

CITY OF EL MONTE

2014-2021 Housing Element



Prepared for
City of El Monte
by ESA



City of El Monte 2014-2021 Housing Element

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4 Housing Element

Introduction

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

PROVIDING QUALITY HOUSING

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

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

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

PURPOSE OF ELEMENT

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

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

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

CONTENT OF ELEMENT

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

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

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

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

RELATED PLANS AND PROGRAMS

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

Federal Planning Requirements

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

California Planning Requirements

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

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

General Plan Consistency

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

EL MONTE SPEAKS

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

Housing Services

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

Fair Housing Needs

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

Housing Element Workshop

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

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

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

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

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

Public Hearings

The Planning Commission and City Council will hold noticed public hearings in to review and adopt the Housing Element and Negative Declaration. Additional notices will be sent to the same groups noticed for the community workshop. The adopted 2014–2021 Housing Element will be sent to water and sewer providers and public schools.

Housing Context

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

EL MONTE'S POPULATION

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

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

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

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

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

EL MONTE'S ECONOMY

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

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

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

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

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

EL MONTE'S HOUSING

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

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

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

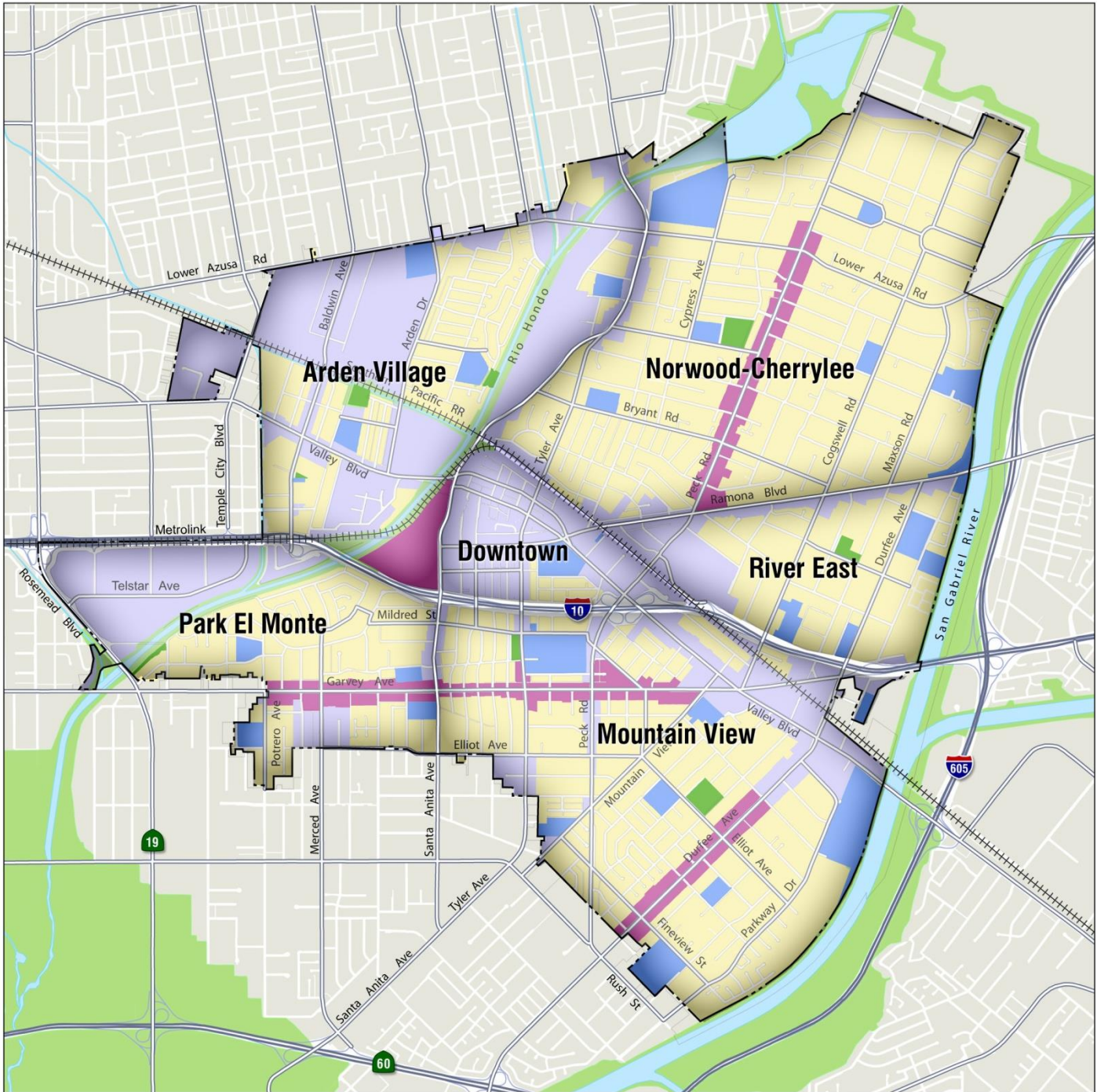
El Monte has an older housing stock; roughly 70 percent were built before 1980. As a general rule, homes older than 30 years generally need repairs (e.g., new roof, plumbing, and siding. Homes older than 50 years frequently need new electrical, plumbing, roofing, and other

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

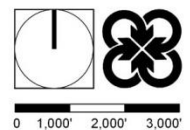
El Monte contains a mosaic of neighborhoods distinguished by history, architecture, density, housing types, lot patterns, and street configurations. These neighborhoods include Norwood-Cherrylee, Arden Village, Park El Monte, Mountain View, Downtown, and River East. The City is committed to providing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

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

Figure H-1 El Monte Neighborhoods



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



Goals and Policies

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

RESIDENTIAL NEIGHBORHOODS

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

Norwood-Cherrylee

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

Arden Village

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



Norwood-Cherrylee Neighborhood

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



Arden Village Neighborhood

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

family homes, and distinctive classic identity. The broader Arden Village area also encompasses the Gibson-Mariposa neighborhood, located near the intersection of Baldwin Avenue and Valley Boulevard. This neighborhood also contains a mix of single-family and multiple-family homes, but is closely surrounded by the industrial land uses that predated and followed World War II. The neighborhood is anchored by Gibson Park.

Mountain View

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

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

Downtown

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



Downtown Housing

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

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



Mountain View Neighborhood

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



Park El Monte Neighborhood

Curvilinear streets and single-family homes characterize this neighborhood.



River East Neighborhood

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

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

Park El Monte

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

River East

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

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

Public Safety

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

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

Housing Quality

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

Parks, Recreation, and Trails

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



Tree-Lined Streets

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

Neighborhood Involvement

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

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

Goal 1

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

Policies

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



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

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

ACCOMMODATING NEW HOUSING

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

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

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

Table H-1 Housing Production Goals

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

Source: Southern California Association of Governments, 2012.

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

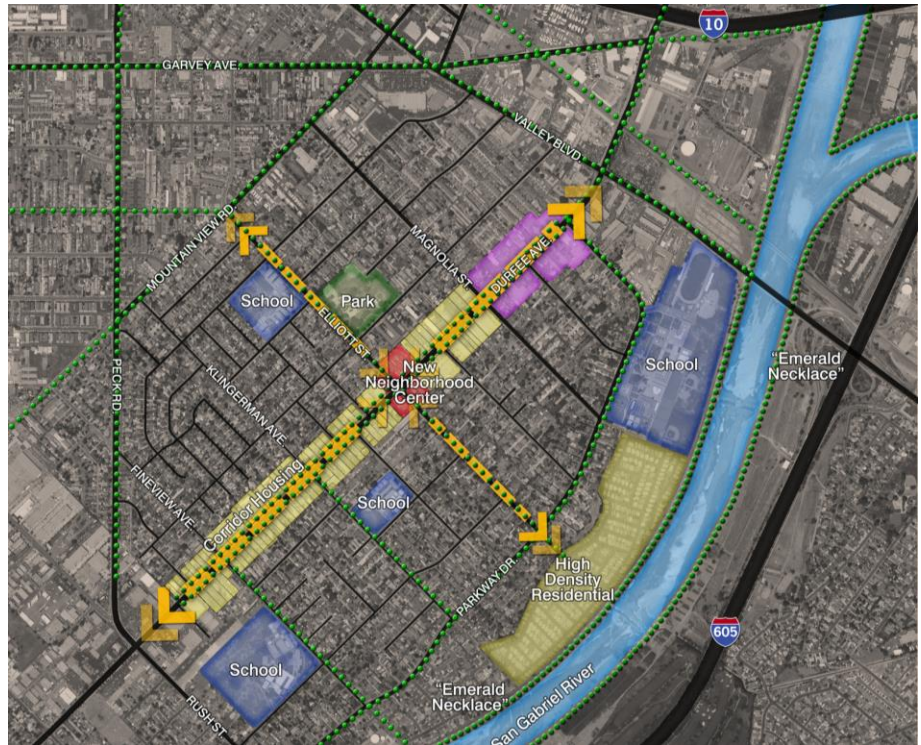
Major Corridors

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

Durfee Road

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

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



Durfee Road Concept

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

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

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



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

Garvey Avenue Concept

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



Infill Housing Opportunities

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

Transit Oriented Development

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

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

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

Infill Development

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

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

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

Table H-2 Available Land for Housing

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

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

Goal 2

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

Policies

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

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

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

DIVERSITY OF HOUSING TYPES AND PRICES

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

Lifestyle Choices

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

Housing Our Children

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

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



High Quality Planned Developments

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

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

Housing Our Workforce

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

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

Housing Our Families

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

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

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

Housing Our Seniors

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

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

Housing Affordability and Choice

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

Homeownership Assistance

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

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

Rental Assistance

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

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

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

Mobile Home Park Rent Stabilization

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

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

Mobile Home Conversion Ordinance

In 2013, the City Council has adopted regulations governing the change of use of mobile home parks in order to balance the needs of protecting mobile home park residents from displacement and hardships with the rights of mobile home park owners to make decisions concerning their businesses and property use. The City has adopted Mobile Home Park Discontinuance and Tenant Relocation Regulations to set forth procedures for the conversion of an existing mobile home park or spaces to another use. These regulations are intended to benefit the general public by minimizing the adverse

impact on the housing supply and on displaced persons by providing certain rights and benefits to tenants and by requiring tenant relocation assistance whenever an existing mobile home park or portion thereof is converted to another use. The regulations require mobile home park owners who wish to convert their property for another use to file an application to discontinue the mobile home park or mobile home park use. The application for discontinuance is required to include a relocation plan that will comply with standards and regulations developed by the Planning Commission.

Creative Partnerships and Tools

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

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

Affordable Housing Preservation

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

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

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

Goal 3:

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

Policies

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

- H-3.8 **Development Standards.** Provide zoning, development standards and appropriate regulatory incentives to facilitate quality live-work, mixed use, and other housing suited to different lifestyle needs.
- H-3.9 **Mobile Home Park Rent Stabilization.** Ensure that mobile home owners and residents are protected from unreasonable space rental increases while recognizing the need of mobile home park owners to receive a just and reasonable return on their investment.
- H-3.9 **Mobile Home Park Outreach.** Provide education outreach to mobile home parks in order to inform residents and mobile home park owners of special consumer and housing right protections under the Mobile home Park Residency law.
- H-3.10 **Mobile Home Park Conversion.** Minimize the adverse impact on the housing supply and on displaced persons by providing certain rights and benefits to tenants and by requiring tenant relocation assistance whenever an existing mobile home park or portion thereof is converted to another use.

SPECIAL HOUSING NEEDS

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

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

Table H-3 El Monte Special Housing Needs

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

Source: El Monte Housing Technical Report

Seniors

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

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

Persons with Disabilities

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

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

Persons with Developmental Disabilities

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

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

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

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

Family Households

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

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



Housing for Families

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

Veterans

Veterans of foreign wars comprise a significant group in El Monte. According to the 2010 Census, the City is home to 2,173 veterans. Many veterans experience high levels of post-traumatic stress disorder, injuries from service, and other conditions that make it difficult to obtain jobs and find suitable housing. The housing needs of the armed forces extend also to their families living in the states that need to maintain housing.

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

Homeless People

San Gabriel Valley has a significant homeless population, with an estimated 364 persons, according to the Greater Los Angeles Homeless Count Report authored by the Los Angeles Homeless Services Authority (LAHSA). The needs of homeless people are as varied as the reasons for their homelessness. These needs may include affordable housing, stable employment, treatment of medical conditions, childcare assistance, credit history, adequate rental assistance, and treatment of substance abuse and/or mental illness. El Monte is committed to actively addressing the needs of homeless people through its housing and service policies and programs.

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

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

Farmworkers

The State of California also recognizes the special housing needs of farmworkers, in particular migrant farm laborers earning very low incomes. The transitory nature of the labor force, the need for affordable housing, the unique educational needs, and the impact on the stability of children's lives make this group particularly vulnerable. El Monte has an estimated 185 farmworkers, many of whom are employed year-round. Their housing needs can best be met through existing permanent affordable rental housing in the community.

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

Goal 4:

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

Policies

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

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

Housing Implementation Plan

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

1. Corridor Implementation Plans

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

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

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

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

Objectives:

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

2. *Downtown Specific Plan*

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

Objectives:

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

3. *El Monte Gateway*

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

Objectives:

- Implement the program measures outlined in the Specific Plan and environmental mitigation measures to allow for housing sites to be available in the Housing Element planning period.

- Facilitate the timely construction of residential projects by providing technical and financial assistance to the project, such as relocation of the public works yard, support of grant applications, and other assistance, including additional incentives, such as regulatory concessions/waivers, fee waivers, streamlined entitlement reviews/approvals, and technical assistance for financing/funding of development projects.

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

4. *Lot Consolidation*

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

Objectives:

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

5. Mixed/Multiuse Designation and Development Standards

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

Objectives:

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

6. Residential Design Standards

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

processing procedures are included to implement necessary design guidelines.

Objectives:

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

7. *Green Building*

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

Objectives:

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

(EAP), which identifies the long-term visions and goal to achieve energy efficiency in the community and in government operations.

8. *Regulatory Incentives*

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

Objectives:

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

9. *Financial Incentives*

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

Objectives:

- Offer financial assistance, when funding sources are available, to make feasible the construction of affordable housing projects that address the City's community development and housing goals.

- Seek opportunities to leverage housing resources with those of for-profit groups, developers, and nonprofit groups in the community; work with developers to submit grant applications for infill projects for the El Monte Gateway and other projects along the corridors.
- Work with developers to explore grant opportunities for infill projects for the El Monte Gateway and other projects along the corridors.

10. *Density Bonus*

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

Objectives:

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

11. *Conditional Use Permit Process*

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

projects are allowed by right as required by state law. In addition, the El Monte Gateway Specific Plan and future corridor implementation plans will contain objective design standards so the City can ensure that high-quality new housing.

Objectives:

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

12. Streamline Processing

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

Objectives:

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

13. Code Compliance

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

timely manner, the City can issue citations or initiate legal action. As the housing inspection program is developed, code compliance efforts can work in tandem with that program to yield more effective results.

Objectives:

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

14. Housing Inspection Program

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

Objectives:

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

15. Housing Rehabilitation Loan Program

Ensuring ongoing housing rehabilitation is critical for maintaining neighborhood quality and housing. The City provides up to \$35,000 in

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

Objectives:

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

16. *Affordable Housing Preservation*

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

Objectives:

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

17. Acquisition and Rehabilitation

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

Objectives:

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

18. Housing Partnerships

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

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

Objectives:

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

19. *First-Time Homebuyer Assistance*

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

Objectives:

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

20. *Police Officer Homeownership Assistance*

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

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

Objectives:

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

21. *Housing Voucher Program*

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

Objectives:

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

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

22. Fair Housing Program

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

Objectives:

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

23. Housing Accessibility Programs

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

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

Objectives:

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

24. *Housing for Persons with Developmental Disabilities*

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

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

Objectives:

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

25. Emergency Shelter and Transitional Housing

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

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

Objectives:

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

26. Housing and Community Development Program

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

Objectives:

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

27. Manufactured Housing

Government Code Section 6582.3(a) specifies that local governments cannot exclude permanently sited manufactured homes from lots zoned for single-family dwellings (unless manufactured housing is more than 10 years old), but may require certain design/architectural requirements. A city may not require an administrative permit,

planning or development process, or other requirement that is not imposed on a conventional single-family dwelling in the same zone. The City has amended the Zoning Code to define manufactured housing and mobile homes consistent with State law and identified the zone(s) where such housing is permitted.

Objectives:

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

28. *Mobile Home Parks*

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

Objectives:

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

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

29. Community Care Facilities

The Health and Safety Code (§§ 1500 et seq.) requires that group homes serving six or fewer persons be: (1) treated the same as any other residential use, (2) allowed by right in all residential zones, and (3) subject to the same development standards, fees, taxes, and permit procedures as other housing of the same type in the same zone. The City has amended the Zoning Code to define community care facilities, include specific permitting processes where such uses are allowed, and to specify regulations to exercise appropriate reviews within the parameters of state law.

Objectives:

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

30. Development of Second Units

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

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

Objectives:

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

31. Family Housing

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

Objectives:

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

32. Water and Sewer Service Providers

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

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

Objectives:

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

Quantified Objectives

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

Table H-4 Housing Element Quantified Objectives

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

Note:

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

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

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

⁴50% of Very Low-Income category

Table H-5 summarized the housing programs and implementation.

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Table H-5 Housing Program Implementation

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

Housing Element

Table H-5 Housing Program Implementation

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

Table H-5 Housing Program Implementation

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

Housing Element

Table H-5 Housing Program Implementation

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

Table H-5 Housing Program Implementation

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

Housing Element

Table H-5 Housing Program Implementation

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

Table H-5 Housing Program Implementation

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

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City of El Monte 2014-2021 Housing Element

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