



CITY OF EL MONTE

LIST OF AFFORDABLE/SENIOR HOUSING

11333 Valley Blvd, El Monte, CA 91731
 Phone: (626) 580-2070
 Email: Housing@Elmonteca.gov

Mission Statement

City of El Monte's mission is to develop viable neighborhoods by providing decent housing, suitable living environments and expand economic opportunities, especially for those persons with low and moderate household incomes.

The City is committed to improving access to affordable housing opportunities for low- to moderate- income households. This list of affordable and senior housing will help you with your housing needs in our community.

Income Limit in Los Angeles County

The 2025 Los Angeles County Income Limit is utilized to determine one section of eligibility requirements for specific housing program and services. This is based on Los Angeles County's Area Median Income (AMI).

2025 Los Angeles County Income Limit

Household Size	30% or Less the AMI	50% or Less the AMI	80% or Less the AMI
1	\$31,850	\$53,000	\$84,850
2	\$36,400	\$60,000	\$96,950
3	\$40,950	\$68,150	\$109,050
4	\$45,450	\$75,750	\$121,150
5	\$49,100	\$81,800	\$130,850
6	\$52,750	\$87,850	\$140,550
7	\$56,400	\$93,900	\$150,250
8	\$60,000	\$100,000	\$159,950

Data Source:

<https://www.huduser.gov/portal/datasets/il/il2025/2025summary.odn>

Landlord/Renter Disputes

The Housing Rights Center provides telephone and in-person counseling for City of El Monte tenants and landlords regarding their respective rights and responsibilities under California law.

In addition, the Housing Rights Center provides services in three other areas: 1) Discrimination complaint investigation, 2) Enforcement and legal services, and 3) Education and outreach.

Individuals may contact the Housing Rights Center toll free at (800) 477-5977 or visit their website at www.hrc-la.org.

Updated: 06/18/2025

Housing Programs and Services

Los Angeles County Community Development Commission (LACDC) Housing Authority of Los Angeles (HACOLA) administers several programs to assist those with housing needs.

Housing Choice Voucher Program/Section 8

This program offers rental assistance to income eligible families in need. For more information, contact the main office at (626) 262-4511 / TDD (626) 943-3898.

Website: www.lacdc.org

The Baldwin Park Housing Authority covers Baldwin Park, El Monte, Monrovia, South El Monte, and West Covina, CA. For more information, visit the BPHA website, or contact the Housing Authority at (626) 869-7500

Veterans Affairs Supportive Housing (VASH) Program. VASH combines rental assistance and supportive services to assist homeless veterans and their families. For more info, please call (310) 478-3711 ext. 40633 or visit 11301 Wilshire Blvd., Bldg. 206, Los Angeles, CA 90073 Walk in Hours 8:00 AM - 3:30 PM.

Legal Assistance

For free legal assistance, contact Neighborhood Legal Services at (800) 433-6251. Legal services are available every Wednesday at City Hall West from 2:00 PM - 5:30 PM.

Additional Rental Opportunities

Los Angeles County Housing Resource Center assists residents in locating housing resources for affordable, special needs and emergency housing. Please visit www.housing.LACounty.gov for services or call toll free: (877) 428-8844 – TTD/TTY: 7-1-1.

In addition, SocialServe is a not-for-profit organization that combines technology with award-winning customer service. For more information about other services, please call (877) 428-8844 x136 or visit their website www.socialserve.com.

Contact Us

The City provides equal opportunity to all applicants who choose to apply for eligible programs and services regardless of age, race, color, religion, national origin, sexual orientation, disability or veteran status.

If you have any questions or need additional assistance, please contact us at (626) 580-2070 or by email at housing@elmonteca.gov.

#	Project Name	Address	Phone Number	Total Units	Unit Type
1	Baldwin Rose-Mercy	4102-4156 Baldwin Ave.	(866) 338-0557	54	Veteran
2	Blessed Rock of El Monte	4111 Tyler Ave.	(626) 448-2688	137	Senior
3	Casa De Esperanza	12000 Denholm Dr	(626) 444 8943	8	Disabled
4	CheeryLee Gardens	11620 CherryLee Dr.	(626) 443-4646	75	Senior
5	El Monte Veterans Village	11240 Ramona Blvd.	(626) 377-9901	40	Veteran
6	Flamingo Gardens	3711 Cogswell Rd	(626) 443-3285	58	Senior
7	Garvey Court	10117 E. Garvey Ave.	(626) 444-4960	62	Senior
8	Pacific Towers	10450 E. Valley Blvd.	(626) 279-5255	100	Senior
9	Palm Garden Apartments	10310 Valley Blvd.	(626) 279-1858	89	Senior
10	Palo Verde	4704 Peck Rd.	(323) 454-6212	48	Family/Veterans
11	Plaza Ortiz	10945 Valley Blvd.	(626) 686-3535	53	Family/Veterans
12	Ramona Property Managers, Inc.	3537 & 3541 Meeker Ave.	(626) 448 7882	2 SFR*	Family
13	Ramona Property Managers, Inc.	11338 McGirk St.	(626) 448 7882	1 SFR*	Family
14	Rio Hondo Community Develop.	11154 Bonwood Rd.	(626) 401-2784	4	Family
15	Rio Hondo Community Develop.	4400, 4402 & 4406 Maxson Rd	(626) 401-2784	3 SFR*	Family
16	Rio Hondo Community Develop.	11332 & 11332 1/2 Coffield Ave	(626) 401-2784	2 SFR*	Family
17	Rio Hondo Community Develop.	3850 Penn Mar Ave.	(626) 401-2784	18	Family
18	Singing Wood Apartments	10124 Valley Blvd	(626) 453-0597	109	Senior
19	Telacu Amador Manor Apartments	3436 N. Tyler Ave.	(626) 448-5463	70	Senior
20	Telacu El Encanto	3843 Maxson Rd.	(626) 401-3262	71	Senior
21	The Exchange at Gateway	10562 Santa Fe Dr.	(626) 478-0760	131	Family
22	Tyler Court Apartments	3348 Tyler Ave.	(626) 758-1160	20	Senior
23	Villa Raintree	11905 Ferris Rd.	(626) 448-9105	70	Senior

Map of El Monte Affordable Housing Units:

