue and N. Humbart Avenue Residential Development.* This development will be located between Chico Avenue (on the west) and Humbart Avenue (on the east). This project will involve the construction of 72 attached units. A total of 18 units will be reserved for low income households. This project has been approved. No rezoning is required.

The total number of market-rate and affordable units provided by the above residential developments is summarized below in Table 2-1.

Table 2-1
Summary of Residential Developments During this 5th Housing Cycle

Project Name	Project Description
Santa Anita & Merced Avenue.	Project involved the construction of 13 new single family homes with 12 market-rate units and 1 unit for a low/moderate income
South El Monte Villas	The project consisted of 2.5 acres and involves the development of 30 detached, two-story condominium homes. The development also included a tot-lot children's corner and picnic area for the new neighborhood.

Table 2-1 (continued) Summary of Residential Developments During this 5th Housing Cycle	
Project Name	**Project Description**
Baldwin Park Homes	The project is a 116-townhome residential development within a 6.02-acre site located on the north side of Durfee Avenue between the SR-60 Durfee Avenue off-ramp and the El Monte High School.
Mixed-Use Development.	This two-phase mixed-use development site will be located on Peck Road and Michael Hunt Drive. Phase I features the construction of 10 market-rate single family detached homes. Phase II includes the development of 21,000 square feet of retail space and a minimum three-story 60-unit senior housing development.
The Horizons.	The project will consist of 122 town-home units and a commercial property along Santa Anita Avenue. The project site consists of 6.25-acres. The project is the first larger development that is located within the Santa Anita Mixed-Use corridor. The project will contain 12 affordable (low income) units.
Warmington Fern Street	This development will be located on the west side of Chico Avenue and south of Fern Street. This project will involve the construction of 120 attached units with 18 units will be reserved for low income households.
Warmington Chico Avenue	This development will be located between Chico Avenue (on the west) and Humbart Avenue (on the east). This project will involve the construction of 72 attached units with 18 units will be reserved for low income households.
Total	543 total units; 434 above moderate and moderate income units; and 109 low income units
Source: City of South El Monte 2016	

2.3 Progress in Achieving the RHNA

The above seven development projects will result in a total of new 543 units. As indicated in Table 2-2, 434 units will be market-rate and 109 units will be low income units. When considering this new development, the total *overall* 5th Cycle RHNA requirement of 172 units will be exceeded by 371 units. However, the RHNA goal of 43 extremely low and very low income households remains to be met. As indicated previously, the 4th Cycle's unmet need is 24 *extremely low income* units, 25 *very low-income* units, and 35 *above moderate income* units. The 4th Cycle's unmet need for *above moderate income* units has been addressed by the new housing units provided thus far in the 5th Cycle planning period. The 4th Cycle's unmet need for *extremely low income* and *very low income* units has been added to the 5th Cycle's unmet need for the "total unmet need" shown below in Table 2-2. Because this unmet need is from the previous planning period (the 4th Cycle), the implementing program (Housing Program #6) must be adopted within 12 months of this Housing Element's adoption. The City's Land Use Element and the Zoning Ordinance have been amended to accommodate the units that are required to accommodate the 4th City RHNA.

Table 2-2
SCAG, RHNA for the City of South El Monte January 2014-2021

Income Category	4th Cycle RHNA			5th Cycle RHNA			Total Unmet RHNA
	RHNA Units	Units Provided	Unmet Need	RHNA Units	Units Provided	Unmet Need	
Extremely Low Income	24 units	0 units	24 units	21 units	0 units	21 units	45 units
Very Low Income	25 units	0 units	25 units	22 units	0 units	22 units	47 units
Low Income	30 units	36 units	0 units	25 units	109 units	0 units	0 units
Moderate Income	34 units	36 units	0 units	28 units	434 units	0 units	0 units
Above Moderate Income	88 units	53 units	35 units	76 units			0 units
Total Need	**202 units**	**125 units**	**84 units**	**172 units**	**543 units**	**43 units**	**92 units**

Source: City of South El Monte 2014 and 2017

2.4 Very Low Income and Extremely Low Income Housing Need

As indicated above, there is an unmet RHNA need housing for 43 extremely low and very low income households. The State Legislature also requires local governments to consider the projected needs for extremely low income households. As indicated previously, those households that have incomes of 30% of the County Median would fall into this category. The HCD indicates that the projected need for extremely low income households may be calculated by assuming that such households represent 50% of the very low income households. In other words, the future housing need for extremely low income households in South El Monte is projected to be 21 units. According to the 2010 Census, there were 800 persons living in households that were classified as extremely low income (ELI). Of this total number, 230 households were owner-occupied and 570 households were renter-occupied.

There are two programs identified in Section 5.3 that are specifically geared for providing housing opportunities for ELI households. The first program is Program #4 Second Unit Program. This program will enable accessory housing units to be constructed on residential properties occupied by a single-family residential unit. The recent State requirements will facilitate the implementation of second unit housing through the relaxation of certain development requirements such as setbacks that, up to now, have been a constraint to such housing development. A second important program is Program #6 that commits the City to being very proactive in pursuing funding sources that would assist in the development of housing for ELI households.

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SECTION 3 – EXISTING CONDITIONS

This section of the Housing Element provides an overview of the existing housing and projected need including demographic, housing, and socioeconomic characteristics of South El Monte. This section considers the following:

- *Population Characteristics* describes population growth trends in the City, the age characteristics of the City's residents, and their ethnicity.
- *Housing Characteristics* focuses on trends related to residential development, housing unit types, and housing tenure.
- *Socioeconomic Characteristics* provides an overview of the key socioeconomic indicators germane to housing policy including household income and poverty characteristics.
- *Special Needs Groups* characterizes the need for housing to accommodate households with special needs (i.e., handicapped, elderly, etc.).

The information used in this analysis was obtained from a variety of sources, including the United States Bureau of the Census, the State of California Department of Finance (DOF), the State Employment Development Department (EDD), and the Southern California Association of Governments (SCAG). The U.S. Bureau of the Census undertakes a comprehensive decennial census every ten years.[1)] The most recent comprehensive decennial U.S. Census was completed in 2010. However, more recent statistical estimates completed as part of the American Community Survey (ACS) three year estimates (2013) were also referred to. The DOF provides population and housing estimates for individual cities and counties throughout California on an annual basis. The DOF data for January 1, 2015 provided population and housing estimates for those intervening years between the census surveys. The EDD provided employment information used in this analysis. Finally, SCAG prepared a Draft Profile [Report] for the City of South El Monte in 2015 that was based on the 2010 Census data and the 2015 American Community Survey (ACS).

3.1 POPULATION CHARACTERISTICS

POPULATION GROWTH TRENDS

At the time the City was incorporated in 1958, there were 3,900 residents in the City. According to the most recent Census estimates, the City's population as of July 1, 2015, was 20,878 residents. Table 3-1 charts the City's growth from 1970 to 2015. Much of the growth that occurred during the 1970s and 1980s was due to both annexations that occurred during that period as well as new residential development. Population growth declined between 1970 and 2010 though the City's population growth is increasing once again as shown in Table 3-1. These growth rates are also noted in Table 3-1 and illustrated in Exhibit 3-1.

[1)] The City of South El Monte is located in the Los Angeles-Long Beach Standard Metropolitan Statistical Area or SMSA. The SMSA's geographic boundaries correspond to those of Los Angeles County. Statistical data is collected for individual cities and unincorporated communities that make up the SMSA.

Table 3-1 Population Trends in City 1970-2015			
Year	**Population**	**Change (#)**	**Change (%)**
1970	13,443	--	--
1980[1]	15,950	+2,507	+18.6%
1990[1]	20,800	+3,200	+18.2%
2000[1]	21,144	+344	+1.7%
2010[2.]	20,116	-1,028	-4.9%
2015[2.]	20,878	+762	+3.6%
Source: [1]U.S. Bureau of the Census 1970-2010; [2.]State ACS 2015			

Two key variables generally influence the growth of a population: *immigration* and *natural increase*. Local population growth resulting from immigration is typically influenced by new housing construction (new residents move in to the City to occupy the recently constructed owner-occupied and rental units). Population growth due to natural increases is a function of a local population's birth, death, and fertility rates. This latter population growth variable affects the average household size. Either variable, or a combination of both, can contribute to a community's population growth. The average household size in the City was just 2.3 persons per unit in 1970. According to the 2010 Census figures, the average household size in the City was 4.48 persons per unit. Finally, the most recent 2015 ACS figures indicate the City's average household size declined to 4.21 persons per unit. Overall, the number of persons in a typical South El Monte household has nearly doubled since 1970.

During the planning period that will continue into the next decade, the City's population will likely remain relatively stable. While new housing has and will continue to be constructed, other variables will likely off-set the increase in population associated with the provision of new housing. It is important to note that the most significant variable leading to increased population growth over the past four decades has been increased household size. However, in recent years, the major variable related to population growth is due to new housing development.

HOUSEHOLD SIZE STATISTICS

The growth in the average household size has been a major variable in the City's overall population growth during the past several decades. Table 2 compares trends in the City's average household size with comparable data for Los Angeles County. As indicated in Table 2, the average household size for the City has experienced a decline since 2000. Nevertheless, the average household size for the City is substantially greater than that for the County as indicated in Table 3-2. Much of the newer housing that has been constructed in recent years includes larger units that contain between four and five bedrooms.

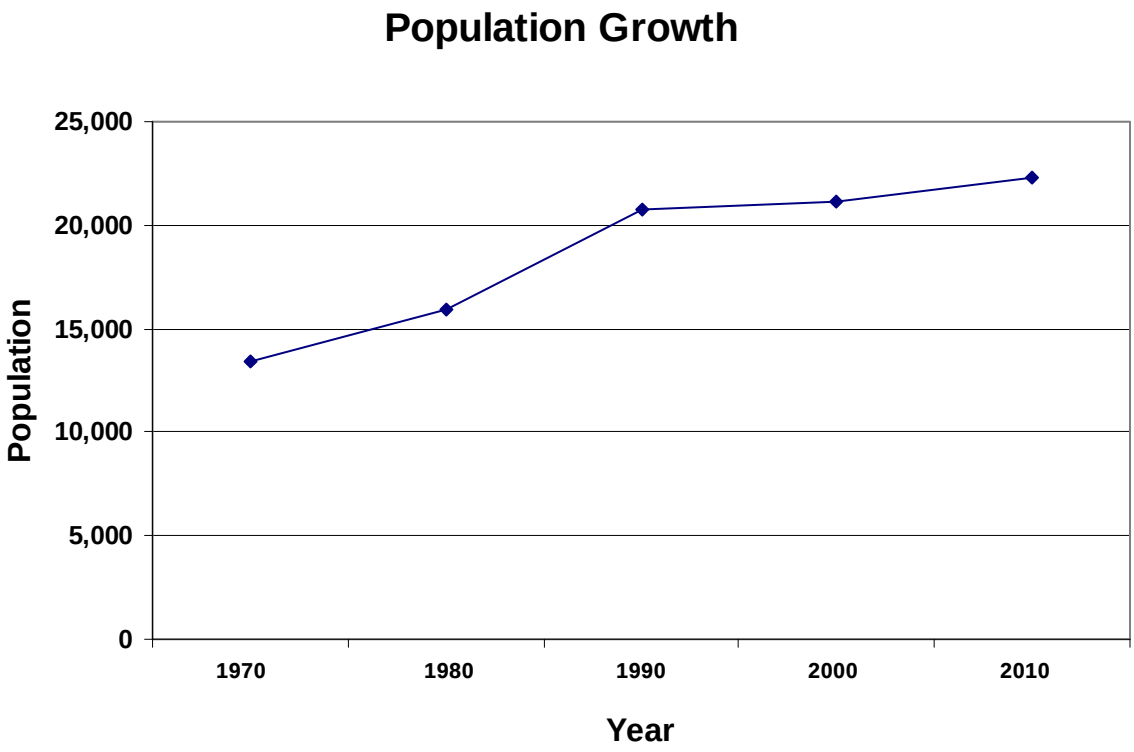


EXHIBIT 3-1
TRENDS IN POPULATION GROWTH FOR THE CITY OF SOUTH EL MONTE BETWEEN 1970 AND 2010

SOURCE: U.S. CENSUS

Table 3-2 Average Household Size (persons/unit)		
Year	**County**	**City**
1990[1]	2.92	2.85
2000[1]	2.98	4.57
2010[2]	2.99	4.48
2015[2]	3.03	4.21
Change	0.11	1.36
Source: [1]U. S. Census Bureau and Department of Finance. 1990-2010 and [2]ACS, 2015.		

The City's average household size will likely increase in coming years due to demographic changes that typically occur in maturing communities. For example, as children living in individual households age, they will leave home with a resulting drop in the average household size. In some communities where the cost for housing is high, adult children may remain in the home for an extended period of time. However, this latter trend appears to be lessening with an improved economy and an increase in the number of existing and new units being sold.

POPULATION AGE CHARACTERISTICS

One of the more significant indicators of future potential population growth trends is a population's age characteristics. Table 3-3 summarizes the age characteristics of the City's population indicated in the most recent Census (2010) figures.

Table 3-3 Age Characteristics of Population, 2010		
Age	**# Persons**	**% Persons**
under 5 years of age	1,694	8.4%
5-9 years of age	1,563	7.8%
10-14 years of age	1,698	8.4%
15-19 years of age	1,776	8.8%
20-24 years of age	1,633	8.1%
25-34 years of age	3,066	15.2%
35-44 years of age	2,828	14.1%
45-54 years of age	2,408	12.0%
55-64 years of age	1,654	8.2%
65-74 years of age	1,003	5.0%
75 & over years of age	793	3.9%
Source: U.S. Bureau of the Census. 2010.		

According to the 2010 Census, nearly 33.5% of the City's population is under 20 years of age. This is significant in that the high proportion of younger persons may explain the relatively large average household size figures cited in the previous section. According to the 2010 Census data, the median age of the City's population is 30.4 years compared to 34.6 years for the County as a whole. According to the 2015 ACS data, the City's median age decreased slightly to 30 years of age. Census data has been reformatted in Table 3-4 to depict the age statistics provided in Table 3-3 according to specific age categories (pre-school aged, school aged, young adults, etc.). The age breakdown corresponding to those categories indicated in Table 3-4 are illustrated in Exhibit 3-2.

Table 3-4
Age Characteristics, 2010

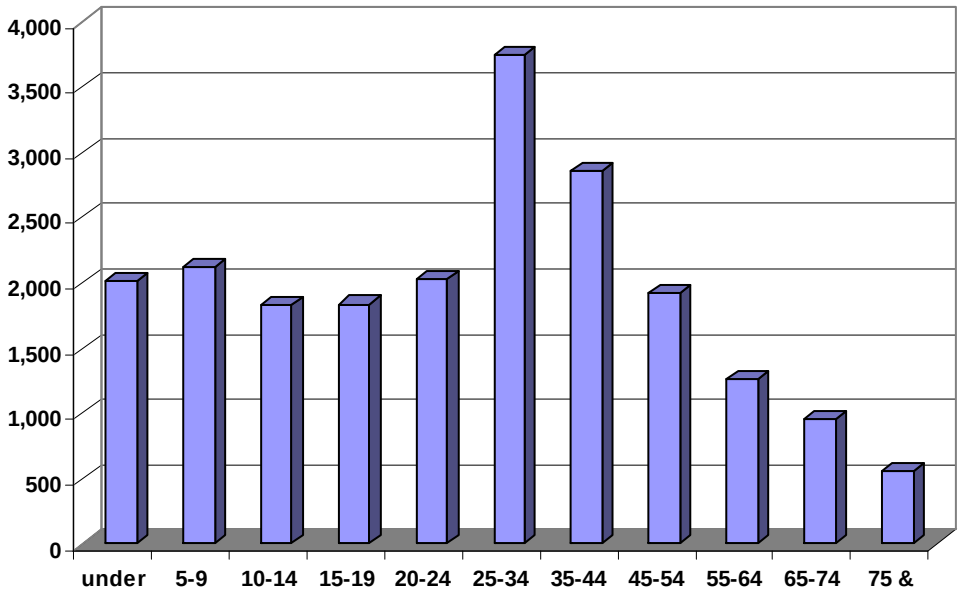
Age Category	# Persons	% Persons
Preschool (under 5)	1,694	8.4%
School-age (5-19)	5,037	25.0%
Young Adult (20-34)	4,699	23.4%
Middle-age (35-54)	5,236	26.0%
Seniors (55-64)	1,654	8.2%
Retired (65+)	1,796	8.9%
Source: U.S. Bureau of the Census. 2010.		

More than 1/3 of the City's residents are 19 years of age are younger. Over time, this population group will require their own housing as this age cohort ages in the coming years. In addition, ¼ of the population consists of young adults between 20 and 34 years of age and it is this cohort that will have a more immediate need for housing if they already do not have their own housing. As the City' younger adults continue to increase in numbers, the demand for new housing will also increase.

Approximately 8.9% of the City's population is 65 years of age or older according to the 2010 Census data. According to the 2015 ACS estimates, the percentage of City residents 65 years of age or older remains unchanged. The number of residents 55 years of age or older, totals 3,450 persons or 71.1% of the City's population. These statistics, coupled with the large number of middle-age adults between 35 and 54 years of age, indicate the demand of senior housing will increase in coming years.

Race and Ethnicity Characteristics

Table 3-5 indicates the ethnic and racial characteristics of the City's population over the past five decades. The U.S. Census Bureau statistics for white persons include Hispanics (the 1960 and 1980 Census classified Hispanics as individuals with Spanish surnames). As indicated in Table 3-5, Hispanics accounted for approximately 84.9% of the City's total population according to the 2010 Census. According to the most recent ACS data (2015), Hispanics accounted for 84.9% of the City's total population which was unchanged from the 2010 data.



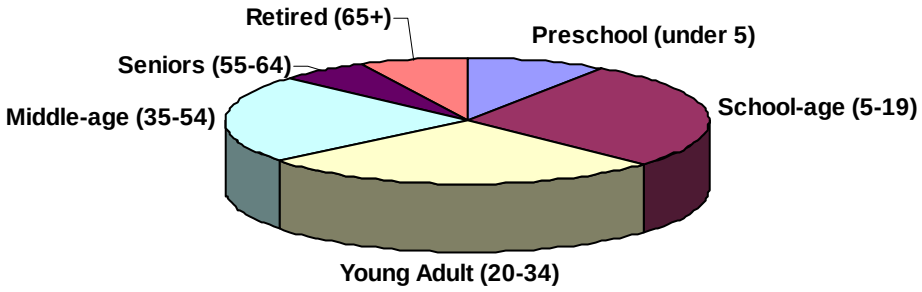


EXHIBIT 3-2
POPULATION AGE CHARACTERISTICS (2010)
SOURCE: U. S. CENSUS

Table 3-5 Race and Ethnicity, 2010		
Race/Ethnicity	**# Persons**	**% Persons**
Racial Characteristics of South El Monte Residents		
White	10,136	50.4%
Asian	2,211	11.0%
African-American	107	0.5%
Pacific Islander	12	0.06%
Other	6,718	33.4%
Two or More Races	682	3.4%
Ethnic Characteristics of South El Monte Residents		
Hispanic	17,079	84.9%
Source: U.S. Bureau of the Census, 2010		

3.2 HOUSING CHARACTERISTICS

EXISTING HOUSING TYPES

According to the 2010 U. S. Census, there were 4,633 housing units in the City. Of this total, 3,295 units (71.1%) were single-family detached units. Single-family attached units (town homes and condominiums) totaled 158 units, accounting for approximately 3.4% of the City's housing stock. Smaller multiple-family units containing between two to four units in a single structure, totaled 270 units (5.8%) of the total units in the City. According to the 2015 DOF estimates (January 1, 2015) there were 4,791 housing units in the City. Larger multiple-family developments, consisting of five or more units in a structure, totaled 421 units or 8.8% of the total units in the City. Finally, the Census identified 463 mobile homes in the City (10.0% of the total units). The 2015 DOF estimates identified 450 mobile homes. Mobile homes are regulated by the State of California. The most recent Census decennial data for the City is summarized in Table 3-6 and illustrated in Exhibit 3-3.

Table 3-6 Type of Housing Stock 2010		
Unit Type	**No of Units**	**% of Total**
Single-Family Detached	3,295	71.1%
Single-Family Attached	158	3.4%
2-4 Units	270	5.8%
5+ Units	433	9.3%
Mobile Homes	463	10.0%
Total	4,633	100.0%
Source: U S. Census. 2010.		

Table 3-7 compares data obtained from the most recent (2010) Census with housing information derived from the 2000 Census figures. As indicated in the table, the number of units in the City has remained relatively unchanged with a net decrease of 70 units recorded over the ten years between the 2000 and 2010 Censuses. This translates into a decrease of 1.5%. This may be due to an error in the data since the City has not recorded any decline in the number of housing units. According to the 2015 ACS estimates, there were 4,711 housing units in the City.

Table 3-7
Housing Characteristics 2010

Year	Single-Family[1]	2-4 Units	5+ Units	Mobile Homes	Total
2000	3,377	232	592	502	4,703
2010	3,453	270	433	463	4,633
2015	--	--	--	--	4,711

1. Includes both single family attached units and detached units.
Sources: U.S. Census 2000-2010. ACS 2015.

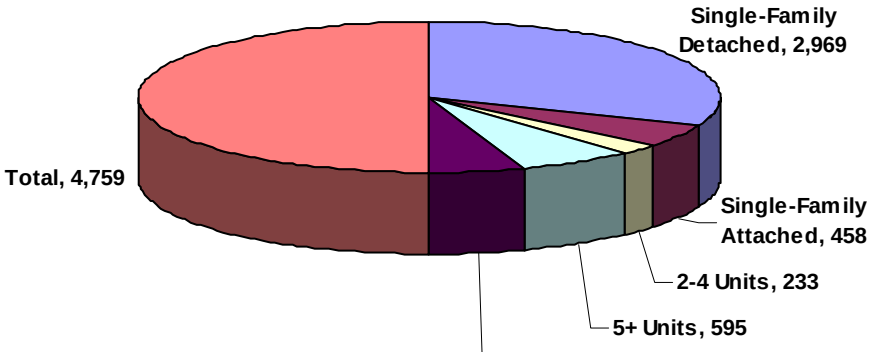
HOUSING TENURE

According to the 2000 U. S. Census, a total of 2,264 occupied units (49.0%) in the City were owner-occupied while 2,356 occupied units (51%) were rental. This rate has remained relatively stable since 1990 at which time the number of owner-occupied and rental units was 2,341 units (49.2%) and 2,433 units (51.1%), respectively. According to the 2010 Census, a total of 2,392 occupied units (53.1%) in the City were owner-occupied while 2,113 occupied units (46.9%) were rental. Finally, the 2015 ACS estimates indicates that between 2010 and 2014, approximately 48% of the housing units were owner occupied, which was a decline from 2010. The trends in housing tenure for the City are summarized in Table 3-8 and illustrated in Exhibit 3-3.

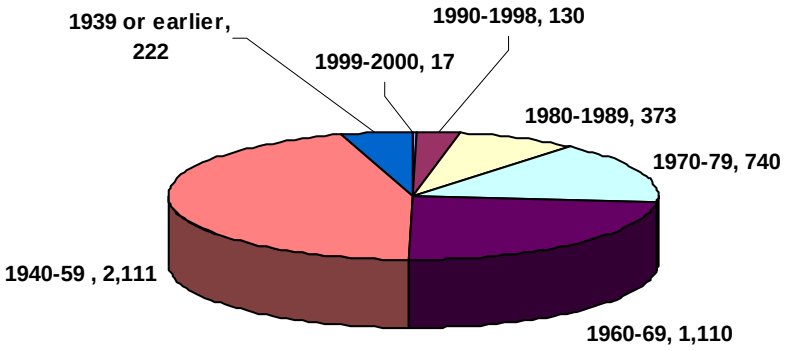
Table 3-8
Housing Tenure in South El Monte

Year	Total Occup.	Owner-Occupied		Renter-Occupied	
		No.	%	No.	%
1990	4,774	2,341	49.2%	2,433	51.1%
2000	4,620	2,264	49.0%	2,356	51.0%
2010	4,505	2,392	53.1%	2,113	46.9%
2015	4,711	2,261	48.0%	2,450	52.0%

Source: U.S. Bureau of the Census, 1990, 2000, and 2010. 2015 ACS



HOUSING UNIT TYPES - 2010



AGE OF HOUSING UNITS IN CITY (2010 U. S. CENSUS)

EXHIBIT 3-3
HOUSING UNITS TYPES
SOURCES: U.S. CENSUS 2000 AND STATE DEPT. OF FINANCE 2008

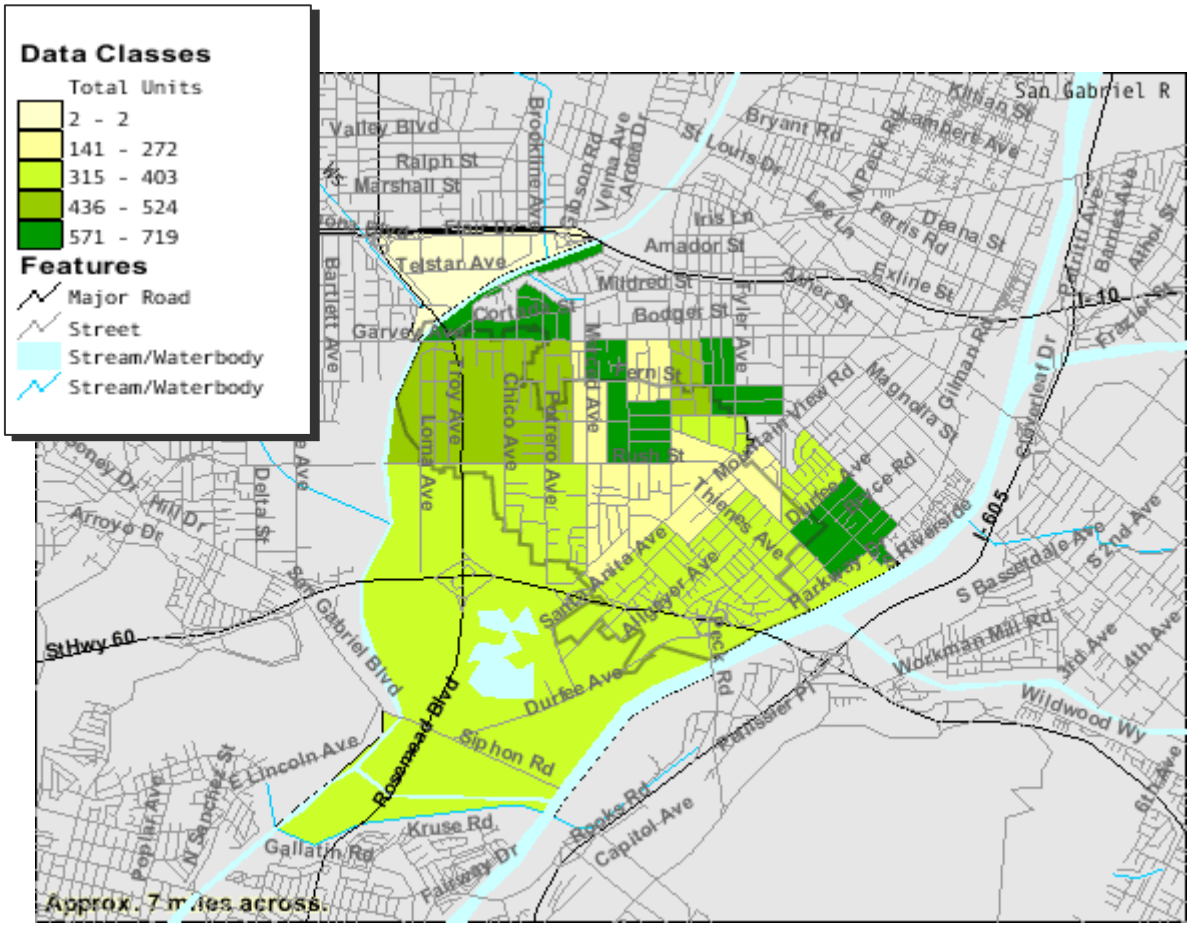
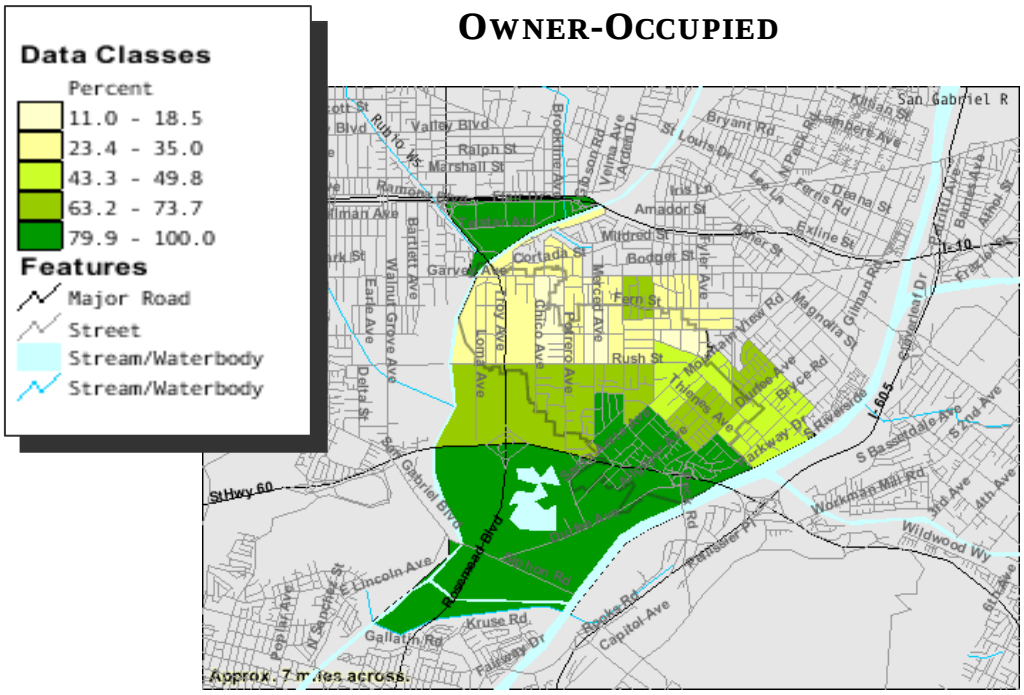


EXHIBIT 3-4
TOTAL HOUSING UNITS IN 2010
SOURCE: U.S. CENSUS 2010

OWNER-OCCUPIED



RENTER-OCCUPIED

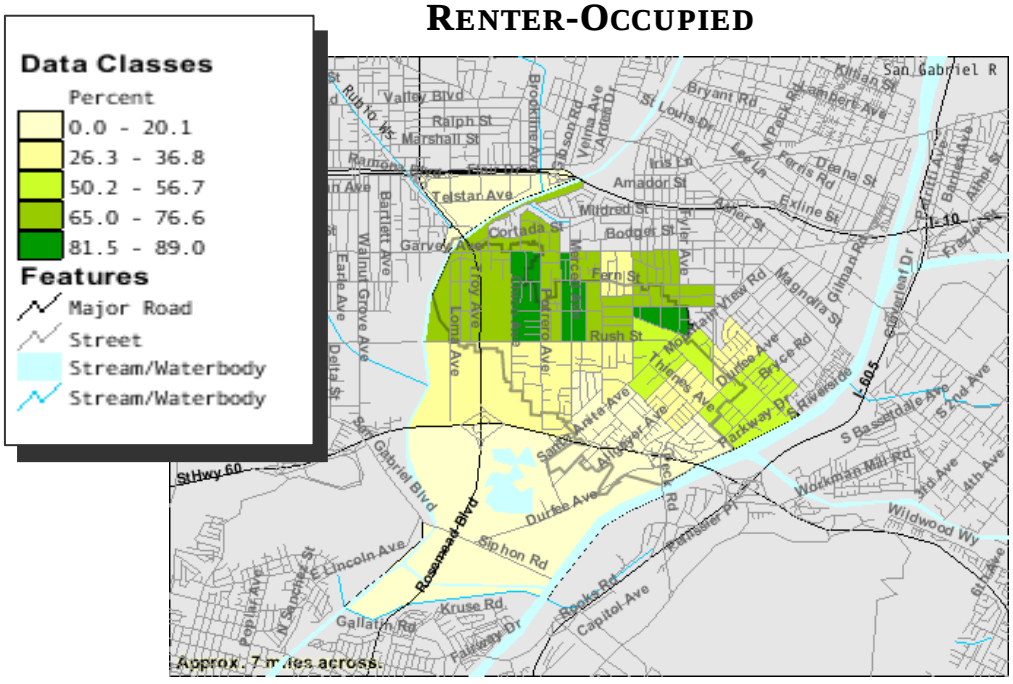


EXHIBIT 3-5
HOUSING TENURE IN 2010
SOURCE: U.S. CENSUS, 2010

EXISTING HOUSING VACANCY RATES

According to the most recent decennial 2010 Census, there were a total of 128 units in South El Monte that were unoccupied, accounting for approximately 2.8% of the total number of units in the City. According to the most recent DOF estimates (2016), there were 201 vacant units in the City as of January 2016 with a vacancy rate of 4.2.0%. The vacancy rate for Los Angeles County for the same period was 5.6%.

HOUSING CONDITION

A citywide field survey was conducted in July, 2015 to ascertain the condition of housing in the local neighborhoods. Housing condition was evaluated according to the following criteria:

- *Good Condition.* Units that did not appear to require significant rehabilitation were included in this category. Typically, improvements can be and are usually done by the property owner.
- *Moderate Repairs.* This category includes those units that required more substantial maintenance and rehabilitation is required. Typically, such repairs would be performed by a contractor.
- *Major Repairs.* Units placed in this category typically require extensive repair and renovation. Housing units in this category often require repairs where the cost of the rehabilitation may actually exceed the value of the unit.

The results of the survey recently completed are summarized in Table 3-9. The great majority of the units that were identified as requiring major rehabilitation included units that were legal non-conforming units that were located in non-residential zones. Overall, the condition of the City's housing stock appeared to be in good condition. The great majority of the substandard units were older mobile homes that were located in two mobile home parks. The relatively sound quality of the City's housing stocks may be attributed to the significant increases in housing values in recent years. It was apparent during the surveys that many property owners had reinvested substantial sums of money into their properties. The increase in home values did have a beneficial impact in housing quality. The challenge in coming years will be to maintain the quality of the housing stock in the absence of publicly available housing assistance that was available under redevelopment.

Table 3-9
Results of Housing Condition Survey

Condition	No.	%
Good Condition	4,729	98.7%
Moderate Repair	56*	1.2%
Major Repair	6*	0.1%
Total Units in City	4,791	100.0%

*Figure does not include trailers in mobile home parks.
Source: Blodgett Baylosis Environmental Planning 2015.

In addition to the field investigations, the U.S. Census data is another source that may be referred to in interpolating the condition of the local housing stock. The most widely referred to variable is "age of housing unit." The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is not always the case since many older units have undergone extensive renovation and/or remodeling. As a result, the housing unit age data should not be exclusively used to determine the overall condition of housing in the City. Table 3-10 summarizes the 2010 U. S. Census statistics indicating the age of the housing units in South El Monte. As indicated in Table 3-10, 2,833 units (61.1%) of the total units in the City were constructed prior to 1960. Since the most recent decennial Census in 2010, an additional 158 units have been added to the City's housing stock inventory.

Table 3-10
Age of Housing Stock in 2010

Year	No. of Units	% of Total
2000-2009	183	3.9%
1990-1999	123	2.7%
1980-1989	199	4.3%
1970-79	613	13.2%
1960-69	682	14.7%
1940-59	2,486	53.7%
1939 or earlier	347	7.5%
Total	4,633	100.0%

Source: U.S. Bureau of the Census. 2010

There are a number of other Census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of bootleg units constructed illegally or legal second units (the City has an adopted second unit ordinance). According to the 2010 Census, 1,348 units (29.9% of the total occupied housing units in the City) did not use any form of heating fuel. The data also indicated that 33 units (0.7% of the total number of housing units) lacked complete plumbing facilities. Finally, 32 units (0.7% of the total housing units in the City) lacked complete kitchen facilities.

Overcrowded Housing Conditions

Overcrowding refers to housing units that are occupied by a large number of occupants and this overcrowding may also be an indicator of potential housing problems. When a housing unit is occupied by a large number of persons, housing unit deterioration may be accelerated. According to the Census definitions, units with more than one person per room is considered to be overcrowded while housing units containing 1.5 persons or more per room are considered to be severely overcrowded.

Table 3-11 provides a breakdown in the number of overcrowded units that were identified in the most recent 2010 Census. Of the 4,505 occupied housing units identified in the 2010 Census, 637 *owner-occupied* housing units were identified as being overcrowded (14.1% of the City's total number of occupied units). The same 2010 Census data indicated 882 *renter-occupied* housing units were identified as being overcrowded (10.7% of the City's total number of occupied units).

Table 3-11
Overcrowded Units in South El Monte 2010

Persons/Room	Owner-Occupied	Rental
1.00 or less	1,846 (41.0%)	1,631 (36.2%)
1.01 to 1.50 (overcrowded)	338 (7.5%)	299 (6.6%)
1.51 or more (severely overcrowded)	208 (4.6%)	183 (4.1%)

Note: 1. This figure refers to the percentage of units in this category compared to the total occupied housing units in the City.
Source: U.S. Bureau of the Census, 2010.

As indicated previously, the growth in the average household size in South El Monte has been a major variable in the City's overall population growth during the past several decades. Overall, the average household size for the City has declined since 2000. Nevertheless, the current 2016 average household size for the City of 4.49 persons per unit compared to the entire County which is 3.04 persons per unit is substantially greater compared to the City's average household size.

3.3 Household Characteristics

Household Income

According to the 2010 Census, the overall median household income was $47,537 in 2010. According to the same Census data, the median family income was $45,858. Finally, the per-capita income in 2009 was $14,013. The HCD has required local governments to identify those households that are considered to be *extremely low income*. Extremely low income households are those households that have incomes of 30% of the County median (the Los Angeles County Median in 2010 according to the U.S. Census was $56,266). Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of $10.00 per hour (as of January 1, 2016). The annual wage figure cited previously assumes full-time employment.

According to the 2010 Census, there were an estimated 657 households that had incomes that fell into the extremely low income category. In 2009, the median household income for Los Angeles County was $45,858. The income levels for extremely low income households for that year would be between $0 and $18,567. Table 3-12 summarizes the annual household income statistics for the City based on the 2010 Census statistics.

Table 3-12 Household Income in 2010		
Income Category	**No. of Households**	**% of Total In the City**
Less Than $10,000	119	2.6%
$10,000 to $14,999	142	3.2%
$15,000 to $24,999	657	14.6%
$25,000 to $34,999	507	11.3%
$35,000 to $49,999	928	20.6%
$50,000 to $74,999	1,040	23.1%
$75,000 to $99,999	490	10.9%
$100,000 to $149,999	507	11.3%
$150,000 to $199,999	82	1.8%
$200,000 or more	33	0.7%
Total	4,505	100.0%
Source: U.S. Census 2010.		

POVERTY IN THE CITY

According to the 2010 Census, 17.7% of the total number of families living in the City had household incomes in 2009 that were below the Federal poverty level. Of this total number, the great majority of the families living under the poverty level (24.5%) included dependent children less than 18 years of age. Finally, 24.3% were female-headed.

The Census Bureau does collect poverty data for states, countries, and school districts that are complied on an annual basis. Two local school districts, the El Monte City Elementary and the El Monte Union High were evaluated. According to the Census data for the El Monte City Elementary School District, of the total of 13,930 students, 3,642 students (26.1%) were living in households that had incomes under the Federal Poverty thresholds for 2005. According to the same data for the El Monte Union High School District, of the 9,880 total numbered students, 2,984 students (30.2%) were living in households that had incomes below the poverty level. It should be noted that these school districts include large numbers of students that reside outside of the City in other areas that are served by the school districts.

The annual income levels that are considered to be below the poverty threshold are defined by the U.S. Census Bureau and other Federal Agencies. The threshold limits for varying households sizes for the year 2014 are summarized in Table 3-13 provided on the following page.

Table 3-13
U. S. Census Bureau Poverty Threshold 2014

Family Size	No. of Related Children Under 18 Years of Age								
	None	1	2	3	4	5	6	7	8
One Person[1.]	$12,316								
Two Persons[1.]	$15,853	$16,317							
Three Persons	$18,518	$19,055	$19,073						
Four Persons	$24,418	$24,817	$24,008	$24,091					
Five Persons	$29,447	$29,875	$28,960	$28,252	$27,820				
Six Persons	$33,869	$34,004	$33,303	$32,631	$31,633	$31,041			
Seven Persons	$38,971	$39,214	$38,375	$37,791	$36,701	$35,431	$34,036		
Eight Persons	$43,586	$43,970	$43,179	$42,485	$41,501	$40,252	$38,953	$38,622	
Nine + Persons	$52,430	$52,685	$51,984	$51,396	$50,430	$49,101	$47,899	$47,601	$45,768

1. Householder under 65 years of age.
Source: U.S. Census Bureau 2014

3.4 Special Needs Groups

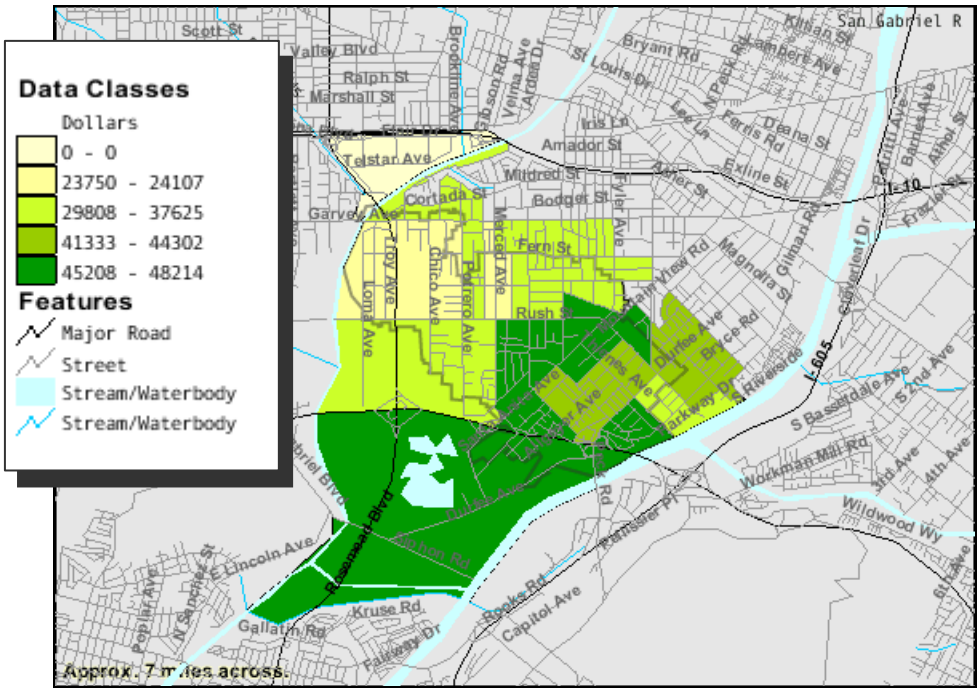
Local housing elements must include an analysis of special housing needs. Special needs refer to those households that contain the elderly, handicapped, large families, and overcrowded households.

Elderly

Elderly households include those *family* householders containing persons 65 years of age or older as well as *non-family* householders (persons living alone) where the individual is 65 years of age or older. The 2010 Census indicated that there were 1,341 households in the City (approximately 29.3% of the total number of households in the City) that had a household member 65 years of age or older. The same Census figures also identified 179 (3.9%) non-family households with a resident 65 years of age or older. The Census also indicated that 624 households (27.5%) in the City contained at least one person over 65 years of age lived in owner-occupied units while 246 (5.9%) rental households included persons over 65 years of age lived in rental housing.

Typically, retired elderly persons have fixed incomes and, as a result, experienced greater difficulty in maintaining adequate living arrangements due to increasing housing costs. Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses. Moreover, many elderly residents may elect to remain in their own homes that are not designed to accommodate their special needs.

OWNER-OCCUPIED HOUSEHOLDS INCOMES



RENTER-OCCUPIED HOUSEHOLD INCOMES

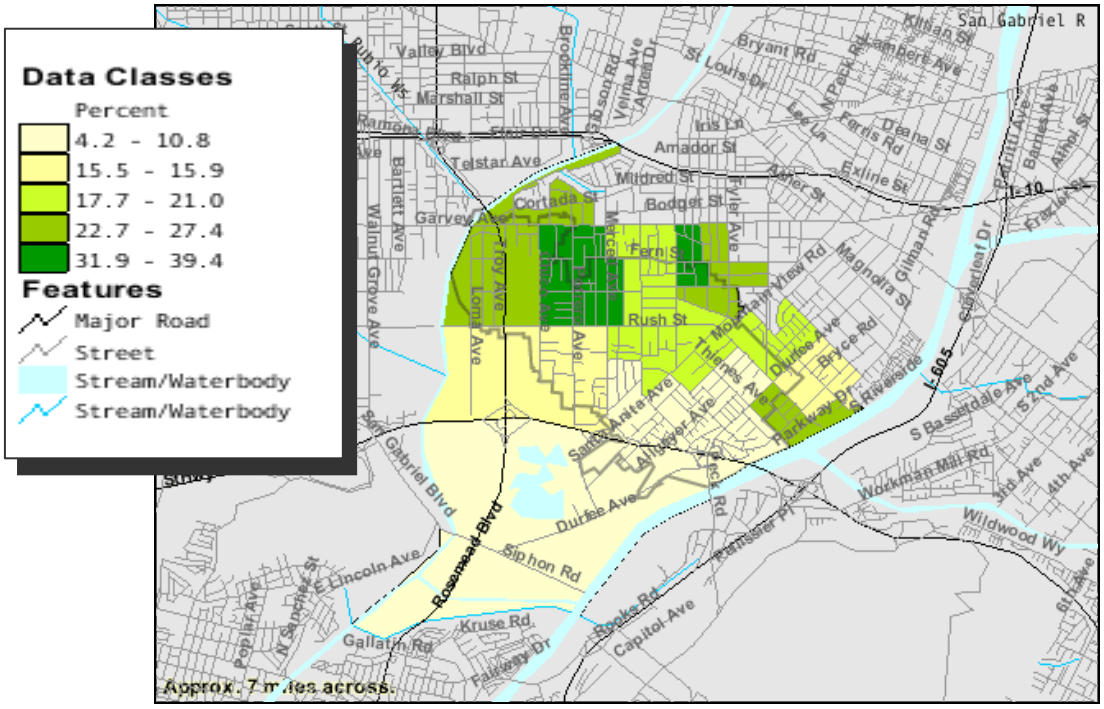


EXHIBIT 3-6
INCOME AND POVERTY DATA – 2010
SOURCE: U. S. CENSUS 2010

DISABLED

Disabled persons have special needs when it comes to housing. Often, households in this category are also occupied by elderly persons discussed in the previous section. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes.

The lack of such housing is even more pronounced when it comes to market-rate rental units. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) typically has many of the features outlined above. The real constraints are associated with the housing for families and working-aged adults. Table 3-14 indicates the number of disabled persons in the City arranged according to key age groupings. While the disability figures shown in Table 3-14 may seem excessive, the disability categories include sensory disabilities (such as hearing impaired persons), mental disabilities, and physical disabilities. Of the working aged adults identified in the 2010 Census, 2.8% were identified as having a disability. The City's Reasonable Accommodation Ordinance (Program #17) will be continued during this Housing Element planning period (refer to Section 5 of this Housing Element).

Table 3-14
Disability Status of South El Monte Residents – 2013

Age Group	Disabled Persons	
	Number	Percent*
Under 18 years of age	373	6.4%
18 to 64 years of age	1,104	8.9%
65 years of age and over	992	50.0%

*Percent refers to percentage of total population of age group.
Source: U.S. Bureau of the Census (ACS). 2013

The State Department of Development Services (DSS), San Gabriel/Pomona Center serves the City of South El Monte. A developmental disability is defined as "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." The disabilities may include an intellectual disability, cerebral palsy, epilepsy, autism and other developmental disabilities (Welfare and Institutions Code Section 4512). The DDS administers programs for developmental disabilities via regional centers. According to the State Department of Development Servicies (DDS), there are 874 persons residing in South El Monte that have a developmental disability.

LARGE FAMILIES

The term "large family" refers to a family of five or more persons. According to the 2015 ACS, there were 396 units (8.4% of the total number of units in the City) that contained 1.5 persons or more per room, which is considered to be overcrowded. This figure is consistent with what would be expected when considering the City's large average household size, the demographic characteristics of the local population (more than 40% of the City's population is under 19 years of age), and the overcrowding in the City discussed previously.

FEMALE HEADS OF HOUSEHOLD

According to the 2010 Census figures, there were 4,505 households in the City that were identified in the U.S. Census. Of this total, 4,016 households (89.1%) were classified as family households. The 2010 Census indicated that 859 of these family households (21.4%) were headed by a female. For those households that are headed by females, 311 female-headed households contained dependent children less than 18 years of age. In addition, a total of 219 female-headed households had incomes below the designated level of poverty.

The 2010 Census figures indicate that 457 households (19.1% of the total number of households residing in owner-occupied units) were female-headed. A total of 404 households were female-headed living in rental units (19.1% of the total number of households residing in rental units). This number is important when considering social service needs, such as child care, recreation programs, and health care, which are of special concern to these households.

PERSONS IN NEED OF EMERGENCY SHELTER

A citywide parcel-specific survey was undertaken to identify housing condition in July, 2015. These surveys were conducted during the daytime weekday period between July 22 and July 24, 2015. No homeless individuals were observed during these local land use surveys. In December of 1993, the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council established the Los Angeles Homeless Services Authority (LAHSA) as an independent, Joint Powers Authority. LAHSA's primary role is to coordinate the effective and efficient utilization of Federal and local funding in providing services to homeless individuals in Los Angeles County. To support its mission, LAHSA oversees a comprehensive homeless survey every two years with the most recent being completed in 2015. The City of South El Monte is located in the East Los Angeles County Survey Area (SPA 7) though the City did not participate in the most recent (2015) survey. However, the survey for the entire SPA 7 planning area that includes South El Monte identified 3,093 homeless persons including 2,505 individuals, 577 persons in families, and 11 unaccompanied minors. Of the total homeless persons identified in the survey, 1,359 persons were "sheltered" and 1,734 persons were "unsheltered."

There are two categories of needs that should be considered in discussing the homeless: 1) transient housing providing shelter and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. The issue of homelessness emerged as a major issue in the 1990's during the severe economic recession that Southern California was undergoing at that time. Homelessness was further exacerbated by the closing of mental institutions and the recent housing dislocation associated with the great recession that began in 2008. While the Southern California economy is improving, housing costs are once again rising in response to the growing demand. As a result, homelessness within the larger Southern California region continues to be

a problem. The U.S. Department of Housing and Urban Development defines homeless persons as those in the following situations:

- Persons residing in spaces not meant for human habitation such as boxes, cars, abandoned buildings, and sidewalks;
- Persons residing in transitional housing or emergency shelters; and,
- Persons being evicted or leaving an institution and lacking the funding and support network to obtain housing.

Data provided by the Shelter Partnership estimated that there were 236,400 homeless persons in Los Angeles County over the course of a year. On any given night in Los Angeles County, there are more than 84,000 homeless persons. Various circumstances that may lead to homelessness include the following:

- The chronically homeless, single adults, including non-institutionalized, mentally disabled individuals, alcohol and drug abusers, elderly individuals with insufficient incomes, and others who voluntarily, or are forced, due to financial circumstances, to live on the streets;
- Minors who have run away from home;
- Low-income families that are temporarily homeless due to financial circumstances or are in the process of searching for a home (single-parent families, mostly female-headed, are especially prevalent in this group); and,
- Women (with or without children) that are escaping domestic violence.

There are various shelters available to the homeless in the City and surrounding area. Table 3-15 indicates those shelters that provided emergency shelter services to the City.

Table 3-15
Emergency Shelter Service Providers

Name of Shelter	# Beds	Description of Services
Angel-Step Inn (Downey)	--	Emergency shelter for women
Catholic Rainbow Outreach (Whittier)	13 Beds	Men - drug recovery program
Los Angeles Women Mission (Whittier)	4 Beds	Women - full services
Rio Hondo Temporary Home (Norwalk)	110 Beds	Families - overnight and transportation
Salvation Army (Whittier)	124 Beds	Homeless families
Salvation Army Bell Shelter (Bell)	--	Emergency housing and support services
Santa Fe Springs Transitional Living Center	124 Beds	Emergency housing for women and children
Whittier Area First Day Coalition (Whittier)	45 Beds	Homeless victims of domestic violence
Source: Blodgett Baylosis Environmental Planning. 2015.		

Section 5 (refer to Program #8) includes a local program to address local emergency housing needs. This new program indicates the areas of the City where emergency shelters will be permitted by right. Specific properties that may accommodate such uses are identified in Appendix C. The Zoning Ordinance and map have been amended so that emergency shelters are considered a permitted use in the designated area.

FARM WORKER/EMPLOYEE HOUSING

The City of South El Monte is an urbanized community with no active agricultural activities. The 2013 ACS data indicates there are 60 individuals employed in the "agriculture, forestry, fishing and hunting, and mining" employment sector. However, according to the 2010 Census, there were no farm worker households found in the City. The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public which may be impacted by conditions in and around employee housing. Any employee housing that has qualified, or is intended to qualify, for a permit to operate pursuant to the EHA, may invoke the following provisions:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.

- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing.

- The use of a family dwelling for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes.

- Employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.

- For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household.

- Each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

Program #3 focuses on the City's General Plan and Zoning Ordinance review to ensure conformity with the most recent statutes that govern housing. This program includes a wide range of issues, including an updating of the second unit ordinance, revising Zoning Ordinance density standards for housing and a number of other

issues. This program will involve an updating of the Zoning Ordinance to ensure it complies with the aforementioned requirements related to employee housing.

According to the City, no known employee housing units as defined by the EHA, are located in the City. Review of the most recent 2013 ACS data indicated there were 57 housing units that contained nine or more rooms in the unit. The most recent DOF (2015) estimates also indicated there are 57 persons residing in group quarters. This latter group is most likely residents of the new senior housing development located in the City.

UNITS AT RISK

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. One of the foremost housing problems in the State involves the loss of affordability restrictions on a substantial portion of the government-assisted rental housing stock. Much of this housing is "at-risk" of conversion from affordable housing stock reserved predominantly for lower-income households, to market-rate housing. Several government programs, with different regulatory standards, were used to finance these properties, and thus, the nature of the risk of conversion differs. HUD maintains a list of notices (6 and 12 month) received by the Department pursuant to California's notice requirements (Government Code §65863.10 and §65863.11). Private owners of assisted multi-family rental housing units who are considering no longer providing rental restrictions and converting restricted units to market-rate units must provide notice to HUD.

As of 2016, South El Monte did not have any multi-family affordable rental housing developments. According to information provided by HUD, no conversion notices have been filed on behalf of any affordable housing providers in the City. According to information complied by the California Housing Partnership Corporation (CHPC), there are no at-risk housing developments that are located in South El Monte. Should future at-risk units be identified in the City, there are a number of housing providers that have been identified by the State HCD as candidate entities that could assume responsibility for the replacement of at-risk housing units. Examples of these candidate service providers in the area include the following:

- The Community Development and Preservation, LLC;
- The Community Rehabilitation Services, Inc.;
- The East Los Angeles Community Union (TELACU);
- FAME Housing Corporation;
- Los Angeles Center for Affordable Tenant Housing;
- Los Angeles Housing Partnership, Inc.; and,
- Los Angeles Low Income Housing Corporation (LALIH).

The replacement costs for the subsidized at-risk developments in the area are prohibitive. In general, the cost for new land in the area ranges from $10 per square-foot up to $55 per square-foot. The actual construction cost for residential development ranges from $100 per square-foot up to $130 per square-foot.

3.5 HOUSING AFFORDABILITY

HOUSING COSTS IN THE CITY

Housing costs in the City, while lower when compared to some other Southern California communities, are still relatively high when considering the prevailing wages that local residents typically earn. Table 3-16 summarizes the housing values in the City according to the 2010 Census.

Table 3-16
Housing Values in South El Monte

Mortgage Range	No. of Units
Under $50,000	202 - 8.5%
$50,000 to $99,000	64 - 2.7%
$100,000 to $149,999	31 - 1.3%
$150,000 to $199,000	51 - 2.2%
$200,000 to $299,000	432 - 18.3%
$300,000 to $499,000	1,382 - 58.4%
$500,000 to $999,000	197 - 8.3%
$1,000,000 and above	8 - 0.3%
Median	$343,000
Source: U.S. Census 2010	

More recent home sales data for the City is provided by Zillow.com. According to home sales data collected in January 2010, a total of 12 units were sold. The average home asking price was $351,167. Table 3-17 indicates the Fair Market Rent (FMR) data for Los Angeles County between 1980 and 2013. The data shown in Table 3-17 indicates that rents for two, three, and four bedroom units steadily increased through the mid-1990s where a one year decline was registered. Rents in the latter 1990s and the early 2000s continued to increase. The HUD-formulated FMR schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census Bureau housing survey data to calculate the FMRs for each area.

Table 3-17
HUD Fair Market Rents
Los Angeles-Long Beach SMSA

Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
1980	$291	$343	$380	$420
1983	$463	$538	$710	$816
1988	$588	$684	$876	$990
1990	$615	$715	$916	$1,035
1995	$695	$855	$1,154	$1,416
1996	$675	$854	$1,153	$1,375
1997	$583	$737	$995	$1,187
1998	$592	$749	$1,011	$1,206
1999	$605	$766	$1,033	$1,233
2000	$605	$766	$1,033	$1,233
2001	$618	$782	$1,055	$1,260
2002	$650	$823	$1,110	$1,325
2003	$764	$967	$1,305	$1,558
2004	$807	$1,021	$1,378	$1,646
2005	$900	$1,124	$1,510	$1,816
2006	$852	$1,189	$1,597	$1,921
2007	$1,016	$1,269	$1,704	$2,051
2008	$1,041	$1,30	$1,746	$2,101
2009	$1,090	$1,361	$1,828	$2,199
2010	$1,137	$1,420	$1,907	$2,295
2011	$1,173	$1,465	$1,967	$2,367
2012	$1,159	$1,447	$1,943	$2,338
2013	$1,101	$1,421	$1,921	$2,140

Source: U.S. Department of Housing and Urban Development, 1980-2013.

Another source of housing cost information for the City may be obtained from the U.S. Census. Table 3-18 summarizes the housing mortgages of the owner occupied units identified in the 2010 U.S. Census. The median value for an owner-occupied unit in the City according to the U.S. Census was $343,000.

Table 3-18 Housing Costs in South El Monte – 2010 Census	
Mortgage Range Per Month	**No. of Units with Mortgage**
Less than $300	0 units
$300 - $499	5 units
$500 - $699	35 units
$700 - $999	148 units
$1,000 - $1,499	349 units
$1,500 - $1,999	349 units
$2,000 and above	616 units
Median Monthly Mortgage	$1,803
Source: U.S. Census, 2010.	

Surveys of rents in the City were also conducted during the 2010 Census. Table 3-19 indicates the average monthly rents for those units identified in the survey. The median rent in the City according to the 2010 Census was $1,053 per month.

Table 3-19 Contract Rents in South El Monte – 2010 Census	
Rents/month	**No. of Units**
Less than $200	10 units
$200 - $299	0 units
$300 - $499	94 units
$500 - $749	426 units
$750 - $999	362 units
$1,000 - $1,499	900 units
$1,500 and over	228 units
Source: U.S. Census, 2010.	

OVERPAYMENT FOR HOUSING IN SOUTH EL MONTE

Table 3-20 summarizes 2000 Census figures that indicate the percentage a household paid for housing in 2009 (as indicated in the 2010 Census). As indicated previously, those households that paid more than 30% of their monthly gross income for rent or a mortgage are considered to be overpaying for housing.

Table 3-20
Overpayment 2010

Percent of Income Devoted to Housing	Occupied Households	
	Renter No. (%)	Owner No. (%)
Less than 15%	397 (24.8%)	641 (33.2%)
15% to 19%	271 (11.8%)	221 (11.4%)
20% to 24%	312 (13.6%)	306 (15.8%)
25% to 29%	275 (12.0%)	170 (8.8%)
30% to 34%	231 (10.0%)	442 (22.9%)
35% or more	728 (31.7%)	15 (0.8%)

Source: U.S. Bureau of the Census, 2010

Table 3-21 provides a breakdown of the housing cost affordability standards for various housing unit types based on the number of bedrooms. The housing cost affordability standards are identified according to the following income categories:

- *Very-Low* incomes refer to those household incomes that are 50% of the Los Angeles County median;
- *Low* incomes refer to those household incomes that are between 50% and 80% of the Los Angeles County median; and,
- *Moderate* incomes refer to those households that are between 80% and 120% of the Los Angeles County median household income.

The figures shown in Table 3-21 indicate the rents and mortgage payment thresholds for various housing unit sizes for the aforementioned income categories.

Table 3-21
Housing Affordability Standards (in dollars/month)

Unit Type	Very Low	Low	Moderate
Owner-Occupied Units			
1 Bedroom	$521	$730	$1,338
2 Bedroom	$586	$821	$1,505
3 Bedroom	$651	$912	$1,672
4 Bedroom	$703	$984	$1,805
5 Bedroom	$756	$1,058	$1,939

Table 3-21 Housing Affordability Standards (in dollars/month) (continued)			
Unit Type	**Very Low**	**Low**	**Moderate**
Renter-Occupied Units			
1 Bedroom	$521	$626	$1,147
2 Bedroom	$586	$704	$1,290
3 Bedroom	$651	$782	$1,433
4 Bedroom	$703	$844	$1,547
5 Bedroom	$756	$907	$1,662

Source: U.S. Department of Housing and Urban Development, March 2008.

Table 3-22 indicates the household income ranges for the various income categories (very low, low, and moderate) as well as the median household income. These figures are arranged according to the number of persons that comprise a household. As is evident from examination of Table 3-22, the income limits increase as the number of persons living in a household increase. For example, a household with one person is considered to be low income if the annual household income is $39,050 while a household containing five persons is considered to be low income if its annual household income is $60,200. The information included in Table 3-22 may be used to determine what percentage of a household's income will be expended on a monthly basis for housing. For example, a household consisting of three persons with an annual income of $23,450 ideally should not spend more than $645 per month. This figure represents 30% of that household's annual income.

Table 3-22 Annual Income Limits for the Year 2015 – Los Angeles – Long Beach SMSA			
Household Size	**30% of Median**	**Very Low**	**Low**
1 person	$14,650	$24,400	$39,050
2 persons	$16,780	27,900	44,600
3 persons	$18,800	31,350	50,200
4 persons	$20,900	34,850	55,750
5 persons	22,600	37,650	60,200
6 persons	24,250	40,450	64,700
7 persons	25,950	43,200	69,150
8 persons	27,600	46,000	73,600

Source: U.S. Department of Housing and Urban Development, State Income Limits 2015.

Table 3-23 indicates the number of households that paid more than 30% of their income for rent or mortgage payments by income and tenure. Households that pay an excess of 30% of their monthly incomes towards housing are generally considered to be "overpaying" for housing. As indicated in Table 3-23, a total of 867 owner households and 1,229 renter households pay an excess of 30% of their monthly household income for housing.

Table 3-23
Overpayment for Housing
Households Paying More than 30% of their Monthly Incomes for Housing

Housing Cost as Percentage of Income	Occupied Households	
	Renter-occupied	Owner-occupied
Less than 19.9%	347	283
20% - 24.9%	180	150
25% - 29.9%	268	202
30% - 34.9%	115	249
35% or more	1,114	618

Indicates less than 20.0% of household income.
Source: 2010 Census Data

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. Data showing housing problems and the availability of affordable housing are available through the CHAS website for all counties, places, and CDBG/HOME jurisdictions. Note, the 2000 special tabulation data and median family incomes are based on metropolitan area definitions at the time of the 2010 Census.

The CHAS data concerning overpayment for housing in the City of South El Monte is summarized in Table 3-24. The table indicates the overpayment for extremely low income households (<30% of the County median), very low income households (30% to 50% of the County median), low income households (50% to 80% of the County median), and all of the households in the City. The households that are overpaying for housing are further identified by tenure (owner-occupied and renter-occupied households). Finally, the table indicates senior households and large-family households that are overpaying for housing.

Table 3-24
Overpayment For Housing in South El Monte

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	215	590	805
Household Income > 30% to <= 50% HAMFI	480	690	1,170
Household Income > 50% to <= 80% HAMFI	465	580	1,045
Household Income > 80% to <= 100% HAMFI	435	115	550
Household Income > 100% HAMFI	770	190	960
Total	2,365	2,165	4,530
Housing Problems Overview [1]	**Owner**	**Renter**	**Total**
Household has 1 of 4 Housing Problems	935	1,665	2,600
Household has none of 4 Housing Problems	1,430	495	1,925
Cost Burden not available	0	4	4
Total	2,365	2,165	4,530
Severe Housing Problems Overview [2]	**Owner**	**Renter**	**Total**
Household has 1 of 4 Severe Housing Problems	485	1,175	1,660
Household has none of 4 Severe Housing Problems	1,880	980	2,860
Cost Burden not available	0	4	4
Total	2,365	2,165	4,530
Housing Cost Burden Overview [3]	**Owner**	**Renter**	**Total**
Cost Burden <= 30%	1,570	970	2,540
Cost Burden > 30% to <= 50%	565	725	1,290
Cost Burden > 50%	230	460	690
Cost Burden not available	0	4	4
Total	2,365	2,165	4,530

Income by Housing Problems (Owners and Renters)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	650	150	4	805
Household Income > 30% to <= 50% HAMFI	895	275	0	1,170
Household Income > 50% to <= 80% HAMFI	660	385	0	1,045
Household Income > 100% HAMFI	245	715	0	960
Total	2,600	1,925	4	4,530

Table 3-24
Overpayment For Housing in South El Monte (continued)

Income by Housing Problems (Renters only)	Household has 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available	Total
Household Income <= 30% HAMFI	530	55	4	590
Household Income > 30% to <= 50% HAMFI	640	50	0	690
Household Income > 50% to <= 80% HAMFI	415	165	0	580
Household Income > 80% to <= 100% HAMFI	35	80	0	115
Household Income > 100% HAMFI	50	140	0	190
Total	1,665	495	4	2,165
Income by Housing Problems (Owners only)	**Household has 1 of 4 Housing Problems**	**Household has none of 4 Housing Problems**	**Cost Burden not available**	**Total**
Household Income <= 30% HAMFI	120	95	0	215
Household Income > 30% to <= 50% HAMFI	255	225	0	480
Household Income > 50% to <= 80% HAMFI	245	220	0	465
Household Income > 80% to <= 100% HAMFI	125	310	0	435
Household Income > 100% HAMFI	195	575	0	770
Total	935	1,430	0	2,365
Income by Cost Burden (Owners and Renters)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**	
Household Income <= 30% HAMFI	580	425	805	
Household Income > 30% to <= 50% HAMFI	790	170	1,170	
Household Income > 50% to <= 80% HAMFI	385	80	1,045	
Household Income > 80% to <= 100% HAMFI	95	20	555	
Household Income > 100% HAMFI	135	0	960	
Total	1,985	695	4,530	
Income by Cost Burden (Renters only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**	
Household Income <= 30% HAMFI	465	340	590	
Household Income > 30% to <= 50% HAMFI	565	110	690	
Household Income > 50% to <= 80% HAMFI	155	10	580	
Household Income > 80% to <= 100% HAMFI	0	0	115	
Household Income > 100% HAMFI	0	0	190	
Total	1,185	460	2,165	

Table 3-24 Overpayment For Housing in South El Monte (continued)				
Income by Cost Burden (Owners only)	**Cost burden > 30%**	**Cost burden > 50%**	**Total**	
Household Income <= 30% HAMFI	115	85	215	
Household Income > 30% to <= 50% HAMFI	220	55	480	
Household Income > 50% to <= 80% HAMFI	230	70	465	
Household Income > 80% to <= 100% HAMFI	95	20	435	
Household Income > 100% HAMFI	135	0	770	
Total	795	230	2,365	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. 2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 persons per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Source: CHAS Data Book 2012 (for South El Monte, California).

3.6 EMPLOYMENT CHARACTERISTICS

The Bureau of the Census collects employment statistics for specific economic sectors with the most recent counts being compiled in 2010. The major employment sectors that provide employment to local residents are summarized in Table 3-25. The major economic sectors in the City include manufacturing services, education, eating and drinking establishments, wholesale uses, and health service providers.

Table 3-25 Employment in South El Monte-2010	
Business Sector	**No. of jobs (%)**
Agriculture and Forestry	135 (1.6%)
Construction	723 (8.6%)
Manufacturing	1,747 (20.7%)
Warehousing and Utilities	454 (5.4%)
Wholesale Trade	454 (5.5%)
Retail Trade	855 (10.1%)
Transportation Related	389 (4.6%)
Information Technology	89 (1.1%)
Finance, Insurance, Real Estate	283 (3.4%)
Professional Services	778 (9.2%)
Education, Health, Social Services	1,306 (15.5%)
Arts, Entertainment, and Food	804 (9.5%)
Other Services	555 (6.6%)
Public Administration	330 (3.9%)
Source: U.S. Bureau of the Census, 2010.	

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SECTION 4 - HOUSING CONSTRAINTS

This section of the Housing Element is concerned with the identification of constraints that may affect the development of housing, especially affordable housing. This analysis of housing constraints considers the following:

- *Governmental Constraints* refers to those regulations, ordinances, and/or controls that may impede the development of new housing or otherwise increase the cost of housing;
- *Market Constraints* refers to those economic and market factors that may affect the cost of new housing development; and,
- *Environmental Constraints* refers to those aspects of the environment (vacant land, utilities, natural hazards, etc.) that may affect the cost and/or feasibility of development.

Where a constraint to development is identified, a policy response is identified that indicates the actions the City is pursuing, or intends to pursue, as a means to eliminate or reduce the effects of the particular constraint on housing development.

4.1 GOVERNMENTAL CONSTRAINTS

Local governments may unintentionally affect the cost of housing through land use controls, building codes and their enforcement, fee processing requirements, required on- and off-site improvements, taxes, and insurance. For this reason, it is important for the City to review and provide measures to alleviate these constraints in terms of their potential to interfere with the supply, distribution, and cost of housing.

LAND USE CONTROLS (GENERAL PLAN AND ZONING)

The City of South El Monte General Plan includes three residential land use designations. The majority of the City's land area (449 acres) where residential uses are permitted by right is designated as *Low Density Residential,* which permits up to eight units per acre. The *Medium Density Residential* land use designation (117 acres) permits up to 16 units per acre. The Land Use Element also contain a *High Density Residential* land use designation that permits up to 29 units per acre, though no areas of the City have been so designated on the land use map.

The City has also adopted a Commercial-Residential (C-R) zone that serves as a "mixed use" zone, which allows a maximum density of 35 units per acre up to 100 units per acre when the property does not abut a residential zone. The C-R zone was adopted in April 2012 (Ordinance No. 1161). This C-R is now identified on the City's Zoning Map along Santa Anita Avenue and on the south side of the SR-60 Freeway near Peck Road. This development, the Baldwin Park Homes, consisted of a 116-townhome residential development within a 6.02-acre site located on the north side of Durfee Avenue between the SR-60 Durfee Avenue off-ramp, was recently completed.

A total of 6,584 units are theoretically possible under full implementation of the current General Plan Map. This figure exceeds the existing number of housing units (4,823 units as of January 1, 2016 according to the State DOF) by more 1,761 units. The RHNA calls for the City of South El Monte to facilitate the development of 172 housing units during the 2014-2021 planning period. The remaining build-out capacity of 1,761 units is more than sufficient to accommodate the RHNA. The residential land use designations contained in the South El Monte General Plan, and the associated density standards, are summarized in Table 4-1.

Table 4-1
Summary of Residential Land Uses Permitted in the General Plan

Land Use Category	Density (du/acre)	Area	Build-out No. of Units
Low-Density Residential	Up to 8 units/acre	449 acres	3,592 units
Medium-Density Residential	Up to 16 units/acre	117 acres	1,872 units
High-Density Residential	Up to 29 units/acre	0 acres	0
Commercial Residential C-R, Mixed-use	Between 35 to 100 units/acre	32 acres[1.]	1,120 units
Total	--	598 acres	6,584 units
Source: City of South El Monte General Plan 2000. 2016			

An important tool used by the City in the implementation of its General Plan, is the Zoning Ordinance. Like the General Plan, the Zoning Ordinance (and zoning map) indicates the location and extent of permitted uses. The Zoning Ordinance, however, establishes additional development standards that further define the type, size, and orientation of development. As indicated in Table 4-2, the City of South El Monte Zoning Ordinance contains three residential land use designations (R-1, R-3, and C-R) and an overlay zone. The C-R (mixed-use) designation applies to the Santa Anita Avenue corridor and the northerly portion of Rosemead Boulevard.

Table 4-2
Summary of Residential Zone Districts

Regulation	R-1	R-3	C-R (Mixed Use)	Affordable/Senior Overlay Zone
Min. Lot Area	5,000 sq. ft.	11,000 sq. ft.	15,000 sq. ft.	Base Zone Applies
Dwelling Unit Density	Up to 8 du./acre	Up to 16 du./acre	Up to 35-100 du./acre	40 to 50 du./acre
Front Setback Side Setback Rear Setback	20 feet 5 feet 15 feet	20 feet 5 feet 15 feet	None	20 feet 5 feet 15 feet
Lot Width (interior lot)	30 feet	75 feet	100 feet	Base Zone Applies
Lot Depth	none	100 feet	100 feet	Base Zone Applies
Max. Building Height	28 feet	25 feet	65 feet	Base Zone Applies
Max. Lot Coverage	52%	61 %	61 %	Base Zone Applies
Permitted Uses	•Single-Family •Manufactured Units •Transitional Housing •Supportive Housing	•Single-Family Units •Duplex Units •Multiple-Family Units •Manufactured Units •Single Room Occupancy •Transitional Housing •Supportive Housing	•Multiple-Family Units •Single Room Occupancy •Transitional Housing •Supportive Housing	•Senior Housing •Affordable Housing •Mixed Use

The majority of the residentially zoned areas of the City are designated as Single-Family Residential (R-1). Under this zone district, the minimum lot size is 6,500 square feet. The Multiple Residential Zone (R-3) permits a variety of residential developments at densities of up to 16 units per acre. Under this land use designation, senior housing, mobile home parks, and single room occupancy (SRO) developments are also permitted. In addition, SRO developments would also be permitted. The area that is subject to this rezoning is identified in Appendix A. The density ranges from 35 units per acre up to 100 units per acre for those CR-zoned properties that do not abut residential zones. The ultimate development density would depend on the parcel size, the number of affordable units, and the unit type. Manufactured housing units are permitted in all residential zones as long as the unit is anchored on a permanent foundation.

The City amended its Zoning Ordinance and Zoning Map permit mixed-use (CR zone) projects as infill development. This amendment now permits conventional mixed-use development that would potentially include ground level commercial uses with residential units in the above ground levels, infill developments consisting of entirely residential land uses, and developments where residential units and commercial uses would share the same parcel.

As part of this housing element there are a number of constraints related to the existing Zoning and General Plan designations for the higher density residential development. For example, the General Plan includes three residential land use designations (Low-Density Residential, Medium-Density Residential, and High-Density Residential). The High-Density Residential designation permits up to 29 units per acre, though no areas of the City are included in this land use designation. Program #3 will involve a General Plan amendment that would designate certain areas of the City as High-Density Residential where this density of land use presently exists. In addition, the high-density land use designation's maximum density of 29 units per acre

will be evaluated to ensure that it reflects the State requirements of 30 units per acre as well as other types of densities that may benefit from a density bonus. The Zoning Ordinance includes a Single-Family(R-1) and a High-Density (R-3) zone district. No Medium-Density (R-2) is provided. The R-3 zone development density standard of 16 units per acre is also in conflict with the General Plan in that it is well under the 29 units that are presently permitted. As a result, Program #3 will also include an update of the Zoning Ordinance to bring it into conformance with the City of South El Monte Land Use Element. The Zoning Ordinance revision would also require the addition of a Medium-Density residential zone district consistent with the land use designations identified in the Land Use Element.

DEVELOPMENT FEES

Case processing fees in South El Monte are among the lowest in the San Gabriel Valley. The City has resisted attempts to derive full compensation for staff hours through filing fees, with the result that front-end expenses for developers have been kept low over the years. The City does not charge residential development for off-site improvements. The City does charge a park development fee pursuant to its Quimby Fee Ordinance. However, there are no Mello-Roos fees charged in the City. Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. The City's current fees for discretionary development and development impact fees are summarized below in Table 4-3.

Table 4-3
Current Discretionary & Impact Fees

Description	Fee
Discretionary Permit Fees	
Conditional Use Permit	$1,509
Minor Conditional Use Permit (Residential)	$766
Conditional Use Permit Modification	$766
Variance	$1,509
Tentative Tract/Parcel Map	$1,509
Lot Line Adjustment	$766
District Board Review	$419
Determination of Use/Specific Plan	$1,509
Zone Change	$1,509
General Plan Amendment	$1,509
Zoning Regulation Amendment	$1,277
Initial Study/Negative Declaration	$351
Environmental Impact Report	$351
Appeal Planning Commission Action	$766
Appeal Design Review Board	$694
Zoning Compliance Letter	$87

Table 4-3 (continued) Current Discretionary & Impact Fees	
Description	**Fee**
Time Extension	$222
Development Fees	
Certificate of Compliance	$24
Park Development Fee, Quimby Fee	$2,500
Mello Roos Fee (None)	$0
Traffic Impact Fees	$0
Valle Lindo School District Fee	$2.09
El Monte Union High School District Fee	$1.34

Plus cost. Additional cost is related to the preparation of the EIR. City of South El Monte

Table 4-4 estimates the building fees for a typical single-family home and multiple-family development. The fees shown in Table 4-4 are applicable to both single-family and multiple-family development. The processing fees are well under one percent of the total development cost. Assuming a 1,000 square-foot unit, the total development fees (including school district fees) would be approximately $5,470 per unit. This assumes 20 electrical fixtures, five plumbing fixtures, one sewer connection, and 1,000 square feet of floor area. The permit fees account for less than 3% of a residential units costing $225,000.

Table 4-4 Typical Planning Processing Fees	
Permit	**Fee**
Building Permit	$1.12/sq. ft.
Plan Check Fee	$310/hour
Electrical Permit	$4.00/outlet or fixture+ $45.00 issuance fee
Plumbing Permit	$202
Mechanical Permit	$213
Grading Permit	Based on Cubic Yards
Sewer/Septic Permit	$60.00/connection + $45.00 issuance fee
School District	2.97/sq. ft.

City of South El Monte, Building and Safety Division, 2014.

As indicated in Table 4-5, the City's fees are compared to those of El Monte, La Puente, and Baldwin Park. The fees charged by the City of South El Monte are well below those of the neighboring communities surveyed. At the present time, the development fees for single-family development are relatively low with the costs for site plan review being under $1,000. The cost would be higher in the event a Zone Variance, Zone Change, or

General Plan Amendment is required. Assuming a total development cost of a single-family unit of $100,000 per unit, the typical processing fees would account for approximately one percent of the total development cost.

Table 4-5
Comparison of City's Permit Fees with that of the Surrounding Cities (2014)

Permit	South El Monte	La Puente	El Monte	Baldwin Park
Conditional Use Permit	$1,509	$3,337	$2,300	$325-$1,000
CUP Modification	$766	$3,377	--	--
Variance	$1,509	$1,847	$2,900	$325-$1,000
Tentative Tract Parcel Map	$1,509	$5,401	$2,100	$3,000
Lot Line Adjustment	$766	$1,074	--	$500
Specific Plan	$1,509	$14,000	--	$2,500
Zone Change	$1,509	$2,994	$4,700	$2,500
General Plan Amendment	$1,509	$3,075	$4,700	$2,500
Zoning Regulation Amendment	$1,277	$4,990	$11,100	$2,500
Initial Study and Negative Declaration	$351	$2,365	$2,900	$325-$1000

PROCESSING PROCEDURES

Site plan review and zoning case processing can be an unnecessarily lengthy, cumbersome process which delays the development of housing and increases costs. The City's policy is to discourage the backlog of such cases. Other than legally required public hearing notice periods, developers are not hindered with "dead time" in-case processing. The environmental review process is required for those project's that require some form of discretionary review (variances, Zone Changes, General Plan Amendments). The City's building plan check for new construction averages approximately three to four weeks.

The City currently has a policy that calls for the application of a conditional use permit (CUP) for residential developments that have more than five units. The CUP process is used instead of a design review board to ensure the development meets all applicable requirements. The City is currently updating its Zoning Ordinance and intends to use performance and/or form based zoning that would replace the CUP review. If a development adhered to all pertinent development requirements and standards, no discretionary review would be required. The City will eliminate the CUP policy currently applicable to new multiple-family developments containing five or more units. As a result, the City will no longer use the CUP process as a means to review multiple-family developments that would otherwise be permitted by right.

BUILDING CODE REQUIREMENTS

The City has adopted the State Uniform Building Code (UBC), which establishes minimum construction standards as applied to all residential buildings. The City is located within a seismically active region that

required additional development standards and requirements to mitigate the damaging effects of ground-shaking. As these standards are State minimums, the City cannot reduce construction costs by revising the applicable building code.

The City uses Code Enforcement Officers to assist in the identification of substandard housing, blighted conditions, and to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The code enforcement division receives and investigates complaints regarding alleged violations of the municipal code such as property maintenance violations, private property parking violations, zoning violations, illegal vendors, yard sales, commercial and industrial violations, licensing and permit compliance issues, sign codes, etc. Due to budgetary limitations, the Code Enforcement efforts largely react to complaints it receives.

The City may in the future initiate a program where existing housing units are inspected when they are resold. At this time, resources to undertake such a program are extremely limited. Individual homeowners or property owners that have been cited for Code violations are typically referred to the Home Improvement Program. This Program consists of a $10,000, zero percent interest loan secured through a Deed of Trust that becomes a grant at a rate of ten percent per year for ten years. The entire loan will be forgiven in ten years. Some of the repairs that are permitted under this program include, but are not limited to, roof replacement, exterior painting, new windows, landscaping, and plumbing repairs and replacement.

SCHOOL FEES

The State adopted legislation authorizing local school districts to levy fees on new residential construction and on additions to existing residential development, which increases the habitable space of a structure and exceeds a value of $20,000. While such fees are collected to finance the construction and reconstruction of school facilities, they do add to the cost of housing in the community. The school district fees for new residential development is $2.09 per square foot for Valle Lindo School District and $1.34 per square foot for the El Monte Union High School District.

CONSTRAINTS ON PERSONS WITH DISABILITIES

Disabled persons have special needs when it comes to housing. Often, households containing one or more disabled person are also occupied by elderly persons discussed in the previous section. Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheel chairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. Unless provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Senior housing (both owner and rental) typically has many of the features outlined above. The real constraints are typically associated with the housing for families and working-aged adults. The City's Zoning Ordinance and other regulations governing housing do not preclude or discourage housing that promotes reasonable accommodation.

- The City adheres to all equal housing requirements and promotes adherence to such laws in the City.

- The City abides by State requirements that govern group homes and supportive housing. Group homes and supportive housing are permitted in all residential zone districts. There are no development standards or other requirements beyond those that may be required for any State licensing.

- The City's Zoning Ordinance does not restrict occupancy of housing units through a restriction of occupancy to family members. As indicated previously, the City adheres to all equal housing requirements and promotes adherence to such laws in the City.

- The City is to comply with all pertinent State laws regulating a "permitted-by-right" designation of licensed residential care facilities with fewer than six persons in all residential zones. The State has removed any City discretion for review of small State-licensed group homes for persons with disabilities (six or fewer residents). For this type of use, the City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law.

- The City has adopted the State Uniform Building Code (UBC), which establishes minimum construction standards as applied to all residential buildings. No local amendment has been made to that Code. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under the 2013 California Building Code (there are no local amendments to the UBC). Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements do not create a constraint.

Section 5 of this Housing Element includes a program (Program #16) that will continue to be implemented during the current planning period. Under this program, the procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee. As indicated in Section 3, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person. The improvements may be approved by the Community Development Director as long as a number of findings may be made.

- The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws.

- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

- The requested accommodation would not impose an undue financial or administrative burden on the City.

- The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

4.2 Non-Governmental Market Constraints

There is little land in the City available for new construction. Also, in most instances, parcels are divided into small lots or have irregular-shaped lots that make residential development difficult. This section indicates those "market" and other financial factors that may affect the cost of new housing.

Cost of Housing

As in other areas of the Los Angeles Basin, housing costs are quite high, though relative to surrounding communities (Whittier, South El Monte, and El Monte), the overall cost for housing in South El Monte is lower. This is related in part to the increasing cost of land. Even with a return to smaller size dwelling units, it can be seen that the cost of housing prices a large part of the population out of the homeowner market. This is reflected in recent statistics that indicate that the Southern California area is now the most expensive housing market in the country. The City has been unable to identify any factors subject to local control related to land, fees, labor, materials, and/or financing that would significantly reduce the cost for housing. However, the cost for housing in the City has experienced significant declines during the past year. As indicated previously, overall housing cost has declined by 13.6%.

A significant cost factor associated with residential building involves the cost for building materials. These costs can account for more than half of the total construction cost. Typical construction costs in the area range from the following:

- Type I or II, Multi-Family: $125 to $150 per square foot;
- Type V Wood Frame, Multi-Family: $100 to $125 per square foot; and,
- Type V Wood Frame, One and Two Family Dwelling: $140 to $180 per square foot.

Depending on location and desirability of the site, the cost for land in the area ranges from a low of $10 per square foot to a high of approximately $55 per square foot. The Redevelopment Agency, prior to it being disbanded, purchased a 4.8-acre site within the Santa Anita Avenue mixed-use area for $31.08 per square foot.

Availability of Financing

In the past, local banks and other lending institutions in the community provide a ready source of available financing for constructing new housing and rehabilitating and conserving existing housing stock. South El Monte, like other communities in the region has recently experienced significant difficulties in the lending market due to the lack of financing. Prior to September 2008, the housing units constructed in the newer residential developments in the City have been sold very quickly, indicating that the lending institutions were not withholding loans to those individuals seeking to purchase housing in the South El Monte.

Low Vacancy Rates

The proximity of South El Monte to the center of the Los Angeles Basin has resulted in a low housing vacancy rate. This reduces the mobility of both potential homebuyers and renters and allows sellers and landlords the luxury of pricing housing to take advantage of this high demand-low supply ratio. This in turn ultimately affects both the availability and price of the units. According to the most recent State 2016 DOF estimates, the vacancy rate in the City was 3.0%, compared to a 5.8% vacancy rate for the County.

4.3 Environmental Constraints

Hazardous Materials

The sites that were developed prior to the 1970s may include trace amounts of lead and/or asbestos in the soils and any remaining structures. Lead based paint was commonly used prior to 1970 and is the predominant source of lead contamination in the soils. Asbestos was commonly used as insulation and floor tiles during this same period. As a result, any demolition associated with redevelopment of sites containing older structures will likely need some form of investigation.

The sites located within the Santa Anita Overlay Zone are currently developed in commercial and smaller manufacturing uses. The future redevelopment of these sites located along the ½ mile segment of Santa Anita Avenue will likely require an environmental assessment similar to that completed for the properties recently acquired by the Redevelopment Agency. No Cortese site (Hazardous Waste and Substance listing from the Department of Toxic Substances Control) is identified within the City.

Seismic Hazards

Major faults in the region include the Whittier/Elsinore, Norwalk, Newport/Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The nearest Alquist-Priolo Special Studies Zone is the Whittier Fault, located approximately two miles to the northeast. The Norwalk Fault is located approximately six miles to the south. The City is, and will continue to be, subject to ground shaking hazards associated with earthquakes in the region. The level of risk within the City is no greater than that anticipated for the region.

Wildfire Risk

No areas of native or natural vegetation are found within the vicinity of the candidate sites selected for the infill initiatives. All of the sites are located outside of any Zone 4 designation, according to maps prepared by the Los Angeles County Fire Department. The Zone 4 designation applies to those areas of the County where the natural vegetation represents a significant wildfire risk.

Flooding

With the exception of the Rio Hondo River and San Gabriel River, there are no lakes or streams within the City. The majority of the potential development sites have undergone previous development. No natural stream channels remain within any of the candidate development sites. The majority of the City of South El Monte was previously located within a designated flood hazard area as identified by the Federal Emergency Management Agency. The majority of the City had been included in an "AR zone" that was assigned to areas where potential flooding may occur until upstream flood control improvements are completed. The AR zone was proposed and adopted after the U.S. Army Corp of Engineers (ACOE) determined that flood control systems serving the Los Angeles area are no longer sufficient in terms of protecting nearby areas from inundation by the base flood scenario. The ACOE has completed the upstream flood control improvements and the AR flood zone designation has been removed.

4.4 INFRASTRUCTURE CONSTRAINTS

As indicated in the previous section, the residential infill development sites will occur on properties that were previously developed. The larger development projects are anticipated to occur along the ½ mile segment of Santa Anita Avenue and Garvey Avenue. Both areas are well served by infrastructure located within the respective roadways.

WATER

Water service in the City is provided by the San Gabriel Valley Water Company. Approximately 80% of the City's water supply is provided by groundwater resources pumped through wells and distributed throughout the City. The remaining 20% is purchased through agreements with the Metropolitan Water District. The average water consumption in the City is approximately eight million gallons per day (mgd). The additional housing units contemplated under the draft Housing Element will result in increased water consumption. Approximately 213,750 gallons of water per day will be consumed by this additional residential development. This consumption is not considered a substantial amount of the citywide daily consumption of eight mgd. The water mains in both Santa Anita Avenue and Garvey Avenue have sufficient capacity to accommodate the projected demand. It should also be pointed out that the water master plan considered the residential build out associated with the General Plan's implementation.

The San Gabriel Valley Water Company provides water service to an area with a current population of about 256,756. The San Gabriel is projected to have a population of approximately 289,400 by 2040. Projected populations in San Gabriel's service area were based on projections obtained from the Southern California Association of Governments (SCAG). The existing population within the service area is currently 256,756 persons. The projected 2040 population of the service area is anticipated to be 289,375 persons. The estimated number of lower income households located within San Gabriel's service area is approximately 55 percent of the total number of households. Based on 55 percent of total residential water demands, the projected water demand for lower income households is about 14,500 AFY by the year 2040. The Water Master Plan acknowledges the requirements that water service for low income households within the service area must be prioritized.

Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies in the Main Basin and Central Basin are deemed reliable.

SEWERS

The County Sanitation Districts maintains and operates the sewer system in the City. The City is served by the Los Angeles County Sanitation District No. 2. Sewer lines are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 385 mgd and currently treats 330 mgd. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider.

STORM WATER

The City is served by the Los Angeles County Flood Control District which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The projected runoff from the potential infill sites may be accommodated by existing storm drain infrastructure. The projected storm water runoff is not anticipated to significantly increase with future residential development given the nature and extent of existing impervious surfaces along both the Santa Anita Corridor and Garvey Avenue.

SECTION 5 - HOUSING POLICIES, PROGRAMS, AND IMPLEMENTATION

5.1 HOUSING POLICY

The Housing Element policy framework is an integral component of the City of South El Monte General Plan. The major housing-related issues are summarized by the following housing-related goals:

- **Goal No. 1.** The City of South El Monte shall provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents.
- **Goal No. 2.** The City of South El Monte shall maintain and enhance the quality of existing residential neighborhoods in South El Monte.
- **Goal No. 3.** The City of South El Monte shall improve compatibility between residential and industrial/commercial land uses.
- **Goal No. 4.** The City of South El Monte shall promote equal opportunity for all residents to reside in the housing of their choice.

ISSUE – NEW HOUSING DEVELOPMENT

The City desires to provide new housing for those generations currently living in the City that may desire to continue to reside in South El Monte. The following goal and policies are applicable to this issue:

- **Housing Goal No. 1.** The City of South El Monte shall provide a variety of types and an adequate supply of housing to meet the existing and future needs of City residents.

  Housing Element Policy 1.1. The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single family units, moderate- to higher-density single-family attached units and multiple-family units.

  Housing Element Policy 1.2. The City of South El Monte shall provide for residential infill along Garvey Avenue through designation as Commercial and Residential Mixed-Use.

  Housing Element Policy 1.3. The City of South El Monte shall continue to implement the Affordable Housing Overlay which sets forth specific incentives for the development of affordable housing. The City will continue to implement the Overlay along Garvey Avenue which will be applied on a project-by-project basis.

  Housing Element Policy 1.4. The City of South El Monte shall locate higher density housing in close proximity to public transportation, services, and recreation.

  Housing Element Policy 1.5. The City of South El Monte shall coordinate with the Los Angeles County Community Development Commission to take advantage of Federal funds, as well as Industry Redevelopment Set-Aside funds available for affordable housing in South El Monte.

Housing Element Policy 1.6. The City of South El Monte shall encourage developers of for-sale housing to utilize the City's first-time home buyer assistance program to qualify low and moderate income applicants.

ISSUE – CONSERVATION OF EXISTING HOUSING

A significant portion of the City's housing stock is more than 30 years old, requiring preventive maintenance. Housing deterioration in the City's existing mobile home parks and among residences located in the industrial areas is a problem. While the City has established a Housing Improvement Grant Program to provide assistance for minor repairs, there is currently no active program offering assistance for substantial rehabilitation. For rental properties, the City is eligible for programs through the County.

- **Housing Element Goal No. 2.** The City of South El Monte shall maintain and enhance the quality of existing residential neighborhoods in South El Monte.

  Housing Element Policy 2.1. The City of South El Monte shall promote the rehabilitation of substandard and deteriorated housing in areas designated for long-term residential use and pursue additional funds for an expanded rehabilitation program.

  Housing Element Policy 2.2. The City of South El Monte shall provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements.

  Housing Element Policy 2.3. The City of South El Monte shall work to increase the rate of home ownership in the community and stabilize neighborhoods by providing assistance to low- and moderate-income households to become first-time home buyers.

  Housing Element Policy 2.4. The City of South El Monte shall promote efforts to remove substandard units which are not suitable for rehabilitation.

  Housing Element Policy 2.5. The City of South El Monte shall work to alleviate unit overcrowding by permitting owners to add bedrooms, bath, and additional living areas in homes.

  Housing Element Policy 2.6. The City of South El Monte shall work to alleviate illegal conversions of garages, patios, and subdivision of single-family units with code enforcement, supported by rehabilitation assistance.

ISSUE – LAND USE COMPATIBILITY

As the industrial base in South El Monte continues to grow, the City faces the challenge of balancing economic growth in the City and meeting the housing needs of its existing and future residents. Re-zoning the western half of the City for the industrial uses in the past had fostered economic growth in the City but had also rendered many existing residential uses incompatible with the surrounding industrial development. The land use compatibility issue of residential development and non-residential uses has been a source of community concern for over 20 years. Current regulation permits legally established residential uses in industrial zones to continue and not be subject to removal.

- **Housing Goal No. 3.** The City of South El Monte shall improve compatibility between residential and industrial/commercial land uses.

  Housing Element Policy 3.1. The City of South El Monte shall facilitate the transition of residential uses out of industrial zones.

  Housing Element Policy 3.2. The City of South El Monte shall provide new opportunities for housing in the City, such as through intensification in designated neighborhoods, as a means of offsetting the loss of units in industrial zones (see Goal 1).

  Housing Element Policy 3.3. The City of South El Monte shall require mobile home and mobile home park owners proposing park closures to adhere to State relocation requirements.

ISSUE – FAIR HOUSING

Fair housing is a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, marital status, color, religion, ancestry, gender, disability, national origin, or arbitrary age. Actively furthering fair housing choice is a housing goal of the City of South El Monte, as well a Federal mandate.

- **Housing Goal No. 4.** The City of South El Monte shall promote equal opportunity for all residents to reside in the housing of their choice.

  Housing Element Policy 4.1. The City of South El Monte shall continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, national origin, sex, sexual preference, age, disability, family status, AIDS, or other such characteristics.

5.2 HOUSING PROGRAMS

This section of the South El Monte Housing Element includes those programs that will enable the City to implement the Housing Element policies identified in the previous section (Section 5.1). The programs included in this section are arranged according to those housing issue categories identified in the policies section. These categories include the following:

- *New Housing Development.* The City is required to provide 172 units pursuant to the applicable RHNA. This RHNA has been partially met with the construction of 543 new units during the 5th cycle planning period. More importantly, the City desires to provide new housing for those generations currently living in the City that may desire to continue to reside in South El Monte.

- *Emergency, Transitional, & Supportive Housing.* The City has amended its zoning ordinance to accommodate these requirements. The zoning amendments ensure that these uses (emergency shelters, transitional housing, and supportive housing) may be accommodated by right.

- *Conservation of Existing Housing and Affordable Housing.* A significant portion of the City's housing stock is more than 30 years old, requiring preventive maintenance. Housing deterioration in the City's mobile home parks and among residences located in the industrial areas.

- *Land Use Compatibility.* The land use compatibility issue of residential development and non-residential uses has been a source of community concern for over 20 years. Current regulation permits legally established residential uses in industrial zones to continue.

- *Energy Conservation.* The State of California requires that housing elements consider energy conservation opportunities. The City of South El Monte will continue to practice a range of programs and techniques that will be effective in reducing residential energy consumption.

- *Fair Housing.* Fair housing is a condition in which individuals of similar income levels in the same housing market have a range of choice available to them regardless of race, marital status, color, religion, ancestry, gender, disability, national origin, or arbitrary age.

PROGRAM #1 AFFORDABLE HOUSING OVERLAY ZONE

The City will continue to implement the Affordable Housing Overlay that was adopted as part of the previous housing element. This Affordable Housing Overlay establishes specific incentives for the development of affordable housing. The Overlay will provide a range of potential regulatory concessions for affordable projects, including flexibility in height limits, reduced parking, minimal setbacks, and/or reduced open space requirements. Another incentive may be to waive some or all of the development fees. The General Plan designates Garvey Avenue for residential densities of up to 29 units per acre. Residential development within mixed-use areas is permitted both as stand-alone residential infill, as well as an integrated mixed-use developments. Application of the Affordable Housing Overlay to Garvey Avenue will provide further flexibility in development standards for projects with an affordable unit component. The Affordable Housing Overlay may also be used on a project-by-project basis in R-3 neighborhoods for quality affordable developments which blend well with the surrounding neighborhood.

The Affordable Housing Overlay will continue to be publicized through the preparation of a brochure for distribution to affected property owners, the local Board of Realtors and local developers, and through the City's newsletter. In addition, the City intends to pursue different funding sources for affordable housing development. In order to bring the sites and funding together as a package before the development community, the City proposes to conduct a workshop for both developers and the public regarding residential development opportunities and available funding sources for housing.

- *Source of Funding:* Department budget.

- *2014-2021 Program Objectives:* The City will continue to implement the Affordable Housing Overlay, develop an informational brochure, and distribute to affected property owners, active residential developers and realtors in the area.

- *Agency Responsible for Implementation:* City of South El Monte Planning Division.

- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #2 IMPLEMENTATION OF MIXED USE (C-R) ZONE

The City recently amended the Zoning Ordinance to permit mixed-use development using the new C-R (Commercial Residential) zone district within the Santa Anita Mixed-use Overlay area (Ordinance No. 1161). The new C-R zone designation will permit both stand-alone infill residential development as well as traditional

mixed-use development where commercial uses and residential uses are located in the same structure. The geographic area of this designation generally applies to the Civic Center Overlay zone. The concept will now enable the City to oversee a transition of underutilized commercial and industrial properties that are a direct result of the "over-zoning" that resulted in extensive amounts of strip development. The City will continue to monitor the C-R development standards to ensure that it effectively promotes mixed-use developments and a variety of housing types, including housing for lower income households and special needs populations. The development standards for density (in excess of 30 units per acre), parking, height (at least 3-4 stories), and lot coverage requirements will facilitate the maximum allowable densities. In the future, the City will annually evaluate the effectiveness of the mixed-use overlay zone in encouraging the maximum allowable densities along with a variety of housing types.

- *Source of Funding:* Department budget.
- *2014-2021 Program Objectives:* The City will continue to implement the Affordable Housing Overlay, develop an informational brochure, and distribute to affected property owners, active residential developers and realtors in the area.
- *Agency Responsible for Implementation:* City of South El Monte Planning Division.
- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #3 GENERAL PLAN AND ZONING ORDINANCE REVIEW AND UPDATE.

This housing program will achieve two important objectives that include the following:

- There will be an annual review of the General Plan to document its consistency with the Housing Element goals, policies, and programs.
- There are a number of programs that will need to be reflected in the Zoning Ordinance. For example, there are programs where General Plan amendments and zoning revisions will be needed. The Zoning Ordinance revisions will be completed by the end of the fourth quarter of 2017.
- This annual review will also enable the Housing Element, the General Plan, and the Zoning Ordinance to reflect any new legislation as it relates to housing policy.

The individual elements of this program that will be undertaken during the next fiscal year are listed below.

- As part of this housing element there are a number of constraints related to the existing Zoning and General Plan designations for the higher density residential development. For example, the General Plan includes three residential land use designations (Low-Density Residential, Medium-Density Residential, and High-Density Residential).
- The High-Density Residential designation permits up to 29 units per acre, though no areas of the City are included in this land use designation. This program will involve a General Plan amendment that would designate certain areas of the City as High-Density Residential where this density of land use presently exists. In addition, the high-density land use designation's maximum density of 29 units per acre will be evaluated to ensure that it reflects the State requirements of 30 units per acre as well

as other types of densities that may benefit from a density bonus. The Zoning Ordinance includes a Single-Family(R-1) and a High-Density (R-3) zone district. No Medium-Density (R-2) is provided. The R-3 zone development density standard of 16 units per acre is also in conflict with the General Plan in that it is well under the 29 units that are presently permitted. As a result, Program #3 will also include an update of the Zoning Ordinance to bring it into conformance with the City of South El Monte Land Use Element.

- The Zoning Ordinance revision would also require the addition of a Medium-Density residential zone district consistent with the land use designations identified in the Land Use Element. Program #3 focuses on the City's General Plan and Zoning Ordinance review to ensure conformity with the most recent statutes that govern housing.

- This program includes an updating of the Second Unit Ordinance so that it complies with most recent State Legislative Requirements. HCD is now requiring housing elements to comply with three Senate and Assembly bills: SB 1069, AS 2299, and AB 2406. These three bills are intended to encourage the development of accessory units. The City of South El Monte is currently working on the language for a Zoning Ordinance revision to address these revisions to the State's second unit housing requirements.

- This program will involve an updating of the Zoning Ordinance to ensure it complies with the applicable requirements related to employee housing.

- The City currently has a policy that calls for the application of a conditional use permit (CUP) for residential developments that have more than five units. The CUP process is used instead of a design review board to ensure the development meets all applicable requirements. The City is currently updating its Zoning Ordinance and intends to use performance and/or form based zoning that would replace the CUP review. If a development adheres to all pertinent development requirements and standards, no discretionary review would be required. The City will eliminate the CUP policy currently applicable to new multiple-family developments containing five or more units. As a result, the City will no longer use the CUP process as a means to review multiple-family developments that would otherwise be permitted by right.

- The cost of constructing parking can be a constraint to new housing development. In 2010, the City analyzed and considered parking needs and costs of constructing parking for housing projects, especially affordable housing projects. Subsequent to the analysis and as part of a future zoning ordinance revision, the City will amend and reduce parking standards for studio and one-bedroom units and for affordable housing.

- The City has eliminated the definition and any references to the term "family" in the Zoning Ordinance as required under current State law.

- The City has adopted a local density bonus ordinance (Section 17.13 of the City of South El Monte Zoning Ordinance) to implement State law which provides for additional development density and other incentives for the development of affordable housing. The State Density Bonus Law (Government Code Section 65915) has recently been amended. As part of the General Plan zoning conformity code update, the City will revise its ordinance to reflect the Code Section 65915.

The aforementioned program elements will be implemented as follows:

- *Source of Funding:* Department budget for ongoing implementation.
- *2014-2021 Program Objectives:* The City intends to implement all of the project elements identified above by the end of the fourth quarter of 2017.
- *Agency Responsible for Implementation:* City of South El Monte Planning Division.
- *Implementation Schedule:* The Zoning Ordinance revisions will be completed by the end of the fourth quarter of 2017. The annual review of the Zoning Ordinance will commence at the end of the fourth quarter of 2017 and will then continue on an annual basis.

PROGRAM #4 SECOND UNIT HOUSING PROGRAM

The City's RHNA calls for 21 new extremely low income housing units to be provided during the current planning period. A primary objective of this program is to promote the development of housing units for households earning 30 percent or less of the *Median Family Income* for Los Angeles County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room occupancy units, transitional housing, and mixed-use development. The Santa Anita Overlay (Program #1) provides for the development of SRO and mixed-use development.

The first element of this program involves the continued use of a zoning provision that will continue to permit the development of an additional (second) housing unit on any R-1 Zoned lot. The additional housing units are permitted by right as long as they conform to the development standards for the R-1 Zone. During the past year alone, more than 5 applications have been submitted and approved. An expanded component of this existing program will permit the City to waive application fees if the property owner agrees to an affordability covenant that would place an affordability restriction on the new units for a given period. City staff will take a proactive role in advancing this policy to existing property owners through information outreach utilizing the City's website.

- *Source of Funding:* Department budget.
- *2014-2021 Program Objectives:* Six extremely low income housing units over the planning period.
- *Agency Responsible for Implementation:* South El Monte Planning Division.
- *Implementation Schedule:* The ongoing program will be continued. The City will prepare the procedures regarding the affordability covenant no later than the end of the second quarter of 2017. The information will be posted on the City's website by the end of the second quarter of 2017. The City's Land Use Element and the Zoning Ordinance have been amended to accommodate the housing types envisioned in the Santa Anita Overlay Zone.

PROGRAM #5 HOUSING CHOICE VOUCHER PROGRAM

An important element of the City's strategy in providing housing opportunities for extremely low income and low income households is the *Housing Choice Voucher Program,* a federally funded rental program that assists very low-income families, elderly, and disabled households. This program will be an important element in the City's Extremely Low Income Housing Program. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City of South El Monte has approximately 40 residents who currently participate in this program.

- *Source of Funding:* Baldwin Park Housing Authority, Section 8 (for the Vouchers).
- *2014-2021 Program Objectives:* Continue to support the provision of 40 vouchers.
- *Agency Responsible for Implementation:* City of South El Monte Planning Department.
- *Implementation Schedule:* Program is on-going and will be continued during the planning period as funding is made available.

PROGRAM #6 IDENTIFICATION OF ELI AND LOW INCOME HOUSING FUNDING SOURCES

Under this program, the City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income housing. The City will continue to apply for State and Federal assistance including, but not limited to, CDBG and Home funding. Other funding sources will continue to be explored including Prop 1-C and Local Housing Trust Funds. The City shall actively promote the benefits of these programs on the City's website and through the preparation of a handout that will be made available to developers at pre-application meetings. The City will also actively work with the development community to identify ways that ELI and lower income housing may be provided. The City will educate developers as to how density bonus regulations could be used to facilitate the development of affordable housing, including those for extremely low income, very low income, and low income households. Another outreach effort will inform the development community and property owners as to development opportunities for SRO developments (refer to Program 11) and second units. The creation of the Santa Anita Avenue Overlay Zone that would permit SRO developments has been adopted.

- *Source of Funding*: General Funds for the staff time (grant applications and preparation of promotional materials).
- *2014-2021 Program Objective*: Commence outreach by the end of the second quarter of 2017 and continue outreach at least annually and ongoing basis.
- *Agency Responsible for Implementation*: City of South El Monte Planning Department.
- *Implementation Schedule*: Promotional materials and the web-site information will be completed by the end of the second quarter of 2017. The unmet need for the 4th Cycle RHNA is 24 *extremely low income* units and 25 *very low income* units. This unmet need is from the previous planning period

(the 4th Cycle). The establishment of the Santa Anita Avenue Overlay Zone that would permit SRO developments has been completed.

PROGRAM #7 LOT CONSOLIDATION PROGRAM

In the absence of redevelopment, the City has limited options to assemble individual privately-owned properties for new larger developments. As a result, the City is required to rely solely on the private market to accomplish a consolidation of lots. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels. The key elements of this program include the following:

- The City will continue to provide appropriate land use designations consistent with regional housing needs for mixed-use and infill development.
- The City will maintain an inventory of potential sites to provide developers with information regarding development incentives for affordable units.
- The City will identify development opportunities, explore and establish concessions and incentives beyond density bonus law as part of the zoning code update, and allocate financial resources to facilitate lot consolidation with a goal of constructing approximately 100 new units of affordable housing during this planning period.
- The City will facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and a marketing brochure that provides information on available development incentives.

The key elements of this program's implementation are described below.

- *Source of Funding*: Department budget.
- *2014-2021 Program Objective*: Facilitate the development, maintenance, and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50%.
- *Agency Responsible for Implementation*: City of South El Monte Planning Department.
- *Implementation Schedule:* On-going.

PROGRAM #8 EMERGENCY HOUSING PROGRAM

The City recently amended the Zoning Ordinance to permit emergency shelters in an area located in the northwestern portion of the City just south of Garvey Avenue and west of Rosemead Boulevard. The City's Zoning Ordinance was amended to permit such uses by right without discretionary review within this zone, and to ensure emergency shelters are only subject to the same development and management standards that apply to other allowed uses within the overlay area. This zone was specifically selected because of its proximity to transportation, public services, and the underlying uses that could more easily accommodate the use.

- *Source of Funding:* Department budget.
- *2014-2021 Program Objectives:* The rezoning has been completed though the City will continue to ensure that the available zoning is identified so that it may be effectively implemented.
- *Agency Responsible for Implementation:* City of South El Monte Planning Department.
- *Implementation Schedule:* The Zoning Ordinance has been amended.

PROGRAM #9 TRANSITIONAL HOUSING PROGRAM

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two years while receiving supportive services that enable independent living. To comply with State law, the City of South El Monte has amended the Zoning Ordinance to permit transitional housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone (Ordinance No. 1183). The program's implementation will consist of the following elements:

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* The Zoning Ordinance Amendment has been completed though the City will continue to ensure that the available zoning is identified so that it may be effectively implemented.
- *Agency Responsible for Implementation:* City of South El Monte Planning Division.
- *Implementation Schedule:* The Zoning Ordinance Amendment has been completed.

PROGRAM #10 SUPPORTIVE HOUSING PROGRAM

Supportive housing refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training. Most supportive housing is constructed and managed by non-profit housing developers in partnership with non-profit service providers. The City of South El Monte has amended the Zoning Ordinance to permit supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone (Ordinance No. 1183).

- *Source of Funding:* Department budget.
- *2014-2021 Program Objectives:* The rezoning has been completed (Ordinance No. 1183).
- *Agency Responsible for Implementation:* City of South El Monte Planning Division
- *Implementation Schedule:* The Zoning Ordinance Amendment has been completed.

PROGRAM #11 SANTA ANITA AVENUE MIXED-USE AND SRO HOUSING PROGRAM

The City has completed the required rezoning that implements this program which was initiated during the previous 4th Housing Element Cycle. This area is anchored by the civic center complex, the main library, school, and a park and includes the area that was located within the Civic Center Overlay. The area is centrally located within the greatest concentration of the City's residential neighborhoods. Unfortunately, many of the commercial and manufacturing uses located along both sides of Santa Anita Avenue are vacant or underutilized. The recent rezoning and General Plan Amendment now permits residential developments and mixed-use projects as infill development within the overlay zone. The rezoning now permits conventional mixed-use development that would involve ground level commercial uses with residential units in the above ground levels, infill developments consisting of entirely residential land uses, and developments where residential units and commercial uses would share the same parcel. In addition, single room occupancy (SRO) developments would be permitted pursuant to State law. The area is identified in Appendix A. One of the first new projects being implemented within the Santa Anita corridor is *The Horizons*. This project will consist of 122 town-home units and a commercial property along Santa Anita Avenue. The project site consists of 6.25-acres. The project is the first large development that is located within the Santa Anita Mixed-Use corridor. The project will contain 12 affordable (low income) units. The development also included an open space for the new neighborhood.

The key elements related to program implementation are outlined below.

- *Source of Funding:* Department Budget.
- *2014-2021 Program Objectives:* Rezoning has been completed. The program's implementation will be ongoing.
- *Agency Responsible for Implementation:* City of South El Monte Planning Division.
- *Implementation Schedule:* Rezoning has been completed. The program's implementation will be ongoing.

PROGRAM #12 COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM

This program is administered by the Los Angeles County Community Development Commission (CDC). This program provides financial assistance to developments located in cities participating in the Urban County Program, which includes South El Monte. Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities. Technical assistance and funding for pre-development activities may also be provided for nonprofit housing developers participating in specific projects.

Housing development projects are required to have a minimum of 20% of units set aside for households earning at or less than 50% of the median area income; however, the CDC's policy is to provide the maximum number of affordable units suited to the development and area. The CDC's housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible, with a recommended one-to-four leveraging ratio. In addition, federal low income housing tax credits will be applied whenever appropriate. The CDC attempts to utilize all available public/private housing

development resources. The key elements related to program implementation are outlined below.

- *Source of Funding:* Los Angeles Urban County HOME and CDBG allocations.
- *2014-2021 Program Objectives:* As part of the Developer's Workshop, the City will advertise the availability of this additional source of funds to support in the development of rental housing. Program availability will be advertised at the public counter, on the City's website, and through the City's newsletter.
- *Agency Responsible for Implementation:* Los Angeles County Community Development Commission, City Housing Program Administrator.
- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #13 COUNTYWIDE AFFORDABLE HOME OWNERSHIP PROGRAM

This program provides funding in the form of second mortgages to increase home ownership units that are affordable to low- and moderate-income persons. This program facilitates the acquisition of existing structures suitable for home ownership opportunities for low- and moderate-income persons. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs. The key elements related to program implementation are outlined below.

- *Source of Funding:* Los Angeles Urban County HOME allocation.
- *2014-2021 Program Objectives:* The City will pursue funding under this program to promote home ownership opportunities in the City.
- *Agency Responsible for Implementation:* Los Angeles County Community Development Commission; City of South El Monte Housing Program Administrator.
- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #14 FIRST TIME HOME BUYER PROGRAM

The Cal Home First Homebuyers Program consists of a $25,000 down payment assistance program for qualified applicants. Depending on the project, the assistance may increase to a maximum amount of $60,000.00. The loan is zero interest and must be repaid in 30 years. The program evaluates family size, family income, citizenship/residency, and type of property being purchased. The key elements related to program implementation are outlined below.

- *Source of Funding:* Cal-Home Funds.
- *2014-2021 Program Objectives:* Provide approximately five loans on an annual basis. Advertise the program through hand-out materials available at the public counter, through the City's website, and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of South El Monte Housing Program Administrator.
- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #15 OWNER OCCUPIED REHABILITATION PROGRAM

The Owner Occupied Rehabilitation Program consists of a maximum loan amount of $25,000 for qualified home rehabilitation that is secured through a Deed of Trust. The loan is a 30-year, zero interest loan, that will not need to be repaid until the property transfers title or the 30-year term expires. Some of the repairs that are included in the program include, but not limited to, roof replacement, exterior painting, new windows, plumbing, electrical repairs, termite fumigation, and health and safety repairs. The key elements related to program implementation are outlined below.

- *Source of Funding:* Cal-Home Funds.
- *2014-2021 Program Objectives:* Provide approximately five loans on an annual basis. Advertise the program through hand-out materials available at the public counter, through the City's website, and through periodic advertisements in the City newsletter.
- *Agency Responsible for Implementation:* City of South El Monte Housing Program Administrator.
- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #16 MORTGAGE CREDIT CERTIFICATE PROGRAM

The Mortgage Credit Certificate (MCC) Program is a way for the City to further leverage home ownership assistance. MCCs are certificates issued to income-qualified first-time home buyers authorizing the household to take a credit against Federal income taxes of up to 20% of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required. A maximum purchase price is established for homes purchased with the MCC - the vast majority of homes in South El Monte fall well within this price ceiling. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. By paying a one-time fee and hosting an annual lender training session, South El Monte can become a participating City with the County in implementation of the MCC program. The key elements related to program implementation are outlined below.

- *Source of Funding:* Los Angeles County MCCs.
- *2014-2021 Program Objectives:* Establish the City's participation in the County's program. The City will continue to prepare program flyers, and include information on City website.
- *Agency Responsible for Implementation:* City of South El Monte Housing Program Administrator; Los Angeles County Community Development Commission.
- *Implementation Schedule:* The program is ongoing and will be continued.

PROGRAM #17 REASONABLE ACCOMMODATION PROGRAM

This program was a new program for the previous 4th Cycle that will continue to be implemented during the current planning period. As indicated in Section 3, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person.

Under this program, the City will implement its *reasonable accommodation ordinance* which provides exceptions in zoning and land-use regulations for housing for persons with disabilities, including developmental and mental disabilities. The procedures related to the program's ongoing implementation are ministerial in nature with minimal or no processing fee. Improvements may be approved by the Community Development Director as long as a number of findings may be made. First, the request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws. Second, the requested accommodation is necessary to make housing available to an individual with a physical, developmental, and/or mental disability protected under fair housing laws. Third, the requested accommodation would not impose an undue financial or administrative burden on the City. Finally, the requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance. The key elements related to program implementation are outlined below.

- *Source of Funding:* General Fund.
- *2014-2021 Program Objectives:* Facilitate the development, maintenance, and improvement of housing for persons with disabilities; reduce processing time for reasonable accommodation requests by 50 percent.
- *Agency Responsible for Implementation:* City of South El Monte Planning Division.
- *Implementation Schedule:* The Zoning Ordinance revision to integrate the Reasonable Accommodation requirements into the Zoning Ordinance has been completed. The implementation will be ongoing and its success will be evaluated as part of the annual review of the Zoning Ordinance (the first annual review will occur in the fourth quarter of 2017).

PROGRAM #18 GREEN CITY PROGRAM

The City of South El Monte has adopted a "Green City" ordinance in conformance to State requirements. The City's website has also been expanded to include a "Green City" section that will refer users to a wide range of initiatives designed to improve the local environment. Key elements include energy conservation measures, recycling, water conservation, and the use of alternative transit. The programs will include rebates for energy conserving refrigerators, water heaters, and other household appliances. The key elements of this program include the following:

- The City of South El Monte will encourage and support cost-effective energy technologies (passive solar space heating and cooling and water conservation) in the review of new residential development. The City shall permit the installation of photovoltaic/solar and solar water heating systems on new residential construction.
- The City will establish an information kiosk in Civic Center near the planning counter that will include brochures and handouts promoting energy conservation from local utility providers. In addition, the City's website will continue to be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.

- The City of South El Monte has updated the zoning code and subdivision requirements and other applicable codes to promote energy conservation in housing rehabilitation and in the construction of new housing.

- The City of South El Monte shall continue to support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.

- The City of South El Monte will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts. Finally, the City will consider reducing processing fees for those building improvements that involve the installation of solar panels.

The implementation of this program will include the following.

- *Source of Funding:* General Fund.

- *Responsible Agency:* City of South El Monte Planning Division.

- *2014-2021 Program Objectives:* To implement the Low Impact Development requirements as part of future development review.

- *Implementation Schedule:* The program is currently being implemented.

PROGRAM #19 WATER CONSERVATION PROGRAM

The San Gabriel Valley Water Company is the local water purveyor that serves the City. The City of South El Monte shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. The City adopted a water conservation ordinance in conformance with State law. The City will also continue to provide areas for handouts and the posting of information on the City's website concerning the plant materials and techniques for xeriscape landscaping.

- The City website was recently expanded to indicate ways residents may reduce water consumption. This website will be maintained throughout the planning period.

- The local water purveyors publish a variety of brochures and information guides to help residents conserve water. The guide and brochures will continue to be distributed at City Hall.

- Title 24 of the California Building Code requires phasing out older less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented.

The implementation of this program will include the following.

- *Source of Funding:* General Fund.

- *Responsible Agency:* City of South El Monte Planning Division.

- *2014-2021 Program Objectives:* This program will supplement existing City efforts in the enforcement of the State's construction codes requiring water conservation/efficiency in new construction.

- *Implementation Schedule:* The program is currently being implemented.

PROGRAM #20 FAIR/EQUAL HOUSING PROGRAM

This City program is designed to promote equal housing opportunities in South El Monte. This program is an existing program and will be continued in the current planning period. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing. As a means to promote equal housing, the City previously maintained a website with referral information. The website recently underwent redesign and includes the following information:

- *Landlord/Tenant Rights and Responsibilities.* The City's Housing website provides information regarding landlord/tenant rights and responsibilities. The City's website also provides information as to how a person may obtain a copy of the California Department of Consumer Affairs Guide, and it provides the website address.

- *Landlord/Tenant Disputes.* For assistance in mediating disputes between landlords and tenants, the City's website refers individuals to the Inland Valleys Justice Center, located at 300 S. Park Avenue, Suite 745, in the City of Pomona. The City's website indicates the contact phone number, website, and the address of this service provider.

- *Discrimination.* To report discrimination, contact the Southern California Housing Rights Center (formerly the Fair Housing Council of San Gabriel Valley) in Pasadena. The website indicates the agency's phone number, website, and the date and time for walk-in clinics.

The City will continue to provide brochures at the City Hall and at the City's community centers. This information will also be included on the City's website. The implementation of this program will include the following.

- *Source of Funding:* Department budget.

- *2014-2021 Program Objectives*: Website will be reviewed on an ongoing basis.

- *Agency Responsible for Implementation:* City of South El Monte Planning Division, City Housing Program Administrator, and Community Services Center (El Monte Office).

- *Implementation Schedule:* The program is ongoing and will be continued.

5.3 NEW HOUSING (AVAILABLE SITES) STRATEGY AND OBJECTIVES

As indicated elsewhere in this Housing Element, the City's housing strategy to effectively accommodate its housing need is largely concerned with the following:

- *Strategy #1 Affordable Housing Overlay*. The City will continue to implement its Affordable Housing

Overlay designation along Garvey Avenue which will permit new infill development at densities of up to 29 units per acre. This program is identified as Program #1.

- *Strategy #2 Scattered Infill Development.* The City will continue to implement the General Plan as a means to promote scattered sites infill development. A total of 8.13 acres of land were identified as candidate sites. Assuming a density of 30 units per acre, a total of 327 units are theoretically possible.

- *Strategy #3 Santa Anita Avenue Mixed-use and SRO Housing Program.* To address a shortfall of adequate sites in the prior planning period, the City amended the Zoning Ordinance (March 13, 2012) to permit mixed-use development using the new CR (Commercial Residential) zone district within the Santa Anita Mixed-Use Overlay area (Ordinance No. 1161). The new CR zone designation will permit both stand-alone infill residential development as well as traditional mixed-use development where commercial uses and residential uses are located in the same structure. However, the zone does not permit multi-family development without discretionary action or require a minimum density pursuant to Government Code Section 65583.2(h) and (i). The geographic area of this designation generally applies to the Civic Center Overlay zone. The concept will now enable the City to oversee a transition of underutilized commercial and industrial properties that are a direct result of the "over-zoning" that resulted in extensive amounts of strip development. The City will revise the CR zone to permit multi-family development without discretionary approval. The City will also continue to monitor the C-R development standards to ensure that it effectively promotes mixed-use developments and a variety of housing types, including housing for lower income households and special needs populations. The development standards for density (in excess of 30 units per acre), parking, height (at least 3-4 stories), and lot coverage requirements will facilitate the maximum allowable densities. In the future, the City will annually evaluate the effectiveness of the mixed-use overlay zone in encouraging the maximum allowable densities along with a variety of housing types.

- *Strategy #4. Emergency Housing.* The City intends to undertake a Zoning Ordinance Amendment (including both text and the Zoning Map) that indicates the location and extent of geographic areas in the City where emergency shelters and/or housing would be permitted by right. Appendix A indicates those ten areas where the new overlay would be located. These ten properties have a total land area of 370,227 square feet (8.5-acres) would accommodate over 242 units. The implementing program is described in Section 4.4.7.

Appendix A indicates those sites that are available to accommodate new housing development. These housing opportunity sites are located along the Santa Anita Avenue corridor and consist of larger parcels that are occupied by vacant buildings or older commercial and industrial uses. Appendix A also includes aerial photographs and parcel maps of the properties and indicates those that are presently owned by the redevelopment agency. The development densities for these larger parcels were assumed to be 30-units per acre.

Table 5-1 provides a breakdown of the quantified housing objectives that relate to new housing construction, housing rehabilitation, and the conservation of housing by income category. The new housing construction objectives were drawn from those quantified objectives identified in Table 5-1. The quantified objectives for

housing rehabilitation and housing construction were drawn from the quantified housing objectives identified under the housing programs.

Table 5-1
Remaining Quantified Housing Objectives

Income Category	New Housing Strategies	Housing Rehabilitation	Housing Conservation and Preservation
Extremely Low Income	21 units (0 units provided)	●Housing Improvement Program (50 grants annually) ●Home Program (5 units annually).	●Maintain Affordable Housing Overlay along Garvey Avenue. ●Maintain current zoning for all residential properties. ●Existing mobile home parks will be preserved (500+ mobile home units preserved).
Very Low Income	22 units (0 units provided)		
Low Income	25 units (109 units provided)[1].		
Moderate Income	0 units (501 provided).	10 units	
Above Moderate Income		10 units	
Total	19 units needed to meet RHNA	75 units	

Source: City of South El Monte

5.4 Evaluation of Previous Element's Implementation

Appropriateness of Goals, Objectives and Policies

The Government Code, in Section 65588 (a)(2) indicates that the information documenting the results of the previous Housing Element's policies should be quantified wherever possible. The majority of the goals and policies included in the previously adopted Housing Element have been included into this element. Table 5-2 indicates those policies that were reworded, and indicated the corresponding policies that have been included in this element.

Table 5-2
Evaluation of Past Housing Element Policies

2000 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
Policy 1.1. Provide adequate sites to facilitate the development of a range of residential development types in South El Monte which fulfill regional housing needs, including low-density single family units, and moderate- to higher-density single-family attached and multiple-family units.	Policy was retained (refer to Policy 1.1 in Section 5.1). This policy will continue to be implemented as part of the Santa Anita Mixed-Use Corridor and the Affordable Housing Overlay designation.

Table 5-2
Evaluation of Past Housing Element Policies

2000 Housing Element Goals and Policies	Housing Policy Status in Housing Element Update
Policy 1.2. Provide for residential infill along Garvey Avenue through designation as Commercial/Residential Mixed-use.	Policy was retained (refer to Policy 1.2 in Section 5.1). The City adopted the Affordable Housing Overlay designation for the Garvey Avenue corridor during the previous Housing Element update cycle.
Policy 1.3. Establish an Affordable Housing Overlay which sets forth specific incentives for the development of affordable housing. Apply the Overlay along Garvey Avenue, and on a project-by-project basis in R-3 neighborhoods for quality affordable developments.	Policy was retained though reworded (refer to Policy 1.3 in Section 5.1). See above comment. This policy will be implemented by Program 1.)
Policy 1.4. Locate higher density housing in close proximity to public transportation, services, and recreation.	Policy was retained (refer to Policy 1.4 in Section 5.1). The location of the Affordable Housing Overlay was designed to take advantage of public transit along Garvey Ave. The same objective will be met through the establishment of the Santa Anita Avenue Mixed-Use corridor.
Policy 1.5. Coordinate with the Los Angeles County Community Development Commission to take advantage of Federal funds, as well as Industry Redevelopment Set-Aside funds available for affordable housing in South El Monte.	Policy (Policy 1.5) was reworded since redevelopment was eliminated.
Policy 1.6. Encourage developers of for-sale housing to utilize the City's first-time home buyer assistance program to qualify low and moderate income applicants.	Policy was retained (refer to Policy 1.6 in Section 5.1). This policy will continue to be implemented as part of Program 4.4.5)
Policy 2.1. Promote the rehabilitation of substandard and deteriorated housing in areas designated for long-term residential use. Pursue additional funds for an expanded rehabilitation program.	Policy was retained (refer to Policy 2.1 in Section 5.1). The City will continue with existing programs that facilitate housing rehabilitation.
Policy 2.2. Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements.	Policy was retained (refer to Policy 2.2 in Section 5.1). (Refer to above comment.)
Policy 2.3. Encourage the on-going maintenance and repair of existing housing, and promote homeowner pride through the "Home of the Season Award Program."	Policy was eliminated (refer to Policy 2.3 in Section 5.1). The award program is ongoing and will be continued.
Policy 2.4. Work to increase the rate of home ownership in the community and stabilize neighborhoods by providing assistance to low- and moderate-income households to become first-time home buyers.	Policy was retained (refer to Policy 2.4 in Section 5.1). Numerous assistance programs are ongoing and will be continued.
Policy 2.5. Promote efforts to remove substandard units which are not suitable for rehabilitation.	Policy was retained (refer to Policy 2.5 in Section 5.1). While this policy will be retained, no substandard units were demolished during the previous planning period.

Table 5-2 Evaluation of Past Housing Element Policies	
2000 Housing Element Goals and Policies	**Housing Policy Status in Housing Element Update**
Policy 2.6. Work to alleviate illegal conversions of garages and patios, and subdivision of single-family units with code enforcement, supported by rehabilitation assistance.	Policy was retained (refer to Policy 2.7 in Section 5.1). Code enforcement identified 10 illegal conversions during the previous planning period.
Policy 3.1. Facilitate the transition of residential uses out of industrial zones.	Policy was retained (refer to Policy 3.1 in Section 4.3.3). The Santa Anita Mixed-Use corridor will use public and private mechanisms as a means to replace incompatible industrial land uses.
Policy 3.2. Provide new opportunities for housing in South El Monte, such as through intensification in designated neighborhoods, as a means of offsetting the loss of units in industrial zones (see Goal 1).	Policy was retained (refer to Policy 3.2 in Section 5.1). New Santa Anita Mixed-Use corridor will implement this policy.
Policy 3.3. Require mobile home and mobile home park owners proposing park closures to adhere to State relocation requirements.	Policy was retained (refer to Policy 3.3 in Section 5.1). No park closures occurred during the previous planning period.
Goal 4.0. Promote equal opportunity for all residents to reside in the housing of their choice.	Goal was retained (refer to Goal 4 in Section 5.1. Equal Housing Program will continue to be implemented.
Policy 4.1. Continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, national origin, sex, sexual preference, age, disability, family status, AIDS, or other such characteristics.	Policy was retained (refer to Policy 4.1 in Section 5.1.)

Source: City of South El Monte Housing Element, 4th Cycle Adopted Element 2009.

EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT PROGRAMS

The aforementioned Policies and Programs Report, prepared as part of the 2001 Housing Element update, also reviewed the City's housing programs to ascertain their effectiveness. This review resulted in the elimination and/or revision of a number of housing-related programs. Those programs that were eliminated are indicated in Table 5-3. The rational for a program's elimination is also noted in Table 5-3.

Table 5-3 Evaluation of Past Housing Element Programs	
Previous Housing Element Program	**Description of Change**
Affordable Housing Overlay. The City will continue to implement the Affordable Housing Overlay that was adopted as part of the previous housing element. This Affordable Housing Overlay establishes specific incentives for the development of affordable housing.	This program assisted approximately 13 to 20 households on an annual basis during the 4th cycle planning period. The program will be continued as part of the current housing element cycle. This program was retained because its long-term implementation is closely linked to the General Plan Land use Element and this initiative remains to be completed.

Table 5-3
Evaluation of Past Housing Element Programs

Zoning Ordinance Revision. The City will periodically review and where necessary, revise planning, zoning, and development regulations, assessments, and fees to ensure that they support development of a variety of housing types and prices.	This program assisted 4 to 10 households on an annual basis during the 4th Cycle planning period. The program was incorporated into the Grant Program which will be continued as part of the current housing element cycle.
Density Bonus Ordinance. The City has adopted a local density bonus ordinance to implement State law which provides for additional development density and other incentives for the development of affordable housing. This density bonus ordinance was adopted in 2007.	This program was implemented during the current planning period with the adoption of a new density bonus ordinance in 2007. This program assisted 25 to 33 households on an annual basis during the 4th Cycle planning period. The program will be continued as part of the current housing element cycle.
Industry Housing Fund. As a predominantly industrial-based community, the City of Industry is permitted under Senate Bill 1718 to expend its redevelopment housing set-aside funds on affordable housing development within a 15-mile radius from the corporate limits of the City of Industry.	This program was discontinued due to the elimination of redevelopment.
First Time Home Buyers Program. The City recently has established a First Time Home Buyers Program with a target population of low- and moderate-income households. The program enables first time home buyers of low- and moderate- incomes to purchase a home by offering down payment assistance to qualified buyers. The loan is forgivable if the resident stays for 20 years.	This program was discontinued due to the elimination of redevelopment. This program was eliminated and replaced by the Countywide programs.
Mortgage Credit Certificate (MCC). The Mortgage Credit Certificate (MCC) is a way for the City to further leverage home ownership assistance. MCCs are certificates issued to income qualified first time home buyers authorizing the household to take a credit against Federal income taxes of up to 20% of the annual mortgage interest paid.	This program was implemented during the current planning period.
Extremely Low Income Program. This program reflects a number existing initiatives that support the provision of housing for households with very-low and low incomes.	This program was implemented during the current planning period.
Redevelopment/Lot Consolidation Program. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels. The City's redevelopment agency has been very proactive in finding and assembling properties for the development of new affordable housing projects.	This program was discontinued due to the elimination of redevelopment.
Emergency Housing Program. The City intends to undertake a Zoning Ordinance Amendment (including both text and the Zoning Map) that indicates the location and extent of geographic areas in the City where emergency shelters would be permitted by right, without discretionary review.	This program was not implemented during the 4th Cycle planning period. The City intends to adopt the required Zoning Ordinance Revision by the end of the second quarter, 2014.

Table 5-3
Evaluation of Past Housing Element Programs

Transitional Housing Program. *Transitional housing* is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. A person may live in a transitional housing unit for up to two-years while receiving supportive services that enable independent living. To comply with State law, the City of South El Monte will amend the Zoning Ordinance to permit transitional housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.	This program was not implemented during the 4th Cycle planning period. The City intends to adopt the required Zoning Ordinance Revision by the end of the second quarter, 2014.
Supportive Housing Programs. *Supportive housing* refers to permanent rental housing that also provides a wide array of support services that are designed to enable residents to maintain stable housing and lead more productive lives. Supportive housing is most often targeted to persons that have greater risk factors such as mental illness or drug dependence that could ultimately lead to prolonged homelessness. The types of support services that may be provided include medical and mental health care, vocational and employment training, substance abuse counseling, childcare, and independent living skills training.	This program was not implemented during the 4th Cycle planning period. The City intends to adopt the required Zoning Ordinance Revision by the end of the second quarter, 2014.
Santa Anita Avenue Mixed-Use and SRO Housing Program. The City is currently initiating a comprehensive planning program to upgrade and revitalize it central core. This area is anchored by the civic center complex, a library, school, and a park. The area is centrally located within the greatest concentration.	The Santa Anita Housing Overlay Zone encompasses a minimum of five acres of land. This program was implemented during the current planning period and will accommodate the unmet need of 35 units from the 4th Cycle (refer to page 52 of the South El Monte 4th Cycle Housing Element that was adopted pursuant to GC Section 65583.2(h) & (i)). The Santa Anita Avenue development was constructed during the 4th Cycle. The program now allows SRO and mixed-use development by right within the overlay zone. The zoning for the overlay zone requires a minimum density of 20 units per acre with a minimum of 16 units per site.
Countywide Affordable Rental Housing Development Program. This program is administered by the Los Angeles County Community Development Commission (CDC). This program provides financial assistance to developments located in cities participating in the Urban County Program, which includes South El Monte.	This program was implemented during the current planning period.
Countywide Affordable Home Ownership Program This program provides funding in the form of second mortgages to increase home ownership units that are affordable to low- and moderate-income persons. This program facilitates the acquisition of existing structures suitable for home ownership opportunities for low- and moderate-income persons. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs.	This program was implemented during the current planning period.

Table 5-3
Evaluation of Past Housing Element Programs

Housing Improvement Program. The Housing Improvement Grant Program provides a grant or partial assistance to low- to moderate-income homeowners for minor repairs to their property and to eliminate health and safety code violations. Grants are awarded to very-low-income homeowners, and partial financial assistance is provided to low- to moderate-income homeowners.	This program was discontinued due to the elimination of redevelopment. This program was eliminated and replaced by the Countywide programs.
HOME Rental Rehabilitation Loan Program. This program provides financial assistance for the rehabilitation of multi-family units that are made available to low- and very low-income tenants. It allows the County to rehabilitate its affordable rental housing stock for low-income families by providing financial support through the utilization of public/private funding sources to preserve existing rental properties.	This program was discontinued due to the elimination of redevelopment. This program was eliminated and replaced by the Countywide programs.
Reasonable Accommodation Program. Under this program, the City will adopt a *reasonable accommodation ordinance* to provide exception in zoning and land-use regulations for housing for persons with disabilities. Currently, the City's Zoning Ordinance contains no such provisions. The procedures related to the program's implementation will be ministerial in nature with minimal or no processing fee.	This program was implemented during the current planning period. The City amended the Zoning Ordinance during thee 4th Cycle.
Green City Program. The City of South El Monte will adopt a "Green City" ordinance in conformance to State requirements in June 2009. The City's website will be expanded to include a "Green City" section that will refer users to a wide range of initiatives designed to improve the local environment.	This program was implemented during the current planning period.
Water Conservation Program. The San Gabriel Valley Water Company is the local water purveyor that serves the City. The City of South El Monte shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. The City adopted a water conservation ordinance in conformance with State law.	This program was implemented during the current planning period.
Fair/Equal Housing Program. This program is an existing program and is being continued into the current planning period. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing.	This program was implemented during the current planning period.

Source: City of South El Monte 2016

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City of South El Monte Housing Element

Appendices

- Housing Opportunity Sites Inventory
- Shelter Sites Inventory

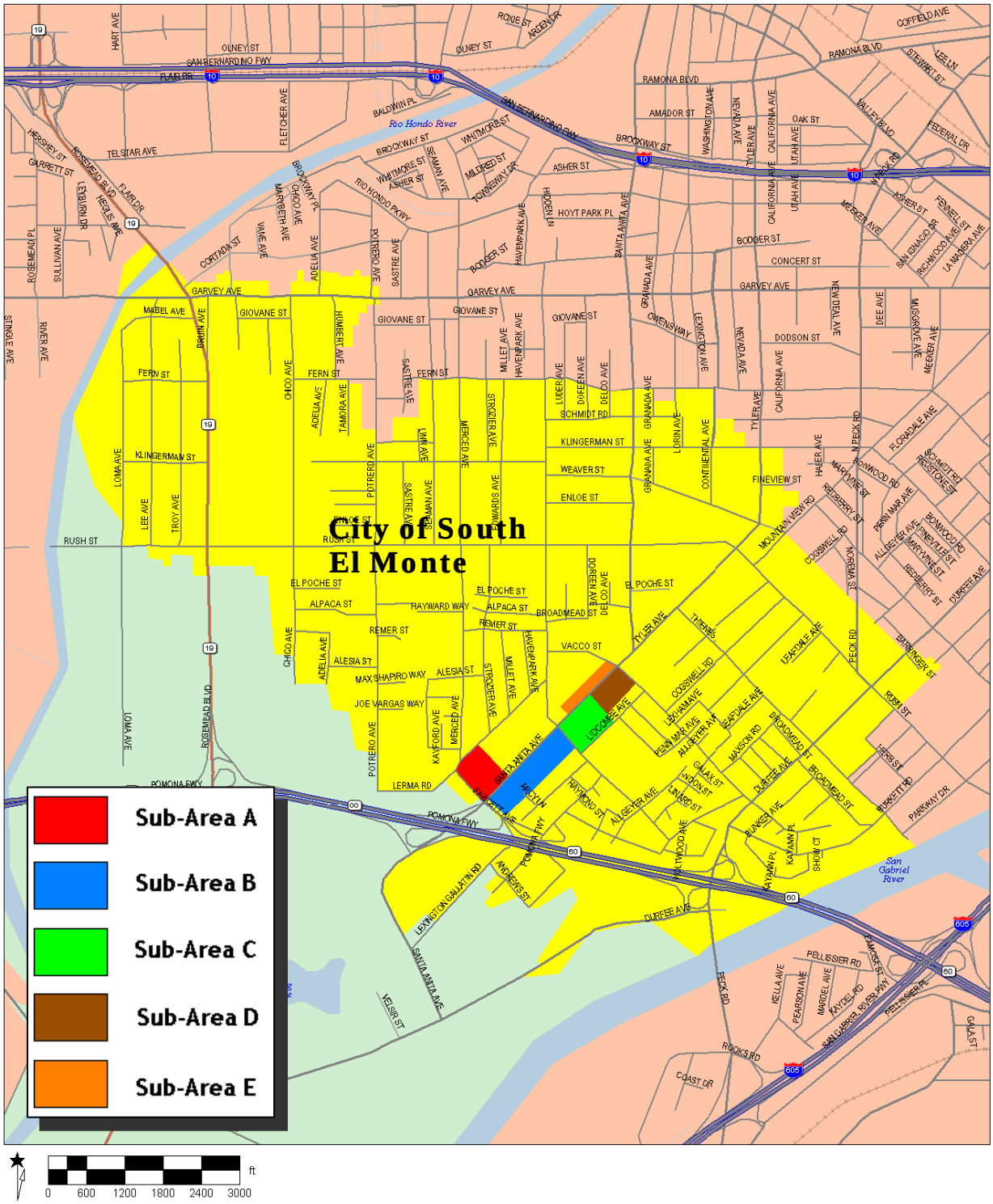
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Appendix A

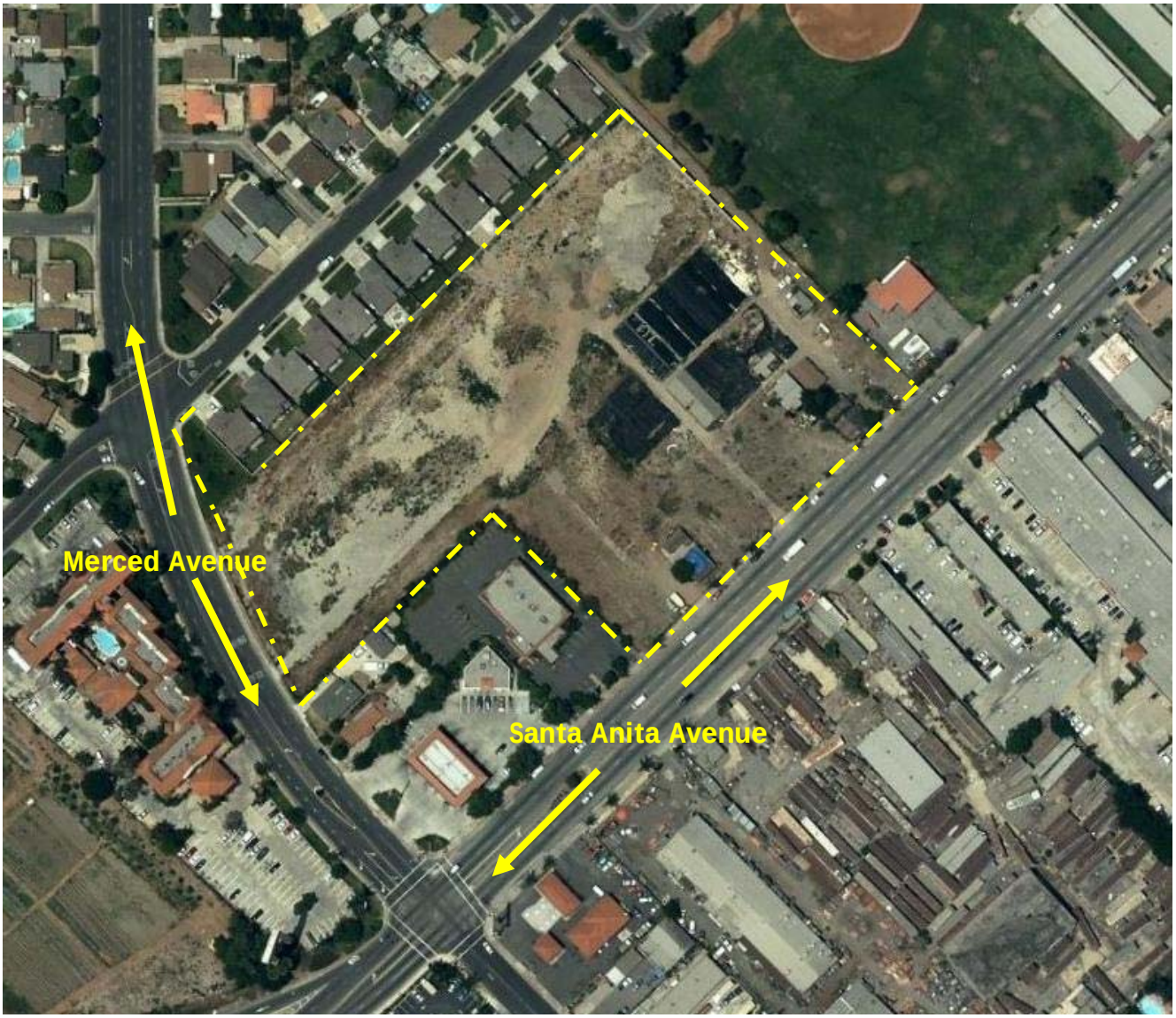
Housing Opportunity Sites Inventory

Santa Anita Avenue Mixed-Use Overlay Zone

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Opportunity Sites Index Map



1- Vacant Lot

Sub-Area A - Aerial Photograph

Sub-Area A – Description

Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Realistic Density DU/Acre	Total DU
8116	1	184,258	Commercial Residential	Commercial	Vacant lot	30	126
8116	2	93,654	Commercial Residential	Commercial	Vacant lot	30	64

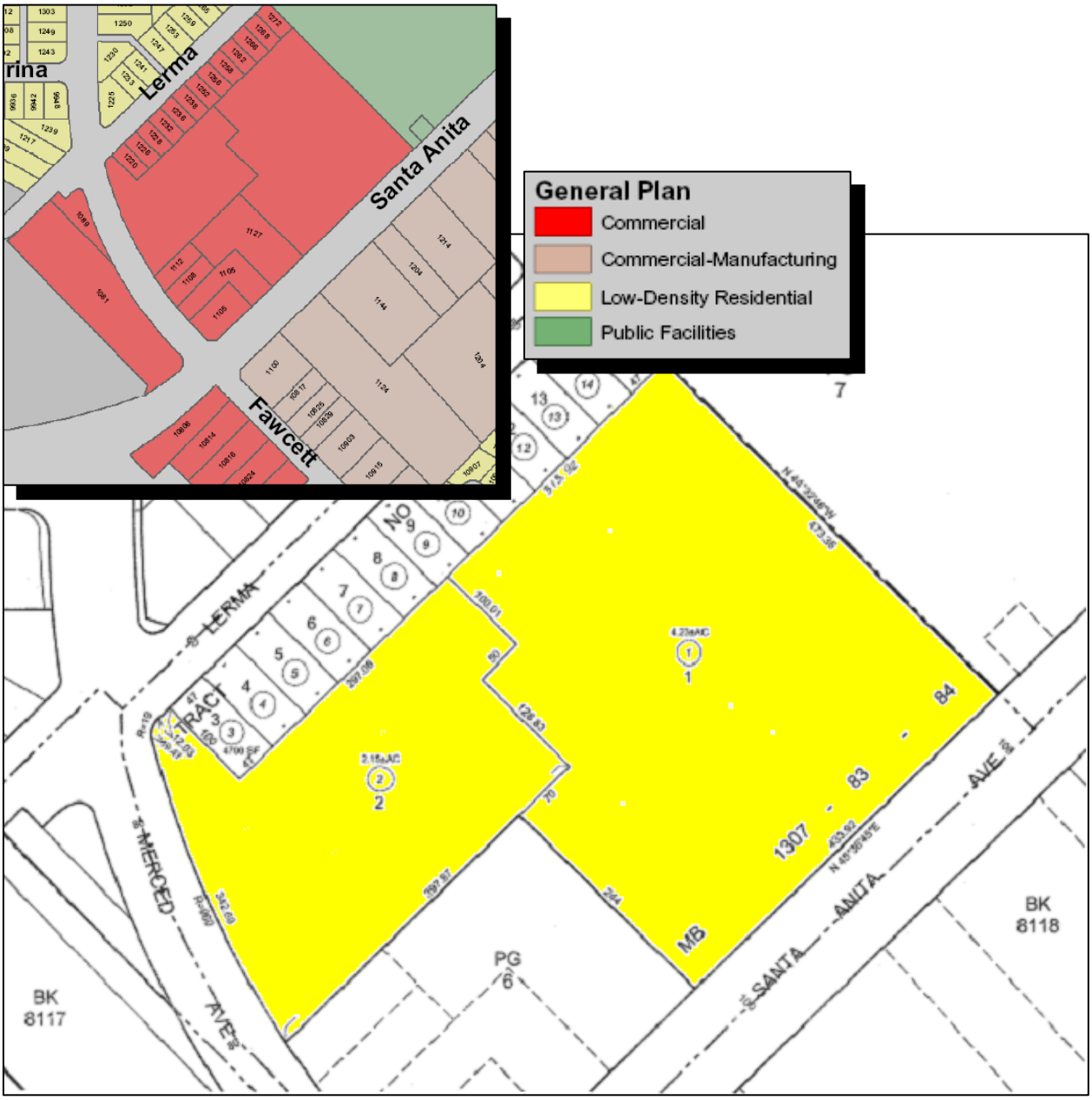
The Sub-area is located on the northwest corner of Santa Anita Avenue and Merced Avenue. This area includes two parcels with a total land area of 277,912 square feet (6.3 acres). This Sub-area could theoretically support a total of 190 units assuming a density of 30 units per acre. The parcels included in this sub-area are vacant.

The Sub-area is well served by water and sewer lines located in Santa Anita Avenue. An existing 12-inch water line and 8-inch sewer line is located within the segment of the roadway adjacent to the properties.

The City recently met with a development company that is interested in developing the vacant sites as a mixed-use development. The sites are free from contamination based on the environmental assessments that were conducted as part of the site acquisition process.

The realistic density shown in the above table assumes that a portion of the area would be devoted to streets, landscaping and parking. For this reason, the density cap was assumed to be 30 units per acre. The actual density may be higher if density bonuses or zone variances are applicable.

Sub-Area A – General Plan and Parcel Maps





Sub-Area B - Aerial Photograph

Sub-Area B, Section 1 - Aerial Photograph



1- 10925 The Patio Factory
2- 10917 Lorenzo Machine & 10915 Rapid Precision Machining
3- 10901 Ernie's Carburetors
4- 10829 For Lease
5- 10825 Placecraft
6- 10817 Southern California Fasteners
7- 1100 Mobile Gas Station
8- 1124 A-A Rack & Shelving
9- 1144-1230 Vacant lot (Aerial not up to date)

Sub-Area B, Section 2 - Aerial Photograph



10- 1214-1224 Santa Anita Business Park
11- 1230 Industrial Properties
12- 1242 Industrial
13- 1252 D+L Moulding

Sub-Area B, Section 3 - Aerial Photograph



14- 1308 B Industrial
15- 1308 A Industrial
16- 1304 Royal Prestige
17- 1310 Thompson
18- 1318 Amex Radiators
19- 1320 Welding
20- 1308 Islands Powder Coating
21- 1328-1338 Jobolyn Table
22- 1342 Vacant
23- 1348 Prestige Packaging
24- 1990 Vacant
25- 10832 Mastercraft
26- 10840 Associated Metal Products
27- 10846
28- 10854 G+F Tile

Sub-Area B – Description

Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Realistic Density DU/Acre	Total DU
8118	8	104,544	Commercial/Res.	Commercial/Mfg.	Industrial	30	72
8118	11	20,100	Commercial/Res.	Commercial/Mfg.	Industrial	30	13
8118	13	93,218	Commercial/Res.	Commercial/Mfg.	Industrial	30	63
8118	20	54,450	Commercial/Res.	Commercial/Mfg.	Industrial	30	37
8118	31	40,200	Commercial/Res.	Commercial/Mfg.	Industrial	30	27
8118	38	108,464	Commercial/Res.	Commercial/Mfg.	Industrial	30	74
8118	13	43,873	Commercial/Res.	Commercial/Mfg.	Industrial	30	30
8118	12	21,900	Commercial/Res.	Commercial/Mfg.	Industrial	30	15
8118	11	21,900	Commercial/Res.	Commercial/Mfg.	Industrial	30	15
8118	10	131,692	Commercial/Res.	Commercial/Mfg.	Industrial	30	90
8118	37	21,210	Commercial/Res.	Commercial/Mfg.	Industrial	30	14
8118	36	21,210	Commercial/Res.	Commercial/Mfg.	Industrial	30	14
8118	35	21,210	Commercial/Res.	Commercial/Mfg.	Industrial	30	14
8118	34	21,210	Commercial/Res.	Commercial/Mfg.	Industrial	30	14
8118	33	21,210	Commercial/Res.	Commercial/Mfg.	Industrial	30	14
8118	27	16,500	Commercial/Res.	Commercial/Mfg.	Industrial	30	11
8118	32	16,240	Commercial/Res.	Commercial/Mfg.	Industrial	30	11
8118	24	16,010	Commercial/Res.	Commercial/Mfg.	Industrial	30	11
8118	23	16,120	Commercial/Res.	Commercial/Mfg.	Industrial	30	11

The Sub-area is located on the southerly side of Santa Anita Avenue between Fawcett Avenue (on the south) and Central Avenue (on the north). This Sub-area includes 19 parcels with a total land area of 811,261 square feet (18.6 acres). This Sub-area could theoretically support a total of 550 units assuming a density of 30 units per acre. The parcels included in this Sub-area are occupied by older industrial and commercial uses.

The Sub-area is well served by water and sewer lines located in Santa Anita Avenue. An existing 12-inch water line and 8-inch sewer line is located within the segment of the roadway located adjacent to the properties.

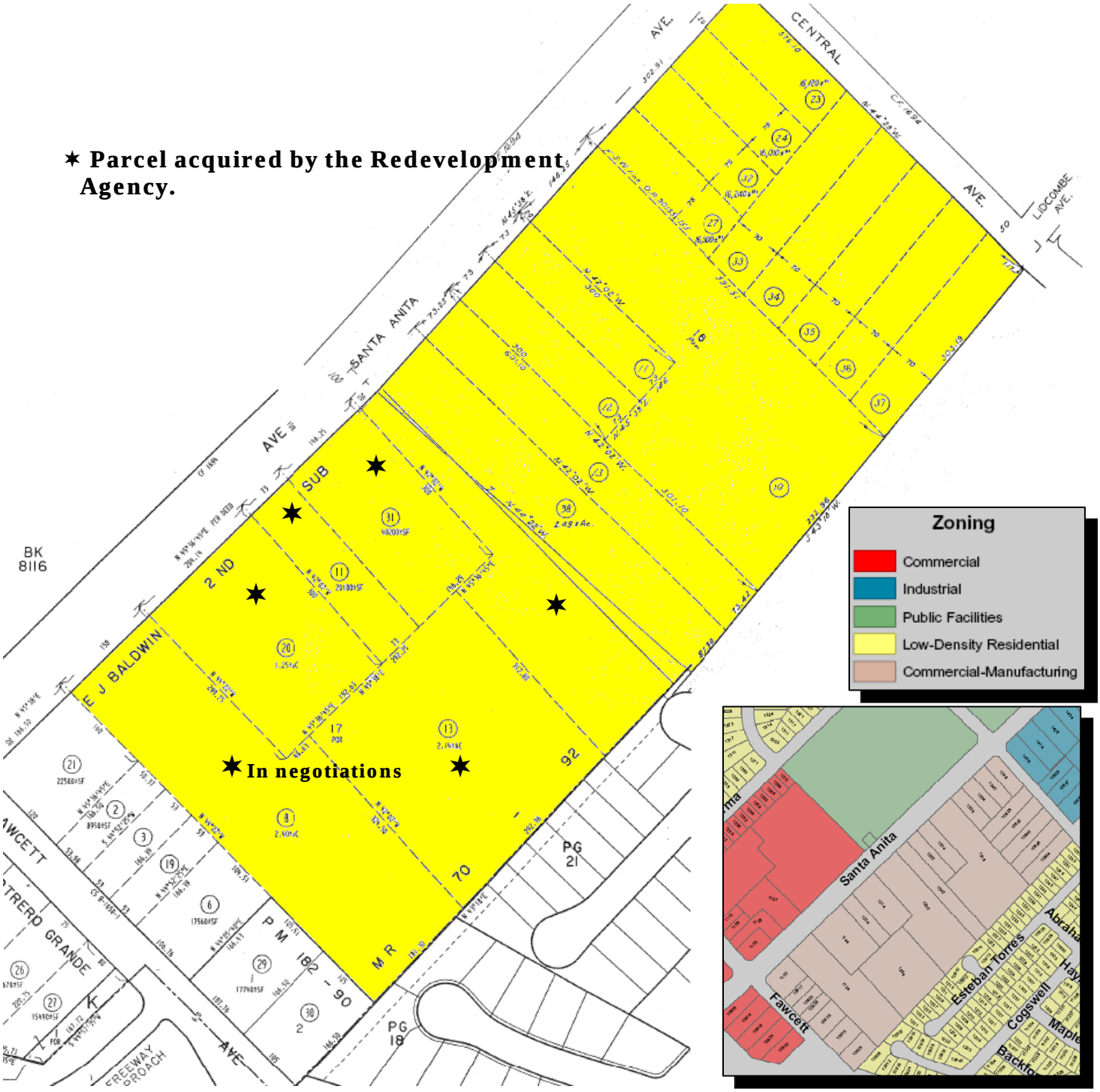
The Redevelopment Agency acquired a number of properties within this Sub-area for a future mixed-use development (refer to the parcel map on the following page that indicated the parcels acquired by the RDA).

The realistic density shown in the above table assumes that a portion of the area would be devoted to streets, landscaping and parking. For this reason, the density cap was assumed to be 30 units per acre. The actual density may be higher if density bonuses or zone variances are applicable.

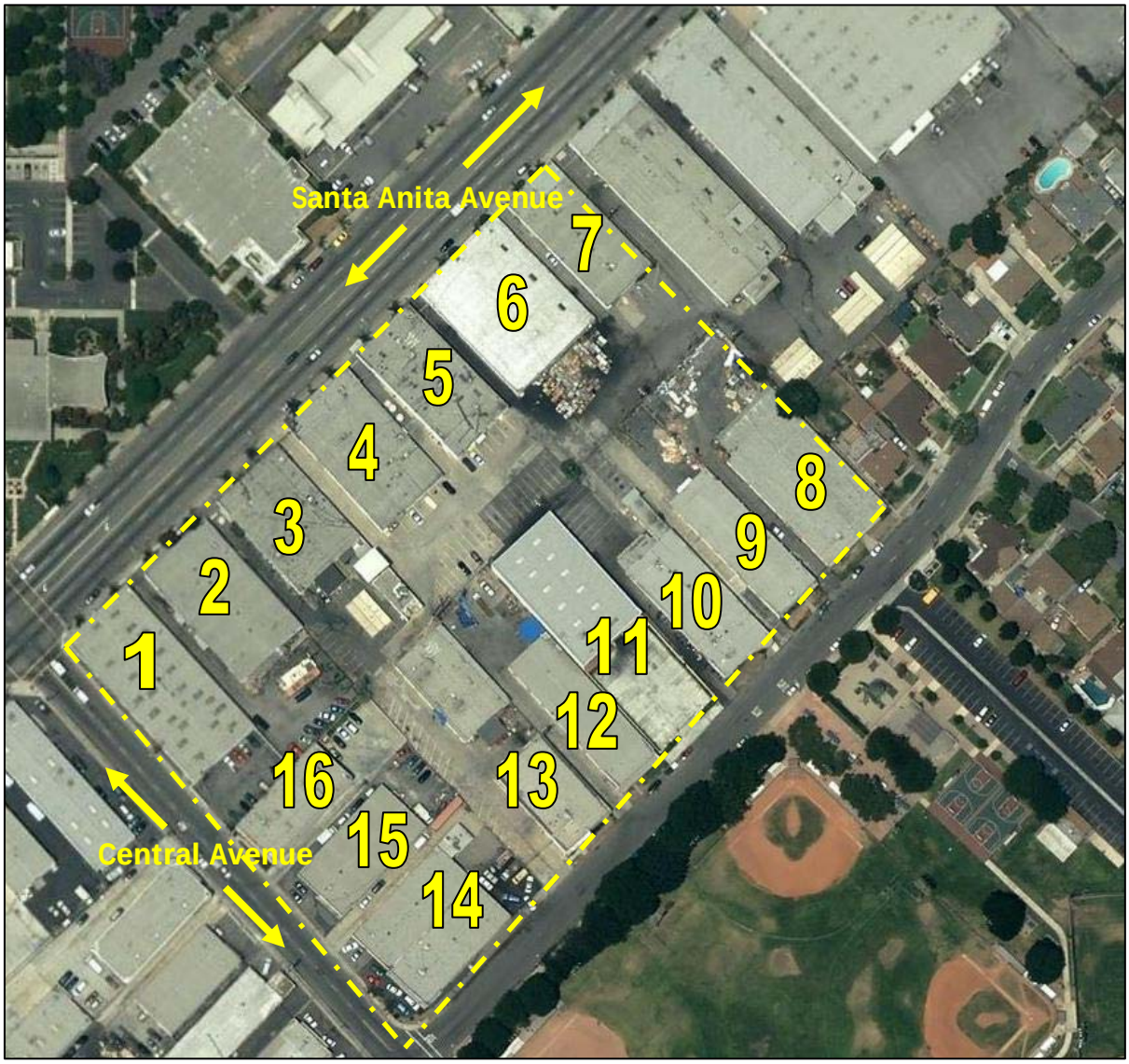
Sub-Area B – General Plan and Parcel Maps

★ **Parcel acquired by the Redevelopment Agency.**

★ **In negotiations**



Sub-Area C - Aerial Photograph



1- 1406 Central Engineering
2- 1414
3- 1428 Lee Pharmaceutical
4- 1434 Lee Pharmaceutical
5- 1438 Signs Express
6- 1460 Candle Supplies
7- 1470 Accu Blend Corp.
8- 1459
9- 1457
10- 1445
11- 1439
12- 1433 Ornamental Warehouse
13- 1425 Vacant
14- 10845B & 10845A Vacant
15- 10837 Vacant
16- 10827 Vacant

Sub-Area C – Description

Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Realistic Density DU/Acre	Total DU
8118	1	22,050	Commercial/Mfg.	Industrial	Industrial	30	15
8118	2	14,810	Industrial	Industrial	Industrial	30	9
8118	3	11,670	Industrial	Industrial	Industrial	30	7
8118	4	25,260	Industrial	Industrial	Industrial	30	17
8118	5	17,860	Industrial	Industrial	Industrial	30	12
8118	6	20,040	Industrial	Industrial	Industrial	30	13
8118	7	20,470	Industrial	Industrial	Industrial	30	13
8118	8	17,420	Industrial	Industrial	Industrial	30	11
8118	9	23,960	Industrial	Industrial	Industrial	30	16
8118	10	18,300	Industrial	Industrial	Industrial	30	12
8118	11	27,440	Industrial	Industrial	Industrial	30	18
8118	12	20,040	Industrial	Industrial	Industrial	30	13
8118	13	23,960	Industrial	Industrial	Industrial	30	16
8118	14	23,520	Industrial	Industrial	Industrial	30	15
8118	15	22,650	Industrial	Industrial	Industrial	30	15
8118	16	22,220	Industrial	Industrial	Industrial	30	15

The Sub-area is located on the southerly side of Santa Anita Avenue north of Central Avenue. This Sub-area includes 16 parcels with a total land area of 331,670 square feet (7.6 acres). This Sub-area could theoretically support a total of 217 units assuming a density of 30 units per acre. The parcels included in this Sub-area are occupied by single-level industrial and commercial uses located on small lots.

The Sub-area is well served by water and sewer lines located in Santa Anita Avenue. An existing 12-inch water line and 8-inch sewer line is located within the segment of the roadway located adjacent to the properties.

The majority of the parcels in this Sub-area are under a single ownership and their long-term lease will end in 2010-2011. The property owner has expressed interest to the City for the area's redevelopment in mixed-use and/or residential once the leases have expired.

The realistic density shown in the above table assumes that a portion of the area would be devoted to streets, landscaping and parking. For this reason, the density cap was assumed to be 30 units per acre. The actual density may be higher if density bonuses or zone variances are applicable.

Sub-Area C – General Plan and Parcel Maps



Sub-Area D - Aerial Photograph



1- 1500 Lee Pha Pharmaceuticals
2- 1530 J+E Custom Plastic
3- 1554 A & A Cash and Carry Warehouse

Sub-Area D – Description

Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Realistic Density DU/Acre	Total DU
8118	6	66,800	Commercial Manufacturing	Commercial	Commercial	30	45
8118	19	66,646	Commercial Manufacturing	Commercial	Commercial	30	45
8118	20	74,482	Commercial Manufacturing	Commercial	Commercial	30	51

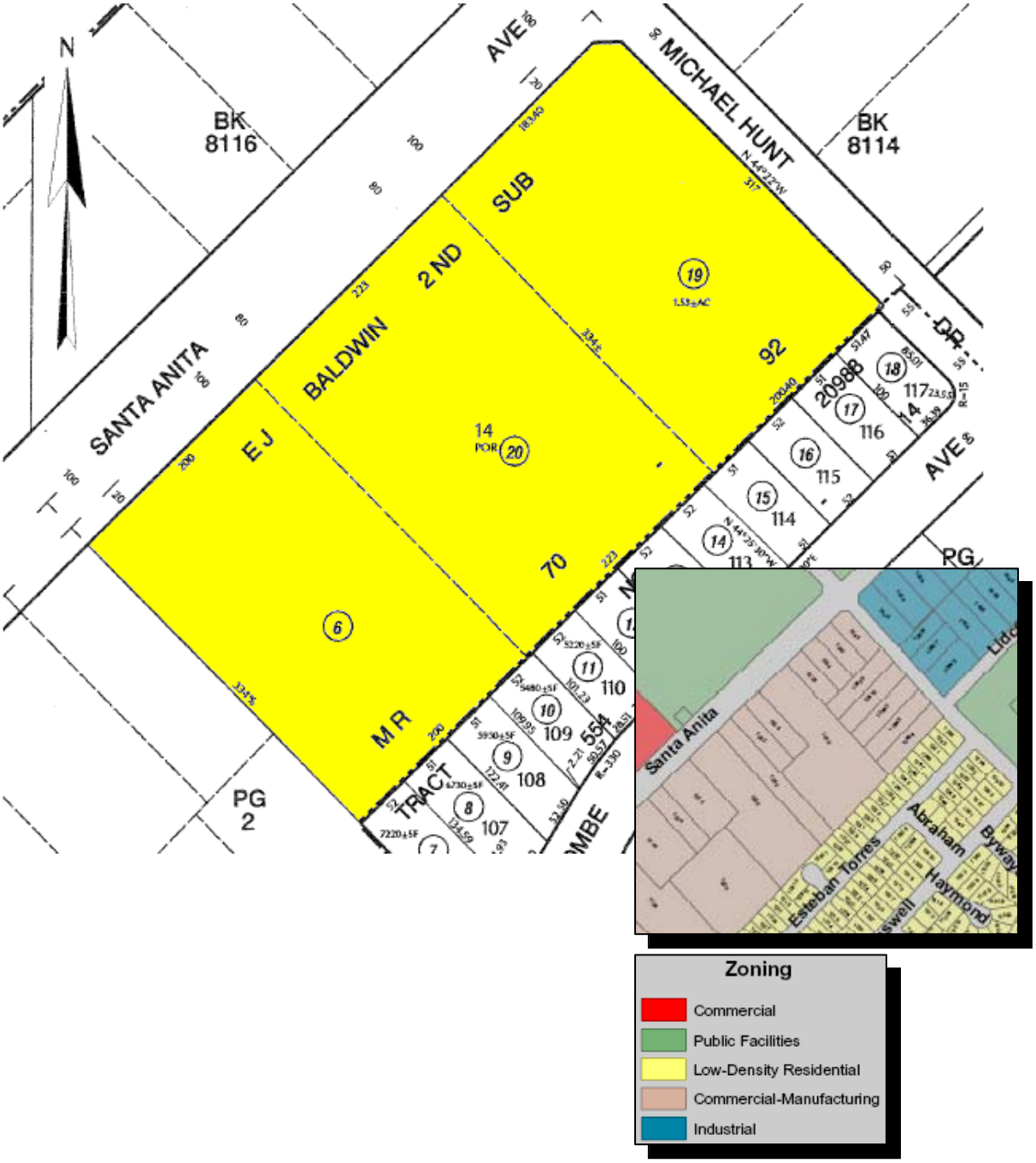
The Sub-area is located on the southerly side of Santa Anita Avenue south of Michael Hunt Drive. This area includes 3 parcels with a total land area of 207,928 square feet (4.7 acres). This area could theoretically support a total of 141 units assuming a density of 30 units per acre.

The Sub-area is well served by water and sewer lines located in Santa Anita Avenue. An existing 12-inch water line and 8-inch sewer line is located within the segment of the roadway located adjacent to the properties.

Similar to the previous Sub-area, the majority of the parcels in Sub-area D are also under a single ownership and their long-term lease will end in 2010-2011. The same property owner discussed previously (in Sub-area C) has expressed interest for the area's redevelopment in mixed-use and/or residential once the leases have expired.

The realistic density shown in the above table assumes that a portion of the area would be devoted to streets, landscaping and parking. For this reason, the density cap was assumed to be 30 units per acre. The actual density may be higher if density bonuses or zone variances are applicable.

Sub-Area D – General Plan and Parcel Maps



Sub-Area E - Aerial Photograph



1- 1441 Kruse Feed & Supply
2- 1459
3- 1505
4- 1517
5- 1527 Vacant
6- 1535 Vacant
7- 1549 AAA restaurant supply
8- 1557 Vacant

Sub-Area E – Description

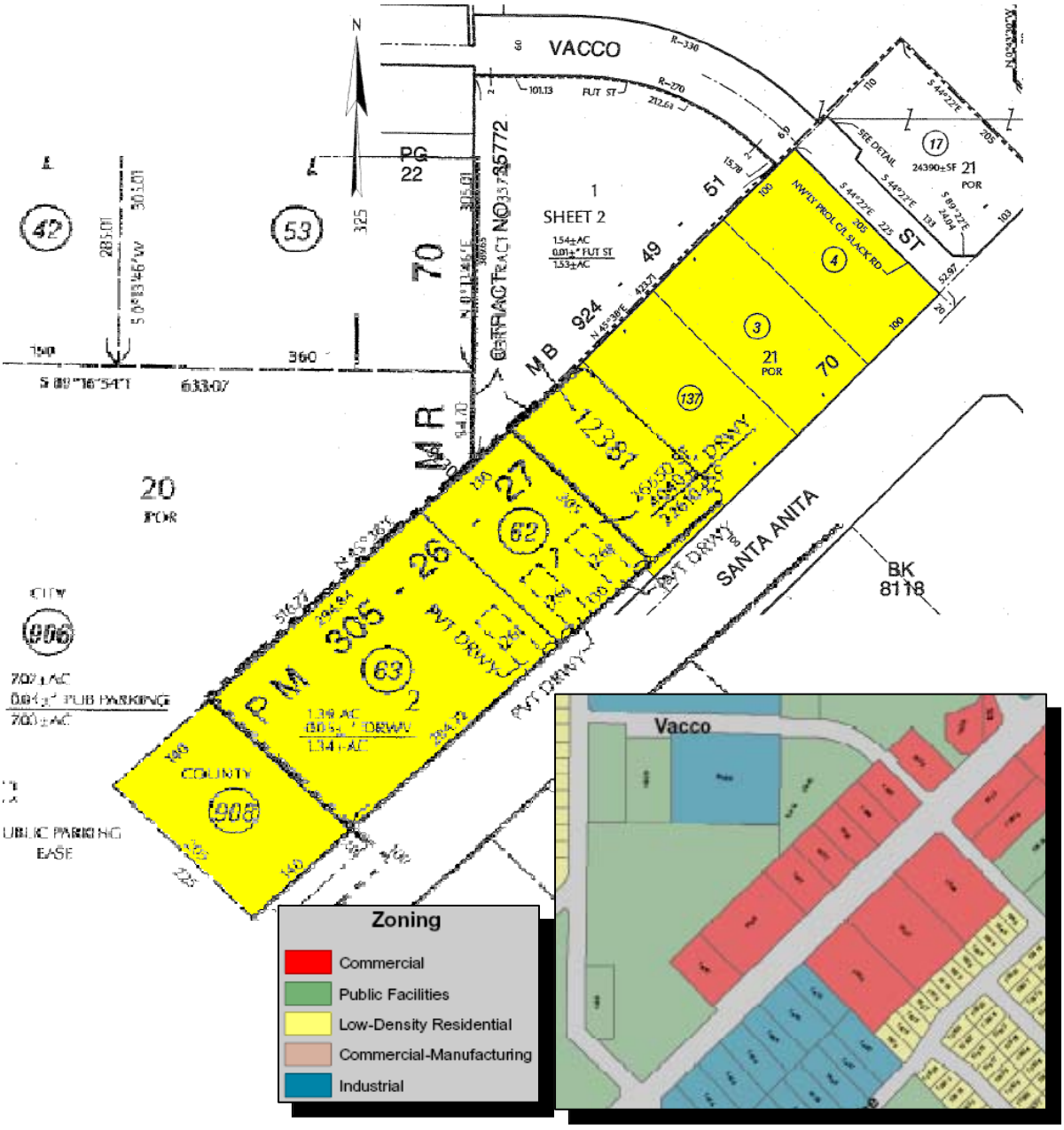
Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use	Realistic Density DU/Acre	Total DU
8116	4	20,500	Commercial	Commercial	Commercial	30	14
8116	3	20,500	Commercial	Commercial	Commercial	30	14
8116	136	20,500	Commercial	Commercial	Commercial	30	14
8116	137	20,500	Commercial	Commercial	Commercial	30	14
8116	62	22,610	Commercial	Commercial	Commercial	30	15
8116	63	58,370	Commercial	Commercial	Commercial	30	39
8116	908	28,700	Commercial	Commercial	Commercial	30	19

The Sub-area is located on the northerly side of Santa Anita Avenue south of Michael Hunt Avenue. This Sub-area includes 7 parcels with a total land area of 191,680 square feet (4.4 acres). This Sub-area could theoretically support a total of 129 units assuming a density of 30 units per acre.

The Sub-area is well served by water and sewer lines located in Santa Anita Avenue. An existing 12-inch water line and 8-inch sewer line is located within the segment of the roadway located adjacent to the properties.

The realistic density shown in the above table assumes that a portion of the area would be devoted to streets, landscaping and parking. For this reason, the density cap was assumed to be 30 units per acre. The actual density may be higher if density bonuses or zone variances are applicable.

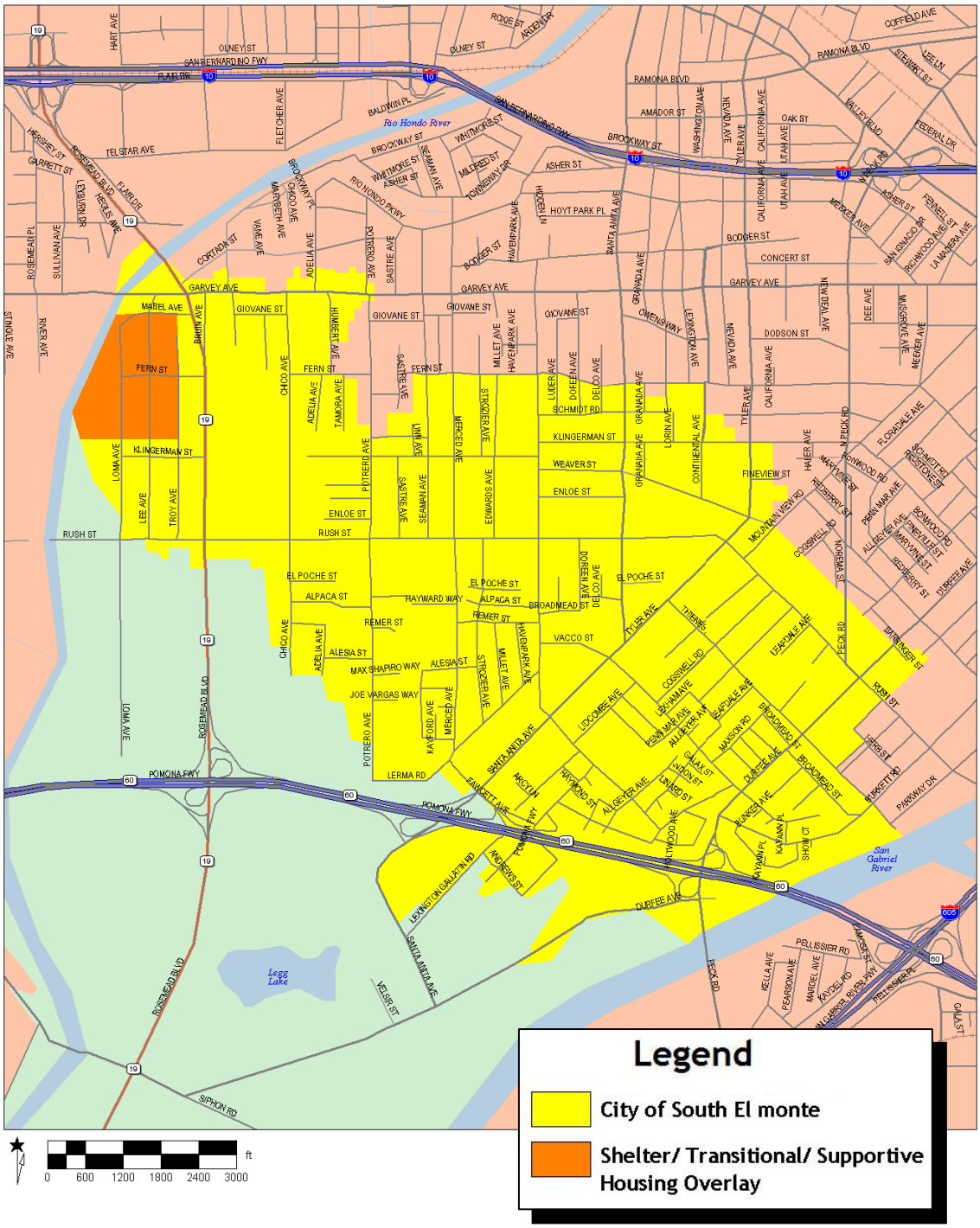
Sub-Area E – General Plan and Parcel Maps



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Appendix B
Emergency Shelter Housing Inventory

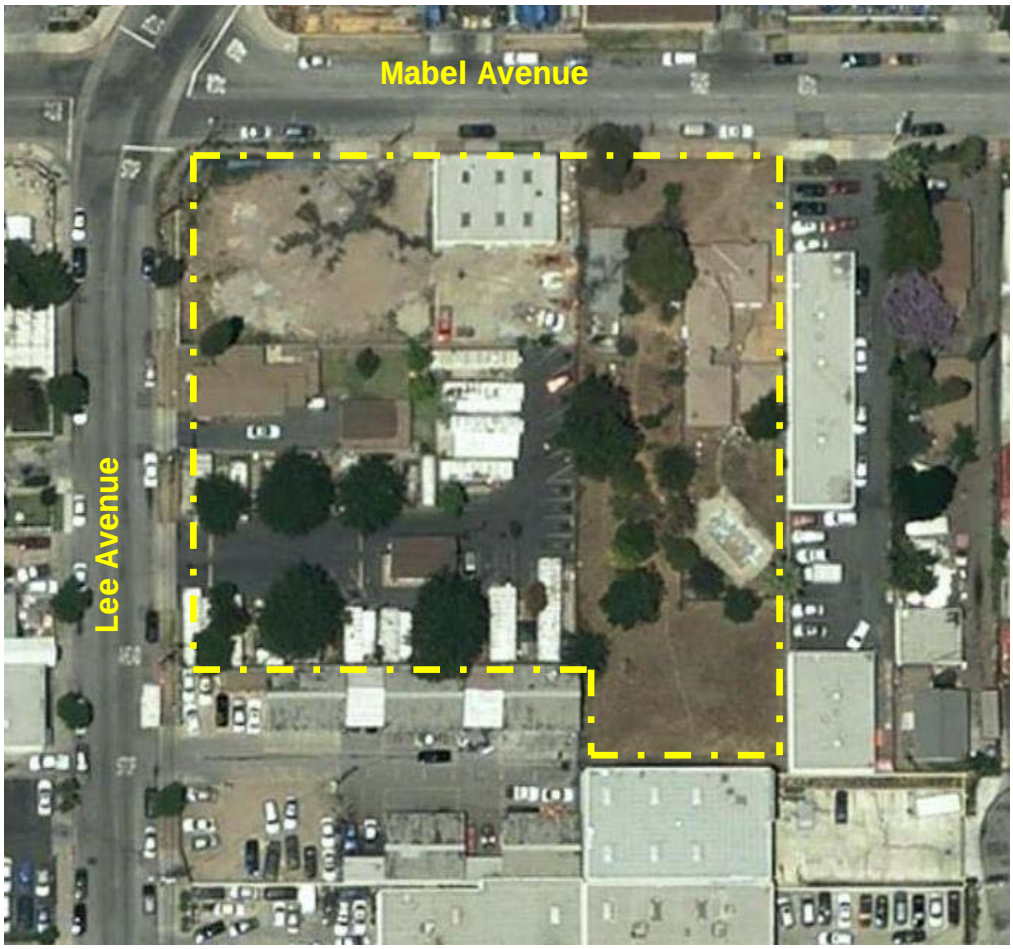
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Emergency Housing/Shelter Index Map



Emergency Housing/Shelter
Aerial Photograph

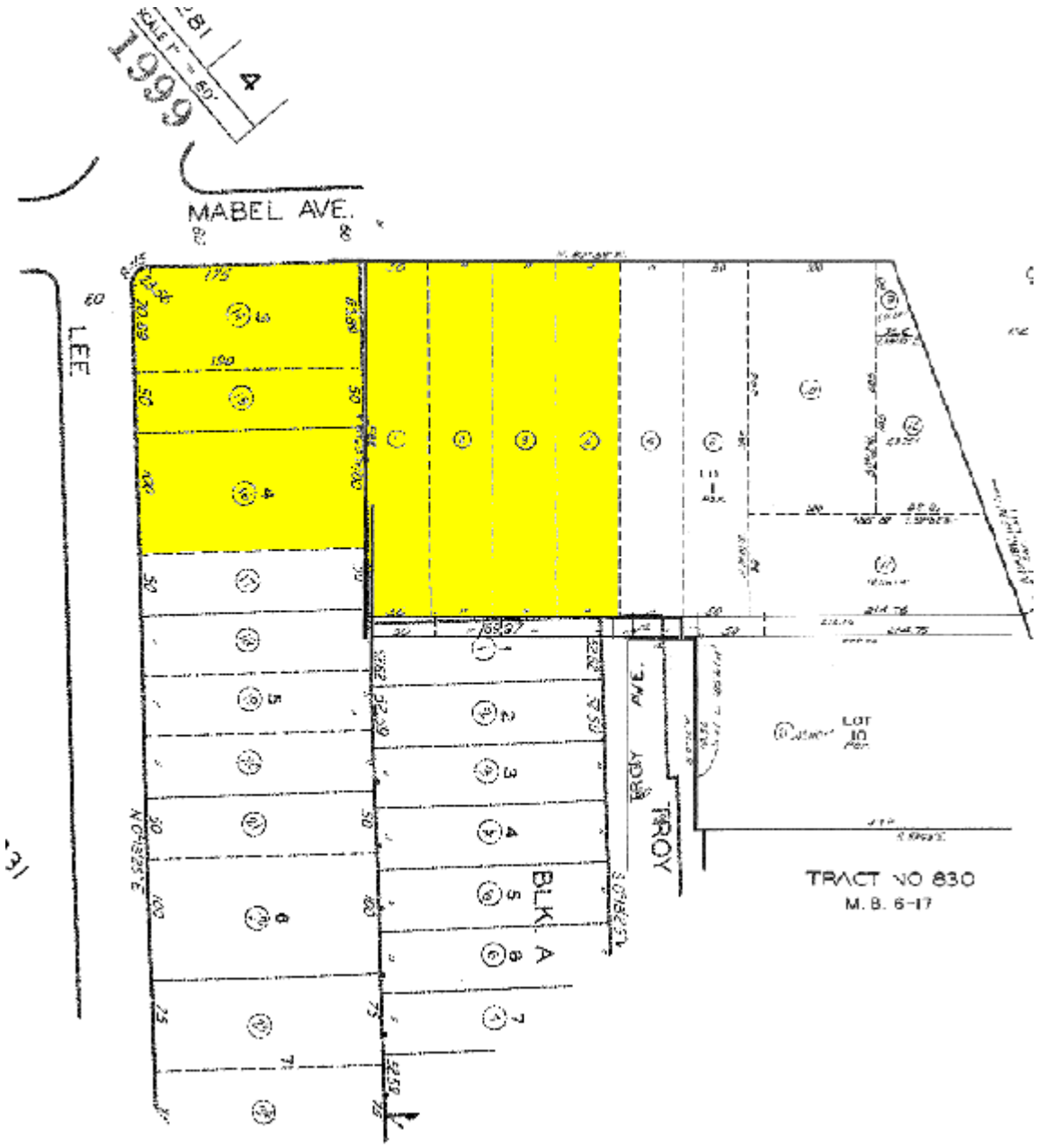


Sub Area 1

Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use
10231	14	12250	Industrial	Industrial	Industrial
10231	15	8750	Industrial	Industrial	Industrial
10231	16	17500	Industrial	Industrial	Industrial
830	1	14250	Industrial	Industrial	Industrial
830	2	14250	Industrial	Industrial	Industrial
830	3	14250	Industrial	Industrial	Industrial
830	4	14250	Industrial	Industrial	Industrial

This sub-area is occupied by older industrial and outdoor industrial uses that are largely blighted. A future emergency shelter could include the refurbishing of a number of older buildings that occupy the area where the construction of a newer building. This property could also accommodate modular units that could serve as emergency housing. The nearest major roadway is Rosemead Boulevard, located approximately 500feet to the east. The site's location within the City's industrial area could provide a source of employment for the future

occupants. The Sub-area is well served by water and sewer lines located in the adjacent streets (Mabel Avenue and Lee Avenue). Existing 12-inch water line and 8-inch sewer line is located within the roadways located adjacent to the properties.

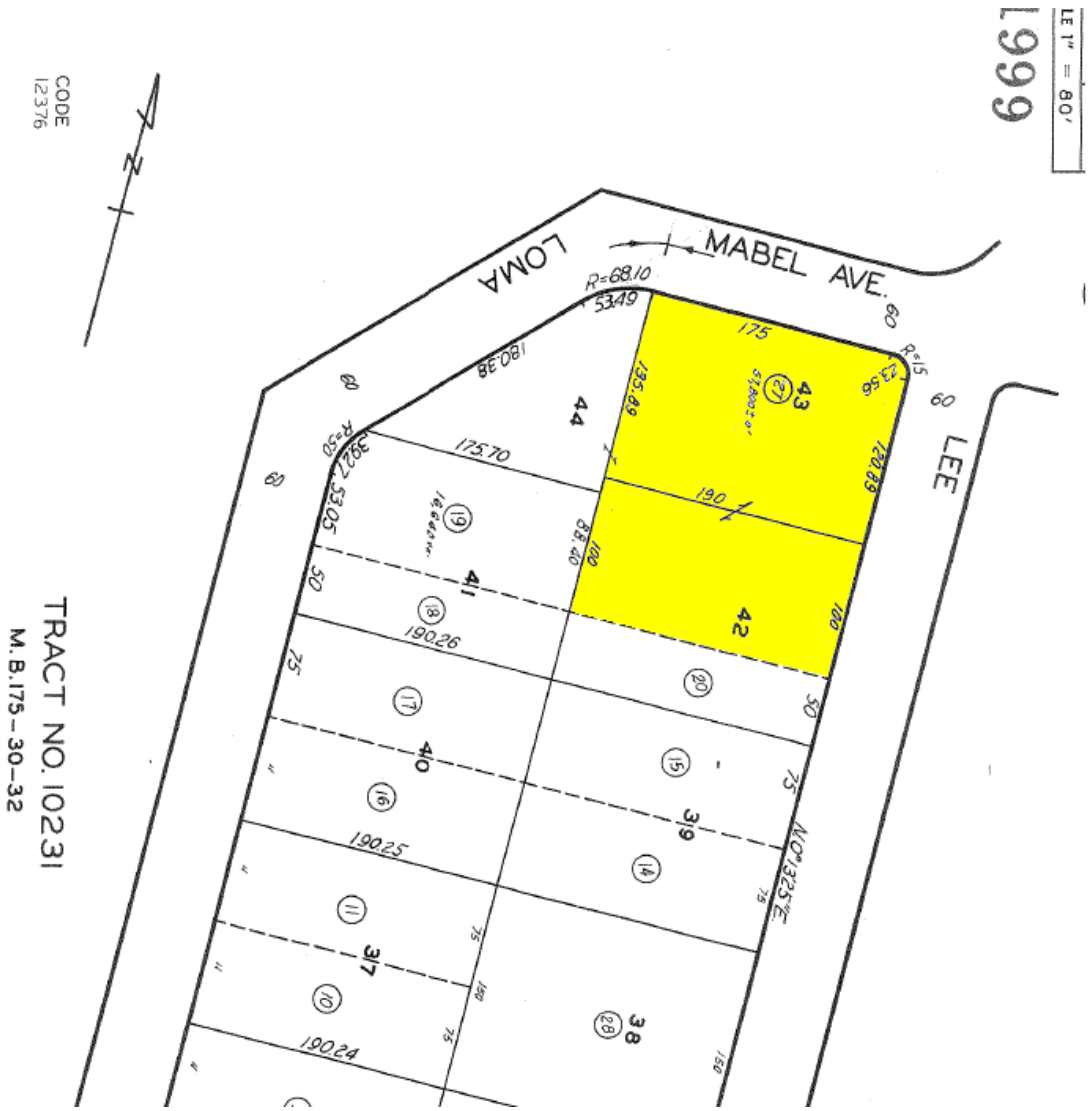


Sub Area 1
Assessors Parcel Map



Tract Number	Parcel Number	Land Area (in sq. ft.)	Zoning Designation	General Plan Designation	Existing Land Use
10231	27	57,800	Industrial	Industrial	Industrial

This sub-area is located opposite and to the west of sub-area 1. This property is presently occupied by a number of small structures that could readily be converted as an emergency shelter. The Sub-area is well served by water and sewer lines located in Mabel Avenue. An existing 12-inch water line and 8-inch sewer line is located within the segment of the roadway located adjacent to the properties.



Sub Area 2
Assessors Parcel Map