

**CITY OF SOUTH EL MONTE
REGULAR MEETING OF THE SOUTH EL MONTE PLANNING COMMISSION**

*****SPECIAL NOTICE REGARDING COVID-19*****

On March 17, 2020, Governor Newsom issued Executive Order N-29-20 in response to the COVID-19 pandemic, which authorizes the Local Legislative body to hold public meetings via teleconferencing and waives all requirements of the Brown Act requiring the physical presence of Planning Commissioners, staff, or the public as a condition of participation in or quorum for a public meeting.

THIS IS A PLANNING COMMISSION MEETING BY VIDEO, TELECONFERENCE AND IN-PERSON

Said public hearing will be held before the Planning Commission of the City of South El Monte in the Council Chambers, located at 1415 Santa Anita Avenue, South El Monte, CA, and remotely by dialing 669-900-6833 and using access code # 884 1995 5622 or by logging on to: <https://us02web.zoom.us/j/88419955622> on TUESDAY, September 21, 2021 at 6:00 p.m., at which time proponents and opponents of the proposed Conditional Use Permit will be heard. Additional information on this item, including Staff Reports, and other pertinent documents are available for review with the Planning Division

Members of the public wishing to submit a general comment or a comment on an agenda item, can email Angie Hernandez at ahernandez@soelmonte.org or call (626) 579-6540 X3233 to leave a voicemail message. All comments received by 5:00 p.m. on Tuesday, September 21, 2021 will be added to the Planning Commission agenda as part of the public comment.

September 21, 2021, 6:00 P.M.

CITY HALL CHAMBERS
1415 SANTA ANITA AVENUE
SOUTH EL MONTE, CA 91733



LARRY RODRIGUEZ, CHAIRPERSON
JEFF ORTIZ, VICE-CHAIRPERSON
LEO BARRERA, COMMISSIONER
RUDY BOJORQUEZ, COMMISSIONER
RUBY YEPEZ, COMMISSIONER

CHRISTY MARIE LOPEZ, ASSISTANT CITY ATTORNEY
COLBY CATALDI, DIRECTOR OF COMMUNITY DEVELOPMENT AND PUBLIC WORKS
IAN MCALEESE, ASSISTANT PLANNER
ANGIE HERNANDEZ, COMMISSION SECRETARY

1. CALL TO ORDER

2. ROLL CALL

Commissioners: Bojorquez, Barrera, Ortiz, Rodriguez and Yopez

3. FLAG SALUTE

4. APPROVAL OF AGENDA

This is the time for the commission to remove any items from the agenda, continue, add items, to make a motion to rearrange the order of this agenda, or accept Agenda “as-is”.

5. PUBLIC COMMENT

Any person wishing to address the Planning Commission on any items not on the agenda, or any other matter, is invited to do so at this time. Pursuant to the Brown Act, the Commission cannot discuss or take action on items not on the agenda. Matters brought before the Commission that are not on the agenda may be, at the Commissions’ discretion, be referred to staff or placed on the next agenda.

6. CONSENT CALENDAR

6.a. Minutes for August 17, 2021

RECOMMENDATION: Staff recommends that the Planning Commission approve the above reference minutes.

7. GENERAL BUSINESS

7.a. Adoption of Resolution No. 21-10 recommending City Council approve a General Plan Amendment (GPA) (No. 21-10) to adopt the final draft of the Housing and Safety Elements as required by State Law.

Presentation by Dudek, Housing Element Consultant

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-10 recommending that the City Council adopt a Negative Declaration and General Plan Amendment.

7.b. Modification of Conditions of Approval for Conditional Use Permit No. 20-03 for Tacos El Chaparrito located at 9611 Garvey Avenue #105, South El Monte CA 91733.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 20-03 approving Modification of Conditional Use Permit (No. 20-03), as conditioned.

Public Notice was sent on 09/9/2021

- 7.c. **Adoption of Resolution No. 21-06 approving a Conditional Use Permit (CUP No. 21-06) to build a new 51,436 square foot Multi-Unit Industrial building for a property located at 9521 Rush Street, South El Monte CA 91733**

This item is continued to October 16, 2021

RECOMMENDED ACTION: Staff recommends that the Planning Commission adopt Resolution No. 21-06, approving Conditional Use Permit (CUP No. 21-06), as conditioned.

Public Notice was sent on 09/9/2021

8. DIRECTOR UPDATE

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

October 19, 2021 at 6:00 p.m.

**CITY OF SOUTH EL MONTE
PLANNING COMMISSION - MINUTES**
Tuesday, August 17, 2021, 6:00 P.M.

**THE PLANNING COMMISSION CONDUCTED THIS MEETING BY
TELECONFERENCE IN ACCORDANCE WITH CALIFORNIA
GOVERNOR NEWSOM'S EXECUTIVE ORDERS N-29-20
AND COVID-19 PANDEMIC PROTOCOLS**

1. CALL TO ORDER

Chairperson Larry Rodriguez called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present via teleconference - Commissioners: Jeff Ortiz, Larry Rodriguez, Ruby Rose Yopez, Leo Barrera, and Rudy Bojorquez.

Present via teleconference: Christy Marie Lopez, Assistant City Attorney; Colby Cataldi, Public Works Director; Ian McAleese, Assistant Planner; and Angie Hernandez, Planning Commission Secretary.

3. PLEDGE OF ALLEGIANCE

Commissioner Ruby Rose Yopez led the Pledge of Allegiance.

4. APPROVAL OF AGENDA

A motion was made by Barrera, seconded by Bojorquez and carried 5-0, to approve the agenda.

Vote: 5-0

Ayes: Commissioners: Ortiz, Bojorquez, Yopez, Barrera and Chairperson Rodriguez

Nays: None

5. PUBLIC COMMENT

Chairperson Rodriguez opened the public comment.

With no public comments, Chairperson Rodriguez closed public comment.

6. CONSENT CALENDAR

6.a. Minutes for July 20, 2021

A motion was made by Bojorquez, seconded by Yopez and carried 5-0 to approve Consent Calendar.

Vote: 5-0

Ayes: Commissioners: Ortiz, Bojorquez, Yopez, Barrera and Chairperson Rodriguez

Nays: None

7. PUBLIC HEARING

7.a. Adoption of Resolution No. 21-07 approving a Conditional Use Permit (CUP) (No. 21-07) to allow for a Type 47 License, on-sale of general alcohol in conjunction with a bona fide eating establishment (“Krudos”).

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-07, approving Conditional Use Permit (No. 21-07), as conditioned.

Assistant Planner McAleese presented the staff report. The applicant, Mike Iniguez (“Applicant”), is applying to upgrade their Type 41 on-sale beer and wine license to a Type 47 on-sale general alcohol use (“Project”) located at 1725 Durfee Avenue, South El Monte, California 91733 (“Property”). The Property consists of one parcel having an area of approximately 19,748 square feet (0.45 acres) and one existing building consisting of three units measuring approximately 3,001, 1,722, and 2,476 square feet. On December 17, 2019, the Planning Commission approved a Conditional Use Permit to allow for Agenda Item No. 7.a. Type 41 on-sale beer and wine license with karaoke as a secondary use to a restaurant. The restaurant has been operating since February 2020 in their current space.

Some topics of Commissioners’ concerns included the following:

- Was a Public informed of this topic? Yes, public notice mailing was sent on 8/5/2021. Was any canvassing required/done? No, canvassing is required or was conducted. Any responses from the public? No public comments received unless we have any public comments during public comment period for this item.
- Was the signage requirement addressed? Yes, the signage requirements were made known to the applicant. Will speed bumps be installed? Property owner has the ability to install these at their discretion. Traffic study on Thienes to remove RED curb to make room for a Loading Zone or Temporary Parking? Traffic Study was not required, although Traffic Engineer has reviewed and made recommendations to install the RED CURB based on their review conducted prior to issuance of the Conditional Use Permit, back in February of 2020. Traffic Engineer can be requested to review again, please understand if the need or want from the business owner/property owner to initiate the review for a Loading Zone or change the Red Curb designation will come at cost to the applicant, as it is not best practice for City funds to be used on private property.
- Will you include Karaoke? Not something we are currently trying to pursue. Initially this idea was discussed, not something we want at this time. Will hours remain the same? Yes, the hours will remain the same, no changes to the hours of operation.

Mike Iniguez, the applicant was present to address any concerns Commissioner’s might have. He stated the following comment in addition to

answering concerns, we as a business would like to upgrade our license to include craft drinks on the menu to complement our dishes. We've conducted our research and would like to offer these specialty drinks.

Amendment to Condition # 38 prior to approval is as follows: Amended such that the business returns to the Planning Commission for review in February of 2022.

A motion was made by Bojorquez, seconded by Ortiz and carried 4-1 to approve Resolution No. 21-07 approving a Conditional Use Permit (CUP NO. 21-07), which would allow for a Type 47 License, on-sale of general alcohol in conjunction with a bona fide eating establishment ("KRUDOS") located at 1725 Durfee Avenue, South El Monte CA 91733.

Vote: 4-1

Ayes: Commissioners: Ortiz, Barrera, Yopez, and Bojorquez

Nays: Rodriguez

Abstain: None

8. **DIRECTOR UPDATE** – Director advised the commission of the upcoming events/information: Concerts in the Park that will host a community outreach booth. The booth will be offering prizes to those who participate in the community survey being conducted around the Housing needs in our City. The consultant, Dudek, will be assisting in these efforts and we welcome everyone to come join us in the front lawn of Shively School and Central Avenue. At this event we will also be addressing National Pollution Discharge Elimination System (NPDES) regulations-which include oil recycling, storm drain, water runoff and irrigation pollutants in our waterways and the proper handling of these materials. The next topic of information is the upcoming State Law regulations around Trash, Organics and Recycling that the City will be addressing at the next City Council meeting on September 14, 2021 that was Noticed – to all property and business owners whom the new rates will affect. In addition, I encourage Commissioners to attend the September 14, 2021 City Council meeting in which the consultant, Dudek, will be making a presentation to City Council and the public with an update on the Housing Element with more details that include graphs, maps, and text that identifies the City's efforts, corrections and HCD submission status related to the adoption of the Housing Element 6th Cycle update.

Assistant Planner added: At the next Planning Commission meeting on September 21, 2021, we will be bringing the Housing Element back before you with simply a recommendation from Planning Commission to City Council to adopt the 6th Cycle Housing Element Update.

9. **COMMISSIONERS' COMMENTS**

Commissioner Barrera – National Night out was a successful event, great outcome. I'd like to conduct a PUBLIC SERVICE ANNOUNCEMENT: We are in a drought. Please be mindful of wasting water. Watering your grass more than you need to. If we do not get enough rain this season, we will be hurting in the next year or two. Whatever we can do to conserve water, will help us all in the future.

Commissioner Bojorquez – I made a previous comment last month, I will make this suggestion again. My comment is related to getting more information on

upcoming city events. I know for City Council there's agendas and everyone knows where to go, but as Commissioners, we are giving up our time and I think we should be reached out to a little bit more. I understand we have Facebook, Instagram, and the City website where these events are posted, but as a public servant to this commission and my community, I feel like we deserve, and I won't speak on behalf of the other commissioners, but I feel like I deserve to some answers as to why this has not been done since the last time I asked? I'm hoping Mr. Cataldi can give us an answer. Director of Community Development and Public Works responded, I agree with you completely, the more outreach the City conducts, the better the outcome. You did make a similar if not the same comment last month, and that was taken to the City Manager's Office-since these events are not directly under my supervision. I will advise our social media relations personnel to assist, and see if the option to have emails sent out to all appointed commissioners like we would with Council Members, on each of the upcoming city events is possible. Including if the city is the primary participant or if we partner up with others. I will take that back and make it very clear.

Commissioner Ortiz – In an attempt to make things easier for staff, along the lines of what Commissioner Bojorquez was saying, even if we could get an itinerary for all the upcoming city events, with like a time-by-time schedule of the event, that way we can still attend, maybe not the entire event, but we can still do what we can. There must be some sort of agenda out there, that can be shared with us, and create a Commissioners' email loop. Just a suggestion. Director of Community Development and Public Works responded, yes there are flyers made for each event as a method to promote or market the event. Typically, an itinerary is prepared for when there are speakers scheduled to present. These materials do exist, I would intend for those to be shared in a mass email to all commissioners and council members so that everyone is receiving the same information with all the correct dates and times.

Commissioner Yopez – Tomorrow is the first day of school for Valle Lindo School District schools, and I am looking forward to it as I have a first-time kindergarten student attending school for the very first time. I am also looking forward to Thursday's event – Concerts in the Park – sharing and outreaching to the community and stakeholders about the Housing Element. I am requesting to you all a CALL TO ACTION: If you haven't shared this event with your community please do so. Engagement is very important. I was able to share this event with Dr. Evans of the Valle Lindo School District and she was able to forward that to all the parents in an attempt to get the community that much more involved. Also, I was hoping maybe the Director of Community Development and Public Works can help, I am a certified C.E.R.T member and would like to connect with other C.E.R.T members and create an active group of members that can assist in an emergency situation. The last time I inquired, the Deputy City Manager was trying to figure out who was taking the lead on this effort, and I would love to participate in these efforts.

Chairperson Rodriguez—I also attended National Night Out, and the event was a success with the backpack giveaway. Great event overall. School does open tomorrow. The State Superintendent will be here to greet the kids at 7:30AM on their first day back. I'm inviting you all if you can make it, to please attend tomorrow at 7:30AM at the front lawn of Shively Middle School.

9. ADJOURNMENT

A motion was made by Barrera, second by Yepez and carried 5-0, to adjourn the meeting at 6:37 p.m.

Vote: 5-0

Ayes: Commissioners: Barrera, Ortiz, Rodriguez, Yepez, and Bojorquez

Nays: None



Planning Commission Agenda Report

**Agenda
Item No.
7.a.**

DATE: September 21, 2021

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Adoption of Resolution No. 21-10 recommending City Council approve a General Plan Amendment (GPA) (No. 20-01) to adopt the final draft of the Housing and Safety Elements as required by State Law.

PUBLIC NOTICE: Notice of public hearing was posted on September 9, 2021.

ENVIRONMENTAL DETERMINATION: An Initial Environmental Study was prepared for the project in compliance with the California Environmental Quality Act (CEQA) and was made available for public review and comment from August 30, 2021 through September 19, 2021. The study concluded that there will be less than significant impacts. Therefore, a Negative Declaration has been prepared.

BACKGROUND: State law requires each local government in California to adopt a comprehensive, long-term General Plan to guide the physical development of the community. The Housing Element, Safety Element, and Environmental Justice Element are three of the eight mandated elements of the General Plan. The Housing Element is unique among the elements of the General Plan in that jurisdictions are required to submit draft elements to the California Department of Housing and Community Development (“HCD”) for review prior to adoption, and HCD is required to issue findings regarding whether, in its opinion, the element complies with the requirements of state law. The last Housing Element that was certified by HCD was the Fifth Cycle 4-year update in 2020.

The proposed Housing Element is the Sixth Cycle (8-year update) of the Housing Element as required by State Law. The proposed Housing Element has been revised to incorporate all State mandated requirements over the past few years. HCD has reviewed the Housing Element, issued their comments, City modifications were made, and it is currently awaiting City Council approval to review the final Housing Element submitted by the City.

The Governor's Office of Planning and Research (OPR) requires that upon the adoption of the Sixth Cycle Housing Element, an updated Safety Element needs to be adopted. Another requirement by OPR is upon the adoption of two elements of the General Plan, an Environmental Justice Element must be created if the City is considered a Disadvantaged Community (DAC). With the last adopted Safety Element being in 2000 and the City being considered a DAC, these two elements were combined into the Public Health and Safety Element to be adopted with the Housing Element.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. 21-10 recommending that the City Council adopt a Negative Declaration and General Plan Amendment.

ANALYSIS:

General Plan Amendment

Staff has been working with the HCD over the last eight months to ensure that the proposed final 2022-2029 Housing Element meets the requirements of State law. Staff has been working with the City's Housing Consultant to address comments provided by HCD. HCD has requested some minor changes to the proposed Housing Element that have been addressed.

The proposed Housing Element provides programs that are feasible to implement and beneficial to the City. The City has adequately planned to meet the City's existing and future housing needs, which includes the Regional Housing Need Assessment ("RHNA"). The policies and implementing programs contained in proposed Housing Element will serve as the City's blueprint in defining how the existing housing stock in the City is to be maintained and conserved, while at the same time, how new residential development will be accommodated in the future.

In order to show the City can meet capacity and receive approval from the State of California, the City has a list of code amendments and policies that will be implemented in the years following adoption of the Housing Element to bring the City into conformance with the programs proposed to conform with State regulations. These code amendments and policies are linked to the goals and objectives stated in the Housing Element, and will help further these goals and objectives.

Once the Planning Commission and City Council have reviewed and approved the document, Staff will forward the Housing Element to HCD for certification. Once HCD certifies the Housing Element, the City will have fully complied with State Law and will be eligible for several housing related grants.

Both the Housing and Public Health and Safety Elements had drastic public outreach conducted during the update in order to educate and receive input from stakeholders. The first outreach conducted on the update was the joint City Council and Planning Commission meeting on April 20, 2021 that gave an overview of the elements and took feedback of what issues were endemic to the City. The second outreach effort was an online poll that was hosted in English and Spanish on the City's website for the months of June and July to gather opinions from stakeholders in the community. A virtual public workshop was conducted on June 29, 2021 in both English and Spanish that was advertised on the City website and social media. Finally, outreach was conducted at a booth during a concert in the park event put on by the City to have discussions with residents

and have a survey available that got their opinion on health and safety of the community. Finally, one-on-one stakeholder interviews were conducted to get the input of local homeless and transitional housing shelters, food banks, and social service providers.

ENVIRONMENTAL REVIEW: An Initial Study was conducted and Negative Declaration was prepared pursuant to the guidelines of the California Environmental Quality Act (Administrative Code, Title 14, Chapter 3, §15063; §15070). The study concluded that there will be less than significant impacts.

CONCLUSION: Staff has prepared a Housing Element and Public Health and Safety Element integrated with an Environmental Justice Element that meets all of the requirements under State Law. HCD has reviewed the document and has issued corrections that have been addressed. The City has adequately planned to meet the City's existing and future housing needs, along with addressing equal protection from local health risks with access to the decision-making process. Staff recommends that the Planning Commission adopt Resolution No. 21-10 recommending approval of the Housing Element and Public Health and Safety Element along with a Negative Declaration to the City Council.

ATTACHMENTS:

- A – Resolution No. 21-10
- B – Housing Element
- C – Public Health and Safety Element

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 21-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION AND A GENERAL PLAN AMENDMENT NO. 21-01 FOR THE 2022-2029 HOUSING ELEMENT AND PUBLIC HEALTH AND SAFETY ELEMENT

WHEREAS, the City of South El Monte (“City”) is required to adopt an eight-year update to the Housing Element Sixth Cycle;

WHEREAS, the State of California requires every municipality to periodically update the Housing Element of its General Plan to review the housing needs of the community and revise its policies, programs and objectives to address those needs. The California Department of Housing and Community Development (“HCD”) reviews the Housing Element prior to adoption, and HCD is required to issue findings regarding whether, in its opinion, the element complies with the requirements of state law;

WHEREAS, the State of California requires every municipality to update their Safety Element along with the Sixth Cycle Housing Element if it was not recently updated. Another requirement is upon the adoption of two elements of the General Plan, an Environmental Justice Element must be created if the City is considered a Disadvantaged Community (DAC). With the last adopted Safety Element being in 2000 and the City being considered a DAC, these two elements were combined into the Public Health and Safety Element to be adopted with the Housing Element; and

WHEREAS, a public hearing was held before the Planning Commission on September 21, 2021 to consider the proposal. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination. Based on the record of the proceeding, the Planning Commission hereby finds as follows:

1. In accordance with Government Code Section 65585, the Planning Commission has reviewed the findings of HCD and finds that the Draft 2022-2029 Housing Element has been revised to fully address each of the findings made by HCD;
2. The proposed General Plan Amendment updating the Housing Element and Public Health and Safety Element is necessary to comply with State law and is consistent with

- the General Plan;
3. The proposed General Plan amendment to the Housing Element and Public Health and Safety Element is in accordance with State law requirements. The proposed General Plan amendment will not create or result in any significant impacts to the General Plan, Zoning Code, nor be in conflict with any applicable environmental plans or policies, be incompatible with existing land uses, affect agricultural resources, or disrupt the physical arrangement of the established community. Therefore, there will be no significant land use or planning impacts associated with this project;
 4. The proposed General Plan amendment will consider updated population, employment and housing statistics. However, there will be no significant impacts to the regional or local population projections, nor induce substantial growth in the City, nor displace existing housing (especially affordable housing) as the proposed General Plan amendment stresses the creation of new housing stock, the rehabilitation of existing housing units, and the conservation and preservation of existing housing units, all of which are consistent with the estimated growth of the City as identified in the General Plan;
 5. The proposed General Plan amendment does not include any physical modifications or alterations of the existing land or structures. Any physical modifications or alterations to existing land and/or structures as a result of the amendment's objectives will be addressed through separate environmental analysis consistent with CEQA. As such, the General Plan amendment does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Further, for this reason, the proposed General Plan amendment does not have impacts that are individually limited but cumulatively considerable, nor have environmental effects that would cause substantial adverse effects on human beings, directly or indirectly; and
 6. For reasons discussed in the Initial Study, which is incorporated herein by reference, the General Plan amendment would not have any potential to achieve short-term, to the disadvantage of long-term, environmental goals, nor would the project have impacts which are individually limited, but cumulatively considerable.

Section 2. Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, et seq. ("CEQA"), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, et seq.), and the City's Local CEQA Guidelines, City staff had an initial study prepared of the potential environmental effects of the proposed General Plan amendment. Based on the information contained in the initial study, staff determined that there was

less than substantial evidence that approval of the proposed re-designations may have significant environmental impact. Accordingly, the City prepared a Negative Declaration in accordance with Section 15070 of the State CEQA Guidelines. Notice of the preparation of the Negative Declaration was posted for the period of August 30, 2021 through September 19, 2021. Pursuant to Section 15074(b) of said Guidelines, the Planning Commission independently reviewed and considered the contents of the initial study and the negative declaration prior to deciding whether to approve the proposed General Plan amendment.

Section 3. The Planning Commission of the City of South El Monte hereby recommends that the City Council approve the Negative Declaration and General Plan Amendment for adoption of the Housing Element and Public Health and Safety Element.

Section 4. The Secretary shall certify to the adoption of this Resolution and forward the original to the City Clerk.

PASSED, APPROVED AND ADOPTED this 21st day of September 2021

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing Resolution, being Resolution (No. 21-10), was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of September 2021.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary

ATTACHMENT B

City of South El Monte

6th Cycle Housing Element Update

(2021-2029)



Final Draft – September 2021

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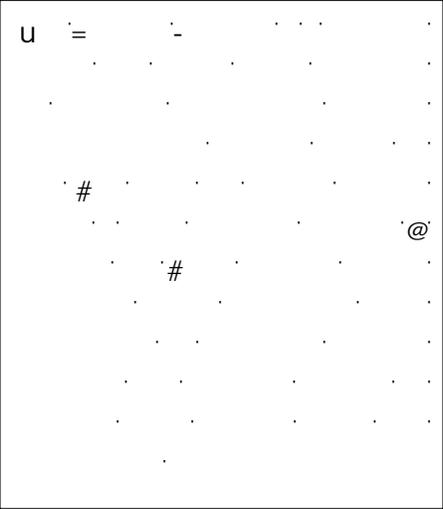
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Housing Element

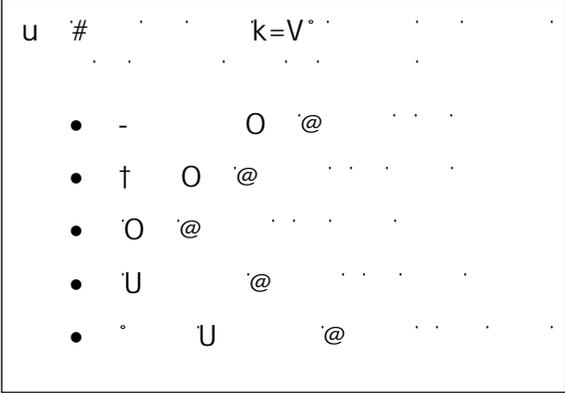
1. Introduction

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1.1 Housing Element Organization

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1.1.1 Housing Element Content

- **Introduction** provides an overview of the Housing Element, its relationship to State law, the City’s RHNA, and this section on the plan organization.
- **Public Engagement** describes the outreach process that was undertaken through the Housing Element update process, and the input received that informed the development of this plan.
- **General Plan Consistency** details those policies identified throughout the elements of the General Plan that guided the policies set forth in the Housing Element to ensure that consistency is maintained throughout the General Plan.
- **Goals and Policies** specifies the City’s plans for meeting the existing and projected comprehensive housing needs of South El Monte.
- **Program Implementation** identifies the specific actions that will be implemented to ensure that South El Monte’s housing needs are met within the planning period.

1.1.2 Appendices

- **Appendix A - 5th Cycle Review** evaluates the efficacy of the 5th cycle housing element; the progress in plan implementation; and the appropriateness of the goals, policies, and programs.
- **Appendix B - Needs Assessment** provides detailed information on South El Monte’s demographic characteristics and trends that influence supply and demand of various housing types.
- **Appendix C - Constraints and Zoning Analysis** details governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels.
- **Appendix D - Affirmatively Furthering Fair Housing** Analysis identifies disproportionate housing needs, including segregated living patterns, concentrated areas of poverty, disparities in access to opportunity, and displacement risk.
- **Appendix E - Sites Analysis and Inventory** describes the methodology by which the City can accommodate their RHNA targets, how any unmet need will be met, and provides an inventory of the sites identified to meet the housing need.
- **Appendix F - Community Engagement Summary** provides the detailed results of the outreach conducted for the update to the Housing Element.

2. Public Engagement

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Summary

3. General Plan Consistency

The General Plan is consistent with the following:

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4. Goals and Policies

Goal 1: An adequate supply of a variety of housing types to meet the existing and future needs of City residents.

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

Policy 1.2: The City shall facilitate the development of housing through the removal of local regulatory constraints, especially for housing that serves lower-income households and those with special needs.

Policy 1.3: The City shall coordinate with the Los Angeles County Community Development Commission to take advantage of Federal, state, and local funds available for affordable housing and housing for those experiencing homelessness in South El Monte.

Policy 1.4: The City shall facilitate the development of housing by connecting developers with requirements, standards, and other relevant information needed to apply for development permits in the City.

Goal 2: High quality residential neighborhoods that are enhanced and well-maintained.

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Policy 2.1: The City shall promote the rehabilitation of substandard and deteriorated housing in areas designated for long-term residential use and pursue additional funds for currently unfunded rehabilitation program.

Policy 2.2: The City shall provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements.

Policy 2.3: The City shall work to increase the rate of home ownership in the community and stabilize neighborhoods by encouraging low- and moderate-income households to become first-time home buyers.

Policy 2.4: The City shall promote efforts to remove substandard units which are not suitable for rehabilitation.

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Policy 2.5: The City shall work to alleviate unit overcrowding by permitting owners to add bedrooms, bath, and additional living areas in homes and encouraging development of accessory dwelling units.

Policy 2.6: The City shall work to alleviate illegal conversions of garages, patios, and subdivision of single-family units through code enforcement that works to bring these conversions into compliance.

Policy 2.7: The City shall promote energy conservation techniques in housing rehabilitation and construction.

Goal 3: Compatible land uses that meet the needs of residents, employers and employees.

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Policy 3.1: The City shall facilitate the orderly transition of residential uses in appropriate areas near industrial uses.

Policy 3.2: The City shall provide new opportunities for housing in the City, such as through intensification in designated neighborhoods and other appropriate areas.

Policy 3.3: The City shall encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.

Goal 4: Equal opportunities for all residents to reside in the housing of their choice.

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

Policy 4.2: The City shall implement practices that prevent displacement and discrimination through enforcement of existing requirements.

Policy 4.3: The City shall connect residents and developers to information related to programs that provide housing support and guidance on Fair Housing resources.

5. Program Implementation

Program 1: ADEQUATE SITES

Appendix E, Sites Analysis and Inventory # k=V° # U U # k # k

Appendix E

Table 13, Summary of Underutilized Sites in Rezone Area @ Appendix E u # \

Objective(s)	k
Timeframe	V \
Responsible Agency	# h)
Funding Sources	#)) "
Relevant Policies	

Program 2: IMPLEMENTATION OF MIXED USE (C-R) ZONE

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Objective(s)	<ul style="list-style-type: none"> •) • @ • @
Timeframe	<ul style="list-style-type: none"> •) • \ • \ U y #k
Responsible Agency	# 'h)
Funding Sources	#)) "
Relevant Policies	

Program 3: ZONING ORDINANCE AMENDMENTS TO REMOVE CONSTRAINTS

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Timeframe	<ul style="list-style-type: none"> • y ...) " • ... - # ...) " • - ... = - ... = • o = - # ...) " • \ ... = - ...) "
Responsible Agency	# h)
Funding Sources	#)) "
Relevant Policies	

Program 4: ZONING UPDATES AND GENERAL PLAN CONSISTENCY PROGRAM

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Timeframe	<ul style="list-style-type: none"> \ - # 8 h
Responsible Agency	# h)
Funding Sources	#)) "
Relevant Policies	

Program 5: ACCESSORY DWELLING UNIT PROGRAM

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Timeframe	<ul style="list-style-type: none"> o - # = - o)y K)y = -
Responsible Agency	# h)
Funding Sources	#)) "
Relevant Policies	

Program 6: HOUSING CHOICE VOUCHER PROGRAM

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Objective(s)	#
Timeframe	\
Responsible Agency	# h)
Funding Sources	" h = " = # t h
Relevant Policies	

Program 7: SUPPORT FOR THOSE EXPERIENCING HOMELESSNESS

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Objective(s)	<ul style="list-style-type: none"> • U • # <p>U # O " h # -</p>
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Responsible Agency	# h)
Funding Sources	<ul style="list-style-type: none"> • 8 7 • 8 O " # U =
Relevant Policies	

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Program 8: LOT CONSOLIDATION PROGRAM

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<p>Objective(s)</p>	<ul style="list-style-type: none"> •) • @ • 7 •) • 7
<p>Timeframe</p>	<ul style="list-style-type: none"> • u • = • u •)
<p>Responsible Agency</p>	<p># h)</p>
<p>Funding Sources</p>	<p>#))</p>
<p>Relevant Policies</p>	

Program 9: COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM

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Objective(s)	<ul style="list-style-type: none"> • h • @ # #) #
Timeframe	<ul style="list-style-type: none"> • @ • #
Responsible Agency	O ° # #) # # = h °
Funding Sources	O ° y # =\U- #) " 8
Relevant Policies	

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Program 10: COUNTYWIDE AFFORDABLE HOME OWNERSHIP PROGRAM

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Objective(s)	# #) #
Timeframe	\
Responsible Agency	O ° # #) # # = h °
Funding Sources	O ° y # =\U -
Relevant Policies	

Program 11: FIRST-TIME HOMEBUYER PROGRAMS

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Timeframe	<ul style="list-style-type: none"> • h U## • u #
Responsible Agency	# = h O # #) #
Funding Sources	<ul style="list-style-type: none"> • O # U## • 7 u = U U° h # 8 7
Relevant Policies	

Program 12: ENERGY EFFICIENCY PROGRAM

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Objective(s)	<ul style="list-style-type: none"> • y # • k - \
Timeframe	<ul style="list-style-type: none"> • \ • h
Responsible Agency	# h)
Funding Sources	8 7
Relevant Policies	

Program 13: WATER CONSERVATION PROGRAM

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Timeframe	<ul style="list-style-type: none"> • \ # • \
Responsible Agency	# h)
Funding Sources	8 7
Relevant Policies	

Program 14: FAIR/EQUAL HOUSING PROGRAM

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Objective(s)	<ul style="list-style-type: none"> • h # • h ok\ •) 7 • = • k • @ 7 = • @
Timeframe	<ul style="list-style-type: none"> • \ • ‡ = • - • # =
Responsible Agency	# h) # = h # o # - U \
Funding Sources	#)) "
Relevant Policies	

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Program 15: RESOURCES FOR PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES

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Objective(s)	<ul style="list-style-type: none"> - #
Timeframe	<ul style="list-style-type: none"> \ h = -
Responsible Agency	#))
Funding Sources	#)) " "
Relevant Policies	

Program 16: DEVELOPER COORDINATION AND INFORMATION PROGRAM

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1483, 2019)

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Objective(s)	<ul style="list-style-type: none"> h h
Timeframe	h
Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 17: HOUSING EDUCATION CAMPAIGN

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Objective(s))
Timeframe	† = -
Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 18: HOMEOWNER ASSISTANCE PROGRAMS

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Objective(s)	<ul style="list-style-type: none"> o k o h
Timeframe	<ul style="list-style-type: none"> u k
Responsible Agency	# h)
Funding Sources	<ul style="list-style-type: none"> #)) k # = # 8 7 kh
Relevant Policies	

Program 19: CODE ENFORCEMENT PROGRAM

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Objective(s)	# = k
Timeframe	# # -)
Responsible Agency	#))
Funding Sources	#))
Relevant Policies	

Program 20: REPLACEMENT HOUSING PROGRAM

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(SB 330, 2019)

Objective(s))
Timeframe	y = -
Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 21: ZONING REVISIONS FOR SPECIAL NEEDS HOUSING

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- - # (AB 2162, 2019)

Objective(s)	° - # °
Timeframe	‡ = -
Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 22: LOW BARRIER NAVIGATION CENTERS

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Objective(s)	° - #
Timeframe	‡ = -
Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 23: OBJECTIVE DESIGN STANDARDS

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Objective(s)	U
Timeframe	\
Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 24: NO NET LOSS

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Objective(s)	U k=V°
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Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 25: ANNUAL PROGRESS REPORTS

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Objective(s)	<ul style="list-style-type: none"> • k = • k = - #
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Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 26: MOBILEHOME PROGRAM

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Responsible Agency	#))
Funding Sources	#)) "
Relevant Policies	

Program 27: PRIORITY SERVICE

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Program 28: AFFORDABLE HOUSING STREAMLINING

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Responsible Agency	#))
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Relevant Policies	

Appendix A: 5th Cycle Review

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Table 1: Evaluation of Previous Housing Element Implementation

Policy (if applicable)	Program	Progress in Implementation
<p>Housing Element Policy 1.1. u # o - U</p>	<p>PROGRAM #1 ADEQUATE SITES Adequate Sites to Meet 2014-2021 Regional Housing Needs Assessment (RHNA) u # o - U</p> <p>k=V° u k=V°</p> <p>u</p> <p>k=V°</p> <p>u #</p> <p>u #</p> <p>#</p> <p>u</p> <p># 8 # o #</p> <p>=</p> <p>k=V° @ #</p> <p>@ #</p>	<p>Progress: " h k #</p> <p># = h u</p> <p>‡ #</p> <p>\ o</p> <p># \ - h</p> <p>o #</p> <p>#</p> <p>Effectiveness: u #</p> <p>k=V° u</p> <p>#</p> <p>Appropriateness: k # u</p> <p>=</p> <p>u # k=V°</p> <p>k</p> <p>k=V° #</p>

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o - U # k

	<p>u #</p> <p>Source of Funding:)</p> <p>Agency Responsible for Implementation # o -</p> <p>U h)</p> <p>Implementation Schedule \</p>	
<p>Housing Element Policy 1.2. u</p> <p># o - U 8</p> <p>o</p> <p>#</p> <p>k U y</p>	<p>PROGRAM #2 IMPLEMENTATION OF MIXED USE (C-R) ZONE</p> <p>u # # k</p> <p># k u # k</p> <p>u</p> <p>u # # k</p> <p>u</p> <p># k u #</p> <p>u #</p> <p>U y # k</p> <p>u</p>	<p>Progress: \</p> <p># U #</p> <p>= - K</p> <p>V</p> <p>Effectiveness: u</p> <p>- # u #</p> <p># k</p> <p># k</p> <p>Appropriateness: k # U</p> <p>V k</p> <p># U y # k</p> <p># = -</p>

	<p>u # # k</p> <p># k</p> <p># k=V°</p> <p>Source of Funding)</p> <p>Agency Responsible for Implementation h)</p> <p>Implementation Schedule \ k # k</p> <p>K</p>	
	<p>PROGRAM #3 ZONING ORDINANCE AMENDMENTS TO REMOVE CONSTRAINTS</p> <p>u #</p> <p>o</p> <p>u</p> <ul style="list-style-type: none"> • y #) y o • - # • = " o = • o • - # • - # o • - # • - # " V # <p>OV#</p>	<p>Progress:</p> <ul style="list-style-type: none"> • \ # ") • y U # # o • 8 # o • ° - # " # k • u) " O # • U # • ° - # " " • ° - # " "

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<p>Housing Element Policy 2.5. u</p> <p># o - U</p>	<p>PROGRAM #4 ACCESSORY DWELLING UNIT PROGRAM</p> <p>u #</p> <p>)y o u #</p> <p>#</p> <p>Source of Funding)</p>	<p>Progress: \</p> <p>#) y</p> <p>U #</p> <p>8 # o</p> <p>")y)y</p> <p>\ \ # #</p> <p>k V #</p> <p>U #)</p> <p>= #) # =</p> <p>8 h</p> <p>)y K)y</p> <p>)y K)y)y o</p>

	<p>2014-2021 Program Objectives 7</p> <p>Agency Responsible for Implementation h)</p> <p>Implementation Schedule \ @</p> <p>#</p>	<p>Effectiveness: u</p> <p>Appropriateness: Continue. U</p> <p># = 8</p>
	<p>PROGRAM #5 HOUSING CHOICE VOUCHER PROGRAM</p> <p>#</p> <p>= # † h</p> <p>)</p> <p>h</p> <p>h =</p> <p>h</p> <p>u # o - U</p> <p>Source of Funding " h =</p> <p># † h</p> <p>2014-2021 Program Objectives #</p> <p>Agency Responsible for Implementation # o - U</p> <p>h)</p>	<p>Progress: u #</p> <p>Effectiveness: u</p> <p>Appropriateness: #</p>

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<p>Housing Element Policy 1.4. u # o - U # #) # #) 7 o - U</p>	<p>PROGRAM #6 IDENTIFICATION OF AFFORDABLE HOUSING FUNDING SOURCES</p> <p>y #</p> <p>u #</p> <p>o 7 #) "8 =\U- u #</p> <p>u #</p> <p>dk\ u # \ \ k h u</p> <p>) u</p> <p><i>Source of Funding</i> 8 7</p> <p><i>2014-2021 Program Objectives</i> 7</p> <p><i>Agency Responsible for Implementatio</i> # o - U h)</p> <p><i>Implementation Schedule</i> \ </p>	<p>Progress: \ \ # # k V # # U #) # = #) # = 8 h</p> <p>)y K)y)y U # @ - U " h U = u #</p> <p>Effectiveness: u o</p> <p>)y - dk\) " Appropriateness: k u</p> <p>= - h k)y h h</p>
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<p>Housing Element Policy 1.1 u # o - U</p>	<p>PROGRAM #7 LOT CONSOLIDATION PROGRAM @ #</p> <p># u</p> <ul style="list-style-type: none"> • U • @ • 7 <p>u #</p> <p>Source of Funding)</p> <p>2014-2021 Program Objectives O #</p> <p>Agency Responsible for Implementation h)</p> <p>Implementation Schedule \</p> <p>K</p>	<p>Progress:</p> <p># U #</p> <p>Effectiveness: u</p> <p># = - O</p> <p>Appropriateness: k U</p> <p>h #</p> <p>O # h</p> <p>) " h -</p>
<p>Housing Element Policy 1.4. u # o - U O</p>	<p>PROGRAM #8 COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM</p>	<p>Progress: " h</p> <p>k # v</p>

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<p># #) #) 7) o - U</p>	<p>u O # #) # # u y # h o - U 7 # = \ U - u =) \ # =) \ #) # u #) # @ u #) # u # h # # Source of Funding O y # = \ U - #) " 8 Agency Responsible for Implementation O # #) # # = h</p>	<p>Effectiveness: u # # # O # #) # Appropriateness: k # u O # o - U #</p>
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<p>Housing Element Policy 2.3. u # o - U</p>	<p><i>Implementation Schedule \</i></p> <p>PROGRAM #9 COUNTYWIDE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES (HOP) PROGRAM</p> <p>u</p> <p>u</p> <p># = " U # #</p> <p>h u # #</p> <p>Source of Funding O " y # =\U-</p> <p>Agency Responsible for Implementation O " #</p> <p>#) # # o - U</p> <p>= h " o - U</p> <p><i>Implementation Schedule \</i></p>	<p>Progress: u #\t@ " k U 8 h</p> <p>#\t@</p> <p>Effectiveness: @ # =\h #</p> <p>Appropriateness: k # u</p> <p>h # # = h # " 8 #)" 8 y #</p>
<p>Housing Element Policy 2.3. u # o - U</p>	<p>PROGRAM #10 MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM</p> <p>u U # # U## h</p> <p># U##</p> <p>7</p> <p>u # U##</p> <p>o - U U##</p> <p>u # O " U##</p> <p># " o - U</p>	<p>Progress: u # # = " U # # h = U##h</p> <p>Effectiveness: u # U##h u</p> <p>Appropriateness: k # # h # # = h # # # h # " 8 #)" 8 y #</p>

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	<p>PROGRAM #11 ENERGY EFFICIENCY PROGRAM</p> <p>u # o - U</p> <p>M</p> <p>u</p> <ul style="list-style-type: none"> • u # • u # <p>#</p> <p>@</p> <ul style="list-style-type: none"> • u # o - U <p>o#- o -</p> <p>u</p>	<p>Progress:</p> <ul style="list-style-type: none"> • u # - • # 8 " o • # u u \ V • u # o 8 • † - † h O • - σ k - " • o 8 † # - • o # 8 • u # o# j U) - • O U k • u - \ • = 8 • " o • o O • 8 " #

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	<p>PROGRAM #12 WATER CONSERVATION PROGRAM</p> <p>u o 8 † ‡ #</p> <p># u # o - U</p> <p>u #</p> <p>o u #</p> <p>#</p> <ul style="list-style-type: none"> • u # • u • u # = • u # " # <p>u #</p>	<p>Progress: # o - U</p> <p>U #</p> <p>o O o \ † o # †</p> <p>o " † † #</p> <p>Effectiveness: u</p> <p># u #</p> <p># u</p> <p>Appropriateness: U</p> <p># =</p>

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<p>Housing Element Policy 4.1. u # o - U</p> <p>o</p>	<p>PROGRAM #13 FAIR/EQUAL HOUSING PROGRAM u #</p> <p>o - U u #</p> <p>u #</p> <p># =</p> <p>#</p> <p>Source of Funding)</p> <p>Agency Responsible for Implementation # o - U h) # = h # o # - U \</p> <p>Implementation Schedule \ K</p>	<p>Progress: u #</p> <p>Effectiveness: u # #) 7 = = # O @ 7 = # u</p> <p>Appropriateness: U =</p>
<p>Housing Element Policy 4.1. u # o - U</p>	<p>PROGRAM #14 RESOURCES FOR PERSONS WITH DISABILITIES u #</p> <p>u #</p> <p># #</p> <p>u #</p> <p>o 8 h k</p>	<p>Progress: u # # # o 8 h k # #</p> <p>Effectiveness: u</p>

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	<p>PROGRAM #15 PUBLIC INFORMATION PROGRAM</p> <p>h K</p> <p>=</p> <p>u #</p> <p># =</p> <p># u #</p> <p>@</p> <p>h</p> <p>@</p> <p>Source of Funding)</p> <p>Agency Responsible for Implementation # o - U</p> <p>h) # = h</p> <p># o # - U \</p> <p>Implementation Schedule † o</p>	<p>Progress: K # =</p> <p>)</p> <p>Effectiveness: † #</p> <p>u #</p> <p>Appropriateness: k @</p> <p>k</p> <p>u</p>

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Appendix B: Needs Assessment

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EXISTING CONDITIONS

1.1 Overview

This section of the Housing Element provides an overview of the existing housing within the City of South El Monte (City), as well as the projected needs including demographic, housing, and socioeconomic characteristics of the City. This section includes the following:

- *Population Characteristics* describes population growth trends in the City, the age characteristics of the City’s residents, and their ethnicity.
- *Household Income Trends* provides an overview of income categories in the City relative to the area median.
- *Employment Characteristics* discusses business sectors and job types prevalent in the City.
- *Housing Characteristics* focuses on trends related to residential development, housing unit types, and housing tenure.
- *Housing Price and Affordability* reviews cost of housing in the City for both owners and renters and discusses prevalence of overpayment.
- *Special Needs Groups* characterizes the need for housing to accommodate households with special needs (i.e., handicapped, elderly, etc.).
- *Affordable Housing* looks at current housing developments that may be at risk for conversion.

1.2 Data Sources

Various sources of information have been consulted in preparing this Housing Element. The 2010 Census provides the basis for population and household characteristics. Where applicable, the following sources of information have been used to supplement and update information contained in the 2000 and 2010 Census data:

- California Department of Developmental Services Quarterly Consumer Report, 2020
- California Department of Finance (DOF) 2010 and 2020 Composition of Housing Stock, 2020
- California Department of Finance (DOF) 2010-2020 E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020
- California Department of Industrial Relations Minimum Wage, 2020
- City of South El Monte COVID-19 Resources for Residents, 2020
- Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017
- HUD Fiscal Year 2020 Income Limits Summary, 2020
- Southern California Association of Government’s (SCAG’s) Adopted Growth Forecast, 2016

- SCAG’s Pre-Certified Local Housing Data for the City of South El Monte, 2020
- U.S. Census Bureau (Census) American Community Survey (ACS), 2019

1.3 Population Characteristics

1.3.1 Population Growth Trends

At the time the City was incorporated in 1958, there were 3,900 residents in the City. According to the most recent Census and State Department of Finance estimates, the City’s population grew to 21,204 residents as of January 1, 2020. **Table 1** summarizes the City’s growth from 1970 to 2020. Much of the growth that occurred during the 1970s and 1980s was due to both annexations that occurred during that period as well as new residential development. Population growth declined between 2000 and 2010; however, the City’s population growth is increasing once again as shown in **Table 1**.

Year	Population	Change (No.)	Change (%)
1970	13,443	--	--
1980	15,950	+2,507	+18.6%
1990	20,800	+3,200	+18.2%
2000	21,144	+344	+1.7%
2010	20,116	-1,028	-4.9%
2020	21,204	+1,088	+5.1%

Source: U.S. Census Bureau 1970-2010; CA Department of Finance 2010-2020

Two key variables generally influence the growth of a population: *immigration* and *natural increase*. Local population growth resulting from immigration is typically influenced by the availability of newly constructed housing (new residents move into the City to occupy the recently constructed owner-occupied and rental units). Population growth due to natural increases is a function of a local population’s birth, death, and fertility rates. This latter population growth variable affects the average household size. Either variable, or a combination of both, can contribute to a community’s population growth.

1.3.2 Household Size Statistics

The increase in average household size has been a major variable in the City’s overall population growth during the past several decades. **Table 2** compares trends in the City’s average household size with comparable data for Los Angeles County (County). As indicated in **Table 2**, the average household size for the City has declined slightly since 2000 but remained at an average of 4.41 persons per unit in 2020. Nevertheless, the average household size for the City is substantially greater than that for the County, and overall, the number of persons in a typical household within the City has nearly doubled since 1970.

The most commonly occurring household size is two people (approximately 23 percent of total households) and the second-most commonly occurring household is four people (17 percent of total households). The City has a lower share of single-person households as compared to the SCAG region

overall (approximately 14 percent vs. 23 percent) and a higher share of 7-or-more person households as compared to the SCAG region overall (approximately 8 percent vs. 3 percent).

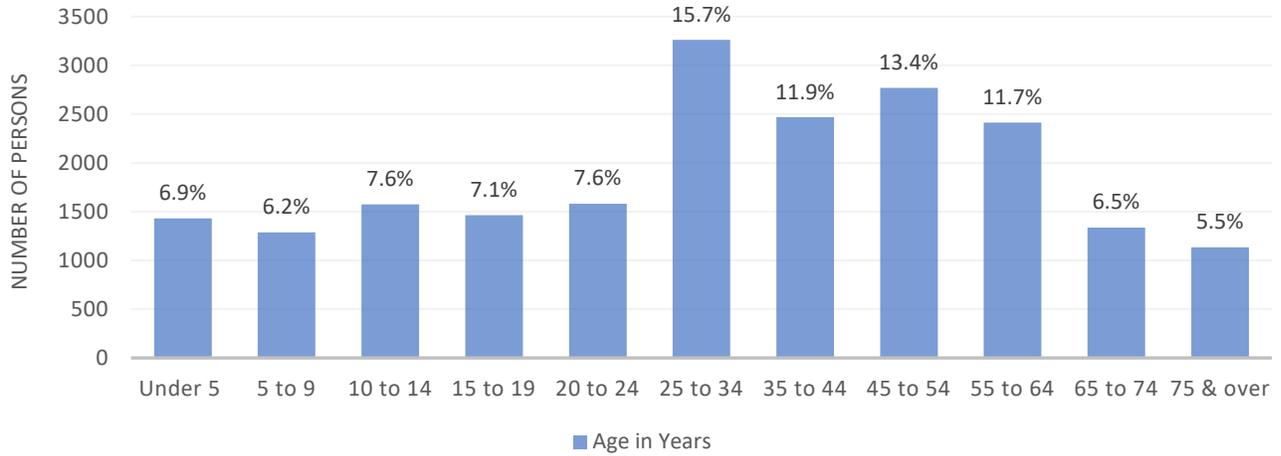
Table 2. Average Household Size (persons/unit)		
Year	County	City
1990	2.92	2.85
2000	2.98	4.57
2010	2.99	4.48
2020	2.96	4.41
<i>Change</i>	<i>0.04</i>	<i>1.56</i>
Source: U. S. Census Bureau and Department of Finance 1990-2010 and U. S. Census Bureau and Department of Finance 2010-2020		

1.3.3 Population Age Characteristics

One of the more significant indicators of future potential population growth trends is a population’s age characteristics. **Table 3** and **Figure 1** summarize the age characteristics of the City’s population according to the 2019 ACS Census data.

Table 3. Age Characteristics of Population (2019)		
Age	No. Persons	% Persons
Under 5 years of age	1,430	6.9%
5-9 years of age	1,287	6.2%
10-14 years of age	1,576	7.6%
15-19 years of age	1,463	7.1%
20-24 years of age	1,582	7.6%
25-34 years of age	3,262	15.7%
35-44 years of age	2,467	11.9%
45-54 years of age	2,768	13.4%
55-64 years of age	2,414	11.7%
65-74 years of age	1,338	6.5%
75 and over years of age	1,134	5.5%
Total	20,721	100%
Source: 2019 ACS 5-Year Estimates DP05.		

Figure 1. Age Characteristics of Population (2019)



According to the 2019 ACS data, the median age of the City’s population is 34.4 years compared to 36.5 years for the County as a whole. However, according to ACS Census data, the median age of City residents has increased by approximately four years since 2010. Between 2010 and 2019, the young adult category (residents between 19 and 39 years old) experienced the greatest percent change with a decrease of approximately nine percent. **Table 4** provides age statistics grouped according to specific age categories (pre-school aged, school aged, young adults, etc.).

Age Category	No. Persons	% Persons
Preschool (under 5)	1,430	6.9%
School-age (5-18)	3,984	19.2%
Young Adult (19-39)	6,519	31.5%
Middle age (40-64)	6,406	30.1%
Seniors (65+)	2,472	12.0%
Total	20,721	100%
Source: 2019 ACS 5-Year Estimates S0101		

According to the 2019 ACS Census data, 26 percent of the City’s population is under 18 years of age. This high proportion of younger residents may explain the City’s relatively large average household size. However, over time, this age group will likely require their own housing as they become young adults. In addition, approximately 30 percent of the population consists of young adults between 20 and 39 years of age. This age group is likely to have a more immediate need for their own housing during the planning period, if they do not already. Another 30 percent of the City’s population is made up of middle-aged adults between 40 and 64 years of age. Young adults and middle-aged groups typically create demand for housing in units large enough to accommodate children (two or more bedrooms). Middle-aged residents typically increase the demand for single-family, detached homeownership opportunities. However, as children leave, they may begin downsizing and shift their demand to other housing types, such as to

condominiums or age restricted communities. Overall, the City’s age profile suggests a need for larger, family-sized rentals, and affordable, single-family home ownership opportunities, such as attached single-family homes.

The number of residents 65 years of age or older, totals 2,472 persons according to the 2019 ACS data. This indicates that about 12 percent of the population in the City may have a demand for senior housing during the planning period.

1.3.4 Race and Ethnicity Characteristics

According to ACS Census estimates, approximately 82 percent of the City’s population identified as Hispanic or Latino¹ in 2019. Approximately 46 percent of the City’s population identified as White, 15 percent identified as Asian, and 36 percent identified as some other race.² **Table 5** indicates the ethnic and racial characteristics of the City’s population.

Table 5. Race and Ethnicity (2019)		
Race/Ethnicity	No. Persons	% Persons
Racial Characteristics of South El Monte Residents		
White	9,645	46.5%
Asian	3,039	14.7%
Black or African American	75	0.4%
American Indian and Alaska Native	151	0.7%
Native Hawaiian and Other Pacific Islander	0	0.0%
Other	7,466	36.0%
Two or More Races	345	1.7%
Ethnic Characteristics of South El Monte Residents		
Hispanic or Latino (of any race)	17,060	82.3%
Source: 2019 ACS 5-Year Estimates		

1.4 Household Income Trends

1.4.1 Household Income

The California State Department of Housing and Community Development (HCD) has identified the following income categories based on the Area Median Income (AMI) of Los Angeles County. The AMI for Los Angeles County in 2020 was \$77,300 for a hypothetical family of four.

- Extremely Low-income: households earning up to 30 percent of the AMI
- Very Low-income: households earning between 31 and 50 percent of the AMI
- Low-income: households earning between 51 percent and 80 percent of the AMI

¹ The U.S. Census Bureau defines “Hispanic or Latino” as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. People who identify as Hispanic, Latino, or Spanish may be any race.

² “Some Other Race” includes all other responses not included in the White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander race categories described above. Respondents reporting entries such as multiracial, mixed, interracial, or a Hispanic or Latino group in response to the race question are included in this category.

- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

According to the ACS Census estimates, the overall median household income for the City was \$52,204 in 2019, the median family income was \$55,104,³ and the per-capita income was \$17,565.

CHAS estimates of households by income category are based on 2013-2017 ACS data and presented in **Table 6**. In 2017, approximately 27 percent of households in the City earned moderate or above moderate incomes, while approximately 25 percent of households had incomes in the low-income level and 48 percent of households had incomes in the extremely low- and very low-income level categories.

Table 6. Households by Income Category in South El Monte (2017)		
Income Category (% of County AMI)	Households	% Persons
Extremely Low (30% AMI or less)	1,295	24.4%
Very low (31 to 50% AMI)	1,260	23.8%
Low (51 to 80%)	1,305	24.6%
Moderate or Above (over 80% AMI)	1,445	27.2%
Total	5,305	100%
Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2013-2017		

Overall, approximately 65 percent of households in the City earned less than \$75,000 (close to the AMI of the County). **Table 7** summarizes the annual household income statistics for the City based on 2019 ACS Census estimates.

³ Family income is average for a family of two or more related people (by birth, marriage, or adoption) living in a household. Household income is the average income of all people living in a housing unit.

Income Category	No. of Households	% of Total In the City
Less Than \$10,000	193	3.8%
\$10,000 to \$14,999	227	4.5%
\$15,000 to \$24,999	651	12.8%
\$25,000 to \$34,999	676	12.8%
\$35,000 to \$49,999	722	14.2%
\$50,000 to \$74,999	863	17.0%
\$75,000 to \$99,999	747	14.7%
\$100,000 to \$149,999	652	12.9%
\$150,000 to \$199,999	256	5.0%
\$200,000 or more	85	1.7%
Total	5,072	100.0%
Source: 2019 ACS 5-Year Estimates DP03.		

1.5 Employment Characteristics

The City has 8,967 workers living within its borders who work across 13 major industrial sectors. The most prevalent industry in the City in was Manufacturing with approximately 19 percent of the total jobs in 2018. The second most prevalent employment sector in the City was Education, Health, and Social Services with approximately 17 percent of total jobs, followed by Retail Trade with approximately 12 percent of total jobs and Professional Services with approximately 11 percent of total jobs. During the COVID-19 pandemic, the unemployment rate increased in the City from 4.5 percent in January 2020 to 10.4 percent as of December 2020, according to the Employment Development Department. **Table 8** outlines major employment statistics for specific economic sectors that provided employment to the City’s residents in 2018 according to SCAG’s Local Housing Data.

Business Sector	No. of jobs	% of jobs
Manufacturing	1,729	19.3%
Education, Health, Social Services	1564	17.4%
Retail Trade	1056	11.8%
Professional Services	957	10.7%
Arts, Entertainment, and Food	704	7.9%
Construction	668	7.4%
Transportation, Warehousing, and Utilities	499	5.6%
Wholesale Trade	494	5.5%
Public Administration	281	3.1%
Finance, Insurance, Real Estate	251	2.8%
Information	109	1.2%
Agriculture and Forestry	68	0.8%
Other Services	587	6.5%
Total	8967	100%
Source: SCAG Local Housing Data, 2020		

In addition to understanding the prevalence of industries in the City, the types of jobs residents hold can also be used to analyze employment trends. In the City, the most prevalent occupational category was in Production with approximately 28 percent of total employees in 2018. The second-most prevalent type of work in 2018 was Sales with approximately 22 percent of total employees. **Table 9** summarizes employment occupation in the City by job type in 2018.

Job Type	No. of Jobs	% of Jobs
Production	2,479	27.6%
Sales	1,953	21.8%
Services	1,762	19.6%
Management	1,631	18.2%
Natural Resources	1,142	12.7%
Total	8,967	100%
Source: SCAG Local Housing Data, 2020		

1.6 Housing Characteristics

1.6.1 Existing Housing Types

According to the California Department of Finance’s Population and Housing estimates, there were 5,012 housing units in the City in the year 2020; see **Table 10**. Of this total, 3,539 units (71 percent) were single-family detached units and 229 units (5 percent) were single-family attached units (town homes and condominiums). Smaller multiple-family units containing between two to four units in a single structure totaled 285 units, approximately six percent of the total units in the City. Larger multiple-family developments, consisting of five or more units in a structure, totaled 509 units or approximately 10 percent of the total units in the City. Finally, there were 450 mobile homes in the City in 2020, accounting for approximately nine percent of the total units in the City. **Table 10** summarizes the City’s 2020 housing stock, broken down by number of units per unit type, according to the California Department of Finance estimates.

Unit Type	No of Units	% of Total
Single-Family Detached	3,539	70.6%
Single-Family Attached	229	4.6%
2-4 Units	285	5.7%
5+ Units	509	10.2%
Mobile Homes	450	9.0%
Total	5,012	100.0%
Source: CA DOF E-5 Population and Housing Unit Estimates, 2020.		

Table 11 compares Housing Characteristics between 2010 and 2020 from the California Department of Finance data. As indicated in **Table 11**, there has been a net increase of 443 units in the City recorded over the ten years between the 2010 and 2020, equaling a percent change of approximately 10 percent.

Year	Single- Family ¹	2-4 Units	5+ Units	Mobile Homes	Total
2010	3,599	241	421	450	4,569
2020	3,768	285	509	450	5,012

Sources: CA DOF E-5 Population and Housing Unit Estimates, 2010-2020.

¹ Includes both single-family attached and detached units.

1.6.2 Housing Tenure

According to the census, a total of 2,264 occupied units (49 percent) in the city were owner-occupied while 2,356 occupied units (51 percent) were renter-occupied in 2000. This rate has remained relatively stable. According to SCAG’s Local Housing Data, approximately 48 percent of the housing units were owner occupied in 2018. The housing tenure trends from 2000 to 2018 for the City are summarized in **Table 12**.

Year	Total Occupied	Owner-Occupied		Renter-Occupied	
		No.	%	No.	%
2000	4,620	2,264	49.0%	2,356	51.0%
2010	4,655	2,503	53.8%	2,152	46.2%
2018	5,161	2,456	47.6%	2,705	52.4%

Source: U.S. Census Bureau, 2000; 2010 ACS 5-Year Estimates DP04; SCAG, 2020

1.6.3 Existing Housing Vacancy Rates

According to ACS Census data, there was a total of 115 units in the City that were unoccupied, accounting for approximately 2.4 percent of the total number of units in the City in 2010. According to Department of Finance estimates, there were 218 vacant units in the City as of January 2020 with a vacancy rate of 4.3 percent. The vacancy rate for Los Angeles County for the same period was 6.1 percent. In general, an optimal vacancy rate is two percent for owner-occupied housing and four to six percent for rental units in a mature community, which indicates a stable housing market. This level of vacancy is assumed to ensure sufficient residential mobility and housing choice while providing adequate financial incentive for landlords or owners to maintain and repair their homes. Meanwhile, a low vacancy rate can contribute to a reduction of mobility for both potential homebuyers and renters, and also can contribute to higher pricing because of the high demand-low supply ratio. This ultimately affects both the availability and pricing of housing units.

1.6.4 Housing Condition

When looking at data for the conditions of the local housing stock, the most widely referred to variable is the age of housing stock. The use of this information is based on the premise that the older the units, the more likely they are to require some form of repair or maintenance. This is helpful as housing age can be an important indicator of housing condition within a community. For example, housing that is over 30 years old is typically in need of major rehabilitation, such as a new roof, foundation, plumbing, etc. Many Federal and State programs also use the age of housing as one of the factors in determining housing

rehabilitation needs. In the City, approximately 88 percent of the total units are over 30 years and about 70 percent of the total units in the City (3,732 units) are more than 50 years old. **Table 13** provides a summary of the age of housing stock in the City ranging from 1939 or earlier to 2018.

Table 13. Age of Housing Stock (2018)		
Year	No. of Units	% of Total
2014 and later	63	1.2%
2010-2013	0	0.0%
2000-2009	168	3.2%
1990-1999	449	8.5%
1980-1989	440	8.3%
1970-1979	454	8.6%
1960-1969	814	15.3%
1950-1959	1,887	35.6%
1940-1949	702	13.2%
1939 or earlier	329	6.2%
Total	5,306	100.0%
Source: SCAG 2020		

There are several other census indicators that are useful in identifying potential dilapidated units. These indicators include units without heating, units lacking conventional plumbing, or units lacking complete kitchen facilities. The latter variable may also be an indicator of units constructed illegally or of legal second units. According to SCAG’s Local Housing Data, 35 of the total housing units (0.68 percent) lacked complete plumbing facilities, 30 units (0.58 percent) of the total housing units in the City lacked complete kitchen facilities, and 162 units (3.14 percent) of the total housing units in the City lacked telephone service in 2018.

Based solely on the age of the housing stock, a high estimate of the number of units in need of rehabilitation is approximately 3,732 units. However regular maintenance and remediation of units suggests that the need for substantial rehabilitation is likely much lower. An analysis of the City’s existing code enforcement data provided a more realistic depiction of the City’s number of housing units in need of rehabilitation and replacement with an estimate of 732 units. This estimate is likely inflated as well but provides a broad picture of the quality of the existing housing stock.

1.6.5 Overcrowded Housing Conditions

Overcrowded housing units may be an indicator of potential housing problems. When a housing unit is occupied by a large number of persons, housing unit deterioration may be accelerated. According to the census definitions, a unit with more than one person per room is considered to be overcrowded, while housing units containing 1.5 persons or more per room are considered to be severely overcrowded. In this definition "rooms" include living rooms, dining rooms, and bedrooms, but does not include kitchen or bathrooms. While some families with low incomes may willingly opt for overcrowded living arrangements to reduce spending, many lower-income residents often have no choice but to live in overcrowded housing. These overcrowded housing units place a strain on physical facilities and does not provide a satisfying living environment.

Table 14 provides a breakdown of the number of overcrowded units that were identified in South El Monte in 2018. Of the 5,161 total occupied housing units, 271 owner-occupied housing units were identified as being overcrowded (231 units) or severely overcrowded (40 units), approximately five percent of the City’s total occupied units. Of the City’s total occupied housing units, 720 renter-occupied housing units were identified as being overcrowded (463 units) or severely overcrowded (257 units), approximately 14 percent of the City’s total number of occupied units. This may be due to the large average household size of 4.41 persons per unit and a limited supply of housing adequately sized to accommodate a large household without overcrowding.

Table 14. Overcrowded Units in South El Monte (2018)				
Persons/Room	Owner-Occupied		Rental	
1.00 or less	2,185	42.3%	1,985	38.5%
1.01 to 1.50 (overcrowded)	231	4.5%	463	9.0%
1.51 or more (severely overcrowded)	40	0.8%	257	5.0%

Source: 2018 ACS 5-Year Estimates B25014, SCAG 2020.

Note: 1. This figure refers to the percentage of units in this category compared to the total occupied housing units in the City.

1.7 Housing Price and Affordability

1.7.1 Housing Costs in the City

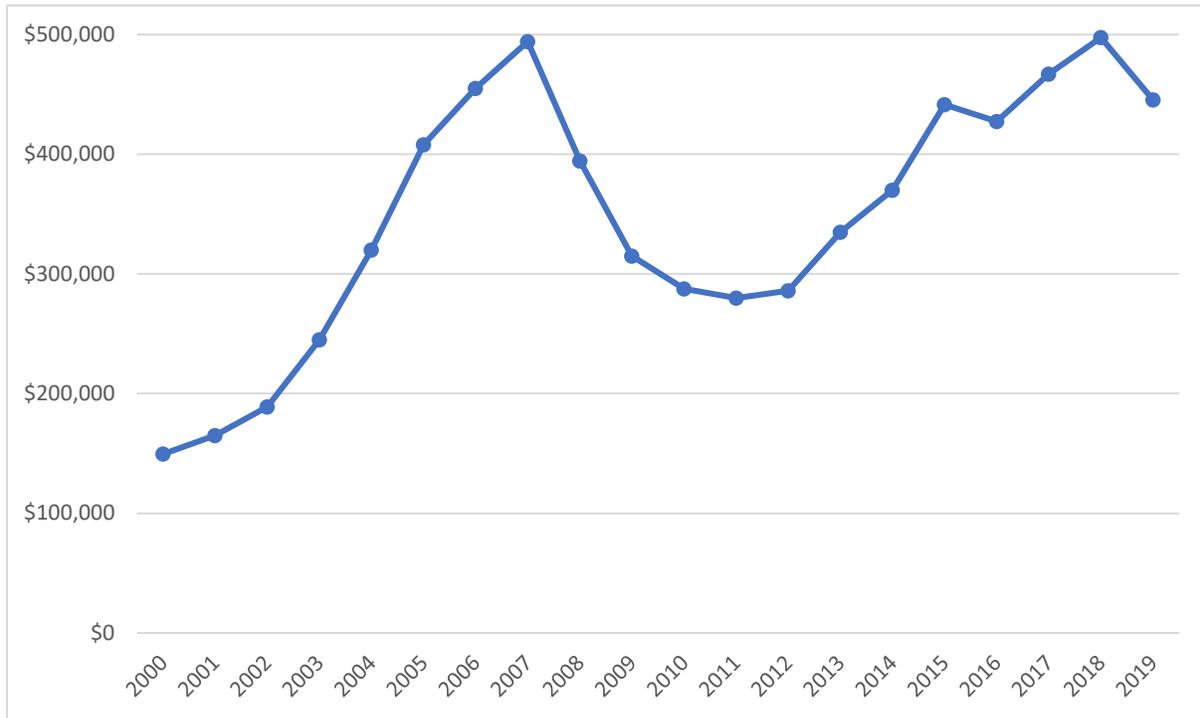
Housing costs in the City, while lower when compared to some other Southern California communities, are still relatively high when taking into account the prevailing wages that local residents typically earn. Approximately 85 percent of the total owner-occupied homes in the City are valued at over \$300,000 dollars, with approximately 31 percent of the total homes valued over \$500,000 dollars. **Table 15** provides the housing values for owner-occupied units in the City in 2019 with a median home value of \$445,500.

Table 15. Housing Values in South El Monte (2019)	
Value (dollars)	No. of Units
Under \$50,000	238
\$50,000 to \$99,000	24
\$100,000 to \$149,999	15
\$150,000 to \$199,000	5
\$200,000 to \$299,000	93
\$300,000 to \$499,000	1,396
\$500,000 to \$999,000	771
\$1,000,000 and above	36
Total	2,578
Median value: \$445,500	
Source: 2019 ACS 5-Year Estimates DP04	

Figure 2 demonstrates median home sale price trends in the City from 2000 through 2019. According to SCAG’s Local Housing Data, median home sales prices in the City increased 198% between 2000 and 2019, with median home sales prices in 2018 surpassing record high housing prices during the height of the

housing bubble in 2007. Based on the median home sale price, someone would need to earn \$81,331 per year to afford a house that cost \$497,500, assuming a down payments of 20 percent with a 4 percent interest rate and a 30-year mortgage. Meaning that less than one-third of residents in the City would be able to afford the median sale price.

Figure 2. Median Home Sales Price for Existing Homes in South El Monte (2000-2019)



The HUD-formulated Fair Market Rent (FMR) schedule serves as a guide for the maximum rents allowable for those units receiving Section 8 assistance. HUD uses the Consumer Price Index (CPI) and the Census housing survey data to calculate the FMRs for each area. **Table 16** indicates the Fair Market Rents for one-, two-, three-, and four-bedroom units in Los Angeles County between 1990 and 2020. As shown in **Table 16**, rents in the 1990s remained relatively stable, with small increases for two-, three-, and four-bedroom units. However, in the 2000s, rents almost doubled for all unit sizes and continued to steadily increase between 2011 and 2020.

Table 16. HUD Fair Market Rents Los Angeles-Long Beach SMSA (1990-2020)				
Year	1 Bedroom (in dollars)	2 Bedroom (in dollars)	3 Bedroom (in dollars)	4 Bedroom (in dollars)
1990	\$615	\$715	\$916	\$1,035
2000	\$605	\$766	\$1,033	\$1,233
2010	\$1,137	\$1,420	\$1,907	\$2,295
2011	\$1,173	\$1,465	\$1,967	\$2,367
2012	\$1,159	\$1,447	\$1,943	\$2,338
2013	\$1,101	\$1,421	\$1,921	\$2,140
2014	\$1,083	\$1,398	\$1,890	\$2,106
2015	\$1,103	\$1,424	\$1,926	\$2,145
2016	\$1,154	\$1,490	\$2,009	\$2,227
2017	\$1,195	\$1,545	\$2,079	\$2,303
2018	\$1,284	\$1,663	\$2,231	\$2,467
2019	\$1,384	\$1,791	\$2,401	\$2,641
2020	\$1,517	\$1,956	\$2,614	\$2,857

Source: U.S. Department of Housing and Urban Development, 1980-2020.

Table 17 summarizes the housing costs by monthly mortgage payments for owner-occupied units in the City. The most commonly occurring mortgage payment (approximately 35 percent of units) for an owner-occupied unit in the City ranged between \$2,000 to \$3,000 per month. The second and third most common mortgage payments (approximately 50 percent of units) ranged between \$1,000 to \$2,000 per month.

Table 17. Housing Costs by Mortgage in South El Monte (2018)		
Mortgage Range Per Month	No. of Units	Percent of Units
<\$500	6	0.4%
\$500-\$1000	111	7.6%
\$1000-\$1500	384	26.5%
\$1500-\$2000	364	25.1%
\$2000-\$3000	503	34.7%
\$3000-\$4000	67	4.6%
>\$4000	16	1.1%
Total	1,451	100%

Source: SCAG, 2020

Table 18 provides a summary of contract rents per month for South El Monte in 2018. Of the 2,633 occupied units paying rent in the City, the median rent was \$1,256 per month in 2018.

Table 18. Contract Rents in South El Monte (2018)	
Rents/month	No. of Units
Less than \$500	44
\$500-1000/mo.	668
\$1000-1500/mo.	1232
\$1500-2000/mo.	519
>\$2000/mo.	170

Source: SCAG, 2020

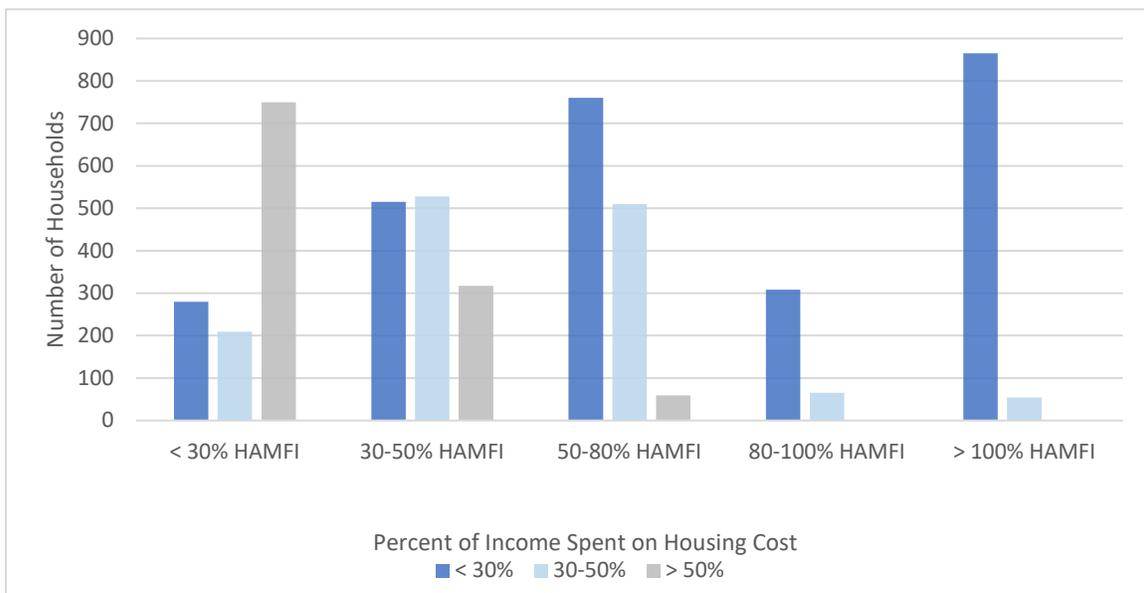
1.7.2 Overpayment for Housing in South El Monte

As noted in SCAG’s Local Housing Data, housing cost burden is most commonly measured as the percentage of gross income spent on housing. **Table 19** and **Figure 3** uses the Housing and Urban Development Area Median Family Income (HAMFI) to show the share of income spent on housing cost for households in each HAMFI category.

Table 19. Households by Share of Income Spent on Housing Cost (2016)			
Income	Income Spent on Housing Cost		
	< 30%	30-50%	> 50%
< 30% HAMFI	280	209	750
30-50% HAMFI	515	528	317
50-80% HAMFI	760	510	59
80-100% HAMFI	308	65	0
> 100% HAMFI	865	54	0
Total Households	2,728	1,366	1,126

Source: SCAG, 2020; HUD CHAS 2012-2016
 Note: HAMFI refers to Housing Urban Development Area Median Family Income.

Figure 3. Households by Share of Income Spent on Housing Cost



As defined by HUD, households spending more than 30 percent of their income, including rent or mortgage payments and utilities, are generally considered to be overpaying or “cost burdened.” Severe overpaying occurs when households pay 50 percent or more of their gross income for housing. Therefore, according to HUD, housing is considered affordable if the cost is no more than 30 percent of a household’s income. Thirty percent is considered a reasonable threshold for households to be able to afford other

expenses, such as transportation, healthcare, groceries, and utilities. As shown in **Table 20**, approximately 2,505 households in the City were considered cost burdened (approximately 47 percent) in 2017, with approximately half of those households categorized as severally cost burdened.

Table 20. Housing Cost Burden Owners and Renters (2017)				
Income	Owner	Renter	Total	% of Total Households
Cost Burden < 30%	1,705	1,025	2,730	51.5%
Cost Burden 30-50%	510	770	1,280	24.1%
Cost Burden >50%	270	955	1,225	23.1%
Cost Burden not available	25	45	70	1.3%
Total Households	2,510	2,795	5,305	100%
Source: HUD CHAS, 2013-2017				

Table 21 provides a further breakdown of the percent income spent on rent according to SCAG’s Local Housing Data.

Table 21. Percent Income Spending on Rent (2018)	
% of Income Spent	No. of Households
<20%	402
20-30%	532
30-40%	424
40-50%	343
>50%	900
Not Computed	104
Source: SCAG 2020	

For the 1,451 mortgage holding households in the City in 2018, just over half (52 percent or 749 households) are considered cost burdened because they are spending 30 percent or more of gross income on housing costs. **Table 22** illustrates the breakdown of percent income spent of mortgage costs according to SCAG’s Local Housing Data.

Table 22. Percent Income Spending on Mortgage (2018)	
% of Income Spent	No. of Households
<20%	363
20-30%	339
30-40%	318
40-50%	136
>50%	295
Not Computed	0
Source: SCAG 2020	

Table 23 shows the percent of income spent on rental housing costs relative to income bracket for households in the City. Of the City’s 2,601 renter households for which income data was available, 64 percent of households (1,667) spent more than 30 percent of their income on rent in 2018, and more than half of those overpaying spent more than 50 percent of their income on rent. All renter households that spent more than half of their income on housing made less than \$50,000 per year.

Table 23. Number of Households by Percent of Income Spent on Rent (2018)				
Income Bracket	Percent of Income Spent			
	<20%	20-30%	30-50%	>50%
Less than \$20,000	0	6	58	421
\$20,000 to \$34,999	24	42	223	351
\$35,000 to \$49,999	0	49	350	128
\$50,000 to \$74,999	100	235	122	0
\$75,000 to \$99,999	98	155	14	0
\$100,000 or more	180	45	0	0
Source: SCAG 2020				

Table 24 similarly looks at the percent of income spent on housing costs relative to income bracket for households with mortgages in the City in 2018. All households making less than \$20,000, renter-and owner-occupied alike, are overpaying for housing with the exception of only six households.

Table 24. Number of Households by Percent of Income Spent on Mortgage (2018)			
Income Bracket	Percent of Income Spent		
	<20%	20-30%	>30%
Less than \$20,000	0	0	45
\$20,000 to \$34,999	9	0	189
\$35,000 to \$49,999	0	18	122
\$50,000 to \$74,999	20	50	227
\$75,000 or more	334	271	166
Source: SCAG 2020			

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household’s eligibility for Federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits, based on the Area Median Income (AMI), which can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 25 indicates the household income limits for the various lower income categories (extremely low, very low, and low) in 2020, as calculated and provided by HUD’s 2020 State Income Limits in relation to the County’s MFI of \$77,300. These figures are arranged according to the number of persons that comprise a household. For example, as shown in **Table 25**, a household with one person is considered to be low income if the annual household income is \$63,100, while a household containing five persons is considered to be low income if its annual household income is \$97,350. The information included in **Table 25** may be used to determine what percentage of a household’s income will be expended monthly for housing without being considered cost burden. For example, a household consisting of three persons with an annual income of \$50,700 ideally should not spend more than \$1,267.50 per month on housing costs. This figure represents 30 percent of that household’s annual income.

Table 25. Annual Income Limits for Los Angeles-Long Beach-Glendale, CA Metro FMR Area (2020)			
Household Size	Extremely Low (30%) Income Limit	Very Low (50%) Income Limit	Low (80%) Income Limit
1 person	\$23,700	\$39,450	\$63,100
2 persons	\$27,050	\$45,050	\$72,100
3 persons	\$30,450	\$50,700	\$81,100
4 persons	\$33,800	\$56,300	\$90,100
5 persons	\$36,550	\$60,850	\$97,350
6 persons	\$39,250	\$65,350	\$104,550
7 persons	\$41,950	\$69,850	\$111,750
8 persons	\$44,650	\$74,350	\$118,950
Source: U.S. Department of Housing and Urban Development, State Income Limits 2020.			

1.7.3 COVID-19 Impact on Home Prices

Due to the seriousness of the public-health crisis resulting from COVID-19, there is a lot of economic uncertainty. Southern California, challenged by a pandemic, bought the fewest homes in June 2020 than in any June on record, while record-low mortgage rates helped push the median selling price to an all-time high.

Based on the CoreLogic Home Price Insights report, annual home price growth accelerated to its fastest rate in nearly two years in the summer of 2020 in response to strong purchase demand and sudden wave of relocations made possible by remote work, and historically low mortgage rates falling below 3 percent.

However, the number of sellers remained low in the summer of 2020, while the pool of prospective buyers expanded from the time lost during lockdown as well as attractive, historically low mortgage rates. Without homes for sale, the uneven buyer-seller dynamic led to an extremely competitive and challenging market for homebuyers.

On a nationwide level, the national Housing Price Index Forecast shows annual home price growth slowing through the middle of 2021, reflecting the anticipated elevated unemployment rates. This could lead to an increase of distressed-sale inventory as continued financial pressures leave some homeowners unable to make mortgage payments, especially as forbearance periods come to a close.

The City has implemented resources during the COVID-19 pandemic in an effort to protect vulnerable renter populations. One of the most recent protections was the adoption of an Eviction Moratorium (Ordinance 1244U) amended most recently in October 2020 (Ordinance 1249-U) which provides commercial eviction protections and residential rent deferrals due to the COVID-19 pandemic. This Ordinance expires on March 31, 2021 unless the Governor further extends the Governor’s Executive Order N-80-20. Additionally, the City is providing a one-time \$1,000 rent/mortgage assistance grant to residents who have been impacted by the pandemic.

1.8 Special Needs Groups

Local housing elements must include an analysis of special housing needs. Special needs refer to those households that contain the elderly, handicapped, large families, and overcrowded households. The City of South El Monte is dedicated to ameliorating the barriers and specific challenges of its special needs populations. Overall, there is greater need than there are available resources to serve these populations. The discussions below detail different special needs groups and draw conclusions on their housing needs which are paired with policy and programs.

1.8.1 Elderly Households

According to SCAG’s Local Housing Data, Federal housing data defines a household as “elderly family” if it consists of two persons, at least one of whom is 62 or over. Typically, elderly persons are retired and have fixed incomes. As a result, these households experience greater difficulty in maintaining adequate living arrangements due to increasing housing costs. Even senior citizen homeowners, who are at an advantage because their housing payments are fixed, are still subject to increasing utility rates and other living expenses. Moreover, many elderly residents may elect to remain in their own homes that are not designed to accommodate their special needs. These challenges may be remedied by making the approval of accessory dwelling units (ADUs), also known as “granny flats”, cheaper and easier to permit. Elderly populations could live on the property of their family or caregivers while retaining privacy and independence as well as cut on housing costs. Individuals requiring greater attention may benefit from group housing or assisted living homes. Programs 3, 5, and 21 in the Housing Element outline efforts to make assisted living and ‘aging in place’ more achievable for elderly households.

According to HUD’s CHAS estimates, there was a total of 1,004 elderly households in South El Monte in 2016. Of those total households, approximately 44 percent earned less than 30 percent of the MFI (compared to approximately 24 percent in the SCAG region), and approximately 71 percent earned less than 50 percent of the MFI (compared to approximately 31 percent in the SCAG region). **Table 26** provides a summary of the “elderly family” owner and renter households in South El Monte by income category, relative to the surrounding area.

Table 26. Elderly Households by Income and Tenure (2016)				
Income Category	Owner	Renter	Total	% of Total Elderly Households
< 30% HAMFI	230	215	445	44.3%
30-50% HAMFI	155	120	275	27.4%
50-80% HAMFI	50	30	80	8.0%
80-100% HAMFI	30	4	34	3.4%
> 100% HAMFI	120	50	170	16.9%
Total Households	585	419	1,004	100%
Source: SCAG 2020				
HAMFI refers to Housing Urban Development Area Median Family Income.				

1.8.2 Persons with Disabilities Including Developmental Disabilities

Physical and developmental disabilities can hinder access to traditionally designed housing units as well as potentially limit the ability to earn adequate income. Therefore, persons with disabilities often have special housing needs. Special exterior and interior design features are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheelchairs, ramps instead of stairs are needed, handrails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. The cost for retrofitting an existing structure may cost thousands of dollars and be well beyond the reach of those households with lower incomes. The lack of housing to accommodate a person's physical or developmental disabilities, is even more pronounced when it comes to market-rate rental units. Unless such provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit. Moreover, households with members who have a physical or developmental disability are also often occupied by elderly persons. In the City, approximately 45 percent of residents 65 years of age and older had a disability according to 2019 Census estimates.

Disability types include individuals with hearing, vision, cognitive, ambulatory, self-care, or independent living difficulties. Census and the ACS provide clarifying questions to determine persons with disabilities and differentiate disabilities within the population. The ACS defines a disability as a report of one of the six disabilities identified by the following questions:

- **Hearing Disability:** Is this person deaf or does he/she have serious difficulty hearing?
- **Visual Disability:** Is this person blind or do they have serious difficulty seeing even when wearing glasses?
- **Cognitive Difficulty:** Because of a physical, mental, or emotional condition, does this person have serious difficulty concentrating, remembering, or making decisions?
- **Ambulatory Difficulty:** Does this person have serious difficulty walking or climbing stairs?
- **Self-Care Disability:** Does this person have difficulty dressing or bathing?
- **Independent Living Difficulty:** Because of a physical, mental, or emotional condition, does this person have difficulty doing errands alone such as visiting a doctor's office or shopping?

Table 27 indicates the number of disabled persons in the City arranged according to key age groupings in 2019. Of the population of working aged adults (18 to 64 years of age) identified in the 2019 ACS Census estimates, approximately 12 percent were identified as having a disability. The most prevalent disability type for those under 18 years of age is cognitive difficulty, while ambulatory is the most common among the other age groups.

Table 27. Disability Status of South El Monte Residents (2019)				
Disability Type	% of Population with Disabilities			
	Under 18 years of age	18 to 64 years of age	65+ years of age	% of Total Population
Hearing Difficulty	0.9%	0.7%	16.3%	2.6%
Vision Difficulty	0.5%	1.1%	8.0%	1.8%
Cognitive Difficulty	2.9%	3.1%	15.5%	4.7%
Ambulatory Difficulty	1.0%	3.5%	29.9%	6.4%
Self-Care Difficulty	1.3%	1.3%	13.1%	2.8%
Independent Living Difficulty	Not Applicable	2.5%	25.9%	6.3%
Source: 2019 ACS 5-Year Estimates Data S1810				

State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. The disabilities may include an intellectual disability, cerebral palsy, epilepsy, autism and other developmental disabilities (Welfare and Institutions Code Section 4512). As defined by Federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments
- Is manifested before the individual attains age 22
- Is likely to continue indefinitely
- Results in substantial functional limitations in three or more of the following areas of major life activity: (a) self-care, (b) receptive and expressive language, (c) learning, (d) mobility, (e) self-direction, (f) capacity for independent living, or (g) economic self-sufficiency
- Reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated

The State Department of Development Services (DSS) currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 community-based, non-profit agencies known as regional centers. The San Gabriel/Pomona Center serves the City and is one of the 21 regional centers that provides a point of entry to services for people with developmental disabilities. As of December 2020, there were approximately 648 persons in the City who have been diagnosed with a developmental disability and are receiving case management services at the San Gabriel/Pomona Center, including 254 residents between 0 to 17 years old and 175 residents 18 years and older. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 37 persons from the senior population in South El Monte with developmental disabilities, based on the 2018 ACS Census estimates. While many social service programs for individuals with disabilities are provided through the County of Los Angeles, the City of South El Monte plans to promote and encourage housing which is better suited to the specific needs discussed above. Programs 6, 14, 15, and 21 will make navigating the housing market easier and more affordable while also promoting housing types best suited to fulfill special needs.

1.8.3 Large Families

The term "large family" refers to a family of five or more persons. As defined by HCD, large households are defined as having five or more persons living within the same household. According to ACS Census estimates, there were 1,326 large families living in the City in 2019, making up about one third of the total 4,225 families in the City. This may account for the large average household size of 4.41 persons per unit, which is comparably higher than the County average of 2.96 persons per household. Additionally, about 20 percent (1,036) of the units in South El Monte in 2019 were considered overcrowded (more than 1 person per room). Overcrowding may occur when lower-income residents often have no choice but to live in overcrowded housing to reduce housing costs, or because of limited adequately sized housing supply. It is important to note that one quarter of the large families in South El Monte were below the poverty level (331 families) in 2019 according to ACS Census data.

The City of South El Monte is committed to permitting solutions to allow large families to live together in safe, sanitary, and affordable homes. Large families may live together for a multitude of reasons: cultural norms, multiple dependents, special needs family members, lack of affordable housing options, and more specific circumstances. Housing Element Programs 5, 6, 9, 10, 18, 19, and 21 may connect large families with resources needed to avoid overcrowding and afford another home or make living conditions safe and sanitary.

1.8.4 Female Headed Household and Single Parent Households

According to SCAG's Local Housing Data, there were 5,161 households in the City in 2018. Of those total households, 1,086 of these households (21 percent) were female-headed, compared to approximately 14 percent in the SCAG region. Of those female-headed households, 408 households (approximately 8 percent of the City's total households) had dependent children less than 18 years of age in 2018, and those with children under 6 totaled 84 (approximately 2 percent of total households). According to 2018 ACS Census data, female-headed household tenure was split relatively evenly between owner-occupied and renter-occupied at about 41 percent and 59 percent, respectively. This data is important when considering social service needs, such as childcare, recreation programs, and health care, which are of special concern to these households.

The SCAG report additionally details the poverty status of female-headed households. Of South El Monte's 594 households in poverty in 2018, about half (292 households) were female-headed households. Most of these female-headed households in poverty include children, specifically 251 households, 166 of those with 3 or more children.

In addition to the 408 female-headed households with dependent children under 18 years of age, there were 229 male-headed households with dependent children under 18 years of age in the City in 2018. In total, the male- and female-headed households with no spouse present with dependent children under 18, accounted for approximately 12 percent of the total households in the City.

These households have the extra challenge of raising children while affording housing costs on a single income. In most circumstances, single-headed households with children experience a greater cost than

income ratio. The City of South El Monte can make housing more affordable and encourage mixed-use development which can increase mobility between work, school, home, and social services such as day-care. Programs 2, 6, 9, 10, 14, 18, and 21 seek to minimize the burden on single-headed households.

1.8.5 People Experiencing Homelessness

In December of 1993, the Los Angeles County Board of Supervisors and the Los Angeles Mayor and City Council established the Los Angeles Homeless Services Authority (LAHSA) as an independent, Joint Powers Authority. LAHSA's primary role is to coordinate the effective and efficient utilization of Federal and local funding in providing services to individuals experiencing homelessness in Los Angeles County. To support its mission, LAHSA oversees a comprehensive Point-In-Time count with the most recent being completed in 2020. The 2020 Point-In-Time data estimated that there over 63,000 (sheltered and unsheltered) people experiencing homelessness in Los Angeles County. As of the 2020 survey, there were an estimated 59 unsheltered people experiencing homelessness in South El Monte. Various circumstances that may lead to homelessness include the following:

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

There are two categories of needs that should be considered in discussing the homeless: 1) transient housing providing shelter and usually on a nightly basis; and, 2) short-term housing, usually including a more comprehensive array of social services to enable families to re-integrate themselves into a stable housing environment. Program 6 from the 5th Cycle Housing Element (See Appendix A) was awarded funding to support people experiencing homelessness through shelter development and funding of support services which are considered successful. The 6th Cycle Housing Element provides programs that addresses both considerations: 6, 7, 11, 14, 15, 18, 22. Currently, there are various shelters available to the homeless in the City and surrounding area. **Table 28** indicates those shelters that provided emergency shelter services to the City.

Table 28. Emergency Shelter Service Providers		
Name of Shelter	No. Beds	Description of Services
East San Gabriel Valley Coalition for the Homeless	--	Family transitional housing for 1-6 months
Union Station Homeless Shelter Adult Center (Pasadena)	56 Beds	Adult Individuals – full services
Union Station Homeless Shelter Family Center (Pasadena)	50 Beds	Families – full services
Catholic Rainbow Outreach (Whittier)	--	Men - drug recovery program
Whittier Women and Children’s Crisis Center	--	Women and Children – 45-day emergency shelter
Rio Hondo Temporary Home (Norwalk)	110 Beds	Families - overnight and transportation
Salvation Army (Whittier)	124 Beds	Homeless families and individuals

Salvation Army Bell Shelter	500 Beds	Adult Individuals - Emergency housing and support services
Santa Fe Springs Transitional Living Center (Whittier)	124 Beds	Emergency housing for women and children
Whittier Area First Day Coalition	45 Beds	Adult Individuals - Transitional and permanent supportive housing
El Monte Veterans Village	41 Beds	Supportive living for homeless Veterans in the Los Angeles area.
SPIRITT Family Services South El Monte Family Center	--	Behavioral health and child welfare services.
God Provides Ministry Food Bank (Pomona)	--	Food bank.
El Monte - South El Monte Emergency Resources Association	--	Emergency food and financial assistance, targeted to families with Children.

1.8.6 Extremely Low-Income Households and Poverty Status

Extremely Low-Income Households

Per HCD requirements, local governments must identify those households that are considered to be extremely low income (ELI). ELI households are a subset of the very low-income households and are defined as those households whose incomes do not exceed 30 percent of the county median family income (MFI) according to HUD’s income limits. Households included in this category typically represent the lowest wage earners in a community with wages corresponding to the current annual minimum wage of \$14.00 per hour for employers with 26 employees or more, \$13.00 per hour for employers with 25 employees or less (as of January 1, 2021). The annual minimum wage is set to increase by \$1.00 per hour each year until reaching the annual minimum wage of \$15.00 per hour (all employers are set to reach this wage as of January 1, 2023). The annual wage figure cited previously assumes full-time employment.

In 2020, the MFI for Los Angeles County was \$77,300. Extremely low-income households earn less than 30 percent of the County MFI – up to \$23,700 for a one-person household and up to \$44,650 for a five-person household in 2020. According to the Comprehensive Housing Affordability Strategy estimates of households by income category (see **Table 6**), there are approximately 1,295 households (25 percent of total households) in South El Monte (renters and owners) that are extremely low-income.

Based on the assumption that 50 percent of the City’s regional housing needs allocation (RHNA) for very low-income households qualify as ELI households, there is a projected housing need for approximately 65 ELI households and 66 very low-income (VLI). Totaling the City’s RHNA of 131 units for very low-income households.

Very low-income households are those with an income of greater than 30 percent of the County MFI, but less than or equal to 50 percent of the County MFI - up to \$39,450 and up to \$74,350 for a five-person household in 2020. Lower income households fall between 50 percent and 80 percent of the County MFI – up to \$63,100 for a one-person household and up to \$118,950 for a five-person household in 2020 (see **Table 25** for a full breakdown of State Income Limits for 2020). All of the Housing Element’s policy and programs seek to encourage the development of housing units as well as make housing more accessible and affordable for special needs populations.

Poverty in the City

According to the ACS Census estimates, about 16 percent of the total number of families living in the City had household incomes that were below the Federal poverty level in 2019. Of the families with related children under 18 years of age, about 27 percent had household incomes below the Federal poverty level.

The annual income levels that are considered to be below the poverty threshold are defined by Census and other Federal agencies. The threshold limits for varying household sizes for 2019 are summarized in **Table 29**.

Table 29. U.S. Census Bureau Poverty Threshold (2019)	
Family Size	
No. of people in family	% of families below poverty level
2 people	10.4%
3 or 4 people	13.7%
5 or 6 people	26.9%
7 or more people	19.9%
Related children of Householder Under 18 years	
No. of children	% of families below poverty level
No child	4.7%
1 or 2 children	19.0%
3 or 4 children	42.4%
5 or more children	37.3%

Source: ACS 5-Year Estimates S1702

1.8.7 Farm Worker/Employee Housing

The City is an urbanized community without any active agricultural activities. SCAG’s Local Housing Data indicates there were 56 farmworker individuals employed in “farming, fishing, and forestry occupations” in 2020. There is no farmworker-specific housing in the City.

The California Legislature enacted the *Employee Housing Act* (EHA) to provide protection for persons living in privately owned and operated employee housing. The EHA is specifically designed to ensure the health, safety, and general welfare of these residents and to provide them a decent living environment. The EHA also provides protection for the general public which may be impacted by conditions in and around employee housing. Any employee housing that has qualified, or is intended to qualify, for a permit to operate pursuant to the EHA, may invoke the following provisions:

- Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. Employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling

of the same type in the same zone. According to the State Housing law, employee housing for six or fewer persons must be treated as regular housing.

- The use of a family dwelling for purposes of employee housing serving six or fewer persons, shall not constitute a change of occupancy pursuant to any local building codes.
- Employee housing that serves six or fewer employees shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other family dwellings of the same type in the same zone are not likewise subject.
- For the purposes of any contract, deed, or covenant for the transfer of real property, employee housing which serves six or fewer employees shall be considered a residential use of property and a use of property by a single household.
- Each county and city shall permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs. This section shall apply equally to any charter city, general law city, county, city and county, district, and any other local public entity.

According to the City, no known employee housing units as defined by the EHA, are located in the City.

1.9 Affordable Housing

1.9.1 Assisted Housing Developments at Risk

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

According to information provided by HUD, no conversion notices have been filed on behalf of any affordable housing providers in the City. According to information compiled by the California Housing Partnership Corporation (CHPC), there are no affordable housing providers in the City, and therefore there are no at-risk housing developments located in South El Monte. Should future at-risk units be identified in the City, there are a number of housing providers that have been identified by HCD as candidate entities that could assume responsibility for the replacement of at-risk housing units. Examples of these candidate service providers in the area include the following:

- The Community Development and Preservation LLC

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

Appendix C: Constraints and Zoning Analysis

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HOUSING CONSTRAINTS

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

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

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

1.1 Governmental Constraints

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

1.1.1 Land Use Controls (General Plan and Zoning)

The City of South El Monte General Plan (General Plan) is the primary land use control document. The General Plan is a long-range policy document which serves as a guide to long-term physical development of the community. The City adopted a comprehensive update of the General Plan in 2000. The Land Use Element describes the land use policies and designations used to guide physical development in the City through the location, distribution, and density of uses.

The Land Use Element provides land use categories, three of which are established for residential development, two for commercial, one for industrial, one for public facilities, and one for mixed-use. The three residential designations range from low-density single-family development to high-density multifamily development.

As shown in **Table 1**, the majority of the City's land area where residential uses are permitted by right is designated as Low Density Residential (348 acres), which permits up to eight units per acre. The Medium Density Residential land use designation (162 acres) permits up to 16 units per acre. The Land Use Element also contain a High-Density Residential land use designation that permits up to 29 units per acre, although no areas of the City are currently designated as High Density Residential.

The Commercial-Residential (C-R) zone serves as a “mixed-use” zone, which allows a maximum density of 35 units per acre or up to 100 units per acre when the property does not abut a residential zone. The C-R includes parcels along Garvey Avenue in the northernmost part of the City and along Santa Anita Avenue near SR-60. Typical developed densities in the C-R zone in the past five years (2 projects) have been about 22 units per acre.

A total of 6,951 units are theoretically possible under full implementation of the current General Plan Map (assuming 35 du/acres as the maximum density for the Mixed-Use zone). This figure exceeds the existing number of housing units (5,012 units as of January 1, 2020 according to the State DOF) by 1,939 units. The residential land use designations contained in the South El Monte General Plan, and the associated density standards, are summarized in **Table 1**.

Table 1. Summary of Residential Land Uses Permitted in the General Plan		
Land Use Category	Density (du/acre)	Area
Low Density Residential (LDR)	Up to 8 units/acre	348 acres
Medium-Density Residential (MDR)	Up to 16 units/acre	162 acres
Mixed-Use (C-R)	Between 35 to 100 units/acre	45 acres
Total	—	555 acres
Source: City of South El Monte 2021		

An important tool used by the City in the implementation of its General Plan, is the Zoning Ordinance. Like the General Plan, the Zoning Ordinance (and accompanying zoning map) indicates the location and extent of permitted uses. The Zoning Ordinance establishes additional development standards that further define the type, size, and orientation of development. As indicated in **Table 2**, the City of South El Monte Zoning Ordinance contains four zones which permit residential development, three residential and one mixed-use zones (R-1, R-2, R-3, and C-R). However, it should be noted that there are no properties in the City that are designated as R-2. **Table 2** provides a summary of residential zone district’s development standards including minimum lot area and densities, maximum densities and building height and setback regulations. **Table 3** provides an overview of all residential uses permitted by zoning district.

Table 2. Summary of Residential Zone Districts

Regulation	R-1	R-2	R-3	C-R (Mixed-use)
Min. Lot Area	5,000 sq. ft.	5,000 sq. ft.	11,000 sq. ft.	15,000 sq. ft.
Maximum Density	Up to 8 du/acre	Medium density: 9 to 12 du/acre Low Density: 1 to 8 du/acre	Up to 16 du/acre	Up to 35 du/acre (when abutting a single-family) Up to 87 du/acre (when abutting a multifamily zone) Up to 100 du/ac (when not abutting any residential zone)
Minimum Density	1 du/acre	Medium density: 9 du/acre Low Density: 1 du/acre	1 du/acre	20 du/acre for developments comprised solely as residential
Front Setback	20 feet	20 feet	20 feet	None; 10 feet for residential development only
Interior Setback Abutting Residential				5 feet for one story, 15 feet for two story 25 feet for three to five stories
Side Setback	5 feet	5 feet	5 feet	None, 10 feet for residential development only
Rear Setback	15 feet	15 feet	15 feet	-
Lot Width (interior lot)	30 feet	50 feet	75 feet	100 feet
Lot Depth	none	100 feet	100 feet	100 feet
Max. Building Height	28 feet	25 feet	25 feet	65 feet
Max. Lot Coverage	52%	61%	61 %	61 %
Landscaping	All areas not used for buildings, structures, patios, parking or pedestrian walks shall be landscaped with grass, ground cover or other plantings and shall be provided with an accepted irrigation system (sprinklers, bubblers, or diffuser heads) or hose bibs not over fifty feet from any portion of the planted area.	All areas not used for buildings, structures, patios, parking or pedestrian walks shall be landscaped with grass, ground cover, or other plantings and shall be provided with an accepted irrigation system (sprinklers, bubblers or diffuser heads). Additionally, there shall be provided one hose bib for each three automobile parking spaces.	All areas not used for buildings, structures, patios, parking or pedestrian walks shall be landscaped with grass, ground cover, or other plantings and shall be provided with an accepted irrigation system (sprinklers, bubblers or diffuser heads). Additionally, there shall be provided one hose bib for each three automobile parking spaces.	Minimum 10 percent of lot area
Open Space	Not specified	Not specified	A minimum of four hundred square feet of ground-level common open	Not specified

Table 2. Summary of Residential Zone Districts

Regulation	R-1	R-2	R-3	C-R (Mixed-use)
			<p>space per dwelling unit shall be provided for all multiple dwellings. This required area may be incorporated in landscaping or recreation areas for use by all residents, except that any multiple residential development of five or more units shall include in its design a formal outdoor recreation area for residents which shall include not less than fifty percent of the required open space. Ministerial approval is provided for development and landscape standards.</p>	
<p>Source: Chapter 17, Zoning, of the Municipal Code</p>				

Table 3. Residential Uses Permitted by Zoning District				
Use	R-1	R-2	R-3	C-R (Mixed-use)
Accessory Dwelling Unit	P	P	P	P
Accessory Building	P	P	P	P
Boarding or Roominghouse			C	
Community Care Facility (6 persons or fewer)	P	P	P	
Day Care Facility, Small (fewer than 8 children)	P			
Day Care Facility, Large (fewer than 14 children)	C			
Dwelling, Single-Family	P	P	P	P ¹
Dwelling, Single-Family Additional ²				
Dwelling, Two-Family		P	P	
Dwelling, Three-Family		P	P	
Dwelling, Multiple			P	
Dwelling, Multiple including senior and affordable housing developments				C
Dwelling, Multiple affordable housing, and single room occupancy with a minimum density of 30 units per acre				P
Emergency Shelter	P	P	P	
Home Occupation	P	P	P	
Junior Accessory Dwelling Unit	P			
Live/work units provided that the commercial portion is an office, retail or service use that is permitted in the C-R zone				C
Manufactured housing (anchored on a permanent foundation)	P	P	P	P ¹
Mobile Home and Trailer ³			C	
Mixed-Use Development with Residential Component				P
Residential Condominiums				
Senior Housing	C	C	C	C
Single Room Occupancy (SRO)				P ⁴
Supportive and Transitional Housing	P	P	P	
Vegetable and Flower Garden		P	P	

Source: Chapter 17, Zoning, of the Municipal Code

¹ Provided they have a minimum density of 30 units per acre. The minimum number of units on each lot is 16 units per lot.

² Provided that the lot contains a minimum of 10,000 square feet of lot area and all setbacks, lot coverage limitations, and parking requirements are met.

³ Mobile home and trailer designed and used for residential occupancy located within a mobile home park legally established prior to January 1, 1980.

⁴ Permitted with a minimum density of 30 units per acre.

Allowable Uses by Definition:

- Accessory Dwelling Unit (ADU): Also referred to as a Second Unit is an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:
 - An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

- A manufactured home, as defined in Section 18007 of the Health and Safety Code.
- Accessory Building: A portion of the main building or a detached subordinate building located on the same lot, the use of which is customarily incident to that of the main building, or to the use of the land. Notwithstanding the foregoing, the term "accessory building" does not include second units. Where a substantial part of the wall of an accessory building is a part of the wall of the main building, or where the accessory building is attached to the main building in a substantial manner by a roof, such accessory building shall be considered as a part of the main building.
- Boarding or Roominghouse: A building containing a single dwelling unit and not more than ten guest rooms where lodging is provided with or without meals, for compensation. A boarding or roominghouse shall not include rest homes, nursing homes, boarding homes, or homes for the aged.
- Community Care Facility: A facility which provides resident services in a private residence to six or fewer individuals who are not related to the resident household. These individuals are handicapped, aged, disabled, or in need of adult supervision in accordance with their individual needs. This category includes foster or boarding homes for children, group homes, and family homes. "Family or community care facilities" shall be subject to the following conditions:
 - Such facilities shall be permitted only in dwelling units licensed by the State, county or other jurisdiction so authorized;
 - That there be no undue concentration of such facilities in any block or neighborhood when such concentration would become materially detrimental to the public health or safety or to the aims and goals of the program;
 - That the use be so operated as not to constitute a public nuisance.
- Day Care Facility: A location where children less than eighteen years of age are given care, protection and supervision in the care giver's home for periods of less than twenty-four hours per day, while the parents or guardians are away.
- Dwelling, Single-Family: A detached building designed or used exclusively for occupancy by one family and having a kitchen facility for only one family.
- Dwelling, Two-Family: A building designed or used exclusively for the occupancy by two families, living independently of each other and having separate kitchen facilities for each family. The term "two-family dwelling" shall include the term "duplex."
- Dwelling, Multiple: A detached building designed and used for occupancy by three or more families, each living independently of the others and each having separate kitchen facilities.
- Family: As defined by the City of South El Monte Municipal Code, "family" means a reasonable number of persons living together as a single housekeeping unit in a dwelling unit. This definition will be updated as part of Program 3 of the Housing Element to overcome its impediment to fair housing choice.

- Home Occupation: Any use customarily conducted entirely within a dwelling and carried on by the inhabitants thereof, which use is clearly incidental and secondary to the use of the structure for dwelling purposes and which does not change the character thereof. A day care facility shall not be a home occupation for the purpose of this code.
- Junior Accessory Dwelling Unit (JADU): A unit that is no more than five hundred square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
- Mobile Home: A manufactured home, as defined in the South El Monte Municipal Code.
- Manufactured Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" shall also include any structure that meets all the requirements of this paragraph except the size requirements if the manufacturer of the structure complies with the statutory certification requirements for manufactured homes and the standards set forth for manufactured homes in the California Health and Safety Code. Manufactured homes are permitted in the R-1, R-2, R-3, and C-R zoning districts in the same manner as stick-built single family residential uses. The City considers manufactured housing units to be a single family dwelling and is therefore permitted in the same zones and manner as single family residential uses. Separately, the establishment or enlargement of any mobile home park requires a conditional use permit
- Residential Condominiums: A residential condominium is defined as an estate in real property consisting of an undivided interest in common in a portion of real property together with a separate interest in a space in a residential complex located on such real property. South El Monte allows Residential condominiums are permitted in zones allowing such uses with a conditional use permit.
- Second Unit: Also referred to as an ADU. An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling. "Second unit" also includes efficiency units and manufactured homes.

1.1.2 Provisions for Special Housing Types

Community Care Facilities

Community care facilities are defined by Section 1502 of the Health and Safety Code as any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected

children, and includes residential facilities, adult day programs, therapeutic day services facilities, foster family agencies, foster family homes, small family homes, social rehabilitation facilities, and community treatment facilities. The City permits Community Care Facilities by-right within the residential zones (R-1, R-2, and R-2).

Senior Housing

Senior housing is intended to serve populations 55 years and older for the purposes of facilitating development of quality affordable and market rate housing for seniors. Senior housing is permitted with a conditional use permit in the residential (R-1, R-2, and R-3), commercial (C-R), and commercial industrial (C-M) zones. In addition, site plan review is required for any property located in the improvement district. Developers of senior housing projects must comply with the site character standards outlined in Chapter 17.17.040 of the Municipal Code, including preservation of existing amenities, preservation and incorporation of historic or distinctive structures, and provision of appropriate connective elements (e.g., walkways). Further, developers must comply with development standards governing building setbacks, unit size, minimum dwelling amenities, laundry facility provisions, trash enclosures, parking, landscaping, equipment, utility and mechanical equipment, recreational facilities, lighting, design, security, and maintenance. The City provides various incentives to developers in exchange for senior housing, consistent with those incentives defined by the State density bonus law. Additionally, the City requires at least 25 percent of the dwelling units be available at affordable housing for very-low and low-income households, and at least 40 percent of the 25 percent must be very-low income households. In accordance with Civil Code Section 51.3, a Senior Citizen Housing Development is defined as a residential development developed for, substantially rehabilitated or renovated for, senior citizens that has at least 35 dwelling units. Further, the State defines a senior citizen as a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development. Senior Citizen Housing Developments are eligible for a density bonus in accordance with State density bonus law. Senior housing that meets the requirements under State Density Bonus law are not subject to any local regulations that are more stringent than those requirements set forth in State Density Bonus law. Cities may not have requirements that are more stringent than State law, as such, **Program 3, Zoning Ordinance Amendments to Remove Constraints**, calls for updating the City's density bonus ordinance to comply with the current State Density Bonus Law. As mentioned in the municipal code, senior housing developments require a conditional use permit in all allowed zones. This is a constraint to developers and will be ameliorated through Program 3 in the housing element by removing or mitigating discretionary permit requirements associated with Senior Housing development.

Boarding and Roominghouses

Although a boarding and roominghouse may provide housing to unrelated individuals, it is not considered a residential care facility. Boarding and roominghouses are defined as above and are conditionally permitted in the R-3 zone. Design standards are limited to preventing exterior alterations to the residential structure, requiring all parking to be located in the rear yard and consistent with parking requirements for one bedroom, and requiring driveway locations and widths to meet the same standards established by the City.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

ADUs in South El Monte are allowed on any legal parcel in any R-1, R-2 R-3, and C-R zoning districts subject to development standards identified section 17.38 of the zoning code.

ADU floor area is limited to 850 for one and fewer bedrooms, and 1,000 square feet for two or more. For attached ADUs, the floor area cannot be more than 50 percent of the existing living area of the primary dwelling. Both attached and detached accessory dwelling units shall not exceed the height of the primary residence (two-story limit). In general, ADUs that meet the following criteria are permitted in areas zoned to allow single-family or multifamily dwellings:

- ADU is contained within a legally constructed existing space of the primary dwelling or accessory structure.
- There is an independent exterior access from the existing residence.
- Side and rear setbacks are sufficient for fire safety.
- All applicable building and safety codes are met.
- Only one accessory dwelling unit will exist on the site.

JADUs in South El Monte are allowed when there is an existing or proposed single-family residence on the site. The following standards apply only to junior accessory dwelling units:

- Either the primary residence or the junior accessory dwelling unit must be owner-occupied at all times as required by State law
- The JADU shall not exceed 500 square feet in size and contained entirely within an existing or proposed single-family structure
- There is a separate entrance from the main entrance to the structure.
- There are separate sanitation facilities, or shared sanitation facilities with the existing structure.
- An efficiency kitchen is included.

An additional one parking space is required to be provided on site for the accessory dwelling unit. The on-site parking space required for the accessory dwelling unit may be provided as covered, uncovered, or as tandem parking on an existing driveway. No additional parking space is required for an accessory dwelling unit if it meets any of the following conditions: (1)The accessory dwelling unit is located within 0.5 miles of a public transit stop; (2)The accessory dwelling unit is located within an architecturally and historically significant historic district; (3)The accessory dwelling unit is contained within legally proposed or existing space (i.e. all fully enclosed area, including a garage) of the primary dwelling or accessory structure; (4)When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; (5)When there is a commercial car share vehicle pick-up and drop-off location located within one block of the accessory dwelling unit.

The City adopted the most current ADU regulations into the Zoning Code, as of January 1, 2020, through Ordinance 1242. Since then, several changes to State law have been made to further remove barriers to the construction of ADUs. While the ADU provisions in the zoning code are outdated due to changing State

law, it is the City's policy to permit accessory dwelling units consistent with State law. As part of implementation of **Program 5, Accessory Dwelling Unit Program**, the City will modify the requirements for ADUs to comply with State law including adding provisions for junior ADUs as required by law, such as allowing both JADU's and ADU's on the same lot. Additionally, **Program 5** will require the City to develop a plan that incentivizes and promotes deed-restricted affordable ADUs.

Emergency Shelters

Emergency shelters in South El Monte are permitted by right in the R-1, R-2, and R-3 residential zones (no areas of the City have been so designated R-2 on the land use map). Emergency shelters are subject to the same land use regulations and development standards that apply to all development within the identified districts (e.g., lot size, setbacks, building height, etc.).

Combined, the R-1 and R-3 zone districts make up approximately 510 acres of the City, or 29 percent of land uses. While vacant land is limited in South El Monte, the zones offer ample opportunities for redevelopment of uses for emergency shelters to address the 59 people experiencing homelessness identified in the City in the 2020 LAHSA Homeless count. These areas are located in various parts of the City including along or near (within 1 block) of major transportation/transit corridors such as Santa Anita Ave., Rush St., Peck, Garvey Ave. and Tyler Ave. Transit access along these corridors is provided by both Metro and Foothill Transit. The R-1 zone is also located with easy access from SR-60. **Program 7, Support for Those Experiencing Homelessness**, identifies actions the City is taking to combat homelessness through funding identified through Measure H.

Supportive and Transitional Housing

State law (AB 2634 and SB 2) requires local jurisdictions to address the provisions for transitional and supportive housing and establishes transitional and supportive housing as a residential use. Therefore, local governments cannot treat it differently from other similar types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). The South El Monte Zoning Code lists transitional and supportive housing as a permitted use in the R-1, R-2, and R-3 residential zones. In these zones the uses constitute a residential use, permitted by- right and are subject only to those restrictions that apply to other residential uses of the same type in the same district.

Under AB 2162 and AB 2988, supportive housing meeting specific standards shall be a use by right in all zones where multifamily and mixed-uses are permitted, including nonresidential zones permitting multifamily uses, and in zones where emergency shelters are permitted. Additionally, no minimum parking may be required for units occupied by supportive housing residents if the development is located within 0.5 miles of a public transit stop. **Program 21, Zoning Revisions for Special Needs Housing**, will amend the Zoning Code to permit transitional and supportive housing in the C-R zone, consistent with State laws.

Single Room Occupancy (SRO) Units

State law mandates local jurisdictions address the provision of housing options for extremely low-income households, including Single Room Occupancy units (SRO). SRO units are one room units intended for

occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. Currently, the C-R zone allows by-right multifamily residential, affordable housing and SRO with a minimum density of 30 units per acre.

Employee Housing

The California Employee Housing Act requires that housing for six or fewer employees be treated as a regular residential use. This mandates that employee housing shall not be required to apply for any additional permit or process that would not be required of a residential structure in the same zone. The Employee Housing Act further defines housing for agricultural workers consisting of 36 beds or 12 units be treated as an agricultural use and permitted where agricultural uses are permitted. Agricultural uses are not allowed in South El Monte. Currently, employee housing can be built in any zone where residential uses (R-1, R-2, and R-3) are allowed if they meet the development standards in that zone. **Program 21** in the Housing Plan ensures compliance with all applicable requirements related to employee housing applicable in South El Monte.

Low-Barrier Navigation Centers

Senate Bill 48 requires a housing element to allow a low barrier navigation center by-right in areas zoned for mixed-uses (C-R) if it meets specified requirements. A low barrier navigation center is defined as housing or shelter in which a resident who is experiencing homelessness homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. The City will amend the Land Development Code to ensure that low-barrier navigation centers are allowed as a use by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses if they meet the requirements of Article 12 (commencing with Section 65660) of Chapter 3, Division 1, Title 7 of the California Government Code (see **Program 22, Low Barrier Navigation Centers**).

1.1.3 Facilitating Affordable Housing

The City provides several mechanisms to maintain flexibility in development standards. This flexibility is an important means to address limitations inherent at a specific site (e.g., topographic, geographic, physical, or otherwise), as well as provide a means to address other goals and objectives of the City, such as providing affordable housing for all income groups.

Density Bonus Ordinance

A density bonus is an entitlement to build additional residential units above the maximum number of units allowed per the Municipal Code in exchange for providing affordable housing as specified by Government Code Section 65915-65918.

For projects consistent with the applicable affordable requirements, jurisdictions must grant one density bonus, and if requested by the applicant, incentives or concessions, and waivers or reductions of development standards depending on the percentage of affordable units. Concessions and incentives include reductions in site development standards or a modification of zoning code or architectural design

requirements, such as a reduction in setback or minimum square footage requirements, approval of mixed-use zoning, or other incentives or concessions which result in actual cost reductions. In accordance with State law, projects that meet the minimum criteria for a density bonus are entitled to at least one concession and may be entitled to as many as four concessions depending on the amount of affordable housing provided.

The City's Zoning Code (Chapter 17.83) outlines the density bonus, and incentives or concessions that are available to affordable housing and qualifying residential projects; however, the City's density bonus ordinance approved in 2014 is no longer in compliance with the State's latest density bonus law.

Under AB 2345 amending code section 35915, which took effect on January 1, 2021, the maximum available density bonus for projects not composed exclusively of affordable housing increased from 35 to 50 percent. To receive the top bonus, a project must comply with unit replacement requirements and set aside at least (1) 24 percent of units for low-income households, (2) 15 percent of units for very low-income households, or (3) 44 percent of for-sale units for moderate-income households. Bonuses between 35 and 50 percent will be granted on a sliding scale, while current affordability requirements to obtain a lesser bonus will remain unchanged. The City's density bonus ordinance does not meet the current State Law maximum density bonus of 50 percent.

Program 3 of the Housing Plan calls for updating the City's density bonus ordinance to comply with the current State Density Bonus Law, including AB 2345 to: (1) increase the maximum amount of density bonuses that must be granted to eligible affordable projects, (2) reduce the percentage of lower income units that must be reserved to receive two or three incentives, and (3) revise the mandatory reductions in parking ratios.

Mixed-Use District

The City permits multifamily housing and mixed-use projects with a residential component in the C-R zone and Santa Anita Corridor overlay district where there is an underlying C-R zoning. Ordinance 1243, adopted April 28, 2020, established the Santa Anita Corridor Overlay Zone, which is subject to the following standards:

- A requirement that residential uses occupy at least 50 percent of the total floor area of a mixed-use project
- Allowed development types will be limited to mixed-use developments and residential stand-alone uses.
- Owner-occupied and rental multifamily residential uses will be allowed by right for developments in which at least 20 percent of the units are affordable to lower-income households during the planning period. Currently owner-occupied and rental multifamily residential uses with densities of at least 30 units per acre are allowed by right.

This new overlay encourages the development of affordable housing and a mixed land use pattern along an underutilized commercial corridor in the City.

Design Standards for Development Adjacent to a Single-Family Residential Zone District

The City requires additional design standards for industrial and commercial developments adjacent to single-family residences to ensure a natural transition between uses, these regulations also apply to mixed-use residential developments. Design standards include additional setback requirements, loading areas that are located in a manner to reduce noise, additional landscaping requirements, and screening requirements. Further the City requires performance standards to ensure continued maintenance of the property. Performance standards include: noise level that are not to exceed those noise regulations prescribed by the City, the prohibition of outdoor storage, exterior lighting that protects neighboring properties from direct glare, and other limitations to ensure that noise levels do not exceed those permitted by the City.

The design and performance standards required of mixed-use developments that are adjacent to single family residential uses constrain general nuisances that can be caused by commercial uses. They not only protect those single-family residences but also make the residential portion of a mixed-use development more peaceful for residents that wish to reside in an active mixed-use development.

Lot Consolidation Incentives

Lot consolidation can increase the efficiency of land use and create the critical mass needed for a quality multifamily housing project. The City relies on new development for the consolidation of lots. Thus, the City seeks to promote public-private partnerships in assembling and redevelopment infill parcels. Process for lot consolidation is outlined in Chapter 16.28.010. **Program 8, Lot Consolidation Program**, will commit the City to maintaining an inventory of potential sites to provide developers with information regarding development incentives for affordable units.

Growth Controls or Similar Ordinances

The City has no growth control measures or urban growth limit line. The City has no local ordinances that directly impact the cost and supply of residential development, short-term rental ordinances, inclusionary housing ordinance, or moratoriums on specific development types. (GC 65583(a)(5)).

1.1.4 Development Fees

Like Cities throughout California, South El Monte collects development fees to recover capital costs of providing community services and the administrative costs associated with processing applications. New housing typically requires payment of the following fees: school impact, park in-lieu, sewer and water connection and, building permit; and a variety of handling and service charges. These fees comprise a significant part of housing costs in the City. In addition, subdivisions and multifamily projects may incur the cost of preparing environmental impact reports, traffic studies, soils reports, and filing fees for tentative and final maps. Such fees are typically based on the hourly rates of City employees (including overhead) and the number of hours spent processing the application or performing the associated work.

Pursuant to its Quimby Fee Ordinance, the City charges a park development fee. However, there are no Mello-Roo's fees charged in the City. Building permit and plan check fees are in line with those currently

charged by other jurisdictions in the area. The City’s current fees for discretionary development and development impact fees are summarized below in **Table 4**.

Table 4. Current Discretionary and Impact Fees	
Description	Fee
Discretionary Permit Fees	
Conditional Use Permit	\$6,250
Minor Conditional Use Permit (Residential)	\$6,209
Street Closure	\$1,664
Variance	\$6,250
Tentative Tract/Parcel Map	\$6,250
Lot Line Adjustment	\$3,067
District Board Review	-
Determination of Use	\$1,710
Specific Plan	\$6,209
Zone Change	\$6,250
General Plan Amendment	\$6,250
Zoning Regulation Amendment	\$6,250
Specific Plan Amendment	\$6,250
Initial Study/Negative Declaration	\$6,209
Environmental Impact Report (plus actual costs)	\$6,688
Appeal Planning Commission Action	\$2,502
Appeal Design Review Board	\$-
Zoning Compliance Letter	\$105
Time Extension	\$764
Sign Permit	\$105
Banner/Portable Sign Permit	\$52
Fences/Walls	\$52
Home Occupation Permit	\$105
Zoning Map (Actual Costs)	\$105
Filing Permit (per day)	\$1,368
Noticing	\$245
Temporary Use Permit	\$1,273
Development Fees	
Certificate of Compliance	\$-
Park Fee (per square foot)	\$57.49
Mello Roos Fee (None)	\$0
Engineering Fees	
Permit Issuance Fees	\$76
Renewal or Extension of an existing Permit	\$63
Tract Map	\$750
Parcel Map	\$400
Subdivision Improvement Agreement (Tract or Parcel Map)	\$505
Updating City Maps (up to 4 reviews)	\$5,046-\$10,093
Review/Approve As-Built	\$1,009

South El Monte charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. South El Monte is sensitive to the issue that excessive fees may hinder development and strives to encourage responsible and affordable

development. In 2017, the City Council adopted a new fee schedule, which reflects minor upward adjustments for some fees. This fee schedule is available on the City’s Website As indicated in **Table 5**, the City’s fees are compared to those of El Monte, La Puente, and Baldwin Park. Some of the permit fees charged by the City of South El Monte are slightly higher than those of the neighboring communities surveyed, however, most of the fees are generally consistent with the neighboring communities.

The City’s current fee structure includes a scaled permit fee structure for Plan Check and Inspection Fees, which are the same for single-family and multifamily developments. The fees for plan checks range from \$28 for projects valued at \$1-\$500 to over \$13,019.93 for projects valued over \$1,000,001. Similarly, inspection fees range from \$32 for projects valued at \$1-\$500 to over \$15,317.56 for projects valued over \$1,000,001. Assuming a 1,500 square-foot unit, the City fees would be approximately \$9,646.41 per unit. This assumes 20 electrical fixtures, five plumbing fixtures and the plan check and inspection fees. The permit fees would equate to about 5 percent of the 1,500 square-foot residential unit with a project valuation of \$197,250.

Table 5. Comparison of City’s Permit Fees with that of the Surrounding Cities (2021)				
Permit	South El Monte	La Puente	El Monte	Baldwin Park
Conditional Use Permit	\$6,250	\$4,265	\$2,837.41	\$1,750 deposit +staff time
Variance	\$6,250	\$1,830	\$3,577.69	\$1,330 deposit +staff time
Tentative Tract Parcel Map	\$6,250	\$5,480	\$2,582.03	\$4,080 deposit +staff time
Lot Line Adjustment	\$3,067	\$906	—	\$-
Specific Plan	\$6,209	\$4,712	—	\$2,915
Zone Change	\$6,250	\$10,439	\$5,798.56	\$3,400 deposit +staff time
General Plan Amendment	\$6,250	\$4,300	\$5,798.56	\$3,400 deposit +staff time
Zoning Regulation Amendment	\$6,250	\$5,679	\$13,751.36	\$3,400 deposit +staff time
Sources: City of LA Puente Updated Fee Schedule (Adopted March 12, 2019); City of El Monte Planning Division Fees (Effective July 1, 2020); City of Baldwin Park Planning Fee Schedule (Effective September 15, 2002)				

Conclusion

Overall, planning and process fees charged by the City and impact fees by other public agencies may serve to constrain affordable housing development. Therefore, the City offers technical assistance and regulatory concessions to help facilitate affordable housing development in the City.

1.1.5 Processing Procedures

Site plan review and zoning case processing can be an unnecessarily lengthy, cumbersome process which delays the development of housing and increases costs. The City's policy is to discourage the backlog of such cases. The environmental review process is required for those project’s that require some form of discretionary review (variances, Zone Changes, General Plan Amendments). The City’s building plan check for new construction averages approximately 3 to 4 weeks. The length of time between project approval and request for a building permit is 2 to 3 months. More complex or larger projects or those requesting a deviation from the Municipal Code or a request for a variance may take longer (1 month longer approximately).

Ministerial permits, also known as by-right permits, involve application of standards and criteria found in the Municipal Code. As previously shown in **Table 2**, single family development proposals are permitted ministerially in zones that allow residential uses (R-1, R-2, R-3, C-R). Multifamily development proposals are permitted ministerially in the R-2, R-3, and C-R zones. ADUs are permitted ministerially within the R-1, R-2, and R-3 zones. Manufactured/mobile homes are permitted ministerially in the R-1 zone. Ministerial permits must follow the applicable building, zoning, and development regulations, as specified in the Municipal Code. A site plan review and certifications of plans is required prior to issuance of building permits. The typical timeframe of approval for a multifamily development takes only the length of time for a plan check, which ranges from 3 to 4 weeks. However, when development proposals do not meet the requirements of the City's Zoning Code or other applicable regulations such as the Building Code, or when the project is more complex and requires multiple reviewing disciplines the process can take longer ranging anywhere from between 3 to 6 months.

In addition, California Senate Bill 35 (SB 35) creates a new streamlined approval process for multifamily residential projects in cities and counties not meeting their Regional Housing Need Allocation (RHNA) goal. The new project streamlining applies in jurisdictions not on pace to meeting their goal for construction of above moderate-income housing and/or lower income housing (the sum of the very low-income and low-income categories). SB 35, which took effect January 1, 2018 requires local entities to streamline the approval of certain housing projects by providing a ministerial approval process (no CEQA), focused design review, and remove or lower parking requirements. This is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met. On September 28, 2020. Assembly Bill (AB) 831, was passed which clarifies that a development subject to the streamlined, ministerial approval process created by SB 35, and the site on which it is located, must be zoned for residential use or mixed-use development and at least two-thirds of the square footage of the development must be designated for residential use. The City does not have a current process to accommodate SB 35 streamlined applications. To ensure that SB 35 streamlining process is readily available to interested developers and/or property owners, **Program 28** in the Housing Plan includes an action to establish a streamlining process for qualifying SB 35 housing developments.

Discretionary permits involve additional project review by City staff and review against applicable policies. Discretionary permits are required for a conditional use permit, subdivision, zone change and general plan amendment, and variance. A Conditional Use Permit (CUP) is required for a specific land uses, reference must be made to the zoning ordinance. Senior housing is conditionally permitted in the R-2 zone. Boarding or roominghouses, senior housing, and mobile home parks are conditionally permitted in the R-3 zone. Live/work units, and multiple residential with senior and affordable housing are conditionally permitted in the C-R zone. Prior to approval of a discretionary action permit, a determination must be made by a decision-making body that the permit meets the required findings. Therefore, discretionary permit reviews typically take longer to process than ministerial (by-right) reviews and can be costlier due to staff review costs charged to the project application (see **Table 3**).

The specific process procedures for CUPs (Chapter 17.86 of the Municipal Code), zone change and general plan amendments (Chapter 17.66 of the Municipal Code), and variances (Chapter 17.70 of the Municipal Code) are described, below.

Conditional Use Permit

The purpose of the CUP is to afford the commission the opportunity to review proposed uses, structures, or facilities, which could have an adverse effect upon the surrounding area and to place such reasonable conditions upon these uses and developments as to make them more compatible with their surroundings. A CUP is required for any use within a zone district that is designated as a conditional use. When it is determined that a CUP is required, the application and accompanying exhibits, maps, or documents must be made available to the planning commission. At the time the application is submitted, a fee, established by written resolution of the City Council, shall be made (see **Table 3**). Upon receipt of the required application and fee, the Planning Commission will set a hearing date. The Planning Commission is required to make findings that the proposed use will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. If it fails to make these findings, the request shall be denied. The Planning Commission may grant, conditionally grant, or deny a conditional use permit based on the required findings, on evidence presented by the staff report, the public hearing, or upon its own study and knowledge of the situation. The Planning Commission may attach such reasonable conditions of approval as it deems are necessary. Within 10 days following the planning commission's decisions, the applicant must be notified in writing. If approved, the CUP will become effective within 14 days following the Planning Commission's approval.

The applicant or any other person aggrieved by the commission's decision may appeal to the City council in accordance with the City's Municipal Code. Unless otherwise specified, the CUP, if not utilized within twenty-four months from the effective date, shall be deemed null and void. The abandonment or nonuse of a CUP for 3 consecutive months or for 6 months during any calendar year, shall terminate the conditional use permit. If the conditional use permit is not utilized within the 24-month timeframe, the applicant may apply for an extension before the expiration of the permit on a form approved by the community development director.

Zone Change and General Plan Amendments

When necessary, the City Council may amend zoning regulations. Proposed amendments must be reviewed by the Planning Commission for consistency with current City policies and plans prior to consideration by City Council. The planning commissions must hold at least one public hearing on all text amendments and property rezoning proposals. The Planning Commission may disapprove, continue to a later meeting, or recommend approval of a text amendment or property rezoning to City. The applicant, or any interested party, may appeal the decision of the planning commission to the City Council in accordance with applicable provisions of the Zoning Code. The City Council must hold at least one public hearing on each planning commission recommendation to amend the text of this title or to reclassify property. Text amendments and zoning decision of the Planning Commission may be modified, approved, disapproved, continued to a later meeting, or returned to the Planning Commission for further study and recommendations. The City Council's decision must be based on the required findings discussed in the Zoning Code. The City Council's decision to approve a text amendment or rezoning shall become effective thirty days from the date of adoption of the ordinance approving the change. All other decisions shall become effective 14 days after approval. Reclassification shall not be reconsidered within 1 year from the

date of the last official action taken unless the submittal is first approved by the Planning Commission or City Council.

Variances

Variances from the terms of the Zoning Code are granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the provisions of these regulations deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification. No variance shall be granted by the planning commission unless findings identified in Chapter 17.70 of the City's Municipal Code, are made. An application for a variance must be filed with the planning commission, along with documentation to assure the fullest practical presentation of facts for the public record. Upon filing a variance application, planning commission will set a date for a public hearing. If, from the application and facts provided, or by investigation, or at the direction of the Planning Commissions, findings pursuant to Chapter 17.70 are made, the planning commission may grant the requested variance. If the Planning Commission fails to make the required findings, the application shall be denied. The Planning Commission may attach such reasonable conditions to the approval as it deems necessary. If the variance is not utilized within the twenty-four-month timeframe, the applicant may apply for an extension before the expiration of the permit on a form approved by the community development director. Within 10 days following the Planning Commission's decisions, the applicant must be notified in writing. The variance authorized or granted will become effective 14 days from the date the determination is made, during which time a written appeal from the decision may be taken to City Council by the applicant or person aggrieved by the determination. Where the City established density minimums for sites identified in the 5th cycle Housing Element, requests to build at densities below the density minimum would be subject to a variance. For the 6th cycle Housing Element, any development that proposes densities below what is identified in the Sites Inventory will trigger the City's no-net-loss program (**Program 24**) where they City will evaluate remaining capacity before approving such a development proposal. Further, any redevelopment of existing residential units would prompt the enforcement of the City's replacement requirements program (**Program 20**) to further ensure that the City's housing stock remains.

Processing Times

For development projects, potential delays in processing development applications and plans can increase holding costs considerably. To reduce potential delays, the City of South El Monte's development process has been designed to accommodate applications in a timely manner in an attempt to minimize this risk. **Table 6** provides approximate timelines for typical development approvals within the City.

Table 6. Permit Processing Times	
Type of Application	Processing Timeframe
Environmental Impact Report	6-12 months
Negative Declaration	3-4 months
General Plan Amendment	3-4 months
Zone Change	3-4 months
Tentative Parcel Map	3-4 months
Tract Map	3-4 months
Conditional Use Permit	3-4 months
Variances	3-4 months
Design Review	2-3 weeks

1.1.6 Development Standards

Building Code Requirements

The City has adopted the 2019 California Building Code by reference to the County of Los Angeles codes, which establishes minimum construction standards as applied to all residential buildings. The County adopted the 2019 California Building Standards Code, which includes the 2019 Building Code, 2019 Electrical Code, 2019 Plumbing Code, 2019 Mechanical Code, 2019 Residential Code, 2019 Green Building Standards Code, and the 2019 Existing Building Code. The 2019 California Building Standards Code establishes standards and requires inspections at various stages of construction to ensure code compliance.

County of Los Angeles modifications to the California Building Code, Plumbing Code, Mechanical Code, Electrical Code, Existing Building Code, Residential Code and Green Building Standards Code are reasonably necessary because of local climatic and geological conditions. The local climate is characterized by hot, dry summers, often resulting in drought conditions, followed by strong Santa Ana winds, often resulting in hazardous fire conditions, and heavy winter rains, often resulting in expansive soil conditions. Other modifications are administrative in nature and are necessary to allow the uniform application of the codes. And further modifications are less restrictive than the California Building Code.

The City is located within a seismically active region that required additional development standards and requirements to mitigate the damaging effects of ground shaking. Amendments allow the City to maintain the same level of seismic and wind resistance for high rise, tilt up and poured-in-place concrete buildings as with the previously adopted codes. Relevant examples of local amendments to the Building Code adopted by Los Angeles County include the following: the restriction of wood shingles and wood shakes as roof coverings in any Fire Hazard Severity Zones; additional requirements for structures assigned to Seismic Design Category D, E, or F, wood diaphragms supporting concrete or masonry walls; special inspections are not required for detached one or two-family dwellings not exceeding two stories above grade plan, provided the structure is not assigned to Seismic Design Category D, E, or F and does not have horizontal or vertical irregularities; permanent wood foundation systems and prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E, or F; and retaining walls assigned to Seismic Design Category D, E, or F shall not be partially or wholly constructed of wood. Additionally, the County has further amended the code to extend the amount of time before a

permit that is issued by the Building Official will expire from 180 day to 12 months from the date of permit issuance, increasing flexibility as outlined in the Building Code requirement. Other modifications are of an administrative or procedural nature. While Building Code requirements can increase the cost of construction and act as a constraint to the development of housing, the adopted amendments are found by the City to be reasonably necessary to safeguard life and property within South El Monte.

Code Enforcement

The City uses Code Enforcement Officers to assist in the identification of substandard housing, and to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The code enforcement division receives and investigates complaints regarding alleged violations of the municipal code such as property maintenance violations, private property parking violations, zoning violations, illegal vendors, yard sales, commercial and industrial violations, licensing and permit compliance issues, sign codes, etc. Due to budgetary limitations, the Code Enforcement efforts must largely react to complaints received versus acting proactively. Requests are made through City's website or by calling.

The City may in the future initiate a program where existing housing units are inspected when they are resold. At this time, resources to undertake such a program are extremely limited. However, the City has applied for a grant to fund an Owner-Occupied Rehabilitation (OOR) program, which would provide eligible and qualified borrowers with 30-year, deferred-payment loans. The program will aim to preserve the quality and value of the City's housing stock by assisting extremely low, very low, and lower income homeowners with a loan for home improvement in order to rehabilitate their home. Some of the repairs that may be permitted under this program include, but are not limited to, roof replacement, exterior painting, new windows, landscaping, and plumbing repairs and replacement. As part of this program, Code Enforcement would coordinate distribution of Homeowner Rehabilitation Assistance program funding with code enforcement case data to assist eligible households.

Site Improvements and Dedications

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in South El Monte is subject to a variety of site improvement and building code requirements that add to the cost of development. Developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements within their projects. All new construction in the City is required to install all public improvements in accordance with the City standards and specifications on file with the City unless all such public improvements already exist along the applicant's street frontage (Municipal Code Section 12.08, Public Improvements Affecting Roadways).

Typical off-site infrastructure improvements for new projects include constructing new streets, which include undergrounding of utilities, parkway landscaping, curbs, gutters, sidewalks, and street lighting that are in compliance with standards as defined in the General Plan and the Municipal Code. Local streets require a dedication of 50 feet with a curb-to-curb width of 36 feet. Residential collectors require a dedication of 60 feet with a curb-to-curb width of 40 feet.

As stated in the Municipal Code (Section 16.12, Design and Improvement Requirements), site improvements for residential subdivisions include:

1. Fire hydrants
2. Landscaping
3. Public utility connections, including electricity, gas, water, sewer, storm drain, and telecommunications services shall be designed and installed for each parcel
4. Street lighting

Parking Requirements

City parking standards for residential developments are tailored to vehicle ownership patterns associated with different residential uses. While these standards may affect development costs, they are considered necessary to assure certain quality standards for multifamily housing. The Zoning Code allows for significantly reduced parking standards for senior housing and affordable housing. Parking requirements for residential uses in South El Monte are summarized in **Table 7**.

Table 7. Parking Requirements for Residential Land Uses	
Land Use Category	Required Parking
Single-Family Dwelling	Two standard spaces within a garage
Duplex (Two-Family) or Triplex (Three-Family) Dwelling	Two standard spaces per dwelling unit within a garage
Multiple Dwelling	Two standard spaces per dwelling unit with a garage, plus one guest parking for every four units. ¹
Mobile Home Park	Two standard spaces for each mobile home site or space. The parking may be tandem. One additional space per each five mobile home sites or spaces shall be provided for guests.
Senior Housing and Very Low/Low Income	0.5 spaces per unit
Accessory Dwelling Unit (ADU)	One parking space shall be provided on site. No additional parking space is required for an accessory dwelling unit if it meets any of the conditions in Section 17.38.050(15).
Mixed-Use Development (with residential component)	Based on outcome of parking demand study

1. The parking requirements for Multiple Dwelling projects is a constraint to development potential and will be addressed by Program 3 in the housing element.

The City will be undertaking focused updates of the zoning ordinance to conform to State law and to remove governmental and non-governmental constraints on the development of housing. As part of that effort, the City will evaluate, and modify if necessary, parking standards to ensure that they do not constrain the development of housing, specifically multifamily housing (**Program 3**). Additionally, **Program 3** will identify funding opportunities for the development of a parking study to inform opportunities for reduced parking requirements along corridors with bus routes.

1.1.7 Constraints on Housing for Persons with Disabilities

Development of Housing

Disabled persons have special needs when it comes to housing. Often, households containing one or more disabled person are also occupied by elderly persons. Additionally, residential care facilities and other specialized housing supports those with disabilities or special needs. These are discussed further in Section 4.1.2. In zones that allow residential uses, senior housing is conditionally permitted in the R-2 and R-3 zone. Transitional housing and residential care facilities with 6 persons or fewer are permitted in the R-1, R-2, and R-3 zones. Requirements for discretionary permits and community noticing requirements may pose constraints to development.

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

- The City abides by State requirements that govern group homes and supportive housing. Group homes and supportive housing are permitted in all residential zone districts. There are no development standards or other requirements beyond those that may be required for any State licensing.
- Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by-right in zones where multifamily and mixed-uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within 0.5 miles of a public transit stop. AB 2162 also require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements. As part of **Program 21**, the Zoning Code will be revised to permit supportive housing in the C-R zone by-right.
- The City's Zoning Ordinance does not restrict occupancy of housing units through a restriction of occupancy to family members. As indicated previously, the City adheres to all equal housing requirements and promotes adherence to such laws in the City.
- The City is required to comply with all pertinent State laws regulating a "permitted-by-right" designation of licensed residential care facilities with fewer than six persons in all residential zones. The State has removed any City discretion for review of small State-licensed group homes for persons with disabilities (six or fewer residents). For this type of use, the City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. **Program 3** of the Housing Elements commits to revisions to the Zoning Code to permit and site group care facilities for 7 or more persons in a manner that does not pose a constraint to the development of this use.
- The City has adopted the State Uniform Building Code (CBC), which establishes minimum construction standards as applied to all residential buildings. No local amendment has been

made to that Code. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under the 2019 California Building Code (there are no local amendments to the CBC). Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements do not create a constraint.

Reasonable Accommodations

Special interior improvements are often needed to accommodate a disabled tenant or homeowner. For example, door frames must be wider to accommodate wheelchairs, ramps instead of stairs are needed, hand rails in bathrooms need to be installed, cabinet doors must be accessible, and light switches and other devices also need to be within easy reach. Unless provisions are made for disabled persons during original construction, such facilities will not likely be provided in a typical rental unit.

As indicated in the Existing Conditions Report, there are a large number of households in the City that include at least one member that has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the disabled resident. However, many residents will benefit from specific improvements that would better accommodate a disabled person. The City is required by the Federal Fair Housing Act and the California Fair Employment Housing Act to provide a process for consideration of reasonable accommodation requests. A deviation process is available to applicants for circumstances where the existing zoning regulations would preclude residential development for persons with disabilities. The City is committed to providing reasonable accommodations to policies and programs to ensure that persons with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. **Program 15, Resources For Persons With Disabilities**, focuses on encouraging equal access to housing and services to meet the needs of persons with disabilities. The City has an administrative process for the modification of development standards in cases of demonstrable hardships. Improvements may be approved by the Community Development Director as long as a number of findings may be made.

- The request for reasonable accommodation must be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's General Plan and Zoning Ordinance.

The City's Zoning Ordinance and other regulations governing housing do not preclude or discourage housing that promotes reasonable accommodation.

1.2 Non-Governmental Market Constraints

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

The City has investigated the potential of offering developers incentives to mitigate some of the high costs of development. Unfortunately, the City has been unable to identify any factors subject to local control related to land, fees, labor, materials, and/or financing that would significantly reduce the cost for housing. However, the City can support the production of affordable housing through land use incentives such as the State Density Bonus law and mixed-use designations that offer higher allowable densities which can aid in reducing costs for affordable housing. While the State of California and County of Los Angeles both provide a range of financing opportunities for low- and moderate-income homebuyers, there are no city programs that directly support homebuyers' financing. The City is committed to continue participating in regional and state programs that address non-governmental market constraints. Program 11 of the Housing Element, First-Time Homebuyer Programs involves promoting these external programs and resources on the City's website.

1.2.1 Cost of Land and Construction

According to a 2014 study commissioned by California's four State-level housing agencies—the California Tax Credit Allocation Committee (TCAC), the California Debt Limit Allocation Committee (CDLAC), the Department of Housing and Community Development (HCD) and the California Housing Finance Agency (CalHFA)—local and development-specific factors such as the type of housing (e.g., family units, special needs housing, single room occupancy), land availability and affordability, community opposition, materials costs and local building requirements (e.g., parking, design, density, quality and durability) all influence development costs for affordable housing. Land, construction, and financing costs represent the most significant non-governmental constraints in the production of housing for most income groups in South El Monte.

Land costs within the City are increasing due to the built-out nature of the City and limited availability of land. Depending on location and desirability of the site, the cost for land in the area ranges from a low of \$10 per square foot to a high of approximately \$65 per square foot. Prior to the Redevelopment Agency being disbanded, they purchased a 4.8-acre site within the Santa Anita Avenue mixed-use area for \$31.08 per square foot. Land values can vary depending on location, proximity to infrastructure and amenities, zoning and development potential, and availability of land in the area. Land costs for residential developments are often passed along to the consumer in the form of rent prices or home sale price. Residential land prices in many areas have risen sharply since 2012. According to Harvard's Joint Center for Housing Studies, the price per acre in Los Angeles County increased from \$1,045,700 in 2012 to \$2,006,800 in 2017, an approximate 92 percent increase.

Purchasing land accounts for roughly 10 to 20 percent of total development costs for a typical multifamily project. Land in high-resource areas with access to infrastructure, desirable land uses, and other community amenities costs more due to a higher demand. While affordable housing developers typically

work with local governments to develop affordable housing, there are limited resources available for the construction of affordable housing. To supplement the shortage of funding and tax-credits, it is necessary for the City to offer incentives to market-rate developers to provide affordable housing units. The median total development costs for affordable housing projects in Los Angeles County increased from \$275,305 to \$434,823 per bedroom between 2013 to 2019. This is reflected in recent statistics that indicate that the Southern California area is now the most expensive housing market in the country. The City has been unable to identify any factors subject to local control related to land, fees, labor, materials, and/or financing that would significantly reduce the cost for housing. However, the cost for housing in the City is typically lower than the average costs for the region.

Construction costs include both “hard” and “soft.” Hard costs, such as labor and materials, typically account for 50 to 70 percent of construction costs, while soft costs, such as architectural and engineering services, development fees, construction financing, insurance, and permitting, typically average around 20 to 30 percent of total costs, although they can be higher for subsidized affordable housing or complex projects. A significant cost factor associated with residential building involves the cost for building materials. These costs can account for more than half of the total construction cost. According to the latest Building Valuation Data release in 2019, the national average for development costs per square foot for apartments and single-family homes in 2019 are as follows:

- Type I or II, Multifamily: \$148.82 to \$168.94 per sq. ft.
- Type V Wood Frame, Multifamily: \$113.88 to \$118.57 per sq. ft.
- Type V Wood Frame, One- and Two-Family Dwelling: \$123.68 to \$131.34 per sq. ft.

The costs of design, regulation, and operations do not vary much by building size, so larger buildings allow developers to spread these fixed costs over more apartments. In general, construction costs can be lowered by increasing the number of units in a development, reflecting economies of scale in multifamily construction, until the scale of the project requires a different construction type that commands a higher per square foot cost. This is because construction costs change substantially depending on the building type. For example, high-rise concrete apartments might cost \$75 or more per square foot than a six-story wood-frame structure on a concrete podium. Apartments four stories or less, can typically achieve an economy of scale, provided that the building has typical amenities and no structured parking. However, for smaller scale and affordable or middle-income housing, onerous regulations can impose a significant burden. Because of the jump in construction costs, developers may not build to the maximum height or floor-to-area ratio. Mobile homes are significantly less expensive, as are precision or factory-built housing products.

Labor costs also greatly contribute to construction costs. They are generally two to three times the cost of construction materials. A 2019 study for Smart Cities Preval found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Pre-pandemic, the industry already faced this historic shortage of skilled labor and the labor gaps might get even larger, especially in states like California. California’s shortage of needed construction workers combined with rising prices in construction materials also contributes to driving up construction costs.

The COVID-19 pandemic resulted in delays and shortages for some construction materials, and extended timelines and costs for many developments under construction. Construction delays only further

constrain California’s housing shortage exacerbating the current supply-and-demand imbalance across much of the State as the housing market continues to see home prices accelerate and a record low supply of homes for sale. The median sale price for single homes in South El Monte is between \$500,000 to \$600,000. Assuming a 10 percent down payment of \$60,000 and a 5 percent, 30-year fixed mortgage, monthly principle and interest is approximately \$3,670. The down payment required to purchase a home combined with a high monthly payment represent a major obstacle for most families.

1.2.2 Availability of Financing

Availability of financing for both the construction of housing as well as for home ownership loans can greatly impact the housing market. In the past, local banks and other lending institutions in the community provided a source of readily available financing for constructing new housing and rehabilitating and conserving existing housing stock. Following the 2008 Great Recession, financing became more difficult to obtain due to overall more stringent eligibility requirements. While there are limited funding sources for the construction, rehabilitation, and preservation available through the County, State, and Federal governments, the City does not currently have any local ordinances that directly impact the cost of development.

Construction Financing

Construction loans are short-term, interim loans used for new home construction. Construction loans can be used to cover the cost of land, contractor labor, building materials, permits and more. With a construction loan, the lender is unable to claim the residence as collateral and views these types of loans as riskier. Developers must usually supply at least 25 percent of the project value upfront, and perhaps more if the total cost is more than 75 percent of the estimated value of the project. Although there is no hard threshold for how much required upfront equity is too much before a residential project would be infeasible, the higher the proportion of equity required, the more unlikely that a developer would proceed with the project. Construction loans must also be paid off when the loan matures, typically a year or less. This can be done through the conversion of the loan to mortgage financing or obtaining a mortgage to secure permanent financing to pay off the loan.

Financing for residential projects, particularly affordable housing is quite complex. The level of subsidies required for affordable housing projects necessitates the pooling of multiple funding sources. The County of Los Angeles offers several funding programs for affordable housing developers meeting eligibility requirements. The Los Angeles County Development Authority (LACDA) publicly releases its Notice of Funding Availability (NOFA), twice annually with a focus on funding the development or rehabilitation of low-income rental housing. Funding sources include Measure H, No Place Like Home, and Measure JJJ. Additionally, the City supports the production of affordable housing through incentives such as the State Density Bonus law and mixed-use land use designations that offer higher allowable densities, which can aid in reducing costs for affordable housing.

Mortgage Financing

Current interest rates for home loans are between two and three percent, depending on the terms of down payment. Mortgage rates have been at a record low in recent months due to the COVID-19

pandemic, and recent policy statements from the Federal Reserve indicate these rates will stay low for the foreseeable future. Although recent economic conditions have seen housing prices increase and interest rates remain low, buying a house or refinancing a mortgage is becoming less attainable for many households, as banks raise requirements such as minimum credit score. Loan applicants with short credit history, lower incomes, self-employment incomes, or other unusual circumstances have had trouble qualifying for loans or are charged higher rates. This economic barrier could disproportionately affect lower income, non-white borrowers, making it harder for them to close on a loan, especially as a result of the COVID-19 pandemic and resulting economic fallout. The economic fallout has resulted in the unemployment rate increase in the City from 4.5 percent in January 2020 to 10.4 percent as of December 2020, making it more difficult for unemployed or underemployed, and lower income borrowers and other groups who historically have found it the most difficult to get a loan, and to get a fair loan.

The County of Los Angeles offers several first-time homebuyer programs and homeowner resources to assist low- to moderate-income households. Homebuyer programs include the First Home Mortgage Program, the Home Ownership Program (HOP), the Mortgage Credit Certificate (MCC) Program, and the Affordable Homeownership Opportunities (AHOP) Program. Other home improvement programs include the Handyworker Program, Single-Family Home Improvement Program (SFHIP), Residential Sound Insulation Program (RSIP), and the Mobile home Improvement Grant Program. **Program 11, First-Time Homebuyer Programs**, of the Housing Element involves promoting these resources on the City’s website.

The Home Mortgage Disclosure Act requires many financial institutions to maintain, report, and publicly disclose loan-level information about mortgages. This requirement applies to all loan applications for home purchase, improvements, and refinancing, whether financed at market rate or with government assistance. This data helps show whether lenders are serving the housing needs of their communities; they give public officials information that helps them make decisions and policies; and they shed light on lending patterns that could be discriminatory.

Table 8 summarizes the disposition of loan applications submitted to financial institutions in 2019 for home purchase, refinance, and home improvement loans in South El Monte. The loan outcome information in the table includes the proportion of applicants that were approved, were denied, or were incomplete or withdrawn by the applicant.

Table 8. Disposition of Home Loans (2019)				
Loan Type	Total Applicants	Percent Approved ¹	Percent Denied	Percent Other ²
Government-backed Purchase	8	37.5%	12.5%	50.0%
Conventional Purchase	50	78%	8.0%	14.0%
Refinance	255	58.4%	17.3%	24.3%
Home Improvement	30	26.7%	60.0%	13.3%

Loans on Dwellings for 5 or More Families	6	83.3%	0.0%	13.7%
Total	349	58.5%	19.2%	22.3%
¹ Approved includes loans approved by the lenders whether or not accepted by the applicant. ² Other includes loan applications that were either withdrawn or closed for incompleteness. Sources: Home Mortgage Discover Act Lending Activity MSA/MD by Census Tract Data				

Home Purchase Loans

In 2019, a total of eight households applied for government-backed loans (FHA, FSA/RHS, and VA) in South El Monte. Of those applications, 38 percent were approved, and 13 percent were denied. More households applied for conventional loans to purchase homes in South El Monte, with a total of 50 applications. 78 percent of the conventional loan applications were approved, and 8 percent were denied.

Refinance Loans

The highest number of applications received were for refinance loans, likely because many homeowners are looking to swap out their old mortgages for new loans at record-low rates. A total of 255 households in South El Monte applied for a home refinance loan in 2019. Of those applications, only 58 percent were approved, 17 percent were denied, and 24 percent were either withdrawn or closed for incompleteness.

Home Improvement Loans

In 2019, only a total of 30 household applied for home improvement loans in South El Monte. This had the highest percentage of applications denied. Of the total applications, 60 percent of home improvement loans were denied by lending institutions and 27 percent were approved. One of the most important factors that lenders evaluate when reviewing an application is the applicant’s debt-to-income ratio, which indicates how much income the monthly debt takes up. Most home improvement loans applicants may have high debt-to-income ratios from their mortgage loan, which may explain why it is harder to qualify for the additional financing.

Multifamily Loans

The smallest number of loans were for the loans on dwellings for five or more families, with a total of six applications. None of these applications were denied, which may point to finance availability and need for financial institutions to undertake more of these loan types. Of those applications, only 83 percent were approved, and 22 percent were either withdrawn or closed for incompleteness.

1.3 Environmental Constraints

1.3.1 Hazardous Materials

The sites that were developed prior to the 1970s may include trace amounts of lead and/or asbestos in the soils and in any remaining structures. Lead based paint was commonly used prior to 1970 and is the predominant source of lead contamination in the soils. Asbestos was commonly used as insulation and in

floor tiles during this same period. As a result, any demolition associated with sites containing older structures will likely need some form of investigation. There are several cleanup sites located throughout the City, including the San Gabriel Valley Superfund Site along Santa Anita Avenue. Future development may require completion of clean-up activities and additional remediation work to ensure construction does not introduce hazards to workers or residents.

1.3.2 Seismic Hazards

Major faults in the region include the Whittier/Elsinore, Norwalk, Newport/Inglewood, Santa Monica, Sierra Madre, Palos Verdes, and San Andreas faults. According to the Los Angeles County Safety Element, no known or suspected active fault traces pass through or are located near the City. There are no designated Alquist-Priolo Special Studies Zones found within the City. The nearest Alquist-Priolo Special Studies Zone is the Whittier Fault, located approximately two miles to the northeast. The Norwalk Fault is located approximately six miles to the south. The City is, and will continue to be, subject to ground shaking hazards associated with earthquakes in the region. The level of risk within the City is no greater than that anticipated for the region. Additionally, South El Monte and the cities in the surrounding area are within an area where liquefaction may occur during a strong earthquake. Construction in accordance with applicable Building Code standards and site-specific geotechnical reports will ensure that the liquefaction zone does not present risk to future residents.

1.3.3 Wildfire Risk

The City is primarily urbanized and lacks native or natural vegetation. According to maps prepared by the Los Angeles County Fire Department, the City is not within the Fire Zone. Additionally, CalFIRE maps indicate that the City is not within a State Responsibility Area nor Fire Hazard Severity Zone.

1.3.4 Flooding

With the exception of the Rio Hondo River and San Gabriel River, there are no lakes or streams within the City. The majority of the City's potential development sites have undergone previous development. The Federal Emergency Management Agency identifies the entire City as Zone X, which is an area of minimal flood hazards.

1.4 Infrastructure Capacity

Residential development during this 6th housing element cycle will primarily occur on properties that are previously developed. Dry-utilities including electricity, natural gas, cable, and telephone, are available at all sites identified in the **Sites Inventory**. The City's utilities receive necessary upgrades and improvements based upon future growth and development anticipated by the General Plan.

The larger development projects are anticipated to occur in zones allowing for higher density (C-R zone) along the 0.5-mile segment of Garvey Avenue in the northernmost part of the City and the parcels along Santa Anita Avenue near SR-60. Both areas allowing higher density are well served by infrastructure located within the respective roadways.

1.4.1 Water

Water service is provided by the San Gabriel Valley Water Company (San Gabriel). Water supply sources include groundwater pumped from the Main Basin and the Central Basin, imported surface water from Central District, and recycled water. According to the 2015 Urban Water Management Plan (UWMP), groundwater is the primary source of water (95 percent) and the remaining is recycled water. San Gabriel has not purchased treated imported water supplies since 2007. San Gabriel is allowed to pump 20,384-acre feet per year (AFY) and 2,565 AFY to maintain the Operating Safe Yield of the Main Basin and Central Basin, respectively. Historical data indicates the Main Basin and Central Basin have been well managed for the full period of the adjudications, resulting in a stable and reliable water supply. There are no contemplated basin management changes, other than increasing direct use of recycled water and the planned use of recycled water for groundwater replenishment in the Main Basin to reduce the need to import water from other regions. Therefore, the groundwater supplies in the Main Basin and Central Basin are deemed reliable.

San Gabriel provides water service to an area with a current population of about 256,756. The largest water demand sector is single-family residential, followed by multifamily. Single-family uses consumed 12,784 AFY and multifamily uses consumed 5,286 AFY in 2015. San Gabriel is projected to have a population of approximately 289,400 by 2040. Projected populations in San Gabriel's service area were based on projections obtained from the Southern California Association of Governments (SCAG). Based on this projection, it is estimated the single-family water demand will increase to 18,617 AFY and multifamily water demand will increase to 7,697 AFY in 2040.

The estimated number of lower income households located within San Gabriel's service area is approximately 55 percent of the total number of households. Based on 55 percent of total residential water demands, the projected water demand for lower income households is about 14,500 AFY by the year 2040. The Water Master Plan acknowledges the requirements that water service for low-income households within the service area must be prioritized.

The 2015 UWMP indicates that San Gabriel will meet water demands during normal, single dry, and multiple dry years over the next 20 years with current water supply sources. Further, San Gabriel has prepared and adopted a Water Shortage Contingency Plan in the event a water shortage is declared. It is designed to provide a minimum of 50 percent of the normal supply during a severe or extended water shortage. San Gabriel has identified several stages of action which may be triggered by a shortage. Future housing construction will be accommodated by San Gabriel through the 2040-planning horizon. It is also noted that San Gabriel considers residential build out associated with the General Plan's implementation in their UWMP efforts.

1.4.2 Sewers

Wastewater generated within San Gabriel's service areas is treated by Los Angeles County Sanitation Districts (LACSD). Wastewater in the City is collected within the sewer collection systems. The City has adopted the 2015 Sewer System Management Plan (SSMP). As required by Order No. 2006-0003, Statewide General Waster Discharge Requirements (WDR), the SSMP will undergo review recertification

every five years. The WDR also requires an agency to have a System Evaluation and Capacity Assurance Plan. This component involves preparing and implementing a Capital Improvement Program (CIP) that will provide the hydraulic capacity of key sewer systems for dry weather peak flow conditions, as well as appropriate design storm or wet weather event. The City's current Sewer Master Plan, prepared in 2011, is a comprehensive sewer master plan that identifies existing system capacity, deficiencies, features, items/elements, and necessary upgrades and improvements based upon future growth and development anticipated by the General Plan. The collection sewer system capacity enhancement program is a combined effort of the City and County Department of Public Works. The City's Sewer Master Plan complements the County's efforts through its CIP. Pipe segments identified to be deficient, through the City sewer capacity study will be prioritized for orderly upgrade.

The City's local sewers tie into LACSD's regional trunk sewers. The City is served by the Los Angeles County Sanitation District No. 2. Sewer lines, which are maintained by the County Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. The JWPCP has a design capacity of 400 million gallons per day (mgd) and currently treats 260 mgd. Given the projected demand and the existing remaining treatment capacity, future developments' treatment demand can be met by the service provider. Expansion or construction of a new wastewater treatment facility to meet the demands of the 2021-2029 Housing Element update is not required.

1.4.3 Stormwater

The City is served by the Los Angeles County Flood Control District which operates and maintains regional and municipal storm drainage facilities. The City works with the Flood Control District in making local drainage plans and improvements. The existing storm drain infrastructure can accommodate the projected runoff from the potential residential development anticipated for this planning cycle. The projected stormwater runoff is not anticipated to significantly increase with future residential development given the nature and extent of existing impervious surfaces within the City. Further, Chapter 8.44, Stormwater Management and Discharge Control of the City's Municipal Code establishes requirements for development and redevelopment to integrate low impact development practices that reduces stormwater runoff.

1.5 Quantified Objectives

The following table summarizes the quantifiable objectives outlines in the program of this Housing Element.

Table 9. Summary of Quantifiable Objectives					
Income/ Affordability Category	RHNA	New Construction	Units to be Rehabilitated	At-Risk Units to be Preserved ¹	Households to be Assisted
Extremely Low/ Very Low	131	100	20	--	60
Low	64	60	40	--	200
Moderate	70	20	--	--	100
Above Moderate	312	400	--	--	--
Total	577	580	60	0	360

¹No Units are identified as at-risk for the next 10 years.

Appendix D: Affirmatively Further Fair Housing Analysis

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1 Introduction

Fair housing occurs when individuals of similar income levels have the same range of housing choice available to them in the same housing market regardless of their characteristics as protected under local,

State, and Federal laws. It is important to the City that its citizens have fair housing choice, free from discrimination on the basis of race/ethnicity, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act, California Government Code Section 65008, and other State and Federal fair housing and planning laws. In 2018, Assembly Bill 686 – Affirmatively Further Fair Housing, amended Sections 65583 and 65582.2 of the California Government Code to require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing.

From freeway expansion to discriminatory housing loan practices, historically underserved communities across the nation have experienced decades of housing disinvestment and infrastructure underinvestment, leaving many communities with higher rates of air pollution, poverty, unemployment, educational attainment, and health risks. State and Federal laws, such as the Fair Housing Act, have established pathways for local jurisdictions to create more diverse and equitable communities, but reversing decades of discriminatory policies at all levels of the public and private sector is complex, and many challenges to equitable development remain. The Housing Element seeks to affirmatively further fair housing by first identifying segregated living patterns and barriers to fair housing, then designating sites for affordable housing in areas of opportunity and implementing programs that aim to replace segregated living patterns and transform racially and ethnically concentrated areas of poverty. Ensuring that sites for housing, particularly units available for lower-income households, are located in high resource areas, rather than concentrated in areas of high segregation and poverty, requires jurisdictions to plan for housing with regards to the accessibility of various opportunities including jobs, transportation, good education, and health services.

This section serves as an assessment of fair housing practices pursuant to California Government Code Section 65583(c)(9) in the City of South El Monte (City). Housing Elements are required to include the following:

- A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk;
- An assessment of the factors that contribute to the fair housing issues identified in the analysis;
- An identification of the jurisdiction’s fair housing priorities and goals, giving highest priority to the greatest contributing factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance; and
- Measurable strategies and actions to implement the fair housing priorities and goals in the form of programs to affirmatively further fair housing.

2 Regional Analysis of Impediments

The City is committed to affirmatively furthering fair housing choice and promoting equal housing opportunity, in accordance with the requirements of State and Federal Fair Housing law. To achieve this, the City participated in the regional Analysis of Impediments (AI) to Fair Housing Choice for the Community Development Commission and Housing Authority of the County of Los Angeles (HACoLA) and works to remove these impediments. The AI ¹ identifies impediments to fair housing choice, contributing factors, and goals for overcoming the barriers that have been identified as contributing to fair housing issues pertaining specifically to the Urban County and the areas served by HACoLA. These impediments are in relation to the following fair housing issues:

- Segregation and Integration
- Racially or ethnically concentrated areas of poverty (R/ECAPs)
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Discrimination or violations of civil rights laws or regulations related to housing

Relevant portions of the regional AI have been incorporated into the assessment of fair housing portion of this housing element to complement the analysis, identifications of contributing factors, and strategies and actions, where applicable.

3 Housing Element Outreach

While outreach and community engagement have always been important, in recent years significant strides have been made in technology and level of effort regarding engagement. Past engagement may not always have had multiple forms of media, meaning that public meetings were the primary media, with surveys and stakeholder interviews and other types of engagement taking a back seat. Public meetings are not always the most accessible for multiple reasons. If a meeting is at only one specific time, or if it is only offered in English, it can leave out people unable to go at that time, or people without proficiency in English. Virtual meetings are also not always accessible for similar reasons, but could also be inaccessible if individuals do not have reliable internet.

Engagement related to the Housing Element has attempted to be comprehensive while in the context of the COVID-19 pandemic. An online survey was used to engage residents on local housing needs and concerns. All outreach and outreach material, including the survey, were available in English and Spanish to foster participation across demographics, as 63.4 percent of the population is Spanish Speaking. Virtual public workshops were held to allow for interested residents to learn and provide feedback, while observing stay at home orders. While this outreach was conducted virtually, participants had the option of joining through their computers, tablets, or using a call-in number if they did not have access to internet.

¹ https://www.lacda.org/docs/default-source/community-development-block-grant/assessment-of-fair-housing/2018-final-analysis-of-impediments/volume-i.pdf?sfvrsn=2f8b81bd_2

In addition, the outreach was held in the evenings, outside of working hours. An extensive outreach process contributes to a set of meaningful goals, policies, and programs that will reflect the City's housing needs and the priorities and needs of all of those in the City, including those with special needs and lower income populations.

Please refer to **Appendix F, Community Engagement Results**, for a full summary of outreach material and outreach conducted as part of the Housing Element update.

4 Assessment of Fair Housing

4.1 Fair Housing Enforcement and Outreach Capacity

This section provides information of the organizations that provide fair housing services available to both providers and consumers of housing, as well as the nature and extent of fair housing complaints received by the fair housing provider within the service area.

Fair housing services available in the service area include outreach and education, complaint intake, and testing and enforcement activities. These organization include:

- U.S. Department of Housing and Urban Development (HUD)
- California Department of Fair Employment and Housing (DFEH)
- Housing Rights Center (HRC)
- Housing Authority of the County of Los Angeles (HACoLA)
- Fair Housing Council of Orange County

The HRC, which primarily operates in Los Angeles County, receives multi-year grants from HUD to conduct systemic testing in areas where statistics point to discrimination. Specifically, persistent housing discrimination based on race, national original, familial status, and disability. The organization also provides resolution for housing discrimination, including mediation and litigation services. HACoLA provides online resources on their website such as links to various organizations including HUD, HRC, and advocacy groups, as well as relevant policy documents.

For the region, Los Angeles-Long Beach-Anaheim, the Fair Housing Council of Orange County provides similar services to HACoLA's and additionally provides low-cost advocacy, mediation, individual counseling, and comprehensive community education.

In the service area, data collected from 2008 through 2016, the most common bias for complaints were for disability, familial status, and race. Of the total 2,610 complaints logged from 2008 to 2016, 57 percent were determined to have no cause and 21.6 percent were deemed successfully settled.

Specific to the City, the City will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. The City provides a process by which residents of the City can call the City's ADA Coordinator for modification requests, or to file a complaint about any act of discrimination or program, service, or activity of the City which is not accessible to persons with disabilities. In addition, the following resources are available to the City's residents:

Stay Housed LA County: The COVID-19 pandemic has cost people their jobs and livelihoods. This has left an estimated one-third of households not being able to make rent and facing losing their homes. In response, Stay Housed LA County is a tenant assistance program that provides free legal services to tenants facing eviction during the COVID-19 public health crisis.

CA COVID-19 Rent Relief -Housing Is Key: will help income-eligible households pay rent and utilities, both for past due and future payments. The federal Consolidated Appropriations Act of 2021 provides funding to support the program and tenant (renter) protection laws signed by the current Governor, Governor Newsom.

LA County Mortgage Relief Program: The County program includes a relief fund which provides grants of up to \$20,000 for qualified property owners, plus expanded foreclosure prevention counseling services.

Housing Rights Center: Housing Counselors are available to answer questions about tenant-landlord rights and obligations, including topics like security deposits, evictions, repairs, rent increases, harassment, and more. Conversations with Housing Counselors are private and confidential and can help residents find the resources they need.

The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing. The City offers fair housing information and referrals at the public counter in City Hall and is currently working on providing this information as well as providing links to additional fair housing resources on the City website.

Additionally, as detailed in Program 14 of the Housing Element steps the City will take to affirmatively further fair housing during the planning period include:

- The City permits SROs in the C-R (Commercial Residential) zone district. To further support the creation of new affordable housing opportunities through the conversion of existing motel properties to Single Room Occupancy (SRO) lodging, the City will amend the Zoning Code to permit SROs in the C (Commercial) zone.
- The City will promote and ensure compliance with housing discrimination laws to ensure that all print and advertisement materials for the sale or rental of housing is compliant with Government Code 12955, which prohibits such materials from indicating a preference or limitation based on a protected classification.
- And the City will continue to support and participate in the Regional Analysis of Impediments to Fair Housing Choice in coordination with the Community Development Commission of the County of Los Angeles and the Housing Authority of the County of Los Angeles.

Further, the City will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing. As detailed in Program 3, the City will update their Density Bonus ordinance consistent with state law to ensure that a bonus for student affordable housing, senior housing, and permitting up to an 80% bonus for 100% affordable developments. Program 24 will ensure that the City has adequate capacity to accommodate the RHNA throughout the Housing Element cycle. Further, Programs 20 and 23 demonstrate the City's commitment to the Housing Crisis Act. Additionally, the City is committed to continued communication and coordination with community

stakeholders as detailed in Programs 16 and 17 that prioritize communication through the availability of resources.

4.2 Segregation and Integration

Patterns of segregation have been commonly linked to poorer life outcomes in income, housing equity, educational attainment, and life expectancy, according to research from the University of California, Berkeley (UC Berkeley)². Affirmatively furthering fair housing involves overcoming patterns of segregation that foster inclusive communities.

4.2.1 Race and Ethnicity

The population within the City is predominately Hispanic or Latino³. Approximately 46 percent of the City’s population identified as White, 15 percent identified as Asian, and 36 percent identified as some other race⁴. **Table 1, Race and Ethnicity (2019)**, indicates the ethnic and racial characteristics of the City’s population.

Table 1. Race and Ethnicity

Race/Ethnicity	# Persons (2019)	% Persons (2019)	% Persons (2010)	% Persons (2019)
Racial Characteristics of South El Monte Residents				Racial Characteristics of Los Angeles County
White	9,645	46.5%	46.5%	52.1%
Asian	3,039	14.7%	14.7%	14.7%
Black or African American	75	0.4%	0.4%	8.1%
American Indian and Alaska Native	151	0.7%	0.7%	0.8%
Native Hawaiian and Other Pacific Islander	0	0.0%	0.0%	0.3%
Other	7,466	36.0%	36.0%	19.9%
Two or More Races	345	1.7%	1.7%	4.1%
Ethnic Characteristics of South El Monte Residents				
Hispanic or Latino (of any race)	17,060	82.3%	82.3%	48.6%

² S. Menedian, S. Gambhir. “Racial Segregation in the San Francisco Bay Area,” *Othring & Belonging Institute, UC BERKLEY, 2018*, <https://belonging.berkeley.edu/study-finds-strong-correlations-between-segregation-and-life-outcomes-sf-bay-area>.

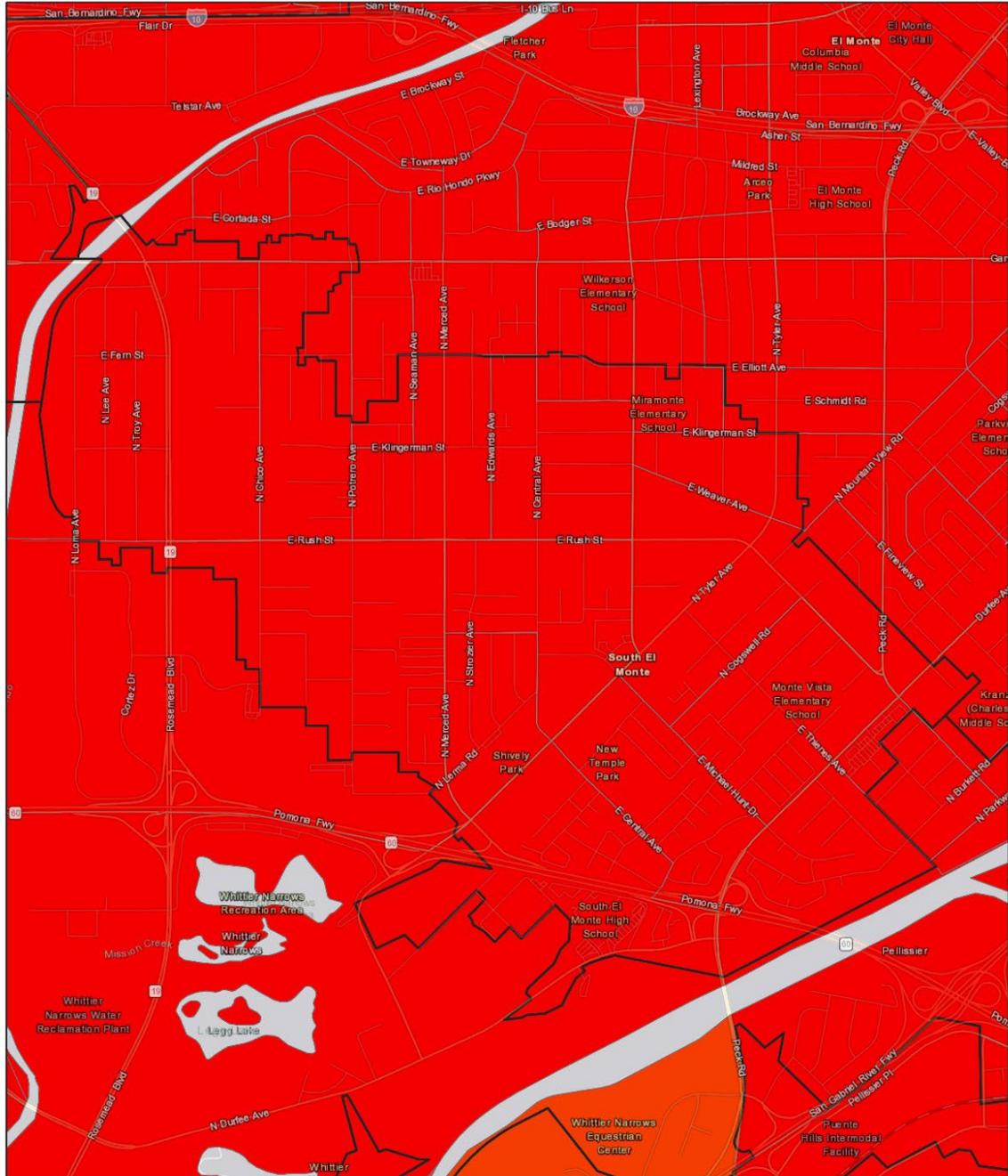
³ The Census Bureau defines “Hispanic or Latino” as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race. People who identify as Hispanic, Latino, or Spanish may be any race.

⁴ “Some Other Race” includes all other responses not included in the White, Black or African American, American Indian or Alaska Native, Asian, and Native Hawaiian or Other Pacific Islander race categories described above. Respondents reporting entries such as multiracial, mixed, interracial, or a Hispanic or Latino group in response to the race question are included in this category.

As indicated in **Figure 1, Racial and Ethnic Distribution in South El Monte**, the City's population predominantly identifies as Hispanic or Latino. The County of Los Angeles and City of South El Monte are host to populations similar in racial and ethnic demographics. In particular, South El Monte is home to a higher proportion of Hispanic and Latino individuals while the County hosts a greater percentage of Native Hawaiian and Pacific Islanders, Black or African American, and White people. Overtime, the City of South El Monte's racial and ethnic distribution has not fluctuated and remained approximately the same from 2010-2019.

Generally, the average racial composition and number of people of different races or ethnicities in neighborhoods differs depending on location. To further examine this, this assessment relies on a calculation of the diversity index which summarizes racial and ethnic diversity. The index shows the likelihood that two people, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). Although the ethnic makeup of the City is primarily Hispanic or Latino, **Figure 2, Diversity Index**, data collected in 2018, indicates moderate, 70 to 85, to higher diversity index, greater than 85. **Figure 2(a), Diversity Index for the Region** shows greater diversity northwest of the City of El Monte.

Figure 1: Racial and Ethnic Distribution in South El Monte



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City/Town Boundaries

(R) Racial Demographics (2018) - Block Group

61 - 80%

> 81%

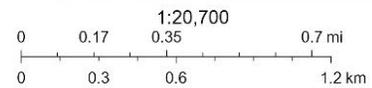
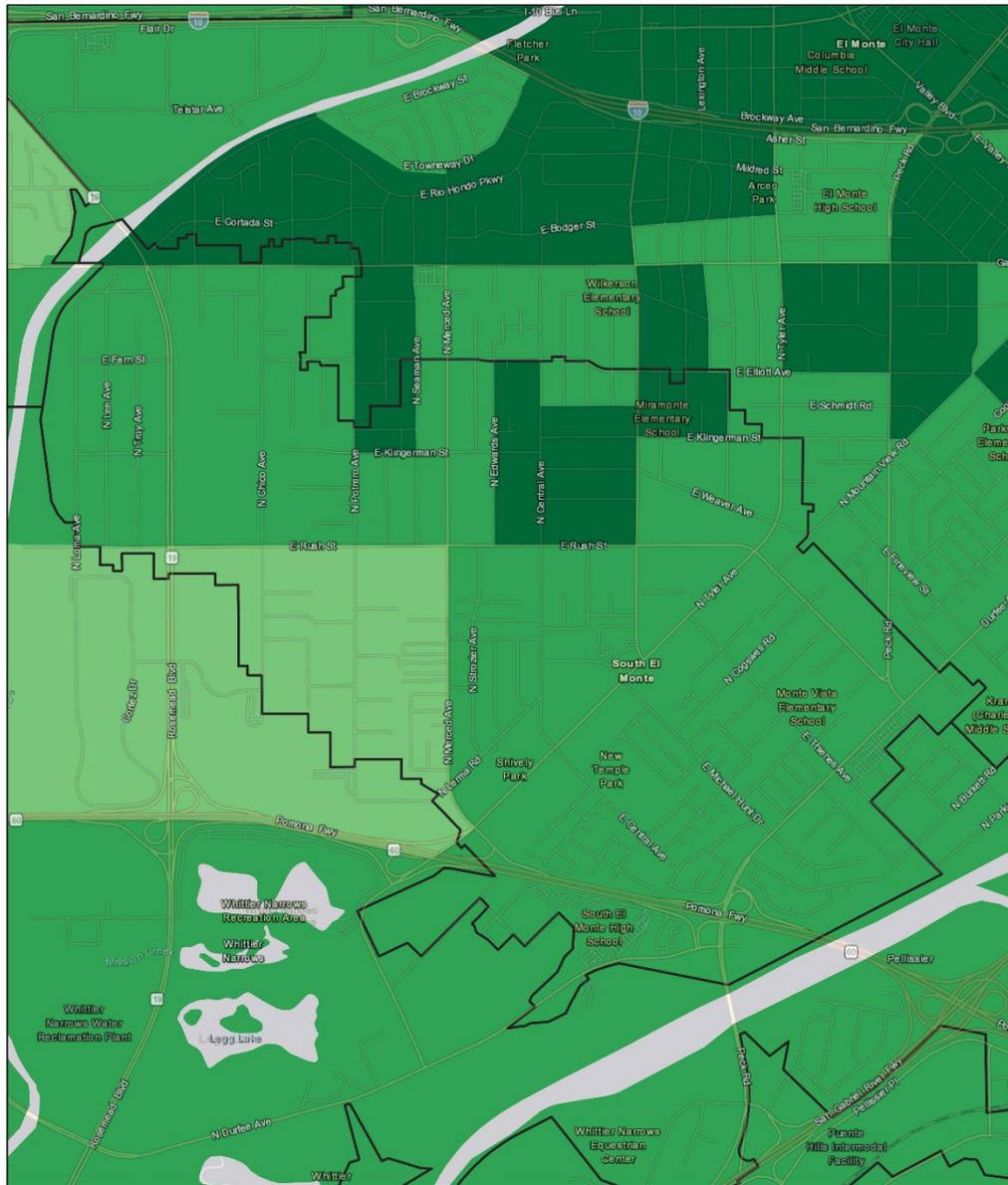


Figure 2: Diversity Index



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City/Town Boundaries

(A) Diversity Index (2018) - Block Group

55 - 70

70 - 85

Higher Diversity

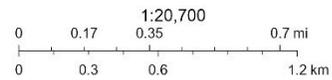
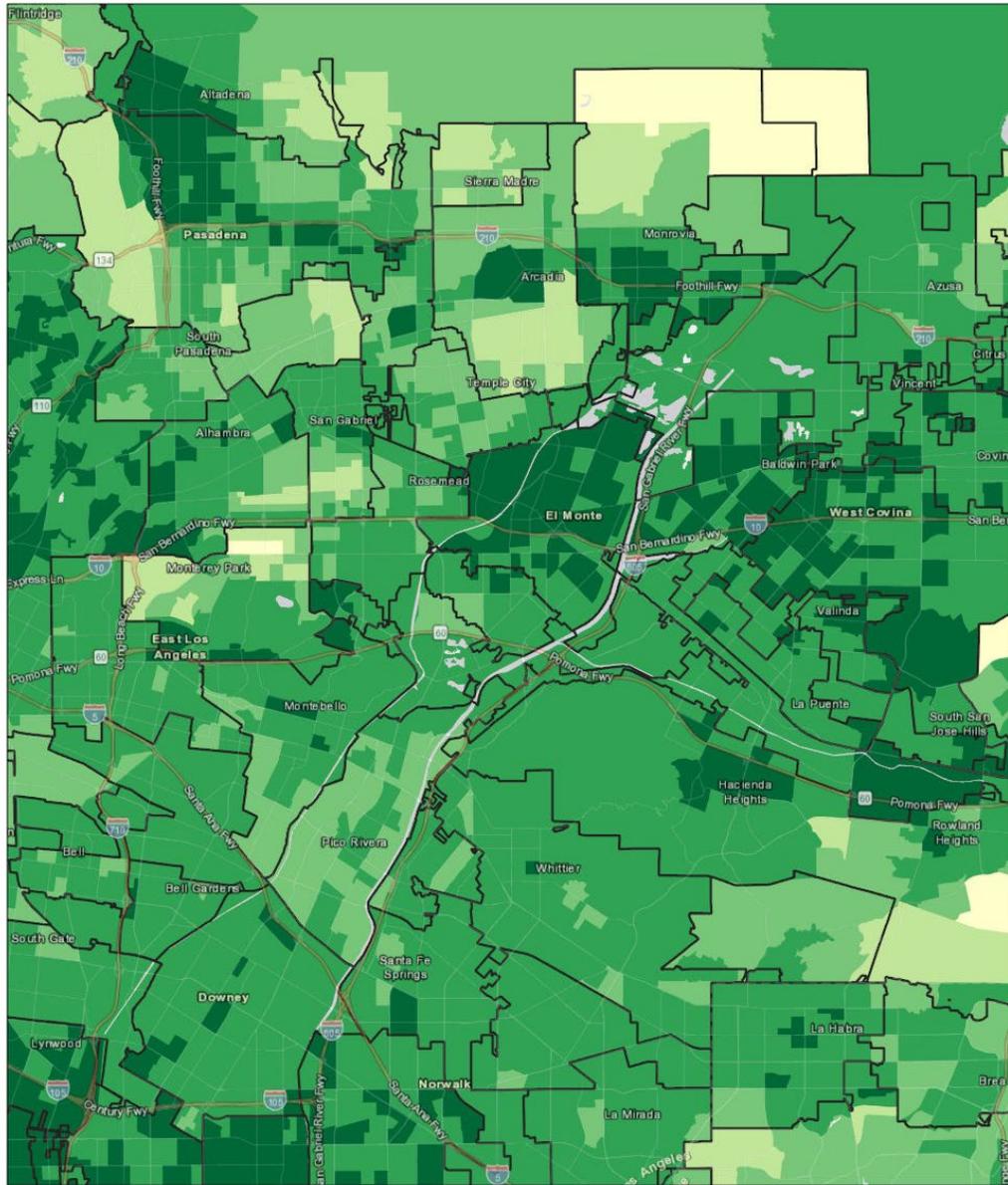


Figure 2(a): Diversity Index for the Region

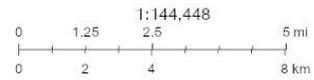


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City/Town Boundaries

(A) Diversity Index (2018) - Block Group

- Lower Diversity
- 40 - 55
- 55 - 70
- 70 - 85
- Higher Diversity



4.2.2 Household Income

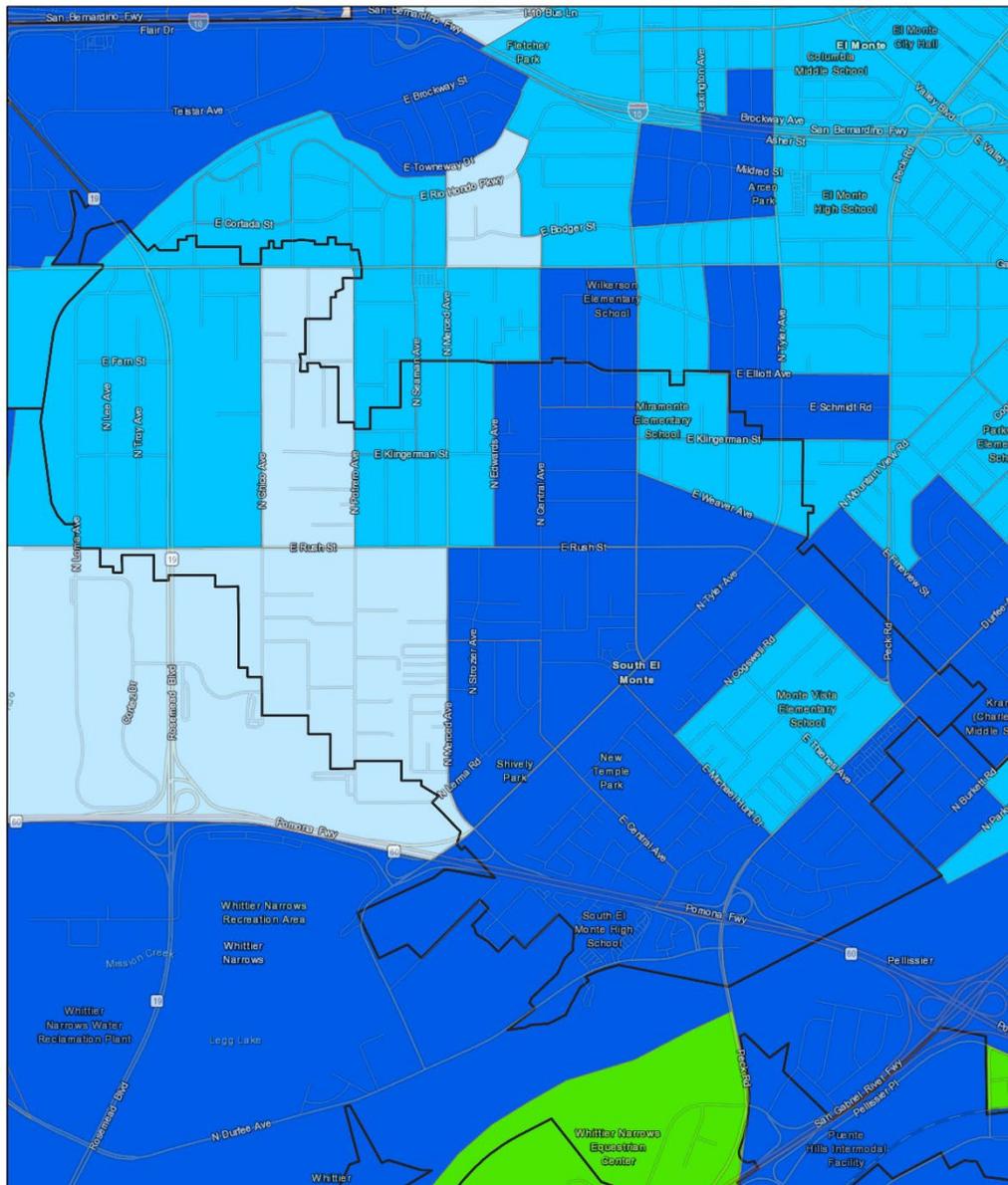
Household income is one of the most important factors for determining a household's ability to balance housing costs with other basic life necessities. Fair housing issues occur when relationships among household income, household type, race/ethnicity and other factors create misconceptions, biases, and differential treatments. Discriminatory housing practices of the past such as redlining, restrictive zoning, urban renewal, and steering, while illegal today, have led to a disproportionate gap in household wealth based on race and ethnicity. Within the SCAG region, African American households make up the largest proportion of extremely low-income households. Because home ownership paired with appreciation of home values has long been a pathway to wealth accumulation, and homeownership for many years was primarily afforded to White households, gaps in household income persist.

Household income in the City is shown on **Figures 3 through 5**, below. **Figure 3, Median Income**, shows that the lowest median income bracket (less than \$30,000) in the City runs north to south, bound by Garvey to the north and the City's southern boundary, and generally between Rosemead Boulevard to the west and North Merced Avenue to the east. East of North Merced Avenue, the median income is less than \$87,100 with a small pocket near Monte Vista Elementary School with a median income less than \$55,000.

The area with the lowest median income bracket of less than \$30,000, particularly north of Rush Street also has over 30 percent of residents whose income is below the poverty level as shown on **Figure 4, Poverty Status**. The neighboring cities experience a similar level of poverty; however, further west of the City have much higher concentrations of poverty (See **Figure 4(a), Poverty Status in the Region**). Although there is a clear separation between the median income within the City, in **Figure 5, Low to Moderate**, shows that the low- to moderate-income population is distributed throughout the City, see **Figures 3 and 5**.

As of 2019, According to the United States Census American Community Survey, approximately 24% of households throughout the County of Los Angeles make a total accumulative, annual income that is below \$35,000. Further, approximately 49% of households make over \$75,000 annually. Throughout the County of Los Angeles, the median household income was \$72,797 in 2019.

Figure 3: Median Income



6/28/2021, 1:19:46 PM

City/Town Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

< \$30,000

< \$55,000

< \$87,100 (HCD 2020 State Median Income)

< \$125,000

1:20,700

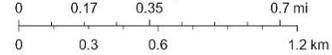
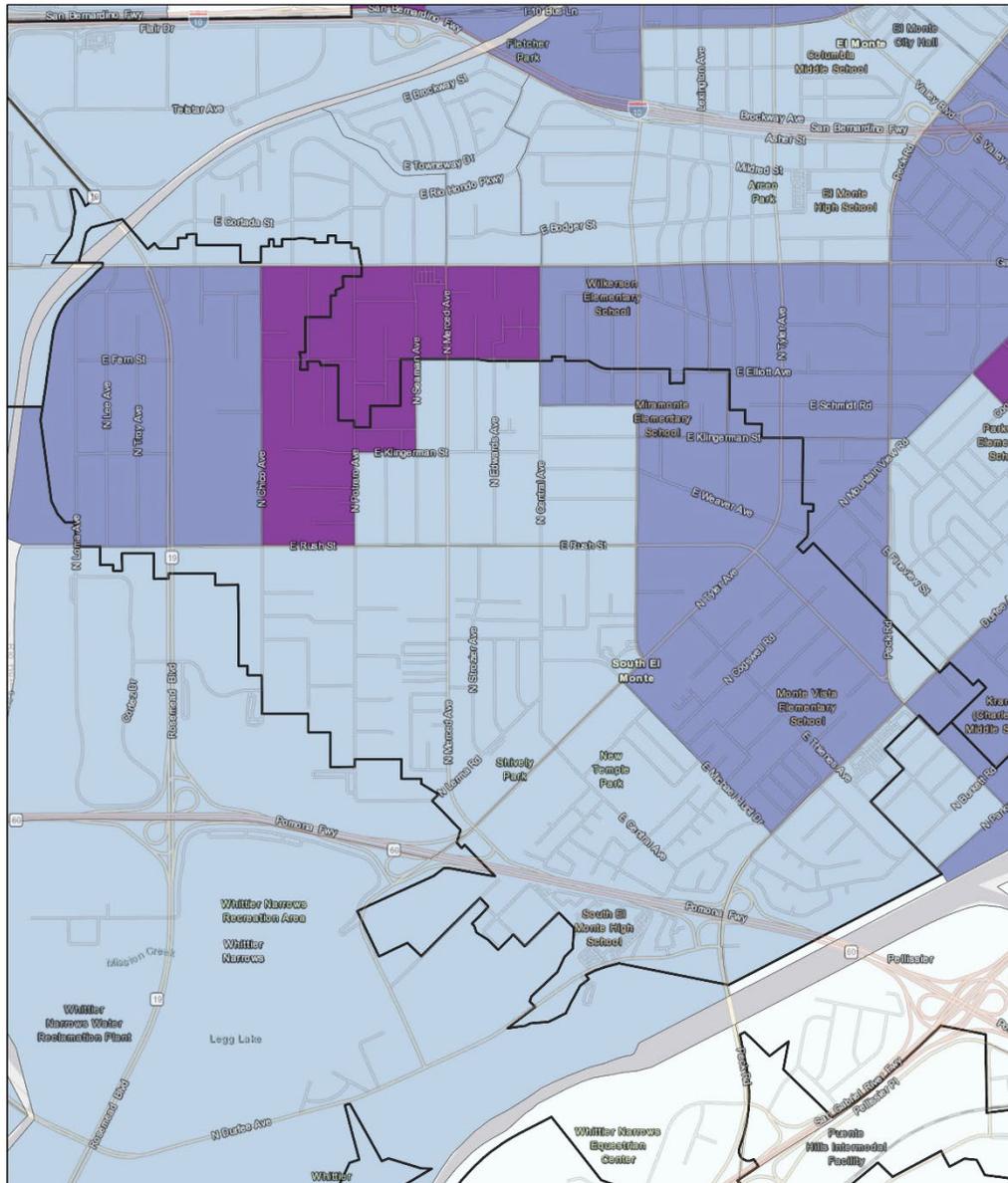


Figure 4: Poverty Status



6/28/2021, 1:13:02 PM

City/Town Boundaries

(R) Poverty Status (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%

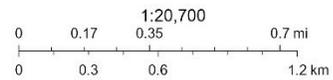
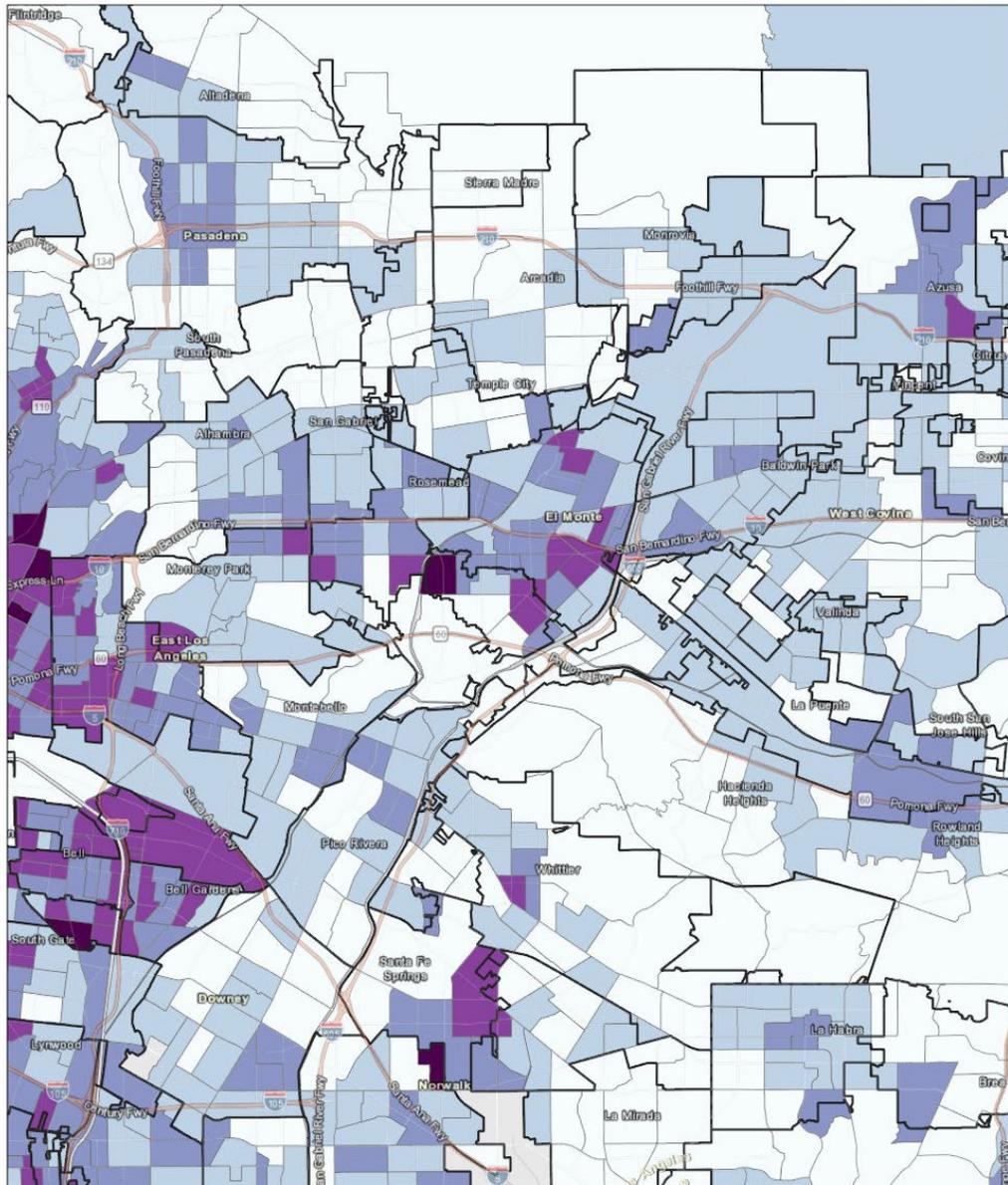


Figure 4(a): Poverty Status in the Region



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City/Town Boundaries

(A) Poverty Status (ACS, 2010 - 2014) - Tract

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%

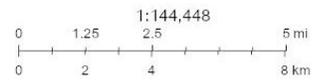
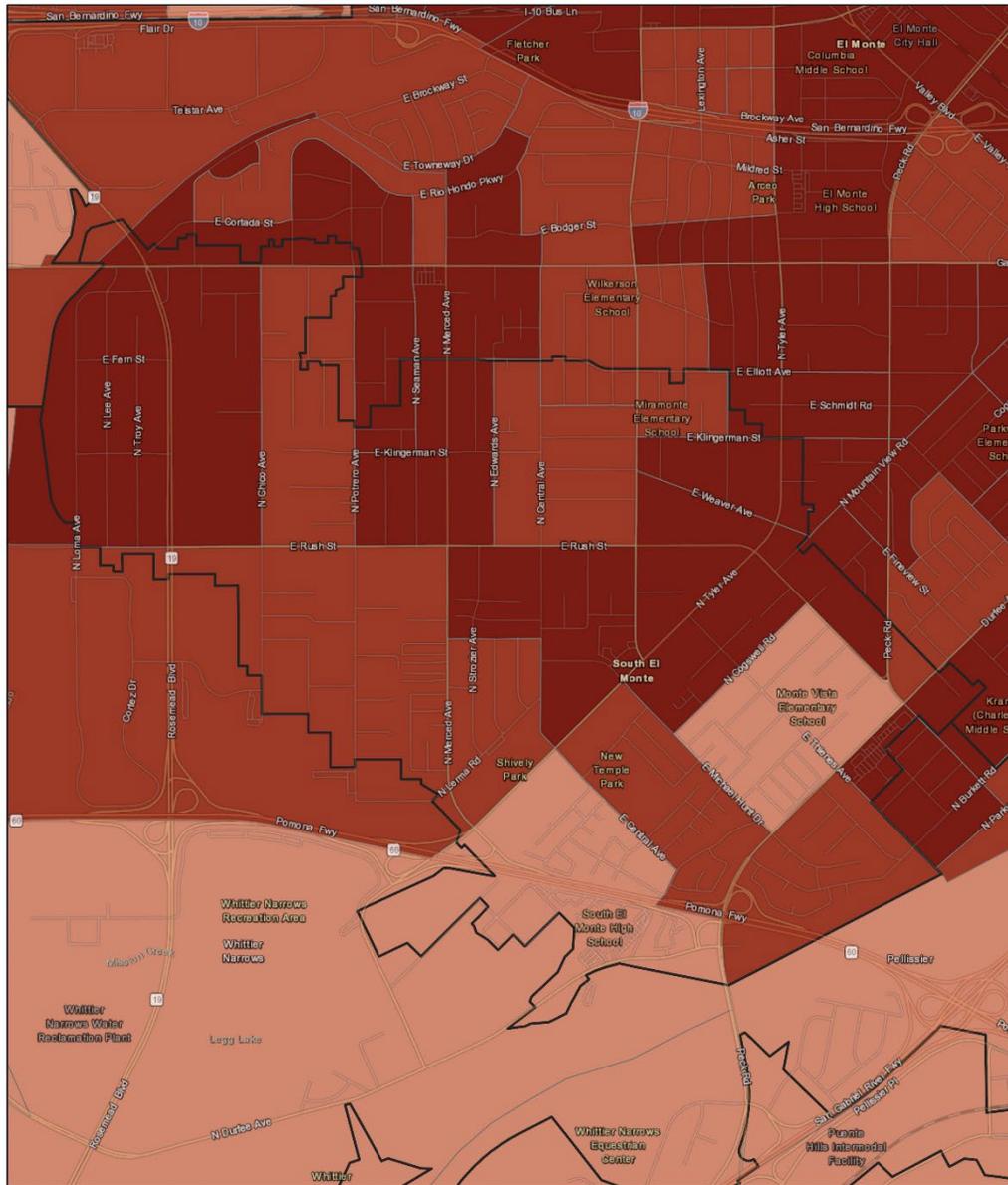


Figure 5: Low to Moderate Income

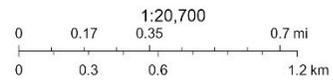


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City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

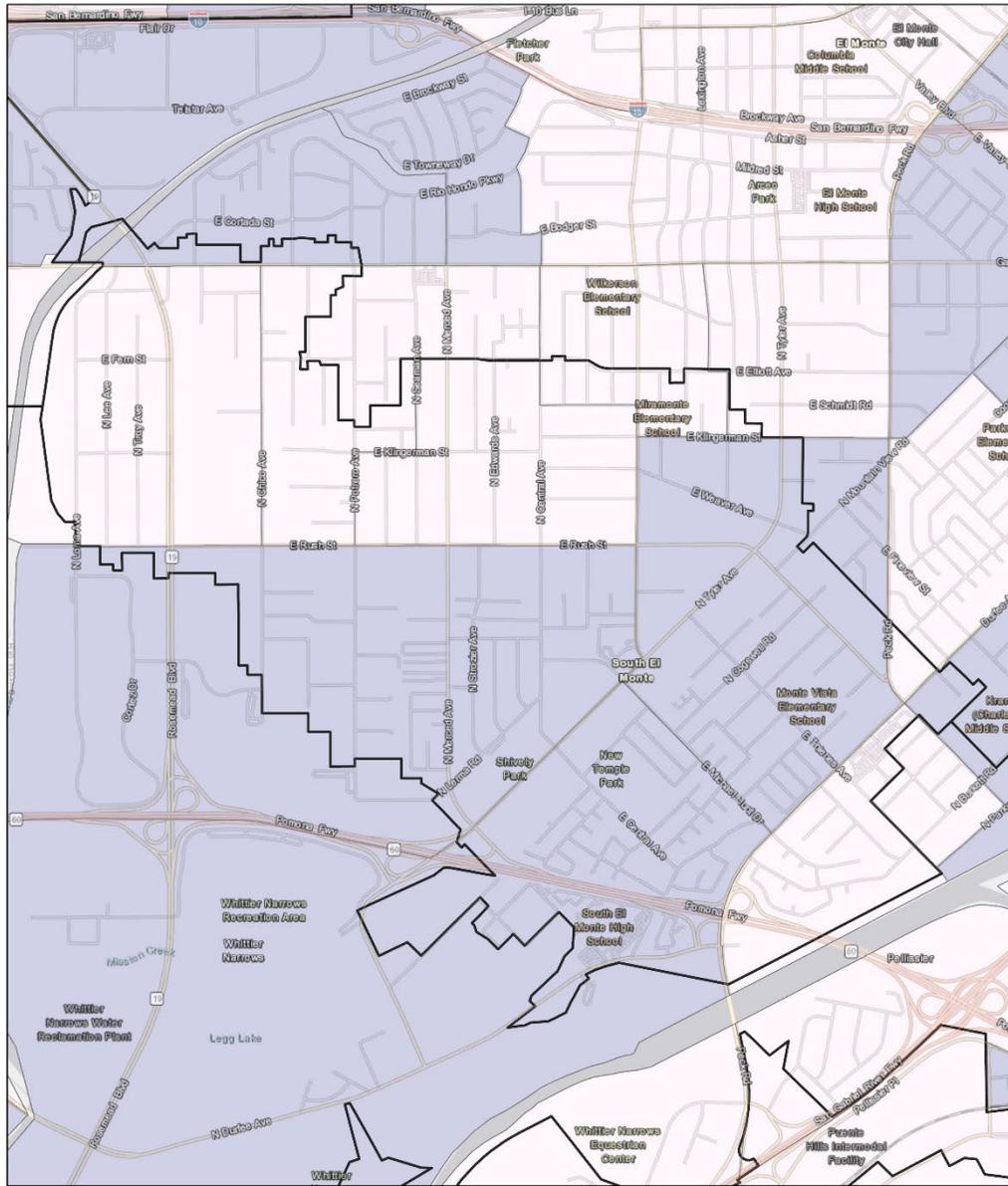
- 25% - 50%
- 50% - 75%
- 75% - 100%



4.2.3 Familial Status

Families structure is something that impacts the care of children, type of housing needed, and more. Single-parent households require more time to take care of children than married or cohabitating couples do, which can impact the jobs available to parents, income levels, and the amount of support afforded to the children. Family structure is something that has evolved over time in the U.S., with fewer couples marrying, and cohabitation occurring more often. **Figure 6, Children in Single-Mother Headed Households**, shows that there is a generally low percent of children in single mother led households in the City with a higher percentage bracket of 20 percent to 40 percent residing south of East Rush Street. There appears to be more census tracts with 20 to 40 percent scores east, north, and west of South El Monte while the region south of the City is relatively similar (**Figure 6(a), Children in Single-Mother Headed Households in the Region**). **Figure 7, Adults Living Alone**, indicates that there are not many adults in the City that live alone. Furthermore, there are few adults living alone in the broader region surrounding South El Monte (**Figure 7(a), Adults Living Alone in the Region**). **Figure 8, Adults Living with a Spouse**, displays 20 to 40 percent of adults living with a spouse are evenly located throughout the City of South El Monte. In a broader context, South El Monte is surrounded by cities with higher rates of adults living with spouses (**Figure 8(a), Adults Living with a Spouse in the Region**). **Figure 9, Children in Married Couple Households**, shows that this census tract has a moderate to high percentage of children in married couple families. Per **Figure 9**, north of East Rush Street between North Chico Avenue and North Potrero Avenue, and the southeastern portion of the City, have a higher rate of children in married couple households. The overall region appears to have a slightly higher rate of children in married couple households (**Figure 9(a), Children in Married Couple Households in the Region**).

Figure 6: Children in Single-Mother Headed Households



6/28/2021, 1:23:59 PM

City/Town Boundaries

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

≤ 20%

20% - 40%

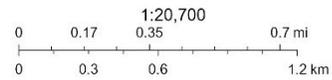
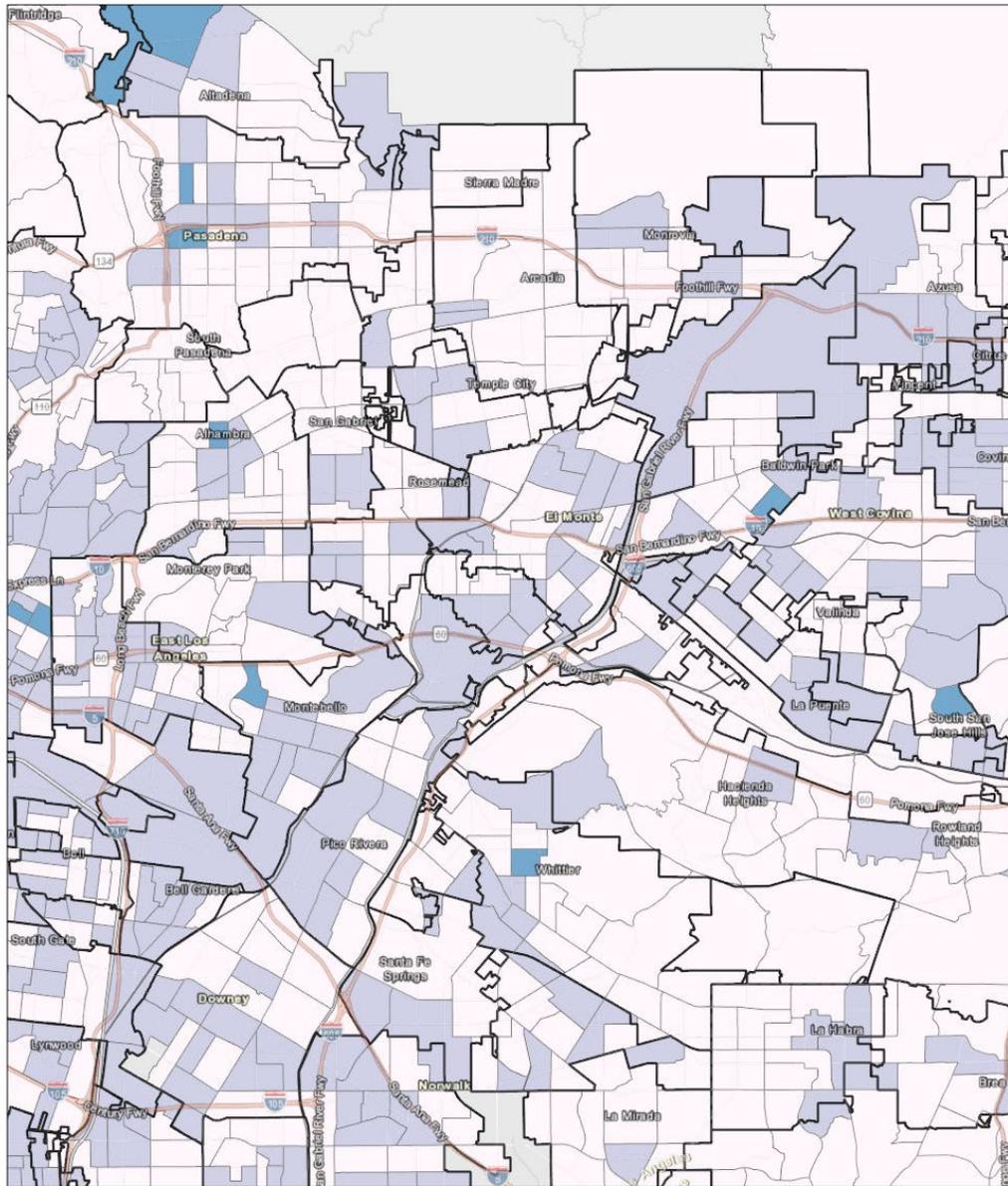


Figure 6(a): Children in Single-Mother Headed Households in the Region

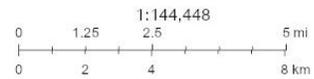


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City/Town Boundaries

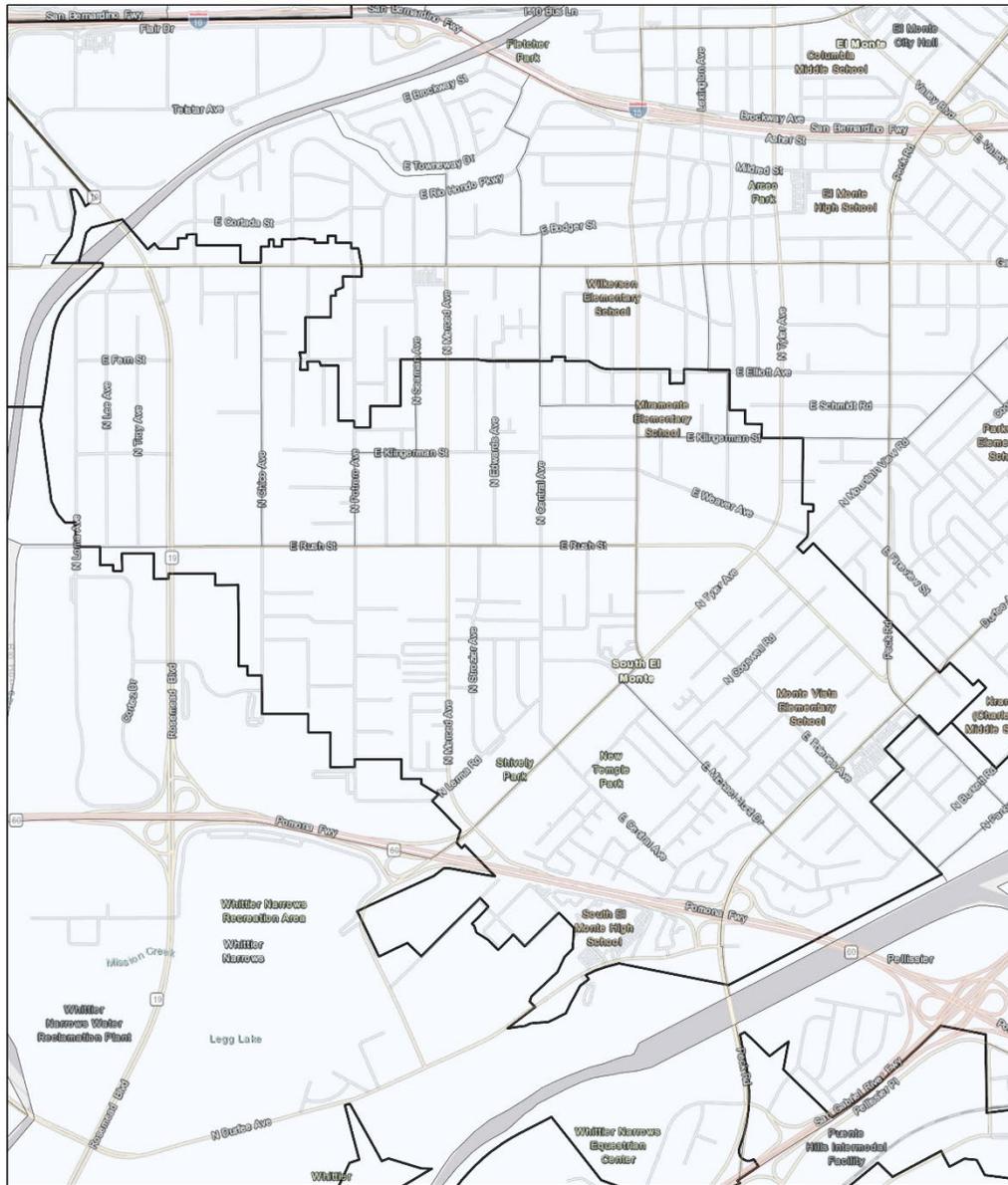
(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

- ≤ 20%
- 20% - 40%
- 40% - 60%



1:144,448

Figure 7: Adults Living Alone



6/28/2021, 1:25:28 PM

City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

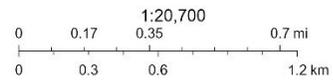
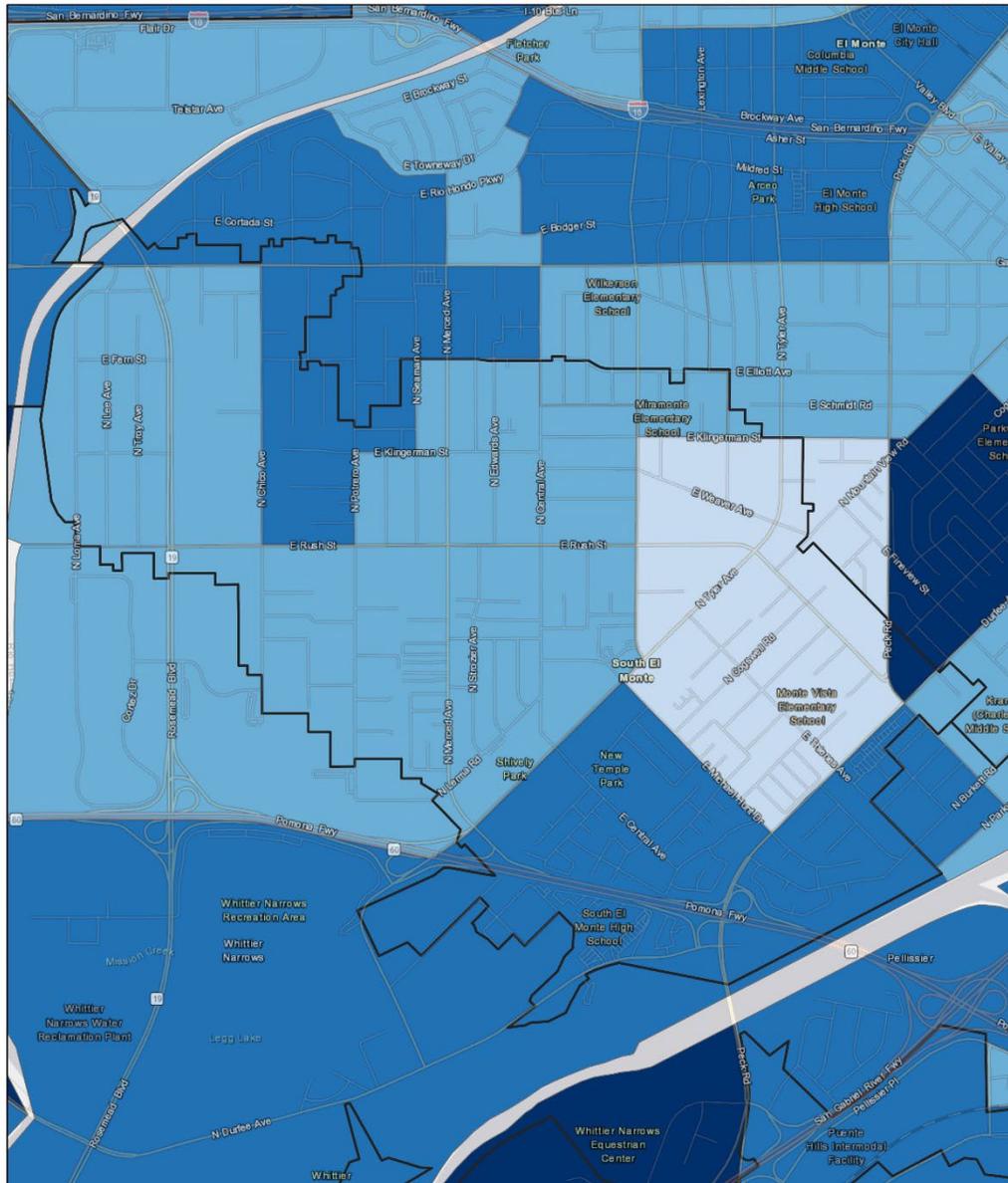


Figure 9: Children in Married Couple Households



6/28/2021, 1:27:47 PM

City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

20% - 40%

40% - 60%

60% - 80%

> 80%

1:20,700

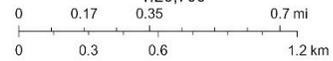
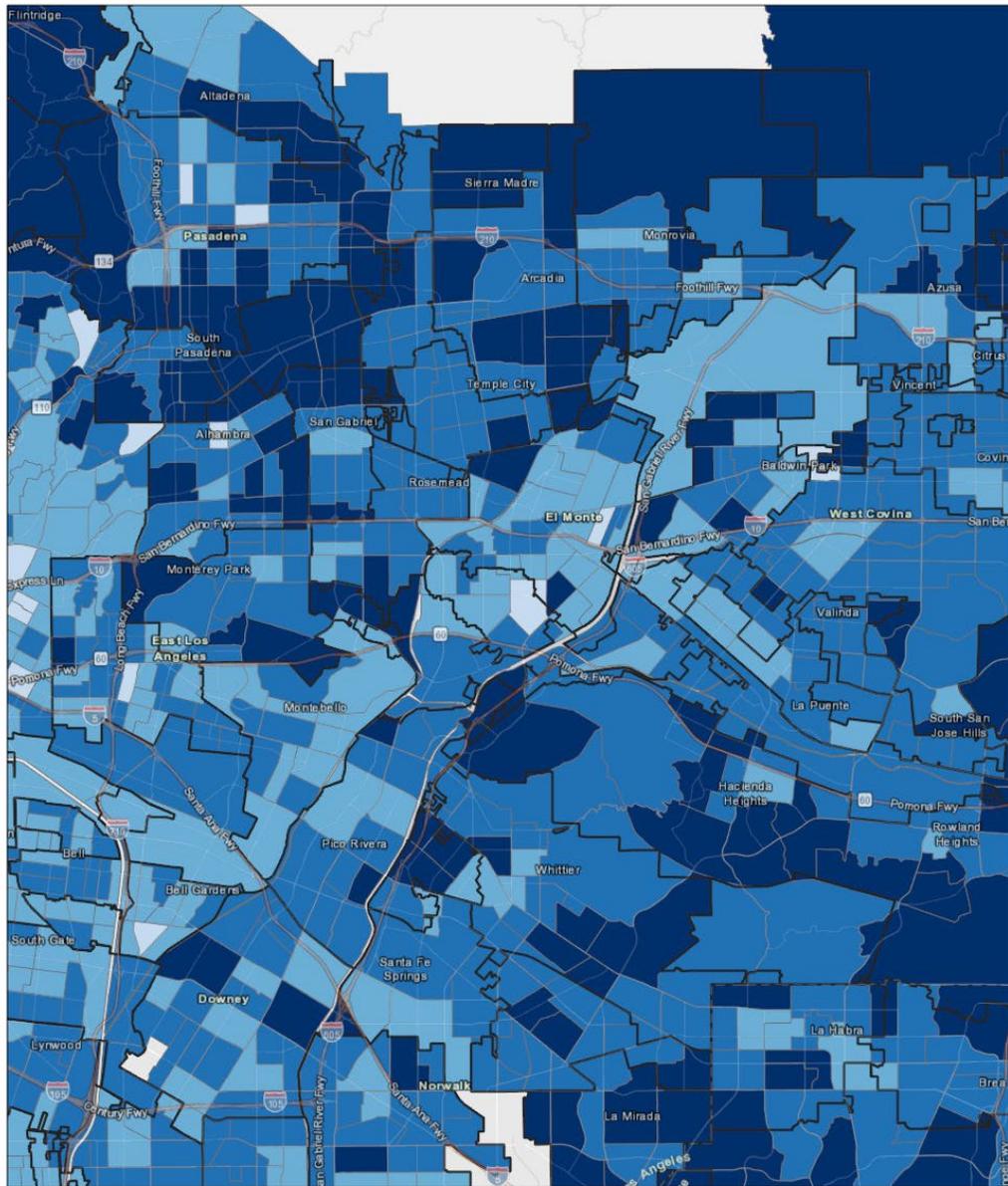


Figure 9(a): Children in Married Couple Households in the Region

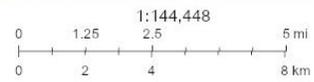


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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

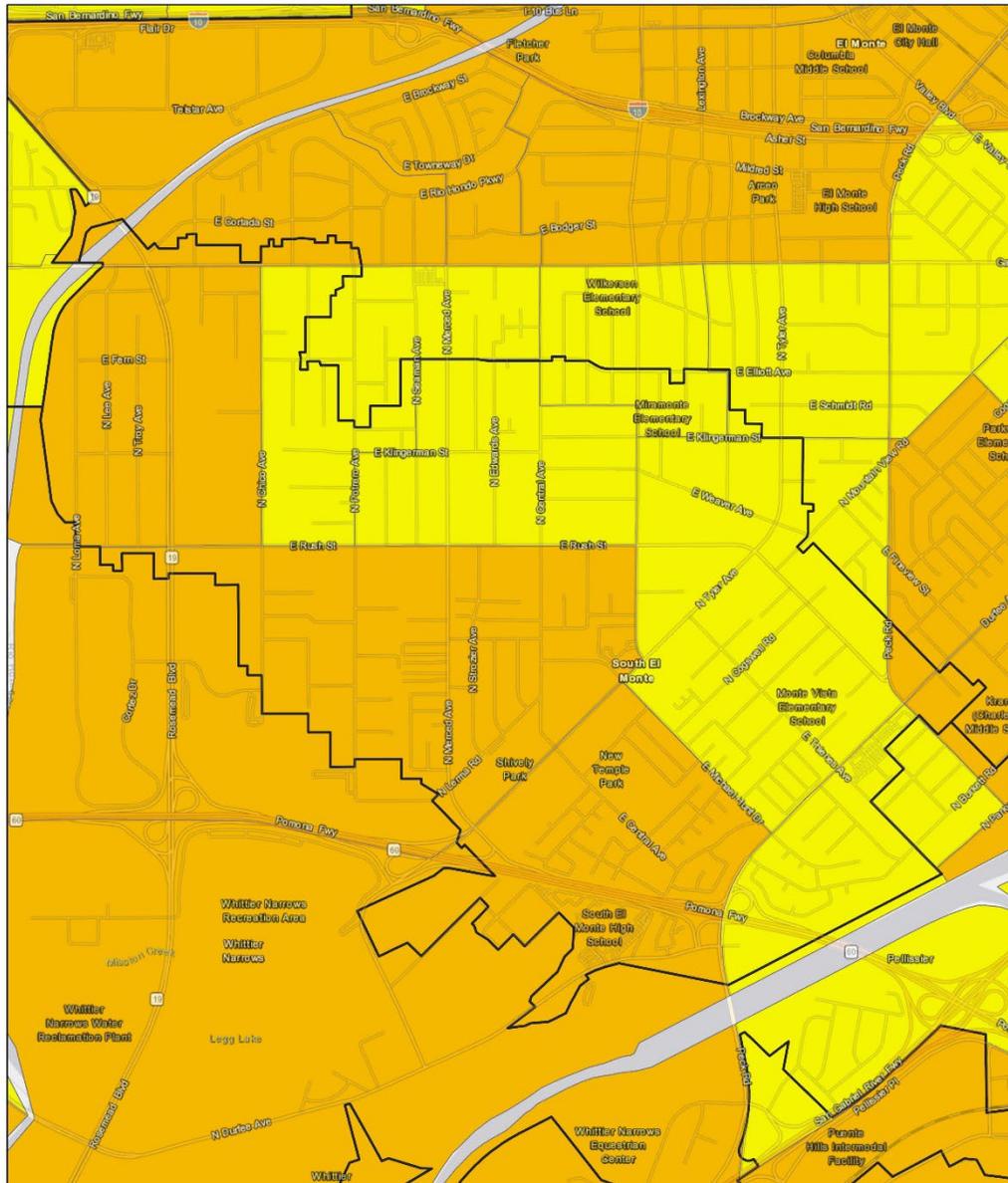


4.2.4 Persons with Disabilities

Persons with disabilities can often experience discrimination in the housing process, or difficulties navigating certain dwelling units or areas. There is a low percentage of persons with disabilities residing in the City. Persons with disabilities are relatively evenly spread throughout City, with the higher concentration found in the northwest, central, and southern areas, as shown on **Figure 10, Disabilities**. **Figure 10(a)** shows the rate of people living with disabilities in the greater region. Historically, there appears to have been a greater percentage of the population, both within the City and in the neighboring jurisdictions, living with a disability (See **Figure 10(b), Disabilities 2010-2014**).

Throughout the County of Los Angeles, the American Community Survey estimates that approximately 10% of individuals live with one or more disabilities.

Figure 10: Disabilities



6/28/2021, 1:30:30 PM

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

1:20,700

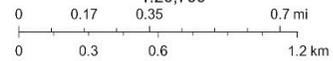
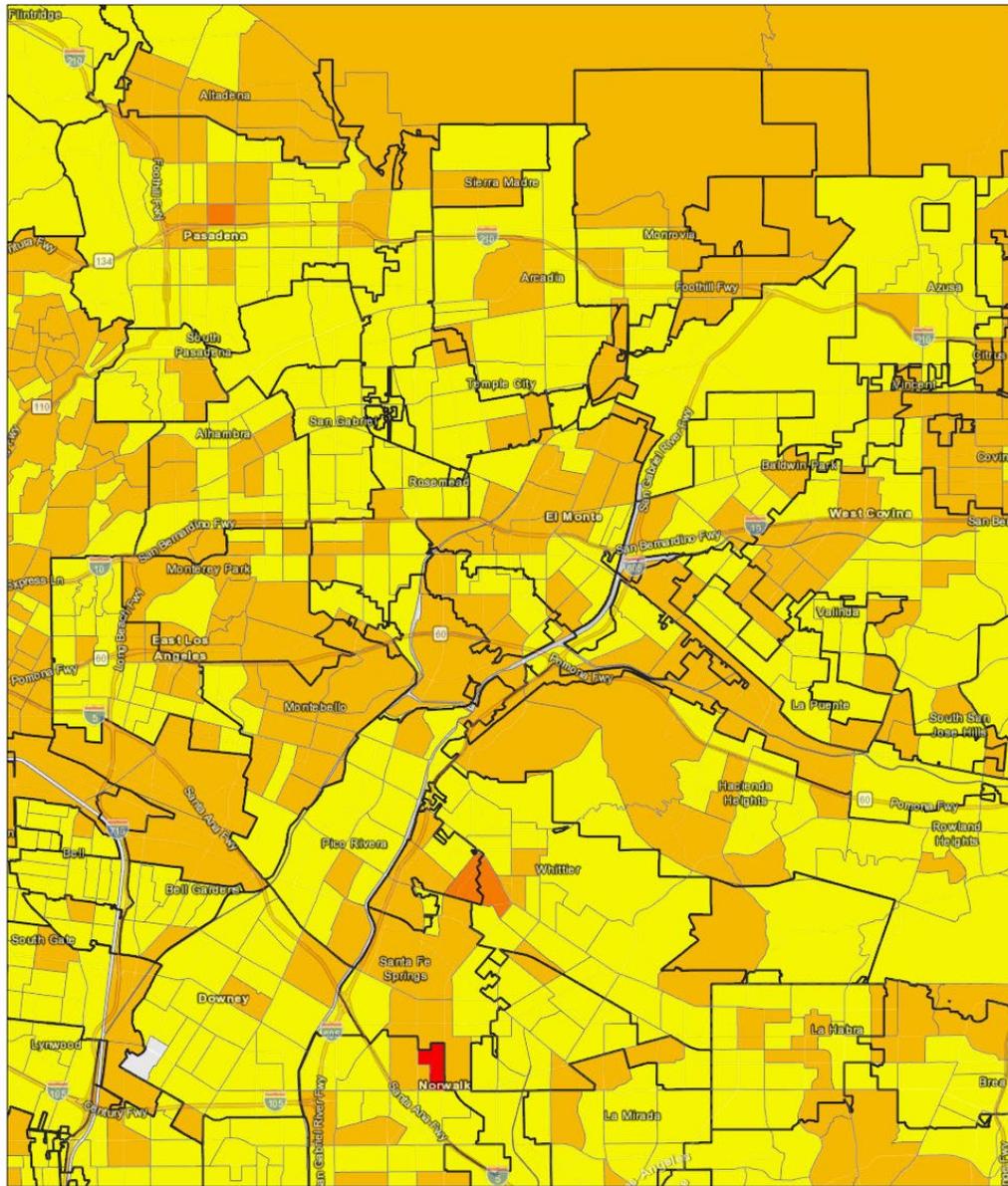


Figure 10(a): Disabilities in the Region



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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

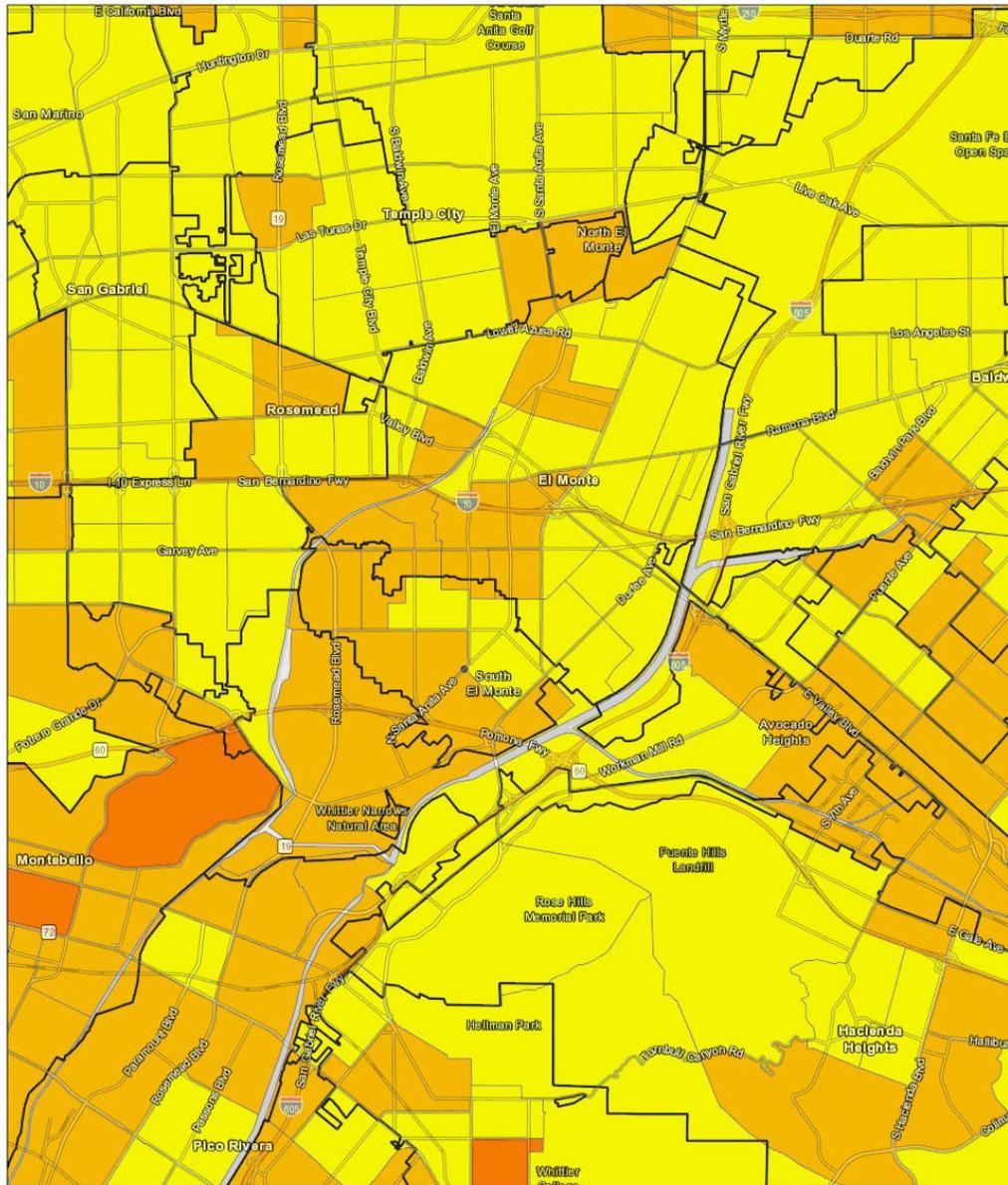
- < 10%
- 10% - 20%
- 20% - 30%
- > 40%

1:144,448

0 1.25 2.5 5 mi

0 2 4 8 km

Figure 10(b): Disabilities 2010-2014

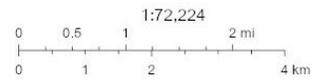


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City/Town Boundaries

(A) Population with a Disability (ACS, 2010 - 2014) - Tract

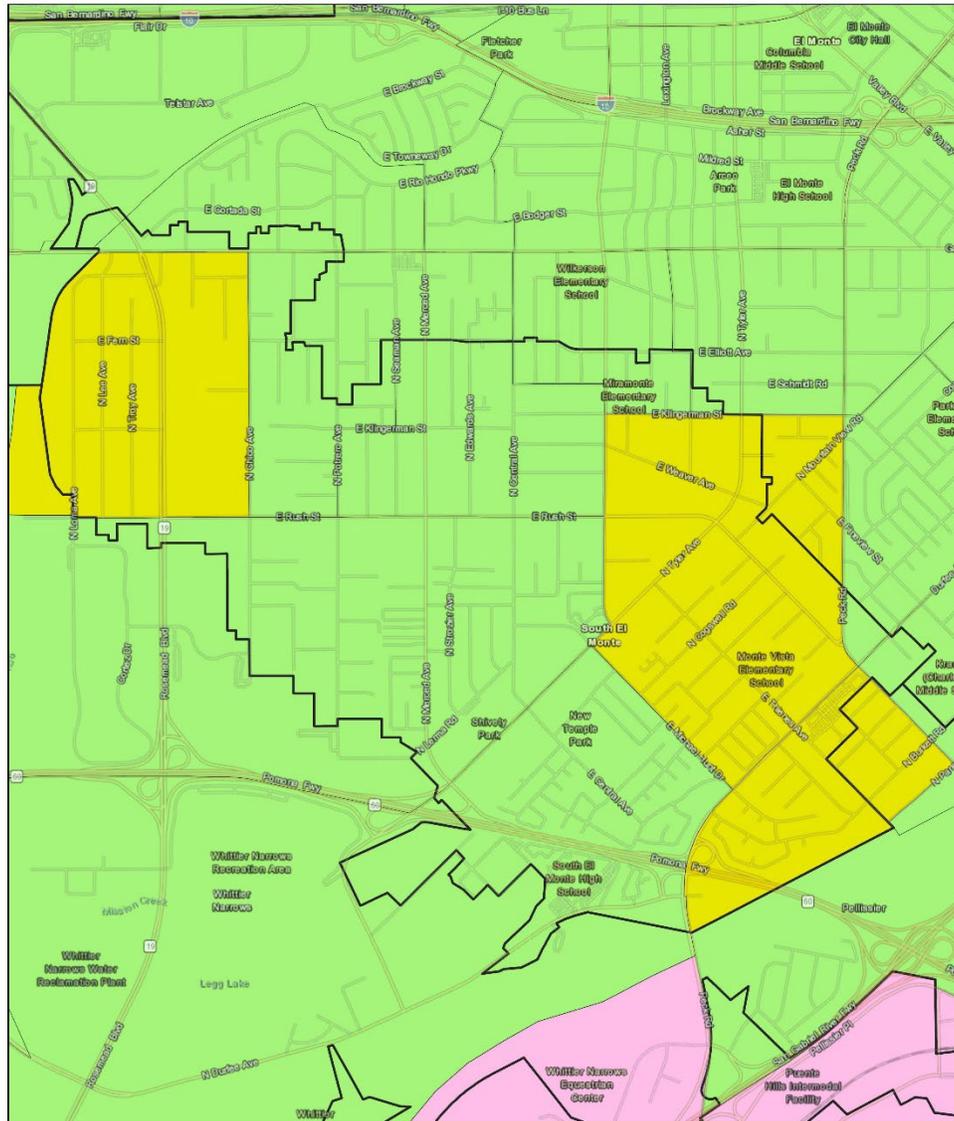
- < 10%
- 10% - 20%
- 20% - 30%



4.2.5 Neighborhood Segregation

As previously mentioned, residents in highly segregated neighborhoods often experience poorer life outcomes. The typologies in **Figure 11, Neighborhood Segregation in South El Monte**, identify which groups have more than 10 percent representation within the given tract. **Figure 11**, below, shows the central area of the City is occupied by Asian-Latinx communities, and the northwestern and eastern areas of the City are occupied by mostly Latinx communities. In the surrounding region (See **Figure 11(a), Neighborhood Segregation in the Region**) there are more group mix census tracts to the north, east, and south of South El Monte. There are mostly Latinx communities further to the west.

Figure 11: Neighborhood Segregation in South El Monte



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City/Town Boundaries

(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract

Asian-Latinx

Mostly Latinx

3 Group Mix

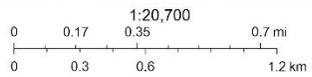
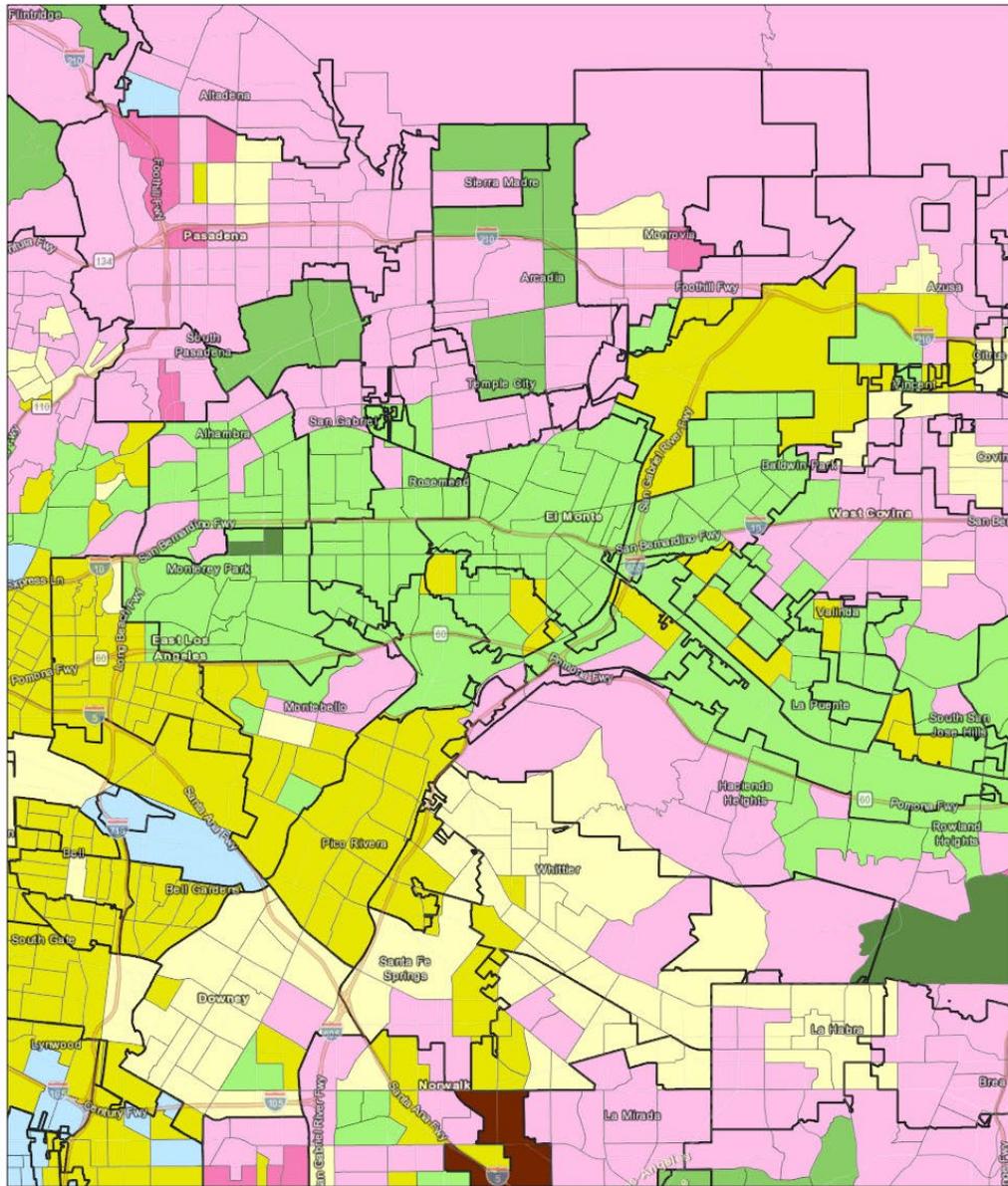


Figure 11(a): Neighborhood Segregation in the Region



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City/Town Boundaries

(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract

- Asian-Latinx
- Asian-White
- Mostly Asian
- Black-Latinx
- Latinx-White
- Mostly Latinx
- Mostly Other
- 3 Group Mix
- 4 Group Mix

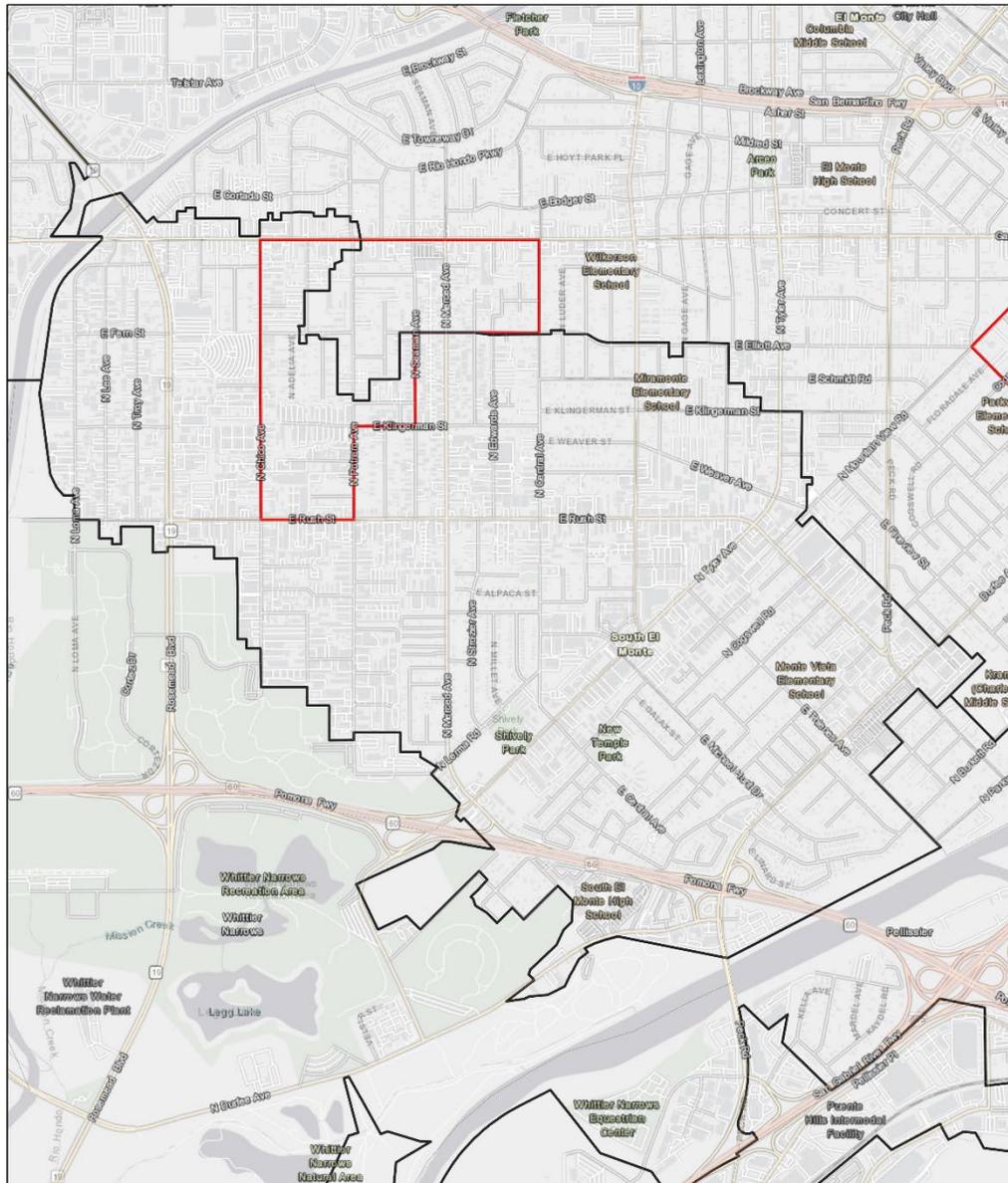
1:144,448
 0 1.25 2.5 5 mi
 0 2 4 8 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS
 Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

4.3 Racially and Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods with concentrations of both poverty and singular races or ethnicities. These are generally census tracts with a majority of non-White residents and a poverty rate of 40 percent plus or three times the average tract poverty rate for the county. In addition to highlighting historic discrimination, R/ECAPs also have lower economic opportunity in the present day. **Figure 12, R/ECAP and Segregation and Poverty**, shows that there are no R/ECAPs in the City; however, there is an area of high segregation and poverty in the northern area of the City. This area falls under the lowest median income bracket (less than \$30,000) and has the highest concentration of poverty status (30 to 40 percent of the population) within the City as identified in **Figures 3 and 4**.

Figure 12: R/ECAP and Segregation and Poverty



6/28/2021, 1:52:53 PM

City/Town Boundaries

(R) TCAC Area of High Segregation and Poverty (2021) - Tract

(R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract

0 - Not a R/ECAP

1:20,700

0 0.17 0.35 0.7 mi
0 0.3 0.6 1.2 km

4.3.1 Racial Concentrations in Areas of Affluence

While R/ECAPs indicate high concentrations of non-White residents where a disproportionate number of residents live in poverty, areas of affluence indicate census tracts where 80 percent of the population is White, and the median household income is \$125,000 or more. Per Figure 1 and 3, no block groups within the census tracts in the City have concentration of at least 80 percent White residents or median incomes higher than \$125,000.

4.4 Patterns Over Time

4.4.1 Mortgage Loan Access

A key aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. Lending policies and requirements related to credit history, current credit rating, employment history and the general character of applicants, permit lenders to use a great deal of discretion and in the process deny loans even though the prospective borrower would have been an acceptable risk.

Like many regions throughout the United States, Los Angeles has a history of excluding non-White people from the housing market through practices such as mortgage redlining. Mortgage redlining is a mapping exercise practiced by the federal governments' Home Owners' Loan Corporation (HOLC), which was used to guide mortgage lending desirability in residential neighborhoods based on racial and ethnic demographics, making it difficult for people of color to access loans for homeownership.

4.4.2 Demographic Trends

The Needs Assessment, provided in **Appendix B – Needs Assessment**, provides additional data and analysis of the demographic patterns within the City. The effects of the previously discussed historical patterns over time can be seen reflected in the current demographic makeup of the City.

4.5 Disparities in Access to Opportunity

Lower-income housing and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. Recent studies have shown that the distribution of affordable housing has been disproportionately developed in minority neighborhoods with poor environmental conditions and high poverty rates, thereby reinforcing poverty concentration and racial segregation in low-opportunity and low-resource areas.

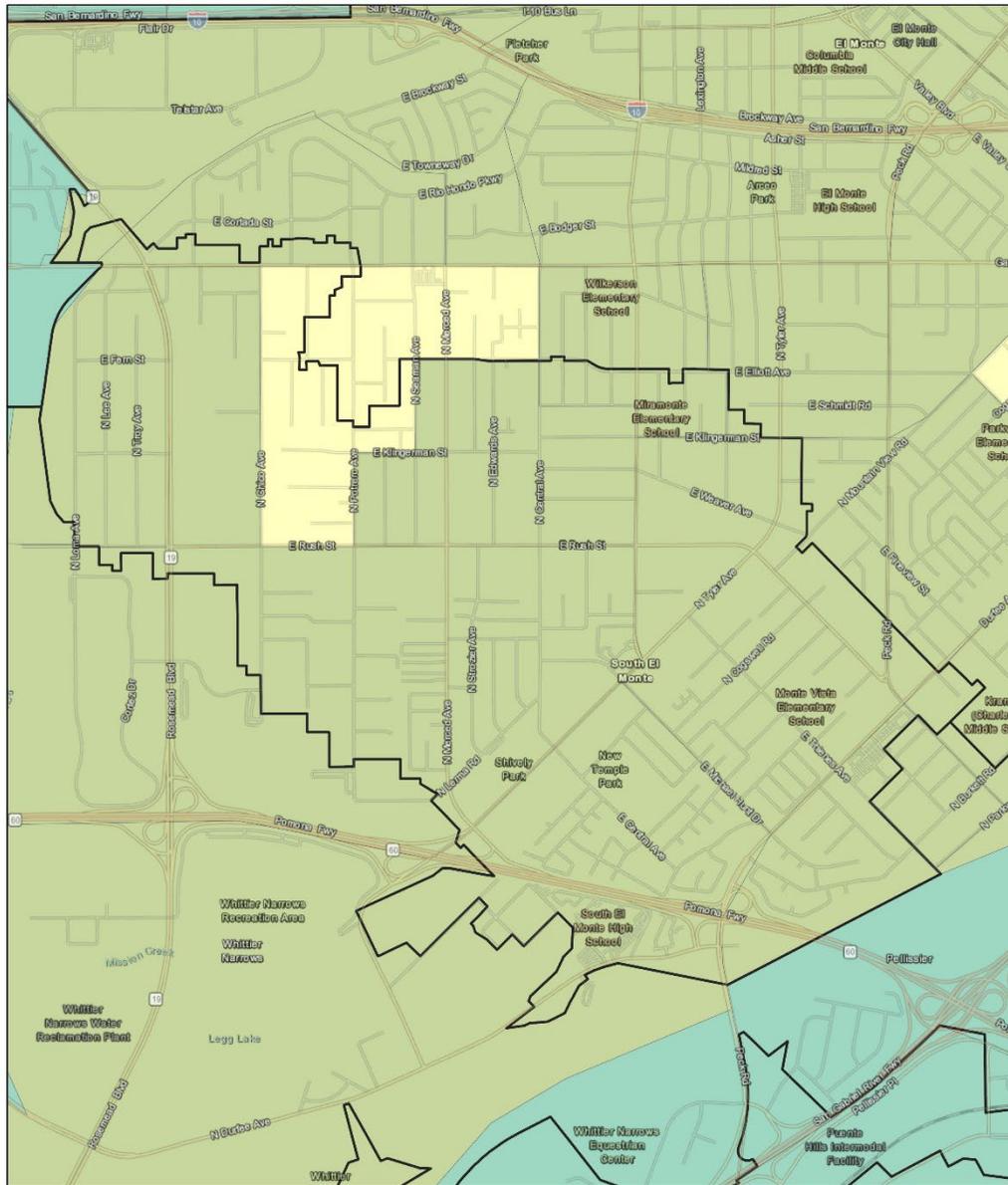
Affordable housing in high-opportunity/high-resource areas give low-income residents access to resources such as quality schools, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods. Research indicates that amongst various economic and social factors, being in proximity to certain amenities can encourage positive critical life outcomes.⁵ There has been an increased focus in deconcentrating poverty and promoting affordable housing in high opportunity areas. This trend is evident in the states' allocation of Low-Income Housing Credit (LIHTC) dollars—the primary subsidy that is available for developing and preserving affordable housing. To allocate these credits, the California Housing Finance Agency (CalHFA) develops a competitive scoring system. In recent years, the scoring system has been adjusted to promote investment in affordable housing in areas with access to opportunity in the context

⁵ Freddie Mac and the National Housing Trust. Spotlight on Underserved Markets: *Opportunity Incentives in LIHTC Qualified Allocation Plans*. Freddie Mac and the National Housing Trust, 2020.
https://www.sahfnet.org/sites/default/files/uploads/resources/opportunity_incentives_in_lihtc_qualified_allocation_plans.pdf

of other affordable needs. Several agencies, including the Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity (including education, poverty, transportation, and employment) in areas throughout California. The Opportunity Map created by TCAC and HCD (using data from 2020) is used to identify areas in the region whose characteristics are shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children.

High Resource areas are those areas, according to research, that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the LIHTC Program, which provides funding to developers of affordable rental housing. The Opportunity Map plays a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity. The 2020 TCAC/HCD Opportunity Map, below identifies the entire City as Low Resource—a composite score which is created from scoring access to opportunity in relation to education, economic development, and the environment (**Figure 13, Overall Opportunity Map for South El Monte**). South El Monte is relatively less resourced than its immediate neighboring jurisdictions such as Temple City, Hacienda Heights, and West Covina which are generally Moderate to Highest Resourced (**Figure 13(a), Overall Opportunity Map for the Region**) The geographic distribution of affordable and publicly owned housing within the City should thus, consider distribution in areas where transportation and services are readily available. As such, this section will review access to opportunity in relation to education, economic development, environment, transportation, and access to opportunities for persons with disabilities.

Figure 13: Overall Opportunity Map for South El Monte



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

Moderate Resource

Low Resource

High Segregation & Poverty

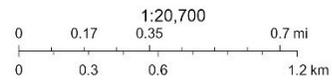
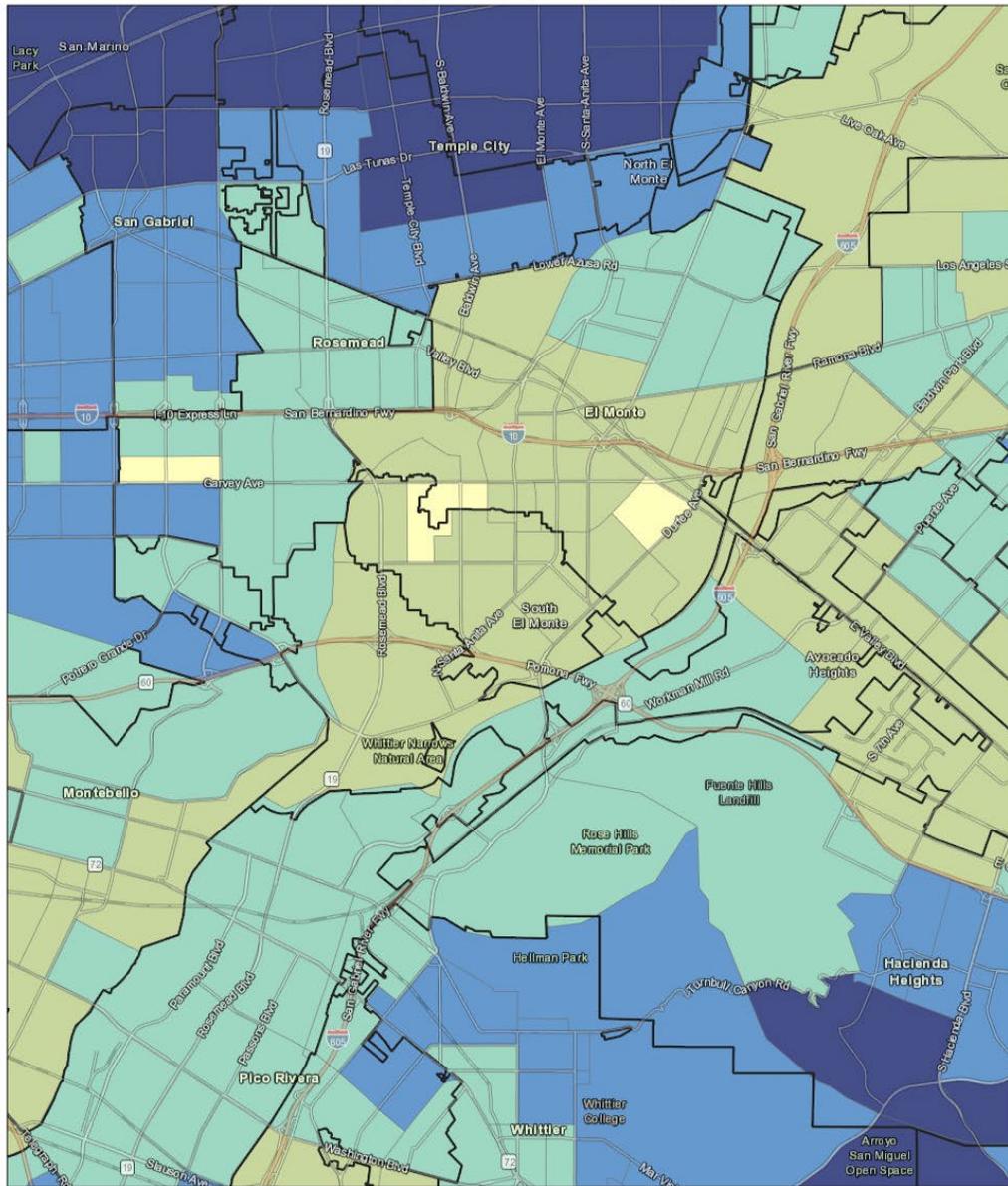


Figure 13(a): Overall Opportunity Map for the Region



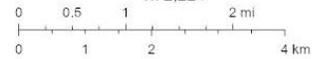
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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Composite Score - Tract

- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

1:72,224

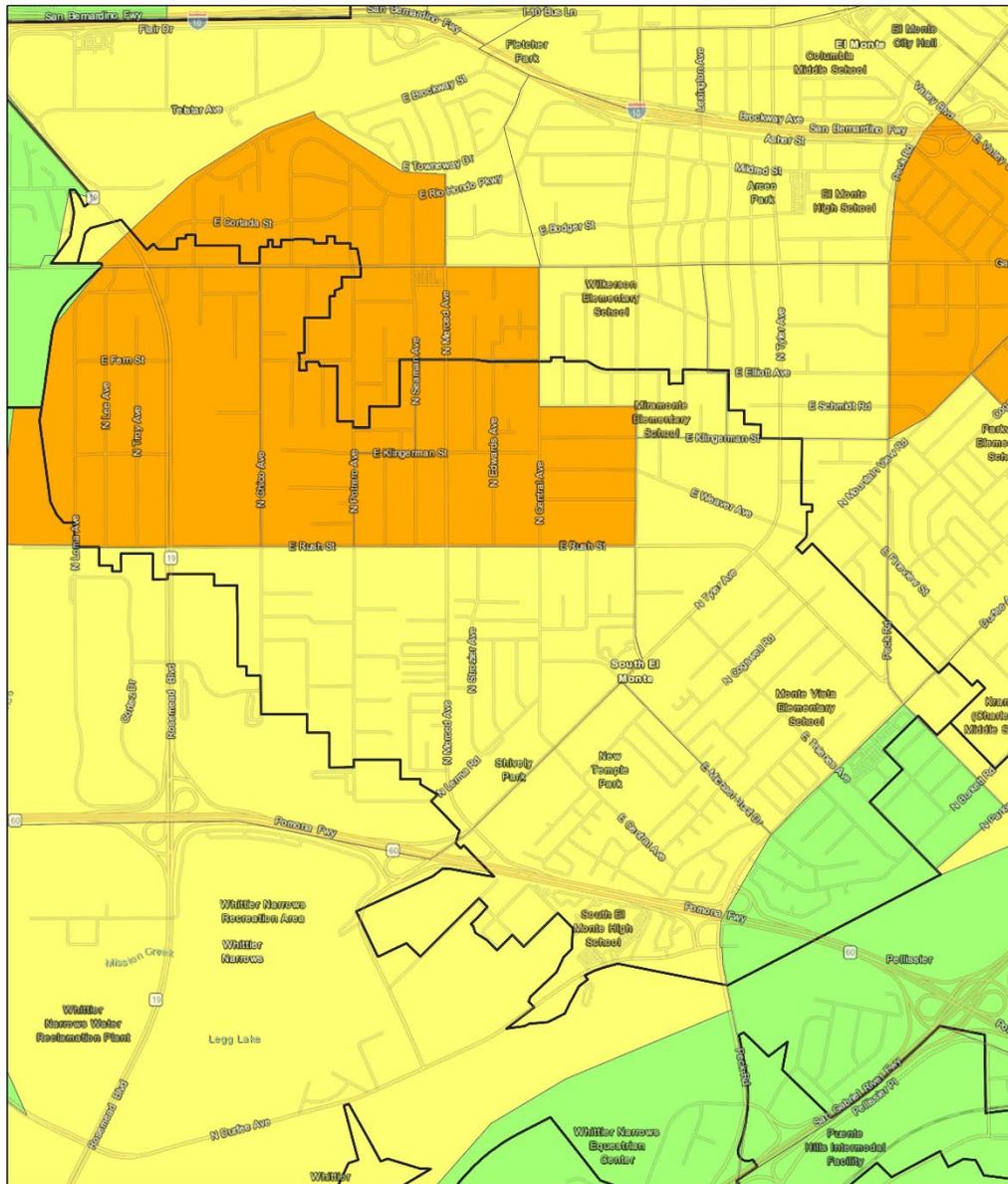


4.5.1 Access to Education

The TCAC Opportunity Area Access to Education analysis considers math and reading proficiency standards, high school graduation rates, and student poverty rates.⁶ **Figure 14, Opportunity for Education in South El Monte** shows that the opportunity for access to education is low throughout the City. Moreover, the northwestern portion of the City shows fewer positive outcomes. This area is also within the areas with high segregation and poverty shown in **Figure 12**. Compared to the nearby region, South El Monte experiences less positive educational outcomes than its neighboring cities (**Figure 14(a), Opportunity for Education in the Region**). According to the Los Angeles County Office of Education, the City falls under four school districts, three of the districts are considered Elementary School Districts, and one is considered a High School District. South El Monte High School is rated above average 7/10 according to GreatSchools. The average elementary school rating is 6/10, with two school being rated 5/10, one rated 6/10, and one rated 8/10. Although public schools are located throughout the City, the southern area, linked to a higher median income, has access to more resources such as head start programs and private schools.

⁶California Fair Housing Task Force (HCD/TCAC). *Methodology for the 2020 TCAC/HCD Opportunity Map*. 2020. <https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf>

Figure 14. Opportunity for Education in South El Monte



6/28/2021, 1:39:32 PM

City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Education Score -Tract

< 0.25 (Less Positive Education Outcomes)

0.25 - 0.50

0.50 - 0.75

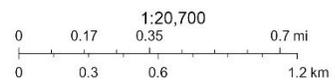
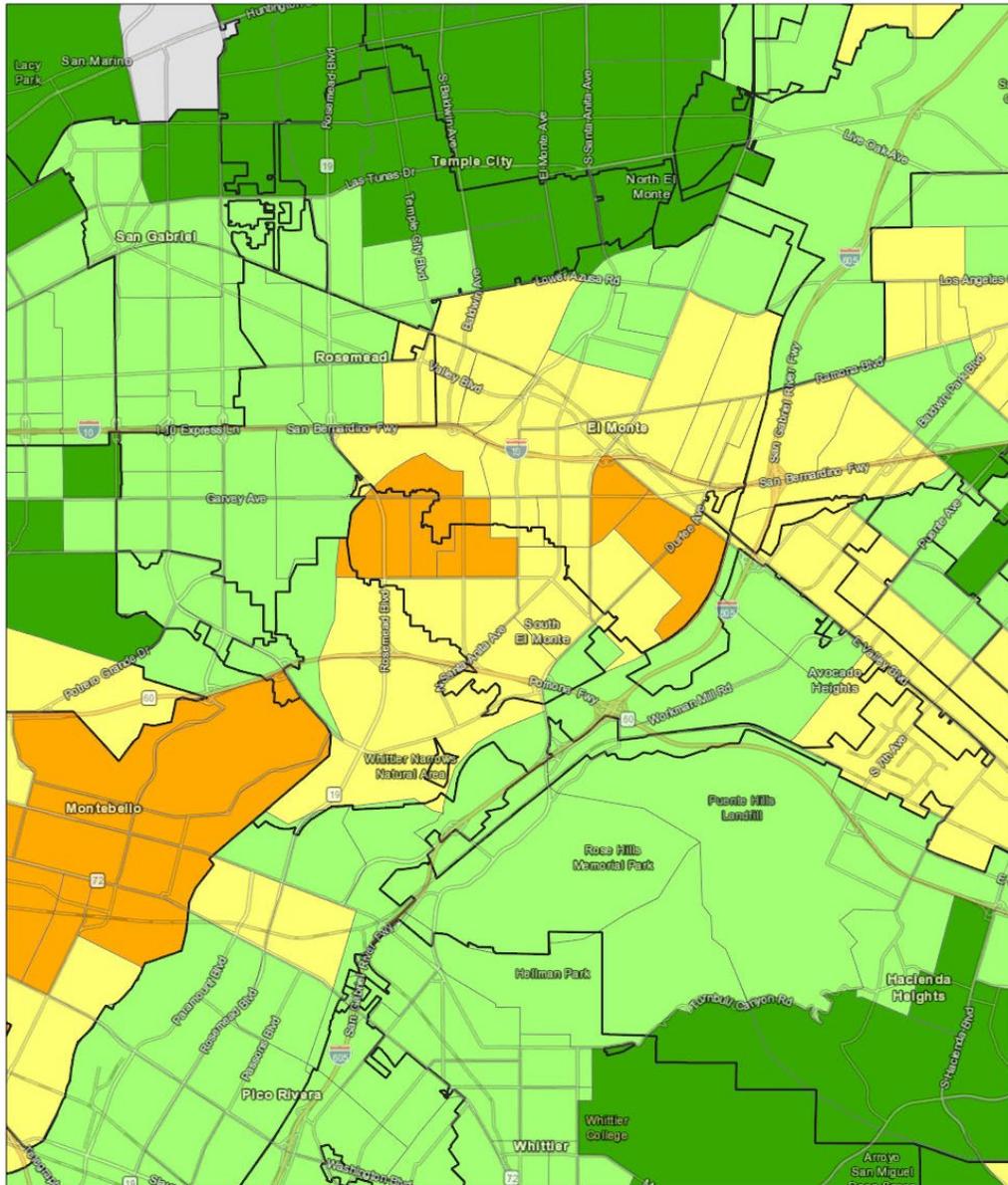


Figure 14 (a). Opportunity for Education in the Region



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Education Score -Tract

< 0.25 (Less Positive Education Outcomes)

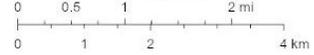
0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Education Outcomes)

No Data

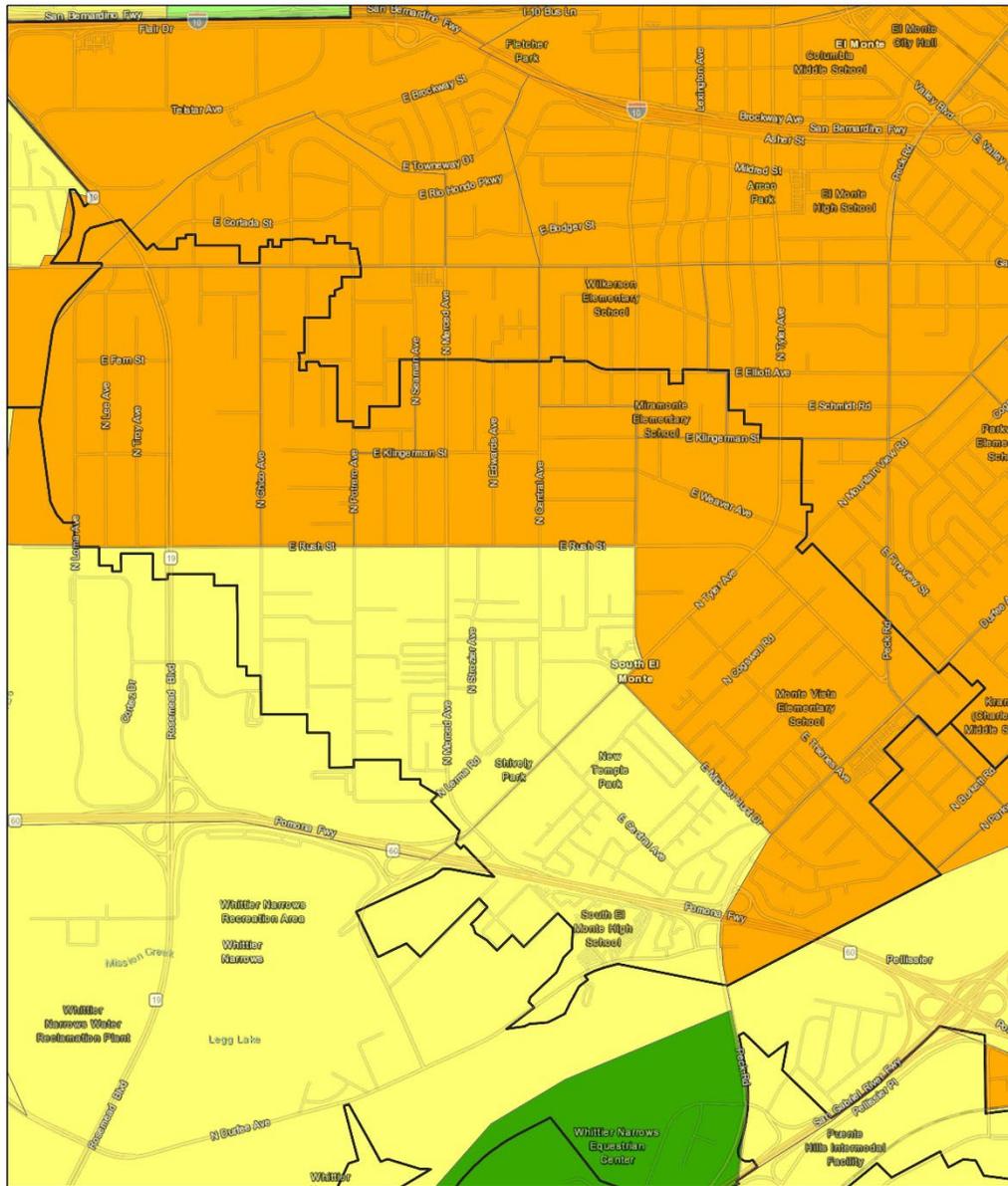
1:72,224



4.5.2 Access to Economic Opportunity

Poverty, adult education, employment, and job proximity are analyzed when assessing access to opportunity for economic development. Less positive economic outcomes are in the northern and eastern areas of the City, as can be seen on **Figure 15, Opportunity for Economic Development in South El Monte**. South El Monte shares less positive economic outcomes with its local region (See **Figure 15(a), Opportunity for Economic Development in the Region**). The central and southern areas of the City have slightly higher score of .25-.50. Generally, the areas with a less positive score (< .25) or between a .25 and .50 score correlate with the areas of moderate to high jobs proximity index score as shown in **Figure 16, Jobs Proximity Index of South El Monte**. The jobs proximity index scores considered jobs that may be accessible to a low-wage or low-to-moderate-skill worker. The northwest, central, and southwest areas of the City have a higher index score of 60 to 80. The most prevalent job in the City is Manufacturing, accounting for 19.3 percent of total jobs within the City (refer to Table 3-8 in the Needs Assessment). Neighboring cities have similar scores with the exception of Montebello and Whittier to the south of the City.

Figure 15. Opportunity for Economic Development in South El Monte



6/28/2021, 1:42:36 PM

City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Economic Outcome)

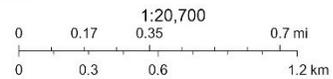
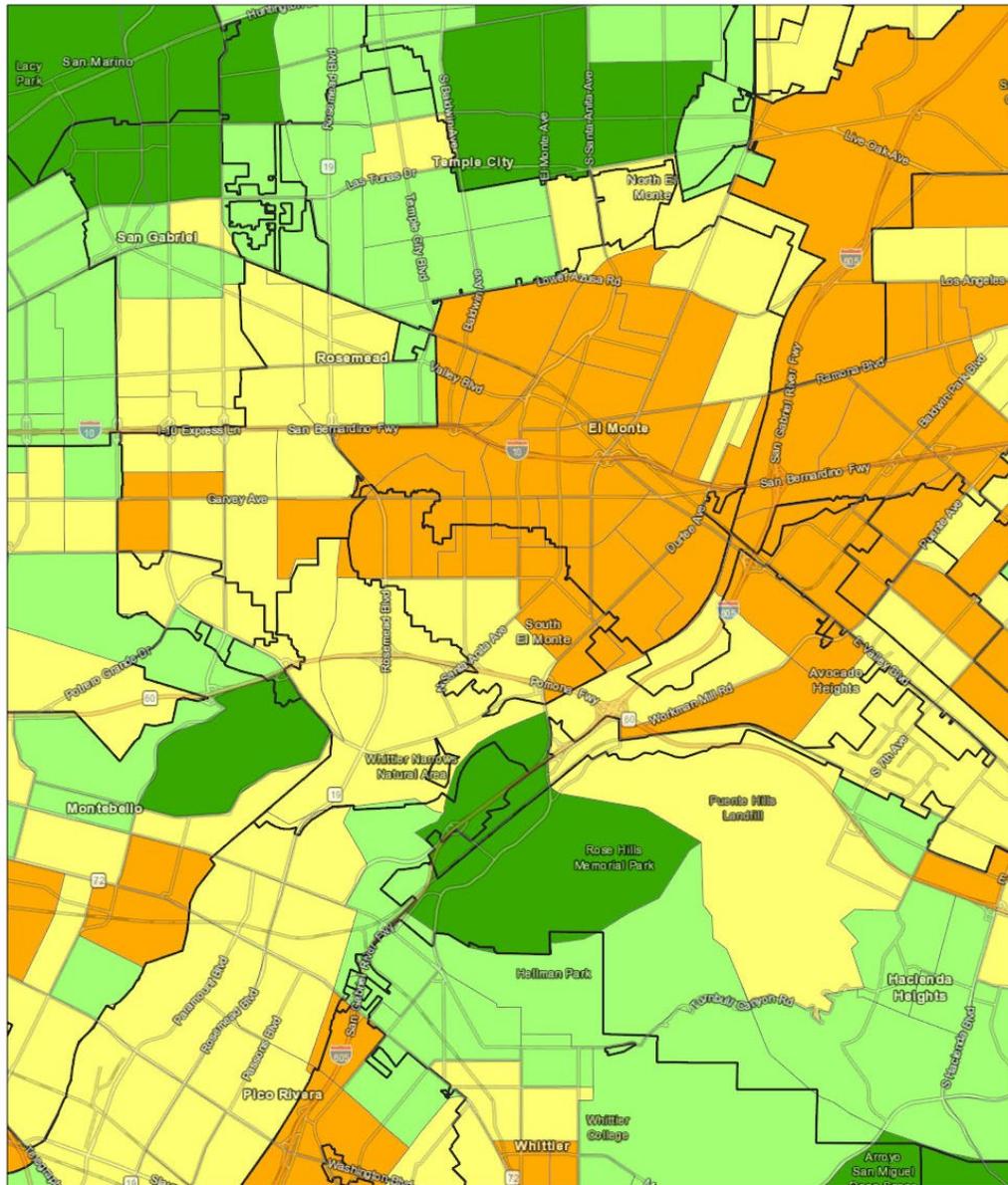


Figure 15(a). Opportunity for Economic Development in the Region



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Economic Outcome)

1:72,224

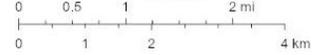
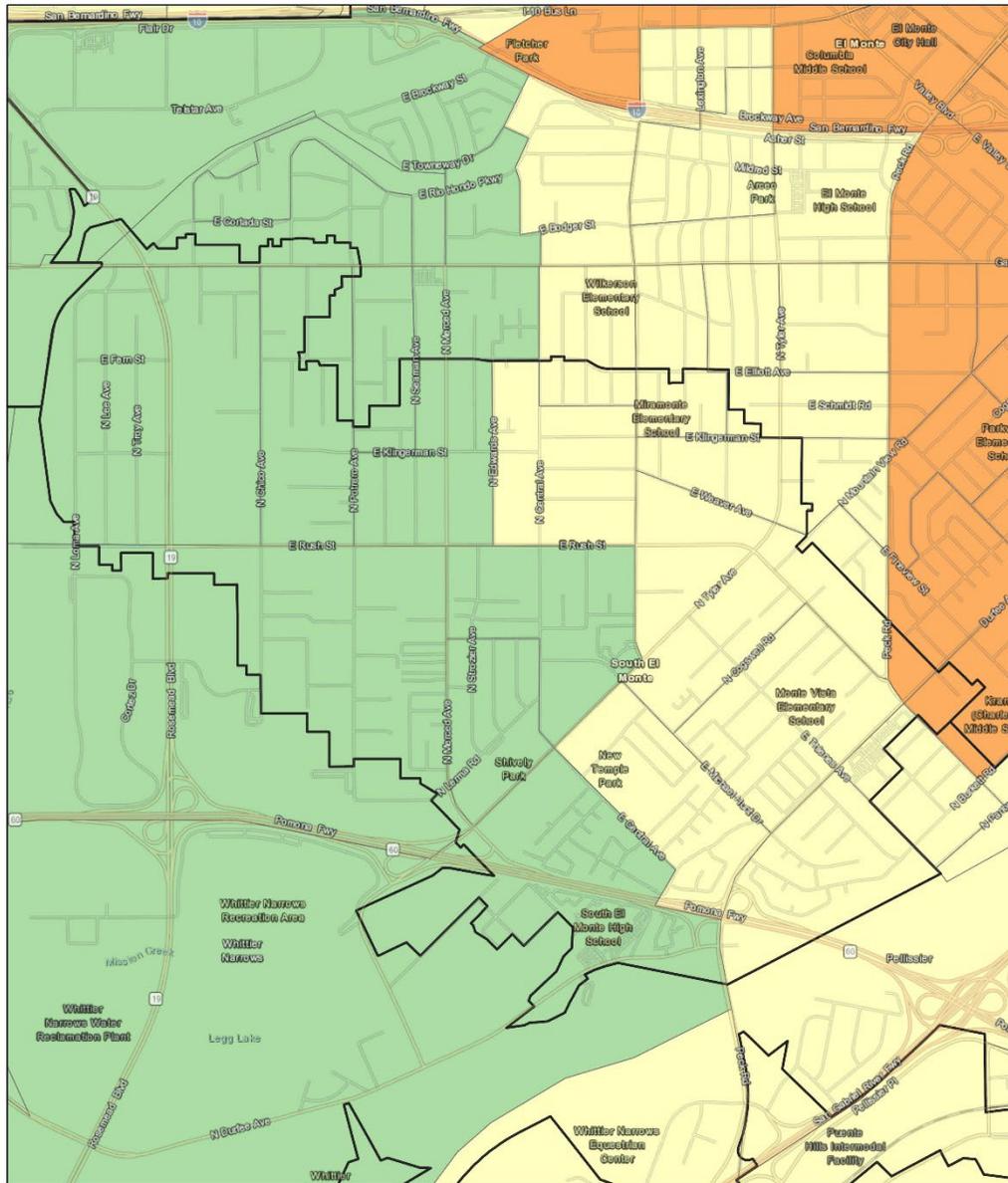


Figure 16. Jobs Proximity Index of South El Monte



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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

20 - 40

40 - 60

60 - 80

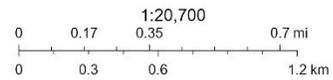
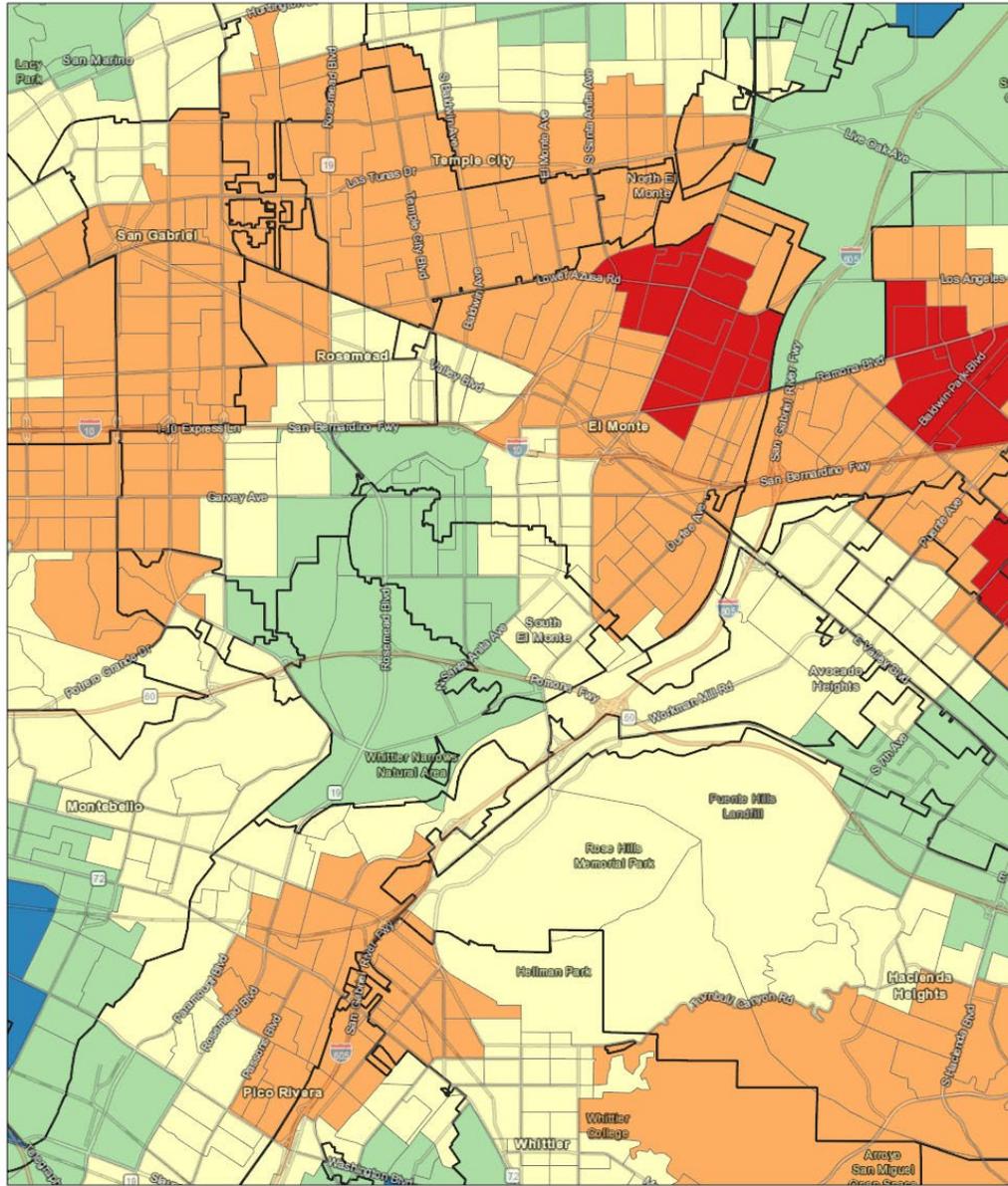


Figure 16(a). Jobs Proximity Index of the Region



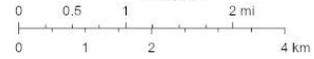
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City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)

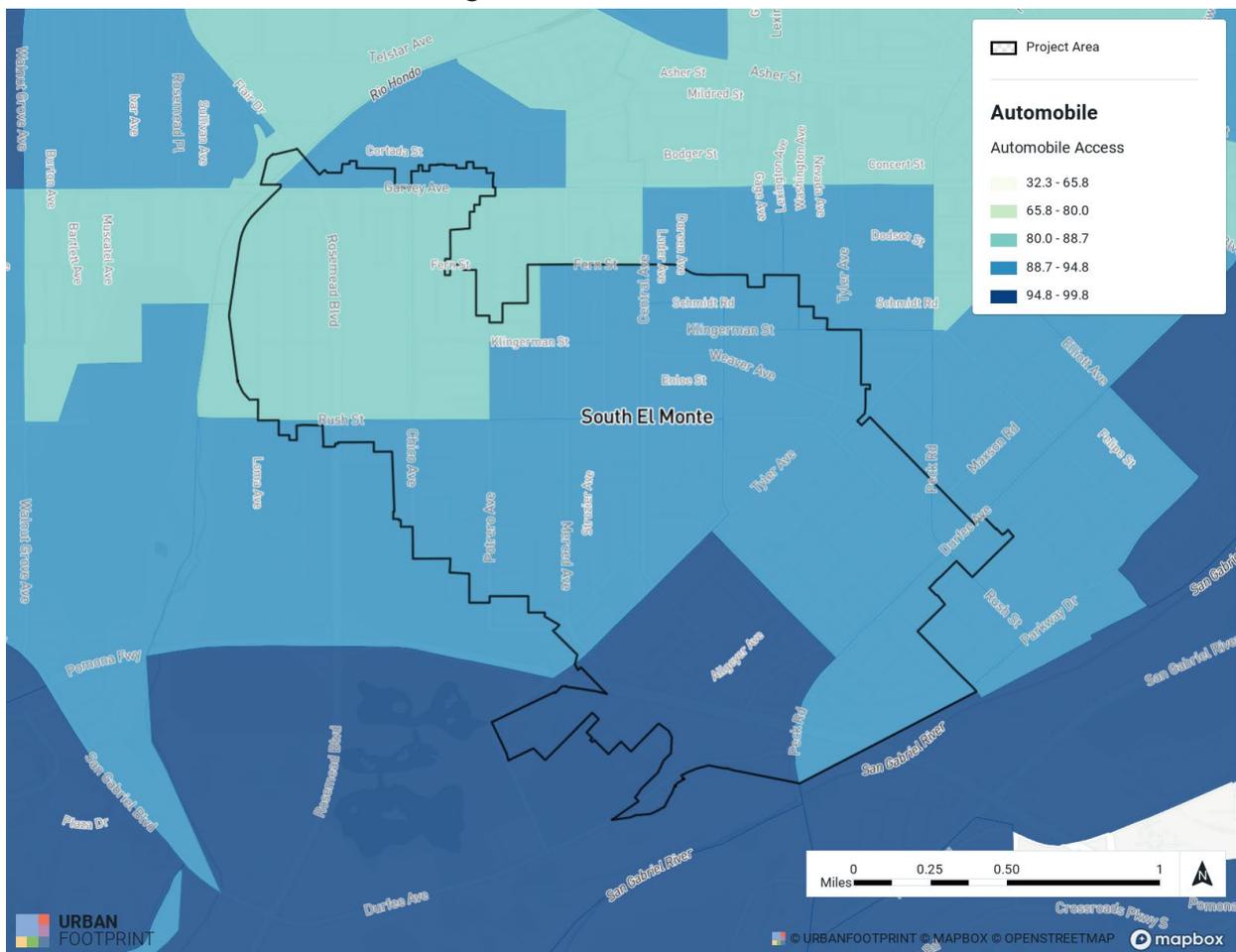
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4.5.3 Access to Transportation

Access to transportation opportunities is important, especially for people with lower levels of income who may not be able to afford a car. The City does not have access to rail transit and although it is well-served by several bus stops, there are limited bus stops considered “major transit stops”. All households in the City are within biking distance to bus stops, and 77 percent of households are within walking distance to bus stops. In suburban neighborhoods, or more rural areas or areas with no major transit lines, access to a car is important for long distance commutes. The rates of automobile ownership can be seen on **Figure 17, Automobile Access**. Automobile access is at least 80 percent of the population in any given tract within the City and neighboring jurisdictions.

Figure 17. Automobile Access

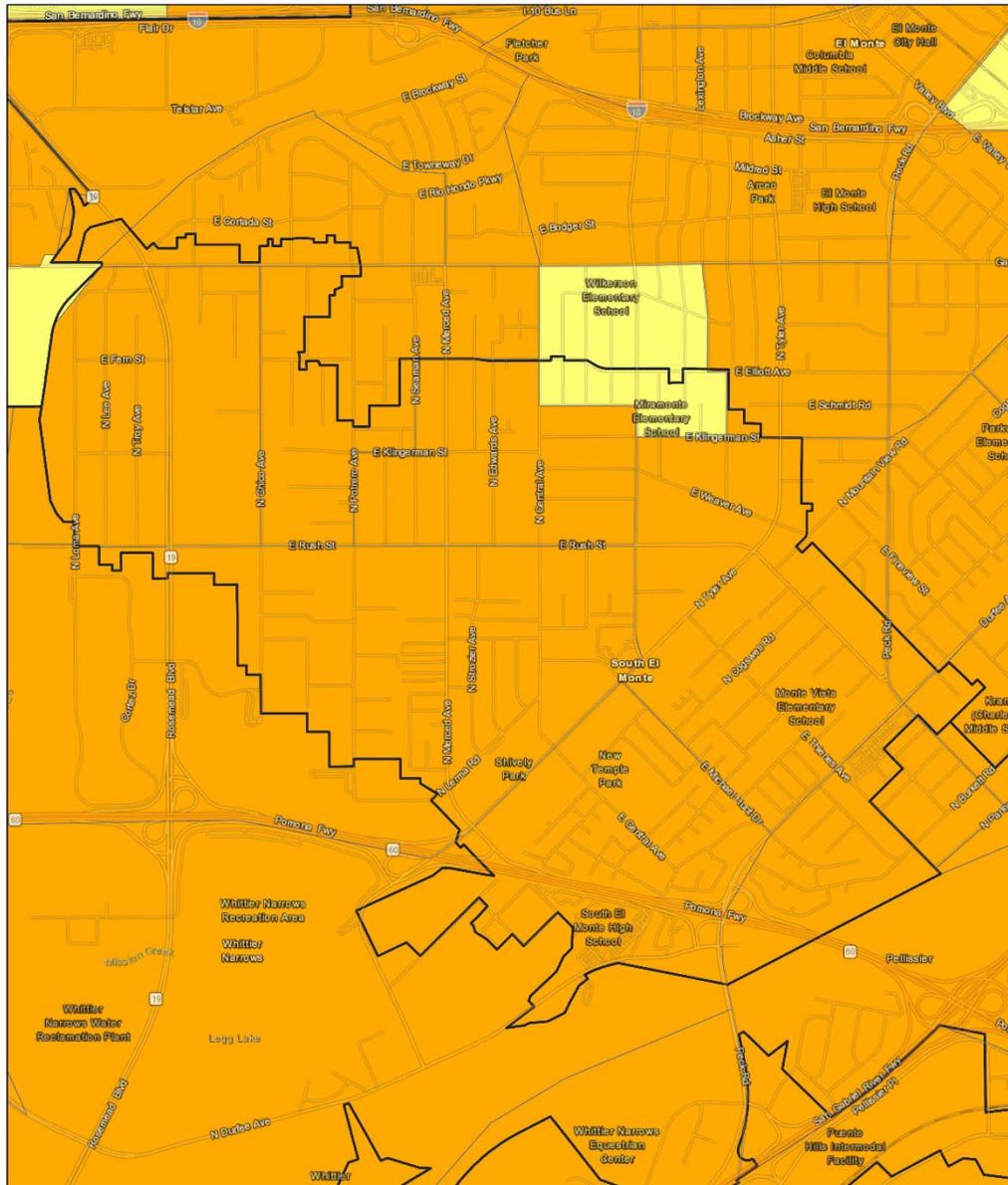


4.5.4 Access to a Healthy Environment

Access to a clean and healthy environment plays an important role in the quality of life for residents. Levels of air pollution, water quality, access to open spaces, vegetation, and more contribute to environmental factors that go into different indexes which attempt to show levels of environmental quality. **Figure 18, Opportunity for Environment in South El Monte** shows the opportunity for access to environmentally healthy neighborhoods. As shown on **Figure 18**, most of the City is considered to have a less positive environmental outcome with a score of less than .25. A small portion in the northern area of the City has a slightly higher score between .25 and .50, but overall, the City has very poor access to environmental resources. **Figure 18(a), Opportunity for Environment in the Region** shows that the local region experiences relatively low opportunity for environment scores with scattered higher ratings. **Figure 19, CalEnviroScreen 3.0**, indicates the City ranks in between the 80 to 100 percentile range, meaning they are highly exposed to environmental pollutants. The eastern area of the City has the highest percentile range of 90 to 100 percent. Some specific factors that are especially poor in this area include ozone levels, drinking water contamination, groundwater threats, and low birth weights. **Figure 20, Healthy Places Index**, shows the healthy places index (HPI) scores for the City. This index uses data that impacts personal health and compiles it to show where the healthiest and least healthy places are to live. In the City, the scores are very low with the entire City falling within the two lowest healthy environment scores. The lowest scores, between 0 and 20, are located in the northern and western areas of the city. To further analyze the environment, **Figure 21, Parks**, shows parks in the City. The presence and quality of parks and open spaces are one factor that are considered when determining if an environment is healthy. As seen on **Figure 21**, there are only three parks in the City—one located in the center, and two located in the southern area. The southwestern area of the City abuts a park; however, this area is made up of mainly industrial and manufacturing uses and is not easily accessible to residential uses. It should be noted that this park is further buffered from the City by a major highway and boulevard. A portion of this large park is also used as a golf course.

The City is currently updating the General Plan's Public Safety Element to include an environmental justice component. As such, the City recognizes that the City's critical public health and chronic hazards are access to parks, safe and sanitary housing, and air pollution. Improving the environmental health of neighborhoods requires multiple levels of efforts, including land use planning, transportation considerations, urban forest management, healthy food options, park investments and more.

Figure 18: Opportunity for a Healthy Environment in South El Monte



6/28/2021, 1:44:16 PM

City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

1:20,700

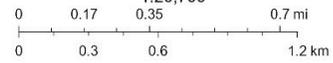
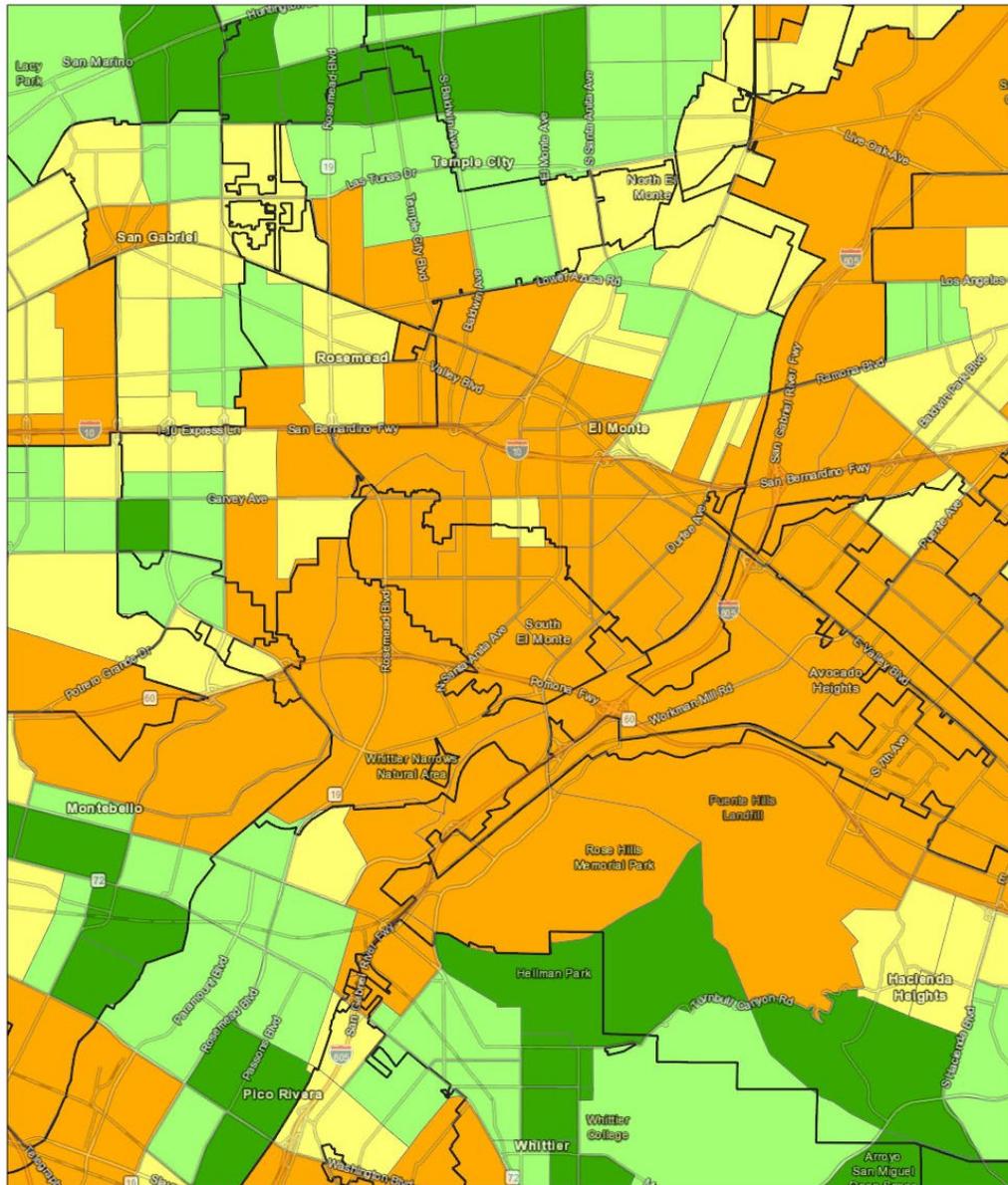


Figure 18(a): Opportunity for a Healthy Environment in the Region



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City/Town Boundaries

(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)

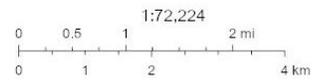


Figure 19: CalEnviroScreen 3.0

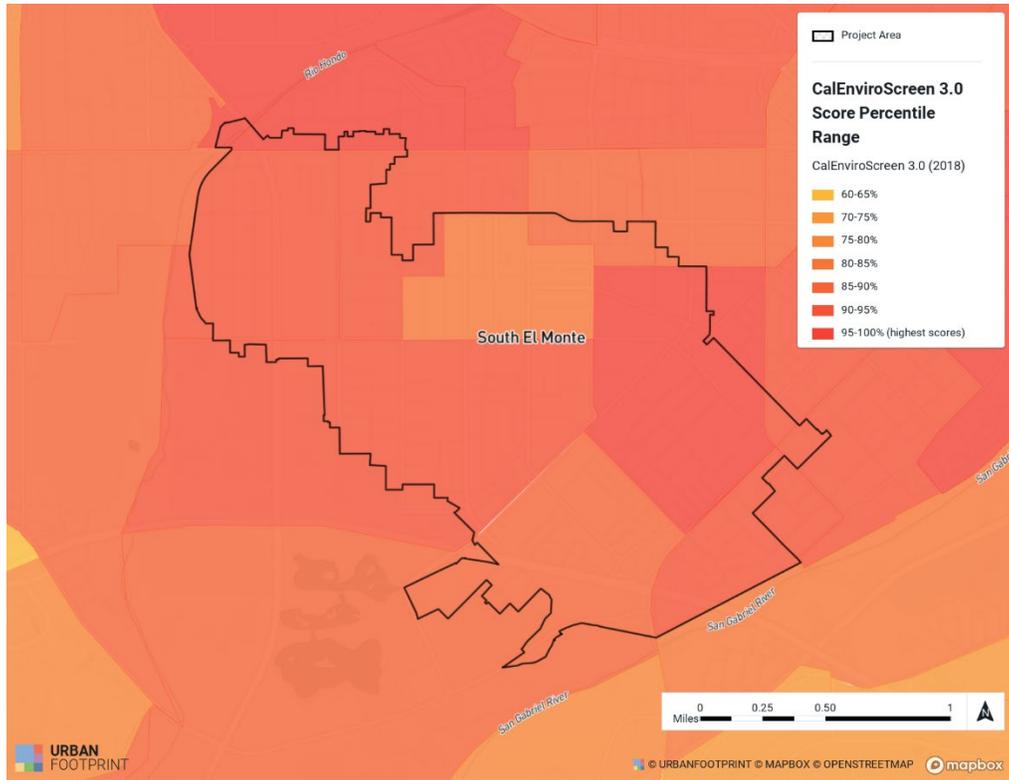


Figure 20: Healthy Places Index

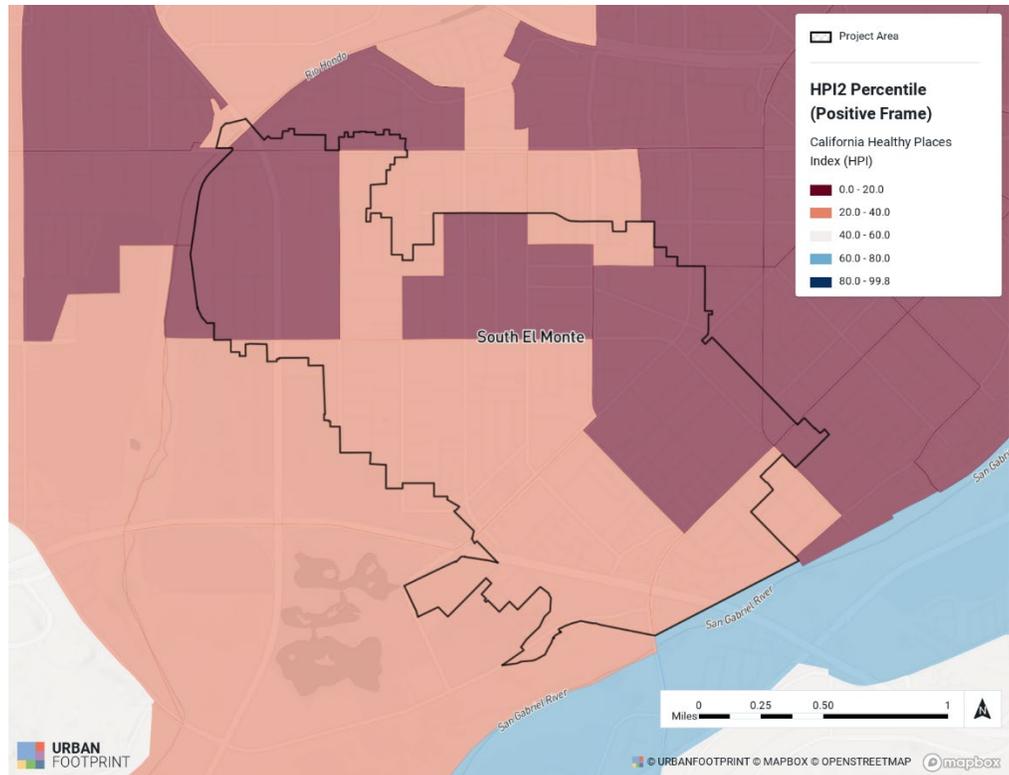
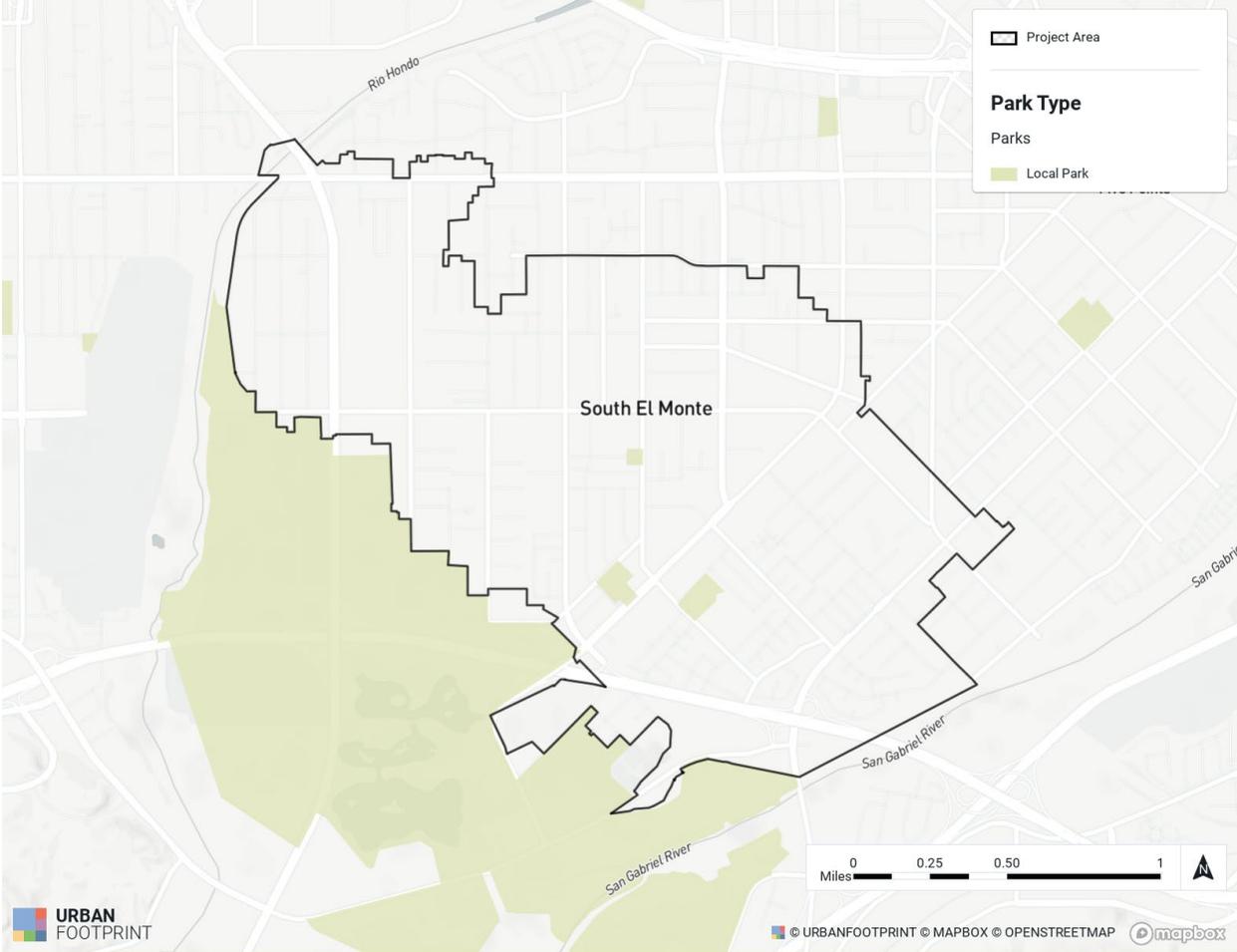


Figure 21: Parks Near South El Monte



4.5.5 Access to Opportunity for Person with Disabilities

Trends related to persons with disabilities, including local and state analysis of prevalence of disabilities by type and age group are included in the Needs Assessment included in **Appendix B - Community Profile**. The Needs Assessment also covers services that are offered for persons with disabilities. Some common zoning barriers for persons with disabilities include:

- Reasonable Accommodation Procedure
 - Common issues with reasonable accommodation procedures include excessive findings of approval, burden on applicants to prove the need for exception, application costs, and discretionary approvals.
- Family Definition
 - Family definitions in zoning or other land use related documents can directly impact housing choices for persons with disabilities, particularly regarding group home situations which are commonly utilized by persons with disabilities. Regulating the number of people or requiring occupants to be related can be common elements in family definitions that create barriers.
- Excluding Group Homes
 - Excluding group homes or subjecting these homes to a conditional use permit in single family zones acts as a barrier to housing choice for persons with disabilities.
- Spacing Requirements
 - Excessive spacing requirements between group homes or community or residential care facilities can directly impact the supply of housing choices for persons with disabilities.
- Unit Types and Sizes
 - The lack of multifamily housing or zoned capacity for multifamily and a variety of sizes from efficiency to four or more bedrooms can constrain the ability of persons with disabilities to live in a more integrated community setting.
- Lack of By Right Zoning for Supportive Housing
 - By right zoning for supportive housing can result in more objective processes that are less likely to discriminate or have the effect of discriminating against persons with disabilities.⁷

Some of the goals and policies within the Housing Element encourage equal access to housing and services to meet the needs of persons with disabilities, including:

- Policy 1.2, which focuses on the removal of local regulatory constraints, especially for housing that serves lower-income households and those with special needs, to facilitate the development of housing.
- Policy 4.1, which supports the City's continued commitment to affirmatively furthering fair housing and advancement in equity by continuing to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color,

⁷ HCD. (2021, April). Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

religion, national origin, sex, sexual preference, age, disability, family status, AIDS, or other such characteristics.

In addition, Program 14 of the Housing Element is designed to promote equal housing opportunities in the City, and Program 15, encourages equal access to housing and services to meet the needs of persons with disabilities, and strives to promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability. The policy and programs will be modified in future planning periods to address the development of housing for vulnerable and special needs populations as needed.

The City does not have supportive housing stock within the City limits; however, permanent supportive housing is available in adjacent cities. El Monte Veterans Village (Mercy Housing) which offers 44 beds and Community Housing Options and Independent Supportive Sites (Alliance for Housing and Healing) which offers 34 beds are located in the City of El Monte. Whittier Area First Day Coalition which offers 45 beds for single adults and 3 units of permanent supportive housing for families and The Whole Child which offers permanent supportive housing for families in the City of Whittier.

In addition to the Homeless Count data and demographics provided in in **Appendix B, Community Profile**, it is useful to examine city-level data from the regional Coordinated Entry System (CES)⁸. This provides an enhanced view of those experiencing homelessness and their challenges as well as needs using responses to the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) assessment and other indicators of a person's overall health and wellbeing.

One useful aspect is that the VI-SPDAT assessment produces an acuity score, which can help identify an appropriate housing intervention for someone experiencing homelessness. In Los Angeles County it is suggested that people experiencing homelessness who fall into the low acuity scoring range of the assessment (0-3) should be able to find housing on their own, or self-resolve, those in the mid-acuity scoring range (4-11) are best served by rapid rehousing programs, and high-acuity individuals (12+) generally need supportive housing.

Other useful indicators in the data set include information about a person's housing history, legal background, physical and mental health, history of substance use, and general demographic information such as age and race. All of these elements are self-reported by the individuals being assessed. According to the City's Plan to Prevent and Combat Homelessness, of the 18 individuals in the City who were assessed:

- 67% were in the mid-acuity range and would best be served by rapid rehousing programs,
- 28% were in the high-acuity range and would generally need supportive housing,
- And 6% were in the low-acuity range and would likely be able to find housing on their own.

⁸ The Coordinated Entry System (CES) is a regional database that streamlines housing placement and service provision and prioritizes those who are most vulnerable. The City's Plan to Prevent and Combat Homelessness incorporates data from the adult singles database.

Other important vulnerability indicators are length of time a person has spent homeless, any existing chronic health conditions, diagnosed mental health issues, and people who have spent one or more nights in a holding cell, jail, or prison within six months of their VI-SPDAT assessment. In South El Monte:

- 18% reported being homeless less than a year, 45% said 1-2 years, and 36% said 2 years or more,
- 55% reported chronic health issues related to the liver, kidneys, stomach, lungs, or heart,
- 18% reported a mental health issue,
- And 20% reported that they spent one or more nights in a holding cell, jail, or prison within six months of their assessment (20%).

In an effort to prevent and combat homelessness, the City and its partners are currently participating in the following activities:

- The Department of Public Safety responds to complaints and conducts homelessness outreach and enforcement as needed.
- The Code Enforcement Division responds to homelessness-related complaints regarding private property.
- The City Library and the Senior Center provide information and referrals to homeless individuals and families as needed.
- The Department of Public Works conducts cleanups twice per month for city-owned land and twice per week at transit stops.
- Links through Volunteers of America and Union Station to the Los Angeles County coordinated entry system (CES), which prioritizes housing for the most vulnerable among those experiencing homelessness and tracks progress toward housing and needed services.
- Emergency assistance (e.g., food, transportation assistance, showers, and hygiene kits) through the San Gabriel Valley Coalition for the homeless.
- Outreach and engagement through the Sheriff's Department, including the Temple City station, the COPS (Community Oriented Policing Services) team, and the Parks Bureau.
- Service links for families experiencing or at risk of homelessness through the Valle Lindo, Mountain View, and El Monte school districts.

Program 6 from the 5th Cycle Housing Element (See Appendix A) was awarded funding to support people experiencing homelessness through shelter development and funding of support services, this program is considered successful. Program 7 of the 6th Cycle Housing Element implements strategies to provide support for those experiencing homelessness, including continued efforts with the cities of El Monte and Baldwin Park and the County of Los Angeles, who have been working cooperatively to address issues related to homeless individuals and individuals at risk of homelessness under a grant they were awarded under the 2018 Cities Homelessness Plan Implementation Program through Measure H funds.

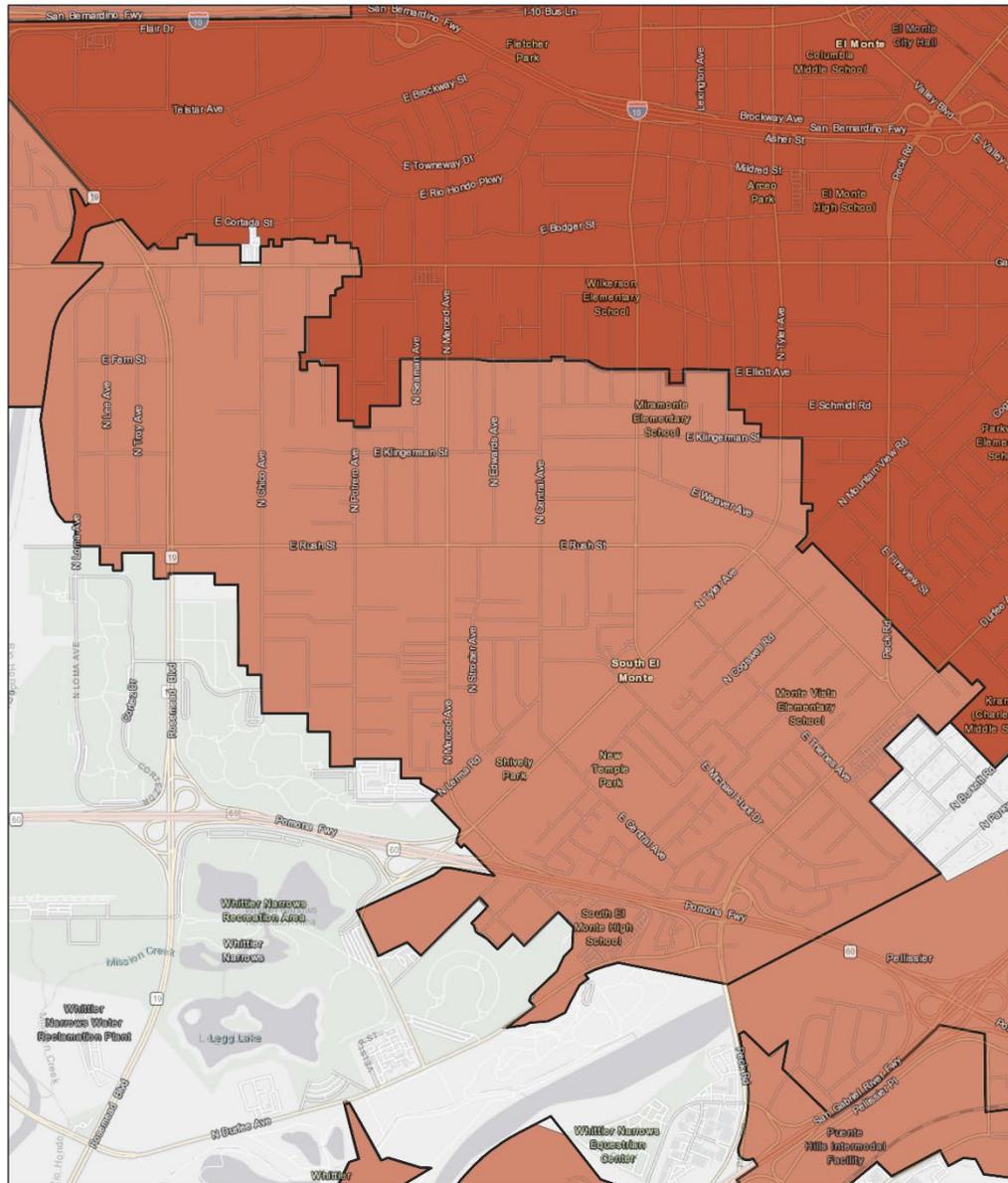
4.6 Disproportionate Housing Needs and Displacement Risk

Homeownership is one of the largest assets for most households in the U.S. and, for many households, provides an opportunity to build wealth. Over generations, many households have used wealth gained through homeownership to send their children to college or invest in other opportunities, creating access to more wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. According to the Census, a total of 2,456 occupied units (47.6 percent) in the City were owner-occupied in 2018, and 2,705 occupied units (52.5 percent) were renter-occupied. The homeownership rate within the City is relatively consistent with the County's homeownership rate of 45.8 percent.

4.6.1 Substandard Housing

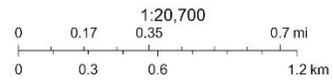
As previously shown in **Figure 1**, the City's community is a primarily non-White population. Generally, minority households are also more likely to experience higher rent burdens, poor housing conditions, and an increased risk of displacement and/or homelessness. White, non-Hispanic households across the region and in each jurisdiction, are the least likely to experience housing problems while Black and Hispanic households experience housing problems at the highest rates (e.g., cost burden, overcrowding). **Figures 22, Any Four Housing Severe Problems**, shows the percentage of households experiencing any one of four housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and monthly housing costs exceeding 30 percent of monthly income) at the City level. Approximately 20 to 40 percent of households in the City are experiencing at least one of the four housing problems identified above. Approximately 732 housing units are currently in need of rehabilitation or replacement (See **Appendix B**).

Figure 22, Any Four Housing Severe Problems



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City/Town Boundaries



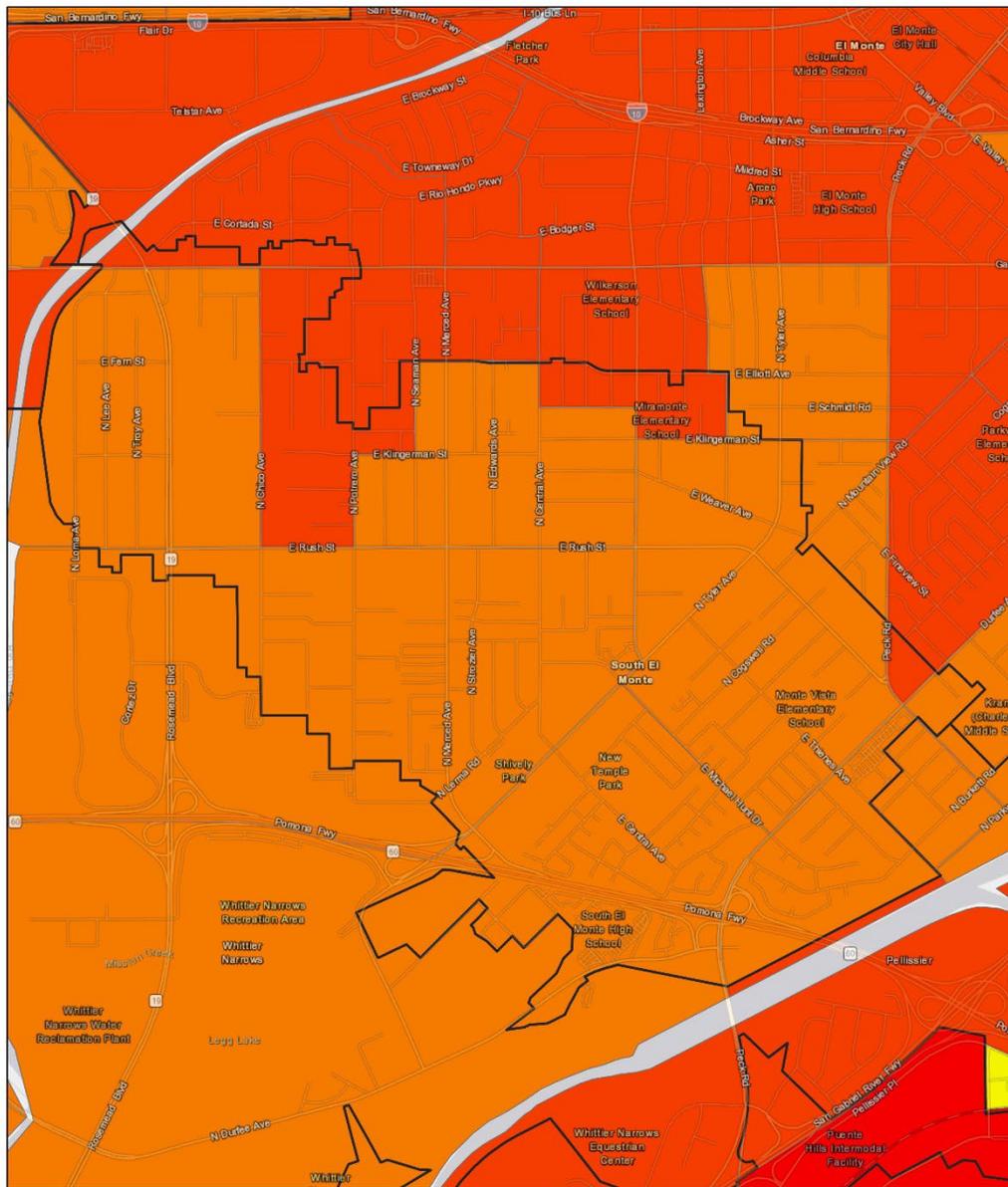
4.6.2 Housing Affordability

According to the federal government, housing is considered "affordable" if the people living there pay no more than 30 percent of their income for rent or mortgage. If a household pays more than 30% of their income on rent or mortgage, the house is considered "cost burdened". If the household pays from 30% up to 50% of their earnings on housing, they are considered cost burdened. If a household pays more than 50% of their annual income on housing, they are considered severely cost burdened. The renter cost burden in the City can be seen on **Figure 23, Renter Cost Burden**. Approximately 40 to 60 percent of this population, within the given census tracts, are cost burdened. The highest level of overpayment in the City is also located in the area with the highest level of poverty status, with 60 to 80 percent cost burdened renters of the census tract's population.

Homeowners in the City, **Figure 24, Homeowner Cost Burden**, have varying percentages of cost. The central and northwestern areas of the City experience 20 to 40 percent cost burden, 40 to 60 percent of the homeowners are cost burdened in the north and southeastern areas; and the highest level of homeowner cost burden is located eastern area of the City, with 60 to 80 percent.

More discussion on cost burden can be found in **Appendix B**.

Figure 23. Renter Cost Burden



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City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 40% - 60%
- 60% - 80%
- > 80%

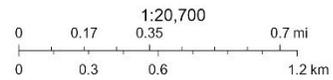
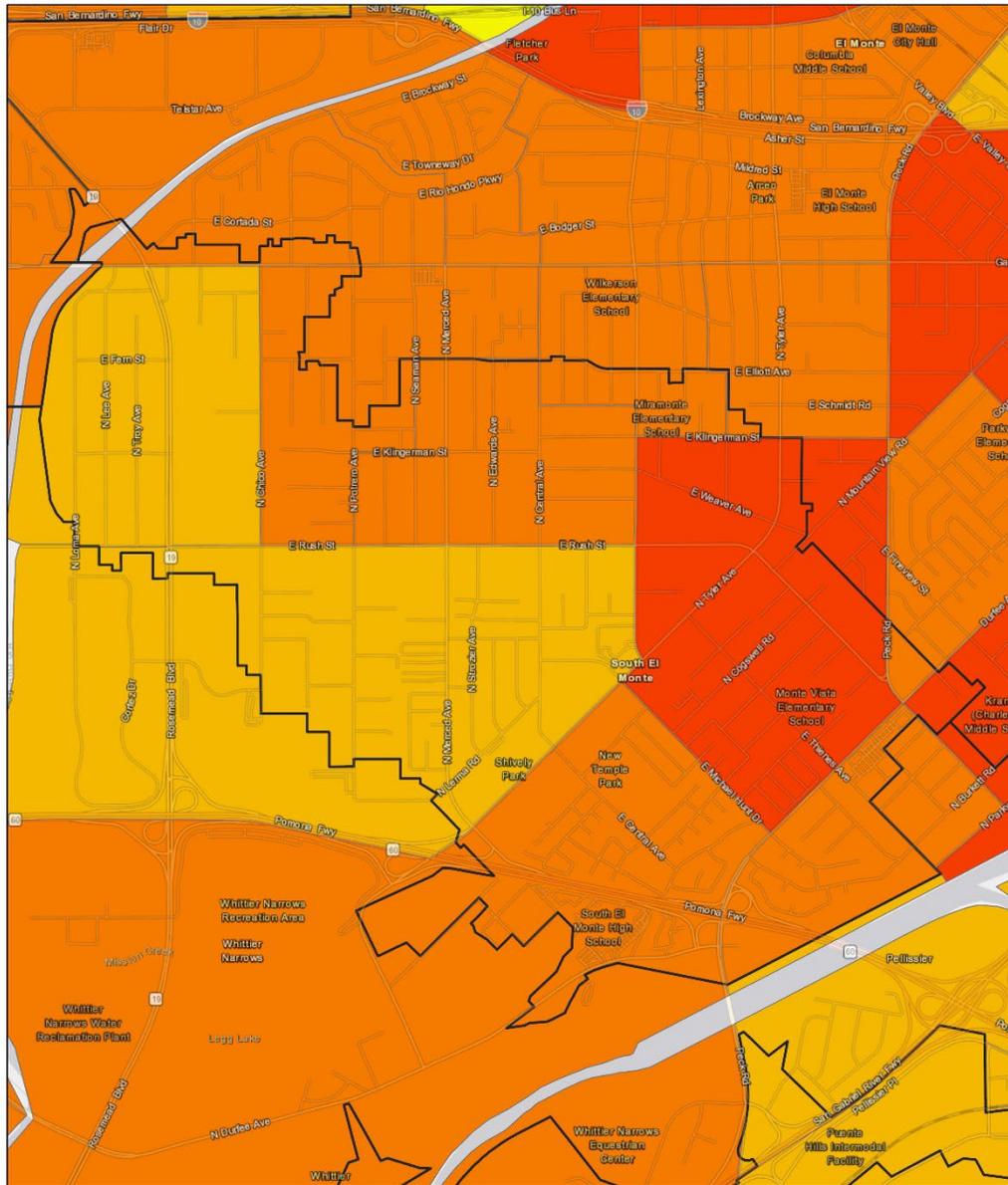


Figure 24. Homeowner Cost Burden



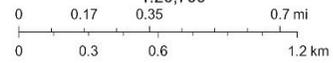
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City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

1:20,700



4.6.3 Overcrowding

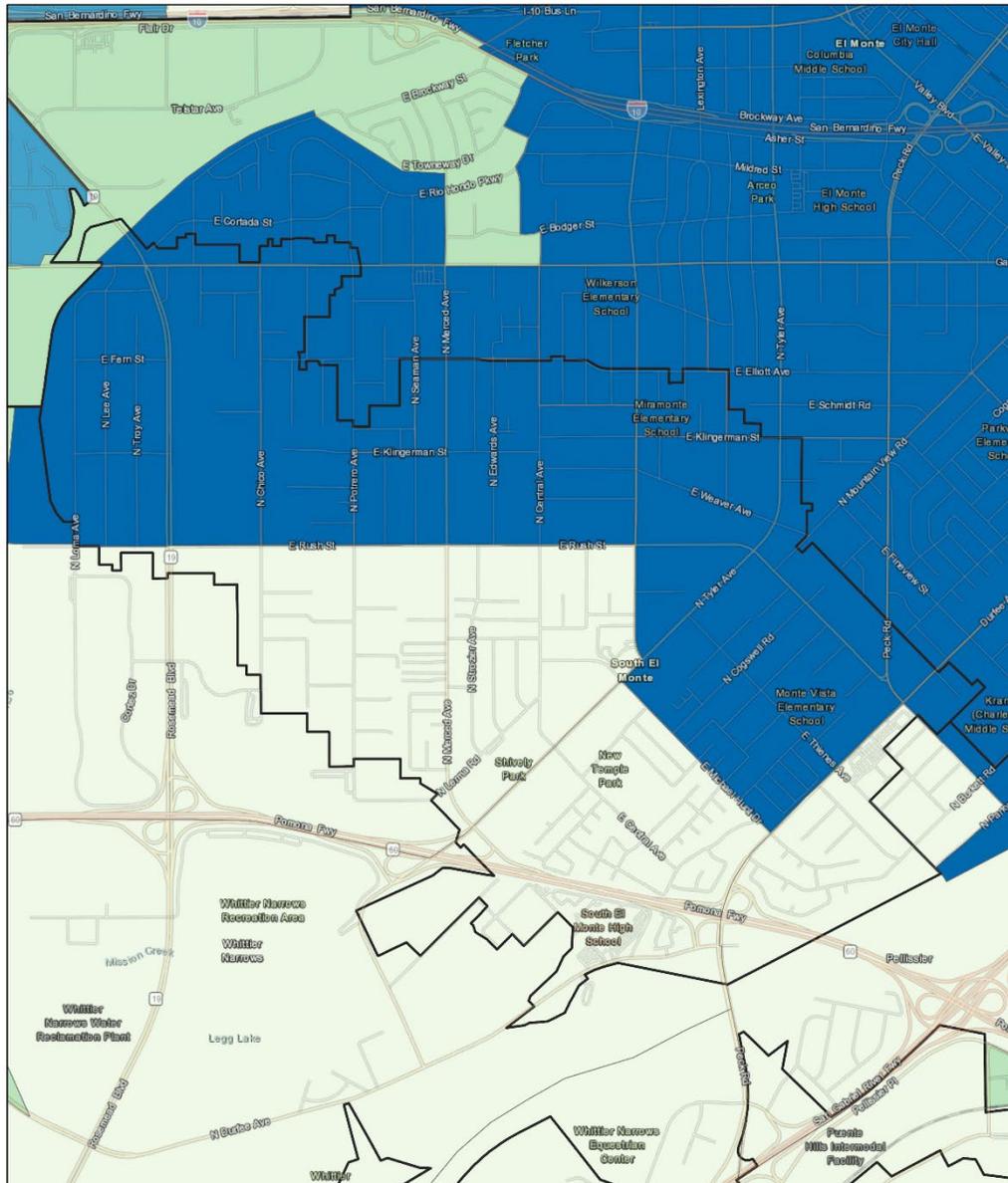
Residential crowding is used to reflect demographic and socioeconomic conditions. Immigrant communities, low-income families, and renter-occupied households are more likely to experience overcrowding.⁹ Overcrowding is defined as the percent of households with more than 1.0 person per room (PPR) and severe overcrowding as the percent of households with more than 1.5 PPR. In the City, the northern and eastern areas show the highest level of overcrowding with more than 20 percent of overcrowded households, see **Figure 25, Overcrowding**, which are also primarily renter occupied. Severe overcrowding varies throughout the City, with 20 to 35 percent of severely overcrowded households located in the northern area of the City, north of Rush Street in between North Potrero Avenue and North Santa Anita Avenue as seen in **Figure 26, Severe Overcrowding**.

Table 2, Overcrowded Units in South El Monte (2018) depicts the number and severity of overcrowded units throughout South El Monte as owner-occupied vs rented. More discussion on overcrowding can be found in **Appendix B**.

Table 2. Overcrowded Units in South El Monte (2018)				
Persons/Room	Owner-Occupied		Rental	
1.00 or less	2,185	42.3%	1,985	38.5%
1.01 to 1.50 (overcrowded)	231	4.5%	463	9.0%
1.51 or more (severely overcrowded)	40	0.8%	257	5.0%
Source: 2018 ACS 5-Year Estimates B25014, SCAG 2020.				
Note: 1. This figure refers to the percentage of units in this category compared to the total occupied housing units in the City.				

⁹ <https://data.chhs.ca.gov/dataset/housing-crowding>

Figure 25. Overcrowding



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City/Town Boundaries

(R) Overcrowded Households (CHHS) - Tract

≤ 8.2% (Statewide Average)

8.3% - 12%

15.01% - 20%

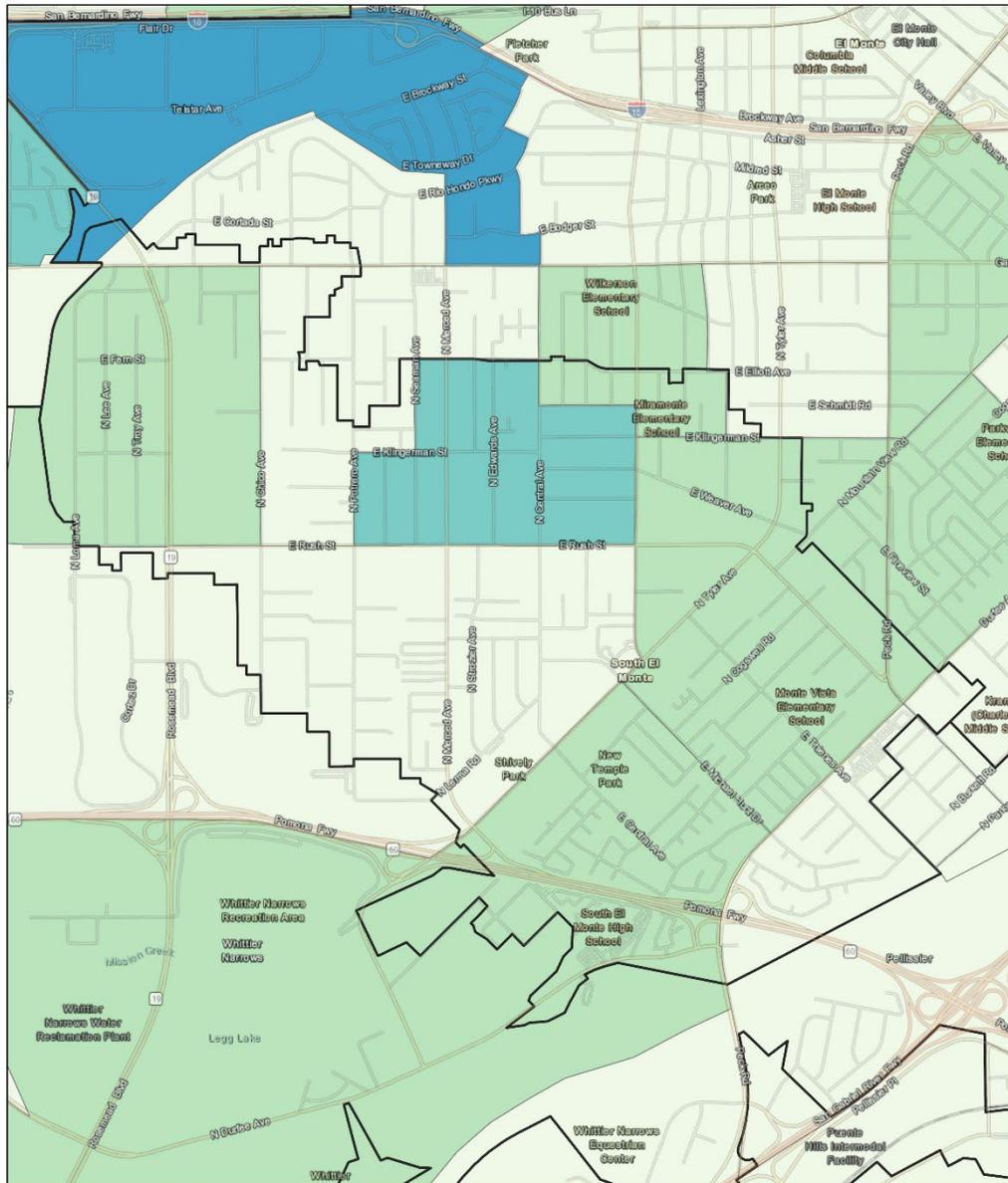
> 20%

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0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 26. Severe Overcrowding

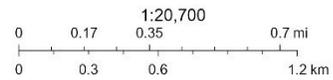


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City/Town Boundaries

(R) Severely Overcrowded Households (CHHS) - Tract

- ≤ 5%
- 5% - 20%
- 20% - 35%
- 35% - 65%
- No Data

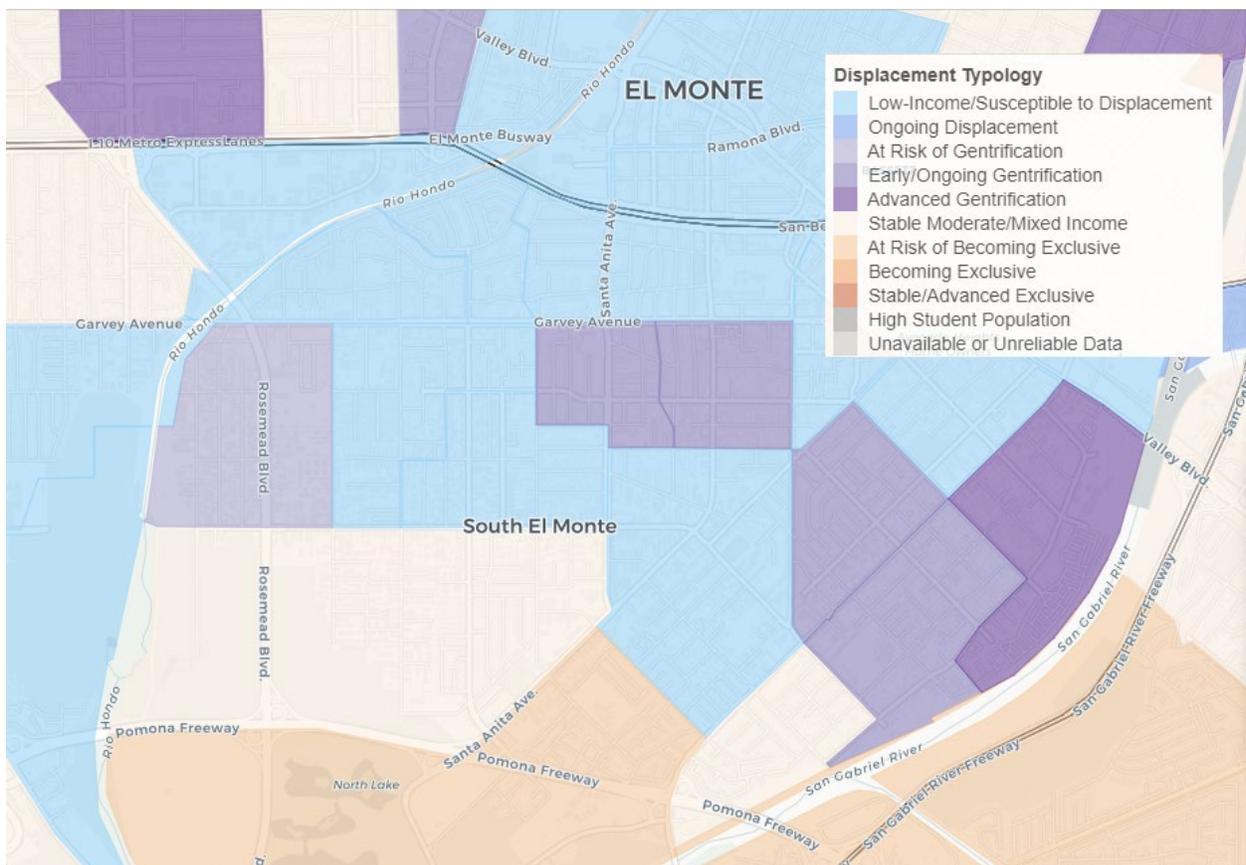


4.6.4 Displacement

Displacement is a phenomenon that occurs for various reasons, including investment, disinvestment, or even disasters. Gentrification, or the influx of capital and higher-income residents into working-class neighborhoods, is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in.

According to the Urban Displacement Project¹⁰, a research collaboration between UC Berkeley and University of California, Los Angeles (UCLA), the City of South El Monte consists of 'Low-Income/Susceptible to Displacement' tracts in the northwest and central areas, one tract 'At Risk of Gentrification' tract along Rosemead Boulevard in the northern portion of the City, 'Early/Ongoing Gentrification' tracts near Santa Anita Avenue and Rush Street, two 'Stable Moderate/Mixed-Income' in the southwest portion of the City, and one 'At Risk of Becoming Exclusive' tract near the Pomona Freeway and south of Santa Anita Avenue, see **Figure 27, Displacement Risk Map**.

Figure 27: Displacement Risk Map



¹⁰ Los Angeles, Gentrification and Displacement: *Urban Displacement Project* (UCLA/UC Berkeley), Accessed June 29, 2021, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>.

The residentially zoned areas within the City (R-1 and R-3) lie primarily within the ‘Stable Moderate/Mixed-Income’ tracts with some portions within the ‘At Risk of Becoming Exclusive’ and ‘Low-Income/Susceptible to Displacement.’ The largest portion of the City, of ‘Low-Income/Susceptible to Displacement’ tracts include manufacturing zones and pockets of the multi-family residential zones (R-3). The criteria for each of the designations is provided in **Figure 28, Displacement Typologies**.

Figure 28, Displacement Typologies

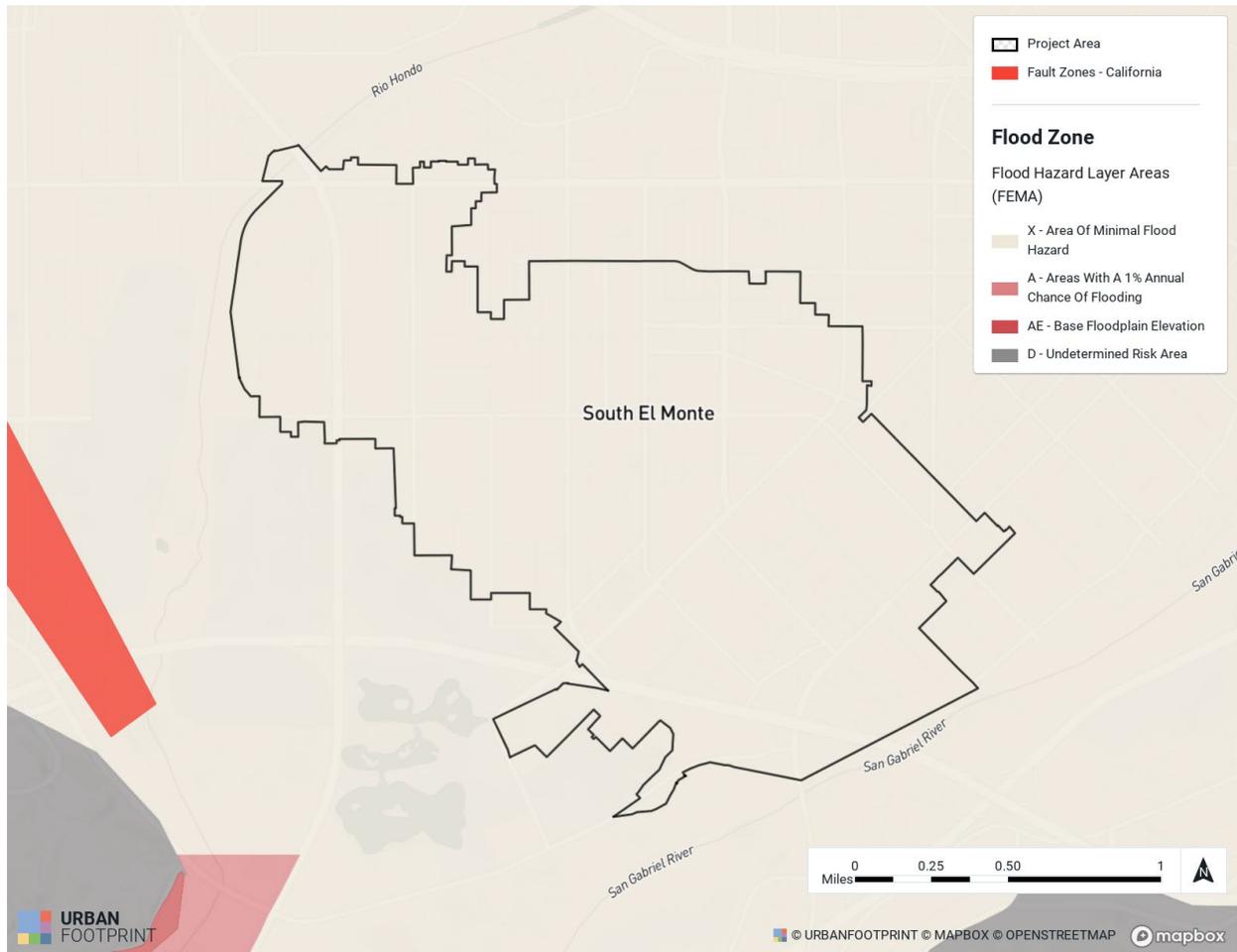
MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> • Low or mixed low-income tract in 2018
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	<ul style="list-style-type: none"> • Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
AT RISK OF GENTRIFICATION	<ul style="list-style-type: none"> • Low-income or mixed low-income tract in 2018 • Housing affordable to low or mixed low-income households in 2018 • Didn't gentrify 1990-2000 OR 2000-2018 • Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018 • Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> • Low-income or mixed low-income tract in 2018 • Housing affordable to moderate or mixed moderate-income households in 2018 • Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018 • Gentrified in 1990-2000 or 2000-2018
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> • Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs • Gentrified in 1990-2000 or 2000-2018
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> • Moderate, mixed moderate, mixed high, or high-income tract in 2018
AT RISK OF BECOMING EXCLUSIVE	<ul style="list-style-type: none"> • Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Marginal change or increase in housing costs
BECOMING EXCLUSIVE	<ul style="list-style-type: none"> • Moderate, mixed moderate, mixed high, or high-income tract in 2018 • Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018 • Rapid increase in housing costs • Absolute loss of low-income households, 2000-2018 • Declining low-income in-migration rate, 2012-2018 • Median income higher in 2018 than in 2000
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> • High-income tract in 2000 and 2018 • Affordable to high or mixed high-income households in 2018 • Marginal change, increase, or rapid increase in housing costs

The southeast corner of the City is experiencing gentrification as classified by a rapid increase in the housing market between 2000 and 2017, and have continued to increase, setting new record high median home

prices as of May 2021. Ongoing gentrification makes neighborhoods susceptible to displacement, which may further influence segregation within the City.

While disinvestment and investment in communities are more often associated with displacing vulnerable population in a community, hazards such as wildfires, earthquakes and floods can be significant causes of displacement. Disaster-driven displacement exposes lower-income residents to vulnerability as wealthy people seek to relocate to safer locations. **Figure 29, Hazard Map** shows the City does not have any major environmental hazards as it is in an area of minimal flood hazard and there are no fault lines running through the City.

Figure 29. Hazard Map



4.7 Other Relevant Components

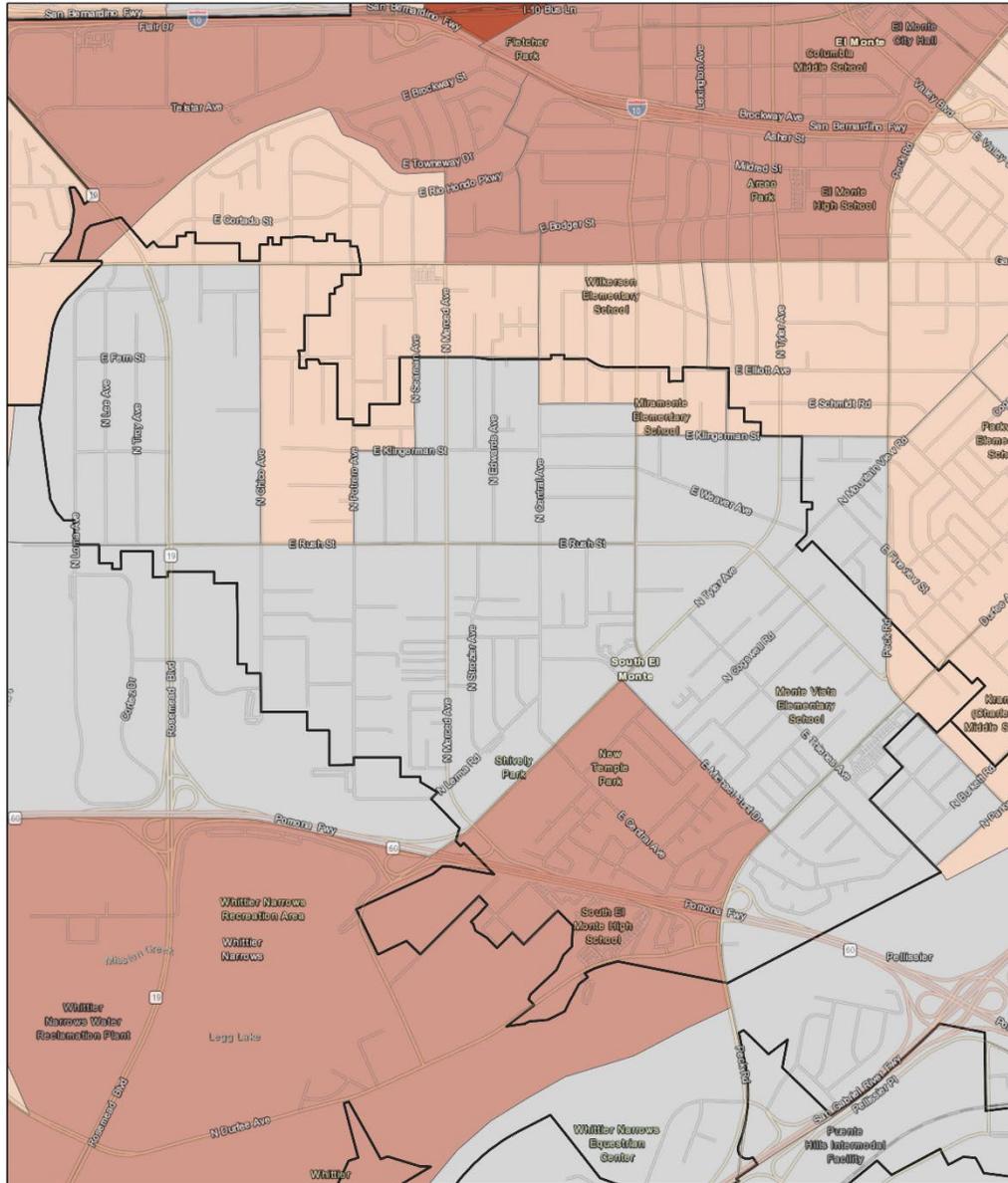
4.7.1 Demographic Trends

In addition to the demographic trends discussed in this Fair Housing Assessment, further demographic trends regarding race, rates of homelessness, age, and population growth can be found in the Needs Assessment in **Appendix B, Community Profile**. Trends regarding construction, rent prices, and sale prices can be found in **Appendix C, Constraints and Zoning Analysis**.

4.7.2 Public Assistance

Public housing and housing choice vouchers are two ways that municipalities or Housing Authorities assist low-income community members with obtaining affordable rents. In the City there are no public housing buildings. There is no data or records of renters who utilize housing choice vouchers in the central part of the City; however, in **Figure 30, Housing Choice**, shows there are two census tracts with housing choice voucher data. In the northern census tract, 0 to 5 percent of renter occupied housing units utilize housing choice vouchers, and in the census tract to the south, 5 to 15 percent of renter-occupied housing units utilize housing choice vouchers. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City has approximately 20 households who currently participate in this program. Program 6 in the Housing Element continues the provision of 20 housing choice vouchers.

Figure 30. Housing Choice Vouchers

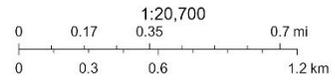


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City/Town Boundaries

(R) Housing Choice Vouchers - Tract

- No Data
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%



5 Sites Inventory Analysis Consistency

State law, Government Code Section 65583.2(a) requires that the sites inventory be analyzed with respect to AFFH to ensure that affordable housing is dispersed equitably throughout the City rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. The City seeks to AFFH through designation of sites for affordable housing in areas of opportunity, replace segregated living patterns, and transform R/ECAP. Through the various goals, policies, and programs present within the Housing Element, adequate sites should accommodate the RHNA in a manner that affirmatively furthers fair housing.

5.1 Segregation and Integration

5.1.1 Racial Segregation

While past discriminatory policies and redlining practices have segregated the racial composition of the County, at a local level, there are no patterns of racial segregation within the City. The City's predominant population identifies as non-white and Hispanic ethnicity. As such, the Housing Element Sites Inventory places all very low-, low-, moderate-, and above moderate-income units in majority Hispanic neighborhoods.

5.1.2 Income Segregation

The City does not have enough vacant land to accommodate the RHNA, therefore, the sites inventory analysis considered underutilized sites for the majority of identified lower-, moderate-, and above moderate-income sites. Sites were selected based on zoning which allowed for residential development, identified by their improvement-to-land-value ratio, age of buildings, existing use, proximity to resources and existing infrastructure, and other data indicating possible constraints to development feasibility. For the full methodology please see **Appendix E, Sites Analysis and Inventory**. Sites planned for only low residential are located in areas within the less than \$30,000 and less than \$50,000 income brackets. These sites are located along Garvey Avenue and make up a total of 112 low-income realistic units and also accommodate 48 moderate realistic units. While these sites are concentrated in one area of the City, they are adjacent to existing housing, schools, within walking distance to park. The addition of residences in this area creates a natural transition between commercial, residential, and industrial warehouse uses.

Sites planned for a mix of low- and moderate-income units, a total of 64 units, are located in a block group within the less than \$87,000 income bracket. These sites are specifically located along Tyler Avenue, north of Weaver Avenue, in a rezone Area and are considered RHNA's buffer units. Refer to **Appendix E, Section 6 "Rezone Strategies to Ensure Capacity,"** for more information regarding the rezone area.

Lastly, sites identified for only moderate-income units are almost evenly distributed between lower and high-income bracket block groups in the City. Approximately 12 net new units are in an income bracket within the less than \$55,000 income category and 18 net new units are located in a less than \$87,000 income category.

5.1.3 Disability

In the City there is a small population of people with a disability. The sites identified for all income groups are distributed in the City within both the less than 10 percent and 10 to 20 percent population with a disability census tract.

5.1.4 Familial Status

There is a mix of familial structures within the City such as a moderate to high percentage of adults living with a spouse and married couple household with children. The sites identified for all income groups are distributed in the City in areas with mixed familial status.

5.2 R/ECAPs

The Housing Element sites inventory shows a capacity for 115 lower income units on vacant and underutilized sites. Of these lower income unit sites none are within a R/ECAP as none exist within the City. Although 38 of those lower income units are located within an area of High Segregation and Poverty tract, moderate- and above-moderate units are also located in this area. The spread of these sites will improve conditions by offering affordable housing in more locations across the city and promoting mixed-income neighborhoods.

5.3 Disparities in Access to Opportunity

The sites identified exacerbate housing in low resource areas, as the City is considered low resource per TCAC's scoring. Therefore, sites identified in any location within City boundaries would be considered to exacerbate conditions of concentrated low resource. Lower-income sites are located in high-quality transit areas and are well-served by local and major transit lines. Although all of the sites are considered to be low resource, the potential redevelopment of these area near existing housing, schools, transit, and parks are creating an opportunity to improve conditions in the environment.

5.4 Disproportionate Housing Needs, including Displacement Risk

The majority sites are located in areas with a mix of low and high percent of severely overcrowded and overcrowded households. The sites located on Garvey Avenue also include areas with 20 to 60 percent of overpayment by homeowners at the census tract level. These sites are also located in 60 to greater than 80 percent of renter households who are overpaying. The sites along Tyler Avenue, are located in a tract in which more than 80 percent of homeowners are overpaying and 60 to 80 percent of renter are overpaying. Most of the City's renter households are experiencing overpayment while homeowner households experiencing overpayment are distributed throughout the City. The spread of low-income sites throughout the City will improve overpayment and overcrowding conditions as well other disproportionate housing needs including displacement risk.

6 Summary of Fair Housing Issues

Contributing factors to fair housing issues have been past zoning and land use patterns, the high cost of housing and discriminatory lending practices. These fair housing issues have led to potential impediments to fair housing choices. The following is a list of key conclusions and potential impediments that may exist in the City based on the fair housing issues identified in this Assessment of Fair Housing.

- **Demographics:** The racial composition of the City is predominately non-White, and the ethnic composition of the City is 82.3 percent Hispanic. There are no R/ECAPs within the City, however, the high Hispanic population underscores the regional racial/ethnic segregation. Approximately 25 percent of households had incomes in the low-income level and 48 percent of households had incomes in the extremely low- and very low-income level categories.
- **Housing Affordability:** In 2018, Of the renter-occupied households about 61 percent (1,667 households) spent 30 percent or more of their income on rent. There are a large number of residents who are considered to have a cost burden and severe cost burden.
- **Low Resource:** The City is considered to have low resource and poor access to opportunity. The City scores the lowest in their access to education and environmental resources.
- **Displacement:** Portions of the City are experiencing ongoing gentrification or are susceptible to displacement.
- **Fair Housing Services:** The City needs to make resources more accessible to its residents as they currently do not offer online resources.

There is little opportunity for affordable housing development which is largely due to a lack of resources to support such endeavors and programs. The State of California and County of Los Angeles primarily provide funding and other support services to promote affordable living. The City is committed to providing more resources to combat fair housing issues through many of the Health Element's programs. Further analysis of fair housing issues will be laid out within the Identification and Prioritization of Contributing Factors section.

7 Contributing Factors to Fair Housing Issues and Strategies for Affirmatively Furthering Fair Housing

This section will further analyze the contributing factors to outreach, segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs and the strategies employed by the Housing Element for Affirmatively Furthering Fair Housing based on the identified and prioritized contributing factors.

7.1 Identification and Prioritization of Contributing Factors

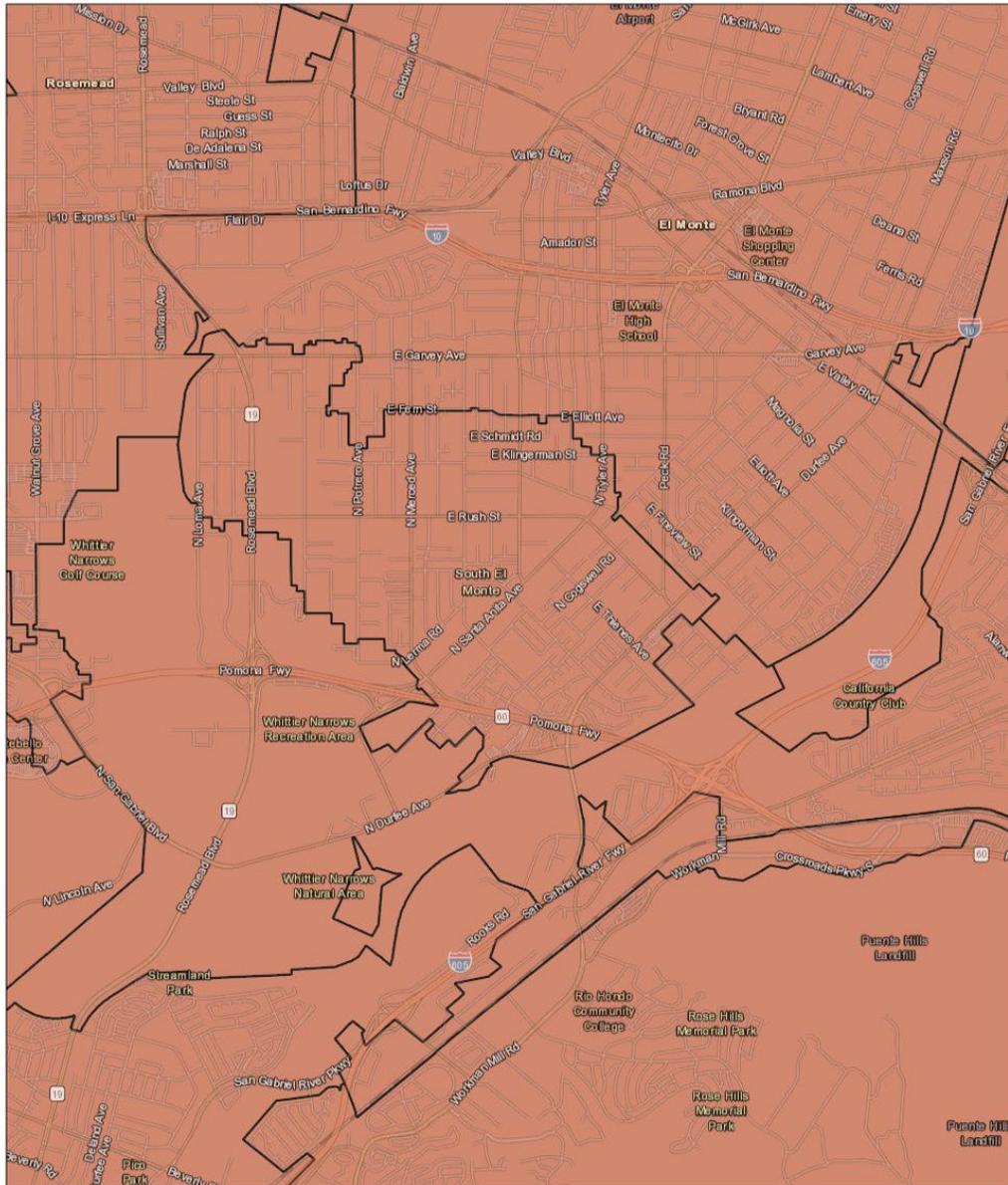
7.1.1 Community Opposition to Affordable Housing

The City of South El Monte has not experienced formidable opposition to the development of affordable housing in its neighborhoods. Community activists may resist placement of affordable housing in environmentally unsafe or polluted areas of the City; however, it is understood that the community is in need of more affordable housing types and solutions. During the 5th Cycle Housing Element Update, Program 6 was adopted and funded through a county tax initiative which was approved by a citizen vote; suggesting support for affordable housing issues such as homelessness. Programs 1, 16, and 17 of the 6th Cycle Housing Element Update will ensure the best interest of the community when developing more affordable housing and provide more transparency and collaboration throughout the development process.

7.1.2 Housing Discrimination

Discriminatory housing policy and practices of landlords can be a major threat to individuals or families seeking permanent housing; especially those with special needs or accommodations. **Figure 31. Discrimination Cases (Total, 2020)** shows that the City experienced a low-moderate amount of housing discrimination complaints consistently throughout the city. Program 14 will support fair housing practices and Program 3 commits the city to removing constraints to development to better facilitate the development of housing for all, including those with special needs and extremely low-income households.

Figure 31. Discrimination Cases (Total, 2020)



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 City/Town Boundaries
 (A) FHEO Cases - Total (2020) - County
 .01 - .025 Cases



7.1.3 Land Use and Zoning Laws

The City of South El Monte is largely single-family residential which is a low-density housing typology. Due to its built-out nature, there are no identified areas of opportunity for increased density, which would make it easier for developers to provide affordable units. To remedy this situation and facilitate a more streamlined context for affordable housing developers, the City will adopt Programs 1, 2, 8, and 20.

7.1.4 Lack of Regional Cooperation

The City continues to participate in State and County affordable housing programs. However, there is not enough resources to mitigate all of the issues in the City as shown by the persisting need for affordable housing support. The City is committed to maintaining enrollment and participation in the State and County programs such as programs 6, 9, 10, and 11.

7.1.5 Lack of Affordable Housing & Lack of Public or Private Investment in Areas of Opportunity

Affordable housing developers rely on state tax credits to make their developments pencil. To be competitively rewarded credits, the developers must identify areas of opportunity which are largely non-existent in South El Monte due to its completely built-out nature. While the City cannot force people from their single-family homes to make room for denser affordable housing, it can update its zoning code and land use law to promote future consolidation and development of affordable housing sites as well as community amenities. Programs 3, 4, 8, 16, 17, 23, and 26 will make it easier for affordable housing developers to navigate the complex regulatory environment; some of these programs are also designed to increase opportunities within City boundaries. Program 2 commits the City to continue reviewing the Commercial-Residential (C-R) Zone and encourage transition of underutilized commercial and industrial properties that are a result of the “over-zoning” which resulted in extensive amounts of strip development. This program can be further facilitated by Program 8 which incentivizes lot consolidation, further incentivizing redevelopment that will result in a more desirable mix of uses to serve the needs of the surrounding residents. Program 7 demonstrates the City’s commitment to implementation of their Plan to Prevent and Combat Homelessness increasing opportunities to connect the unsheltered to housing and support services. Programs related to continued participation in Countywide assistance such as programs, 6, 9, 10 and 11, will assist the facilitation of affordable housing development and continue to support the City’s most vulnerable populations. The City is increasing opportunities for upward mobility or “access to opportunity” by facilitating the production of affordable housing, connecting residents to financial resources, and support homeownership opportunities to increase the financial security of its current and future residents.

7.2 Fair Housing Enforcement and Outreach Capacity

The City recognizes the importance of educating their residents and developers to reduce housing discrimination in the City. While county and regional fair housing resources are available, the City only

currently provides fair housing information and referrals at the public counter in City Hall. Resources and outreach will be made available on the City's website, in addition to the public counter and newsletter, in order to address the lack of local private and public fair housing outreach and enforcement.

7.3 Segregation and Integration

As has been shown in previous sections, 81 percent South El Monte's population identifies as non-White. While there is a lack of diversity within the City to reflect local neighborhood segregation between racial groups, at a regional scale, the City's Hispanic and Asian population is segregated from other races and ethnicities. At a local scale, the City faces segregation between income groups and there are clear areas of high poverty, overcrowding, and substandard housing conditions. Neighborhood segregation and integration can be attributed to uniform types of housing within certain areas. Without varying types of housing including, but not limited to, consistent amounts of affordable housing spread throughout the community, segregation is likely. Segregation can also be caused by historic lending discrimination or private discrimination in the homebuying or rental process.

Strict development standards for ADUs and home additions have created obstacles for homeowners. In recent years, Cities have begun to promote ADUs which can help to improve the variety of housing types in the City and within individual neighborhoods, potentially increasing integration. Another contributing factor to segregation in the City is the lack of zoning for multi-family units. In the City, 62 percent of the residential land uses permitted in the General Plan are designated for low density residential. The Housing Element will implement programs to provide funding to low-income household looking to purchase a home, continue their participation in the Housing Voucher Program, and remove constraints to development, including ADU's, by updating their Zoning Code and General Plan.

7.3.1 Racially or Ethnically Concentrated Areas of Poverty

As has been discussed, there are no R/ECAPs and no areas of concentrated affluence within the City. There is an area identified by TCAC as an area of high segregation and poverty. At the block group level of detail, this area is located north of East Rush Street to Garvey Avenue, and in between North Chico Avenue to the west and North Potrero Avenue to the east. According to ACS, 2015-2019 data, the median income is \$29,500. A contributing factor to this area of concentrated poverty are the surrounding industrial/warehouse land uses. Proximity to industrial uses is typically associated with high exposure to pollutants and other environmental hazards. Low-income populations will often live in these areas as they are more affordable. The distribution of affordable housing in certain areas can work to address the concentration of poverty. Homeownership is also a major way to acquire wealth, so by improving rates of homeownership, concentrations of poverty would likely decline over time to a degree. The City participates in the Los Angeles County Community Development's program which provides financial assistance for affordable rental housing development. The City will advertise the availability of this additional funding source to support the development of rental housing. The Housing Element' Site Inventory also considered the location of potential housing near high resource areas.

7.3.2 Disparities in Access to Opportunity

As was seen above, access to opportunity for many different topics related to quality of life were low. Many of these topics, like access to education, a healthy environment, and opportunity for economic development compounded in the high segregation and high poverty area of the community in the northeastern area. This shows lack of public and private investment in these areas when compared at a regional level in which many of the areas with higher median income have more access to the areas of opportunity previously discussed.

Programs identified in the Housing Element will increase opportunities for a variety of housing types to meet the comprehensive housing needs of the City. Local resources for food, employment, transportation, health, childcare and housing assistance, aim to bridge a gap between access to housing and services. Programs in the Housing Element will help create a high quality of life for working families.

7.3.3 Disparities in Access to Opportunity for Persons with Disabilities

Due to certain zoning code restrictions, supportive housing for persons with disabilities has not always been readily available. Restrictions have been present that limit where supportive or residential care housing can be built. Additionally, existing multifamily housing is present that does not meet the needs of recent fair housing acts. Lending discrimination or private discrimination may also occur toward persons with disabilities.

Improving access to opportunity for persons with disabilities can be addressed through the City's programs within the Housing Element and zoning code updates that facilitate the development of group care facilities and supportive housing to be developed in more locations. The City's Housing Element will include a program to revise the zoning code to allow for special needs housing by-right in residential zones and continue to encourage equal access to housing and services to meet the needs of persons with disabilities.

7.3.4 Disproportionate Housing Needs and Displacement Risk

As was detailed in previous sections, the City's residents are at a high risk of displacement. Renter and homeowner cost burden are both prevalent across the City increasing their susceptibility to displacement. Overcrowding and substandard housing is especially an issue in the City. Programs within the Housing Element aim to address these multiple housing needs and risks. Programs will focus on promoting and creating affordable housing, which will help to reduce the rates of overcrowded housing. In addition, programs will offer owner-occupied rehabilitation assistance to lower- and moderate-income households, as well as Code Enforcement assistance in promoting property maintenance for the elimination of blighted conditions and compliance with the City's Zoning code requirements.

Code enforcement programs should assist property owners in addressing building and zoning violations, but in addition to this it will conduct a comprehensive survey of housing conditions to better inform future housing condition improvement strategies such as place-based strategies. Invest in neighborhoods while preventing displacement will not only maintain and preserve existing affordable housing but also help to reduce the number of households living in substandard housing conditions.

Appendix E: Sites Analysis

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1 Introduction

As provided under California State law (Government Code Sections 65583 [a][3]), the Housing Element must include an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period, and non-vacant sites having realistic and demonstrated potential for redevelopment during the planning period to meet the local housing need at all income levels. As further detailed in the Regional Housing Needs Allocation (RHNA) discussion below, every local jurisdiction is assigned a number of housing units representing its share of the State's housing needs for an 8-year period. The City of South El Monte's (City) housing need for the 6th Cycle (6th eight-year planning period [2021–2029]) consists of 577 total units, including housing at all income levels.

This appendix (sites analysis) of the Housing Element contains the analysis and an inventory of sites within the City limits that are suitable for residential development during the planning period. It should be noted that State law requires a land inventory that relies largely on vacant sites, and if a City is relying on non-vacant sites, findings based on substantial evidence must be provided to demonstrate that the existing use does not constitute an impediment to additional residential development. However, the City is completely built-out, meaning that vacant sites are nearly nonexistent (further discussed in **Section 4.1, Process Overview**). The one vacant site that is suitable for residential development has been included in **Section 5.2, Vacant Site**. As such, with a complete shortage of vacant land in the City, the City must largely rely on non-vacant sites, and an alternative to rely on vacant land simply does not exist. Furthermore, the lack of supply in vacant land currently available in the City is not something that the City can directly control. The City can only incentivize and promote redevelopment within the City, which is the intent of several programs in the Housing Element, such as programs 2, 3, 8 and 1, which aims to go above and beyond the California Department of Housing and Community Development's (HCD) suggested buffer of sites by increasing and providing additional opportunities for residential redevelopment in the City. While State law (Government Code Section 65583.2) presumes existing uses to be an impediment to additional residential development, market interest in redevelopment was evident during the 5th Cycle Planning Period as residential development did occur, despite the lack of vacant land. In addition, all five residential projects in the pipeline, including a total of 395 units (further described in **Section 4, Planned, Approved, and Prospective Projects**), provides evidence that the market's interest in redevelopment projects on non-vacant sites in the City will continue into the 6th Cycle Planning period. To further facilitate the redevelopment of non-vacant sites for housing and create feasible opportunities for the development of affordable housing in the City, the City undertook a series of General Plan Amendments and corresponding zone changes over the past Planning Period. All of these land use designation changes involved a rezoning of properties from their previous industrial and commercial uses to commercial-residential uses. Furthermore, with the booming housing market in California, the median home price of the Los Angeles metropolitan region rose to \$731,000 as of July 2021, giving developers a large financial incentive to pursue redevelopment opportunities on non-vacant sites in the City.

As presented in this analysis, the City has an adequate supply of land to accommodate the City's housing allocation of 195 lower-income units (including very-low and low-income) and 312 above-moderate income units. However, to guarantee the City can accommodate the allocation of 70 moderate-income units, and to guarantee the City has sufficient capacity throughout the planning period and provide a

generous buffer for additional lower- and moderate-income sites that exceeds the City's allocation, the City has identified policies and programs in the Housing Element to rezone portions of the Manufacturing zone. The rezoned parcels will allow for mixed-use projects, including exclusively residential uses, to further facilitate the development of housing affordable to lower-income (including extremely low-income) households and moderate-income households.

This sites analysis describes the City's housing target for the 6th Cycle planning period (6th Cycle), known as the RHNA. It then provides an overview of the residential projects in the pipeline with approved or pending residential units that are anticipated in the planning period, including anticipated affordability for the units in each project. It also includes an analysis of vacant and underutilized sites where housing is currently an allowed use, including the methodology by which realistic development capacity was determined, followed by an analysis of underutilized sites to be included in the policies and programs the City has identified in the Housing Element and the approach used for the identification of sites selected for rezoning.

2 Regional Housing Needs Allocation

Pursuant to State law, each jurisdiction in the State has a responsibility to accommodate a share of the projected housing needs in its region. The process and methodology of allocating regional housing needs to individual cities and counties is conducted through an assessment of the region's housing need and the unit count allocated to cities and counties results in the RHNA. The RHNA is mandated by State housing law as part of the periodic process of updating local Housing Elements of General Plans, and the total number of units for each region is provided by HCD. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods.

As part of the assessment and allocation process, each Councils of Governments must develop a methodology that determines each jurisdiction's RHNA allocation as a share of the regional determination of existing and projected housing need provided by HCD. Each jurisdiction's RHNA is broken down by income category, ensuring that all economic groups are accommodated. The methodology generally distributes more housing, particularly lower-income housing, near jobs, transit, and resources linked to long-term improvements of life outcomes, and must further state objectives, including affirmatively furthering fair housing.

The City's share of regional housing need was determined by a methodology prepared by the Southern California Association of Governments (SCAG) as part of its Final Regional Housing Needs Assessment Allocation Plan adopted in March 2021 and updated June 2021. In accordance with the Final RHNA Allocation Plan, the City must plan to accommodate 577 total housing units for the projection period beginning June 30, 2021, and ending October 15, 2029. This is equal to a yearly average of approximately 71 housing units. The 577 total units are split into four RHNA income categories (very low, low, moderate, and above moderate). **Table 1, City of South El Monte RHNA 2021–2029**, provides the City's RHNA by income category. Of the 577 total units, the City must plan to accommodate 131 units for very-low-income households, 64 units for low-income households, 70 units for moderate-income households, and 312 units for above moderate-income households.

Table 1. City of South El Monte RHNA 2021–2029		
Income Category	Units	Percent of Total
Very Low Income	131	22.7%
Low Income	64	11.1%
Moderate Income	70	12.1%
Above Moderate Income	312	54.0%
Total	577	100%

As shown in Table 1, the City must accommodate 577 total housing units between 2021 and 2029. To ensure that adequate capacity is maintained in the City throughout the 6th Cycle, additional capacity above and beyond the RHNA assigned to the City has been identified. In accordance with State requirements, the City will monitor the housing capacity identified in the Adequate Sites Inventory throughout the planning period to maintain sufficient capacity for the remaining RHNA at all income levels.

3 Vacant and Underutilized Sites Methodology and Assumptions

State law requires each jurisdiction to include a land inventory to identify specific sites that are suitable for residential development and demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. This section of the sites analysis describes the methodology used to calculate the housing capacity on all vacant and non-vacant developable land within the City limits that is zoned to allow for housing and available to develop within the Housing Element planning period.

3.1 Process Overview

As part of the sites analysis, the City and consulting team had to identify specific sites that are suitable for residential development to determine whether there are sufficient sites to accommodate the City’s regional housing need in total and by income category. This analysis helped the City determine the programs that the City will adopt to make sites available with appropriate zoning, development standards, and infrastructure capacity to accommodate the new construction needed during the 6th Cycle (see complete Infrastructure Capacity discussion in **Appendix C, Constraints and Zoning Analysis**).

The sites analysis was completed using Geographic Information Systems (GIS) mapping software using multiple data sets to identify potentially available housing sites, largely depending on SCAG’s annual land use parcel-level dataset (ALU v.2019.2) available from SCAG’s open GIS data portal last update in June 2021. SCAG’s land use dataset provides extensive parcel-level data, including existing land uses

mainly based on 2019 tax assessor records.¹ The City is nearly completely built-out, meaning that vacant sites are nearly nonexistent, which was verified using the tax assessor land use codes. As such, local governments with limited vacant land resources may rely on non-vacant and underutilized residential sites to accommodate their RHNA. Although, HCD’s Housing Element Site Inventory Guidebook (Government Code Section 65583.2) states that a “nonvacant site’s existing use is presumed to impede additional residential development,” the City’s opportunities for residential development must mainly depend on underutilized sites due to the lack of vacant lands. Development of underutilized sites can be seen through recent development trends and current projects in the pipeline for redevelopment of underutilized sites being developed at a higher density or with greater intensity. Therefore, this sites analysis largely depends on those underutilized sites within City limits that were zoned to allow for residential development identified by their improvement-to-land-value ratio, age of buildings, existing use, proximity to resources and existing infrastructure, and other data indicating possible constraints to development feasibility. The vast majority of sites identified as underutilized are underutilized surface parking lots or automotive repair shops with large surface car lots. See **Section 5.3, Underutilized Sites**, for additional existing use and methodology details related to site selection of underutilized sites. None of the underutilized sites are known to have been occupied in the past 5 years with housing occupied by lower-income residents. In addition, online mapping tools, including Google Earth and Google maps, as well as City knowledge of the current projects in the pipeline and development interest in certain areas of the City, were used to verify vacant and underutilized status and existing uses.

All parcels included in the sites inventory were reviewed for any known environmental constraints, and the sites included in the inventory have all been designated for residential development and are not constrained by known site-specific constraints that would limit development. Parcels that were identified as having absolute constraints,² such as major drainage issues, were removed from the inventory, including a large open space parcel on the southern border of the City that has a flow easement and should not have overnight uses.

Land suitable for residential development must be appropriate and available for residential use in the planning period. As such, the sites were also reviewed according to their development standards and regulations, as well as recently approved or built residential projects in the same zones where housing is an allowed use. Sites that require rezoning were also included in the sites analysis, based on the housing program included in the Housing Element requiring rezoning of the areas identified, discussed in detail below.

3.2 Density and Affordability Assumptions

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to demonstrate that the projected residential development capacity of the sites identified in the Housing Element can realistically be achieved. This realistic capacity may use established minimum densities to calculate the housing unit capacity. As a conservative estimate of capacity

¹ Source of 2019 existing land use: SCAG_REF – SCAG’s regional geospatial datasets; ASSESSOR – Assessor’s 2019 tax roll records; CPAD – California Protected Areas Database (version 2020a; accessed September 2020); CSCD – California School Campus Database (version 2018; accessed September 2020); FMMP – Farmland Mapping and Monitoring Program’s Important Farmland GIS data (accessed September 2020); MIRTA – U.S. Department of Defense’s Military Installations, Ranges, and Training Areas GIS data (accessed September 2020).

² Per Connect SoCal’s Sustainable Communities Strategy Technical Report’s (adopted 3, 2020) areas identified to avoid placement of future growth, including absolute constraints such as preserved land where growth has been reduced and redirected, as well as variable constraints where growth could be avoided if possible.

calculations, the sites analysis estimated realistic capacity as shown in **Table 2, Density Assumptions by Zone**, based on a minimum density of 20 dwelling units per acre, regardless of adjacent zones, from the City’s C-R zone for sites identified to accommodate the City’s lower-income RHNA. This does not limit the ability of a project to be built at the higher densities allowed under either the zoning or the General Plan, and several development projects recently constructed or under construction, as included in the pipeline of residential projects, have been developed at densities at, or near, the maximum permitted density in the corresponding zone. Furthermore, with limited vacant land available in the City, it is expected that property owners will strive for densities closer to the maximums. Sites identified to accommodate the City’s moderate-income RHNA have been calculated assuming a conservative 80 percent of the maximum permitted density for parcels identified in the Multiple Residential (R-3) zone or using the minimum density for parcels identified in the C-R zone. Sites identified to accommodate the City’s above moderate-income RHNA have been calculated based on their presumed or approved densities, as detailed in the overview of residential development in the pipeline (see **Section 4, Planned, Approved, and Prospective Projects**).

Table 2. Density Assumptions by Zone		
Land Use Category	Maximum Density (units per acre)	Realistic Density (units per acre)
Single-Family Residential Zone (R-1)	Up to 8 units per acre	—
Multiple Residential Zone R-2 ¹	12 units per acre	—
Multiple Residential Zone R-3	Up to 16 units per acre	13
Commercial-Residential (Mixed-Use) Zone (C-R)	35 to 100 units per acre ²	20
Source: City of South El Monte 2021		
1. No parcels in the City are currently designated as R-2.		
2. Up to 35 dwelling units per acre when abutting a single-family residence; up to 87 dwelling units per acre when abutting a multi-family zone; up to 100 dwelling units per acre when not abutting any residential zone.		

3.2.1 Lower-Income Sites

In accordance with Housing Element law (Government Code Section 65583.2(c)(3)), the City’s default density for accommodating capacity for lower-income units (131 very-low-income units and 64 low-income units) requires zoning that permits a minimum of 20 dwelling units per acre because it is a jurisdiction with a population of fewer than 25,000 people. Further, it is detailed under State guidance that sites that are too small or too large may not facilitate developments of this income level, so sites, which may include two or more smaller parcels anticipated to be consolidated into a site, have been limited to those between 0.5 and 10 acres. The City has one zone that permits densities of 30 dwelling units per acre or greater, the C-R zone. Underutilized sites in the C-R zone were generally included in the inventory as lower-income sites.

It should be noted that six of the 17 sites included in the sites inventory as identified in **Section 5, Existing Capacity**, are made up of two or more parcels which are individually less than 0.5 acres in size, but are anticipated to be consolidated into a site greater than 0.5 acres. Sites expected to be consolidated are clearly denoted by a letter following their site number in subsequent tables.

Sites smaller than a 0.5 acre in size are deemed inadequate to accommodate housing for lower-income housing unless evidence or recent trends can prove otherwise. In the case of South El Monte, the average parcel size is 0.37 acre, far below the 0.5 acre minimum, and only 16% of the City’s total parcels are greater than 0.5 acres. Therefore, if the sites inventory were to exclude all parcels smaller than 0.5

acres, without considering the possibility of consolidating smaller parcels, the sites inventory would be excluding 84% of the City's total parcels from the sites inventory. In addition, of the large parcels that exist in the City, many are public facilities which do not permit residential uses. These large public facilities include the Municipal Athletic Federation Sports Field with a flow easement that prevents overnight uses, and several public schools which are a resource to the community and cannot reasonably be assumed to be redeveloped into housing.

Despite the majority of the City's parcels being smaller than 0.5 acres, five projects in the residential pipeline (four of which include lower- or moderate-income units) are located on project sites including two or more consolidated parcels. These projects are expected to be completed within the planning period, and are similar to the sites including two or more parcels identified in this sites inventory (see **Section 4, Planned, Approved, and Prospective Projects** for complete details). In addition, the City successfully completed a number of projects for a variety of housing types, including affordable, senior and Missing Middle³ units, during the 5th Cycle planning period including:

- **South El Monte Villas.** The project consisted of 2.5 acres and involved the development of 30 small lot detached homes, including six homes for lower-income households. The development also included a tot-lot children's corner and picnic area for the new neighborhood. This project has been completed. No rezoning was required.
- **Lerma Road & Merced Avenue.** This project is located along Lerma Avenue and involved the construction of 13 new single-family homes on approximately 1.3 acres. To assist in providing for affordable housing, the City designated one of these homes for a low/moderate income buyer, and the remaining 12 units are market-rate. This project has been completed.
- **Baldwin Park Homes Development.** The project is a 116-townhome residential development within a 6.02-acre site located on the north side of Durfee Avenue between the SR-60 Durfee Avenue off-ramp and the El Monte High School. This project involved redevelopment of an underutilized commercial property with a large surface parking lot and has been completed.
- **Mixed-Use Development.** Located on Peck Road and Michael Hunt Drive. Phase I featured the construction of 10 market-rate single family detached homes. Phase II included the development of 21,000 square feet of retail space and a three-story 60-unit senior housing development on approximately 1.16 acres. This project has been completed.

Had developers not had the opportunity to consolidate parcels, the projects may not have been feasible on small, individual lots due to the limited number of large parcels in the City. These recent trends and pipeline projects support the reasonable expectation that market interest supporting lot consolidations and/or small lot development will continue to occur throughout the planning period.

To further incentive lot consolidation, the City has committed to the Lot Consolidation program as part of program 8 in the Housing Element.

³ "Missing Middle Housing" refers to building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, providing diverse housing options and supporting locally serving retail and public transportation options. They are called "Missing" because they have typically been illegal to build since the mid-1940s and "Middle" because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and affordability.

3.2.2 Moderate-Income Sites

Medium-density, multi-family zoned sites were inventoried at the moderate-income level. These sites were included in the R-3 zone. In addition, select sites in the C-R zone that required a lot split or were abutting R-3 parcels were identified as having the capacity to accommodate moderate-income sites.

3.2.3 Above Moderate-Income Sites

Sites with luxury units or above moderate-income units as planned for the residential development in the pipeline were identified as having the capacity to accommodate above moderate-income sites.

3.3 Sites Identified in Previous Housing Elements

Per the statute (Government Code Section 65583.2[c]), a non-vacant parcel identified in a previous planning period and a vacant parcel that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the parcel is subject to a program in the Housing Element to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households. The City has identified one vacant site on Garvey Avenue that was previously identified. However, the site was only previously identified in the 5th Cycle Housing Element and not the 4th Cycle. As such, it is not subject to the program requirements.

4 Planned, Approved, and Prospective Projects

Several development projects in the pipeline are seeking entitlements or actively pursuing construction, or have prospective development expected to be built within the planning period. As previously mentioned in **Section 1, Introduction**, all five of the pipeline projects are residential redevelopment projects occurring on non-vacant parcels. In addition, three of the five projects are in the City's Commercial-Residential (C-R) zone. **Table 3, Summary of Pipeline Residential Development**, summarizes the current inventory of five residential projects included in the land inventory with active entitlements or under review, or with prospective development, and expected to be built within the planning period. As of June 2021, there were an estimated 395 housing units in the pipeline that are counted toward meeting the 6th Cycle RHNA. There are a number of other projects in the City with residential units, such as single-unit developments, that have not been included in this analysis but are expected to be completed during the planning period.

Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Total Pipeline Residential Development Credited Toward RHNA	24	20	351	395

Source: City of South El Monte

There are 24 units in the pipeline that will provide affordable housing for lower-income households and 20 units that will provide housing affordable for moderate-income households. These lower- and moderate-income units are expected to be built in four mixed-income housing projects. The remaining 351 units in the pipeline are expected to be above-moderate income units.

4.1 Horizons Townhomes

During the 5th Cycle planning period, the City completed a rezone and General Plan Amendment on a portion of Santa Anita Avenue adopting the Santa Anita Mixed-Use Overlay zone (Santa Anita Overlay) (Ordinance No. 1161). The Santa Anita Overlay permits residential development and mixed-use projects as infill development within the overlay zone. The overlay area is centrally located between many of the City's existing residential neighborhoods, and many of the existing commercial and manufacturing uses located along both sides of Santa Anita Avenue are vacant or underutilized providing numerous opportunities for redevelopment of these non-vacant sites into residential uses. One of the first large residential developments within the Santa Anita corridor overlay is The Horizons, which is zoned Commercial-Residential (C-R) and designated as Mixed-Use. The project's redevelopment site was previously various underutilized industrial uses, including a mobile office rentals businesses and large surface lot where the mobile trailers were stored outdoors. The project consists of 77 townhome units, including 12 low-income units, on 3.54 acres with a density of approximately 22 dwelling units per acre. The development also included energy-efficient features, such as solar and natural gas, and numerous community amenities such as spacious outdoor areas and play areas. 1 building permit for an above-moderate was noted on the City's 2019 Annual Progress Report (APR), and 36 building permits for above-moderate units were noted on the City's 2020 APR. As such, these have been subtracted from the total 77 units. Leaving 40 units to be credited towards the 6th Cycle planning period. As shown in **Table 4**, 12-lower-income residential units and 28 above moderate-income units are expected to be credited towards the 6th Cycle planning period. 2727 Rosemead Boulevard

The 2727 Rosemead Boulevard development project is located adjacent to Rosemead Boulevard on approximately 1.7 acres. The project's redevelopment site was previously used as a surface lot to store cars and other vehicles. The parcels that will be included in the project are currently in the City's Commercial Manufacturing (C-M) zone, but are undergoing entitlements, and once finalized, will be rezoned to Commercial-Residential (C-R) and to a Mixed-Use General Plan designation to allow mixed-use under a General Plan Amendment and zone change. The project, currently under California Environmental Quality Act review (Resolution No. 20-09), would consist of 73 units, including 4 lower-income units and 69 market-rate units at a density of approximately 40 dwelling units per acre, as included in **Table 4**.

4.2 2610–2634 Chico Avenue and 2607–2637 Humbert Avenue

The project was originally heard by the Planning Commission in March 2020 for review of a Conditional Use Permit to allow for the construction of 72 residential condominiums, a subdivision to allow for the creation of 72 air parcels and one common lot, and a General Plan Amendment and zone change to change the land use designation of four lots from Industrial to Medium Density Residential, and from Manufacturing to Multi-Family Residential (R-3) zone. The project site was previously a mix of large, underutilized concrete lots, industrial warehouses, and one lot with residential tenants. The project was continued to the May 19, 2020 Planning Commission meeting in order for the applicant to work with the existing tenants residing at 2621 Humbert Avenue to allow for a mutually beneficial relocation program. The Planning Commission found that the steps taken by the applicant to address the existing tenant's concerns were sufficient, and the City Council's final approval of the General Plan Amendment and zone change were subsequently adopted (Ordinance No. 1247).

The 72 residential units will include 8 lower-income units and 64 above moderate-income units. The project will be located on 4.3 acres with a density of approximately 17 dwelling units per acre. The City's 2019 APR listed 3 above-moderate permits issued for the development. As such, the 3 units have been subtracted from the total 72 units, and the remaining units, 61 above-moderate units and 8 lower-income units, have been included in **Table 4**.

4.3 3035 North Adelia Avenue

This development project is currently going through entitlements and will consist of development of six two-story apartment units with attached garages. The project's redevelopment site is currently an underutilized concrete lot. The project is proposed on two parcels located in the Commercial-Residential (C-R) zone and Mixed-Use General Plan designation totaling 0.28 acres with a density of approximately 21 dwelling units per acre. The six units have been included in the above moderate-income units in **Table 4**.

4.4 2540 Rosemead Boulevard

The large 13.5-acre site was previously the location of the Starlite Drive-in/Swap Meet, which closed in early 2020. All three parcels of the site were purchased by a large homebuilder in early 2021 based on the County of Los Angeles Recorder's Office records and is currently under California Environmental Quality Act review. The site is currently zoned Commercial Manufacturing (C-M) and has an Industrial land use designation. However, the project is currently undergoing entitlements, including a General Plan Amendment and zone change to change the land use designation to Specific Plan, and City staff expects that the site is expected to be developed into 207 units, with an assumed 10 percent of units (21 units) affordable to moderate-income households, equating to an overall density of approximately 15 dwelling units per acre.

4.5 Summary of Residential Projects in Pipeline

In total, 395 units are part of planned and approved projects, or prospective development expected to be built within the planning period, that are counted toward meeting the RHNA. Based on affordability restrictions, the projects are anticipated to provide 24 lower-income units, 20 moderate-income units, and 351 above moderate-income units. The projects summarized above are listed in **Table 4, Pipeline Residential Development**.

Table 4. Pipeline Residential Development Credited Towards 6 th Cycle RHNA				
Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units Credited Toward 6 th Cycle RHNA
Horizons Townhomes	12	—	28	40 ¹
2727 Rosemead Boulevard	4	—	69	73
2610–2634 Chico Avenue and 2607–2637 Humbert Avenue	8	—	61	69 ²
3035 North Adelia Avenue	—	—	6	6
2540 Rosemead Boulevard	—	20	187	207
TOTALS	24	20	351	395

Source: City of South El Monte

1. The total units in the Horizons Townhomes development is 77 units; however, 37 units have been subtracted from the total as they have previously been included in the City’s 2019 (1 unit) and 2020 (36 units) APR’s building permit records.
2. The total units in this development will include 72 units; however, 3 units were not included in the total as they have previously been included in the City’s 2019 APR’s building permit records.

RHNA = Regional Housing Needs Allocation; AM = above moderate; LI = lower income

5 Existing Capacity

5.1 Accessory Dwelling Unit Projection

The Housing Element may satisfy its RHNA requirement through methods alternative to the identification of sites. One such methodology is through an analysis of the expected number of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to be developed within the planning period. The number of ADUs and JADUs that can be credited toward potential development must be based on the following factors:

- ADU and JADU development trends since January 2018.
- Community need and demand for ADUs and JADUs.
- Resources and incentives available to encourage their development.
- The availability of ADUs and JADUs for occupancy.
- The anticipated affordability of ADUs and JADUs.

Recent changes to legislation governing the development and provision of ADUs and JADUs have sparked growth in these units in cities across California, including South El Monte. Because South El Monte is entirely built out and urbanized, ADU and JADU production is an ideal strategy for producing needed housing while capitalizing on existing infrastructure, such as water and sewer. Additionally, this is often a strategy that is more easily accepted by stakeholders who may be resistant to change because these units provide a form of “unseen” density that is palatable to many.

Although between 2014 and 2017 only 13 ADUs were permitted in the City, between 2018 and 2020, 21 ADUs were permitted in the City. **Table 5, ADU and JADU Development Trends**, details recent ADU and JADU development in the City.

Table 5. Accessory Dwelling Unit and Junior Accessory Dwelling Unit Development Trends	
Year	Permitted Units
2014	4
2015	2
2016	6
2017	1
2018	6
2019	6
2020	9
Source: HCD Housing Element Implementation and APR Data Dashboard, 2021	

Because ADU and JADU legislation has been revised several times since 2017, providing increased opportunities for the development of housing, it is expected that development trends will continue upward. To account for this increased potential, this sites analysis used the trends in ADU construction since January 2018 to estimate new production, which average 7 ADUs per year. However, this only accounts for the effect of new laws without local incentives, such as the ADU program identified as part of the Housing Element. Based on the local incentives and ADU and JADU trends since January 2018, a conservative estimate of the number of units to be produced under this approach is 8 units each year during the planning period (2021–2029), for a total of 64 units.

In addition to calculating the expected number of ADUs and JADUs to be developed within the planning period, the sites analysis must calculate the anticipated affordability of ADUs and JADUs to determine which RHNA income categories they should be counted toward. To facilitate the ADU affordability assumptions for jurisdictions, SCAG conducted the SCAG Regional Accessory Dwelling Unit Affordability Analysis.⁴ As part of the analysis, SCAG conducted a survey of rents of 150 existing ADUs from April through June 2020. Efforts were made to reflect the geographic distribution, size, and other characteristics of ADUs across counties and subregions. For example, Los Angeles County is separated into two categories, Los Angeles County I and Los Angeles County II, to better account for the disparities in housing costs between coastal and inland jurisdictions.

SCAG concluded that 23.5 percent of ADUs were affordable to very-low-income households. Based on these assumptions, of the total 64 ADUs that are projected to be built during the planning period, 15 are estimated to be affordable to very-low-income households, 28 to low-income households, 2 to moderate-income households, and 19 to above moderate-income households. **Table 6, Estimated Affordability of Projected ADUs 2021–2029**, shows the assumptions for ADU affordability based on the SCAG survey for Los Angeles County II.⁵

⁴ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

⁵ The survey separated Los Angeles County into two categories. Los Angeles County I includes the City of Los Angeles, Las Virgenes-Malibu, South Bay Cities, Westside Cities, and Los Angeles County II includes all other Los Angeles County jurisdictions. The affordability assumptions for the Los Angeles County II are reflected in this sites analysis.

Table 6. Estimated Affordability of Projected ADUs 2021–2029		
Income Level	Percent of ADUs	Projected Number of ADUs
Very Low Income	23.5%	15
Low Income	44.6%	28
Moderate Income	2.1%	2
Above Moderate Income	29.8%	19
Total	100%	64
Source: SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020		

ADU = accessory dwelling unit

In coordination with the updated policies and programs in the Housing Element and the City’s ongoing efforts to promote the development of ADUs and JADUs, it is likely that these units will be produced at a much higher rate. The programs of the Housing Element aggressively promote and incentivize the production of ADUs and JADUs.

5.2 Vacant Site

The City consists of approximately 1,800 total acres and is almost entirely built-out, leaving little to no flexibility for the development of housing on vacant sites. Parcel data revealed that nine total parcels in South El Monte are vacant. However, upon closer inspection, the majority of these sites are not available for any type of development. One of the sites is an irregularly shaped parcel wedged between the Rubio Wash and Rosemead Boulevard overpass near Garvey Avenue. Another site is currently the Municipal Athletic Federation Sports Field with a flow easement that prevents overnight uses. A group of parcels classified as vacant by the assessor data were in fact occupied by existing uses that were unlikely to redevelop during the planning period. The two remaining vacant parcels were found to be vacant and suitable for residential development. These two parcels are adjacent and can be consolidated into one site. The site is located at 9647 Garvey Avenue and consists of two parcels (Assessor’s Parcel Number [APN] 8581-015-043 and APN 8581-015-011) for a total of 0.78 acres. **Table 7, Vacant Sites**, provides a breakdown of the two vacant parcels that make up the 9647 Garvey Avenue site.

Table 7. Vacant Sites					
Site Number	Assessor’s Parcel Number	Zone	Acreage	Maximum Units Permitted	Realistic Capacity
11F	8581-015-043	C-R	0.64	56 units	13 units
11F	8581-015-011	C-R	0.14	12 units	3 units
Total			0.78	68	16

C-R = Commercial-Residential

Table 8, Vacant Site Capacity, provides a summary of the affordability of the vacant sites. Because the two parcels meet the default density of 20 dwelling units per acre in the C-R zone and are a combined 0.78 acres, the sites would meet the criteria for lower-income sites. Based on the minimum density permitted in the C-R zone, which was used as the assumption to calculate realistic capacity for lower-income sites, the site has been identified in the sites inventory as having the capacity to accommodate 16 units for the City’s lower-income RHNA.

Table 8. Vacant Site Capacity			
Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
16	0	0	16 units

5.3 Underutilized Sites

Vacant land is nearly non-existent in the City, so determining which non-vacant sites are underutilized and have the strongest potential for redevelopment can help identify ideal areas for accommodating new housing through redevelopment. Although existing uses on non-vacant sites are considered an impediment to development, underutilized sites are identified through thorough and selective criteria to determine which existing uses are most likely to redevelop when paired with the right zoning designation, regulations, and policies. As part of this identification process, an analysis of underutilized sites was conducted to determine where to prioritize Housing Element programs that aim to increase opportunities for housing development, including a rezone program, as discussed in the next section.

In addition to analyzing the existing uses on each parcel, the methodology for identifying and prioritizing underutilized sites was largely based on the following factors:

- **Building Age** – Buildings built prior to 1975 (most sites identified are more than 50 years old).
- **Under Valued** – An assessed improvement-to-land-value ratio less than 1.
- **Site Size** – Sites greater than 0.5 acres or less than 10 acres. It should be noted that sites may include multiple parcels less than 0.5 acres in size with the potential for lot consolidation resulting in a site greater than 0.5 acres.

Table 9, Underutilized Site Capacity, provides a summary of the affordability of all underutilized sites identified as part of the sites inventory.

Table 9. Underutilized Site Capacity			
Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
115	78	0	193 units

5.3.1 Underutilized Parcels in the Commercial-Residential (C-R) Zone

With limited vacant land available in the City, it is expected that property owners will strive for densities closer to the maximums and that there will be continued interest from developers in pursuing redevelopment opportunities in the City. However, the sites analysis must determine the projected realistic capacity for development on identified sites using past production redevelopment trends versus anticipated trends. Therefore, the realistic capacity for the underutilized sites was based off the minimum density allowed in the C-R zone, which allows for mixed-use development with a residential component or projects purely composed of multi-family residential development.

Because of the recent higher-density multi-family development occurring within the City’s C-R zone, 10 sites within the C-R zone have been identified as being underutilized and having the potential to redevelop residential uses or more-intensive residential uses at densities appropriate to accommodate the regional housing need (by income) within the planning period. The sites consist of multiple

contiguous parcels, all of which are along the Garvey Avenue mixed-use corridor. Although a large portion of the City is zoned for manufacturing, a majority of Garvey Avenue is adjacent to existing residential uses, which would promote furthering fair housing by identifying sites that could integrate with the existing community. Therefore, the sites would have the same access to resources, amenities, and opportunities as the existing residents. When paired with program numbers 2, 3, 4, and 8 of the Housing Element, residential development on these sites will be further incentivized, paving the way for future development. **Figure 1, Overview of Underutilized Sites in the Commercial-Residential (C-R) Zone**, provides a map of identified underutilized sites with their corresponding site number. Sites identified in Figure 1 that do not have a site number, qualified under the methodology and data used to identify underutilized sites, were not ultimately selected based on their existing use. Some of the sites include multiple adjacent parcels, which are denoted with letters following the site number, as included in **Table 10, Summary of Underutilized Sites in the Commercial-Residential (C-R) Zone**. **Table 10** provides a summary of the underutilized sites identified in the C-R zone.

A site-by-site overview for Sites 1 through 10, as included in **Figure 1** and **Table 10**, are provided below. The overview includes each parcel’s existing use, acreage, APN, improvement-to-land-value ratio, age of building, and floor-to-area ratio (FAR) if relevant. In addition, the overview includes photos of the parcel(s) in the site, the density range allowed under the existing C-R standards, the realistic capacity, potential under maximum density permitted, and note about adjacent or abutting existing uses.

Table 10. Summary of Underutilized Sites in the Commercial-Residential (C-R) Zone

Site Number	Assessor's Parcel Number	Total Acreage	Maximum Units Permitted	Realistic Capacity (units) (based on minimum density)	Affordability Level	Existing Uses
1A	8102032026, 8102032027, 8102032025	1.07	107	21	Low	Used Car Dealer with a land improvement ratio of 0.17. The Used car dealership is partially on the parcel below (8102-032-02) and includes a large surface parking lot; Xpress Lube and Repair for automobile on a small portion of the site, with an FAR of 0.10. A portion of the used car dealer's structure is on the northern portion of this parcel and the remaining parcel is surface parking lot; Surface Parking lot without any structures. Appears to be used to store older vehicles.
2B	8102032013, 8102032014, 8102032015, 8102032016	1.25	125	25	Low	Surface Parking lot without existing structures. KCT Auto Service and Vans with a large surface lot with an FAR of 0.11; Tow yard with adjoining surface parking lot on parcel below (APN 8102-032-016) with an FAR of 0.28 for the parcel; Surface Parking Lot – see above (Parcel adjoining APN 8102-032-015).
3	8102032030	0.86	75	17	Low	Commercial building in need of repairs built in 1946, and large surface lot in the back of the building with a total FAR of 0.19 on the parcel.
4C	8581037002, 8581037003,	0.72	67	14	Low	Surface parking lot without existing structures; Appears to be used to store cars as part of used car lot

	8581037004					on parcel below (8581-037-003). Used car lot with parcels above and below (APN 8581-037-002 and APN 8581-037-004), and a portion of a small, older existing structure with a land improvement value of 0.15 and floor are ratio of 0.055; Used car lot with parcels above and below (APN 8581-037-002 and APN 8581-037-003), and a portion of a small, older existing structure with a land improvement value of 0.013 and floor are ratio of 0.45.
5D	8102031025, 8102031026	0.51	44	10	Moderate	Fast-Food Restaurant (closed and vacant); Drive-Thru Restaurant with parking and two large drive-through automobile lanes.
6	8102031015	1	87	20	Moderate	Old existing building built in 1949. Mini market and auto wholesaler – lot primarily appears to be used as a car storage lot.
7	8102030008	0.65	87	13	Low	Used car dealers. Very small, existing older structure with a land improvement ration of 0.013 and floor area ratio of 0.0093 – lot primarily appears to be used as a car storage lot.
8	8102028005	0.58	87	12	Low	Old, vacant building built in 1969 which appears to be in need of substantial repairs, and a large portion of the lot is concrete with no existing structures and a floor area ratio of 0.14.
9E	8102028008, 8102028009	0.88	87	18	Moderate	New City Auto and Used Car Parts. Small, older existing structures built in 1942 with a land improvement ratio of 0.032 and a floor area ratio of 0.043; Surface lot used to store used cars and an old, small existing structure built in 1944
10	8581015004	0.63	87	13	Low	Car Dealer with a small existing structure built in 1976 with a floor area ratio of 0.0058 and land improvement ratio of 0.22, and a large portion of the lot appears to be used to store cars.

Garvey Avenue, as shown on **Figure 1**, is nestled between existing residential uses, both to the South and to the North in the adjacent City of El Monte, making it a logical corridor for residential and mixed-use development. As opposed to other corridors in the City, which may abut existing industrial or manufacturing uses on all sides. Garvey Avenue is currently heavily dominated by older automobile-oriented uses, many of which have single businesses which occupy multiple parcels. However, many of these businesses on multiple parcels have older structures on one parcel, which appear to be in need of repairs and were originally built in the 1940's, directly adjacent to older large surface parking lots or empty concrete lots on second parcels. Because of these existing conditions (i.e. single uses already occupying multiple parcels and minimal existing structures without existing residential uses), it is reasonable to expect the sites with multiple parcels as identified in **Table 10** to be consolidated and redeveloped as single sites.

All of the sites (Sites 1, 2, 4, 6, 7, 9, and 10) identified in **Table 10**, except for sites 3, 5, and 8, are comprised of automobile-oriented businesses (e.g. used car sales, repair shops, and towing) with large surface parking lots for the businesses, some of which store vehicles they are servicing or used as storage for used cars. Of those sites, sites 1, 2, 4 and 9 are comprised of two or more contiguous parcels

expected to be consolidated in a pattern which is similar to their existing uses, as previously explained. Nearly all businesses appear to be in need of repairs, and several were built in the 1940's.

Site 3 as identified in **Table 10** is a single parcel site which currently has a one-story commercial building. The building was built in 1946 and appears to be in need of substantial repairs. A majority of the lot does not appear to be utilized as it is an open concrete lot resulting in a total FAR of 0.19 for the site.

Site 5 as identified in **Table 10** is comprised of two parcels expected to be consolidated. Both parcels have small existing buildings. The existing use on one parcel (APN 8102-031-025) is a small fast-food restaurant, which has a surface lot and two wide drive-through car aisles. The second parcel (APN 8102-031-026) was previously a fast-food restaurant, which is now closed and vacant.

Site 8 as identified in **Table 10** is a single parcel with a vacant building with a large surface parking lot resulting in a total FAR of 0.14 for the site. The building was built in 1969 and appears to be in need of substantial repairs.

As previously mentioned in **Section 4, Planned, Approved, and Prospective Projects**, several redevelopment projects are expected to be completed within the planning period, or have been completed, including the completed Baldwin Park Homes Development townhomes which was previously a commercial center with a large surface parking lot, as well as the Horizons Townhomes, both projects on Rosemead Boulevard (2727 and 2540 Rosemead Blvd), and the Chico and Humbert, and Adelia Avenue development projects. These projects are redeveloping sites which previously used one or more of their parcels for surface parking lots, vehicle storage, or trailer storage. These projects serve to provide evidence that redevelopment of sites, with similar commercial and auto-oriented uses, into residential uses is feasible and that market interest exists.



Figure 1. Overview of Underutilized Sites in the Commercial-Residential (C-R) Zone



Total 1.07 ac
Density 20 du/ac - 100 du/ac
Realistic Capacity 21 units
Potential for 107 units

#1 (3 Parcels)

M&M Used Car Dealer (A)

9414 Garvey Ave

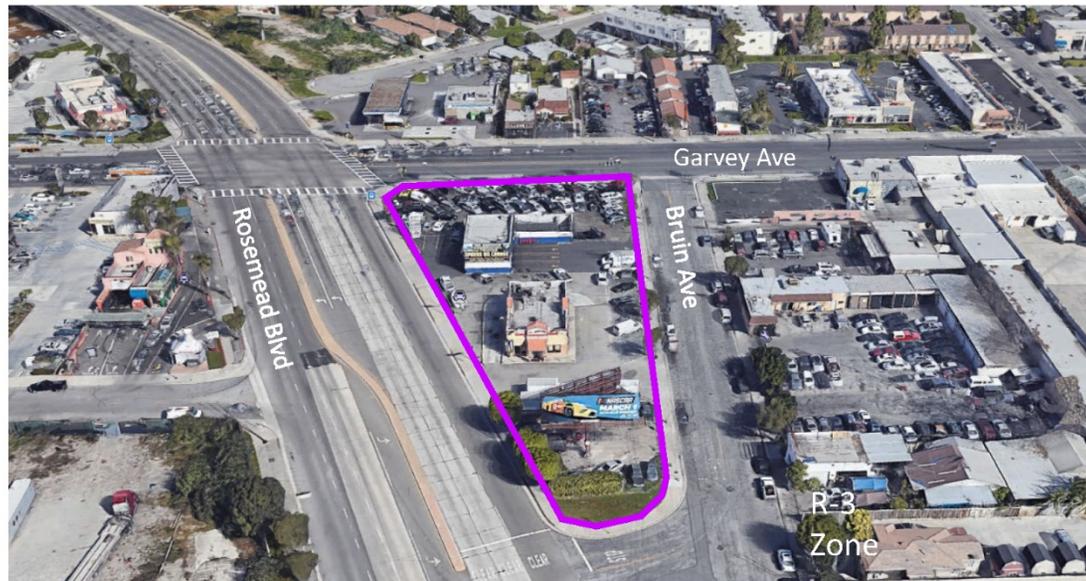
- 0.40 acres
- APN – 8102032026
- IL ratio 0.17

Xpress Lube and Repair (B)

- 0.54 acres
- APN - 8102032027
- IL ratio 1.16, FAR 0.10

Surface Parking Lot (C)

- 0.13 acres
- APN - 8102032025
- IL ratio 0, FAR 0



#2 (4 Parcels)

Surface parking lot (A), 9432 Garvey Ave

- 0.18 acres
- APN - 8102032013
- IL ratio 0, FAR 0

KCT Auto Service and Vans (B), 9442 Garvey Ave

- 0.43 acres
- APN – 8102032014
- IL ratio 0.64, FAR 0.11

Freddie Mac's Towing (C)

- 0.41 acres
- APN – 8102032015
- IL ratio 0.63, FAR 0.28

Surface parking lot (D)

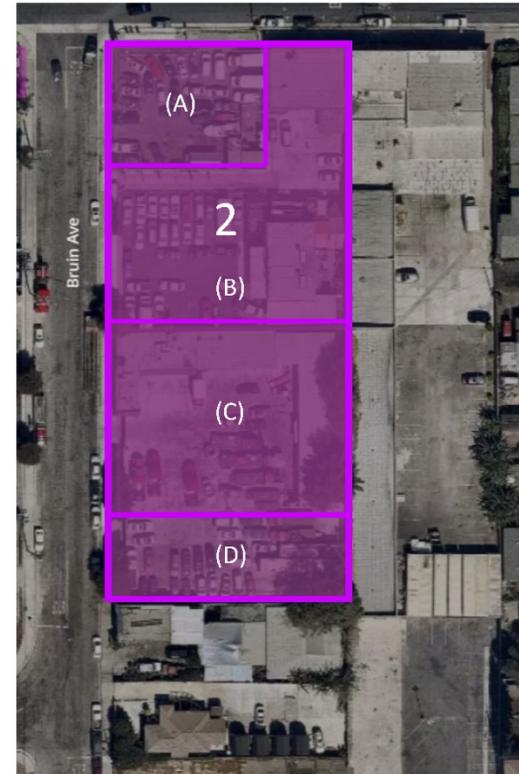
- 0.21 acres
- APN - 8102032016
- IL ratio 0.32, FAR 0

Total 1.25 ac

Density 20 du/ac - 100 du/ac

Realistic Capacity – 25 units

Potential for 125 units



#3

Commercial Building and Large Surface Lot
9542 Garvey Ave

- 0.86 acres
- APN – 8102032030
- IL ratio 1.03, FAR 0.19
- Year Built 1946



Total 0.86 ac
Density 20 du/ac - 87 du/acre
Realistic Capacity – 17 units
Potential for 75 units
Abutting R-3 Zone

#4 (3 Parcels)

Surface parking lot (A)

9511 Garvey Ave

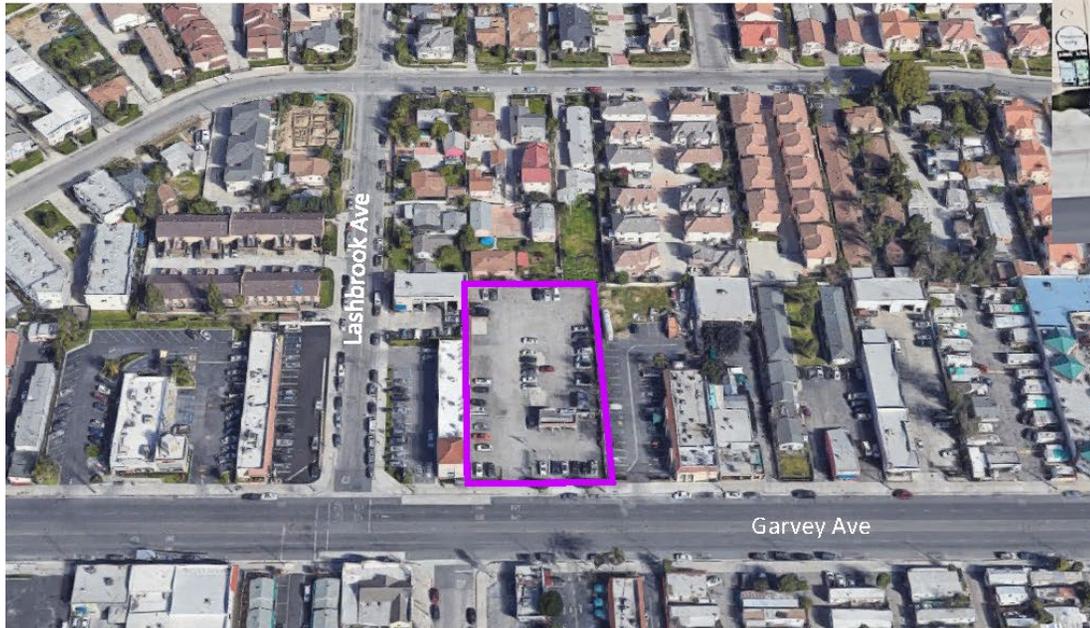
- 0.28 acres
- APN – 8581037002
- IL ratio 0.015, FAR 0.26

Used Car Lot/9513 Garvey Ave (B)

- 0.27 acres
- APN - 8581037003
- IL ratio 0.15, FAR 0.055

Surface parking lot (C)

- 0.17 acres
- APN – 8581037004
- IL ratio 0.013, FAR 0.42



Total 0.72 ac
Density 20 du/ac - 87 du/acre
Realistic Capacity – 14 units
Potential for 67 units
Abutting MF Residential in Neighboring City

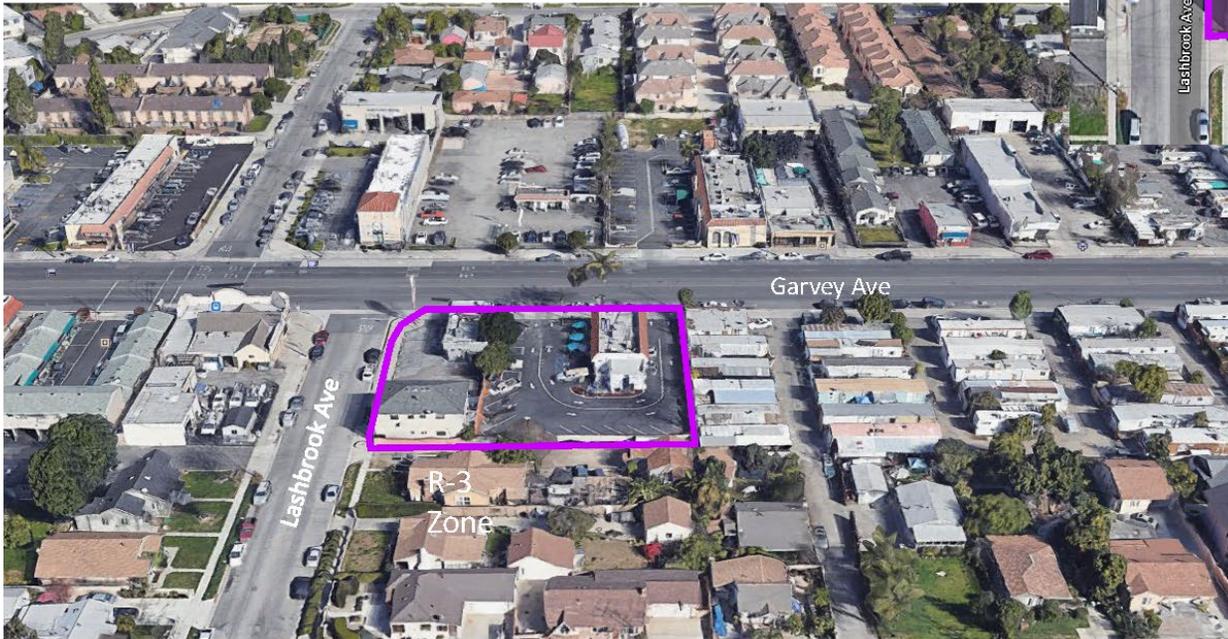
#5 (2 Parcels)

Fast-Food Restaurant (closed), (A)
2750 Lashbrook Ave

- 0.16 acres
- APN – 8102031025
- IL ratio 0.31, FAR 0.28
- Year Built 1956

Drive-Through Restaurant (B)
(Taco Nazo), 9516 Garvey Ave

- 0.35 acres
- APN – 8102031026
- IL ratio 0.67, FAR 0.12



Total 0.51 ac
Density 20 du/ac - 87 du/acre
Realistic Capacity – 10 units
Potential for 44 units
Abutting R-3 Zone



#6

Market, and Auto
Wholesaler

9556 Garvey Ave

- 1.33 acres
- APN – 8102031015
- IL ratio 0.22, FAR 0.041
- Year Built 1949

Total 1 acre (excluding western portion of lot with existing trailer homes)
Density 20 du/ac - 87 du/ac
Realistic Capacity – 20 units
Potential for 87 units
Abutting R-3 Zone



#7

Premium Autos – El Monte

9640 Garvey Ave

- 0.65 acres
- APN – 8102030008
- Used Car Dealer
- IL ratio 0.013, FAR 0.0093

Total 0.65 ac

Density 20 du/ac - 87 du/ac

Realistic Capacity – 13 units

Potential for 55 units

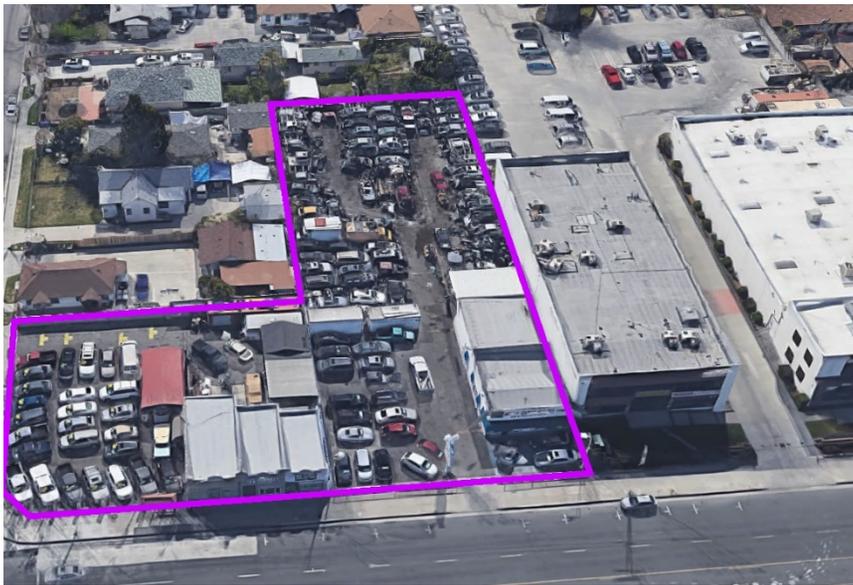
Abutting R-3 Zone



Total 0.58 ac
Density 20 du/ac - 87 du/acre
Realistic Capacity – 12 units
Potential for 50 units
Abutting R-3 Zone

- #8**
Vacant Building
9710 Garvey Ave
- 0.58 acres
 - APN – 8102028005
 - IL ratio 1.03, FAR 0.14
 - Building Year 1969





Total 0.88 ac
Density 20 du/ac - 87 du/ac
Realistic Capacity – 18 units
Potential for 77 units
Abutting MF Residential in Neighboring City

#9 (2 Parcels)

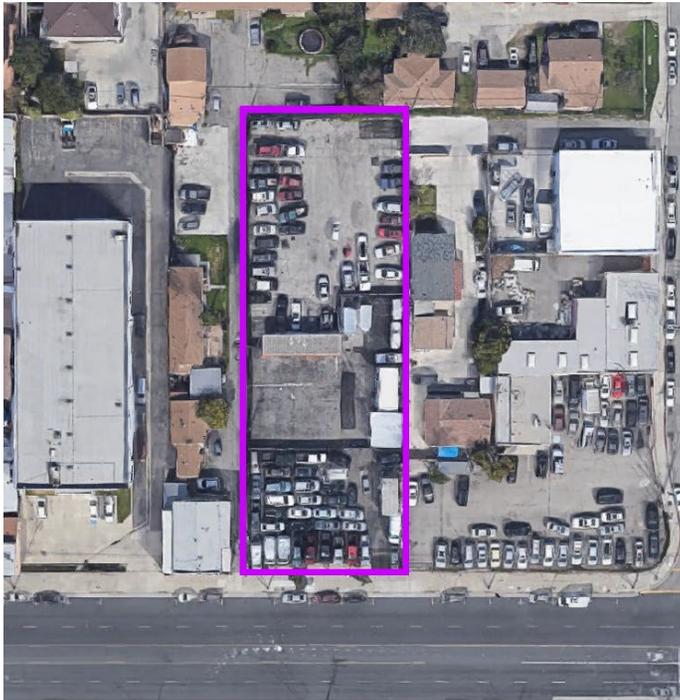
New City Auto – Use Car Parts (A)
9742 Garvey Ave

- 0.58 acres
- APN –8102028008
- IL ratio 0.032, FAR 0.043
- Year Built 1942

Used Car Dealer (B)
9750 Garvey Ave

- 0.3 acres
- APN –8102028009
- IL ratio 0.44, FAR 0.15
- Year Built 1944





- #10**
Autovic Motors – Car Dealer
9739 Garvey Ave
- 0.63 acres
 - APN –8581015004
 - IL ratio 0.22, FAR 0.0058
 - Year Built 1976

Total 0.63 ac
Density 20 du/ac - 87 du/ac
Realistic Capacity – 13 units
Potential for 55 units
Abutting MF Residential in Neighboring City



5.3.2 Underutilized Parcels in R-3 Zone

In addition to the underutilized sites identified in the C-R zone, the sites analysis includes underutilized sites in the R-3 zone. **Table 11, Summary of Underutilized Sites in R-3 Zone**, provides an overview of the underutilized sites identified in the R-3 zone.

Using the 80 percent of maximum density assumption, the underutilized site’s realistic capacities in the R-3 zone were calculated at 13 dwelling units per acre. Based off these density assumptions and their existing residential uses, they were identified as moderate-income units. However, only net-new units were ultimately accounted for toward accommodating the City’s moderate-income RHNA. As provided in **Table 11**, the existing units on the sites were subtracted from the realistic capacity to calculate the net-new units. Although there are existing residential uses on the sites identified as underutilized in the R-3 zone, none of sites are known to be restricted to lower-income households.

Table 11. Summary of Underutilized Sites in R-3 Zone								
Site Number	Assessor’s Parcel Number	Total Acreage	Maximum Units Permitted	Realistic Capacity (Units)	Existing Units	Net New Units	Affordability Level	Site Description
12	8103023025	0.69	11	9	1	8	Moderate	1 existing older residential building built in 1946 with 1 unit with a land improvement value ratio of 0.65 (Net New Units have been accounted for in total units).
13	8103023060	0.69	11	9	2	7	Moderate	2 existing older units built in 1952 with a land improvement value ratio of 0.3 (Net New Units have been accounted for in total units).
14	8104024015	0.77	12	10	5	5	Moderate	5 existing older smaller units built in 1935 with a land improvement value ratio of 0.77 (Net New Units have been accounted for in total units).
15	8104024014	0.87	14	11	6	5	Moderate	6 existing older smaller units built in 1958 with a land improvement value ratio of 0.87 (Net New Units have been accounted for in total units).
16	8104024013	0.55	8	7	5	2	Moderate	5 existing older smaller units built in 1948 with a land improvement value ratio of 0.53 (Net New Units have been accounted for in total units).
17	8119006033	0.54	8	7	4	3	Moderate	4 existing older smaller units built in 1956 with a land improvement value ratio of 0.94 (Net New Units have been accounted for in total units).
Total		4.1	64	53	23	30	—	

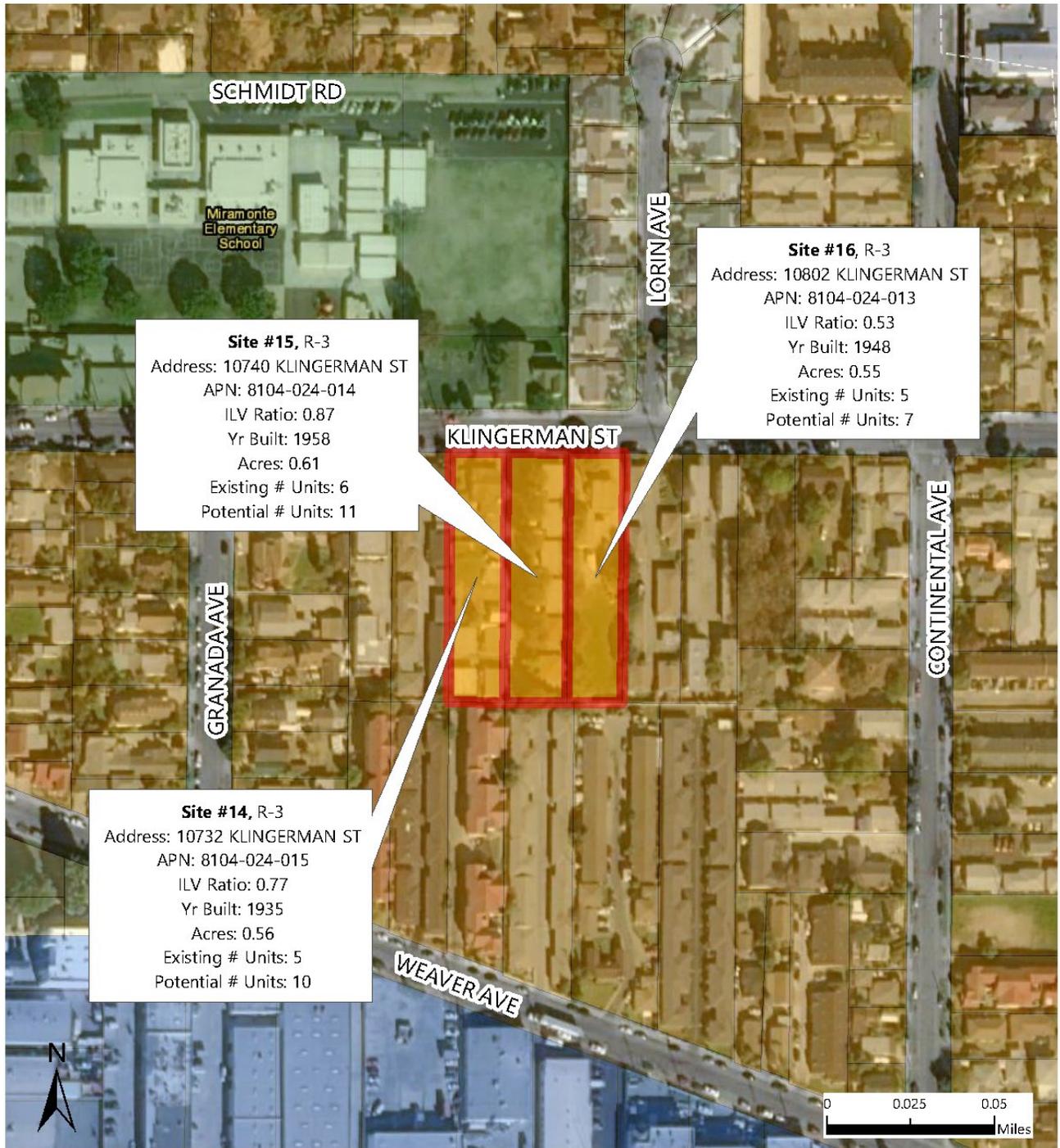
A site-by-site overview for sites 12 through 17, as included in **Table 11**, are provided below. The overview includes each parcel’s existing address, APN, improvement-to-land-value ratio, age of building, acres, existing number of units, and potential number of units under the realistic capacity assumptions (13 dwelling units per acre). In addition, the overview includes photos of the parcels on the site. All six

sites included in **Table 11** include existing, older residential buildings. However, the buildings were all built before 1958 and date as far back as 1935 and can reasonably be expected to be in need of substantial repairs or potential candidates for redevelopment. As previously discussed in **Section 4, Planned, Approved, and Prospective Projects**, the residential project on Chico and Humbert Avenue is redeveloping a site, which previously had older, existing residential units. While that project is composed of multiple parcels, the zoning for the site is now also R-3, and the individual parcels are of a similar size and shape as those identified in **Table 11**, providing evidence that development interest exists for similar redevelopment projects on underutilized sites in the R-3 zone.

5.3.2.1 Sites 12 and 13



5.3.2.2 Sites 14, 15 and 16



5.3.2.3 Site 17



6 Rezone Strategies to Ensure Capacity

The City is committed to maintaining capacity and providing additional opportunities for residential development throughout the planning period. As such, the City has committed to a rezone program in the Housing Element to rezone parcels to allow for mixed-use development, inclusive of purely residential projects. The area identified for the rezone program is in the northeast quadrant of the City, along Tyler Avenue north of Rush Street, as shown in **Figure 2, Rezone Area Keymap**.

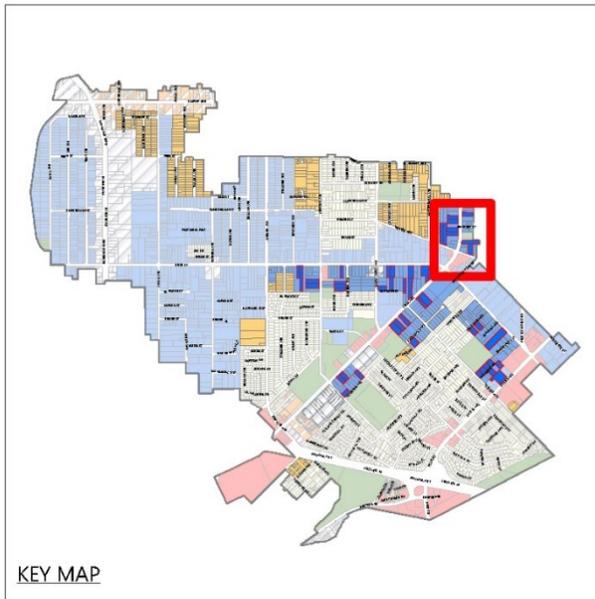


Figure 2. Rezone Area Keymap

Although the City has the ability to accommodate its RHNA for all income levels during the planning period, the City has identified underutilized sites within the area to be rezoned, based on the same criteria and methodology assumptions that were used to identify underutilized sites in the C-R and R-3 zones. Additionally, based on current redevelopment trends in the City, the existing uses on the sites identified as underutilized make the sites probable candidates for additional redevelopment projects once they are rezoned to allow residential uses. The identified sites will provide a buffer, as required to accommodate the RHNA throughout the planning period. The sites identified will provide a generous buffer, exceeding the recommended buffer from HCD, especially for capacity to accommodate the lower-income RHNA. The area identified for the rezone provides an opportunity for 167 units based on the C-R zone’s realistic capacity assumptions and the acreage of the potential sites, as shown in **Table 12, Potential Underutilized Sites in Rezone Area**, and further ensures that sites zoned to accommodate housing for lower-income households are not concentrated in lower resource areas and segregated into concentrated areas of poverty, including in areas with access to greater resources, amenities, and opportunities. Although all of the census tracts within the City and the majority of census tracts in neighboring jurisdictions are designated as “low resource” by TCAC/HCD Opportunity Area Maps, this does not imply that resources do not exist in the City. The location for the proposed rezone, as shown in **Figure 2**, was mindfully selected as it is located near existing schools, and between existing residential neighborhoods, which provide educational resources and opportunities to expand the existing

residential fabric of the community. Rezoning the area identified will help provide a buffer between the existing industrial zone to the south and increase opportunities for high-density residential development adjacent to existing residential zones and two schools, and work to transform an underutilized industrial corridor into a mixed-use corridor that can support a mix of residential uses at lower- and moderate-income levels. **Figure 3, Overview of Underutilized Sites in Rezone Area**, provides an overview of the underutilized sites identified in the rezone area. Program 1 of the Housing Element commits the City to rezoning 3 acres of sites from Manufacturing (M) to Commercial Residential (C-R), which will provide a generous buffer (see additional details following **Figure 3** below). While the City has expressed a strong interest in rezoning the entire area identified in **Figure 3** (which would include all 14 parcels from Table 12), it should be noted the sites identified in **Table 12** far exceed the recommended buffer, as they total 8.35 acres of sites, and as such, not all of the sites included in **Table 12** or **Figure 3** have been included in the final sites inventory (See **table 13** for sites included in the final electronic Sites Inventory submission to HCD).

Table 12. Potential Underutilized Sites in Rezone Area

Address / Site Number	Assessor's Parcel Number	Current Zone/ General Plan Designation	Proposed Zone/ Proposed General Plan Designation	Acres	Improvement-to-Land-Value Ratio	Year Built
2151 TYLER AVE (18A)	8104022003	M; Industrial	C-M; Mixed-use	0.64	0.1	1940
2145 TYLER AVE (18B)	8104022004	M; Industrial	C-M; Mixed-use	0.64	0.24	1937
10935 WEAVER AVE (19A)	8104022017	M; Industrial	C-M; Mixed-use	1.01	0.22	1957
10955 WEAVER AVE (19B)	8104022018	M; Industrial	C-M; Mixed-use	1.11	0.41	1960
2226 TYLER AVE (20)	8105019012	M; Industrial	C-M; Mixed-use	0.60	0.56	n/a
2213 TYLER AVE	8104021007	M; Industrial	C-M; Mixed-use	0.65	0.71	1969
2223 TYLER AVE	8104021027	M; Industrial	C-M; Mixed-use	0.65	0.71	1969
2120 TYLER AVE	8105021006	M; Industrial	C-M; Mixed-use	0.99	0.07	1965
2116 TYLER AVE	8105021007	M; Industrial	C-M; Mixed-use	0.20	0.39	1972
2110 TYLER AVE	8105021008	M; Industrial	C-M; Mixed-use	0.52	0.59	1974

11015 WEAVER AVE	8105021019	M; Industrial	C-M; Mixed-use	0.19	0.57	1935
11029 WEAVER AVE	8105021020	M; Industrial	C-M; Mixed-use	0.61	0.08	1965
11033 WEAVER AVE	8105021021	M; Industrial	C-M; Mixed-use	0.26	0.68	1953
11035 WEAVER AVE	8105021022	M; Industrial	C-M; Mixed-use	0.28	0.08	1942

M = Manufacturing; C-M = Commercial Manufacturing



Figure 3. Overview of Underutilized Sites in Rezone Area

Table 13, Summary of Underutilized Sites in Rezone Area, includes sites 18 through 20. These sites are expected to be rezoned from their current Manufacturing (M) zone designation to C-R zone. Once rezoned, they will provide a generous buffer of 64 lower- or moderate-income sites calculated using the minimum density of the C-R zone.

Table 13. Summary of Underutilized Sites in Rezone Area								
Site Number	Assessor's Parcel Number(s)	Existing Floor-to-Area Ratio	Existing Use	Total Acreage	Current Zoning/ General Plan Designation	Proposed Zoning/ General Plan Designation	Realistic Capacity (based on C-R zone minimum density)	Affordability Level
18A, 18B	8104021007, 8104021027	0.41, 0.41	Each parcel has one warehouse built in 1969 and concrete lots without structures on the remainder of the lots.	1.29	M; Industrial	C-M; Mixed-use	26	Low/ Moderate
19A, 19B	8104022003, 8104022004	0.32, 0.08	19A – The back half of the parcel is a concrete lot with trash and recycling dumpsters, and the front portion is a triplex built in 1940. 19B – Four small warehouse structures built in 1937.	1.29	M; Industrial	C-M; Mixed-use	26	Low/ Moderate
20	8105019012	0.56	Los Angeles County Assessor's data notes it as a vacant lot, but the existing use is an older, unmarked warehouse built in the 1950s.	0.6	M; Industrial	C-M; Mixed-use	12	Low/ Moderate
Total				3.18			64	—

C-R = Commercial-Residential zone

7 Summary of Capacity to Accommodate the RHNA

The City of South El Monte is an urbanized community in the San Gabriel Valley of Los Angeles County. Due to the built-out nature of the City, few vacant parcels remain, and only one with the possibility of providing new housing opportunities. The City must identify adequate capacity for housing through underutilized sites that meet density requirements, have an aging structure, and have an assessed improvement-to-land-value ratio of less than 1. The underutilization of these sites paired with the programs of the Housing Element will ensure that the City can realistically meet the RHNA targets at all income levels for the 6th Cycle, and provide additional sites for a buffer ensuring that capacity remains throughout the Housing Element planning period.

Table 14, Summary of Residential Capacity Compared to 6th Cycle RHNA by Income, City of South El Monte, June 30, 2021 to October 31, 2029, provides a summary of total residential capacity included in the final sites inventory compared to the City's 6th Cycle RHNA. As shown in Table 14, the City has a total capacity for 208 lower-income units, 80 moderate-income units, and 380 above-moderate income units

within the residential pipeline of projects, vacant and underutilized sites, and through the expected number of ADUs and JADUs, which is sufficient capacity to accommodate the RHNA of 577 units. However, to include a buffer in the Housing Element inventory under the recommended 20 percent to 30 percent, the City will increase capacity through a rezone program and in the Housing Element programs.

Figure 4, Overview of Existing Capacity Identified in Sites Inventory, provides an overview of all sites with existing capacity as discussed in **Sections 4 and 5**, including projects in the pipeline, and vacant and underutilized sites. **Table 15, Sites Inventory Table**, provide a full site-by-site overview for all sites identified with existing capacity. The overview includes each parcel's Assessor's Parcel No., acres, potential number of units under the realistic capacity assumptions, income level, zoning and general plan designations, and, if applicable, age of building and floor area ratio, and existing uses (refer to **Table 13**, for details related to the buffer rezone sites).

**Table 14. Summary of Residential Capacity Compared to 6th Cycle RHNA by Income,
City of South El Monte, June 30, 2021 through October 31, 2029**

Category	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
RHNA	577	195	70	312
Pipeline Residential Development Credited Toward RHNA	395	24	20	351
Potential Accessory Dwelling Units	64	43	2	19
Vacant Site Capacity	16	16	0	0
Underutilized Site Capacity (Net New Units)	193	115	78	—
Total Capacity (Net New Units)	668	198	100	370
Total Capacity Surplus (+)/ Deficit (-)	—	-3	-30	-58
Additional Capacity for Buffer Through Rezoning	64	64 units		—

RHNA = Regional Housing Needs Assessment

Existing Capacity Identified in Sites Inventory



- Legend**
- Lower Income Sites
 - Moderate Income Sites
 - Pipeline Projects
 - Vacant Sites
 - City Boundary

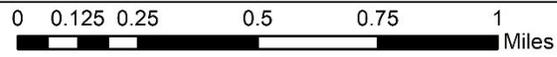


Figure 4. Overview of Existing Capacity Identified in Sites Inventory

Table 15. Sites Inventory Table (Existing Capacity)

Included in Previous Cycle(s)	Site ID*	APN19	Acres	Zoning Designation	General Plan Designation	Lower-Income Units	Moderate-Income Units	Above Mod-Income Units	Total Units	Site Description
EXISTING CAPACITY (VACANT AND UNDERUTILIZED)										
No	1A	8102-032-026	0.13	C-R	Mixed-use	2	0	0	2	Used Car Dealer with a land improvement ratio of 0.17. The Used car dealership is partially on the parcel below (8102-032-02) and includes a large surface parking lot.
No	1A	8102-032-027	0.4	C-R	Mixed-use	8	0	0	8	Xpress Lube and Repair for automobile on a small portion of the site, with an FAR of 0.10. A portion of the used car dealer's structure is on the northern portion of this parcel and the remaining parcel is surface parking lot.
No	1A	8102-032-025	0.54	C-R	Mixed-use	11	0	0	11	Surface Parking lot without any structures. Appears to be used to store older vehicles.
No	2B	8102-032-013	0.18	C-R	Mixed-use	4	0	0	4	Surface Parking lot without existing structures.
No	2B	8102-032-014	0.43	C-R	Mixed-use	9	0	0	9	KCT Auto Service and Vans with a large surface lot with an FAR of 0.11.
No	2B	8102-032-015	0.41	C-R	Mixed-use	8	0	0	8	Tow yard with adjoining surface parking lot on parcel below (APN 8102-032-016) with an FAR of 0.28 for the parcel.
No	2B	8102-032-016	0.21	C-R	Mixed-use	4	0	0	4	Surface Parking Lot – see above (Parcel adjoining APN 8102-032-015).
No	3	8102-032-030	0.86	C-R	Mixed-use	17	0	0	17	Commercial building in need of repairs built in 1946, and large surface lot in the back of the building with a total FAR of 0.19 on the parcel.
No	4C	8581-037-002	0.28	C-R	Mixed-use	6	0	0	6	Surface parking lot without existing structures. Appears to be used to store cars as part of used car lot on parcel below (8581-037-003).
No	4C	8581-037-003	0.27	C-R	Mixed-use	5	0	0	5	Used car lot with parcels above and below (APN 8581-037-002 and APN 8581-037-004), and a portion of a small, older existing structure with a land improvement value of 0.15 and floor are ratio of 0.055.
No	4C	8581-037-004	0.17	C-R	Mixed-use	3	0	0	3	Used car lot with parcels above and below (APN 8581-037-002 and APN 8581-037-003),

Table 15. Sites Inventory Table (Existing Capacity)

Included in Previous Cycle(s)	Site ID*	APN19	Acres	Zoning Designation	General Plan Designation	Lower-Income Units	Moderate-Income Units	Above Mod-Income Units	Total Units	Site Description
										and a portion of a small, older existing structure with a land improvement value of 0.013 and floor are ratio of 0.45.
No	5D	8102-031-025	0.16	C-R	Mixed-use	0	3	0	3	Fast-Food Restaurant (closed and vacant)
No	5D	8102-031-026	0.35	C-R	Mixed-use	0	7	0	7	Drive-Thru Restaurant with parking and two large drive-through automobile lanes.
No	6	8102-031-015	1	C-R	Mixed-use	0	20	0	20	Old existing building built in 1949. Mini market and auto wholesaler – lot primarily appears to be used as a car storage lot.
No	7	8102-030-008	0.65	C-R	Mixed-use	13	0	0	13	Used car dealers. Very small, existing older structure with a land improvement ration of 0.013 and floor area ratio of 0.0093 – lot primarily appears to be used as a car storage lot.
No	8	8102-028-005	0.58	C-R	Mixed-use	12	0	0	12	Old, vacant building built in 1969 which appears to be in need of substantial repairs, and a large portion of the lot is concrete with no existing structures and a floor area ratio of 0.14.
No	9E	8102-028-008	0.58	C-R	Mixed-use	0	12	0	12	New City Auto and Used Car Parts. Small, older existing structures built in 1942 with a land improvement ratio of 0.032 and a floor area ratio of 0.043.
No	9E	8102-028-009	0.27	C-R	Mixed-use	0	6	0	6	Surface lot used to store used cars and an old, small existing structure built in 1944
No	10	8581-015-004	0.63	C-R	Mixed-use	13	0	0	13	Car Dealer with a small existing structure built in 1976 with a floor area ratio of 0.0058 and land improvement ratio of 0.22, and a large portion of the lot appears to be used to store cars.
No	11F	8581-015-043	0.64	C-R	Mixed-use	13	0	0	13	Vacant
No	11F	8581-015-011	0.14	C-R	Mixed-use	3	0	0	3	Vacant
No	12	8103-023-025	0.69	R-3	Medium-Density Residential	0	8	0	8	1 existing older residential building built in 1946 with 1 unit with a land improvement value ratio of 0.65 (Net New Units have

Table 15. Sites Inventory Table (Existing Capacity)

Included in Previous Cycle(s)	Site ID*	APN19	Acres	Zoning Designation	General Plan Designation	Lower-Income Units	Moderate-Income Units	Above Mod-Income Units	Total Units	Site Description
										been accounted for in total units).
No	13	8103-023-060	0.69	R-3	Medium-Density Residential	0	7	0	7	2 existing older units built in 1952 with a land improvement value ratio of 0.3 (Net New Units have been accounted for in total units).
No	14	8104-024-015	0.77	R-3	Medium-Density Residential	0	5	0	5	5 existing older smaller units built in 1935 with a land improvement value ratio of 0.77 (Net New Units have been accounted for in total units).
No	15	8104-024-014	0.87	R-3	Medium-Density Residential	0	5	0	5	6 existing older smaller units built in 1958 with a land improvement value ratio of 0.87 (Net New Units have been accounted for in total units).
No	16	8104-024-013	0.55	R-3	Medium-Density Residential	0	2	0	2	5 existing older smaller units built in 1948 with a land improvement value ratio of 0.53 (Net New Units have been accounted for in total units).
No	17	8119-006-033	0.54	R-3	Medium-Density Residential	0	3	0	3	4 existing older smaller units built in 1956 with a land improvement value ratio of 0.94 (Net New Units have been accounted for in total units).
PLANNED, APPROVED, AND PROSPECTIVE PROJECTS										
Yes	21	8118-022-096	3.54	C-R	Mixed-use	12	0	28	40	Pending Project; Horizons Townhomes (See Section 4.1 for details)
No	22G	5281-002-005	0.33	C-R	Mixed-use	4	0	69	73	Pending Project; 2727 Rosemead Blvd (See Section 4.2 for details)
No	22G	5281-002-009	0.033	C-R	Mixed-use	0	0	0	See above	See above
No	22G	5281-002-006	0.33	C-R	Mixed-use	0	0	0	See above	See above
No	22G	5281-002-010	0.2	C-R	Mixed-use	0	0	0	See above	See above
No	22G	5281-002-018	0.47	C-R	Mixed-use	0	0	0	See above	See above

Table 15. Sites Inventory Table (Existing Capacity)

Included in Previous Cycle(s)	Site ID*	APN19	Acres	Zoning Designation	General Plan Designation	Lower-Income Units	Moderate-Income Units	Above Mod-Income Units	Total Units	Site Description
No	22G	5281-002-011	0.37	C-R	Mixed-use	0	0	0	See above	See above
No	23H	8102-029-025	0.86	C-R	Medium-Density Residential	8	0	61	69	Pending Project; 2610-2634 Chico Ave and 2607-2637 Humbert Ave (See Section 4.3 for details)
No	23H	8102-029-007	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No	23H	8102-029-006	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No	23H	8102-029-005	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No	23H	8102-029-026	0.87	R-3	Medium-Density Residential	0	0	0	See above	See above
No	23H	8102-029-018	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No	23H	8102-029-019	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No	23H	8102-029-020	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No	24I	8581-038-002	0.15	R-3	Mixed-use	0	0	0	See above	See above
No	24I	8581-038-025	0.13	C-R	Mixed-use	0	0	6	6	Pending Project; North Adelia Ave (See Section 4.3 for details)
No	25J	8102-037-024	9.55	SP	Specific Plan	20	0	187	207	Pending Project; 2540 Rosemead Blvd (See Section 4.3 for details)
No	25J	8102-037-022	2.49	SP	Specific Plan	0	0	0	See above	See above

Table 15. Sites Inventory Table (Existing Capacity)

Included in Previous Cycle(s)	Site ID*	APN19	Acres	Zoning Designation	General Plan Designation	Lower-Income Units	Moderate-Income Units	Above Mod-Income Units	Total Units	Site Description
No	25J	8102-037-020	1.15	SP	Specific Plan	0	0	0	See above	See above

*Note: Generally, a site is a parcel or a group of parcels that can accommodate a portion of the jurisdictions RHNA. Sites may be made up of multi-parcels with the potential for lot consolidation. All multi-parcel sites are denoted by a number and letter in their Site ID. All parcels belonging to one site, will have the same Site ID listed in this table.

Appendix F: Community Engagement Summary

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- 7. Special Event Outreach..... 4
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1. Introduction

The City conducted a robust public outreach program that engaged a broad spectrum of the community and stakeholders. The City is committed to continuing meaningful engagement throughout the entirety of the 6th housing element cycle. The City is aware of the need for certain emphasis to make engagement practices more accessible to the lower-income households and populations with a disability. South El Monte is committed to developing specific strategies to reach out to these populations as demonstrated in **Programs 15 and 17** of the Housing Element which commit the City to better connecting residents to resources related to housing. Stay-at-home orders of 2020 and 2021 provided the City with opportunities to explore new avenues for public engagement and increased access for those that are traditionally not involved in the planning process. Outreach and formal engagement activities were held virtually across a variety of platforms. Data and input collected from the outreach process were heavily factored into the development of the Housing Element as well as the resulting implementation actions. The following outreach activities were conducted to engage stakeholders and inform the development of the Housing Element:

2. Online Survey

The online survey engaged 22 participants to better inform local housing needs and concerns. The survey was posted on the City's website and social media platforms, such as on the City's Facebook page, advertised in the City's newspaper, and emailed to the City's interested parties list. The survey was also advertised through a bilingual (Spanish and English) flyer, emailed directly to key stakeholders, and during the virtual community meeting held in June. The survey was available for community members who wished to participate during the months of June and July 2021. The survey was available in both English and Spanish. The virtual format of this engagement strategy is not only more accessible to the mobility impaired since it could be taken from home, but it is also convenient for low-income families who may work late jobs or manual labor and would prefer to be with family and resting at home rather than attending an inconvenient in-person community workshop. Furthermore, the online format allows for the use of external software programs which can make written text more accessible to individuals experiencing disabilities such as vision impairment by increasing the text size or running a program that reads aloud the text from the screen. Many of the survey participants are current residents who own single-family residences and have chosen to live in the City because it is close to family and friends, they were born and raised here, and because of affordability.

- The majority of survey participants identified the housing most needed in the City were single family homes, followed by condominiums and accessory dwelling units.
- There were a wide range of responses regarding the most urgent housing concerns in the City; however, the main issues identified were housing affordability and availability, overcrowding, and homeownership.
- When participants were asked how the City should plan for 577 additional dwelling units, most participants selected "allowing more housing in single-family neighborhoods," followed by increasing opportunities for backyard units such as Granny flats or accessory dwelling units.

3. Stakeholder Interviews

An extensive list of stakeholders, as identified by the City, and all interested parties were individually called to participate in one-on-one stakeholder interviews pertaining to housing and development within the City of South El Monte. Stakeholders who participated included social service and emergency resource organizations such as San Gabriel/Pomona Regional Center and El Monte/South El Monte Emergency Resources Association; the City’s Senior Services Center; other non-profits including, food pantries such as Cory’s Kitchen Food Pantry, God Provides Food Bank, and Woman, Infants, and Children; homeless and transitional living shelters such as East San Gabriel Valley Coalition for the Homeless and Whittier Area First Day Coalition (WAFDC). Many of these stakeholders provide services and work closely with lower-income households and residents with special needs. Their comments as they relate to the state and development of housing in the City are as follows:

- Stakeholders highlighted the need for more affordable housing and multi-family units, development of senior communities near resources and available at affordable rates, and the lack of housing availability.
- Stakeholders noted the of lack of housing coupled with a high population of low-income residents prevents their residents from purchasing a home in the City. There was also consensus among stakeholders that there are not enough senior communities in the City. And they would like to see more affordable senior residences developed with “wrap-around” services such as social and nutritional programs.
- When stakeholders were asked to provide feedback for accommodating additional housing units, many agreed increasing densities in existing neighborhoods and areas already planned for housing was a good strategy—specifically, in areas with existing resources. Stakeholders have conflicting opinions regarding increasing housing opportunities along commercial corridors and for backyard units. Although some stakeholders noted they would like to see mixed-use buildings with ground floor commercial uses in the City, others were concerned with their impact on traffic. One stakeholder referenced a housing development in Baldwin Park as an example, which has increased traffic along Ramona Avenue. Some stakeholders agreed backyard units may benefit the senior population; however, they noted it would not address the density of housing that is needed in the City.

4. Virtual Public Workshop

A virtual community meeting was held on June 29, 2021 and allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the plan. Bilingual (English/Spanish) services were provided during the virtual public workshops to engage a broad spectrum of community members. The workshop was held during a weekday evening, outside of traditional working hours, and streamed live via Zoom to facilitate participation. Prompting questions led to meaningful feedback from the community to gauge their priorities and identify areas where they would like to see future growth accommodated. This workshop was promoted on multiple channels including the City’s website and social media platforms. Some of the participants present included residents, property owners and employees. During the workshop, participants highlighted housing affordability, availability, and quality as the most

urgent housing needs in the City. When asked about the housing most needed in the City, there was consensus among participants who wanted to see single-family residences. Other participants also noted the need for apartments and duplexes. Participants were also asked to provide feedback for accommodating additional housing units. Participants identified increasing density in existing neighborhoods as the best strategy.

5. Planning Commission and City Council Joint Session Public Meeting

A Joint Planning Commission and City Council Session occurred on April 20, 2021. Council and Commission members were presented the findings of the background analysis of the Housing Element in a formal setting open to the public. They were also presented the local housing needs, and the City's fair share of needed housing during the 6th Cycle Housing Period and discussed lack of affordability in the City as a major constraint, and possible options for an adequate-sites program to identify sites that can be developed within the planning period.

6. Planning Commission Public Meeting

A Planning Commission Session occurred on July 20, 2021. Planning Commission members were provided with an overview of the Housing Element, including its purpose and required components, and outreach efforts to date as well as upcoming events. The Planning Commission was also provided with the goals, policies, and potential programs. During the discussion, Commission members highlighted the need to assist lower-income households in achieving homeownership, including broader homeownership options, such as condominiums and duplexes in addition to single-family homes. Commission members also expressed an interest in developing strategies for boosting the City's competitiveness in housing related funding applications and grant programs. The Planning Commission members also highlighted the need for extensive outreach and continued inclusion of Spanish materials and presentations as well as consideration for other language needs in the City.

The outreach conducted for the update to the Housing Element, engaged a broad range of community members and stakeholders alike. The City cast a wide net to gain participation from all segments of South El Monte's interested parties including low-income and special needs groups. The extensive outreach process conducted for this Housing Element update has contributed to a set of meaningful goals, policies, and programs that reflect South El Monte's housing needs and the priorities and needs of all of those in South El Monte, including those with special needs and lower-income populations.

7. Special Event Outreach

The City held a summer concert on August 19, 2021, to provide the community with an opportunity to engage with other community members, elected officials, and City staff. In addition to multiple City departments hosting a booth to share their new programs, educate the community, and receive feedback, the fair welcomed many food and craft vendors as well as a popular band, the Cold Duck. The City advertised the event by promoting it on their website, in local newspapers, and through social media avenues. All residents were welcomed to participate in this event and accommodations were generally available for those who needed them. The City's Planning Department setup a booth to provide the community with information about the Housing Element and Environmental Justice and Safety Element

updates. This booth and other City booths enticed residents to participate by offering gift cards, promotional gear, and entries into raffles as rewards. Informational and interactive poster boards asked the community to identify areas where the City has greater access to opportunity, specifically related to fair housing, and to prioritize Environmental Justice and Safety issues such as pollution exposure, air quality, access to healthy food, and physical activity. In addition to the interactive activities, the community was asked to participate in a survey. A total of 54 people participated in the survey. The fair housing related issues identified in the survey indicate that the majority of participants do not experience any housing challenges. The second most answered response that the participant was afraid their rent would increase if they made a request for an accommodation for a household member with a disability. About 71 percent of participants are long-term residents therefore when asked if in the past five years they've had to move out of their residence when they did not want to move, many responded the question was not applicable to them. Approximately 12 percent of participants indicated rent become unaffordable or homeownership became unaffordable.

8. Public Comments

The Housing Element 6th Cycle Public Review Draft was posted to the City’s website on August 11th, 2021 and ended on September 13, 2021. In addition to posting the document to the City’s website, the draft was also advertised on City social media platforms and during the special event summer concert on August 19th, 2021. Only one public comment was received from a City resident who provided input on affordable housing and expressed concerned with increased vehicle numbers in residential areas and vehicle speeding—relevant comments to the Housing Element Update are provided in **Table 1, Public Comment Summary**, below. Frequent comments received during the public engagement period through online surveys, community workshops, and stakeholder interviews indicate City residents and stakeholders are concerned about the availability of senior housing, lack of affordable housing and a need for multi-family housing. These comments were incorporated and addressed through programs in the Housing Element, specifically, programs 2, 3, 6, 9, 10, 26, and 28. The City is also committed to continuing to engage the public throughout the planning period and work with the public, developers, and relevant agencies, and organizations to foster citywide discussions on housing supply, affordability, and Fair Housing.

Comment	Response
Affordable housing is necessary in this city and throughout the county/country. Single Homes are fantastic, the conversion of garages for living is also fantastic and practical, but the parking of vehicles can be limited. Some streets are beginning to look like parking lots.	The City implements parking requirements and standards for Accessory Dwelling Units and allows for the conversion of garages to ADUs consistent with state law. Program 5 the Housing Element addresses updates regarding the ADU regulations and an incentive for affordable ADUs.
Are the new housing complexes equipped with plenty of residential parking areas. Are parking garages being considered?	The City is responsible for identifying capacity to accommodate new development and removing governmental constraints to development. Through Program 3 , the City will evaluate and amend the residential parking standards for multi-family residential uses in all zones where multi-family uses are permitted. The City will make

	any necessary Zoning Code revisions to ensure that parking standards for multi-family housing do not pose a constraint to the development of housing.
Are these new housing complexes equipped with mini playgrounds for the kids?	Open Space requirements for multi-family development have been identified as a constraint and are addressed though Program 3 . However, the City will be looking for more creative solutions to address recreational needs in manner that doesn't impose development constraints.
California is in a drought, is the city taking this into consideration with more residents, more water use?	The City considered infrastructure capacity including water supply and demand during the 2021 – 2029 planning period and beyond. The water purveyor has identified adequate water supply to meet the demands through the 2040-planning horizon which considers projected population growth. Further, Program 27 of the Housing Element commits the City to coordination with local water providers to ensure priority service for affordable housing developments.

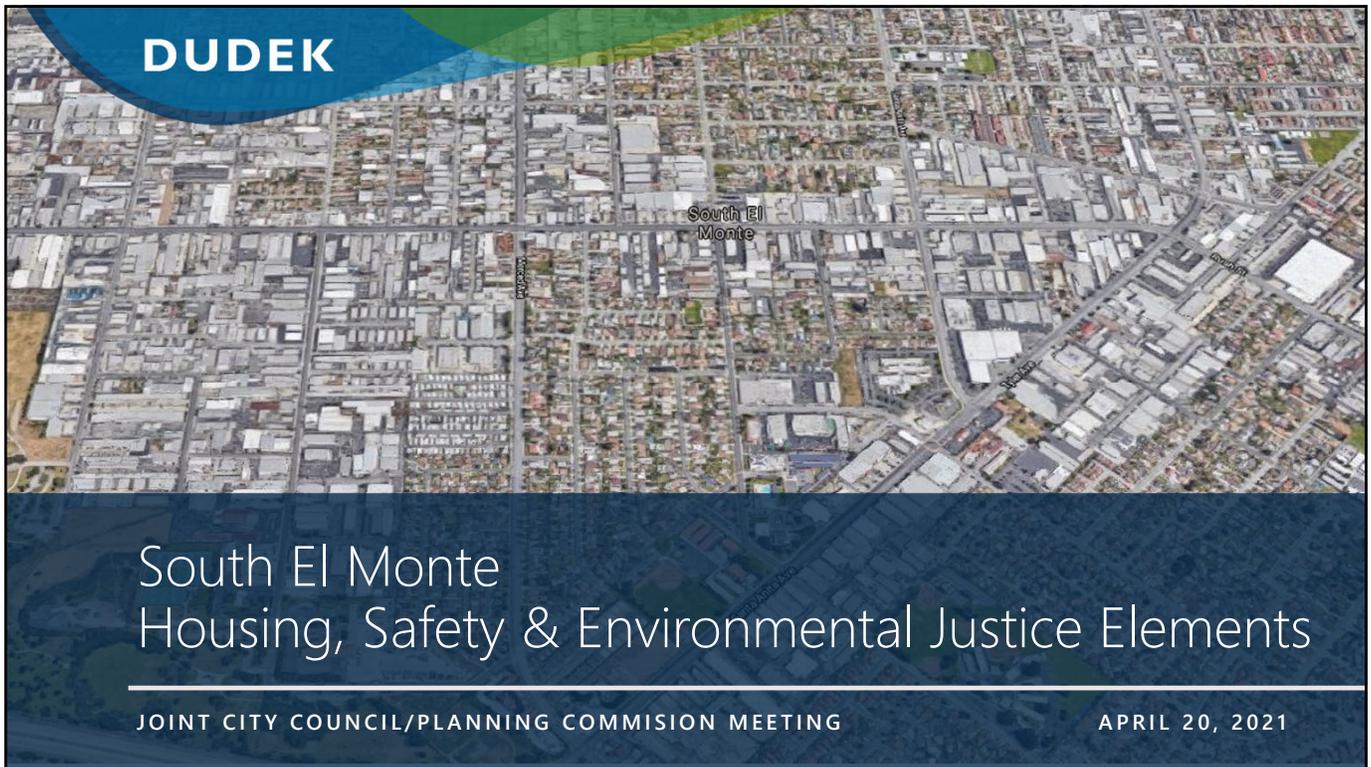
9. Presentation Materials

The following sections provides an overview and copy of the presentation materials used during the Planning Commission and City Council Joint Session, Planning Commission Public Meeting, Virtual Public Workshop, and results from the online survey.

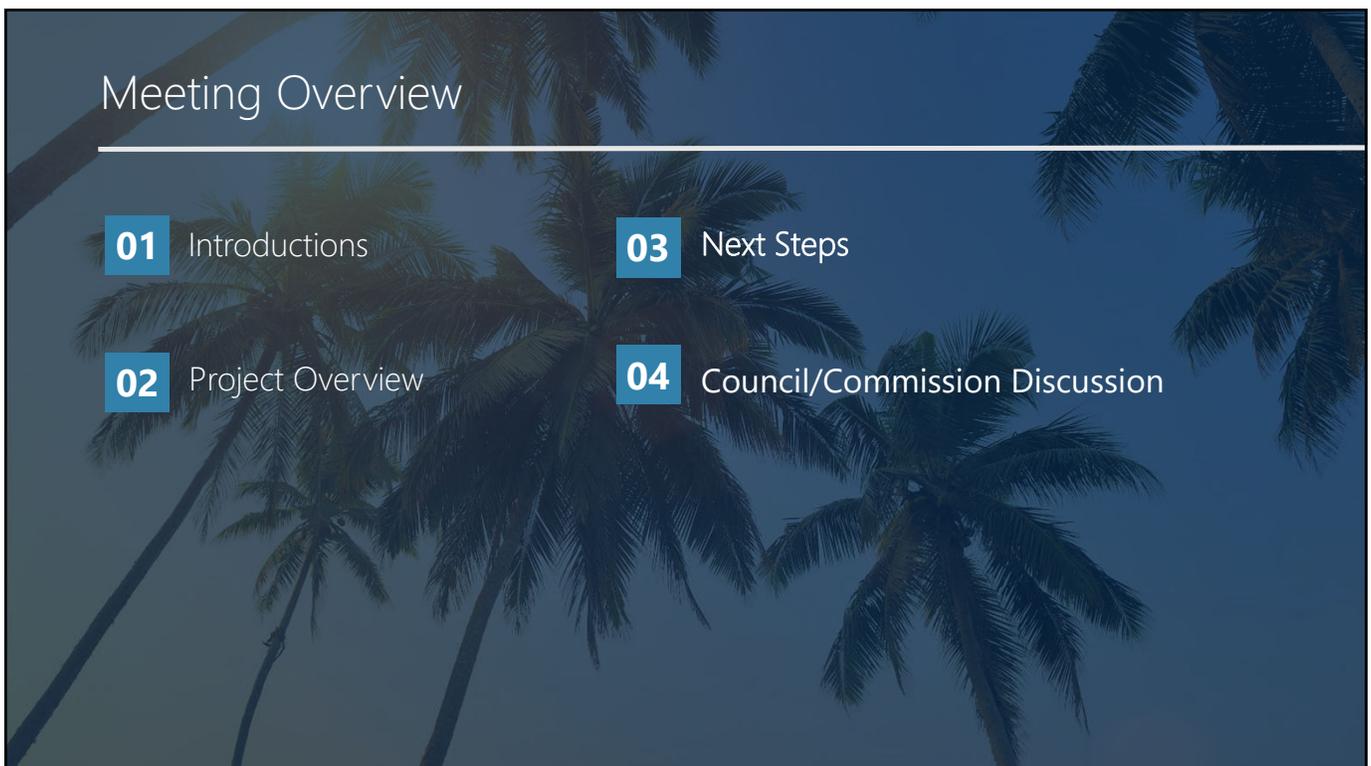
9.1 Planning Commission and City Council Joint Session

The first Joint Planning Commission and City Council Session occurred on April 20, 2021. A copy of the PowerPoint used for the presentation is provided below [Exhibit A]. The PowerPoint provided a detailed description regarding what a Safety, Environmental Justice, and Housing Element entail, as well as a brief overview of how the City is assigned their Regional Housing Needs Assessment allocation.

Exhibit A



1



2

01

Introductions

3

Meet the Team



COLBY CATALDI
Community
Development Director

IAN MCALEESE
City Project Manger

DUDEK

ASHA BLEIER
Project Manager

ERIKA VAN SICKEL
Lead Planner

HENRY ECKOLD
Planner

4

4

02

Project Overview

5

What is a SAFETY ELEMENT?

A set of goals, policies, and actions that address both natural and human caused hazards related to air pollution, extreme heat, flooding, earthquakes, hazardous materials, wildfires, and the potential role of climate change.



6

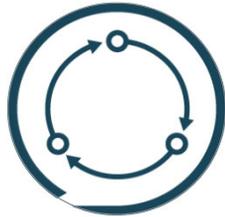
6

What is the purpose of the Safety Element?



Mitigation

- Reducing or stabilizing the hazard



Preparedness

- Readiness in the event of an emergency



Response

- Stabilizing an emergency event



Recovery

- Steps to build back better after an event



7

7

What are South El Monte's Risks?

Potential Impact	High		Extreme Heat	
	Medium		Hazardous Materials	Air Pollution
	Low	Flooding	Wildfire Seismic Hazards	
		High	Medium	Low
		Adaptive Capacity		

8

8

What is the ENVIRONMENTAL JUSTICE ELEMENT?

What is Environmental Justice?

The fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of laws, regulations, and policies.

9

9

What is the ENVIRONMENTAL JUSTICE ELEMENT?

What is the purpose of the Environmental Justice plan?



Improve health, air quality, food choices, parks, safety, streets, sidewalks in environmental justice communities (EJCs)



Promote getting involved in your local government so you can affect change for **your neighborhood**.



Making improvements happen through programs.

10

10

Identifying Environmental Justice

Within the City's jurisdiction, EJs are identified through a customized methodology incorporating statewide and community-level data:



Low-income communities with pollution burden score 75% or above

Address wellness and equity for underserved communities of the City

Examine existing conditions for population characteristics, socioeconomic opportunity, environmental conditions, and health and vulnerability factors

What is a HOUSING ELEMENT?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)



What is the purpose of the Housing Element?

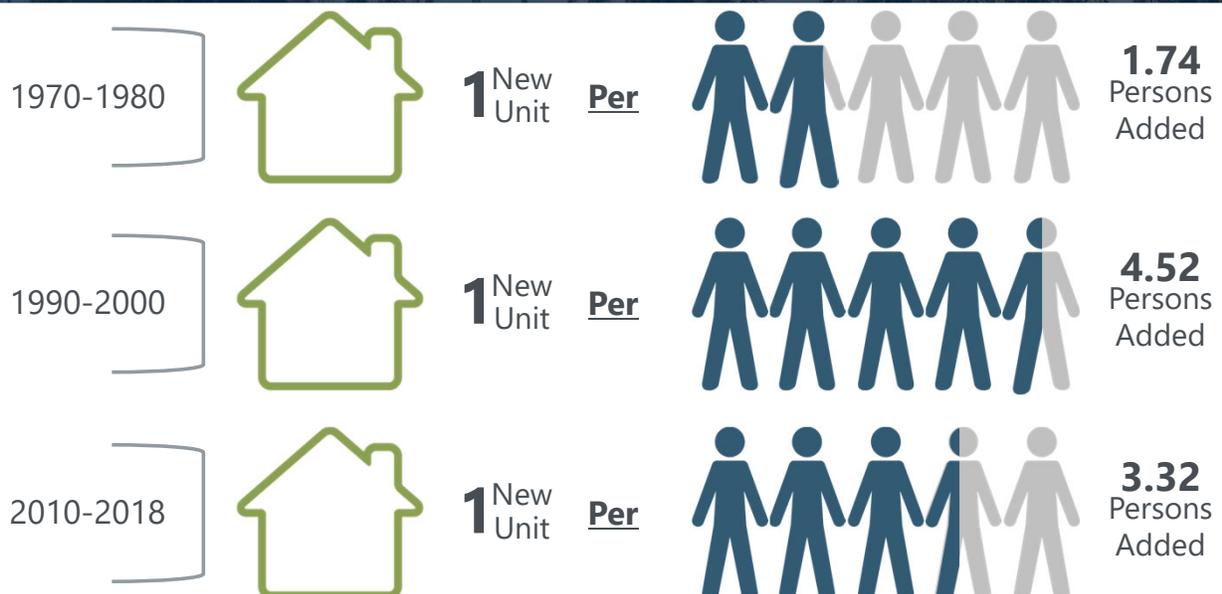
- Identify housing needs
- Identify barriers to housing production
- Analyze and further Fair Housing
- Identify sites available for housing
- Identify programs and actions to meet the needs
- Facilitate housing production on sites identified



13

13

What does the data show?



14

14

What does the data show?



Overcrowding

- Within Households



Changing Population

- Changing Needs
- Older adults



Affordability

- Housing Overpayment



Housing Options

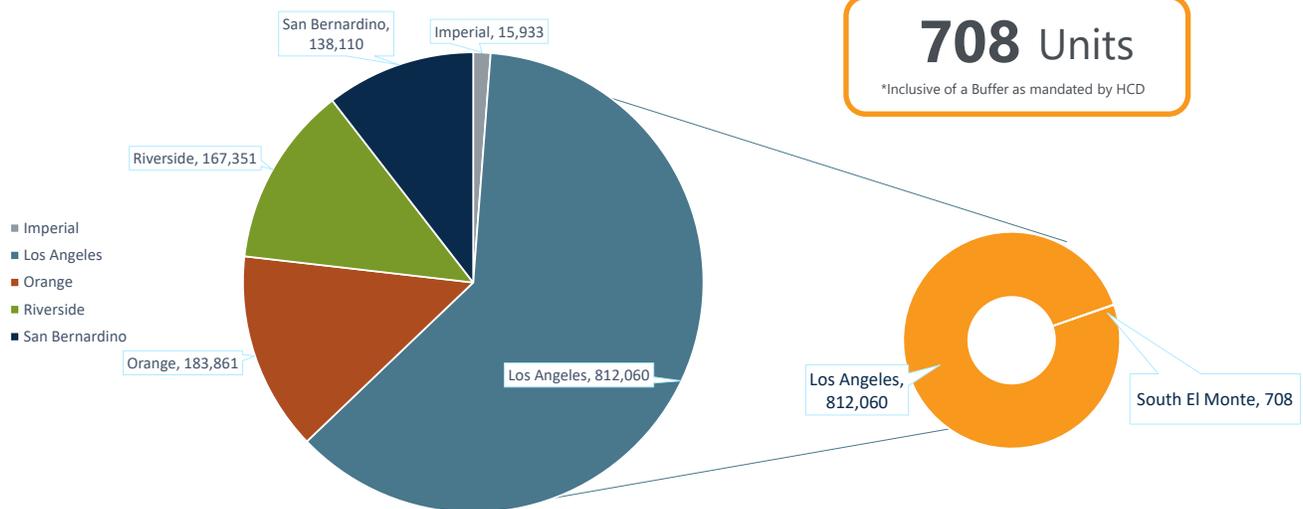
- Housing Supply
- Low Vacancy



15

15

How many housing units does South El Monte have to plan for?



16

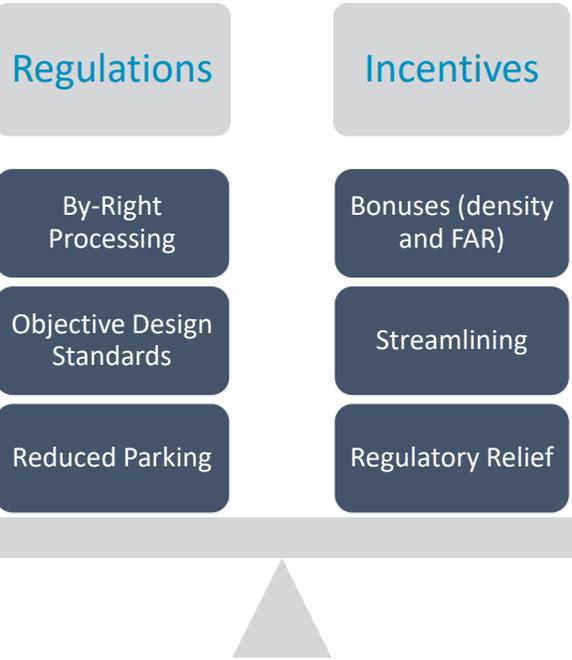
16

Addressing the RHNA Allocation

Site Inventory Requirements

- Vacant Sites/Underutilized
- Size Constraints - 0.5 acres – 10 acres
- IL Ratio – Structure Value compared to Land Value
- Building Age – 1970's and older
- Minimum Densities – 30 du/ac for lower-income sites
- Realistic Capacity – must be based either on:
 - Past density trends near max allowable density in zone;
 - Minimum densities

Tools in the Toolbox



Council/Commission

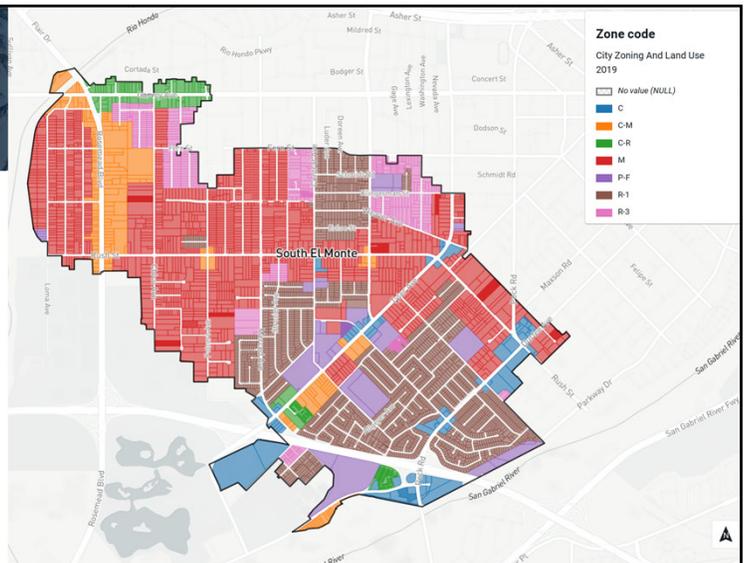
Any questions before we proceed?



19

Where are we today?

- 51% of the City is zoned for Manufacturing/Commercial-Manufacturing
 - M: 773 acres; C-M: 118 acres
- 20% is zoned for Low-Density Residential
 - R-1 (8 du/ac); 347 acres
- 9% is zoned for Medium-Density Residential
 - R-3 (16 du/ac); 162 acres
- 2% is zoned for Mixed-Use
 - C-R (varying densities from 35-100 du/ac); 46 acres



20

20

Where are we today?

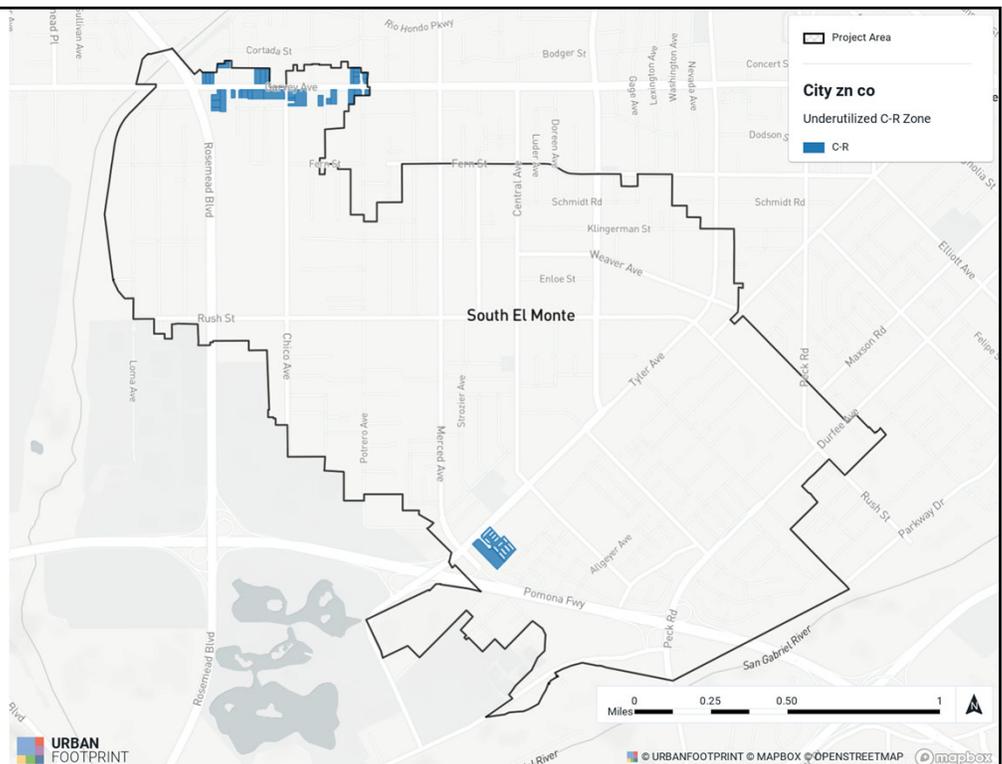
Underutilized Sites in each zone

Underutilized Sites Criteria

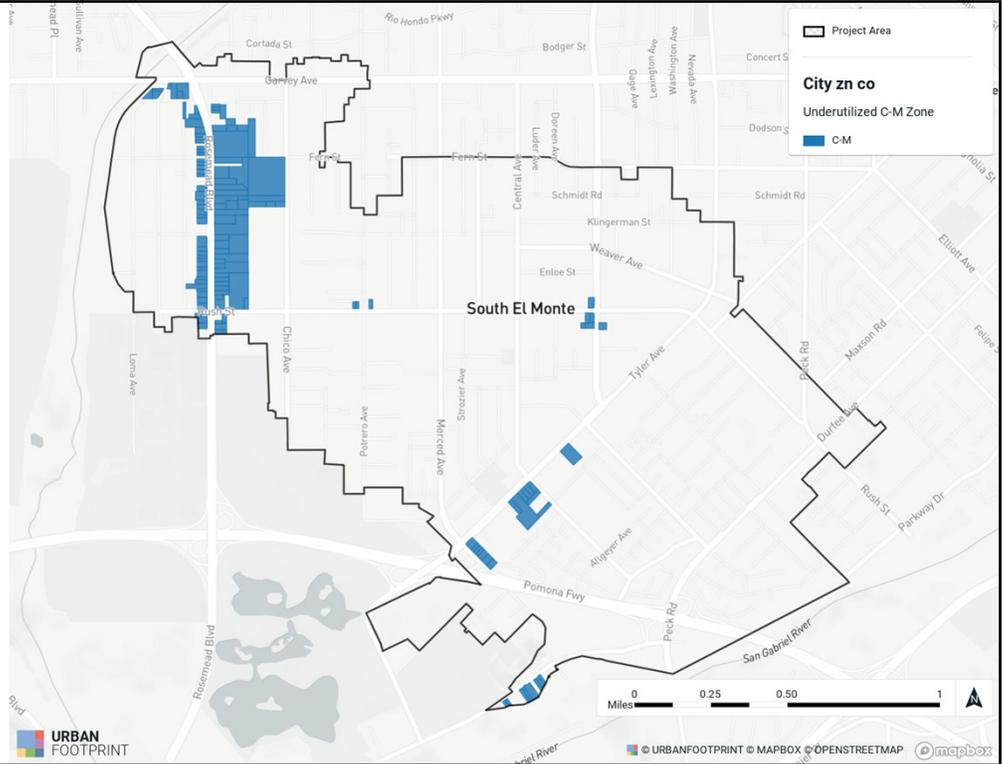
- Building was built prior to 1970
- Improvement to Land Value Ratio is less than 1



Underutilized Sites in the "C-R" Commercial-Residential Zone

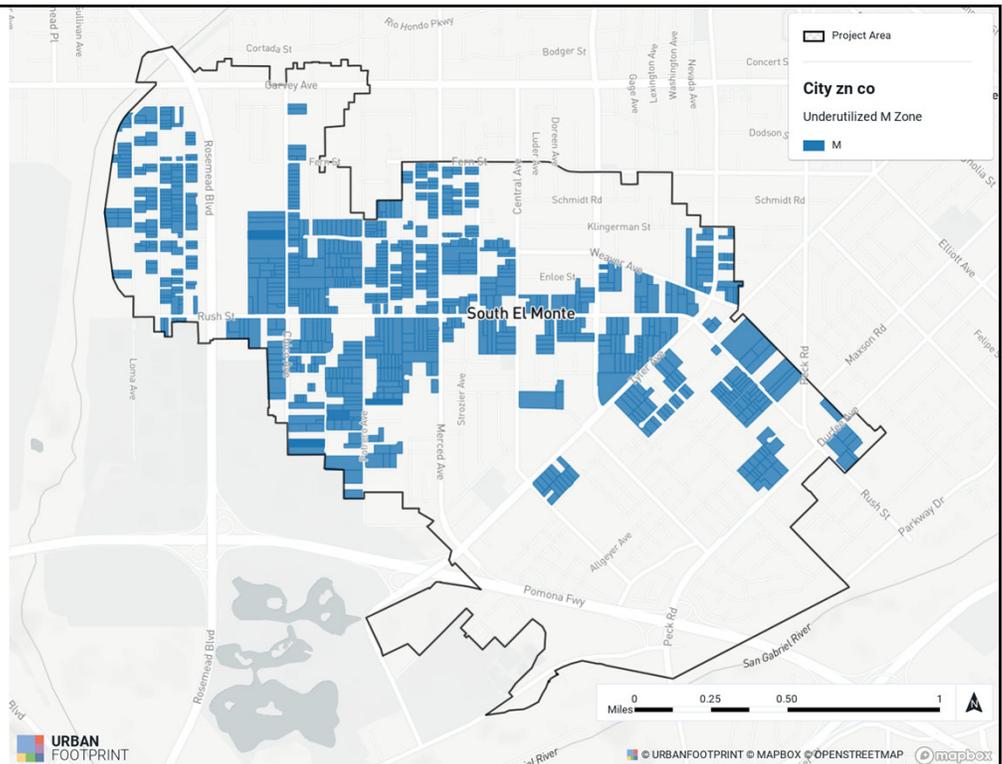


Underutilized Sites in the “C-M” Commercial-Manufacturing Zone (134 of 189 sites)



23

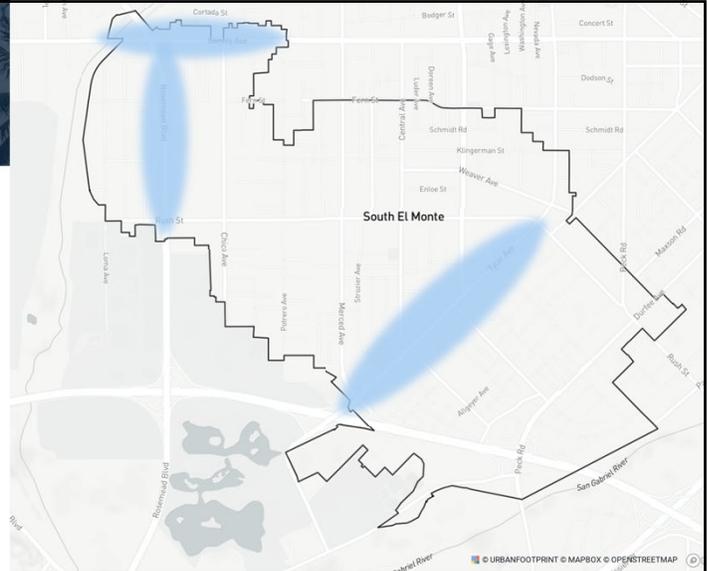
Underutilized Sites in the “M” Manufacturing Zone (925 of 1,441 sites)



24

Where are the opportunities?

- Accessory Dwelling Units
- Potential New Development Opportunity Areas
 - **Increase Residential Opportunities Along Key Corridors**
 - **Increase Residential Zone Densities and Minimums**
 - **Other ideas?**



25

25

Council/Commission

Do you have any thoughts or ideas about how to best accommodate the housing need?



26

03

Next Steps

27

Next Steps

We are here in the process...



COLLECTING
DATA



DEFINING
COMMUNITY
PRIORITIES



CONDUCTING
OUTREACH

28

28

Next Steps



PLAN
PREPARATION



PUBLIC
REVIEW



ADDRESS
COMMENTS



PUBLIC
HEARINGS

29

29

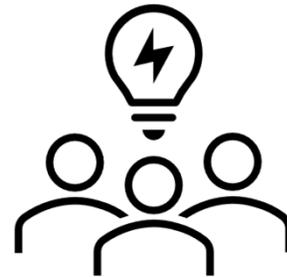
04

Council/Commission Discussion

30

Questions for Council/Commission

What have you heard from the community are the biggest **safety** issues?



31

31

Questions for Council/Commission

What have you heard from the community are the biggest **housing** needs and priorities?



32

32

Questions for Council/Commission

What specific barriers, challenges, or factors do you think adversely affect housing production in South El Monte?



33

33

Any other questions or comments?



34

34

The logo for DUDEK, featuring the word "DUDEK" in white, uppercase, sans-serif font. The text is positioned on a dark blue background that has a curved, wave-like shape at the top, transitioning into a lighter blue and green gradient.The text "Thank You" in a large, white, sans-serif font, centered on a dark blue background. A thin white vertical line is positioned to the right of the text, extending from the top of the text down to the bottom of the slide.

9.2 Virtual Public Workshop

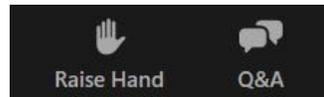
A virtual community meeting was held on June 29, 2021 and allowed interested parties to be engaged in a more formal setting where they learned about the planning process, the components of the Housing Element, and the importance of their role in the development of the plan. Although the presentation below is in English, during the meeting, the information was presented both in English and Spanish [Exhibit B].

Exhibit B

While we are waiting to start...



Let's get familiar with Zoom

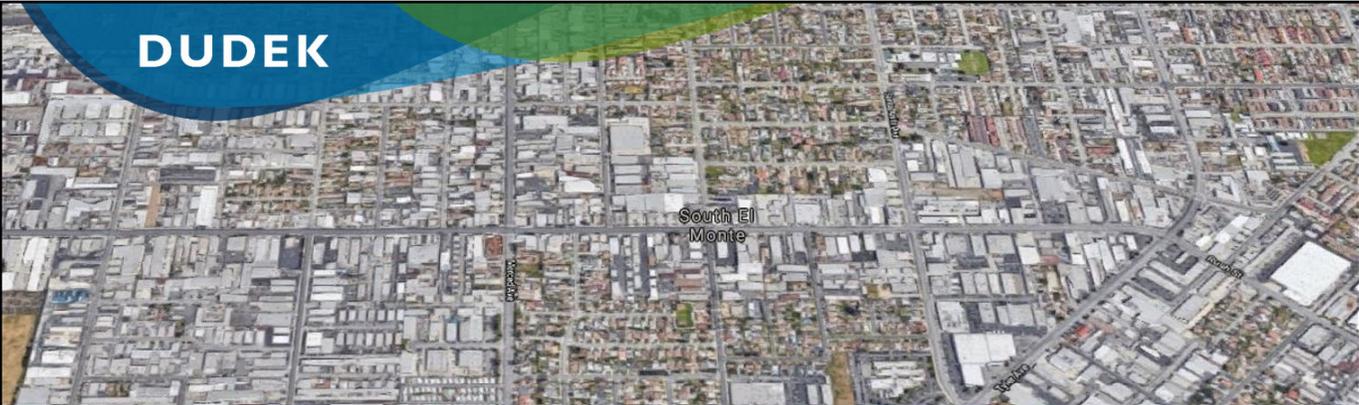


Raise your hand if you need to be unmuted

Use the Q&A to ask questions

1

1



South El Monte

South El Monte Housing Element Update

Public Meeting



PRESENTED BY THE CITY OF SOUTH EL MONTE

JUNE 29, 2021

2

Project Team



Colby Cataldi

Community Development
Director

Ian McAleese

City Project Manger

Angie Hernandez

Community Development
Executive Assistant

DUDEK

Erika Van Sichel

Lead Planner

Elizabeth Dickson

Project Manager

3

3

Overview

01 Project Overview

03 Next Steps

02 Local Context

04 Discussion

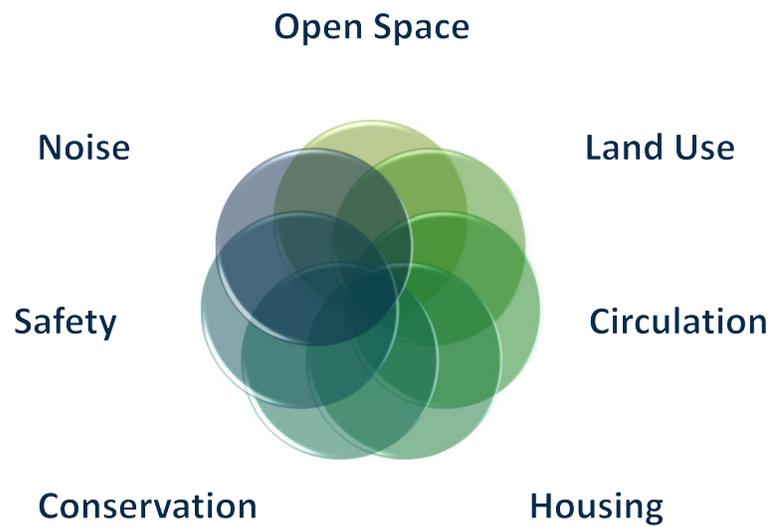
4

01

Project Overview

5

What is the General Plan?



6

6

What is the Housing Element?

A set of goals, policies, and actions that address the housing needs of all current and anticipated residents at all income levels over eight-years (2021-2029)



7

7

What is the purpose of the Housing Element?

Housing Needs

Fair Housing Analysis

Development Barriers

Available Land and Infrastructure

Goals, Policies, and Actions

8

8

02 Local Context

9

How is the housing need determined?



Determination of "fair share" for each region starts with the State

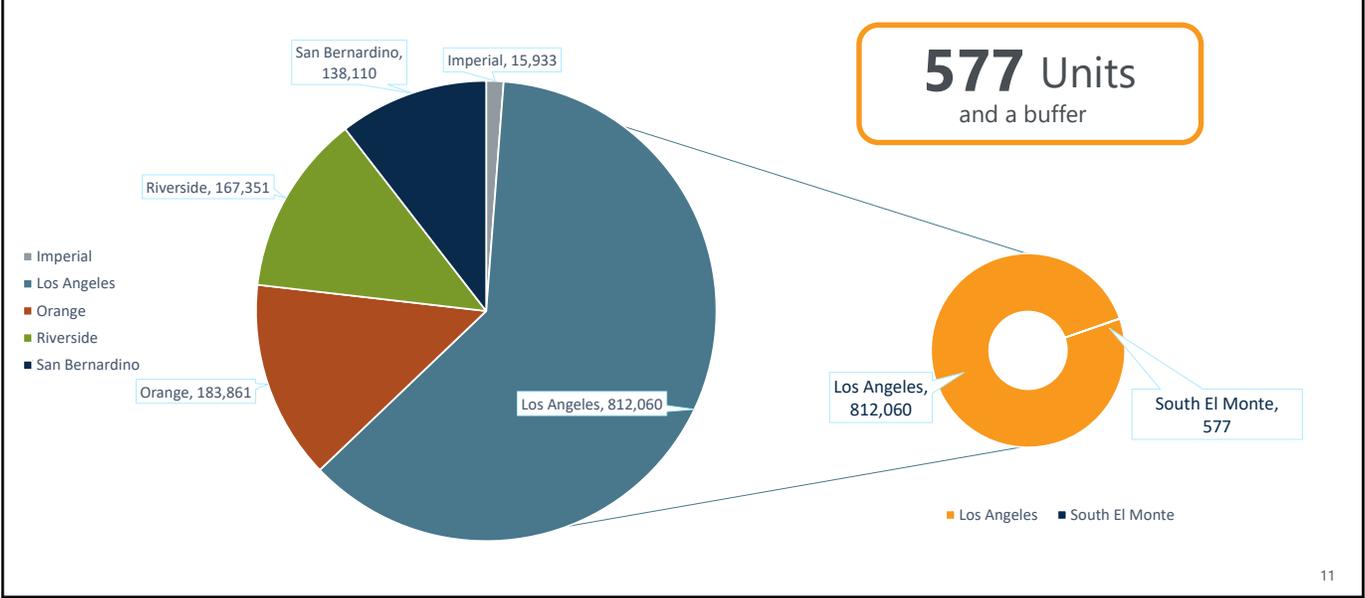
The Southern California Association of Governments (SCAG) determines the allocation within their 6 counties



10

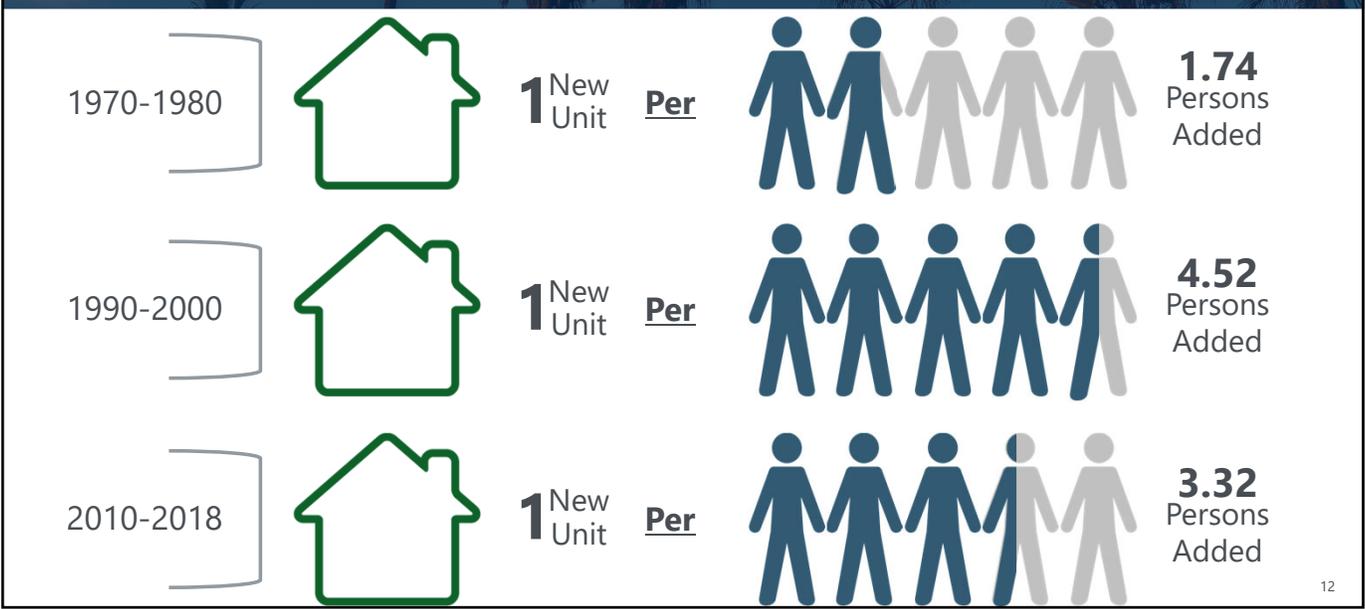
10

How many housing units does South El Monte have to plan for?



11

What does the data show?



12

What does the data show?



Overcrowding

- Within Households



Changing Population

- Changing Needs
- Older adults



Affordability

- Housing Overpayment



Housing Options

- Housing Supply
- Low Vacancy



13

13

03

Next Steps

14

Housing Element Timeline



Ongoing Public Engagement

04 Discussion

Further Questions?

Contact:

Ian McAleese, Assistant Planner
imcaleese@soelmonte.org

Thank You

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9.3 Online Survey Results

The responses and individual results of the online survey are provided below [Exhibit C].

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, June 22, 2021 9:11:13 AM
Last Modified: Tuesday, June 22, 2021 9:14:49 AM
Time Spent: 00:03:35

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **65+**

What is your age range

Q4 **Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Affordability,**
Other (please specify):
n.a

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**

Do you own or rent your home?

Q7 **I cannot currently find a home that suits my quality standards**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 **Couple (no children in the home)**

Which best describes your household type?

Q10 **Single family**

What type of housing is most needed in South El Monte?

Q11 **Housing affordability,
Homelessness,
Overcrowding**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Offer more rent-restricted, affordable senior housing**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase,
Maintenance issues not fixed,
Long-term residents can't stay in community**

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Allow more housing in single-family neighborhoods**

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 25, 2021 11:42:01 AM
Last Modified: Friday, June 25, 2021 11:50:26 AM
Time Spent: 00:08:25

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **45-64**

What is your age range

Q4 **Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Born and raised here**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**

Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

I am a homeowner

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 **Multi-generational (3 or more generations in the same home)**
Which best describes your household type?

Q10 **Single family**
What type of housing is most needed in South El Monte?

Q11 **Housing proximity to services and resources or high paying jobs**
What do you believe are the most urgent housing concern in South El Monte (select up to 3)?
,
Housing quality

Q12 **Provide retrofitting assistance to make homes more age-friendly**
What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 I'm not sure/Other (please specify):
Not sure
Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Allow more housing in single-family neighborhoods, Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**
The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 25, 2021 12:38:34 PM
Last Modified: Friday, June 25, 2021 12:41:07 PM
Time Spent: 00:02:32

Page 1

Q1 **I am a current resident,**
I own property in South El Monte
 What is your interest in housing in South El Monte? Check all that apply.

Q2 **2-5 years**
 How long have you lived in South El Monte?

Q3 **25-44**
 What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**
 How would you rate the physical condition of the home you live in?

Q5 **Close to family and friends,**
Affordability,
City services and programs,
Close to work
 Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**
 Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):**
Have home
 If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8

Single family home

Select the type of housing that best describes your current living situation.

Q9

Living alone

Which best describes your household type?

Q10

Single family

What type of housing is most needed in South El Monte?

Q11

Housing affordability,

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Housing availability,

Homeownership

Q12

Support construction of more retirement communities

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13

Neighborhood businesses closing

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14

Increase housing opportunities along commercial corridors

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

Allow more housing in single-family neighborhoods,

Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 25, 2021 3:07:40 PM
Last Modified: Friday, June 25, 2021 3:13:25 PM
Time Spent: 00:05:44

Page 1

Q1 **I am a current resident, I own property in South El Monte**
 What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**
 How long have you lived in South El Monte?

Q3 **45-64**
 What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**
 How would you rate the physical condition of the home you live in?

Q5 **Close to family and friends, Affordability**
 Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**
 Do you own or rent your home?

Q7 **I cannot find a home within my target price range**
 If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**
 Select the type of housing that best describes your current living situation.

Q9 **Couple with children in the home**

Which best describes your household type?

Q10 **Accessory Dwelling Units (granny flat or guest house)**

What type of housing is most needed in South El Monte?

Q11 **Housing affordability,**
Housing availability,
Homeownership

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Provide housing payment assistance**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase,**
Sudden lease termination,
Eviction

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Allow more housing in single-family neighborhoods,**
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)
,
Increase density (e.g. allow taller buildings with more housing units)

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, June 25, 2021 6:58:18 PM
Last Modified: Friday, June 25, 2021 7:07:14 PM
Time Spent: 00:08:56

Page 1

Q1 **I am a current resident,**
I work in South El Monte
 What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**
 How long have you lived in South El Monte?

Q3 **18-24**
 What is your age range

Q4 **Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)**
 How would you rate the physical condition of the home you live in?

Q5 **Born and raised here**
 Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**
 Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify): already live in one**
 If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**
 Select the type of housing that best describes your current living situation.

Q9 **Couple with children in the home**

Which best describes your household type?

Q10 **Single family**

What type of housing is most needed in South El Monte?

Q11 **Housing affordability,**
Housing availability,
Overcrowding

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Locate senior housing where services are within walking distance**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase,**
Sudden lease termination,
Eviction

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Increase housing opportunities along commercial corridors**
,
Allow more housing in single-family neighborhoods,
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 26, 2021 10:07:16 AM
Last Modified: Saturday, June 26, 2021 10:10:56 AM
Time Spent: 00:03:39

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **25-44**

What is your age range

Q4 **Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Born and raised here,**

Why have you chosen to live in South El Monte? Select all that apply. **Close to work**

Q6 **Own**

Do you own or rent your home?

Q7 **I cannot find a home within my target price range, I currently do not have the financial resources for an adequate monthly mortgage payment**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 **Multi-generational (3 or more generations in the same home)**
Which best describes your household type?

Q10 **Single family**
What type of housing is most needed in South El Monte?

Q11 **Housing affordability, Overcrowding, Gentrification**
What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Provide housing payment assistance**
What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase, Long-term residents can't stay in community**
Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Allow more housing in single-family neighborhoods, Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**
The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, June 26, 2021 12:48:38 PM
Last Modified: Saturday, June 26, 2021 12:58:26 PM
Time Spent: 00:09:48

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **0-2 years**

How long have you lived in South El Monte?

Q3 **25-44**

What is your age range

Q4 **Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Close to family and friends**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Live with other household (neither own or rent)**

Do you own or rent your home?

Q7 **I cannot find a home that suits my needs (e.g. size, disability accommodations, etc.)**
 ,
I do not currently have the financial resources for an appropriate down payment
 ,
I cannot currently find a home that suits my quality standards

Q8

Single family home

Select the type of housing that best describes your current living situation.

Q9

Couple (no children in the home)

Which best describes your household type?

Q10

Single family

What type of housing is most needed in South El Monte?

Q11

Housing affordability,

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Overcrowding,

Housing quality

Q12

Provide retrofitting assistance to make homes more age-friendly

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13

Eviction,

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Maintenance issues not fixed,

Long-term residents can't stay in community

Q14

Increase housing opportunities along commercial corridors

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

Allow more housing in single-family neighborhoods

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 27, 2021 9:30:09 AM
Last Modified: Sunday, June 27, 2021 9:38:29 AM
Time Spent: 00:08:20

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **5-10 years**

How long have you lived in South El Monte?

Q3 **25-44**

What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Close to family and friends,**

Why have you chosen to live in South El Monte? Select all that apply.

Affordability,
Quality of local schools,

Close to work,

Other (please specify):

Parks

Q6 **Own**

Do you own or rent your home?

Q7 **I cannot find a home within my target price range**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8

Single family home

Select the type of housing that best describes your current living situation.

Q9

Couple with children in the home

Which best describes your household type?

Q10

Single family

What type of housing is most needed in South El Monte?

Q11

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Housing proximity to services and resources or high paying jobs

,
Housing quality,

Homeownership

Q12

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Connect seniors to creative living scenarios (e.g., shared living spaces)

Q13

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Sudden rent increase,

Eviction,

Maintenance issues not fixed

Q14

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

Increase housing opportunities along commercial corridors

,
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)

,
Increase density (e.g. allow taller buildings with more housing units)

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 27, 2021 5:27:01 PM
Last Modified: Sunday, June 27, 2021 5:41:09 PM
Time Spent: 00:14:08

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **45-64**

What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Affordability**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**

Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

I own

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 Couple with children in the home

Which best describes your household type?

Q10 Other (please specify):
What type of housing is most needed in South El Monte? None, the last multifamily building did not add enough parking and now they are swamping the street. Leaving their trash and leaving no space to park in the street. NOT ACCEPTABLE!!!

Q11 **Overcrowding,**
Gentrification,
What do you believe are the most urgent housing concern in South El Monte (select up to 3)? Other/Does not apply to me (please specify):
There is not enough water. There is not enough electricity. Stop growth is there is not enough resources.

Q12 Other (please specify):
What do you believe is the best way to address the living and housing needs of older adults or seniors? No need, you are only burdening the tax payer which will refuse to want to live in South El Monte.

Q13 I'm not sure/Other (please specify):
Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)? This question is too vague. In regards to question 14, the City of South El Monte should not add additional housing. But if they are forced by the county, they eminent domain Lake Lake park and convert it it to a high rise building with multi-use shopping. I choose none for question 14.

Q14 **Allow more housing in single-family neighborhoods**
The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, June 27, 2021 11:22:38 PM
Last Modified: Sunday, June 27, 2021 11:25:12 PM
Time Spent: 00:02:34

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **25-44**

What is your age range

Q4 **Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Close to family and friends**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Rent**

Do you own or rent your home?

Q7 **I do not currently have the financial resources for an appropriate down payment**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

I currently do not have the financial resources for an adequate monthly mortgage payment

Q8

Single family home

Select the type of housing that best describes your current living situation.

Q9

Couple with children in the home

Which best describes your household type?

Q10

Single family

What type of housing is most needed in South El Monte?

Q11

**Housing affordability,
Housing availability,
Homelessness**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12

Provide housing payment assistance

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13

Maintenance issues not fixed

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14

Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, June 28, 2021 2:45:48 PM
Last Modified: Monday, June 28, 2021 3:05:03 PM
Time Spent: 00:19:15

Page 1

Q1 **I am a current resident,**
I own property in South El Monte
 What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**
 How long have you lived in South El Monte?

Q3 **45-64**
 What is your age range

Q4 **Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)**
 How would you rate the physical condition of the home you live in?

Q5 **Close to family and friends**
 Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**
 Do you own or rent your home?

Q7 **I cannot find a home within my target price range,**
I currently do not have the financial resources for an adequate monthly mortgage payment
 ,
I do not qualify for a loan
 If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8

Single family home

Select the type of housing that best describes your current living situation.

Q9

Couple with children in the home

Which best describes your household type?

Q10

Single family

What type of housing is most needed in South El Monte?

Q11

**Housing affordability,
Overcrowding,
Housing quality**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12

Provide housing payment assistance

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13

Neighborhood businesses closing

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14

Allow more housing in single-family neighborhoods

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 30, 2021 9:15:49 AM
Last Modified: Wednesday, June 30, 2021 9:19:46 AM
Time Spent: 00:03:57

Page 1

Q1 **I am a current resident,**
I work in South El Monte
 What is your interest in housing in South El Monte? Check all that apply.

Q2 **0-2 years**
 How long have you lived in South El Monte?

Q3 **25-44**
 What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**
 How would you rate the physical condition of the home you live in?

Q5 **Born and raised here,**
Close to family and friends
 Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Rent**
 Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):**
Will inherit home currently living in.
 If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**
 Select the type of housing that best describes your current living situation.

Q9 **Couple with children in the home**

Which best describes your household type?

Q10 **Accessory Dwelling Units (granny flat or guest house)**

What type of housing is most needed in South El Monte?

Q11 **Housing quality**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Support construction of more retirement communities**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Neighborhood businesses closing**

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Increase housing opportunities along commercial corridors**

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

,

Allow more housing in single-family neighborhoods,

Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)

,

Increase density (e.g. allow taller buildings with more housing units)

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 30, 2021 11:13:23 AM
Last Modified: Wednesday, June 30, 2021 11:18:08 AM
Time Spent: 00:04:45

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **25-44**

What is your age range

Q4 **Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Born and raised here**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**

Do you own or rent your home?

Q7 **I do not currently have the financial resources for an appropriate down payment**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 **Couple with children in the home**

Which best describes your household type?

Q10 **Single family**

What type of housing is most needed in South El Monte?

Q11 **Housing availability,
Overcrowding,
Homeownership**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Offer more rent-restricted, affordable senior housing**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase,
Maintenance issues not fixed**

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Allow more housing in single-family neighborhoods**

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 30, 2021 10:06:21 PM
Last Modified: Wednesday, June 30, 2021 10:14:50 PM
Time Spent: 00:08:29

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **45-64**

What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Born and raised here,
Close to family and friends,
Close to work**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Live with other household (neither own or rent)**

Do you own or rent your home?

Q7 **I cannot find a home within my target price range,
I do not currently have the financial resources for an appropriate down payment**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Accessory dwelling unit (granny flat or guest house)**

Select the type of housing that best describes your current living situation.

Q9

Which best describes your household type?

Multi-generational (3 or more generations in the same home)

Q10

What type of housing is most needed in South El Monte?

Single family

Q11

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Housing affordability

Q12

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Offer more rent-restricted, affordable senior housing

Q13

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Long-term residents can't stay in community

Q14

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

Increase housing opportunities along commercial corridors

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, June 30, 2021 10:13:11 PM
Last Modified: Wednesday, June 30, 2021 10:20:41 PM
Time Spent: 00:07:30

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **5-10 years**

How long have you lived in South El Monte?

Q3 **45-64**

What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Affordability**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Rent**

Do you own or rent your home?

Q7 **I cannot find a home within my target price range, I do not currently have the financial resources for an appropriate down payment**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Multifamily Home (Apartment or Condo)**

Select the type of housing that best describes your current living situation.

Q9 **Couple with children in the home**

Which best describes your household type?

Q10 **Condominiums (multifamily ownership)**

What type of housing is most needed in South El Monte?

Q11 **Housing affordability,**
Housing availability,
Homeownership

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Offer more rent-restricted, affordable senior housing**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase,**
Sudden lease termination

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Increase housing opportunities along commercial corridors**
,
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 01, 2021 9:10:09 AM
Last Modified: Thursday, July 01, 2021 9:15:42 AM
Time Spent: 00:05:33

Page 1

Q1 **I am a current resident**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **25-44**

What is your age range

Q4 **Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Born and raised here**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**

Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):
Does not apply to me**

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 **Couple with children in the home**

Which best describes your household type?

Q10 **Single family**

What type of housing is most needed in South El Monte?

Q11 **Housing affordability,
Homelessness,
Housing quality**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Locate senior housing where services are within walking distance**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase,
Maintenance issues not fixed,
Long-term residents can't stay in community**

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Allow more housing in single-family neighborhoods,
Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 01, 2021 11:26:37 AM
Last Modified: Thursday, July 01, 2021 11:31:10 AM
Time Spent: 00:04:33

Page 1

Q1 **I am a current resident,**
I own property in South El Monte
 What is your interest in housing in South El Monte? Check all that apply.

Q2 **2-5 years**
 How long have you lived in South El Monte?

Q3 **25-44**
 What is your age range

Q4 **Excellent condition**
 How would you rate the physical condition of the home you live in?

Q5 **Quality of housing,**
Close to work
 Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**
 Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):**
Does not apply to me
 If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**
 Select the type of housing that best describes your current living situation.

Q9 **Couple (no children in the home)**

Which best describes your household type?

Q10 **Condominiums (multifamily ownership)**

What type of housing is most needed in South El Monte?

Q11 **Overcrowding,
Homeownership**

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Q12 **Connect seniors to creative living scenarios (e.g., shared living spaces)**

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Sudden rent increase**

Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?

Q14 **Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.

'
Increase density (e.g. allow taller buildings with more housing units)

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, July 08, 2021 11:00:55 AM
Last Modified: Thursday, July 08, 2021 11:05:00 AM
Time Spent: 00:04:05

Page 1

Q1 **I own property in South El Monte**

What is your interest in housing in South El Monte? Check all that apply.

Q2 **10+ years**

How long have you lived in South El Monte?

Q3 **45-64**

What is your age range

Q4 **Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)**

How would you rate the physical condition of the home you live in?

Q5 **Born and raised here**

Why have you chosen to live in South El Monte? Select all that apply.

Q6 **Own**

Do you own or rent your home?

Q7 **Other/Does not apply to me (please specify):**
N/a

If you wish to own a home in South El Monte, but do not, what issues are preventing you at this time? Mark all that apply.

Q8 **Single family home**

Select the type of housing that best describes your current living situation.

Q9 **Multi-generational (3 or more generations in the same home)**
Which best describes your household type?

Q10 **Single family**
What type of housing is most needed in South El Monte?

Q11 **Housing affordability,
Housing availability,
Overcrowding**
What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

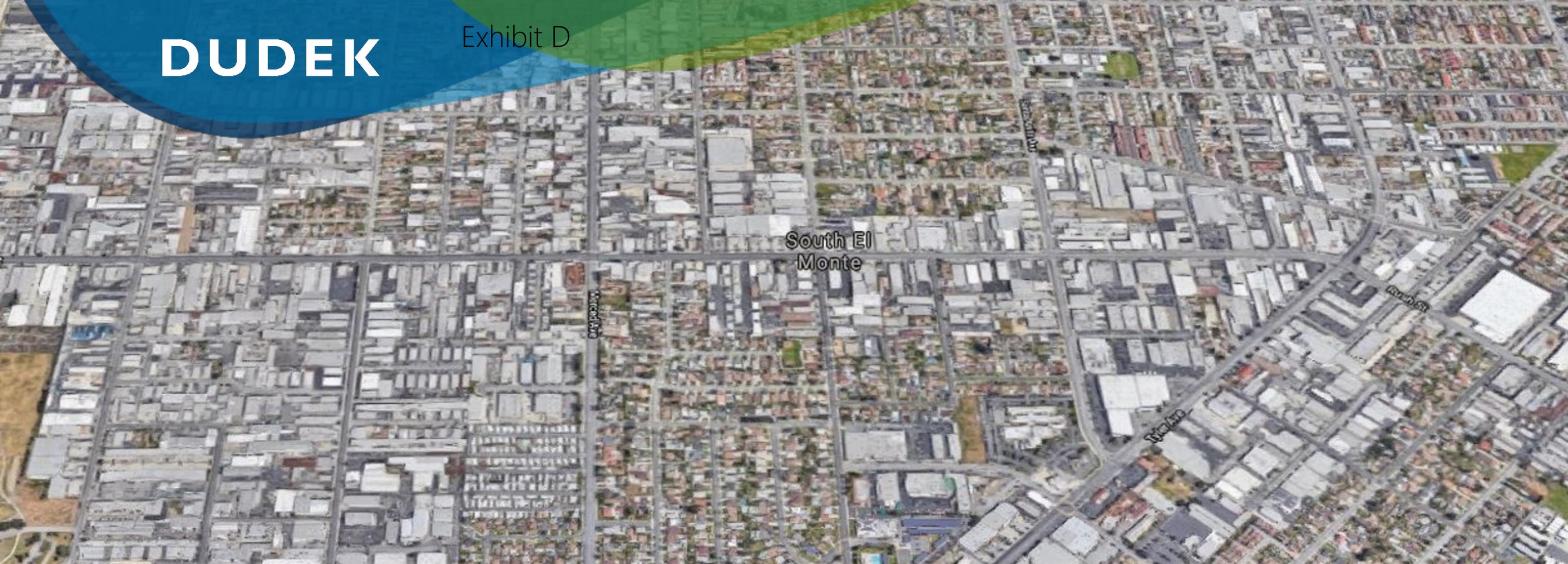
Q12 **Provide retrofitting assistance to make homes more age-friendly**
What do you believe is the best way to address the living and housing needs of older adults or seniors?

Q13 **Long-term residents can't stay in community,
Neighborhood businesses closing,**
Sometimes changes in living conditions or a neighborhood may threaten to displace people from their home. Which is the most pressing displacement concern (select up to 3)?
I'm not sure/Other (please specify):
Too much industrial businesses

Q14 **Increase housing opportunities along commercial corridors**
The City of South El Monte is required to plan for 577 additional housing units. What do you think is the best strategy for accommodating these homes? Mark all that apply.
,
**Allow more housing in single-family neighborhoods,
Increase density (e.g. allow taller buildings with more housing units)**

9.4 Planning Commission Public Meeting

The Planning Commission Public Meeting occurred on July 20, 2021. A copy of the PowerPoint used for the presentation is provided below [Exhibit D]. The PowerPoint provided an overview of the Housing Element's components including a detailed description of the goals, policies, and potential programs.



South El Monte Housing Element

Meeting Overview

01 Introductions

02 Project Review

03 Review of Goals & Policies

04 Next Steps

05 Planning Commission Discussion

01

Introductions

Meet the Team



COLBY CATALDI

Community
Development Director

IAN MCALEESE

City Project Manger



ERIKA VAN SICKEL

Lead Planner

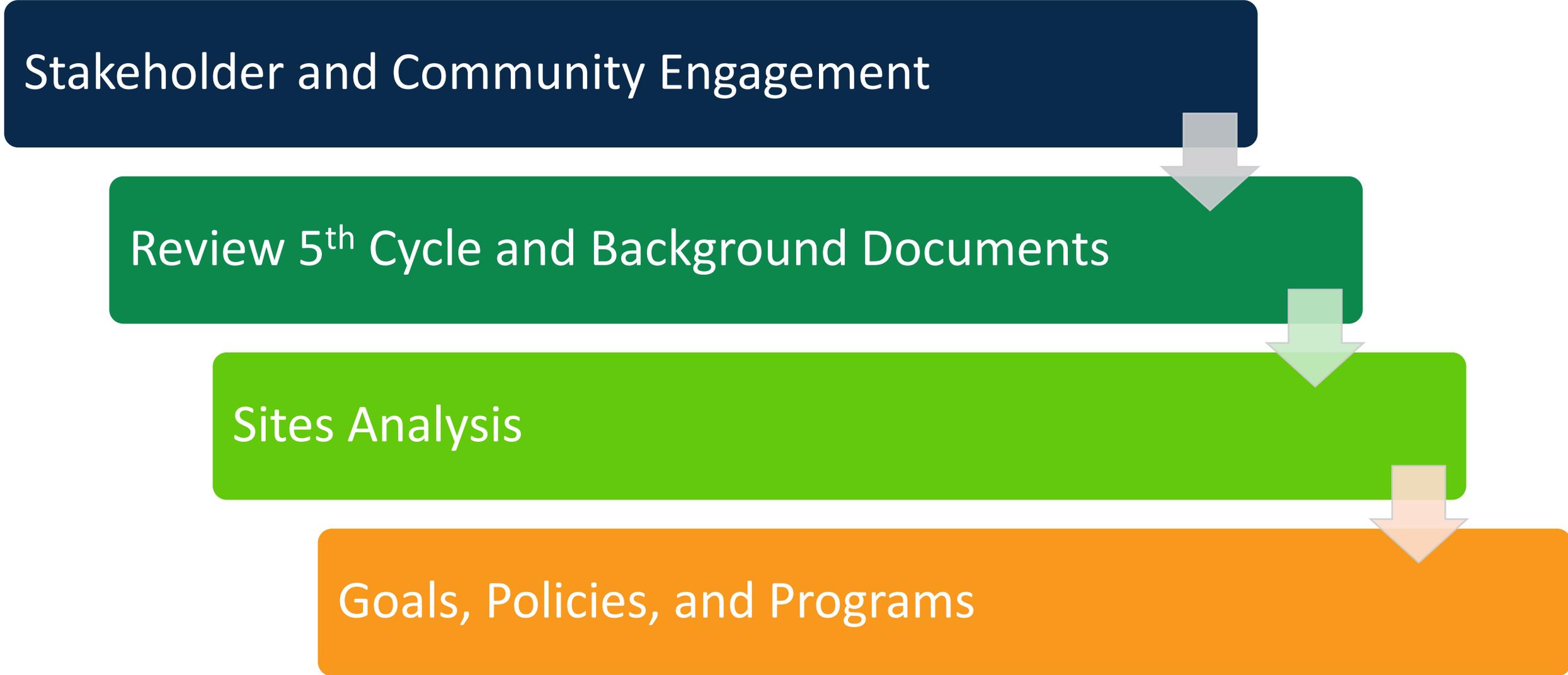
ELIZABETH DICKSON

Housing Planner

02

Project Review

Housing Element



Goals

- Values and direction

Policies

- Statements that guide decision-making to implement the goals and overarching vision

Objectives

- Specified conditions that are measurable steps toward achieving goals

Programs

- Procedures, programs, or techniques that carry out the policies

03

Review of Goals and Policies

Goals & Policy Examples



Goal 1: *An adequate supply of a variety of housing types to meet the existing and future needs of City residents.*

Policy: Provide adequate sites to facilitate the development of a diverse range of housing that fulfills its regional housing needs, including low-, moderate- and higher-density single-family attached/detached units and multiple-family units.

Policy: Facilitate the development of housing through the removal of local regulatory constraints, especially for housing that serves lower-income households and those with special needs.

Policy: Facilitate the development of housing by connecting developers with requirements, standards, and other relevant information needed to apply for development permits in the City.

Goals & Policy Examples



Goal 2: High quality residential neighborhoods that are enhanced and well-maintained.

Policy: Promote the rehabilitation of substandard and deteriorated housing and pursue additional funds for currently unfunded rehabilitation program.

Policy: Increase home ownership rates and stabilize neighborhoods by encouraging low- and moderate-income households to become first-time home buyers.

Policy: Alleviate overcrowding by permitting owners to add bedrooms, bath, and additional living areas and encouraging development of ADU's.

Goals & Policy Examples



Goal 3: *Compatible land uses that meet the needs of residents, employers and employees.*

Policy: Facilitate the orderly transition of residential uses in appropriate areas near industrial uses.

Policy: Provide new opportunities for housing in the City, such as through intensification in designated neighborhoods and other appropriate areas.

Policy: Encourage development of higher density housing in close proximity to public transportation, services, employment, recreation, and other resources and amenities.

Goals & Policy Examples



Goal 4: Equal opportunities for all residents to reside in the housing of their choice.

Policy: Continue enforcing fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, religion, national origin, sex, sexual preference, age, disability, family status, AIDS, or other such characteristics.

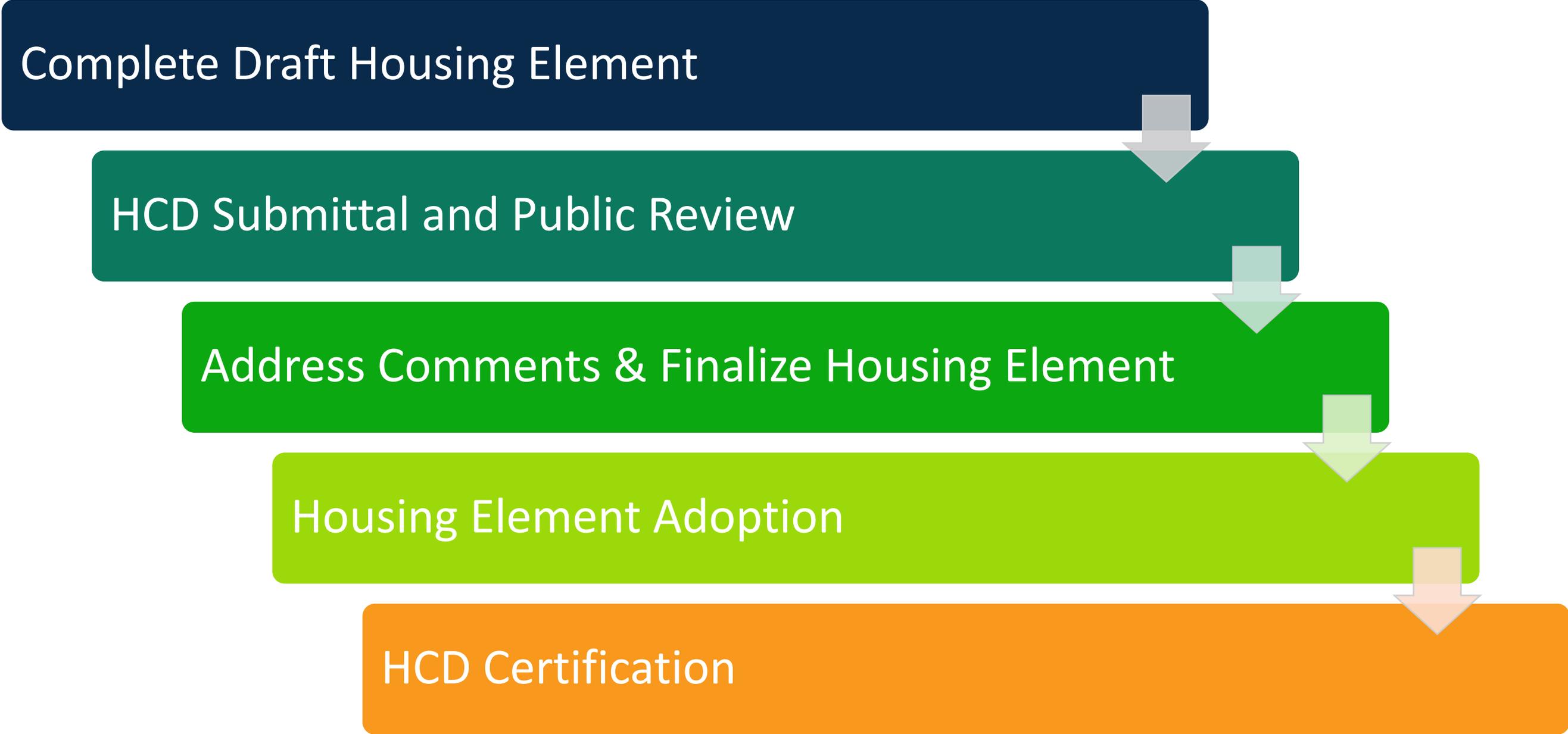
Policy: Implement practices that prevent displacement and discrimination through enforcement of existing requirements.

Policy: Connect residents and developers to information related to programs that provide housing support and guidance on Fair Housing resources.

04

Next Steps

Housing Element



05

Planning Commission Discussion

Recap of Goals

Goal 1: An adequate supply of a variety of housing types to meet the existing and future needs of City residents.

Goal 2: High quality residential neighborhoods that are enhanced and well-maintained.

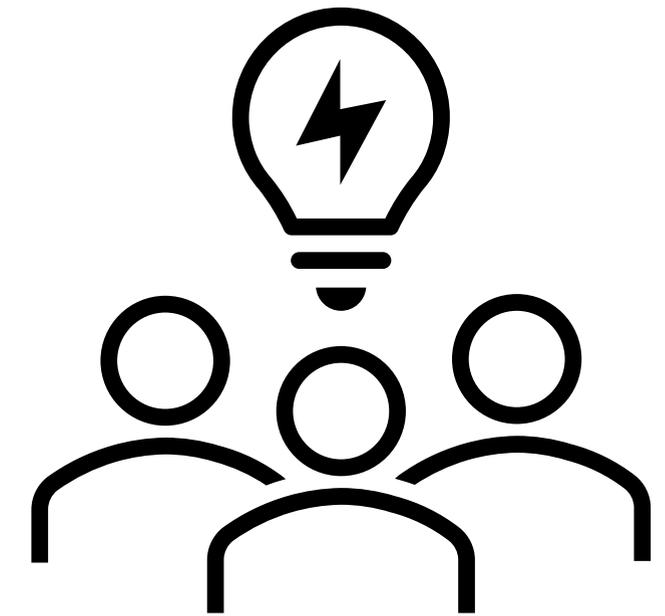
Goal 3: Compatible land uses that meet the needs of residents, employers and employees.

Goal 4: Equal opportunities for all residents to reside in the housing of their choice.



Are there any specific programs that you are not willing to explore over the next 8-years?

Are there other types of programs that you would like to explore over the next 8-years?

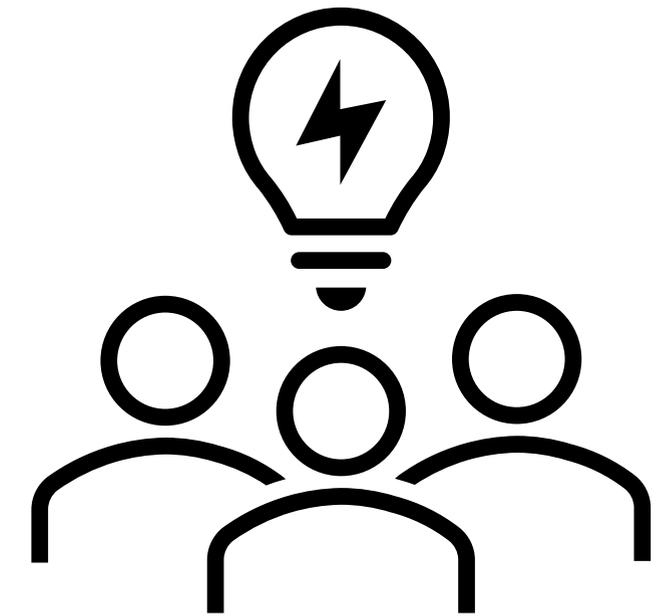


What is the key housing concern that you have for South El Monte?

Has this concern been discussed or mentioned tonight?

Of the goals and policies discussed, what speaks to you the most?

What do you see as the biggest housing challenges ahead?



Planning Commission

Any last comments or questions before we wrap-up?



DUDEK

Thank You

9.5 Special Event Images and Survey Results

Images from the special event held on August 19, 2021 are featured below [Exhibit E]. Following Exhibit E are the full survey results from the special event outreach [Exhibit F].

Exhibit E



#1 Exhibit F

COMPLETE

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Started: Thursday, August 19, 2021 2:46:24 PM
Last Modified: Thursday, August 19, 2021 5:37:35 PM
Time Spent: 02:51:11
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **Housing with appropriate accommodations for my household member with a disability is not affordable.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Rent became unaffordable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 2:47:40 PM
Last Modified: Thursday, August 19, 2021 5:40:21 PM
Time Spent: 02:52:41
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **Other (please specify):**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Taxes

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:38:45 PM
Last Modified: Thursday, August 19, 2021 5:41:09 PM
Time Spent: 00:02:23
IP Address: 74.8.223.170

Page 1

Q1 **Less or slower car traffic**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#4

COMPLETE

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Last Modified: Thursday, August 19, 2021 5:43:39 PM
Time Spent: 00:02:37
IP Address: 74.8.223.170

Page 1

Q1 **Places to go**
What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**
Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**
Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**
Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**
Which is the MOST important in keeping people in South El Monte safe?

Q6 **The home I live in does not meet the needs of my household member with a disability.**
Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**
In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 3:20:32 PM
Last Modified: Thursday, August 19, 2021 5:44:24 PM
Time Spent: 02:23:52
IP Address: 166.137.163.40

Page 1

Q1 **Improved streets (sidewalks/paving)**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **Housing with appropriate accommodations for my household member with a disability is not affordable.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:41:20 PM
Last Modified: Thursday, August 19, 2021 5:44:45 PM
Time Spent: 00:03:24
IP Address: 74.8.223.170

Page 1

- | | |
|---|---|
| Q1 | Less Crime |
| What is ONE thing that would make you feel more comfortable walking and biking. | |
| Q2 | Safer streets to get to existing parks |
| Which of the following would MOST improve parks in your neighborhood? | |
| Q3 | Yes |
| Do you contact the City when you have a problem? If not - why not? | |
| Q4 | My child's school,
My place of worship,
City Social Media (Facebook, Nextdoor) |
| Where do you get information about local resources and events? Mark all that apply. | |
| Q5 | Better warnings and outreach before an emergency or extreme weather event |
| Which is the MOST important in keeping people in South El Monte safe? | |
| Q6 | I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability. |
| Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | |
| Q7 | Rent became unaffordable,
Homeownership became unaffordable,
Landlord wanted to rent to a relative,
Landlord wanted to rent to someone else (non-relative) |
| In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply) | |

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:43:57 PM
Last Modified: Thursday, August 19, 2021 5:45:07 PM
Time Spent: 00:01:10
IP Address: 74.8.223.170

Page 1

Q1 **Places to go**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **The home I live in does not meet the needs of my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:44:58 PM
Last Modified: Thursday, August 19, 2021 5:47:00 PM
Time Spent: 00:02:02
IP Address: 74.8.223.170

Page 1

Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Rent became unaffordable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#9

COMPLETE

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Started: Thursday, August 19, 2021 5:45:53 PM
Last Modified: Thursday, August 19, 2021 5:49:23 PM
Time Spent: 00:03:29
IP Address: 74.8.223.170

Page 1

Q1 **Improved streets (sidewalks/paving)**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **Other (please specify):**

Where do you get information about local resources and events? Mark all that apply.

Websites

Q5 **Creating public spaces to go in an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#10

COMPLETE

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Started: Thursday, August 19, 2021 5:44:37 PM
Last Modified: Thursday, August 19, 2021 5:51:02 PM
Time Spent: 00:06:24
IP Address: 166.137.163.40

Page 1

Q1 **Places to go**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:47:05 PM
Last Modified: Thursday, August 19, 2021 5:51:10 PM
Time Spent: 00:04:05
IP Address: 74.8.223.170

Page 1

Q1 **Improved streets (sidewalks/paving)**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school,
City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:49:39 PM
Last Modified: Thursday, August 19, 2021 5:52:09 PM
Time Spent: 00:02:30
IP Address: 74.8.223.170

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#13

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 5:52:37 PM
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IP Address: 166.137.163.40

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- | | |
|---|---|
| Q1 | Places to go |
| What is ONE thing that would make you feel more comfortable walking and biking. | |
| Q2 | More amenities (water fountains, play equipment, picnic tables) at existing parks |
| Which of the following would MOST improve parks in your neighborhood? | |
| Q3 | Yes |
| Do you contact the City when you have a problem? If not - why not? | |
| Q4 | City Social Media (Facebook, Nextdoor) |
| Where do you get information about local resources and events? Mark all that apply. | |
| Q5 | Better warnings and outreach before an emergency or extreme weather event |
| Which is the MOST important in keeping people in South El Monte safe? | |
| Q6 | The home I live in does not meet the needs of my household member with a disability. |
| Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | |
| Q7 | Not Applicable |
| In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply) | |
-

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:51:21 PM
Last Modified: Thursday, August 19, 2021 5:54:16 PM
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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **Other (please specify):
Community and neighborhood watch**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Other (please specify):
Other**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#15

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 5:54:29 PM
Time Spent: 00:00:44
IP Address: 166.137.163.40

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Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **My place of worship**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Creating public spaces to go in an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Rent became unaffordable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#16

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 5:55:03 PM
Time Spent: 00:01:45
IP Address: 74.8.223.170

Page 1

Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#17

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 5:58:17 PM
Time Spent: 00:02:59
IP Address: 74.8.223.170

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Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More amenities (water fountains, play equipment, picnic tables) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

,
My landlord refuses to modify our unit to accommodate my household member with a disability

Q7

Not Applicable

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#18

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 5:58:43 PM
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IP Address: 74.8.223.170

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#19

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 6:01:03 PM
Time Spent: 00:06:05
IP Address: 166.137.163.40

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#20

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 6:03:07 PM
Time Spent: 00:03:50
IP Address: 74.8.223.170

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Q1 **Less Crime**
What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**
Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I do not think the City is going to help**
Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**
Where do you get information about local resources and events? Mark all that apply.

Q5 **Creating public spaces to go in an emergency or extreme weather event**
Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**
Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Rent became unaffordable**
In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#21

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:01:55
IP Address: 166.137.163.40

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I worry about losing my in-home health care**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Personal/family reasons**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:58:45 PM
Last Modified: Thursday, August 19, 2021 6:04:25 PM
Time Spent: 00:05:40
IP Address: 74.8.223.170

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

,
I worry about losing my in-home health care

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#23

COMPLETE

Collector: Web Link 1 (Web Link)
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IP Address: 166.137.163.40

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **My place of worship**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Homeownership became unaffordable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#24

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 6:05:30 PM
Time Spent: 00:02:07
IP Address: 74.8.223.170

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **Other (please specify):**

Where do you get information about local resources and events? Mark all that apply.
My friend

Q5 **Creating public spaces to go in an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#25

COMPLETE

Collector: Web Link 1 (Web Link)
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Q1 Other (please specify):
All
What is ONE thing that would make you feel more comfortable walking and biking.

Q2 Other (please specify):
All
Which of the following would MOST improve parks in your neighborhood?

Q3 Other (please specify):
No issues
Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**
Where do you get information about local resources and events? Mark all that apply.

Q5 Other (please specify):
All
Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**
Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**
In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#26

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:02:56
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- | | |
|---|---|
| Q1 | Places to go |
| What is ONE thing that would make you feel more comfortable walking and biking. | |
| Q2 | More amenities (water fountains, play equipment, picnic tables) at existing parks |
| Which of the following would MOST improve parks in your neighborhood? | |
| Q3 | Yes |
| Do you contact the City when you have a problem? If not - why not? | |
| Q4 | Other (please specify):
City staff |
| Where do you get information about local resources and events? Mark all that apply. | |
| Q5 | Other (please specify):
Walkable communities where I can live in a townhome and walk to commercial |
| Which is the MOST important in keeping people in South El Monte safe? | |
| Q6 | I do not experience any housing challenges. |
| Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | |
| Q7 | Not Applicable |
| In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply) | |
-

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:04:46 PM
Last Modified: Thursday, August 19, 2021 6:09:13 PM
Time Spent: 00:04:26
IP Address: 74.8.223.170

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Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school, City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#28

COMPLETE

Collector: Web Link 1 (Web Link)
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Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More amenities (water fountains, play equipment, picnic tables) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Creating public spaces to go in an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **The home I live in does not meet the needs of my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

,
It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel.

,
Housing with appropriate accommodations for my household member with a disability is not affordable.

Q7

Landlord wanted to rent to someone else (non-relative)

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#29

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:04:33
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- | | |
|---|---|
| <p>Q1</p> <p>What is ONE thing that would make you feel more comfortable walking and biking.</p> | <p>Less Crime</p> |
| <p>Q2</p> <p>Which of the following would MOST improve parks in your neighborhood?</p> | <p>More amenities (water fountains, play equipment, picnic tables) at existing parks</p> |
| <p>Q3</p> <p>Do you contact the City when you have a problem? If not - why not?</p> | <p>No - I am unsure who to contact</p> |
| <p>Q4</p> <p>Where do you get information about local resources and events? Mark all that apply.</p> | <p>City Social Media (Facebook, Nextdoor)</p> |
| <p>Q5</p> <p>Which is the MOST important in keeping people in South El Monte safe?</p> | <p>Creating public spaces to go in an emergency or extreme weather event</p> |
| <p>Q6</p> <p>Do you and/or a household member experience any of the following housing challenges? (Select all that apply)</p> | <p>Other (please specify):
Too many homeless on our street</p> |
| <p>Q7</p> <p>In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)</p> | <p>Not Applicable</p> |

#30

COMPLETE

Collector: Web Link 1 (Web Link)
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Q1 Respondent skipped this question

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 More security (lights, enforcement) at existing parks

Which of the following would MOST improve parks in your neighborhood?

Q3 Yes

Do you contact the City when you have a problem? If not - why not?

Q4 City Social Media (Facebook, Nextdoor),

Where do you get information about local resources and events? Mark all that apply.

Other (please specify):
Newspaper

Q5 Nature based solutions (such as: more trees, rain gardens, etc.)

Which is the MOST important in keeping people in South El Monte safe?

Q6 I worry about losing my in-home health care

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 Not Applicable

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#31

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:03:45
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- | | |
|---|--|
| Q1
What is ONE thing that would make you feel more comfortable walking and biking. | Places to go |
| <hr/> | |
| Q2
Which of the following would MOST improve parks in your neighborhood? | Safer streets to get to existing parks |
| <hr/> | |
| Q3
Do you contact the City when you have a problem? If not - why not? | Yes |
| <hr/> | |
| Q4
Where do you get information about local resources and events? Mark all that apply. | My place of worship,
City Social Media (Facebook, Nextdoor) |
| <hr/> | |
| Q5
Which is the MOST important in keeping people in South El Monte safe? | Creating public spaces to go in an emergency or extreme weather event |
| <hr/> | |
| Q6
Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | The home I live in does not meet the needs of my household member with a disability.
,
I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability. |
-

Q7

Personal/family reasons

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#32

COMPLETE

Collector: Web Link 1 (Web Link)
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Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Respondent skipped this question**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#33

COMPLETE

Collector: Web Link 1 (Web Link)
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Q1 **Improved streets (sidewalks/paving)**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#34

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, August 19, 2021 6:19:54 PM
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Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#35

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:02:45
IP Address: 74.8.223.170

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- | | |
|---|--|
| Q1 | Less Crime |
| What is ONE thing that would make you feel more comfortable walking and biking. | |
| <hr/> | |
| Q2 | More amenities (water fountains, play equipment, picnic tables) at existing parks |
| Which of the following would MOST improve parks in your neighborhood? | |
| <hr/> | |
| Q3 | No - I am unsure who to contact |
| Do you contact the City when you have a problem? If not - why not? | |
| <hr/> | |
| Q4 | City Social Media (Facebook, Nextdoor) |
| Where do you get information about local resources and events? Mark all that apply. | |
| <hr/> | |
| Q5 | Nature based solutions (such as: more trees, rain gardens, etc.) |
| Which is the MOST important in keeping people in South El Monte safe? | |
| <hr/> | |
| Q6 | I do not experience any housing challenges. |
| Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | |
| <hr/> | |
| Q7 | Not Applicable |
| In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply) | |
| <hr/> | |

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:20:19 PM
Last Modified: Thursday, August 19, 2021 6:25:41 PM
Time Spent: 00:05:22
IP Address: 74.8.223.170

Page 1

Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:16:46 PM
Last Modified: Thursday, August 19, 2021 6:25:49 PM
Time Spent: 00:09:02
IP Address: 166.137.163.40

Page 1

Q1 **Less or slower car traffic**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More amenities (water fountains, play equipment, picnic tables) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:24:19 PM
Last Modified: Thursday, August 19, 2021 6:25:56 PM
Time Spent: 00:01:36
IP Address: 74.8.223.170

Page 1

Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More amenities (water fountains, play equipment, picnic tables) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:26:17 PM
Last Modified: Thursday, August 19, 2021 6:28:27 PM
Time Spent: 00:02:09
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:28:52 PM
Last Modified: Thursday, August 19, 2021 6:31:43 PM
Time Spent: 00:02:51
IP Address: 74.8.223.170

Page 1

- | | |
|--|---|
| Q1
What is ONE thing that would make you feel more comfortable walking and biking. | Places to go |
| <hr/> | |
| Q2
Which of the following would MOST improve parks in your neighborhood? | More amenities (water fountains, play equipment, picnic tables) at existing parks |
| <hr/> | |
| Q3
Do you contact the City when you have a problem? If not - why not? | Yes |
| <hr/> | |
| Q4
Where do you get information about local resources and events? Mark all that apply. | City Social Media (Facebook, Nextdoor) |
| <hr/> | |
| Q5
Which is the MOST important in keeping people in South El Monte safe? | Improving homes to better withstand extreme weather |
| <hr/> | |
| Q6
Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel. |
| <hr/> | |
| Q7
In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply) | Homeownership became unaffordable |
-

#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:32:27 PM
Last Modified: Thursday, August 19, 2021 6:35:02 PM
Time Spent: 00:02:34
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school,
City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

The home I live in does not meet the needs of my household member with a disability.

,

It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel.

,

I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.

,

My landlord refuses to modify our unit to accommodate my household member with a disability

Q7

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

Not Applicable

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:30:00 PM
Last Modified: Thursday, August 19, 2021 6:36:16 PM
Time Spent: 00:06:15
IP Address: 166.137.163.40

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Creating public spaces to go in an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:25:56 PM
Last Modified: Thursday, August 19, 2021 6:36:39 PM
Time Spent: 00:10:42
IP Address: 74.8.223.170

Page 1

Q1 **Less or slower car traffic**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Improving homes to better withstand extreme weather**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:36:56 PM
Last Modified: Thursday, August 19, 2021 6:40:54 PM
Time Spent: 00:03:57
IP Address: 74.8.223.170

Page 1

Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More amenities (water fountains, play equipment, picnic tables) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Respondent skipped this question**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:36:47 PM
Last Modified: Thursday, August 19, 2021 6:41:40 PM
Time Spent: 00:04:52
IP Address: 166.137.163.40

Page 1

- | | |
|---|---|
| Q1 | Less Crime |
| What is ONE thing that would make you feel more comfortable walking and biking. | |
| <hr/> | |
| Q2 | More amenities (water fountains, play equipment, picnic tables) at existing parks |
| Which of the following would MOST improve parks in your neighborhood? | |
| <hr/> | |
| Q3 | Yes |
| Do you contact the City when you have a problem? If not - why not? | |
| <hr/> | |
| Q4 | City Social Media (Facebook, Nextdoor) |
| Where do you get information about local resources and events? Mark all that apply. | |
| <hr/> | |
| Q5 | Better warnings and outreach before an emergency or extreme weather event |
| Which is the MOST important in keeping people in South El Monte safe? | |
| <hr/> | |
| Q6 | The home I live in does not meet the needs of my household member with a disability. |
| Do you and/or a household member experience any of the following housing challenges? (Select all that apply) | |
| <hr/> | |
| Q7 | Not Applicable |
| In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply) | |
| <hr/> | |

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:35:22 PM
Last Modified: Thursday, August 19, 2021 6:42:55 PM
Time Spent: 00:07:32
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Safer streets to get to existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Creating public spaces to go in an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **The home I live in does not meet the needs of my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Homeownership became unaffordable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:41:56 PM
Last Modified: Thursday, August 19, 2021 6:44:32 PM
Time Spent: 00:02:35
IP Address: 166.137.163.40

Page 1

Q1 **More trees and nature**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school, City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

,

My landlord refuses to modify our unit to accommodate my household member with a disability

,

I worry about losing my in-home health care

Q7

Respondent skipped this question

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:44:24 PM
Last Modified: Thursday, August 19, 2021 6:44:36 PM
Time Spent: 00:00:12
IP Address: 74.8.223.170

Page 1

Q1 **Places to go**
What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Respondent skipped this question**
Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**
Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school**
Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**
Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**
Do you and/or a household member experience any of the following housing challenges? (Select all that apply)
,
Housing with appropriate accommodations for my household member with a disability is not affordable.

Q7

Landlord wanted to rent to a relative

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:41:10 PM
Last Modified: Thursday, August 19, 2021 6:45:02 PM
Time Spent: 00:03:51
IP Address: 74.8.223.170

Page 1

Q1 **Places to go**
What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Other (please specify):**
Which of the following would MOST improve parks in your neighborhood? Water play or water park (like la mirador or Rosemead)

Q3 **Yes**
Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school,**
City Social Media (Facebook, Nextdoor)
Where do you get information about local resources and events? Mark all that apply.

Q5 **Creating public spaces to go in an emergency or extreme weather event**
Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**
Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**
In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:44:56 PM
Last Modified: Thursday, August 19, 2021 6:45:05 PM
Time Spent: 00:00:09
IP Address: 74.8.223.170

Page 1

Q1 **Places to go**
What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **Respondent skipped this question**
Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**
Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school**
Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**
Which is the MOST important in keeping people in South El Monte safe?

Q6 **I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.**
Do you and/or a household member experience any of the following housing challenges? (Select all that apply)
,
Housing with appropriate accommodations for my household member with a disability is not affordable.

Q7

Landlord wanted to rent to a relative

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:45:43 PM
Last Modified: Thursday, August 19, 2021 6:47:52 PM
Time Spent: 00:02:08
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **I do not experience any housing challenges.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Not Applicable**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:45:32 PM
Last Modified: Thursday, August 19, 2021 6:49:37 PM
Time Spent: 00:04:05
IP Address: 166.137.163.40

Page 1

Q1 Other (please specify):
 Blank

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 Respondent skipped this question

Which of the following would MOST improve parks in your neighborhood?

Q3 Yes

Do you contact the City when you have a problem? If not - why not?

Q4 My child's school,
 City Social Media (Facebook, Nextdoor)

Where do you get information about local resources and events? Mark all that apply.

Q5 Improving homes to better withstand extreme weather

Which is the MOST important in keeping people in South El Monte safe?

Q6 The home I live in does not meet the needs of my household member with a disability.
 ,
 I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.
 ,
 My landlord refuses to modify our unit to accommodate my household member with a disability

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

Rent became unaffordable,

Homeownership became unaffordable

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:45:48 PM
Last Modified: Thursday, August 19, 2021 6:51:05 PM
Time Spent: 00:05:17
IP Address: 74.8.223.170

Page 1

Q1 **Less or slower car traffic**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More security (lights, enforcement) at existing parks**

Which of the following would MOST improve parks in your neighborhood?

Q3 **Yes**

Do you contact the City when you have a problem? If not - why not?

Q4 **My child's school,**
My place of worship,
City Social Media (Facebook, Nextdoor)

Where do you get information about local resources and events? Mark all that apply.

Q5 **Nature based solutions (such as: more trees, rain gardens, etc.)**

Which is the MOST important in keeping people in South El Monte safe?

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

The home I live in does not meet the needs of my household member with a disability.

,

It is difficult for my household member with a disability to get around my neighborhood because there is a lack of accessible paths of travel.

,

I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.

,

Housing with appropriate accommodations for my household member with a disability is not affordable.

Q7

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

Not Applicable

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:51:38 PM
Last Modified: Thursday, August 19, 2021 7:07:04 PM
Time Spent: 00:15:25
IP Address: 74.8.223.170

Page 1

Q1 **Less Crime**

What is ONE thing that would make you feel more comfortable walking and biking.

Q2 **More green space near my house**

Which of the following would MOST improve parks in your neighborhood?

Q3 **No - I am unsure who to contact**

Do you contact the City when you have a problem? If not - why not?

Q4 **City Social Media (Facebook, Nextdoor)**

Where do you get information about local resources and events? Mark all that apply.

Q5 **Better warnings and outreach before an emergency or extreme weather event**

Which is the MOST important in keeping people in South El Monte safe?

Q6 **Housing with appropriate accommodations for my household member with a disability is not affordable.**

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Q7 **Other (please specify):**

In the past five years have you had to move out of your residence when you did not want to move for any of the following reasons? (Select all that apply)

No

ATTACHMENT C



City of South El Monte

PUBLIC HEALTH AND SAFETY

ELEMENT

AUGUST 2021



DUDEK

Introduction

Ensuring good health and a safe environment for all community members is a top priority for the City of South El Monte (City). The Public Health and Safety Element of the General Plan guides the City toward being a safer and healthier place for everyone. This element combines two State-required elements: Safety and Environmental Justice. The Safety Element is a required element and must be addressed by every city and county in California. Environmental Justice is a required element for cities with disadvantaged communities (**DACs**), which includes South El Monte.

The Public Health and Safety Element prioritizes actions that address the greatest health risks to the City over the next 20 years. It guides how the City is designed, regulated, and built to ensure that people can access healthy food and places to play, that the air is clean, and that hazards will not impact important buildings and services. The Public Health and Safety Element also identifies and prioritizes the needs of DACs to address compounding health concerns.

The Public Health and Safety Element is closely linked to two other elements of the General Plan: the Land Use Element and the Conservation Element. The Land Use Element regulates where homes, business, and industry can be in South El Monte and how large they can be. Related to this, the Public Health and Safety Element recommends where parks, community gardens, and first responder facilities should be placed. The Conservation Element addresses how the City uses natural resources, such as water and the urban forest. Related to this, the Public Health and Safety Element addresses how these resources could be affected by hazard events and climate change, and how natural resources can be used to make the community healthier and more resilient.

The Existing Conditions section of this element outlines the public health concerns facing the City, and the Goals, Policies, and Actions section outlines the City's public health and safety roadmap to 2040.

DISADVANTAGED COMMUNITIES

DACs are areas throughout California that most suffer from a combination of economic, health, and environmental burdens. These burdens include poverty, high unemployment, air and water pollution, presence of hazardous wastes, and high incidence of asthma and heart disease.

Gov. Code Section 65302(h)(4)(A)

Outreach

Defining Environmental Justice Communities

The California Governor’s Office of Planning Research requires jurisdictions with census tracts scoring above 75% in **CalEnviroScreen** to address **environmental justice**. Using CalEnviroScreen, seven census tracts in South El Monte scored above 75% (see **PHS-1**).

Summary

Public outreach methods were designed to engage a wide range of community members and generate ideas and feedback representing the broad perspectives of local residents. Due to the global COVID-19 pandemic, hybrid in-person and virtual outreach was pursued to ensure barriers due to health and technology were not a burden on community members’ ability to participate. To achieve this goal, the following outreach meetings and opportunities were employed: one virtual joint City of South El Monte (City) City Council/Planning Commission Meeting, one virtual public workshop, eight stakeholder interviews, one in-person community outreach event, and two online surveys. All public input was gathered in conformance with the COVID-19 physical distancing requirements in place at the time. Public engagement efforts were targeted in South El Monte; however, some stakeholders based outside of South El Monte also provided input.

Copies of the interviews, presentations, and survey results are included in [Appendix A, Community Engagement Results]. The discussion below briefly summarizes the main topics, issues, and concerns brought forth during these efforts.

Planning Commission and City Council Joint Session Public Meeting

The City Council and Planning Commission Meeting was held virtually on April 20, 2021. The meeting included an overview of the Safety and Environmental Justice Element and provided opportunities

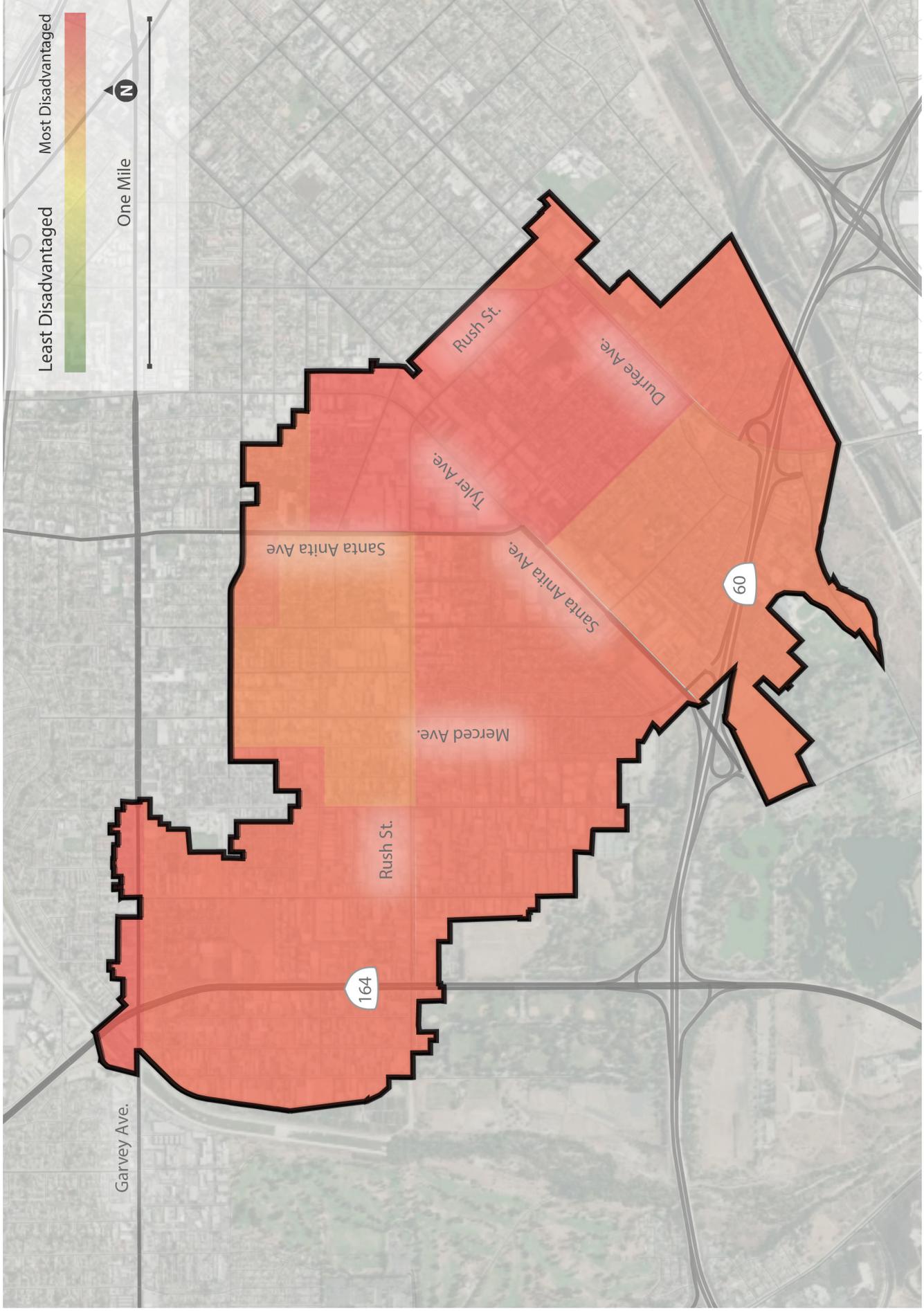
CALENVIROSCREEN

A mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution’s effects. CalEnviroScreen ranks communities by census tract based on data that are available from State and Federal government sources. Those census tracts that are above the 75th percentile on CalEnviroScreen are considered disadvantaged and are most vulnerable to climate change. This General Plan uses CalEnviroScreen 3.0, which was updated in June 2018.

ENVIRONMENTAL JUSTICE

Environmental Justice: Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies. Environmental justice will be achieved when everyone enjoys the same degree of protection from environmental and health hazards, and equal access to the decision-making process to have a healthy environment in which to live, learn, and work.

Figure PHS-1 Disadvantaged Commu-



Source: Source: California Office of Environment Health Hazard Assessment, (2020). CalEnviroScreen. Retrieved July 09, 2020, from <https://oehha.ca.gov/calenviroscreen>.

for the City Council and Planning Commission to ask and respond to questions. Spanish translation was offered during the meeting.

The list below provides an overview of the feedback received from the City Council and Planning Commission collected during this meeting related to safety and equity issues they have heard about from the community:

- There are issues with housing affordability.
- There are concerns over extreme heat, air pollution, and energy efficiency, including with regard to insulation.
- There is concern over indoor air quality, including exposure to natural gas, and a concern with creating healthy homes.
- Traffic flow, particularly in areas that may be underutilized and the speed of traffic through communities, is a concern. There is an opportunity to explore ways to promote complete streets and active transit.

Online Surveys

The first survey was completed by 23 people. The survey was posted on the City's website and social media platforms, such as on the City's Facebook page; advertised in the City's newspaper; and emailed to the City's interested parties list. The survey was also advertised through a bilingual (Spanish and English) flyer, emailed directly to key stakeholders, and announced during the virtual community meeting held in June. The survey was available for community members who wished to participate during the months of June and July 2021. The survey was available in both English and Spanish. Below is a summary of survey results:

- Many of the survey participants have chosen to live in South El Monte because it is close to family and friends, they were born and raised here, and because of affordability.
- Nearly half of all survey participants indicated that the home they live in shows signs of minor deferred maintenance.
- Of those who wish to own a home in South El Monte, the three most common issues preventing participants from doing so at this time included not being able to find a home within their target price range, not currently having the financial resources for an appropriate down payment, and not currently having the financial resources for an adequate monthly mortgage payment.
- When asked about what they believe are the most urgent housing concerns in South El Monte, the three most common selections included housing affordability, overcrowding, and housing availability.
- Although responses varied across all possible answers, the most commonly selected displacement concern indicated was a sudden increase in rent.

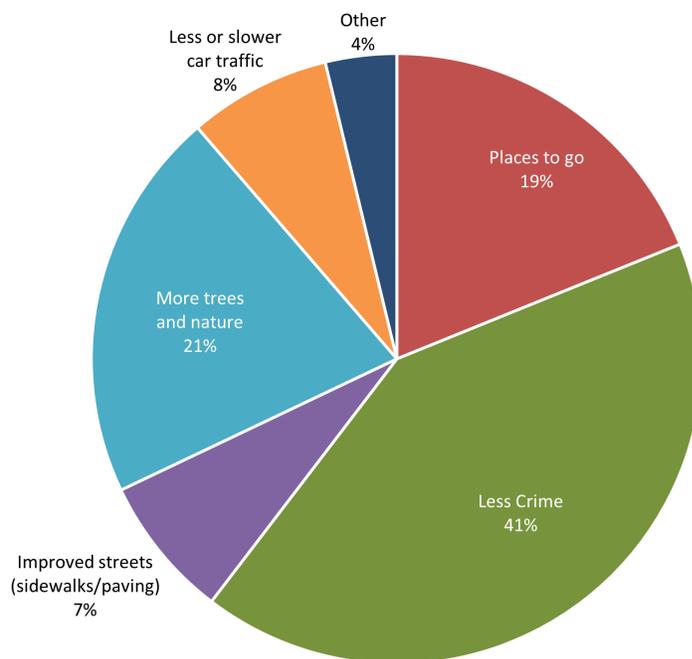
The second survey was completed by 54 people. The survey was available during the outdoor

concert community event on August 19, 2021. Responses addressed walking and biking around South El Monte, parks, and communicating with the City.

Walking and Biking around South El Monte

When deciding to walk or bike around town, survey respondents were most concerned about levels of crime (see **Figure PHS-2**). Respondents also felt that trees and increased in destinations would also improve walking and biking.

Figure PHS-2. How to Make Walking and Biking More Comfortable



Parks

Respondents had varied ideas on how to improve parks. People were equally split between access, safety, and amenity improvements. (see **PHS-3**)

Communicating with the City

Survey respondents usually contact the City when they have a problem (see **PHS-4**), and most often use the City’s social media platforms to learn about local resources and events (see **PHS-5**).

Figure PHS-3 : Potential Park Improvements

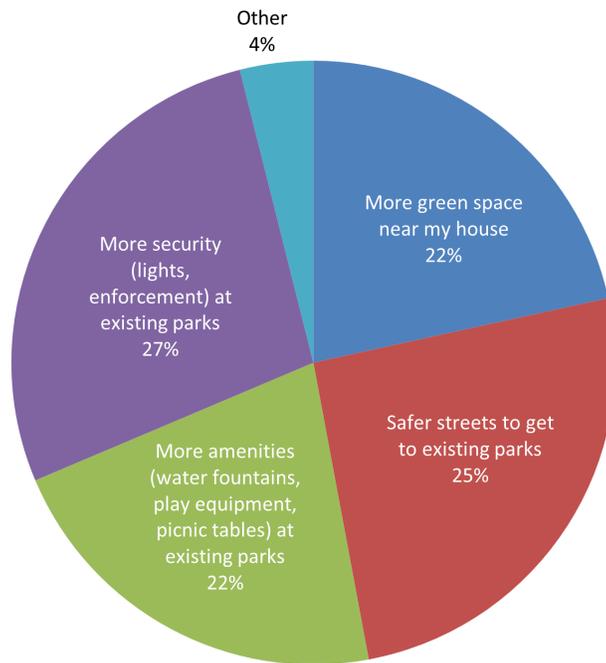


Figure PHS-4 : Contact with City to Solve Problems

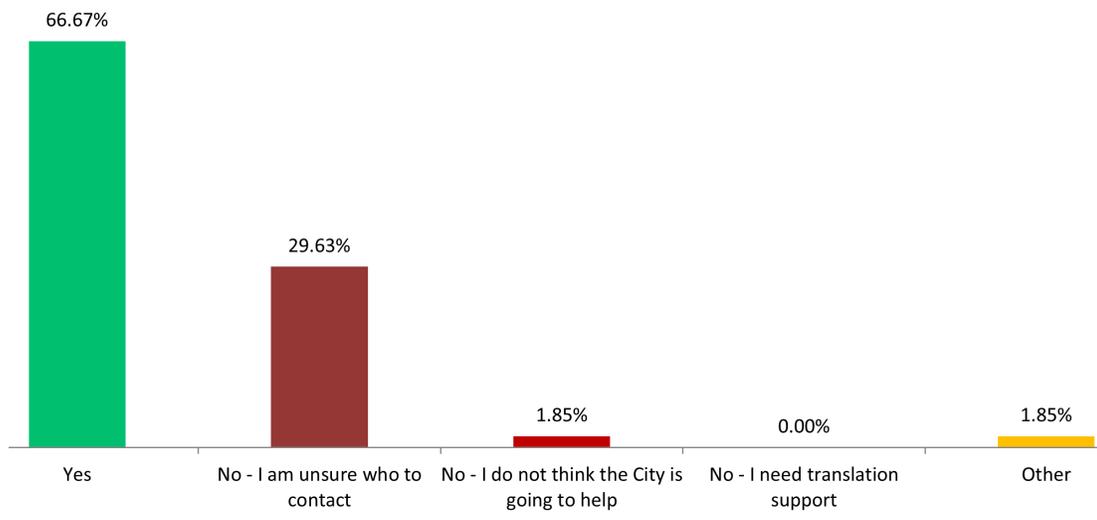
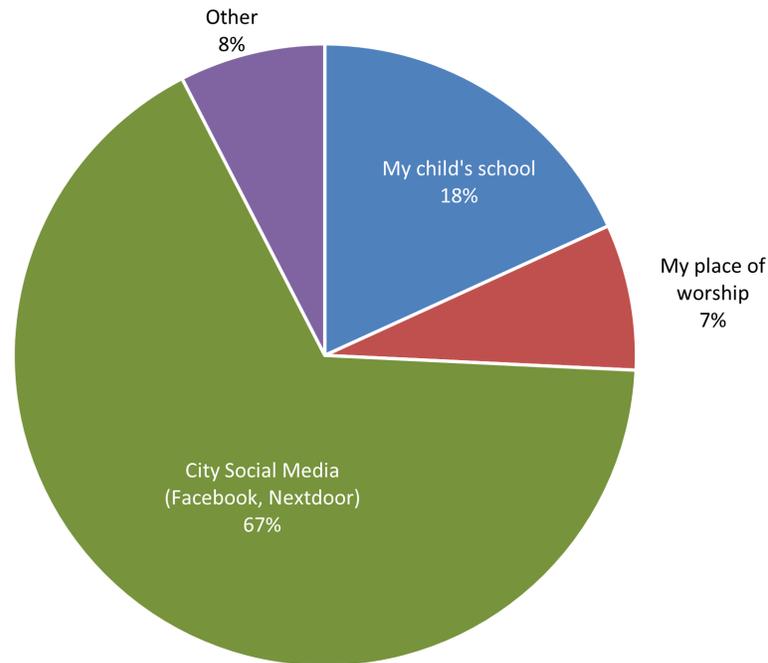


Figure PHS-5 : Preferred Forms of City Communication



Virtual Public Workshop

A virtual community meeting was held on June 29, 2021. Bilingual (English/Spanish) services were provided during the virtual public workshop to engage a broad spectrum of community members. The workshop was held during a weekday evening, outside of traditional working hours, and streamed live via Zoom to facilitate participation. This workshop was promoted on multiple channels, including the City's website and social media platforms. Some of the participants present included residents, property owners, and employees. The virtual community meeting focused on housing-related topics, and produced insights related to safety and environmental justice, as summarized below: When asked about what they believe are the most urgent housing concerns in South El Monte, the most commonly selected poll answers were housing affordability, homeownership, and housing quality.

- Poll results revealed that the most commonly selected displacement concern indicated was a sudden rent increase, followed by maintenance issues not being fixed. Other responses included sudden lease termination, eviction, and that long-term residents cannot stay in the community. These issues were evaluated as they relate to safe and sanitary housing.
- No comments were received regarding displacement due to hazards, such as fire and earthquakes.

Stakeholder Interviews

An extensive list of stakeholders, as identified by the City, and all interested parties were individually called to participate in one-on-one stakeholder interviews. Eight stakeholder interviews were completed and included feedback from a variety of organizations, such as food pantries, homeless and transitional living shelters, and those who provide social services and emergency resources. Feedback results indicated that there are not enough resources in South El Monte for older adults regarding home maintenance programs, social services, and food programs. A comment was made about traffic impacts as a result of increased housing development along commercial corridors.

Community Outreach Event

One in-person community outreach event was held to collect feedback specifically on the topics of environmental justice and safety. This outreach was aimed at meeting people where they already congregate. The event was a Summer Concerts series hosted by the City of South El Monte Community Services Department at the City Hall front lawn on Thursday, August 19, 2021. A booth was set up for the purpose of collecting feedback via a survey available via tablet and one-on-one discussions. Informational posterboards were set up to assess community perception of various community characteristics: access to physical activity, opportunity for civic engagement, threat of natural hazards, level of pollution and air quality, access to public facilities, and food access. Participants were asked to place stickers (sad face, neutral face, and happy face) next to each of these to represent how important each characteristic is to them. People felt that public facilities and community engagement were the most important to be addressed in this element. Spanish-language support was provided for a portion of this event.

Existing Conditions

This section outlines the current risk and equity concerns South El Monte faces from natural and public health hazards. For each hazard, this assessment explains **what** the hazard is and what causes it to occur in South El Monte. Next the assessment maps **where** in South El Monte is most affected by this hazard. From there, this assessment explains **who** is most vulnerable to each hazard. Then, this assessment explains **how** the City of South El Monte (City) is already addressing this hazard. Finally, for each natural hazard, this assessment addresses **when** the hazard occurs; this includes if the hazard is seasonal or is forecasted to get worse as a result of climate change.

This section addresses five public health hazards (access to healthy living, pollution exposure, physical activity, public facilities, and safe and sanitary homes) and four natural hazards (extreme heat, flooding, geologic hazards, and wildfires).

Public Health and Chronic Hazards

The places where people live can affect their health. In a healthy community, everyone has access to healthy food, parks, and safe streets. Low-income communities often have fewer of these healthy resources, and have higher rates of chronic diseases and lower lifespans as a result.¹ As shown in **Table PHS-1**, South El Monte often scores in the lowest 25% of the State for various health indicators, and is worse than Los Angeles County and the State when it comes to all health indicators assessed.

Table PHS-1. Health Indicators

Health Indicator	Location		
	South El Monte	Los Angeles County	California
Asthma ¹	53.78	52.21	51.95
Cardiovascular Disease ²	8.68	8.43	8.4
Diabetes ^{3*}	12.97	10.93	9.94
Obesity ^{4*}	30.39	26.4	25.15
Low Birth Weight ⁵	5.74	5.34	4.97

Source: Public Health Alliance. 2020. "The California Healthy Places Index." <https://map.healthyplacesindex.org/>.

Legend: Quartile 1 = Good, Quartile 2 = Moderate, Quartile 3 = Poor, Quartile 4 = Challenged

¹ Asthma emergency department visits per 10,000 people

² Heart attack emergency department visits per 10,000 people

³ Percent of adults with diabetes

⁴ Percent of adults with a body mass index over 30 kg/m²

⁵ Percent of low-birth-weight infants

* Multiple census tracts did not have data collected for this statistic.

1 McCullough, M., D. Feskanich, M. Stampfer, E. Giovannucci, E. Rimm, F. Hu, D. Spiegelman, D. Hunter, G. Colditz, and W. Willett. 2002. "Diet Quality and Major Chronic Disease Risk in Men and Women: Moving Toward Improved Dietary Guidance." *American Journal of Clinical Nutrition* 76 (6): 1,261–1,271.

Healthy Food

What

Healthy food is essential for all people, but it can be difficult to access and afford for some community members. Having access to affordable healthy food can encourage a healthier diet, lower the risk of chronic disease, and reduce food insecurity.² Studies have shown that people who live near grocery stores have better health outcomes.³ For community members without a car, being able to walk or bike to a grocery store or other source of healthy food is imperative.

Where

South El Monte is served by seven grocery stores that are well-distributed throughout South El Monte in commercial areas. Many residential areas are within walking or biking distance of a grocery store; however, households in the southern portion of South El Monte do not have a neighborhood grocery store (see **Figure PHS-6**). The local grocery stores are affordable and culturally appropriate.

In 2021, Earthworks Farm and Community Garden broke ground on 5 acres of land that abuts the southern border of South El Monte.⁴ This local community group is in partnership with CultivaLA, the San Gabriel Valley Conservation Corps, and others with the goal to promote urban agriculture. Earthworks Farm understands the importance of urban agriculture in health and food security, and offers direct sales, farm-to-table, farm-to-school, harvest tours, and educational community workshops.⁵

Who

Those most in need of nearby grocery stores include low-income residents and households without access to a car. Households with limited access to a car are concentrated in the northern portions of South El Monte near commercial areas and are well-served by grocery stores. More than 30% of South El Monte residents, including low-income residents, concentrated in the southern portion of South El Monte do not live within biking distance of a grocery store. This access is supplemented by the presence of the Earthworks Farm and Community Garden and monthly food bank at the San Gabriel Valley Service Center.

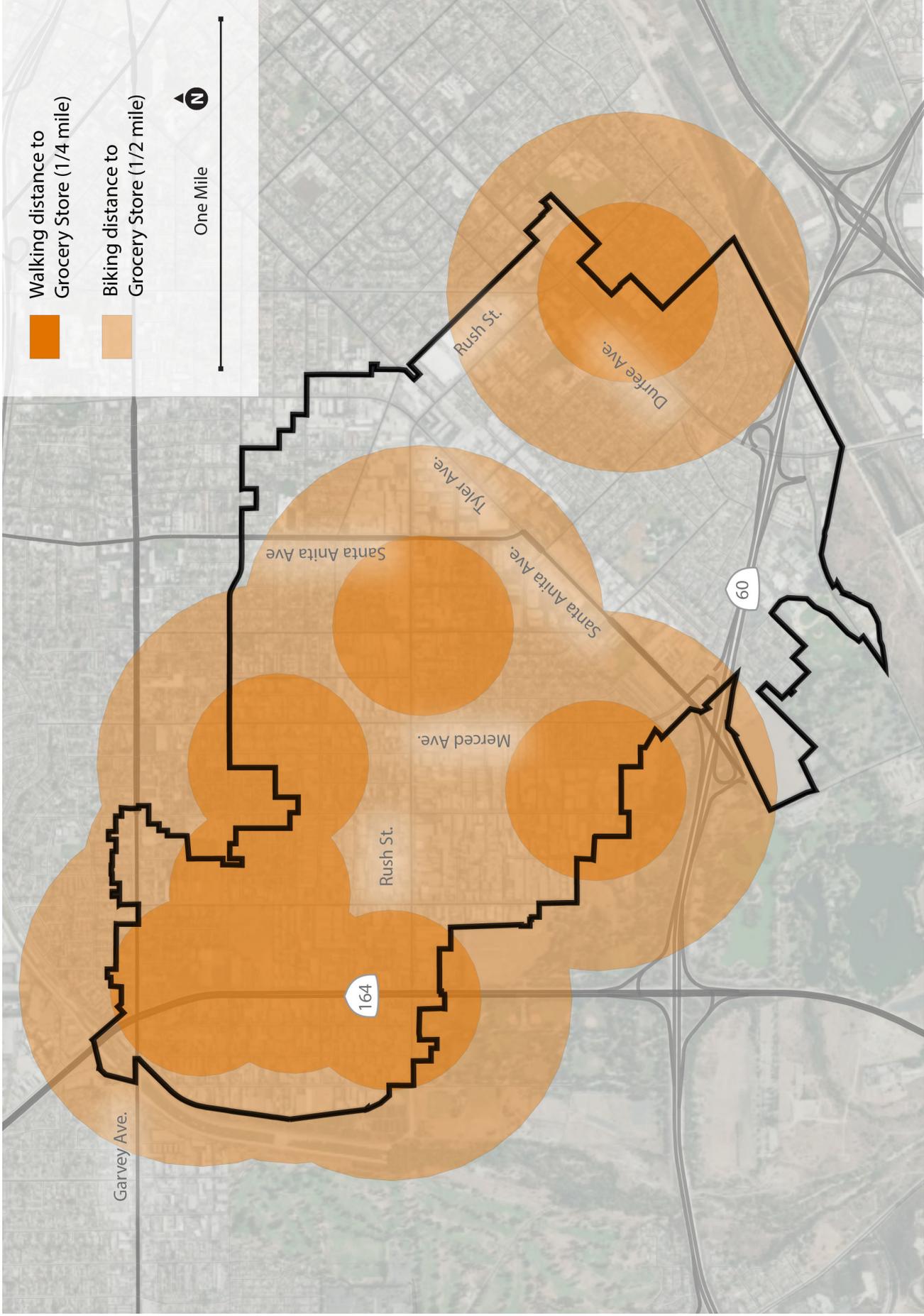
2 McCullough et al. 2002.

3 Teuhaft, S., and A. Karpyn. 2018. *The Grocery Gap: Who has Access to Healthy Food and Why it Matters*. https://healthyplacesindex.org/wp-content/uploads/2018/01/policy_link_grocery_gap.pdf.

4 Richard, O. 2021. "New Farm In El Monte Breaks Ground Today With Goal Of Feeding Westlake Community." *LAIST*. March 27, 2021. <https://laist.com/latest/post/20210327/earthworks-farm-el-monte-westlake>.

5 Earthworks Farm Community Garden. n.d. "Earthworks Farm and Community Garden." Accessed April 13, 2021. <https://www.soilmate.com/farms/earthworks-farm-community-garden>.

Figure PHS-6 Food Access



How

Two community-based organizations provide food to families in need in South El Monte, helping to close the gap on food insecurity. Earthworks Farm, located at 1210 Lerma Road, provides workshops in organic farming, farm-to-school education, and volunteer opportunities, and works alongside the San Gabriel Valley Conservation Corps to provide for local disadvantaged youth through affordable local produce and work skills and job training in organic farming. The San Gabriel Valley Service Center, located at 1441 Santa Anita Avenue, supports a monthly program in conjunction with the Los Angeles Regional Food Bank to provide food to low-income older adults (60+) on every fourth Monday of the month between 9:00 a.m. and 11:00 a.m.

Parks

What

Parks offer space for safe and healthy recreation, and access to parks has been found to prevent chronic disease.⁶ Parks provide places for children to play and adults to walk. Parks, and the trees inside them, help to clean the air and cool down the surrounding area on hot days. These spaces also offer a gathering place that can allow for events and foster community. Ensuring that there are ample amounts of nearby park space improves quality of life for residents.

Where

South El Monte has one dedicated park: Mary Van Dyke Park. In addition to this park, the City has a joint-use agreement with Shiveley Middle School and the New Temple School to access Shiveley Park and New Temple Park. All three of the local parks are south of Rush Street and east of Merced Avenue. **Figure PHS-7** shows walking and biking distances to City parks and participating schools. Parks adjacent to South El Monte include Lashbrook Park and Whittier Narrows, a major regional recreational area that is managed by Los Angeles County Parks and Recreation.

The sheer amount of park acreage relative to the population is also important to consider when looking at park accessibility because the more people using a park, the less space there is for use. South El Monte has approximately 0.7 park acres per 1,000 residents, which is significantly less than the Los Angeles County average of 3.3 park acres per 1,000 residents.⁷

Who

As shown in **Table PHS-2**, nearly 70% of South El Monte's residents are within biking distance of a City or Regional Park. That number is almost cut in half when looking at walking distance to City and Regional Parks, at 38% of residents.

6 Sherer, PM. 2006. *The Benefits of Parks: Why America Needs More City Parks and Open Space*. Trust for Public Land. http://www.tpl.org/content_documents/parks_for_people_Jul2005.pdf.

7 Los Angeles County Department of Parks and Recreation. 2016. *Los Angeles Countywide Comprehensive Park & Recreation Needs Assessment*. May 9, 2016. https://lacountyparkneeds.org/FinalReportAppendixA/StudyArea_078.pdf.

Figure PHS-7 Park Access

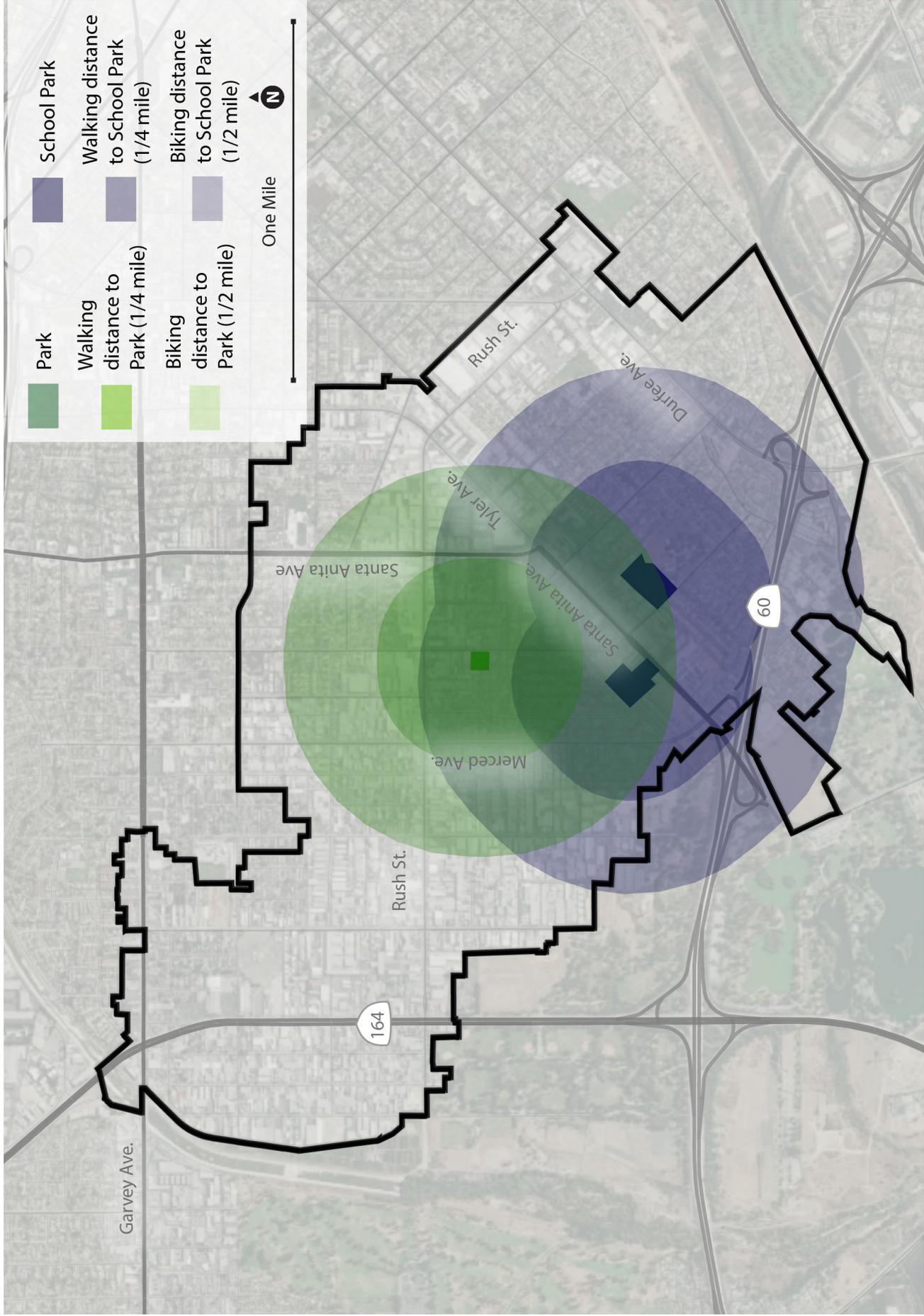


Table PHS-2. Park Access

Distance per Mode of Transportation	Percent of Households		
	South El Monte	Los Angeles County	California
Walking Distance to a Park ¹	37.76	—	—
Biking Distance to a Park ²	68.80	71.81	74.16

Source: City of South El Monte; Southern California Public Health Alliance

Legend: **Quartile 1 = Good**, **Quartile 2 = Moderate**, **Quartile 3 = Poor**, **Quartile 4 = Challenged**

1 Percentage of the population living within one-quarter mile of a park, beach, or open space greater than 1 acre, including Whittier Narrows Recreational Area

2 Percentage of the population living within a half-mile of a park, beach, or open space greater than 1 acre, including Whittier Narrows Recreational Area

How

The City is working to provide parks and recreation facilities to serve its growing population. Recognizing that there is limited available vacant land for new parks, the City has focused its efforts toward enhancing existing parks, as well as maintaining and creating new joint-use agreements with local schools to maximize the amount of publicly accessible open space. Two areas identified as priority zones for receiving improved access to parks are the area north of California State Route 60 near Santa Anita Avenue and the area near San Gabriel River.^{8,9}

In addition, the City will continue to provide safe and convenient access routes to vital regional recreation resources, including Whittier Narrows Regional Park, Whittier Narrows Nature Center, and Santa Fe Dam Recreation Area, as well as provide South El Monte residents with sustained access to programmed recreational facilities like the South El Monte Community Center.

Public Transportation

What

Being able to get from home to work, a grocery store, or a laundry service is essential for day-to-day life. Without access to a car, active transportation and public transportation are the only options. This makes active transportation and public transportation major equity issues.

Where

Metro provides public transportation service for all of Los Angeles County, including South El Monte. Five bus routes run through South El Monte. Routes run east/west on Rush Street and Garvey Avenue, and north/south on Rosemead Boulevard, Santa Anita Avenue/Tyler Avenue, and Peck Road/Durfee

8 City of South El Monte. 2000. *Resources Element*. <https://www.cityofsouthelmonte.org/DocumentCenter/View/155/Resources-Element-PDF>.

9 County of Los Angeles. 2016. *Parks Needs Assessment*. *City of South El Monte/ Uninc. El Monte - Whittier Narrows Study Area Profile*. https://lacountyparkneeds.org/FinalReportAppendixA/StudyArea_078.pdf.

Avenue. The nearest major transit stop with buses arriving every 15 minutes is north of South El Monte at the intersection of Garvey Avenue and Santa Anita Avenue in El Monte.

Who

As shown in **Table PHS-3**, residents of South El Monte have slightly lower access to cars than Los Angeles County and the State as a whole. This is balanced by South El Monte being well-served by a number of bus stops near residential areas. All households in South El Monte are within biking distance of a bus stop, and 77% of households within walking distance of bus stops. Compared to the State, South El Monte is slightly above-average for bikeability to transit; however, South El Monte lags far behind Los Angeles County in this statistic due to the limited number of nearby transit stops that are considered “major transit stops” where buses arrive every 15 minutes during rush hour, proving more regular and reliable service for commuters.

Table PHS-3. Public Transportation Access

Distance per Mode of Transportation	Percent of Households		
	South El Monte	Los Angeles County	California
Access to a Car ¹	90.70	90.47	92.56
Biking Distance to a Major Transit Stop ²	37.8	53.16	35.35
Walking Distance to Nearest Bus Stop ³	77.58	—	—
Biking Distance to Nearest Bus Stop ⁴	100	—	—

Source: Public Health Alliance. 2020. “The California Healthy Places Index.” <https://map.healthyplacesindex.org/>.

Legend: **Quartile 1 = Good**, **Quartile 2 = Moderate**, **Quartile 3 = Poor**, **Quartile 4 = Challenged**

- 1 Percent of households with access to a car
- 2 Percent of households within a half-mile of a transit stop that has 15-minute headways
- 3 Percent of households within one-quarter mile of any bus stop
- 4 Percent of households within a half-mile of any bus stop

How

The City recognizes public transportation as a vital resource for travel without use of a private car, and strives to improve the safety and efficiency of pickup and drop-off locations, provide a range of schedules to best suit all residents, and provide routes that serve the destinations people need to go. The City also encourages use of public transportation through establishing bus stops that serve activity and employment centers in the City in conjunction with the Los Angeles County Metropolitan Transportation Authority and Foothill Transit Agency.

The City will continue to provide reservation-based transportation services to residents age 60 and over and residents with a disability through the Community Services Department. This program runs Monday through Friday from 8:30 a.m. to 4:00 p.m. and can transport users anywhere within City limits and up to 15 miles outside South El Monte. Investing in these diverse transit systems and

infrastructure helps address local circulation by providing a greater degree of choice and opportunity for less-mobile populations.¹⁰

Libraries and Community Centers

What

Libraries and community centers provide important community amenities, which improve quality of life. Amenities such as community events, Wi-Fi, educational opportunities, air conditioning, technology, and recreation, are offered in these public spaces.

Where

There are two community facilities in South El Monte: the South El Monte Library and the South El Monte Community Center. These two facilities are located next to each other along Central Avenue near Shiveley Park.

Who

The two community facilities are strategically located in the center of South El Monte and next to each other to provide a “one-stop-shop” of community recreation, education, socialization, and services. They are located within the vicinity of City Hall and Dean L. Shiveley Middle School. The downside to locating both the library and community center centrally is that less than half of people living in South El Monte live within biking distance to the facilities, and people living on the edges of South El Monte, such as near Garvey Avenue, may have difficulty getting to these resources (see **Table PHS-4**). Bus Route 269 alleviates this pressure by providing a nearby bus stop, although the route may require one or two bus transfers for residents living in northeastern South El Monte.

Table PHS-4. Community Facility Access

Distance per Mode of Transportation	Percent of Households
	South El Monte
Walking Distance to Community Facility	12.29%
Biking Distance to Community Facility	36.67%

Source: City of South El Monte

How

The City makes regular improvements and maintenance to public facilities to ensure their continued value to the community.

10 City of South El Monte. 2021. “Transportation Services.” <https://www.cityofsouthelmonte.org/278/Transportation-Services>.

Safe Walking and Biking

What

Walking and biking around a community offers an affordable and healthy way to get around. Walking and biking as a replacement for car trips can also reduce air pollution, traffic, and wear and tear on local roads. Providing safe corridors to walk and bike are important in a healthy community, especially if community members walk or bike as part of their regular commute to school or work.

Where

One way to measure how unsafe an area is for walking and biking is through collision data. From 2014 to 2018, two major intersections in South El Monte have been the most common collision locations for people walking and on bikes: the Garvey Avenue and Rosemead Boulevard intersection, and the Durfee Avenue and Rush Street intersection.¹¹ Each of these are major intersections has high levels of traffic, surrounding commercial activity, and higher-speed cars.

Garvey Avenue and Rosemead Boulevard are two of the larger roads in South El Monte, each having multiple lanes. The crosswalks that span Rosemead are 125 feet long. This is quite long and could cause issues for people with less mobility. The Garvey Avenue crosswalks are also long, spanning 100 feet. Each of these crossings have pedestrian crossing buttons. There are no bike facilities or pathways at this intersection or on these two roads. In addition, bus stops are positioned next to this intersection, making it a necessary location for people taking transit.

On Durfee Avenue and Rush Street there are wide sidewalks that surround the commercial areas. The crosswalks that cross Durfee Avenue are about 90 feet long, which is long but not quite as long as Rosemead Boulevard or Garvey Avenue. Each crossing at this intersection is equipped with pedestrian crossing buttons. Pedestrian crosswalks span three of the sides of the intersection. Durfee Avenue has a Class 2 bike lane but Rush Street does not have any bike facilities.

Although these two intersections have been shown to be problem areas based on collision data, this only tells part of the story. Certain intersections may be just as dangerous but not have collision data because people avoid them. This is why it is important to have input from residents.

Generally, the portions of South El Monte where land uses are more mixed have better walkability because there are more commercial uses and it is easier to access daily errands by bike or foot. Areas that are more mixed include neighborhoods next to Monte Vista Elementary and Dean L. Shiveley Middle School.

Who

Walking and biking can feel or be more unsafe for certain individuals than others. Older adults and people with physical disabilities may be less able to cross an intersection during the time allotted by a stop light. People who are less-frequent bikers may be less comfortable navigating more-trafficked areas of town. However, people who regularly bike or walk for work or other regular errands are most at risk because they are on the street the most. The City has moderate rates of walkers

¹¹ University of California Berkeley. 2021. ATP. TIMS. <https://tims.berkeley.edu/tools/atp/>.

and bikers getting hit by cars compared to the State, but fewer than Los Angeles County. This is especially notable because South El Monte has a high number of active commuters relative to both Los Angeles County and the State. Because there are a higher number of active commuters and a lower number of pedestrian injuries than Los Angeles County, South El Monte should be considered a safe place to walk and bike (see **Table PHS-5**).

Table PHS-5. Pedestrian Safety

Walkers/Commuters	Percent of Households		
	South El Monte	Los Angeles County	California
Pedestrian Injuries ¹	6.58	7.96	6.03
Active Commuters ²	13.64	10.93	8.94

Source: Public Health Alliance. 2020. "The California Healthy Places Index." <https://map.healthyplacesindex.org/>.

Legend: **Quartile 1 = Good**, **Quartile 2 = Moderate**, **Quartile 3 = Poor**, **Quartile 4 = Challenged**

¹ Annual average rate of severe and fatal pedestrian injuries per 100,000 population

² Percentage of workers 16 years and older who commute to work by transit, walking, or cycling

How

The City strives to accommodate alternative modes of transit and create better city-wide multimodal accessibility through a series of long-range goals within its Circulation Element. These goals prioritize infrastructural planning for consistent bicycle/walking paths connected to major destinations, such as Whittier Narrows Recreation Area, supporting the California Department of Transportation’s efforts to increase carpooling and vanpooling and to provide on-street bike lanes. Encouragement of these alternate modes of transportation reduces strain on the existing roadway system and introduces more opportunity for safe choice in how residents get around.¹²

Safe and Sanitary Homes

What

Low-income residents are more likely to live in structures built before building standards regulating lead paint, asbestos, and other hazards were adopted. Living in these older homes, without removal of such toxins, can have significant health impacts. Many low-income communities have a higher proportion of old housing stock and are thus disproportionately exposed to these health threats. Older housing stock might also have poor ventilation, leading to uncomfortable indoor temperatures and excessive moisture, which can lead to mold. Other indoor housing conditions that can be common in older and less-expensive housing include pests and vermin. Finally, overcrowding, which often is a result of a lack of affordable housing, is a serious issue that impacts homes. According to the World Health Organization, overcrowding poses health risks by creating unsanitary

¹² City of South El Monte 2021.

conditions that can contribute to the spread of disease.¹³ High costs of housing can contribute to or perpetuate overcrowding and poor living conditions.

Where

Households in eastern South El Monte are more likely to experience housing burden (see **Figure PHS-8**).¹⁴ This means that low-income households spend more than 50% of their income on housing. This makes it less likely that they can afford to make improvements to homes they own or move from rental properties that are unsanitary. In an effort to avoid increases in rent, these renters also may be less likely to bring up needed repairs to the property owners.

Who

South El Monte has few homeowners, severe homeowner cost burden, and overcrowding (see **Table PHS-6**). Overcrowding and homeownership rates are both about 10% worse in the City than in Los Angeles County, which is also in the lowest health indicator quartile for overcrowding and homeownership. Cost burden for homeowners in South El Monte is on par with Los Angeles County and within the lowest quartile for health indicators. Cost burden for renters is significantly less in the City than in Los Angeles County, and is above the 50th percentile in the State; however, a number of factors like overcrowding and quality of housing may be improving this metric without improving on-the-ground conditions.

Table PHS-6. Housing Indicators

Housing Indicator	Percent of Households		
	South El Monte	Los Angeles County	California
Homeowners ¹	37.08	47.36	54.96
Severe Homeowner Cost Burden ²	15.37	16.82	13.14
Severe Renter Cost Burden ³	21.85	29.14	26.33
Overcrowding ⁴	23.56	13.59	9.45

Source: Public Health Alliance. 2020. "The California Healthy Places Index." <https://map.healthyplacesindex.org/>.

Legend: **Quartile 1 = Good**, **Quartile 2 = Moderate**, **Quartile 3 = Poor**, **Quartile 4 = Challenged**

1 Percent homeowners

2 Percent of low-income homeowners who pay more than 50% of their income on housing costs

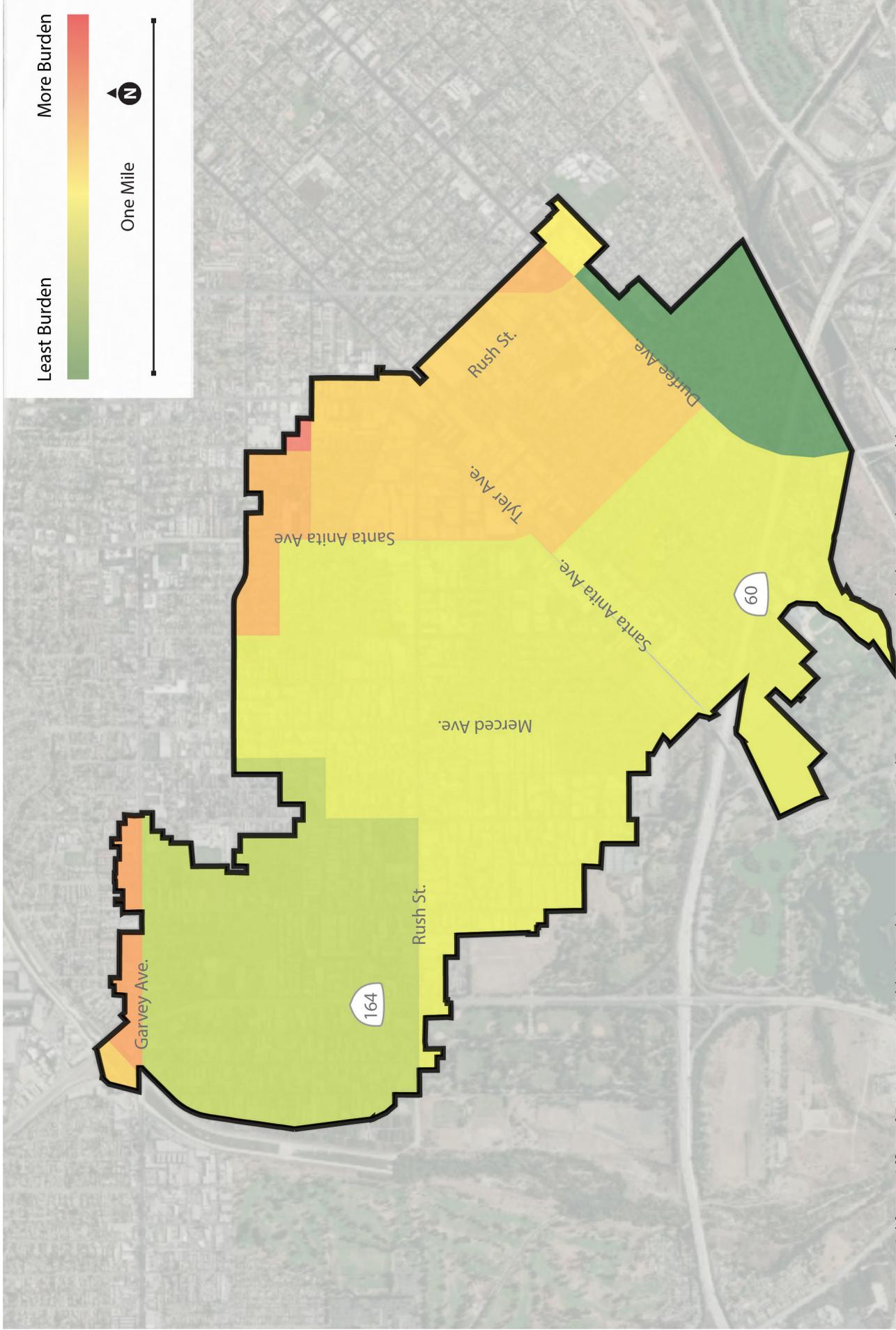
3 Percent of low-income renters who pay more than 50% of their income on housing costs

4 Percent of households with more than 1 occupant per room

13 WHO (World Health Organization). 2021. "What are the Health Risks Related to Overcrowding?" https://www.who.int/water_sanitation_health/emergencies/qa/emergencies_qa9/en/#:~:text=For%20communities%2C%20inadequate%20shelter%20and,the%20population%20density%20is%20high.

14 OEHHA (California Office of Environmental Health Hazard Assessment). 2018. CalEnviroScreen 3.0 "Housing Burden." Accessed January 2021. [https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=aade7e52ae014d8cb7682bb57466eacb.](https://oehha.maps.arcgis.com/apps/webappviewer/index.html?id=aade7e52ae014d8cb7682bb57466eacb)

Figure PHS-8 Housing Burden



Source: California Office of Environment Health Hazard Assessment. 2020. "CalEnviroScreen." Accessed July 2021. <https://oehha.ca.gov/calenviroscreen>.

How

The City implements many regulations, policies, and programs to improve various housing conditions. For example, the City can provide incentives for homeowners and property owners to improve housing conditions, alter what housing is allowed to be built, or determine what housing conditions are able to persist. Although not all housing programs and policies are directly related to improving safe and sanitary housing, many have the secondary impact of doing so. For example, policies that allow for more affordable housing to be built can allow for residents to move away from overcrowded situations, which can improve the health of the housing situations for multiple people.

The City's Housing Element covers in detail the context of safe and sanitary homes in South El Monte, including goals, policies, and actions to improve conditions.

Pollution Exposure

People are exposed every day to pollution from air, food, water, and soil, often from living near industrial land uses that produce hazardous waste, such as car repair shops, gas stations, dry cleaners, manufacturing factories, and recycling centers. Chemicals from these businesses can get into the soil, water, and air and affect nearby residents. These land uses are often grouped together, and low-income residences are often in proximity to polluting businesses. Higher-income areas often do not face the same level of pollution exposure. This combination of limited financial resources and exposure to pollution is the basis for the environmental justice movement.

Air Pollution

What

The State of California measures 10 air pollutants. These pollutants are measured separately and compared to "healthy levels" determined by the State. Air is considered polluted when it does not meet the standard set by the State or Federal government. South El Monte is located within the South Coast Air Basin. Air basins were created by the State of California based on where air naturally stagnates. The South Coast Air Basin is a coastal plain with connecting broad valleys and low hills that extend across the entirety of Los Angeles and Orange Counties, as well as the western portions of Riverside and San Bernardino Counties. The Pacific Ocean forms the southwestern border and high mountains surround the rest of the air basin. Currently the South Coast Air Basin is not in attainment for ozone or particulate matter (PM_{2.5}) standards.¹⁵

The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency that provides direction regarding the management of air quality within the region. The SCAQMD is responsible for controlling air pollution mainly from stationary sources, such as large power plants, refineries, gas stations, and some consumer products. The SCAQMD also monitors air quality. The two air pollution monitoring sites closest to South El Monte are Pico Rivera and Closet World (Quemetco). The Pico Rivera site is 2 miles from South El Monte and is located south of Whittier

15 SCAQMD (South Coast Air Quality Management District). 2016. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) Attainment Status for the South Coast Air Basin. <http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/naaqs-caaqs-feb2016.pdf>.



Narrows Recreation Area and east of Interstate 605. The Closet World site is also about 2 miles from South El Monte and is located near the railroad. These monitoring sites can provide a general understanding of air quality, but air pollution varies locally and reduces as it moves away from the source. Air pollution is likely worse in communities closer to the highly trafficked roadways of Interstate 10 and Interstate 605, as well as Garvey Avenue and Rosemead Avenue.

Ozone

Ground-level ozone is most commonly known as smog. Smog is caused by a chemical reaction when sunlight interacts with nitrogen oxides (NO_x) and volatile organic chemicals (VOCs), both of which are common emissions from cars. As regional temperatures increase due to climate change, it is anticipated that the amount of ground-level ozone will also increase if the amount of car traffic and other sources of NO_x and VOCs do not decrease. At the Pico Rivera station, ozone exceeded the 8-hour Federal standard 21 times in the past 3 years measured (2017–2019). Over this same time span, the site exceeded the California 1-hour ozone standard 15 times but did not exceed the Federal 1-hour standard.¹⁶ The Closet World station did not have available data through the California Air Resources Board.

Some main contributors to the pollutants that form ground-level ozone in South El Monte are vehicle emissions and industrial processes. Ground-level ozone can cause health issues, including difficulty breathing, coughing, inflamed airways, asthma attacks, and heart disease.

¹⁶ CARB (California Air Resources Board). 2019. Air Quality Data Statistics. Retrieved April 9, 2021. <https://www.arb.ca.gov/adam>.

Particulate Matter

Particulate matter is made of microscopic solid and liquids in the air that are small enough to breathe. PM_{2.5} is 2.5 microns or less in diameter, or 1/28th the thickness of human hair. PM_{2.5} results from burning fuel for cars, trucks, and industrial processes. PM_{2.5} is small enough to get into the human bloodstream and can pose a high risk to human health. Similar to ozone, particulate matter causes asthma and heart disease.¹⁷ From 2017 through 2019, PM_{2.5} exceeded 24-hour Federal standards four times at the Pico Rivera station.¹⁸

Where

Local air pollution is often higher in communities with low tree cover, limited park access, and high levels of traffic.¹⁹ As shown in **Figure PHS-9**, many communities in South El Monte have elevated air pollution.

Who

People with existing health conditions, such as asthma and heart disease, are more sensitive to air pollution. These health conditions are also caused by exposure to air pollution. This means that living in **fenceline communities** causes cycles of health concerns. The average rate of asthma and heart-related hospitalizations for South El Monte is below the 50th percentile in the State, and is slightly worse than rates found across Los Angeles County.

Additionally, people who spend more time outdoors, including young children, people who work outdoors, and people who get to work without a car, are often exposed to polluted air at higher rates. These highly exposed populations are all more common in South El Monte than the rest of Los Angeles County and the 50th percentile of the State. Active commuters and outdoor workers are found at especially high rates for the region in South El Monte (see **Table PHS-7**).

FENCELINE COMMUNITIES

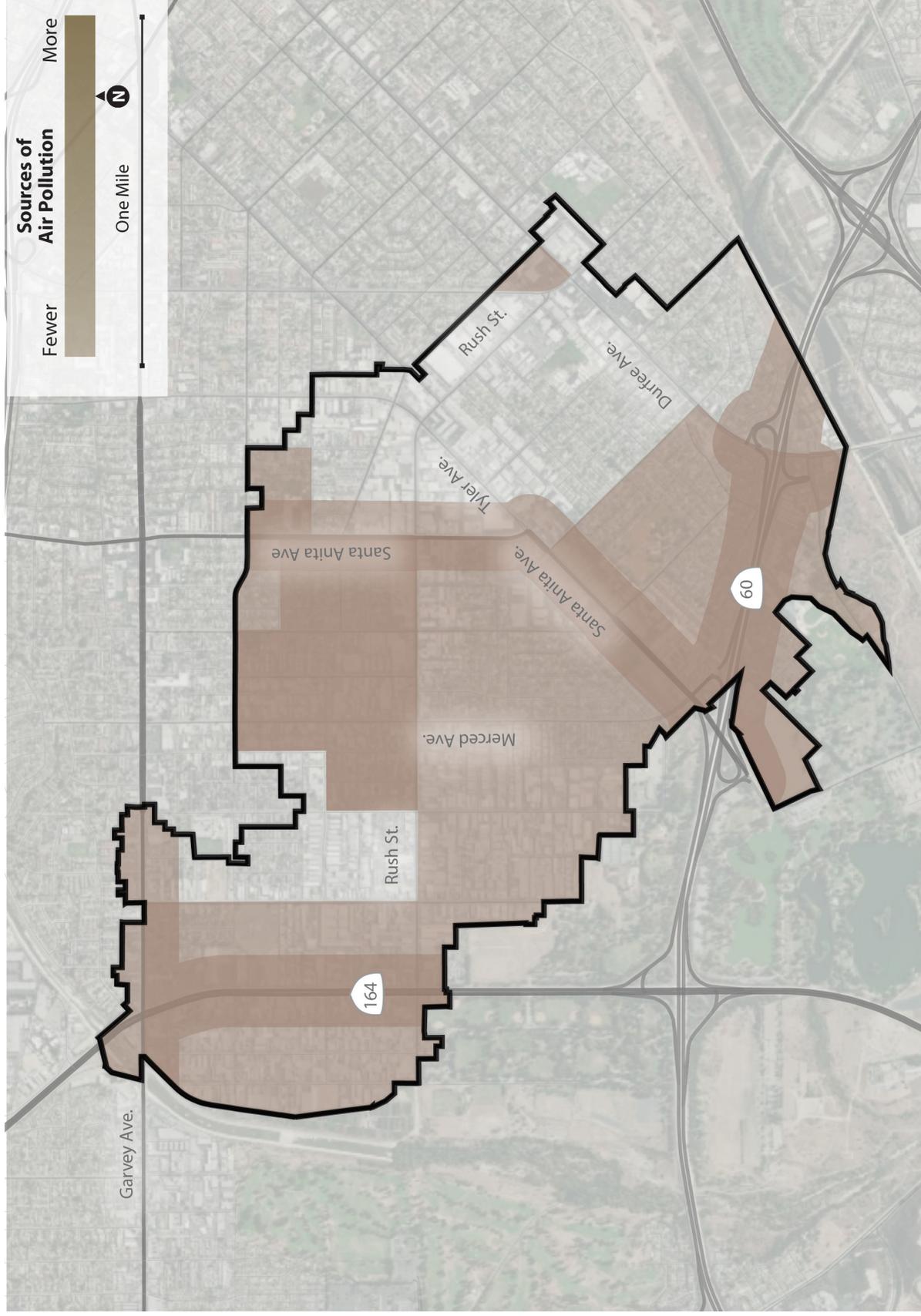
Fenceline communities are neighborhoods near sources of industrial pollution, such as ports, refineries, and major transportation routes.

17 Pope, C.A., 3rd, R.T. Burnett, M.J. Thun, E.E. Calle, D. Krewski, K. Ito, and G.D. Thurston. 2002. "Lung Cancer, Cardiopulmonary Mortality, and Long-Term Exposure to Fine Particulate Air Pollution." *JAMA* 287: 1132–1141.

18 CARB 2019.

19 Frumkin, H., L.D. Frank, and R.J. Jackson. 2004. *Urban Sprawl and Public Health: Designing, Planning, and Building for Healthy Communities*. Washington, DC: Island Press.

Figure PHS-9 Air Pollution



Source: California Office of Environment Health Hazard Assessment, (2020). CalEnviroScreen. Retrieved July 09, 2020, from <https://oehha.ca.gov/calenviroscreen>. PHASC (Public Health Alliance of Southern California) and VCUCSH (Virginia Commonwealth University Center on Society and Health). "HPI Map." California Healthy Places Index. 2019. Accessed August 14, 2019. <https://healthy-placesindex.org/map/>.

Table PHS-7. Populations Vulnerable to Air Pollution

Population	Percent of Population		
	South El Monte	Los Angeles County	California
Children Under Five ¹	6.93	6.38	6.51
Outdoor Workers ²	9.28	5.44	6.93
Active Commuters ³	13.64	10.93	8.94
Asthma ⁴	53.78	52.21	51.95
Cardiovascular Disease ⁵	8.68	8.43	8.4

Source: Public Health Alliance. 2020. "The California Healthy Places Index." <https://map.healthyplacesindex.org/>.

Note: Higher populations are shown as worse in Table 4-7 specifically for vulnerability to air pollution, but these are not necessarily an overall "bad" trait for a community to have.

Legend: **Quartile 1 = Good**, **Quartile 2 = Moderate**, **Quartile 3 = Poor**, **Quartile 4 = Challenged**

1 Percent of population younger than 5 years old

2 Percent of people 16 and older who work outdoors

3 Percent of population who commute by walking, biking, or taking public transit

4 Asthma emergency department visits per 10,000 people

5 Heart attack emergency department visits per 10,000 people

How

The SCAQMD develops and adopts an Air Quality Management Plan every 3 years in compliance with Federal and State clean air standards. Primarily, Air Quality Management Plans provide municipalities with policy and program options to improve local and regional air quality. The City's General Plan Resources Element includes policies and programs to reduce vehicle miles traveled by more efficiently locating land uses.

When

South El Monte's levels of air pollution will increase as a result of climate change contributing to higher-than-average temperatures and longer warm seasons. Longer warm seasons can also contribute to longer pollen seasons, which can increase allergies and asthma episodes.²⁰ Higher temperatures associated with climate change can also lead to elevated ozone levels by causing a higher rate of chemical reactions in the air. This will likely have the greatest impact in the summer months when temperatures are highest. However, the future level of air pollution will also depend on State laws mandating standards such as fuel efficiency and potential electrification of cars and trucks. Regardless, the current air quality in Los Angeles County receives an "F" from the American Lung Association for high ozone days and particle pollution.²¹

20 Hall, A., N. Berg, and K. Reich. 2018. *Los Angeles Summary Report. California's Fourth Climate Change Assessment. University of California, Los Angeles. Publication number: SUM-CCCA4-2018-007.*

21 American Lung Association. 2020. *California State of the Air.* Accessed August 6, 2020. <http://www.stateoftheair.org/city-rankings/states/california/>.

Hazardous Materials

What

Hazardous materials are substances that can cause death, serious illness, or hazard to human health or the environment when they are not properly treated, stored, transported, or disposed of. Nearly all households and business have some amount of hazardous waste because many household substances are considered hazardous, including gasoline, refrigerants, paint, and some gardening supplies. Additionally, certain businesses, such as gas stations, car repair shops, and dry cleaners, generate greater amounts of hazardous waste. Hospitals, clinics, and laboratories generate medical waste, which can also be hazardous. Hazardous wastes are hazardous materials that no longer have practical use but have not yet been properly disposed of.

The Resource Conservation and Recovery Act (RCRA) is a Federal law that regulates hazardous waste to protect human health, conserve resources, and reduce or eliminate hazardous waste generation. The RCRA regulates hazardous waste from **cradle-to-grave**. Large-quantity generators (LQGs) are regulated through the RCRA because they generate more than 1,000 kilograms of hazardous waste per month or 1 kilogram of acutely hazardous waste per month. LQGs must comply with certain State-specified requirements regarding recordkeeping, reporting, labeling, exporting, and containers.²² Small-quantity generators generate more than 100 kilograms but less than 1,000 kilograms of hazardous waste and are also regulated through the RCRA. Transporters of RCRA-regulated waste are also regulated on their labeling, container standards, and recordkeeping. Lastly, treatment, storage, and disposal facilities (TSDs) must comply with recordkeeping, reporting, permitting, and other technical standards.²³

CRADLE-TO-GRAVE

A management approach that regulates generation, transportation, treatment, storage, and disposal.

Where

Hazardous materials and waste can be found anywhere as a result of improper disposal or storage, but sites with large concentrations of hazardous materials are catalogued by EnviroStor. EnviroStor is a

22 California Department of Toxic Substances. n.d. "Generators." Accessed March 17, 2021. <https://dtsc.ca.gov/generators/>.

23 EPA (U.S. Environmental Protection Agency). 2020a. Resource Conservation and Recovery ACT (RCRA) and Federal Facilities. December 8, 2020. Accessed March 17, 2021. <https://www.epa.gov/enforcement/resource-conservation-and-recovery-act-rcra-and-federal-facilities>.

data management program operated by the Department of Toxic Substances Control that is used to monitor, investigate, permit, and cleanup sites with known contaminants.

South El Monte contains 15 EnviroStor sites with hazardous materials that require cleanup. A majority of these sites line the major roadways of Rush Street and Tyler Avenue. Active hazardous waste cleanup sites can be seen in **Figure PHS-10**.

In addition to cleanup sites, the City contains active small-quantity generators, LQGs, TSDs, and transporters. Twenty LQGs are found across South El Monte, with a majority of them located in the more industrial portions of western South El Monte. Sixteen transporters are in South El Monte, with clusters occurring on Chico Avenue and near the intersection of Rush Street and Tyler Avenue. Sixteen TSDs are also found in South El Monte with no clear spatial concentrations.²⁴

Who

Although it is not good for anyone to be exposed to hazardous waste near their place of residence, people more vulnerable to toxic chemicals include infants and children. Infants and children have a greater pound-for-pound exposure, and less ability to detoxify and excrete these chemical toxins. Additionally, older adults and those with pre-existing conditions might be more vulnerable to toxic chemicals due to compromised immune systems.²⁵ Of the population in South El Monte, 6.93% are children younger than 5, which is slightly more than the State and Los Angeles County averages. The older population in South El Monte is 2% less than Los Angeles County and 3% less than the State, at only 9.73%.²⁶

How

The State and Federal government provide regulations regarding hazardous waste storage and transportation. In addition, the City's Municipal Code language states, "any person who intentionally or negligently causes the deposit of dangerous or hazardous materials on any city property including street or sidewalk, shall be liable for the payment of all costs incurred by the city necessary to clean up such materials" (Chapter 8.32, Hazardous Materials, Section 8.32.010, Depositing Dangerous Materials – Cleanup or Abatement – Liability). South El Monte is part of a group of cities that have Too Toxic to Trash events every month put on by the County of Los Angeles.

Extreme Heat

What

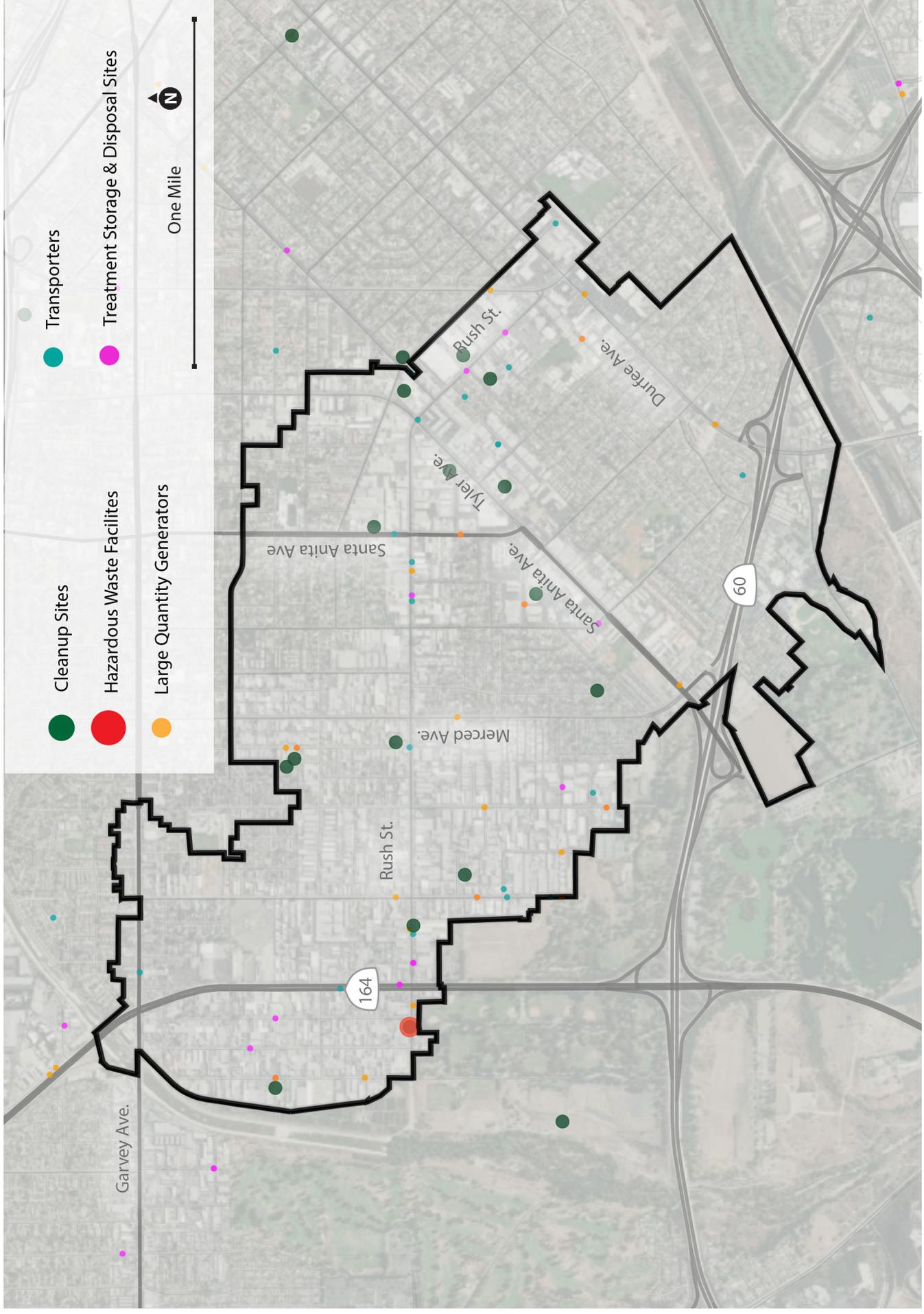
Extreme heat is defined as hot days, warm nights, or heat waves that can result in a heat-related illness and/or hospitalization. Extreme heat is measured differently depending on the location because communities become acclimatized to their historical environment. An extreme heat day

24 EPA. 2021. Geospatial Data Download. March 2021. <https://www.epa.gov/frs/geospatial-data-download-service>.

25 EPA. 2020b. "Exposure Assessment Tools by Lifestages and Populations - Highly Exposed or Other Susceptible Population Groups." Accessed August 19, 2020. <https://www.epa.gov/expobox/exposure-assessment-tools-lifestages-and-populations-highly-exposed-or-other-susceptible>.

26 Public Health Alliance. 2020. "The California Healthy Places Index." <https://map.healthyplacesindex.org/>.

Figure PHS-10 Hazardous Waste Cleanup Sites



Source: Source: California Office of Environment Health Hazard Assessment, (2020). CalEnviroScreen. Retrieved July 09, 2020, from https://oehha.ca.gov/calenviroscreen_placesindex.org/map/.

is one that is in the hottest 2% of days observed from 1960 through 1990. In South El Monte, an extreme heat event is a day hotter than 101°F.²⁷

When

Extreme heat typically occurs within South El Monte during the summer and early fall. Climate change is expected to increase the average temperature year-round, including the frequency of extreme heat days. Historically, South El Monte has had 4 extreme heat days per year; it is projected to experience 15 extreme heat days per year by 2050. Historically, the longest heat wave in a year lasts 2.7 days on average, but they are projected to increase to 4.2 days between 2020 and 2050.²⁸

Where

Heat waves and extreme heat days are exacerbated by the urban heat island effect. The urban heat island effect occurs when dark urban surfaces, such as roofs and roads, absorb heat and slowly release the heat over time. At night these surfaces slowly transfer heat to the air, creating warm nights, which do not allow people to cool off, making heat waves more dangerous.

The urban heat island effect inflates average annual urban air temperatures 1.8°F–5.4°F warmer than other areas. Heat islands also increase energy demand for air conditioning. The urban heat island effect is visualized in **Figure PHS-11**.

Due to the roles of dark urban surfaces and tree cover, the ambient temperature and experience of heat can change in a city block, making it difficult to accurately map communities in South El Monte that experience greater exposure to the urban heat island effect. In general, residential areas with larger lots, yard areas, and trees tend to be cooler than commercial areas with less shade and greenspace.

Who

Similarly to air pollution, people can be adversely affected by extreme heat if they have existing health conditions or spend increased time spent outdoors working, commuting, or playing. People who depend on walking, biking, or transit to get around; older adults; and young children are at risk for heat stroke. Specifically, residents in South El Monte are less likely to own a car and are more likely to walk, bike, or take public transportation to work than the average Los Angeles County resident. This means they often cannot avoid times outdoors during heat waves when doing important daily errands. In Los Angeles County as of 2009, approximately 66% of households had air conditioning.²⁹ Additionally, even if residents do have air conditioning available, they may not be able to afford to increase air conditioning usage during heat waves.

27 Cal-Adapt. 2021a. "Extreme Heat Days & Warm Nights." Accessed April 11, 2021. <https://cal-adapt.org/tools/extreme-heat/>.

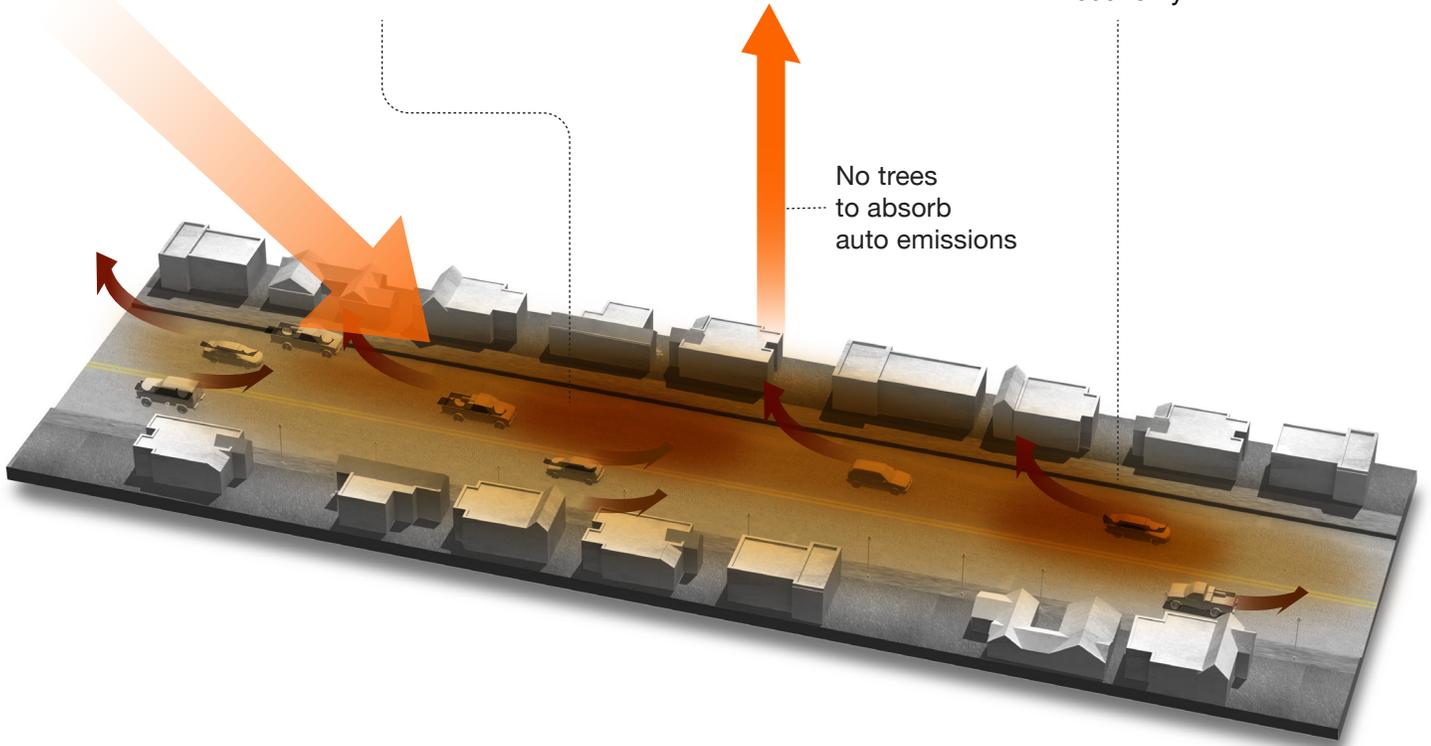
28 Cal-Adapt 2021a.

29 California Energy Commission. 2009. Residential Appliance Saturation Survey. <https://www.energy.ca.gov/data-reports/surveys/2019-residential-appliance-saturation-study/2009-and-2003-residential-appliance>.

PHS-11 Urban Heat Island Effect

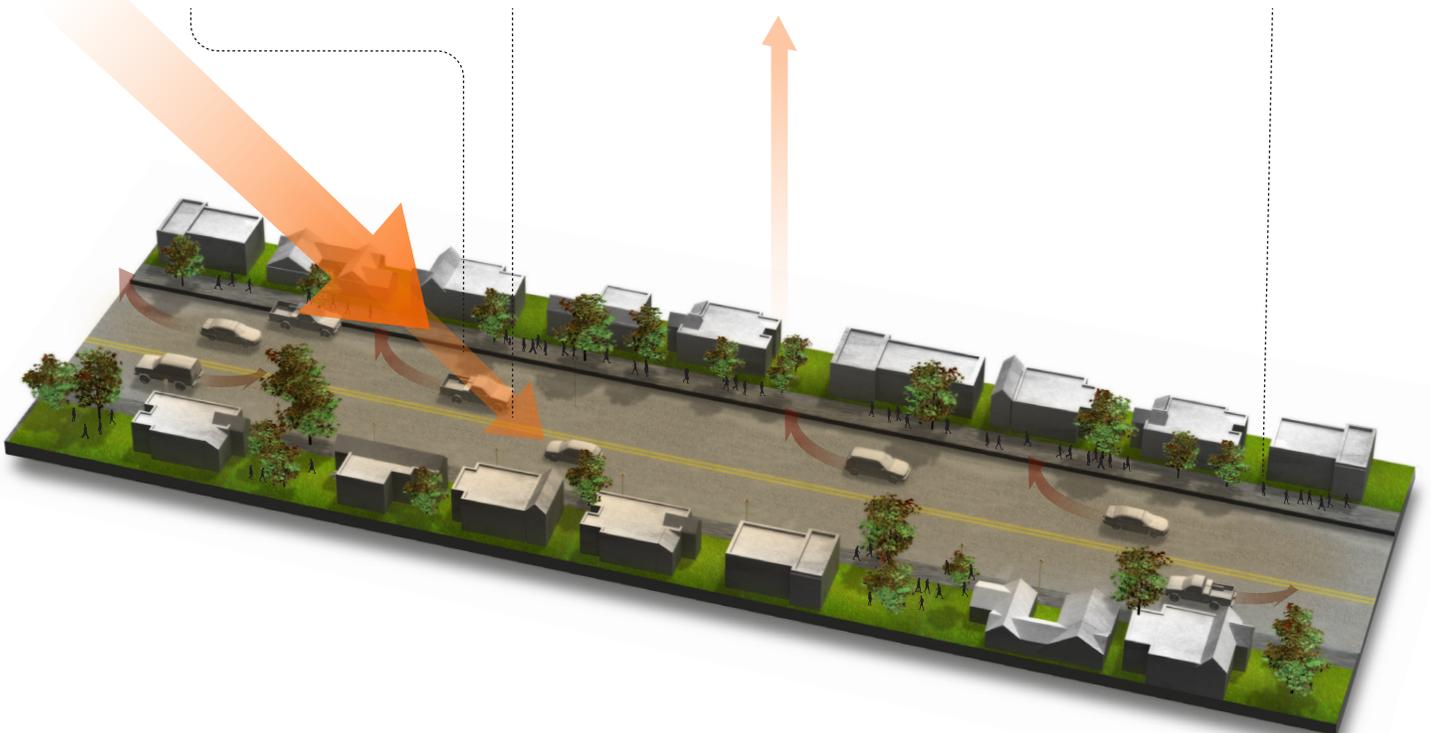
No Greenery

- 1** Solar energy is emitted by the sun.
- 2** Heat is absorbed and retained by dark, urban surfaces.
- 3** Heat is slowly emitted throughout the day and evening, increasing temperatures.
- 4** Increased temperatures discourage pedestrian traffic, negatively impacting local economy.



With Greenery

- 1** Solar energy emitted by the sun partially absorbed by trees.
- 2** Light surfaces absorb, retain less heat.
- 3** Auto emissions partially absorbed by trees.
- 4** Cleaner air, cooler weather creates a pedestrian-friendly environment positively impacting local businesses.



How

South El Monte uses its Senior Center and Library as cooling centers during extreme heat events. Cooling centers are free spaces where people can go to access air conditioning.

Emergency Events

Emergency events are natural hazards that happen suddenly and often cause evacuation or shelter-in-place orders. Emergency hazards are variable, but hazard zones have been developed to show where hazards are likely to occur in the future by studying historical events, landcover, climate, and topography. For the region, wildfires are expected to increase in size and frequency, and flooding events are forecasted to increase in intensity between 2020 and 2050.³⁰ This may mean that hazards will spread beyond their previous zones, and that large events that only occurred once in the 20th century may occur multiple times before 2050.³¹

Flooding and Extreme Storms

What

Flooding is caused by rainfall filling soil, rivers, and urban drainage basins to the point of overflow. More intense flooding can happen when rainfall occurs over a shorter period of time, even if there is less overall rain, because the soil does not have enough time to absorb the rainfall. Flooding most often occurs in low-lying areas near creeks and other waterways; this area adjacent to a river or stream is called the floodplain. Generally, the floodplain most often refers to the area that would be inundated by a 100-year flood, or a flood that has a 1% chance of occurring in any given year. The 500-year floodplain is the area that has a 0.2% chance of being flooded in any year. These estimates are based on historical observations, but flood events are projected to happen more frequently as climate change causes more intense rainfall. Increased **urbanization** can also contribute to flooding if development covers natural areas with **impervious surfaces**, leading to heightened levels of runoff. South El Monte is already built out, which allows for future redevelopment to actually benefit the City's ability to handle intense rainfall through increased vegetation and stormwater infrastructure.

URBANIZATION

Urbanization is an increased density of people becoming concentrated in small areas, creating cities. These dense areas are called urban areas, and historically have large amounts of gray infrastructure.

IMPERVIOUS SURFACES

Impervious surfaces, such as asphalt and concrete, hinder or completely prevent natural runoff of water and can cause water to pool in unwanted places.

30 Hall et al. 2018.

31 Hall et al. 2018.

When

South El Monte receives the most rain in the winter months, but climate change may extend the flood hazard season.³² Climate change is also predicted to increase the number of annual extreme rain events, when large amounts of rain falls over a short period of time. In South El Monte, extreme rain events are when 1.31 inches of precipitation occurs in the span of 2 days. Historically, three extreme precipitation events occur on average every year in South El Monte. This average is expected to increase to four extreme precipitation events per year over the course of 2020–2050.³³ Extreme rain events often do not allow the rain to soak into the ground and can overwhelm stormwater infrastructure. With this increase in frequency of storms, the chance of a storm overwhelming the stormwater infrastructure and causing flooding in areas of South El Monte that had not flooded before is a possibility.

Where

Due to the human-made flood control systems in places surrounding the City, South El Monte does not have any areas considered a 100- or 500-year floodplain. The San Gabriel River and Rio Hondo, which run along the City limits to the south and west, are both channelized and buffered with trails and roads, which makes for low likelihood of overflowing and flooding any part of South El Monte. These two rivers converge on the Whittier Narrows Dam, a tall earthen dam that serves as a major flood control system for Los Angeles County, with a reservoir that can hold 67,060 acre-feet of water. It should be noted that the Whittier Narrows Dam was determined to be structurally unsafe in 2017, and its failure could cause flooding from Pico Rivera all the way to Long Beach.³⁴ However, this type of dam inundation is not expected to impact South El Monte residents or structures because it is upstream of the dam. Additionally, structural modifications are planned and have been approved for funding by Congress as of July 2020.³⁵

Locally some intersections, primarily along Rush Street, flood regularly during heavy rain events. These inundation events occur as a result of local streets redirecting rainwater before it soaks into the ground, even though these areas are outside of a flood hazard area.

Who

People can be more vulnerable to flooding due to factors such as social isolation caused by language barriers or physical disabilities, thereby causing evacuation challenges during a flood event. Language barriers are especially present in South El Monte, with 22.6% of households (more than 1,000 households) having limited English proficiency (see **Table PHS-8**). The majority (68%) of

32 Hall et al. 2018.

33 Cal-Adapt. 2021b. "Extreme Precipitation." Accessed April 11, 2021. <https://cal-adapt.org/tools/extreme-precipitation/>.

34 Sahagún, L. 2017. "U.S. Army Corps of Engineers says Whittier Narrows Dam is Unsafe and Could Trigger Catastrophic Flooding." *Los Angeles Times*. September 14, 2017. Accessed April 16, 2021. <https://www.latimes.com/local/california/la-me-whittier-narrows-dam-20170914-story.html>

35 Hydro Review Content Directors. 2020. "Corps Appropriations Bill Includes \$384.9 Million for Whittier Narrows Dam Safety Project." July 13, 2020. Accessed April 16, 2021. <https://www.hydroreview.com/dams-and-civil-structures/corps-appropriations-bill-includes-384-9-million-for-whittier-narrows-dam-safety-project/#gref>.

these households speak Spanish, with the remainder speaking Asian and Pacific Island languages. People with physical difficulties in South El Monte are roughly on par with the State and region.

Table PHS-8. Populations with Difficulty Evacuating

Evacuation Barrier	Percent of Population		
	South El Monte	Los Angeles County	California
Language Barriers ¹	22.6	12.7	8.9
Mobility Difficulty ²	6.4	5.7	5.8
Self-Care Difficulty ³	2.8	2.9	2.6

Sources: U.S. Census Bureau. 2019. 2019 ACS 5-Year Estimates: Disability Characteristics. Table S1810. U.S. Census Bureau. 2019. 2019 ACS 5-Year Estimates: Limited English Speaking Households. Table S1602.

¹ Percent of population not proficient in English

² Percent of people having serious difficulty walking or climbing stairs

³ Percent of people having difficulty bathing or dressing

Additionally, low-income renters often face increased challenges in recovering from flood events because they are less likely to have renter’s insurance and often face higher levels of displacement and homelessness if their residence is damaged during a flood event. Nearly two-thirds of residents within South El Monte are renters, compared to about one-half of Los Angeles County residents (see Table PHS-6), making them more vulnerable to flooding.³⁶

How

The City regularly clears storm drains and the curb and gutter system that lead to local lakes. These preventive measures can reduce urban flooding and water pollution.

Geologic Hazards

Geologic hazards are natural geologic processes with the ability to impact life, health, and property. Geologic and seismic hazards include landslides and slope instability, earthquakes, and liquefaction.

Landslides/Slope Instability

What

Landslides are a geological hazard caused by disturbances in the natural stability of a slope. Different types of landslides can have varying speeds and effects. Slower-moving landslides can cause gradual damage to structures and foundations. More rapid landslides, such as mudslides, can quickly destroy property and even threaten lives. This means that landslides must be planned for on multiple time scales.

36 Public Health Alliance 2020.

When

Landslides can be triggered by multiple factors, including drought, heavy rain, soil erosion, earthquakes, and/or human activities. The factors can be connected. For example, surface runoff may be intensified by paved roads and parking lots in urban areas due to the surface material's inability to naturally drain. This can cause a heavier load to be placed on potential landslide zones, amplifying the risk of a landslide event. Landslides are often unpredictable and pose a threat because of their capacity to occur without warning, which can quickly destroy structures and threaten lives.

Where

Historically, significant landslides have occurred in cities surrounding South El Monte, but there is no history of landslides in South El Monte itself.³⁷ No areas have been determined to be at high risk of landslides due to South El Monte's relatively flat nature.

Who

Those most vulnerable to landslides are people who have difficulty responding quickly to protect themselves. This may include members of the community who are socially isolated due to language barriers, or those unable to quickly respond to changing environments due to things like physical disabilities. In addition, those with difficulty paying for repairs, should they be necessary, are more vulnerable to landslides. Language barriers and low-income households are especially relevant for South El Monte.

How

As previously stated, landslides and slope instability are not expected in South El Monte. Proper engineering during project review phases continues to maintain this.

Earthquakes and Seismic Hazards

What

Earthquakes are sudden ground-shaking events caused by the release of pressure in the earth. This quick release of pressure poses a safety risk to people and structures due to the unpredictability of both magnitude and timing.

When

Earthquakes can occur with little to no warning. There are no U.S. Geological Survey–approved methods of predicting a major earthquake before the event occurs, and therefore earthquake events pose a major threat to structures and people. It is currently only possible to calculate the probability that a major earthquake event will occur in an area in a given number of years, making long-term earthquake forecasts unreliable and often incorrect. **Table PHS-9** presents the probabilities for

37 San Bernardino County. 2017. *Multi-Jurisdictional Hazard Mitigation Plan (San Bernardino County)*. July 13, 2017. Retrieved August 6, 2020. http://cms.sbcounty.gov/portals/58/Documents/Emergency_Services/Hazard-Mitigation-Plan.pdf.

earthquakes of different magnitudes to occur from 2014–2044 in the Los Angeles region.

Table PHS-9. Regional Earthquake Magnitude Likelihood

Magnitude (greater than or equal to)	Average Repeat Time (years)	30-Year Likelihood of One or More Events
5	1.4	100%
6	10	96%
6.7	40	60%
7	61	46%
7.5	109	31%
8	532	7%

Source: USGS (U.S. Geological Survey). 2015. UCERF3: A New Earthquake Forecast for California’s Complex Fault System. March 2015. <https://pubs.usgs.gov/fs/2015/3009/pdf/fs2015-3009.pdf>.

Where

The Alquist-Priolo Special Studies Zone Act of 1994 defines active faults and provides mapping resources to the public. Active faults are those that have ruptured in the last 11,000 years. Faults are identified by the U.S. Department of Conservation, and a zone (called an Alquist-Priolo Earthquake Fault Zone) is drawn around them to disallow certain development in order to prevent safety threats to occupants and the potential for repetitive structure loss. South El Monte does not contain any faults or fault zones within City limits.

The San Andreas Fault is a major fault that runs across much of California, and cuts through Los Angeles County approximately 30 miles east of South El Monte. This fault is capable of generating up to an 8.3 magnitude earthquake, which would cause significant ground shaking and have the potential for ground failures and structure damage.

In addition to the San Andreas Fault, there are hundreds of smaller faults in Los Angeles County. The closest active fault is the East Montebello Fault, which is about 1 mile east of City limits. Other nearby active faults include the Raymond Fault, approximately 5 miles to the north, and the Whittier Fault, approximately 3.5 miles south.

Who

Residents located in fault zones are at higher risk of their homes being damaged by earthquakes. There are no fault zones within City limits. Additionally, groups more vulnerable to earthquakes are those that have difficulty responding to the impacts of an earthquake. For example, lower-income homeowners, especially those who are housing burdened, may have difficulty paying for repairs. Homes and structures that were built before 1930 are most at risk of being damaged in a seismic

event because unreinforced masonry buildings were allowed until that year. Within South El Monte, 365 homes were built before 1939.³⁸

Peak Load Water Requirements

The City is a part of the San Gabriel Valley Water Company (San Gabriel Water Company) service area. San Gabriel Water Company's most recent water demand statistics report 32,846 acre-feet per year (equivalent to 29.3 million gallons of use per day). Future water demands are expected to increase over time, increasing by nearly 50% and reaching 48,604 acre-feet per year (43.4 million gallons per day) by 2040. Water demand is typically evaluated using three primary scenarios: average day demand, maximum day demand, and peak-hour demand. San Gabriel Water Company's water use statistics found that the Water Company's water use rate during 2015 was 109 gallons per-capita per day, with a projected increase to 142 gallons per-capita per day by 2020.³⁹

San Gabriel Water Company's existing water supply comes from a combination of groundwater pumped from the Main Basin and the Central Basin and recycled water. It is important to identify peak load water supply when discussing seismic risks because large seismic events have the potential to destroy or incapacitate the normal water supply. If a local earthquake occurs, local water piping would be at risk.

It is also important to mention trends surrounding water supply. Groundwater pumped from the Main Basin constitutes 90% of San Gabriel Water Company's total production, supplemented by 5% as groundwater pumped from the Central Basin and the final 5% from recycled water. Because climate change is projected to increase the frequency and severity of droughts, it is likely that water supplied by these sources will be reduced.

San Gabriel Water Company also has interconnections with other water agencies and sources that can serve as temporary emergency exchange opportunities in the event of a loss of water sources. These interconnections allow the water system to continue serving water during critical situations and local water supply shortages, which may follow earthquake events, fires, prolonged power outages, and droughts.

Liquefaction

What

Liquefaction is an event that can occur when soil is saturated with water and subject to a destabilizing force, such as an earthquake, resulting in the soil losing the ability to support its own weight. This event causes the soil to behave as a fluid, potentially destroying structures or infrastructure built upon it and threatening the safety of people in a liquefaction zone.

38 U.S. Census Bureau. 2019a. 2019 ACS 5-Year Estimates. Year Structure Built. Table B25034.

39 San Gabriel Valley Water Company Los Angeles County Division. 2017. *2015 Urban Water Management Plan*. https://www.sgvwater.com/wp-content/uploads/2018/09/Volume-I-FINAL-AMENDED_2015-UWMP_SGVWC_LACD.pdf.

When

Liquefaction generally occurs during significant earthquake activity, and has been a major cause of earthquake damage in Southern California in the past. The duration and magnitude of an earthquake are important factors in causing liquefaction; ground-shaking events continually build pressure in saturated soil, and if that pressure exceeds the bond between soil materials, it will collapse and behave as a liquid. Soils that are saturated and fine-grained, such as silt or sand, can be at risk of liquefaction due to the decreased amount of pressure required to destroy the bond in fine soil material.

Where

Liquefaction may damage structures on saturated, granular soils, such as silt or sand, during an earthquake. These geologic conditions are typical throughout South El Monte. Areas at risk of liquefaction due to soil composition and heightened exposure to runoff cover all of South El Monte.

Who

Older adults living alone and people with disabilities may be more prone to evacuation challenges during a liquefaction event. In South El Monte, populations with disabilities are relatively average compared to Los Angeles County and the State (refer to Table PHS-8). Approximately 3% of households in South El Monte are people older than 65 who live alone, which is on par with Los Angeles County and the State.⁴⁰

How

State statutes require cities to use liquefaction zones as part of the construction permitting process.⁴¹ South El Monte's Building Code adopted the Los Angeles County Building Code, which is consistent with the 2019 California Building Code. The City's Municipal Code also requires preliminary soil reports during the subdivision process. This allows the City and landowners to detect the presence of critically expansive soils or other problems that could lead to structural defects or environmental impacts. Further soil reports and geologic investigations can be required by the City Engineer or Building Official if conditions warrant.

Wildfires

What

Wildfires are most commonly caused by humans. Human-caused fires can result from electric transmission line malfunctions, campfires left unattended, the burning of debris, negligently discarded cigarettes, or intentional acts of arson.⁴² Lightning can also naturally cause wildfires. Wildfires are known to spread more quickly on dry, windy days, and move more easily in an uphill

40 U.S. Census Bureau. 2019b. "Selected Social Characteristics in the United States." ACS 5-Year Estimates. Table ID: DP02.

41 California Department of Conservation. 2019. "Seismic Hazards." <https://www.conservation.ca.gov/cgs/shp>.

42 National Park Service. 2021. "Wildfire Causes and Evaluations." <https://www.nps.gov/articles/wildfire-causes-and-evaluation.htm#:~:text=Nearly%2085%20percent%20of%20wildland,and%20intentional%20acts%20of%20arson.&text=Lightning%20is%20one%20of%20the%20two%20natural%20causes%20of%20fires>.

direction, particularly in areas with a higher density of dry vegetation. Wildfires are a natural and important part of the ecosystem, but can be destructive and deadly if they occur near more developed areas. Fires will become more intense and dangerous as a result of climate change.

When

Small fires should occur regularly in the Los Angeles region's natural chaparral landscape, but development into natural lands and years of fire suppression have created a dangerous buildup of fuel. Climate change is likely to intensify the fall fire season by extending the dry season further into the Santa Ana wind season, which drives most wildfires in the Los Angeles region.⁴³

Where

South El Monte is built out and bordered by cities to the north and east. To the south and west is Whittier Narrows, which is a large open space that can pose a fire risk to South El Monte, but none of South El Monte is considered to be a very high fire hazard severity zone. Freeways and urbanized areas create natural fire breaks, and it is unlikely that wildfire would spread into South El Monte; however, air pollution is likely to become hazardous from fires in adjacent wildland areas. The nearest fire hazard severity zones can be found east of South El Monte, across Interstate 605, covering an area called Hacienda Hills between Hacienda Heights and Whittier. The Hacienda Hills area is approximately 1 mile from City limits and has had more than twenty 100-plus-acre fires in the last 100 years. Only two wildfires have actually crossed into City limits in the past 100 years, and only three have occurred within 1 mile of South El Monte (see **Figure PHS-12**). There are no wildfire fire hazard severity zones within South El Monte.

Who

Similar to flooding, certain members of the community may be more vulnerable to wildfires due to social isolation as a result of language barriers, or physical disabilities leading to difficulty evacuating (see Table PHS-8). An inability to quickly evacuate is also affected by access to a car, which, for South El Monte, is lower than State averages.

Low-income renters may face increased challenges recovering from fire events because they are less likely to have renter's insurance and therefore may face higher levels of displacement and homelessness if their residence is damaged. Although the rate is lower than the region, 21.85% of the renters in South El Monte spend more than half of their income on rent, meaning these community members might have more difficulty recovering from a wildfire than most.

How

To protect residents and their property from wildfire, the City uses multiple policies within its General Plan and regulations within its Municipal Code. These policies include development review within fire hazard areas, fire safety standards within the Municipal Code, public education about wildfires, and enforcement of standards related to emergency water service and fire sprinklers. Vegetation maintenance along roadways is another aspect that impacts fire mitigation, evacuation, and

43 Hall et al. 2018.

emergency response. Roadway clearance is under the jurisdiction of the road owner, which in most cases is the City of South El Monte, but also includes the California Department of Transportation for State highways, such as State Route 60.

The City has adopted the California Fire Code as amended by the County of Los Angeles, which regulates fuel modification and defensible space regulations. The nearest fire safe council is located in Pasadena and is called the Meadows Fire Safe Council. This fire safe council assists with home hardening, homeowner inspections, volunteer fire fuel reductions, and native plant giveaways. There are no Community Wildfire Protection Plans for South El Monte or for areas near City limits.

Emergency Preparation and Response

Emergency preparation and response are important components in ensuring residents are ready for hazards and first responders can adequately serve residents in the event of a hazard. The State of California Emergency Plan and the Los Angeles County Operation Area Emergency Operations Plan inform actions taken during an emergency.

Preparedness

The City is committed to preparing and educating the community on emergency preparedness. It has partnered with the American Red Cross and the City of El Monte to create the Prepare El Monte/South El Monte Coalition. This partnership includes representatives from various organizations, including school districts and public safety agencies. This coalition offers first aid and CPR trainings, fire and earthquake safety trainings, and up-to-date information on hazards and risks that impact the community. The City also runs a sandbag program that helps to prepare properties for floods by offering sandbags at Fire Station 90. Sand is provided by the City, and sandbags are provided by the Los Angeles County Fire Department. This program is promoted on the City's website.

Response

The Los Angeles County Fire Department and Los Angeles County Sherriff's Department respond to small- and large-scale hazard events in South El Monte. Currently, the City's response capacity meets the needs of the community; however, hard-to-reach populations with functional and medical needs can still face challenges evacuating. Regarding mutual aid and coordination, South El Monte is located within California Office of Emergency Services Mutual Aid Region I and the Office of Emergency Services Southern Administrative Region.⁴⁴ The City also promotes on its website how people can report and have fixed various issues that are caused by hazards. Downed trees and large debris can be reported to the Public Works Department. Downed wires are considered emergencies and are reported by calling 9-1-1.

Emergency Response Facilities

Emergency response facilities are those activated during an emergency and used to respond to the

⁴⁴ California Office of Emergency Services. 2021. "Southern Region Operational Area Assignments." July 2021. https://www.caloes.ca.gov/RegionalOperationsSite/Documents/EMA_ESC_OA_Assignments_Southern.pdf.

hazard. The City contracts with the Los Angeles County Fire Department for fire protection and other fire-related services. In South El Monte, there is one fire station, Fire Station 90, centrally located at 10115 Rush Street, South El Monte, CA 91733. There is also the Greater El Monte Community Hospital near the center of South El Monte at 1701 Santa Anita Avenue, South El Monte, CA 91733. Each of these sites would be in use during a hazard event.

Critical Facilities

Critical facilities include infrastructure important to the regular functioning and emergency response services for a community. These can include schools, airports, or other major community assets. These assets need to be protected from hazards to ensure people can evacuate, find shelter, and recover from hazards. South El Monte’s critical facilities include the five schools within City limits. These facilities, as well as the emergency response facilities, are listed in **Table PHS-10**.

Table PHS-10. Emergency Response and Critical Assets in South El Monte

Asset Type	Asset Name	Potential Hazard to the Asset
Local and Regional Infrastructure	Fire Station 90	Liquefaction
Medical	Greater El Monte Community Hospital	Liquefaction
Schools	South El Monte High	Liquefaction
	New Temple Elementary School	Liquefaction
	Dean L Shively Middle School	Liquefaction
	Monte Vista Elementary School	Liquefaction
	Miramonte Elementary	Liquefaction

Non-Critical Public Facilities

Non-critical facilities are those that can be used during hazard recovery to gather resources, distribute information, or serve as shelters. These are flexible facilities that can be activated as needed during a hazard event. Non-critical facilities can also serve as cooling facilities that provide air condition during extreme heat events. Some of the City’s non-critical public facilities include South El Monte’s Community Center, Senior Center, and public library.

Evacuation Routes

In the event of an extreme fire, flood, or other circumstances, evacuation may be necessary. To keep residents safe, it is important to ensure that the routes used for evacuation are unobstructed and in good condition. Evacuation routes in South El Monte include State Route 60, Interstate 10, Interstate 605, Rosemead Boulevard, Garvey Avenue, Santa Anita Avenue, Durfee Avenue, Rush Street, and Peck Road. These evacuation routes are outside of flood, fire, landslide, and earthquake hazard zones, but are all within liquefaction hazard areas. If necessary, different routes can be activated to avoid hazards both inside and outside of South El Monte.

Findings

Public Health and Chronic Hazards

Based on the above analysis of each hazard, South El Monte’s public health concerns were categorized into three categories from high to low priority: critical, important, and marginal. This was determined by comparing the relevant **vulnerable populations** and **built environment** and compared to the State. Each public health concern was assessed using unique and relevant vulnerable populations and built environment factors. Where there was a high proportion of vulnerable people in South El Monte and the relevant built environment factors scored low, that public health concern was ranked as a priority (see **Figure PHS-13**).

Critical

South El Monte’s critical public health and chronic hazards are access to parks, safe and sanitary housing, extreme heat, and air pollution. These hazards rank critical because there is both a high number of vulnerable people and the built environment does not adequately address the hazard. Each is described in detail below.

Access to Parks

South El Monte residents face many health challenges compared to the State averages. This includes elevated rates of asthma, cardiovascular disease, low birth weight, diabetes, and obesity. Park access has a positive benefit on health outcomes. South El Monte has four parks, with a large regional park adjacent to South El Monte. Still, South El Monte has significantly fewer park acres per 1,000 residents than Los Angeles County. Additionally, when compared to Los Angeles County and the State, fewer South El Monte residents live within a half mile of a City park.¹ For these reasons, access to parks is a critical public health focus of this Public Health and Safety Element.

Air Pollution

Residents of South El Monte are exposed to chronic air pollution on a daily basis from adjacent freeways. Air pollution has long been an issue in the Los Angeles region, and the air pollution monitoring stations nearest to South El Monte reflect these challenges. In the

VULNERABLE POPULATIONS

Vulnerable populations are those people who are sensitive to a public health issue due to socio-economic or physiological concern. For example, households without cars are more sensitive to not having parks or grocery stores within walking distance, and older adults are more likely to be hospitalized from extreme heat.

BUILT ENVIRONMENT

The built environment is the physical parts of cities, including streets, parks, and homes.

1 Public Health Alliance 2020.

past 3 years there have been exceedances of Federal and State standards for ozone and particulate matter. South El Monte residents are particularly vulnerable to poor air pollution because South El Monte is home to more children under the age of 5, outdoor workers, active commuters, people with asthma, and people with cardiovascular disease than Los Angeles County and the State, on average.² For these reasons, air pollution is a critical public health focus of this Public Health and Safety Element.

Extreme Heat

Individuals who have to be outside more, like outdoor workers and active commuters, are more exposed to extreme heat. South El Monte has a high number of outdoor workers and active commuters, making its residents at higher risk during heat waves.³ Additionally, South El Monte has a combination of **impervious surfaces** and lower than average tree cover, which can create an urban heat island effect. South El Monte is forecasted to experience nearly three times more extreme heat days by 2050 than currently, and, therefore, extreme heat is considered critical.⁴

Important

South El Monte's important public health and chronic hazards are access to libraries and community centers, and safe and sanitary housing. These hazards rank important because there is either a high number of vulnerable people or the built environment does not adequately address the hazard. Each is described in detail below.

Libraries and Community Centers

All members of a community can benefit from having safe public spaces to gather, use free Wi-Fi, and access information, but this is especially true for low-income residents and those in over-crowded housing, both populations that are more common in South El Monte than Los Angeles County and the State. The existing community center and library are located next to each other, in the center of South El Monte. Although central location provides equal access across South El Monte, it is only within walking distance of 12% of residents and biking distance of 36% of residents. For these reasons, access to such facilities is considered important.

IMPERVIOUS SURFACES

Impervious surfaces are non-natural urban surfaces, such as asphalt or concrete. These surfaces promote the urban heat island effect by absorbing heat and slowly releasing it. This is why it is cooler in a park – even outside of the shade – than a city street.

2 Public Health Alliance 2020.

3 Public Health Alliance 2020.

4 Cal-Adapt 2021a.

Safe and Sanitary Housing

Residents of South El Monte are much more likely to be renters than the average resident of Los Angeles County or the State. However, the rates of renters with severe housing cost burden are lower in South El Monte than Los Angeles County or the State.⁵ Of the households that are homeowners, cost burden is significantly higher than State averages. Additionally, South El Monte residents are more than twice as likely to experience **overcrowding** than the average Californian. Overcrowded households and renters are more likely to have health and safety issues with their housing situation. The City of South El Monte (City) is addressing these issues with multiple programs, as detailed in the Housing Element. For these reasons, safe and sanitary housing is considered important.

Marginal

South El Monte's marginal public health and chronic hazards are access to healthy food, hazardous materials, public transportation, and safe walking and biking. These hazards rank marginal because South El Monte does not have vulnerable populations and the built environment addresses these concerns well. These concerns should not be ignored, however, and existing success should be celebrated and replicated throughout the community.

Access to Healthy Food

South El Monte residents are more likely to be diagnosed with obesity and diabetes than State averages.⁶ However, there is relatively good access to grocery stores in South El Monte. Residents in South El Monte who are lower income and have less access to cars are more concentrated around the majority of grocery stores. Many residents are within walking or biking distance of a grocery store. Those who live in Southern South El Monte and are farther from grocery stores are closer to the Earthworks Farm and Community Garden and the monthly food bank at the San Gabriel Valley Service Center. For these reasons, maintaining access to healthy food and ensuring it is affordable is considered marginal.

Hazardous Materials

There are no populations that are considered more or less vulnerable to hazardous materials, and therefore risk is assessed by how close

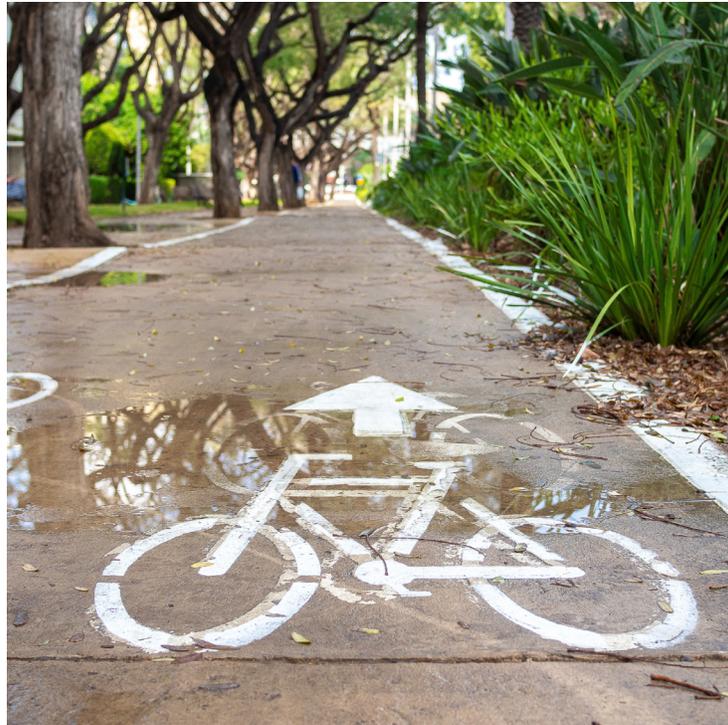
OVERCROWDING

Overcrowding is measured as more than one person per room. Uncrowded housing can improve mental health, including stress and depression; decrease the spread of communicable diseases; and improve children's wellbeing and educational outcomes.

5 Public Health Alliance 2020.

6 Public Health Alliance 2020.

people live to cleanup sites and routes where hazardous materials are transported. There are multiple hazardous waste sites in or near South El Monte, the highest concentration of which is along Rush Street and Tyler Avenue. Therefore, hazardous materials are considered marginal.



Public Transportation

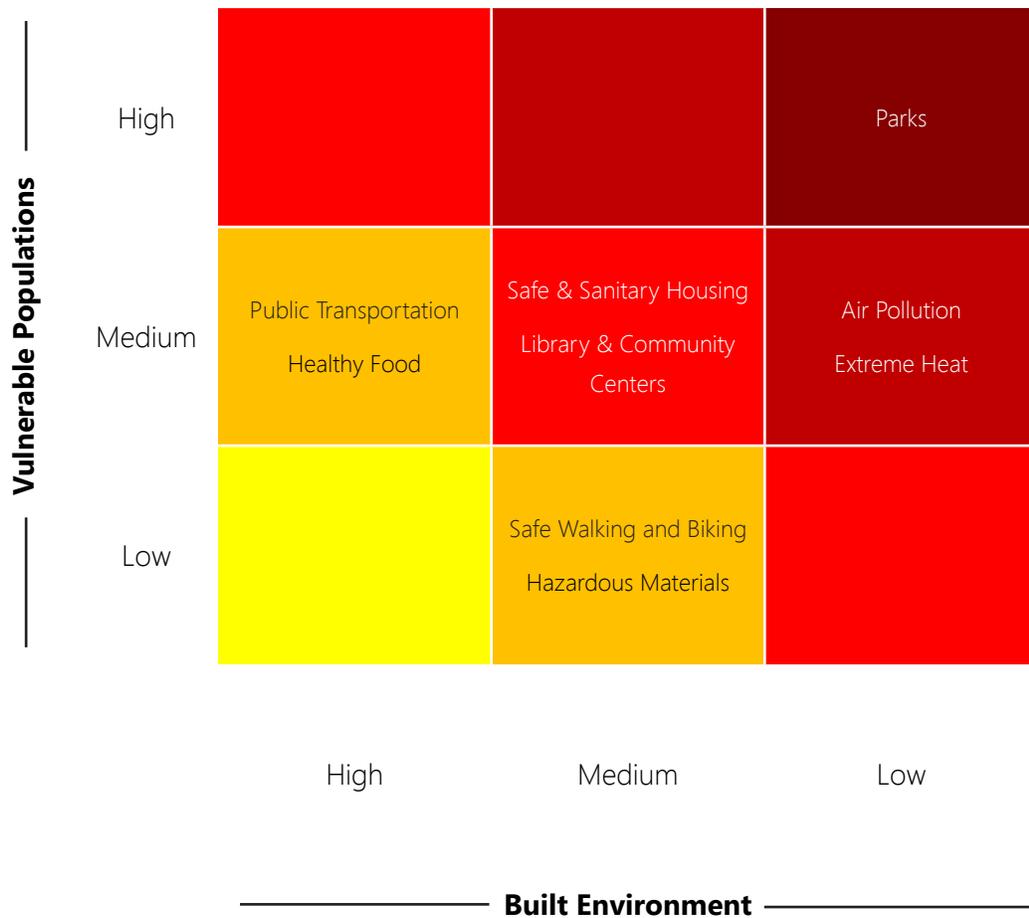
South El Monte’s households have lower than average access to a personal vehicle and a high portion of active commuters. The majority of South El Monte residents live close to public transit, with 100% being within biking distance and 77% within walking distance.⁷ Due to these facts, this issue is considered marginal.

Safe Walking and Biking

South El Monte has a high proportion of residents who depend on walking and biking to get to work compared to the region and State. With this, they have slightly more pedestrian injuries than is average for the State, but a lower rate than Los Angeles County. Because of these reasons, safe walking and biking is considered marginal.

7 Public Health Alliance 2020.

Figure PHS-13. Public Health and Chronic Hazard Prioritization



Emergency Events

The findings for emergency events were broken apart from the public health and chronic hazards due to the sudden nature of emergency events, which presents unique concerns. Similar to the public health concerns, emergency events are still categorized as critical, important, and marginal. Categorization again considered the adaptive capacity of the City, but looked at the potential overall impact as the secondary factor. This still includes an assessment of vulnerable populations in the analysis, but assesses these events across all areas of hazard risk (see **Figure PHS-14**).

Critical

No emergency events are considered critical for South El Monte due to a lack of hazard risk areas within City limits.



Important

Seismic hazards may occur in South El Monte between 2020 and 2050. The City currently has relevant policies and programs to ensure that new development minimizes the risk from this hazard, but older infrastructure and buildings are vulnerable, causing seismic hazards to be considered important.

Seismic Hazards

Similar to many Southern California communities, an earthquake could occur in South El Monte at any time. There are no active faults within City limits, but there are two active faults within 5 miles of South El Monte. The San Andreas Fault is approximately 30 miles away. Additionally, more than 300 buildings in the City were built before 1939, near the time that unreinforced masonry buildings were banned. For these reasons, seismic hazards are considered important.

Marginal

Both flooding and wildfire are considered marginal hazards for South El Monte due to the City's lack of hazard risk areas, making the likelihood of either of these events occurring low.

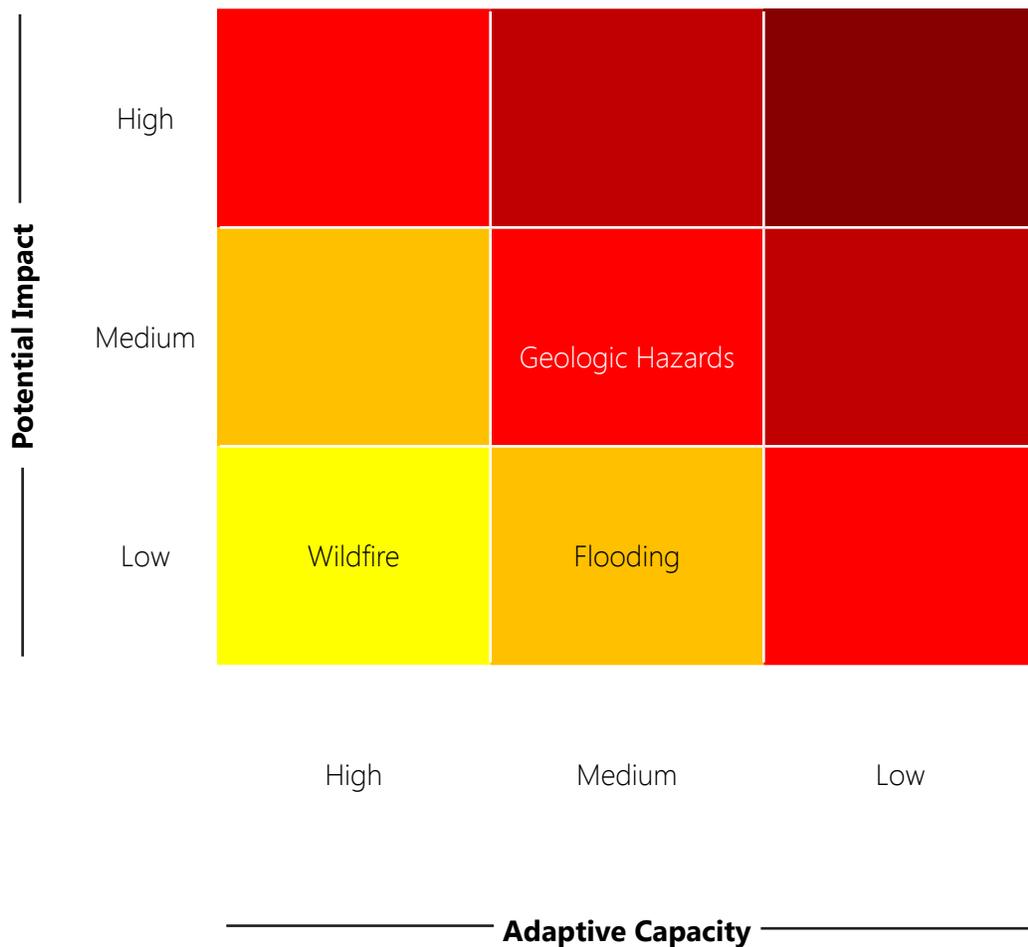
Flooding

No portion of South El Monte is within a 100- or 500-year flood zone. Although this is true, there may be small pockets of localized flooding. The City regularly clears debris from the stormwater system to further reduce the likelihood of flooding. For all these reasons, flooding is considered a marginal emergency event.

Wildfire

None of South El Monte is within a Very High Fire Hazard Severity Zone. In the past, fires have not been an issue for South El Monte, with only small overlaps into City limits from the Whittier Narrows Recreation Area. Still, the City follows State-required fire codes. For these reasons, wildfire is considered marginal as an emergency event for South El Monte.

Figure PHS-14. Emergency Events Prioritization



Goals, Policies, and Actions

Goal 1: **Minimize risks, such as loss of life, injury, property damage, and natural resource destruction from natural hazards.**

Policy 1.1: Adopt Policies and Standards for the Built Environment that Reduce Urban Heat Island.

Action 1.1a: Promote and support programs to weatherize and insulate residences.

Action 1.1b: Adopt cool roof standards, including incentives for “green roofs,” which allow for growing plants, stormwater retention, and reduced heat island effect.

Action 1.1c: Modify public construction standards to require light pigmentation in pavement materials in high-density areas with little shade.

Action 1.1d: Coordinate with local transit agencies to ensure all identified bus stops include shade structures and the adequate movement of air to safeguard the health and comfort of transit users due to the potential increase in high heat days.

Policy 1.2: Enforce Development Standards to Reduce Geologic Risk.

Action 1.2a: Establish an ordinance requiring the retrofit of unreinforced masonry buildings and the seismic reinforcement of buildings constructed prior to 1971 that are susceptible to damage in the event of an earthquake.

Action 1.2b: Require liquefaction studies to be prepared for new development proposed to be located in areas of South El Monte with high susceptibility to liquefaction hazards.

Action 1.2c: Work with owners of high-pressure gas lines to ensure that the lines are adequately safeguarded against rupture in the event of an earthquake.

Policy 1.3: Minimize Flooding Risks through Appropriate Siting and Protection of Structures and Occupants.

Action 1.3a: Strengthen the City of South El Monte’s Public Works Department Storm Patrol Program with safety and other necessary equipment and training.

Action 1.3b: Encourage Caltrans to identify bridges at risk from flood or earthquake hazards, identify enhancements, and implement projects needed to reduce the risks.

Policy 1.4: Implement Programs and Standards to Mitigate Fire Risk and Secondary Impacts.

Action 1.4a: Use the expertise of County of Los Angeles Fire Department personnel to review development proposals where fire hazards are of concern.

Action 1.4b: Inventory alternative firefighting water sources and encourage the development of additional sources.

Goal 2: **Promote a community safe from human-caused hazards.**

Policy 2.1: Reduce Localized Air Pollution Exposure Near Major Roads.

Action 2.1a: Update the Zoning Code to protect residential uses and park uses from the impacts of industrial and roadway pollution.

Action 2.1b: Designate truck routes away from residential neighborhoods and other sensitive uses.

Action 2.1c: Use landscaping and other buffers to separate existing sensitive uses from rail lines, heavy industrial facilities, and other emissions sources.

Policy 2.2: Promote a Healthy Urban Forest.

Action 2.2a: Update the Landscape Ordinance to incentivize the preservation or replacement of mature trees.

Action 2.2b: Develop a new street tree species palette that prioritizes trees based on having low water needs and adaptability to climate change and future environmental conditions.

Action 2.2c: Identify grant funding to develop a program to install additional street trees or provide canopy trees to residents for planting.

Action 2.2d: Update the Landscape Ordinance to require shade trees from an approved street tree list in surface parking lots for all new developments.

Policy 2.3: Limit the Potential Hazards from the Transportation and Disposal of Hazardous Waste.

Action 2.3a: Maintain programs that require the periodic inspection of businesses that use, store, or manufacture flammable and/or explosive materials.

Action 2.3b: Cooperate with responsible Federal, State, and County of Los Angeles agencies to reduce the risk from the use and transport of hazardous materials.

Action 2.3c: Continue to contract with the County of Los Angeles for services provided by the Hazardous Materials Response Team.

Policy 2.4: Support Remediation and Pollution Prevent Efforts that Arise from Industrial, Roadway, and Household Sources.

Action 2.4a: Work toward the gradual removal of nonconforming residential uses from industrial zones.

Action 2.4b: Identify and secure internal and external funding, and as feasible, leverage existing community resources by brokering public, private, and nonprofit partnerships to expedite the identification, acquisition, and remediation of contaminated lands suitable for community revitalization purposes.

Action 2.4c: Limit diesel truck idling, including construction and transit vehicles, within 100 feet of schools, parks, and residences.

Action 2.4d: Require air pollution point sources to be located at safe distances from sensitive sites such as homes and schools.

Goal 3: Build social cohesion and increase preparedness and public health through community collaboration.

Policy 3.1: Create Culturally Appropriate Hazard Preparation and Education.

Action 3.1a: Convene and regularly train neighborhood-based emergency response teams (e.g., Community Emergency Response Team [CERT]), and explore incorporating climate change response and recovery. Use the City of South El Monte's website, social media, and other paths (e.g., places of worship, community groups) to ensure CERT recruiting includes a diverse set of community members and leaders.

Action 3.1b: Grow partnerships between the public, private, and nonprofit sectors to provide critical services to vulnerable residents in times of crisis.

Policy 3.2: Support Equitable and Inclusive Opportunities to Build Capacity and Leadership Skills for Residents and Organizations through Continued Civic Engagement.

Action 3.2a: Provide written notices and other announcements regarding key land use and development issues in all relevant languages, as feasible.

Action 3.2b: Specifically invite a diverse range of people, including youth, to become board, commission, and task force members as openings occur.

Goal 4: Strengthen regional systems and fortify critical infrastructure.

Policy 4.1: Maintain and Repair the Community's Infrastructure to Minimize the Potential for System Failure Because of a Disaster.

Action 4.1a: Identify surface water drainage obstructions for all parts of South El Monte.

Action 4.1b: Prioritize retrofits of buildings of critical facilities used during hazard response.

Action 4.1c: Encourage flood-proofing of critical facilities that flood regularly or must be built in areas susceptible of flooding. Improve intersections around critical facilities to ensure vehicles can access the facility during a flood event.

Policy 4.2: Advance Seismic Safety, Prioritizing the Most Vulnerable Buildings, Infrastructure, and Systems.

Action 4.2a: Continue to work closely with SoCalGas on its First Responders Program, which includes its annual natural gas safety training and training materials showing how cities can safely respond to natural gas incidents and work collaboratively with SoCalGas during emergencies.

Action 4.2b: Seek funding to conduct seismic strength evaluations of critical and essential facilities in South El Monte to identify vulnerabilities for mitigation of public infrastructure and critical facilities to meet current seismic standards.

Action 4.2c: Integrate new earthquake hazard mapping data for the City of South El Monte and improve technical analysis of earthquake hazards.

Goal 5: Design emergency response to serve a range of community needs.

Policy 5.1: Strengthen Emergency Services Preparedness and Response.

Action 5.1a: Review the City of South El Monte's contract with the Los Angeles County Fire Department annually to ensure that adequate fire protection services are provided.

Action 5.1b: Ensure the Emergency Operations Center has adequate capacity to respond to hazard events.

Action 5.1c: Establish a secondary or back-up local Emergency Operations Center that can function in the event of damage to the City's primary Emergency Operations Center.

Action 5.1d: Include provisions for populations and communities with special needs and with low rates of automobile ownership in evacuation plans.

Policy 5.2: Create Resilience Centers Throughout South El Monte.

Action 5.2a: Back-Up Power. Continue to ensure that critical City of South El Monte facilities have back-up energy sources, such as battery storage. Prioritize clean energy sources, such as solar, where feasible.

Action 5.2b: Refrigeration. Install refrigerators at resilience centers, such as existing cooling centers and emergency shelter locations, to provide storage for medication in black-out and other hazard events.

Action 5.2c: Audit Emergency Childcare. Work with non-profit organizations, such as the Red

Cross, to offer emergency childcare for frontline workers in the event that schools are closed in a hazard event.

Action 5.2d: Food Distribution. Work with local food banks to distribute food and pop-up food pantries during hazard events.

Action 5.2e: Advertise Regional Programs. Include information on regional assistance programs in appropriate languages during a hazard event.

Goal 6: Provide public facilities that promote health and hazard preparedness.

Policy 6.1: Improve the Health and Well-Being of All Ages through Improvements in Mobility.

Action 6.1a: Consider the development and implementation of Bicycle and Pedestrian Safety Guidelines that also include streetscape standards that emphasize pedestrian and cyclist safety (e.g., lighting, trees, greenery, traffic-calming measures).

Action 6.1b: Prioritize safety improvements and maintenance on walking and biking routes to public facilities.

Policy 6.2: Increase Access to Open Space.

Action 6.2a: Improve existing park quality by providing amenities and programs for play, exercise, and enhanced safety. Prioritize efforts that should be deployed quickly in under-parked communities.

Action 6.2b: Pursue funding for recreational development through capital improvement programs and State grants.

Action 6.2c: Promote the use of vacant land within developed neighborhoods for temporary recreational use, with maintenance provided by neighborhood residents and businesses.

Policy 6.3: Ensure Public Spaces Feel Safe to Use During the Day and Night for Everyday Play, Family Gatherings, and Community Events.

Action 6.3a: Use the principles of Crime Prevention Through Environmental Design (CPTED) during the review of development projects.

Action 6.3b: Address both actual and perceived safety concerns that create barriers to physical activity by requiring adequate lighting, street visibility, and defensible space in walking and biking routes to public facilities, public transit, and other important community spaces.

Action 6.3c: Promote park and facility design that discourages vandalism, deters crime, provides natural surveillance, and creates a safe and comfortable environment.

Goal 7: Ensure safe, equitable, and efficient recovery.

Policy 7.1: Expand Workforce Preparedness Training Opportunities and Programs to Quickly Restore Essential City Services after a Major Shock.

Action 7.1a: Adopt emergency land-use tools to address displacement and redevelopment in advance of a major earthquake or other catastrophic event.

Action 7.1b: Establish post-disaster restoration targets for critical infrastructure.

Action 7.1c: Establish neighborhood-based, short- and long-term post-disaster housing plans.

Policy 7.2: Protect and Preserve Natural, Cultural, and Economic Resources in Hazard Mitigation and Recovery Planning.

Action 7.2a: Assess and implement recommended actions to ensure historic, cultural, and other significant (e.g., high-occupancy) facilities/locations are safe from and will be preserved after major events.

Action 7.2b: Ensure that vital records are regularly backed up on a cloud-based system to retain necessary information and expedite the recovery process in the event of a hazard destruction of City property.

Goal 8: Ensure access to healthy food.

Policy 8.1: Promote Urban Agriculture.

Action 8.1a: Ensure that residents are permitted to grow fruits and vegetables in their yards, so long as there are not significant negative impacts to adjacent property owners.

Action 8.1b: Identify properties, vacant and developed, that are suitable for community gardens, and work with landowners to determine interest and availability.

Policy 8.2: Support the Promotion of Healthy Food and Food Assistance Programs.

Action 8.2a: Address whether zoning allows providers of fresh produce (grocery stores, farmer's markets, produce stands) to locate within three-quarters of a mile of all residences in South El Monte.

Action 8.2b: Encourage the development of healthy food establishments in areas with a high concentration of fast-food establishments, convenience stores, and liquor stores. For example, through updated zoning regulations, tailor use requirements to encourage quality, sit-down restaurants in areas that lack them.



DUDEK



Planning Commission Agenda Report

Agenda
Item No.
7.b.

DATE: September 21, 2021

TO: Honorable Chairman and Members of the Planning Commission

APPROVED BY: Colby Cataldi, Community Development Director

PREPARED BY: Ian McAleese, Assistant Planner

SUBJECT: Consideration of a modification of Tacos El Chaparrito Conditions of Approval for Conditional Use Permit No. 20-03 to extend hours of operation to 1:00 am on the weekends

PUBLIC NOTICE: Notice of public hearing was posted on September 9, 2021

ENVIRONMENTAL DETERMINATION: Categorical Exemption, Section 15301 Class 1 – Existing Facilities.

BACKGROUND: At its June 16, 2020 meeting, the Planning Commission adopted Resolution No. 20-03 that allowed for establishment of a Type 41 on-sale beer and wine in conjunction with a bona fide eating place (“Project”). CUP No. 20-03 detailed all conditions applicable to the restaurant, Tacos El Chaparrito (“Applicant”), located at 9611 Garvey Avenue #105 (“Property”). Pursuant to the conditions of approval there is a requirement for a six-month review was established to allow for the Planning Commission to review how the business has operated after the establishment of a use that has the possibility to negatively impact surrounding uses.

At the December 15, 2020 Planning Commission meeting, staff brought to the Commission’s attention that the Applicant had yet to receive their Type 41 license at the time. It was recommended that Planning Commission bring back the project for review after the Applicant received their license to review how they were operating. Which was subsequently scheduled for July 20, 2021.

During the public hearing on June 16, 2020, the Applicant requested to extend the operating hours beyond what were originally proposed. The Applicant submitted a letter requesting an extension of operating hours from the original hours of 8:00am to 10:00pm seven days a week, to an extended 8:00am to 1:00am, seven days a week. The Commission decided that when the Project came back for review, they would determine if the extended operating hours would not negatively impact the Property or adjacent areas.

As reported by the Sheriff Department and Code Enforcement, the business has not had any complaints within the last year of operating including the past two months operating with their beer and wine license. So, at the July 20, 2021 meeting, Planning Commission found that no violations have occurred and directed staff to bring the item back for public hearing to consider extending hours of operation.

RECOMMENDATION: Staff recommends that the Planning Commission adopt modification to Resolution 20-03.

ANALYSIS: The Applicant has modified their request to expand the hours of operation for Thursdays through Saturdays from 8:00 am to 1:00 am. To date, staff has not received any complaints from residents, patrons, or the general public in regard to their operating, and neither has Code Enforcement received any complaints. The Los Angeles County Sheriff Department has reported that no calls for service have originated from the Property regarding their operations, other than one call from the Applicant to report graffiti on their building.

Condition #5 will be modified to read;

Sales, service and consumption of beer and wine shall be permitted only between the hours of 8:00 a.m. to 10:00 p.m., Sunday through Wednesday, and 8:00 a.m. to 1:00 a.m., Thursday through Saturday

Restaurants in the area that serve alcohol generally have extended hours of operation in the same vein as the request of the Applicant. As per Planning Commission's request, below is a list of restaurants in the general area that have an ABC license and their hours of operation:

Restaurant Name	Open	Close
Chef's Hat	11:00 am	2:00 am
Taco Nazo	10:00 am	9:00 pm
Mariscos San Isidro	9:00 am	1:30 am
Tacqueria Periban	6:30 am	3:30 pm
Quan De 7 Mon	8:00 am	1:00 am

ENVIRONMENTAL REVIEW: The proposed Project is categorically exempt from environmental review pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) Guidelines. The proposed Project satisfies the criteria for the Class 1 categorical exemption for existing facilities. The criteria is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This proposed Project falls within the criteria of operation of an existing building and is only continuing operations at the current building.

CONCLUSION: Staff has reviewed the Applicant's request and has determined that the approval of the modification to the Conditional Use Permit, as conditioned, will not be detrimental to persons or properties in the immediate vicinity nor to the City in general. Staff recommends the Planning Commission adopt Resolution 20-03 to approve modification to Conditional Use Permit No. 20-03 for the proposed use at 9611 Garvey Avenue #105.

ATTACHMENT

A – Resolution No. 20-03

ATTACHMENT A

PLANNING COMMISSION

RESOLUTION NO. 20-03

A RESOLUTION OF THE SOUTH EL MONTE PLANNING COMMISSION APPROVING A MODIFICATION TO CONDITIONAL USE PERMIT (NO. 20-03) AT 9611 GARVEY AVENUE #105, OPERATING AS TACOS EL CHAPARRITO TO MODIFY THE HOURS OF OPERATION

WHEREAS, on June 16, 2020 the Planning Commission approved Miguel Alvillar Rojas' ("Applicant"), application for a Conditional Use Permit ("CUP") to sell beer and wine as a secondary use to a restaurant ("Project" or "proposed Project") located at 9611 Garvey Avenue #105, South El Monte, CA 91733 ("Property" or "project site"); and

WHEREAS, a public hearing was held before the Planning Commission on September 21, 2021, to consider the modification of hours of operation. All evidence, both written and oral, presented during said public hearing was considered by the Planning Commission in making its determination.

THE PLANNING COMMISSION OF THE CITY OF SOUTH EL MONTE HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

SECTION 1: Pursuant to Section 15301 (Class 1) of the California Environmental Quality Act (CEQA), the proposed Project is categorically exempt from environmental review and a Notice of Exemption has been prepared. The proposed Project qualifies for a Class 1 Categorical Exemption for the Project because the proposed Project is to be operated within existing facilities. The criteria for a Class 1 Categorical Exemption is the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The Planning Commission finds that the proposed Project meets these criteria because of a minor variance in hours and is exempt from the provisions of CEQA. The documents and other material, which constitute the record on which this decision is based, are located in the Department of Community Development and are in the custody of the Director of Community Development.

SECTION 2: A record of the public hearing indicates the following:

A. With regard to the application for a CUP, SEMMC Section 17.68.040 requires that the Planning Commission find that the proposed Project shall not be detrimental to persons or properties in the immediate vicinity nor to the City in general. State law requires that the Project be compatible with surrounding uses.

B. The General Plan Land Use designation for the Property is "Mixed Use." The Zoning Code designation is "C-R" (Commercial-Residential).

C. The proposed Project promotes the City's goals and objectives stated in the General Plan. No goal or policy will be impaired.

D. The change in hours of operation should not become a nuisance to surrounding properties.

SECTION 3: Based on the record of the hearing, including all information presented at the hearing, including the Staff Report dated June 16, 2020 and September 21, 2021, which is hereby incorporated into this Resolution 20-03 by reference, the Planning Commission hereby finds:

A. *As conditioned, the Project meets the requirements of SEMMC Chapters 17.15 and 17.51 and will not be detrimental to the public health, safety or welfare, nor will it adversely affect property values or the present or future development of the surrounding areas.* This is because since being issued CUP 20-03 on June 16, 2021 the business has been operating in compliance with all conditions of approval and City codes and policies. Further there is no evidence of nuisance activity to the surrounding properties and the Project fits with the surrounding uses as said uses are mainly restaurant and retail uses.

B. *Pursuant to SEMMC Section 17.68.040, the approval of the CUP will not be detrimental to persons or properties in the immediate vicinity nor to the City in general.* This is so because the Project will be operating within reasonable hours and will be required by this CUP and the SEMMC to operate in a way that does not negatively impact the area.

C. As conditioned, the Project represents a quality establishment that will be compatible with surrounding commercial and residential uses, the surrounding area, and the goals of the City. The proposed Project will contribute to the general well-being of the City in that the Project benefits neighboring uses and will be an asset to the surrounding area, as well as to the rest of the City. As a result, approving this application will not adversely affect the General Plan or the Zoning Ordinance.

D. As conditioned, the proposed Project is consistent with the City's General Plan. The proposed Project is compatible with the objectives, policies, general land uses, economic development and programs specified in the General Plan which includes, but is not limited to, the following goals:

Land Use Element

- (1) Goal 1.0: *Maintain a balanced mix and distribution of land uses throughout South El Monte* by allowing for the establishment of a family restaurant with beer and wine sales as a secondary use;
- (2) Policy 1.4: *Maintain a balanced mix and distribution of land uses throughout South El Monte" and "create opportunities for two types of commercial development: (1) commercial uses that meet the retail and service needs of the local resident and employee populations, and (2) regional-serving retail commercial businesses that capture revenues from a broader population base.* This will serve the area by providing a sit-down

restaurant that will cater to residents as well as bring in the surrounding population; and

Economic Development Element

- (3) Goal 1.0: *Continue to provide opportunities for a wide range of industries to operate in South El Monte* by allowing the proposed beer and wine sales in conjunction with a restaurant that is not common for the center.

SECTION 4: Based on the aforementioned findings, the Planning Commission hereby **approves** CUP (No 20-03) to operate a restaurant with on-sale beer and wine as a secondary use, subject to the following conditions:

General Conditions

1. The Applicant shall indemnify, defend and hold harmless the City, its officers, agents, employees, and volunteers from any and all claims, lawsuits or actions arising from the granting of, or the exercise of, the rights permitted by this approval, and from any and all claims or losses occurring or resulting to any person, firm, corporation or property for damage, injury, or death arising out of, or connected in anyway, with the performance of the use permitted hereby. The Applicant's obligation to indemnify, defend, and hold harmless the City shall include, but not be limited to, paying all legal fees and costs incurred by legal counsel of the City's choice in representing the City in connection with any such claims, losses, lawsuits or actions, and any award of damages or attorney's fees in any such lawsuit or action.
2. The Applicant shall execute an Affidavit of Acceptance of these conditions in the presence of a Notary Public and return the Affidavit to the Director of Community Development within ten calendar days of the date of the Planning Commission's approval.
3. The approval shall lapse and become void if the privilege authorized is not utilized or where some form of construction pursuant to issuance of a building permit has not commenced within one year from the date of this approval.
4. Applicant and its employees, agents and contractors shall comply with all Municipal Code provisions.

Planning Conditions

5. Sales, service and consumption of beer and wine shall be permitted only between the hours of 8:00 a.m. to 10:00 p.m., Sunday through Wednesday, and 8:00 a.m. to 1:00 a.m., Thursday through Saturday.
6. The quarterly gross sales of beer and wine shall not exceed the gross sales of food during the same period. The Applicant shall at all times maintain records which reflect separately the gross sales of food and the gross sales of beer and wine of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available

- to any peace officer, Business License staff member, or Planning Division staff member on demand.
7. There shall be no live entertainment, amplified music, dancing, or any other activity in the Project unless a Modification to the Conditional Use Permit is approved.
 8. No pool or billiard tables may be maintained on the Property.
 9. Any graffiti painted or marked upon the Property or on any adjacent area under the control of the Applicant shall be removed or painted over within 24 hours of discovery.
 10. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of beer and wine. Interior displays of beer and wine or signs clearly visible to the exterior shall constitute a violation of this condition.
 11. The subject beer and wine license (Type 41 License) shall not be exchanged for a public premises license (Type 48 License), nor operated as a public premise without the approval of a Modification to Conditional Use Permit.
 12. The Property shall be maintained in a safe and clean condition and the Applicant shall ensure that no trash or litter originating from the site is deposited on neighboring properties or the public right-of-way. At the end of each business day, the Applicant shall pick up any and all litter including but not limited to large discarded items that may have collected in the Property's parking area and public right-of-way.
 13. No beer and wine shall be consumed off the premises or Property.
 14. There shall be no bar or lounge area on the Property maintained for the purpose of sale, service, or consumption of beer and wine directly to patrons. Beer and wine shall be served by a waiter/waitress. The sale of beer and wine shall be an ancillary service to the primary restaurant use.
 15. The Applicant shall not permit any loitering on any property adjacent to the Property under control of the Applicant.
 16. At no time shall there be a fee for entrance/admittance into the premises.
 17. At all times when the premises is open for business, the sale and service of beer and wine shall be made only in conjunction with the sale and service of food.
 18. There shall be no coin operated games maintained on the premises at any time.
 19. Food service, with an available menu, shall be available until closing time on each day of operation.

20. The windows of the premises shall not be tinted or covered in any way, which obstructs a clear view of the interior of the premises from the exterior.
21. The employees who sell or serve beer and wine shall be required to complete a training program in beer and wine compliance, crime prevention techniques, and handling of violence. For new employees of Applicants, such training known as RBS training offered by the Alcohol Beverage Control (ABC) must be completed within 30 days of the date of hire. Those already employed shall complete training within 30 days from the date the ABC license is issued.
22. Noise levels measured at the property line shall not exceed the levels prescribed by the City's noise regulations as set forth in SEMMC 8.20.
23. The Applicant and all operators shall each take all necessary steps to assure the orderly conduct of employees, patrons, and visitors when they are present on the Property.
24. The Applicant shall maintain all required permits and licenses in good standing.
25. At no time shall there be a minimum drink requirement.
26. The sale of beer and wine for consumption off the premises is prohibited. Signs shall be posted at all exits of the premises, which prohibit alcohol beverages from leaving the confines of the premises.
27. Patrons shall not be allowed to bring into the location any alcoholic beverages to be consumed within the establishment.
28. There shall be no pay telephones installed within the enclosed portion of the premises equipped to receive incoming calls. There shall be no new pay phones of any kind installed on the exterior of the premises.
29. The maximum occupancy of the premises shall be prominently posted and monitored at all times.
30. The front of the exterior of the premises, as well as all adjacent parking areas under control of the Applicant, shall be illuminated at all times while the premises is open for business. This shall be done in such a fashion that persons standing outdoors at night are identifiable by law enforcement personnel while balancing the lighting so as not to unreasonably illuminate the window area of nearby businesses.
31. All crimes occurring inside or outside of the location shall be reported to the Sherriff Department at the time of the occurrence.
32. At any time when the licensee is absent from the premises, a responsible party shall be designated who can facilitate any Sherriff inquiries.

- 33. In January of each year, the business shall provide a list of no less than three employees who are available 24 hours a day to the Sheriff’s Department Records Bureau. The list of names will be used to facilitate a Sheriff’s response to the location in the event of an emergency or other problem that requires entry into the location during non-business hours.
- 34. A copy of this approved resolution shall be kept on the premises at all times and presented to any Sheriff, or Business License or Planning Staff person.
- 35. The Applicant understands that any violation of the foregoing conditions shall be grounds for the suspension or revocation of the Conditional Use Permit.
- 36. There shall be no exterior restaurant speakers and no live entertainment outside the restaurant (including the parking lot) unless a Temporary Use Permit (TUP) is obtained from the City.
- 37. The City shall be entitled to review the conditions of the premises and business operations approved herein in six months from the date of the City’s approval.

SECTION 5: Any interested party may appeal this decision to the City Council pursuant to SEMMC Section 17.74.050.

ADOPTED this 21st day of September, 2021.

Chairman

ATTEST:

Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF SOUTH EL MONTE)

I, Angie Hernandez, Secretary to the Planning Commission of the City of South El Monte, do hereby certify that the foregoing modified Resolution, being Resolution No. 20-03 was duly passed and adopted by the Planning Commission of the City of South El Monte at a regular meeting of said Commission held on the 21st day of September 2021.

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary