City of South El Monte

6th Cycle Housing Element Update

(2021-2029)

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1. Introduction

The Housing Element of the General Plan addresses the comprehensive housing needs in South El Monte for the 8-year planning period (2021–2029). It provides an analysis of the local housing needs for all income levels, details barriers to providing needed housing, and identifies a set of strategies for meeting the housing need within the planning period. Housing Elements are one of eight required components of a General Plan and are guided by State law, which requires all local governments to update their Housing Elements every 8 years. This is the 6th update to the City of South El Monte (City) Housing Element (6th Cycle).

> The Housing Element is a strategic vision and policy guide designed to help address the comprehensive housing needs of the City over an 8-year period (2021 – 2029 planning period). It defines the City's housing needs, identifies the barriers or constraints to providing needed housing, and provides policies to address these housing needs and constraints.

Recent amendments to housing and planning laws aim to address California's housing shortage, placing a substantial number of new requirements for the 6th cycle Housing Element. Housing in California has become some of the most expensive in the nation, ranking 49th out of 50 states in homeownership rates as well as the supply of housing per capita. Only half of California's households are able to afford the cost of housing in their local regions and every county and city across the State is required by law to adequately plan for their fair share of needed housing.

The City must adequately plan for its existing and projected housing needs, including its share of the Regional Housing Needs Allocation (RHNA), as identified by the State with input from Southern California Association of Governments and local cities and counties. While the City does not build housing on property that is privately owned or owned by other government agencies, the State requires each local government to demonstrate where housing can reasonably be expected to be added within this cycle and how the City will facilitate and incentivize its production. As identified by the 6th Cycle RHNA, the City must plan for 577 housing units, which are further broken down by income level.

> The City's 6th cycle RHNA targets are broken down by income level as follows:
>
> - Extremely Low-Income = 65 units
> - Very Low-Income = 66 units
> - Low-Income = 64 units
> - Moderate-Income = 70 units
> - Above Moderate-Income = 312 units

1.1 Housing Element Organization

The Housing Element identifies goals, policies, and programs to comprehensively address the housing needs of all current and anticipated residents at all income levels over the upcoming housing period between 2021 through 2029. The Housing Element is divided into chapters and supporting documentation is included as appendices of the Housing Element.

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

The City conducted a robust public outreach program that engaged a broad spectrum of the community and stakeholders. 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, including a community survey, virtual community workshop, public review period, and study sessions and public hearings.

The outreach conducted for the update to the Housing Element, engaged a broad range of community members and stakeholders alike, including, but not limited to, homeless service organizations, food pantries, senior service centers, and transitional/shelter support organizations. The City cast a wide net to gain participation from all segments of the City's interested parties. The extensive outreach process conducted for this Housing Element update has contributed to a set of meaningful goals, policies, and programs that 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. **Appendix F, Community Engagement Summary**, provides a comprehensive summary detailing the outreach conducted as part of the update to the Housing Element and corresponding materials

3. General Plan Consistency

The City's General Plan was adopted in October 2000 and in response to trends of the time, the General Plan set out to address the needs of the changing population. The General Plan identified that South El Monte needed to address growing economic and infrastructural needs as well as a growing need for the development of multifamily housing.

The California Government Code requires that a General Plan prepared by a local government contain an integrated, internally consistent set of goals, policies, and programs. This Housing Element is most directly related to the Land Use Element, since it is the Land Use Element that designates the location and extent of residential development throughout South El Monte. This Housing Element is internally consistent with the goals and policies of the other elements of the General Plan. Specifically, the General Plan and the Housing Element are both guided by the following relevant principles.

- Provide opportunities for housing development at a range of densities and housing types to accommodate the needs of present and future residents.
- Allow for the transition of mixed-density neighborhoods to higher density development consistent with underlying General Plan land use and zoning designations.
- Provide new opportunities for housing in South El Monte, such as through intensification in designated neighborhoods and provision of funding for affordable housing development.
- Review and revise, as necessary, the City's development standards to improve the quality of new development in the City and to protect public health and safety.
- Continue to provide financial assistance to eligible properties through residential rehabilitation programs.

While the goals and policies of the Housing Element are consistent with those set forth in the General Plan, the Housing Element includes a program to rezone properties to meet the RHNA, if this program creates inconsistencies with those densities identified by the land use designation, such changes will be incorporated into the General Plan Land Use Element, to ensure that General Plan consistency is maintained. The City will review the elements of the General Plan upon any subsequent amendment to the other elements of the General Plan, to ensure internal consistency is maintained.

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.**

The City will strive to achieve and maintain a housing stock that meets the varying needs of residents, especially lower-income households, extremely low-income households, and those households with special needs. The following Housing Element policies underscore the City's commitment in continuing assistance in the development of new housing for all income groups.

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.**

The City will remain committed to those efforts designed to preserve and maintain the existing housing resources in South El Monte, including affordable housing, with the implementation of the following policies.

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.

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.**

The City recognizes the importance of facilitating the development of housing in a manner that protects such sensitive uses from industrial uses. The City will site higher density residential uses in high-quality neighborhoods that prioritize access to amenities and resources through the following policies.

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.**

The following policies indicate the City's continued commitment to affirmatively furthering fair housing and advancement in equity and inclusion through equal housing opportunities within South El Monte.

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 preference, 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

As identified in **Appendix E, Sites Analysis and Inventory**, the City can accommodate their lower- (including very-low and low-income) moderate- and above-moderate income RHNA through existing sites zoned at appropriate densities. However, to guarantee the City has sufficient capacity to accommodate their lower- and moderate-income RHNA throughout the planning period, the City will rezone approximately 3 acres of sites from Manufacturing (M) to Commercial Residential (C-R) as identified in **Appendix E**, allowing exclusively residential uses and a minimum of 20 dwelling units per acre to provide a generous buffer for additional lower- and moderate-income sites selected from sites 18 through 20 as identified in **Table 13, Summary of Underutilized Sites in Rezone Area** of the Inventory (**Appendix E**). To facilitate the development of multifamily housing affordable to lower-income (including extremely low-income households) and moderate-income households, the City will complete the zone amendment and rezone by October 15, 2025.

Objective(s)	Rezone to create additional opportunity for lower- and moderate-income households.
Timeframe	No later than October 15, 2025
Responsible Agency	City Planning Division
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.2, 3.1, 3.2, 3.3

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

The City permits mixed-use development in the C-R (Commercial Residential) zone district. The C-R zone designation allows stand-alone infill residential development as well as traditional mixed-use development where commercial uses and residential uses are located in the same structure. The concept encourages transition of underutilized commercial and industrial properties that are a direct result of the "over-zoning" that resulted in extensive amounts of strip development. The City will continue to monitor the C-R development standards to ensure that it effectively promotes mixed-use and residential developments and a variety of housing types, including housing for lower-income households and special needs populations. The development standards for density (maximum 35 to 100 units per acre), parking, height (at least 3-4 stories), and lot coverage requirements will facilitate the maximum allowable densities.

The City will welcome and consider developer recommendations to revise the development standards of the C-R Zone to encourage the maximum allowable densities along with a variety of housing types and assist the development of housing affordable to extremely low-, very low-, and low-income households.

The City will identify additional areas of the City to apply the Mixed-Use/C-R designation and zone and will pursue rezoning, where appropriate. This potential rezoning will expand opportunities for residential and mixed-use development and is not part of an adequate sites program as specified in Program 1 but will instead ensure that adequate capacity remains. The City will prioritize 80% of rezones in areas with access to amenities as identified by the City, such as transportation, recreation, services, education, and other needs to promote housing supply, choices and affordability in areas with higher access to resources and opportunities.

Objective(s)	• Accept developer recommendations to revise the development standards of the C-R Zone to assist the development of housing affordable to extremely low-, very low-, and low-income households. • Develop a process by which developers can submit recommended code changes. • Implement needed amendments to Zone. • Identify opportunities to expand C-R Zone in areas with access to amenities as identified by the City, such as transportation, recreation, services, education, and other needs to promote housing supply, choices and affordability in areas with higher access to resources and opportunities.
Timeframe	• Ongoing coordination with developers regarding development standard recommendations and review of developer recommendations throughout planning period and revisions to be completed within 6 months of identification, as appropriate. • Develop code change recommendation submittal within two years of Housing Element adoption. • Ongoing identification of opportunities to apply the Mixed-Use/C-R zone.
Responsible Agency	City Planning Division
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.3, 3.1, 3.2, 3.3

Program 3: ZONING ORDINANCE AMENDMENTS TO REMOVE CONSTRAINTS

The City will proactively encourage and facilitate the development of affordable housing for lower income households, particularly those with extremely low-income (ELI), special needs including large households, seniors, and households with persons who have disabilities or developmental disabilities. The City will do so by 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, specifically the lack of housing affordable to lower-income (including extremely low-income) households and those with special needs. The following actions will be undertaken:

- Zoning Code revisions to ensure compliance with the most recent updates to the State's density bonus law, including provisions of a bonus for student and senior housing, and permitting up to an 80% bonus for 100% affordable developments, and ensure its successful implementation by educating developers as to how density bonus regulations or other regulatory incentives could be used to facilitate the development of affordable housing as detailed in **Program 16**.
- Zoning Code revisions to clarify the permitting and siting of group care facilities for 7 or more persons consistent with State law and fair housing requirements.
- Zoning Code revisions to reduce parking as a constraint for multifamily development. 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 necessary Zoning Code revisions to ensure that parking standards for multi-family housing do not pose a constraint to the development of housing.

- Zoning Code revisions to address discretionary permit constraints for Senior Housing. The City will remove or mitigate discretionary permit requirements associated with Senior Housing development.
- Zoning Code revisions to identify a process by which parking requirements can be reduced for religious institutions in exchange for housing development.
- Zoning Code revisions to address open space constraints for multifamily developments in the R-3 zone. The City will remove or reduce constraints in the R-3 zone related to open space requirements.
- Zoning Code revisions to update the definition of "family." The City will make necessary changes to ensure the definition does not impose any limitations on the number of people that may constitute a family to comply with all federal and state fair housing laws.

Objective(s)	• Amend the Zoning Code to update the Density Bonus regulations consistent with state law and provide developer education in conjunction with **Program 16** to ensure its successful implementation in facilitating the development of affordable housing for lower-income households. • Amend the Zoning Code to define group care facilities for 7 or more and define in what zones and by what process this use will be permitted. • Amend parking requirements to ensure that parking for multifamily housing does not pose a constraint on development. • Amend the Zoning Code regarding Senior Housing development. • Amend the Zoning Code to address open space requirements. • Amend the Zoning Code to update the definition of "family" consistent with all federal and state fair housing laws.
Timeframe	• Updates to the Density Bonus program within one year of Housing Element adoption. • Amend the Zoning Code for the provision of large group care facilities within one year of Housing Element adoption. • Evaluate residential parking standards and amend parking standards for multifamily housing within two years of Housing Element adoption. • Senior Housing Zoning Code amendments within one year of Housing Element adoption. • Open space requirement amendments within one year of Housing Element adoption. • Family definition amendments within one year of Housing Element adoption.
Responsible Agency	City Planning Division
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.2, 2.5, 3.2, 3.3, 4.1

Program 4: ZONING UPDATES AND GENERAL PLAN CONSISTENCY PROGRAM

The City will continue to identify opportunities to remove constraints to development through continued updates to the Zoning Code, where appropriate, and will consider a comprehensive update to the General Plan, in particular the land use element. Based on the ongoing updates, City staff will evaluate consistency between the Zoning Code updates and the General Plan. The evaluation will assess necessary updates to the General Plan, with an additional focus on consistency between the Land Use designations and zoning designations for each parcel in the city. The City will make the necessary updates to the General Plan based on their consistency analysis. This will ensure the programs and policies of the General Plan meet the vision of the City and ensure consistency between the City's zoning ordinance and the General Plan to ultimately facilitate housing production.

Objective(s)	• Monitor the Zoning Code for constraints and ongoing consistency with new State Legislation - make edits where needed. • Identify available funding sources and staff for the consideration of a comprehensive update to the General Plan, and in particular the land use element.
Timeframe	• Ongoing Zoning Code monitoring throughout the planning period. • Apply for funding to support a General Plan update within 4 years of Housing Element adoption.
Responsible Agency	City Planning Division
Funding Sources	Community Development Department Budget
Relevant Policies	1.4, 3.1, 3.2, 4.2, 4.3

Program 5: ACCESSORY DWELLING UNIT PROGRAM

A primary objective of this program is to promote the development of housing units for lower-income persons or households. The City will amend their Zoning Code to permit the development of Junior (JADU) and Accessory Dwelling Units (ADU) consistent with State law and to remove minimum parcel size requirements to convey that ADUs are permitted on legal parcels.

Additionally, as a method to incentive and promote the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households, the City will develop a process to incentivize the production of JADUs and ADUs affordable to lower-income households. Once developed, City staff will take a proactive role in advancing this policy to existing property owners through information outreach during the development process. The City will further identify opportunities to facilitate the production of ADUs and JADUs. **(AB 671)**

Objective(s)	• Amend the Zoning Code consistent with State law to increase ADU production by an average of 10%[1] in the planning period compared to the yearly average in the previous planning period. • Adopt procedures for the incentivization of affordable ADUs to incentivize the production of 43 ADUs affordable to lower-income households during the planning period.
Timeframe	• Amend the Zoning Code within one year of Housing Element adoption • An ADU/JADU affordable incentive program shall be adopted within one year of Housing Element adoption.
Responsible Agency	City Planning Division
Funding Sources	• Community Development Department Budget.
Relevant Policies	1.1, 1.2, 2.5, 3.2, 4.1
1. See full Accessory Dwelling Unit Projections discussion in Appendix E.	

Program 6: HOUSING CHOICE VOUCHER PROGRAM

An important element of the City's strategy in providing housing opportunities for extremely low-income and low-income households is the Housing Choice Voucher Program, a federally funded rental program that assists very low-income families, elderly, and households with disabilities. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City has approximately 20 households who currently participate in this program.

Objective(s)	Continue to support the provision of 20 vouchers annually.
Timeframe	Ongoing annually
Responsible Agency	City Planning Division
Funding Sources	Baldwin Park Housing Authority Housing Choice Voucher Program
Relevant Policies	1.3, 4.2

Program 7: SUPPORT FOR THOSE EXPERIENCING HOMELESSNESS

Under this program, the City will proactively implement the actions and programs of their Plan to Prevent and Combat Homelessness to move forward to address the needs of its residents experiencing homelessness for affordable housing and support services. The City will continue to participate in a countywide sales tax that raises money for homeless services. Further, the City will continue to create shelter options in the city, increase outreach and engagement activities to better understand the barriers and needs to address homelessness, and continue seeking additional funding sources for new affordable and supportive housing options.

Objective(s)	• Monitor existing funding to efficiently prioritize projects. • Continue collaboration with partner agencies and organizations, such as the City of Baldwin Park, the City of El Monte, and the County of Los Angeles through quarterly meetings.
Timeframe	• Ongoing monitoring of funding and participation in the countywide sales tax. • Ongoing quarterly communications with partner agencies and organizations.
Responsible Agency	City Planning Division
Funding Sources	• General Funds for the staff time (grant applications and preparation of promotional materials). • Grant awarded from the Los Angeles County Measure H funds.
Relevant Policies	1.3, 4.2

Program 8: LOT CONSOLIDATION PROGRAM

In the absence of redevelopment, the City has limited options to assemble individual privately-owned properties for new larger developments. As a result, the City is required to rely solely on the private market to accomplish a consolidation of lots. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels. To facilitate the development of affordable housing for lower-income households, the City will specifically incentivize lot consolidation for developments with units affordable to lower-income households. To do so, the City will develop and provide a permit expedite incentive or incentives beyond density bonus law in exchange for lot consolidation for multifamily developments with units affordable to lower-income households, including units for extremely low-, very low-, and low-income households.

Objective(s)	• Develop and maintain a digital inventory of sites identified as appropriate to accommodate housing to provide developers with guidance on the availability of sites. • Identify development opportunities, develop and provide an incentive in exchange for lot consolidation for developments with units affordable to lower-income households through an expedited development permit review process or concessions and incentives beyond density bonus law as part of the zoning code update, and allocate financial resources to facilitate lot consolidation through dedication of staff time to assist developers with the permitting process, procedures, and timeframes. • Facilitate two lot consolidations per year. • Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and a marketing brochure or technical material that provides information on available development incentives.

Timeframe	• The availability of lot consolidation is ongoing throughout the planning period. • A lot consolidation incentive will be developed within two years of Housing Element adoption. • The inventory of sites and zoning code update will be made available within three-years of Housing Element adoption. • Dedication of staff time and technical assistance is ongoing throughout the planning period.
Responsible Agency	City Planning Division
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.2, 3.2, 3.3

Program 9: COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM

This program is administered by the Los Angeles County Development Authority (LACDA). This program provides financial assistance to developments located in cities participating in the Urban County Program, which includes South El Monte. Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities. Technical assistance and funding for pre-development activities may also be provided for nonprofit housing developers participating in specific projects. Housing development projects are required to have a minimum of 20% of units set aside for households earning at or less than 50% of the median area income; however, LACDA's policy is to provide the maximum number of affordable units suited to the development and area. LACDA's housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible, with a recommended one-to-four leveraging ratio. In addition, federal low-income housing tax credits will be applied whenever appropriate. LACDA attempts to utilize all available public/private housing development resources.

The City will advertise the availability of this additional source of funds to support in the development of rental housing. Program availability will be advertised at the public counter, on the City's website, and through the City's newsletter. Further, the City will increase coordination and collaboration with LACDA to promote South El Monte as a City that supports affordable housing development and as an ideal candidate for the allocation of funding for affordable housing.

Objective(s)	• Post program information online, at the counter, and through other communication sources. • Increase Coordination with LACDA with regular contact.
Timeframe	• Information will be posted online and at the counter within one year of Housing Element adoption. • Coordination will be ongoing throughout the planning period.
Responsible Agency	Los Angeles County Community Development Commission, City Housing Program Administrator
Funding Sources	Los Angeles Urban County HOME and CDBG allocations
Relevant Policies	1.3, 2.1, 2.2, 2.3, 4.2

Program 10: COUNTYWIDE AFFORDABLE HOME OWNERSHIP PROGRAM

This program provides funding to low-income households looking to purchase a home through down payment and closing costs assistance. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs, which further assist lower-income households in attaining homeownership. The City will advertise program availability at the public counter, on the City's website, and through the City's newsletter.

Objective(s)	• Coordinate with LACDA. • Inform community members of affordable homeownership opportunities through the County programs, raising community awareness of creative ownership models and opportunities by 20%.
Timeframe	Ongoing
Responsible Agency	Los Angeles County Community Development Commission; City Housing Program Administrator
Funding Sources	Los Angeles Urban County HOME allocation
Relevant Policies	1.3, 2.3

Program 11: FIRST-TIME HOMEBUYER PROGRAMS

To increase access to mortgage funding for lower-income households and facilitate first-time homeownership opportunities in the City for decent, affordable housing, the City will identify and actively seek potential funding sources to develop a program to assist first time homebuyers in the City, such as through loans and homebuyer education services.

In addition, the Mortgage Credit Certificate (MCC) County Program is a way for the City to further leverage home ownership assistance for lower-income households. The MCC Program offers income-qualified first-time homebuyers a federal income tax credit. The federal credit can reduce potential federal income tax liability, creating additional net spendable income for qualified first-time homebuyers to possibly use toward their monthly mortgage payment. A maximum purchase price is established for homes purchased with the MCC (the vast majority of homes in South El Monte fall well within this price ceiling).

The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. By paying a onetime fee and hosting an annual lender training session, South El Monte continues to be a participating City with the County in implementation of the MCC program. The City will continue participation in the County's program through hosting ongoing annual lender training sessions and will continue to prepare program flyers and include information on the City's website.

Objective(s)	• Continue to participate in MCC program. • Pursue grant funding to develop a program to increase homeownership opportunities in the City.
Timeframe	• Participation in the MCC program will be ongoing and the City will continue to offer hosting annual lender training sessions throughout the planning period. • The City will seek funding to develop a first-time homebuyer program on an ongoing basis.

Responsible Agency	City Housing Program Administrator; Los Angeles County Community Development Commission
Funding Sources	• Los Angeles County MCCs • First Time Homebuyer Mortgage Assistance (MA) Program will be financed by CalHome funds and supplemented by City General Funds that fund the Administrative subcontractor
Relevant Policies	1.3, 2.3, 4.1

Program 12: ENERGY EFFICIENCY PROGRAM

The City encourages a range of initiatives designed to improve the local environment. Key elements include energy conservation measures, recycling, water conservation, and the use of alternative transit. The key elements of this program include the following:

- The City shall permit and encourage the installation of photovoltaic/solar and solar water heating systems on new residential construction consistent with local and state regulations.
- The City will provide brochures and handouts promoting energy conservation from local utility providers at or near the planning counter. In addition, the City's website will continue to be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices.
- The City shall continue to support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances.
- The City will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts.
- The City will consider reducing processing fees for those building improvements that involve the installation of solar panels.

Objective(s)	• Update City website and continue to hand out promotional materials. • Review and amend Zoning Ordinance.
Timeframe	• Ongoing permitting and promotion. • Provide updates to website and review and amend the ordinance by 2025.
Responsible Agency	City Planning Division
Funding Sources	General Fund
Relevant Policies	2.7, 3.3

Program 13: WATER CONSERVATION PROGRAM

The San Gabriel Valley Water Company is the local water purveyor that serves the City. The City shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development and in the following ways:

- The City will continue to provide informational resources on water conservation through landscaping and xeriscaping in both handouts and on the City's website.
- The City website was recently updated to indicate ways residents may reduce water consumption. This website will be maintained throughout the planning period and updated as appropriate.
- The local water purveyors publish a variety of brochures and information guides to help residents conserve water. The guide and brochures will continue to be distributed at City Hall.

Objective(s)	• Maintain the City's website and update where necessary. • Distribute brochures and information guides at the City's public counter.
Timeframe	• Ongoing maintenance of the City's website throughout the planning period. • Ongoing distribution of brochures throughout the planning period.
Responsible Agency	City Planning Division
Funding Sources	General Fund
Relevant Policies	2.7

Program 14: FAIR/EQUAL HOUSING PROGRAM

This City program is designed to promote equal housing opportunities in South El Monte. 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, steps the City will take to affirmatively further fair housing during the 6th Cycle 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.
- 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.

- The City will continue to contract with the Housing Rights Center to provide fair housing services to residents, and refer 100% of residents to the Housing Rights Center who are in need of housing counseling, discrimination investigation and disability accommodation services, including investigating allegations of housing discrimination and helping victims of discrimination enforce their Fair Housing rights, and access to education and outreach programs to learn how they are protected by fair housing laws, how to spot illegal practices, and tenant-landlord rights and obligations.
- Further, the City will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing by developing a process that prompts the consideration of fair housing in the decision process. This process could include a requirement to have a statement of fair housing consideration on 100% of staff reports for Planning Commission or some similar method. The consideration of fair housing in all staff reports will bring discourse surrounding fair housing and equity to the forefront of all housing and community development decisions. This will lead to equitable implementation of all City programs and activities to further fair housing through the allocation of resources that will assist vulnerable populations with increased access to opportunity while increasing transparency in the process.

Objective(s)	• Post fair housing information on the City's website. • Provide incentives for motel conversions to SROs and increase opportunities for the development of SROs by amending the Zoning Code to permit SROs in the C (Commercial) zone. • Develop a handout for developers to be made aware of Fair Housing advertisement material compliance. • Support and engage in the Regional Analysis of Impediments to Fair Housing. • Implement a procedure that prompts fair housing administration for 100% of housing and community development decisions.
Timeframe	• Ongoing • Website information to be posted within one year of Housing Element adoption. • Amend the Zoning Code within one year of Housing Element adoption. • Ongoing engagement in the Regional Analysis of Impediments to Fair Housing throughout the planning period and support the update to the Analysis of Impediments every 3 to 5 years as suggested by the Department of Housing and Urban Development. • Develop procedure that prompts fair housing administration by January 2023.
Responsible Agency	City Planning Division, City Housing Program Administrator, and Community Services Center (El Monte Office)
Funding Sources	Community Development Department Budget
Relevant Policies	4.1, 4.2

Program 15: RESOURCES FOR PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES

The City will continue to encourage 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. The City will provide information about the process on the City's website and public counters as well as information on local and regional resources for persons with developmental disabilities. The City will coordinate with the San Gabriel/Pomona Regional Center to advertise resources and programs available to residents.

Additionally, the City will 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.

Objective(s)	• Process 100% of reasonable accommodation requests received in accordance with the administrative process to increase Fair Housing services and accessible housing opportunities. • Enforce accessibility requirements through development approvals. • Create a webpage that promotes and connects developers and residents to accessibility resources and promote the webpage through media channels.
Timeframe	• Process requests for reasonable accommodations throughout the planning period. • Ongoing enforcement of requirements throughout the planning period. • Post webpage and handout materials at the counter and promote through median channels within 3-years of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	4.1, 4.2, 4.3

Program 16: DEVELOPER COORDINATION AND INFORMATION PROGRAM

The City will proactively encourage and facilitate the development of affordable housing for lower-income households, particularly those with extremely low-income (ELI), special needs including large households, seniors, and households with disabilities, including developmental disabilities. The City will actively work with the development community to identify ways that lower-income housing may be provided. The City will educate developers as to how density bonus regulations could be used to facilitate the development of affordable housing, including those for extremely low income, very low income, and low-income households. Another outreach effort will inform the development community and property owners as to development opportunities for SRO developments and second units.

Additionally, the City will maintain information on the City's website that is applicable for housing development project proposal requirements, including a current schedule of fees, exactions, applicable affordability requirements, all zoning ordinances, development standards, and annual fee reports or other relevant financial reports. The City will develop a checklist for their website that developers may use to determine what materials are needed to accompany a development proposal application. **(AB 1483, 2019)**

Further, the City will ensure the development community is aware of replacement unit requirements, relocation assistance requirements, and fair housing requirements to prevent displacement and discrimination by enforcement of relevant regulations. The City will work with the development community to enforce replacement requirements for 100% of applicable projects to protect tenants from displacement risk and accommodate the housing needs of lower-income households.

Objective(s)	• Provide technical assistance through education to inform developers as to how density bonus regulations could be used to facilitate the development of affordable housing and of opportunities for SRO developments and second units. • Develop and post relevant development checklist of materials and other information as detailed above on the City's website. • Post information to raise awareness of replacement and relocation assistance requirements on City's website.
Timeframe	• Ongoing technical assistance through education and coordination with developers throughout the planning period. • Post information within 2 years of Housing Element Adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.2, 3.1, 3.3, 4.1, 4.2

Program 17: HOUSING EDUCATION CAMPAIGN

The City will work with the public, developers, relevant agencies, and organizations to foster citywide discussions on housing supply, affordability, and Fair Housing. The City will develop a webpage that details information related to the City's housing supply, housing need, where opportunities exist, links to Fair Housing resources, as well as other relevant information. This information can help residents understand where challenges and solutions exist and can demonstrate to potential developers that the City welcomes new housing development. Further, the City will embrace technological solutions to community engagement to capture a wide audience in planning efforts.

Objective(s)	Develop a webpage with relevant information to raise developer and community awareness on housing needs and available resources.
Timeframe	Within 2 years of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	3.3, 4.3

Program 18: HOMEOWNER ASSISTANCE PROGRAMS

Where funding is available, the City offers rehabilitation assistance to lower- and moderate-income households. The City has been operating as a housing program administrator of CalHome funds since 2010 and has used these CalHome grants to support the rehabilitation of 56 units in South El Monte. The City will continue to actively seek funding for Homeowner Assistance Programs and to allocate awarded funding accordingly.

Specifically, the City will provide eligible and qualified borrowers with 30-year, deferred-payment loans through an Owner-Occupied Rehabilitation (OOR) program. 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. Funding awarded for this program will be dedicated to the rehabilitation of housing for lower-income households (including extremely low- and very low- income households) and is anticipated to serve a total of 20 units. Funding for the program will be contingent upon funding awarded to the City by CalHome in the amount of $1,000,000.

Objective(s)	• Seek out and apply for funding opportunities for Homeowner Rehabilitation Assistance. • Serve a total of 20-40 units through the OOR Rehabilitation Program.
Timeframe	• Apply for additional funding opportunities annually, where available. • The OOR program is ongoing and will continue based on remaining funds.
Responsible Agency	City Planning Division
Funding Sources	• Community Development Department Budget • OOR program will be financed by a $1,000,000 CalHome grant awarded to the City and supplemented by City General Funds that provide in-kind staff time to administer the OOR Program.
Relevant Policies	1.3, 2.1, 2.2, 2.6, 2.7, 4.2

Program 19: CODE ENFORCEMENT PROGRAM

The City's Code Enforcement Division is tasked with promoting property maintenance for the elimination of blighted conditions and ensuring compliance with all City Zoning Code requirements. The City will coordinate Code Enforcement efforts with rehabilitation assistance, where funding is available, to connect lower and moderate-income households with assistance to address code compliance issues and to bring homes into compliance. Further, the City will connect residents with information on energy conservation strategies and techniques that can be taken during rehabilitation.

Objective(s)	Coordinate distribution of Homeowner Rehabilitation Assistance program funding with code enforcement case data to assist eligible households.
Timeframe	Coordinate with Code Enforcement Division on a quarterly basis to identify opportunities to connect residents to resources and eligible households to available funding.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	2.1, 2.2, 2.4, 2.6, 2.7

Program 20: REPLACEMENT HOUSING PROGRAM

The City will mandate replacement requirements consistent with State law for sites identified in the Sites Inventory that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low income, subject to any other form of rent or price control, or occupied by low- or very low income households. When the legislation sunsets, the City will reevaluate the appropriateness of this program. **(SB 330, 2019)**

Objective(s)	• Develop a system for tracking all development proposals on sites identified in the inventory and develop a system for ensuring developer compliance with replacement requirements. • Enforce replacement requirements in accordance with Government Code Section 66300 for 100% of all applicable projects.
Timeframe	Upon Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 2.1, 4.2, 4.3

Program 21: ASSIST IN DEVELOPMENT OF HOUSING

The City will proactively encourage and facilitate the development of affordable housing for lower-income households, particularly those with extremely low-incomes (ELI), special housing needs including large households, older adults, and households with persons who have disabilities including developmental disabilities, and farmworkers through the following methods:

- Provide financial or regulatory incentives to developers.
- Reduce, waive, or defer impact fees for affordable housing development.
- Conduct bi-annual outreach to affordable housing developers to assist the development of housing affordable to extremely low-, very low- and low-income households and assisting in with applications for State and federal funds.

Further, the City will assist in the development of housing for those with special housing needs. To do so, the City will amend the zoning code to permit a variety of housing types consistent with State law, which includes the following:

- Zoning Code Amendment to calculate Emergency Shelter parking requirements based on the demonstrated need to accommodate staff. **(AB 139, 2019)**
- Zoning Code Amendment to ensure compliance with all applicable requirements related to employee and farmworker housing in accordance with the Health and Safety Code Sections 17021.5 and 17021.6 and the Employee Housing Act.
- Zoning Code Amendment to allow supportive housing by-right in residential zones that permit multifamily uses and mixed uses zones that allow residential uses. **(AB 2162, 2019)**

Objective(s)	• Provide financial or regulatory incentives to developers, such as reductions in site development standards. • Provide for the reduction, waiver, or deferral of impact fees for affordable housing development. • Bi-annually conduct outreach to affordable housing developers through methods such as public-private partnerships that assist applicants with state and federal grant applications. • Amend the Zoning Code to assist in the development of housing for those with special housing needs and to comply with State law.
Timeframe	Within one year of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.2, 4.1

Program 22: LOW BARRIER NAVIGATION CENTERS

Low-Barrier Navigation Centers are housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The City will amend the zoning code to permit the development of Low Barrier Navigation Centers as a use by-right, without requiring a discretionary action, in mixed-use and non-residential zones that permit residential uses. **(AB 101, 2019)**

Objective(s)	Amend the Zoning Code.
Timeframe	Within one year of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.2

Program 23: OBJECTIVE DESIGN STANDARDS

The City will increase transparency and certainty in the development process through objective design standards. Any new design standards developed and imposed by the City shall be objective without involvement of personal or subjective judgement by a public official and shall be uniformly verifiable by reference to the City's regulations. **(SB 330, 2019)**

Objective(s)	Monitor any new design standards for development to ensure they are objective.
Timeframe	Ongoing throughout the planning period, as new design standards are being drafted.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.2, 1.5, 3.1

Program 24: NO NET LOSS

The City will monitor development activity, proposed rezones, and identified capacity to ensure adequate remaining capacity is available to meet any remaining unmet share of the RHNA for all income levels throughout the entirety of the planning cycle, consistent with no-net-loss requirements. If at any time during the planning period, a development project results in fewer units by income category than identified in the sites inventory (**Appendix E**) for that parcel and the City cannot find that the remaining sites in the housing element are adequate to accommodate the remaining RHNA by income level, the City will within 180 days identify and make available additional adequate sites to accommodate the remaining RHNA. **(SB 166, 2017)**

Objective(s)	Monitor all development activity, proposed rezones, and identified capacity as it compares to the remaining RHNA target throughout the cycle.
Timeframe	Ongoing throughout the planning period and make additional sites available within 180 days in the event that a capacity shortfall occurs.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.5

Program 25: ANNUAL PROGRESS REPORTS

The City will continue to report annually on the City's progress toward its 8-year RHNA housing production targets and toward the implementation of the programs identified in the Housing Element. Further, the City will identify and prioritize State and local surplus lands available for housing development affordable to lower-income households and report on these lands annually through the Housing Element Annual Progress Reports. **(AB 1255, 2019; AB 1486, 2019; AB 879, 2017)**

Objective(s)	• Report annually on progress made toward the Housing Element. • Report annually on Housing Element progress to the City Council.
Timeframe	Annually
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.1

Program 26: MOBILEHOME PROGRAM

The City will enforce mobilehome park replacement and relocation requirements in accordance with Government Code (65863.7). Additionally, the City will amend the Zoning Code to clarify that manufactured housing is treated as a single-family dwelling and is permitted in the same zones and same manner as other single-family structures.

Objective(s)	• Enforce existing mobilehome park replacement and relocation requirements. • Amend the Zoning Code to permit manufactured housing as single-family housing.
Timeframe	• Ongoing enforcement of mobilehome park replacement and relocation requirements throughout the planning period. • Amend the Zoning Code by 2024.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.5, 4.2, 4.3

Program 27: PRIORITY SERVICE

The City will coordinate with the water and sewer providers to ensure that proposed developments which include housing affordable to lower income households are prioritized for the provision of water and sewer services. The City will provide a copy of the updated Housing Element and assist with the identification of sites for prioritization of services through updates to the Water and Sewer System Master Plans.

Objective(s)	• Submit adopted Housing Element to local water and sewer providers. • Work with the local water and sewer providers to ensure that adopted policies prioritize water and sewer allocation for affordable housing development.
Timeframe	Within 6 months of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.1, 1.4, 3.3, 4.2

Program 28: AFFORDABLE HOUSING STREAMLINING

To assist in the development of housing for extremely low-, very low-, low-, and moderate-income households, the City provides an affordable housing streamlined approval process in accordance with State requirements for qualifying development proposals that provide affordable units under SB 35 streamlining. The City annually reports on affordable housing streamlining applications in the Housing Element Annual Progress Report. The City will revise their internal staff permitting procedures to ensure that staff has clear procedures for responding to proposals for SB 35 streamlining and for prioritizing qualifying SB 35 housing developments consistent with State law.

Objective(s)	• Process proposals for SB 35 permit streamlining consistent with state law. • Develop internal staff procedures to assist staff in responding to SB 35 proposals and permit streamlining.
Timeframe	• Ongoing SB 35 processing throughout the Housing Element planning period. • Develop staff assistance materials within one-year of Housing Element adoption.
Responsible Agency	Community Development Department
Funding Sources	Community Development Department Budget
Relevant Policies	1.2 and 1.4

City of South El Monte

6th Cycle Housing Element Update

Appendices

Appendix A: 5th Cycle Review
Appendix B: Needs Assessment
Appendix C: Constraints and Zoning Analysis
Appendix D: Affirmatively Further Fair Housing
Appendix E: Sites Analysis and Inventory
Appendix F: Community Engagement Summary

Appendix A: 5th Cycle Review

For the 5th Cycle Housing Element (2014–2021), the City of South El Monte (City) committed to specific programs to address the comprehensive housing needs of the City and to help achieve the goals identified in the 5th Cycle Housing Element. This appendix to the City's 6th Cycle Housing Element evaluates progress made toward the goals and actions of the 5th Cycle Housing Element and is used as a foundation to inform the programs of the 6th Cycle Housing Element (2021–2029), tailored to meet this 6th Cycle's housing needs.

California Government Code Section 65588(a) requires each jurisdiction to regularly review its Housing Element and evaluate the following:

- The progress in implementation of the Housing Element
- The effectiveness of the Housing Element programs in progress toward achieving the housing goals and objectives
- The appropriateness of the housing goals, objectives, and policies, and in contributing to the attainment of the State housing goal

This evaluation provides information on the extent to which programs have achieved stated objectives, and whether these programs continue to be relevant to addressing current and future housing needs in the City. The success of a program toward achieving the 5th Cycle goals is the basis for the goals, policies, and programs, and the establishment of objectives provided in the 6th Cycle. **Table 1** lists each program from the 2014–2021 Housing Element, and identifies the program's progress, effectiveness, and appropriateness. The goals, policies, and programs of the 6th Cycle Housing Element are reflective of the program effectiveness as determined by this evaluation.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
Housing Element Policy 1.1. The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached units, and multiple-family units.	**PROGRAM 1: ADEQUATE SITES** **Adequate Sites to Meet 2014–2021 Regional Housing Needs Assessment (RHNA)**: The City of South El Monte has a remaining RHNA of 61 units for the 2014–2021 RHNA period after credits for permitted or approved units are taken into consideration. The residential sites inventory to address the current RHNA consists of close to five acres of vacant land. The capacity on identified sites in addition to estimated ADU production yields at least 139 new units. The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The City is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of policies, zoning and development standards, and/or incentives to encourage the construction of various types of units. Consistent with Government Code Section 65863, the City will ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If the City approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the City must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by	**Progress:** Based on the 2019 Annual Progress Report, the City has issued permits for 20 low-income units and 148 above-moderate-income units for the 5th Cycle housing period. There are 43 very-low-income, 5 low-income, and 27 moderate-income units remaining. With regards to the amendments to the Zoning Code, Chapter 17.15.030 codifies a minimum residential density of 20 dwelling units per acre, and Ordinance 1243 (adopted April 28, 2020) establishes the Santa Anita Corridor Overlay Zone and the following standards identified in Program 1. Additionally, the City maintains an inventory of sites on the City's website. **Effectiveness:** The City has successfully maintained adequate capacity to meet its remaining RHNA target. This information is publicly available on the City's website. **Appropriateness:** Revise and continue. The Housing Element's Sites Inventory addresses the 2021–2029 RHNA at all income levels. The City will provide the Sites Inventory on its website and comply with regulatory requirements to ensure there is adequate capacity throughout the entirety of the 2021–2029 planning period. Remaining capacity to meet all income levels will be tracked and compared to the remaining RHNA target throughout the 6th Cycle.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	income level within 180 days of approving the reduced-density project. The City will comply with this requirement. *Source of Funding:* Department budget *Agency Responsible for Implementation*: City of South El Monte Planning Division *Implementation Schedule*: Ongoing	
Housing Element Policy 1.2. The City of South El Monte shall provide for residential infill along Garvey Avenue and Santa Anita Avenue through designation as Commercial and Residential Mixed-Use.	**PROGRAM 2: IMPLEMENTATION OF MIXED USE (C-R) ZONE** The City permits mixed-use development in the C-R (Commercial Residential) zone district. The C-R zone designation allows stand-alone infill residential development as well as traditional mixed-use development where commercial uses and residential uses are located in the same structure. The concept encourages transition of underutilized commercial and industrial properties that are a direct result of the "over-zoning" that resulted in extensive amounts of strip development. The City will continue to monitor the C-R development standards to ensure that it effectively promotes mixed-use developments and a variety of housing types, including housing for lower-income households and special needs populations. The development standards for density (35 to 100 units per acre), parking, height (at least 3-4 stories), and lot coverage requirements will facilitate the maximum allowable densities. The City will annually evaluate the effectiveness of the C-R zone in encouraging the maximum allowable densities along with a variety of housing types. The City will identify additional areas of the City to apply the Mixed Use/C-R designation and zone and pursue rezoning. This rezoning is to expand opportunities for residential and	**Progress:** Ordinance 1240 (adopted January 9, 2018) amended Chapter 17.15 of the Municipal Code to establish a minimum residential density for all new residential development. According to the 2014–2021 Housing Element, since January 1, 2018, one project has been submitted for entitlements that was for pure residential. No extensive constraints to development in this area have been identified. **Effectiveness:** The program was effective in setting attainable Zoning Code revisions. The City will continue to evaluate the C-R zone to ensure that the C-R zone development standards do not constrain the potential for developing housing. **Appropriateness:** Revise and continue. Modify the implementation schedule and process for evaluating constraints to residential mixed-use developments. Note: Recommendations for additional areas of the City to apply the Mixed Use/C-R designation and zone and pursue rezoning will be assessed after the Sites Inventory analysis has been completed and the City's capacity for adequate sites in the 6th Cycle Housing Element has been evaluated.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	mixed-use development and is not part of an adequate sites program. The City will conduct a review of the C-R zone to ensure that the C-R zone development standards do not constrain the potential for developing housing, meeting maximum densities and that zoning standards for the sites ensure continued adequate capacity to meet the City's RHNA goals. Any identified impediments will be addressed within 6 months of the review. *Source of Funding*: Department budget *Agency Responsible for Implementation*: Planning Division *Implementation Schedule*: Ongoing; Review of C-R zone development standards by June 2020 and any identified revisions needed to be completed within 6 months.	
	PROGRAM 3: ZONING ORDINANCE AMENDMENTS TO REMOVE CONSTRAINTS The City will undertake focused updates of the zoning ordinance to conform to State law and to remove governmental and non-governmental constraints on the development of housing, specifically the lack of housing affordable to lower-income households. The following actions will be undertaken: • Update the City's Accessory Dwelling Unit provisions to reflect the most recent updates to the State's accessory dwelling unit laws • Zoning Code revisions to ensure compliance with all applicable requirements related to the Employee Housing Act and AB 2162 (Supportive Housing Streamlining Act)	**Progress:** • Ordinance 1242 (adopted January 1, 2020) amended Chapter 17.38, Accessory Dwelling Units, of the Municipal Code to conform with amended Government Code Sections 65852.2 and 65852.22 that regulates accessory dwelling units. • A Zoning Code revision is needed to ensure compliance with Assembly Bill (AB) 2162. Currently, the C-R zone will need to be revised to permit supportive housing by-right. • The Density Bonus Law in Chapter 17.83 of the Municipal Code was current as of 2014, but will need to be amended per the latest updates through AB 2345 (approved September 28, 2020).

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	• Zoning Code revisions to ensure compliance with the most recent updates to the State's density bonus law • Zoning Code revisions to clarify the permitting and siting of group care facilities for 7 or more persons • Zoning Code revisions to ensure compliance with AB 101 which requires that a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements. • Zoning Code revisions to establish a streamlining process for qualifying SB 35 housing developments consistent with State law. • An evaluation of residential parking standards for multi-family residential uses in all zones where that use is allowed will be undertaken. 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. *Source of Funding*: Department budget *Agency Responsible for Implementation*: Planning Division *Implementation Schedule*: The Zoning Ordinance revisions will be initiated at the start of 2020. Revisions will be completed by December 2020.	• A Zoning Code revision is needed to clarify the permitting and siting of group care facilities for 7 or more persons during the planning period. • The C-R zone needs to be brought into compliance with AB 101. Because it is a mixed-use zone, "Low Barrier Navigation Center" should be permitted by-right and added as a definition to Chapter 17.04. • The City does review applications for Senate Bill (SB) 35 streamlining. The City will also need to incorporate AB 831, and modifications and clarifications to SB 35. • Updates to the residential parking standards for multi-family uses are needed. **Effectiveness:** The City has implemented one of the identified actions involving revisions to the Zoning Code. Although this program has not achieved all the anticipated actions, this program will be necessary to continue to respond to necessary changes. **Appropriateness:** Revise and continue. Continue actions to revise the Zoning Code to incentivize housing production at all income levels and to ensure consistency with State legislation. Move the text regarding accessory dwelling unit (ADU) provisions to Program 5 of the 6th Cycle Housing Element.
Housing Element Policy 2.5. The City of South El Monte shall work to alleviate unit overcrowding by permitting owners to add bedrooms, bath, and additional living areas in homes and encouraging	**PROGRAM 4: ACCESSORY DWELLING UNIT PROGRAM** A primary objective of this program is to promote the development of housing units for lower-income persons or households. The City permits the development of an additional accessory dwelling unit (ADU) consistent with State law. The City will waive application fees for property owner agreeing to an affordability covenant that would place an affordability restriction on the new units for a given period.	**Progress:** Ordinance 1242 (adopted January 1, 2020) amended Chapter 17.38, Accessory Dwelling Units, of the Municipal Code to conform with amended Government Code Sections 65852.2 and 65852.22 that regulate ADUs. From 2016 through 2019, 13 ADU applications were approved. On October 27, 2020, the City Council adopted Resolution No. 20-118, authorizing the City Manager to apply for the

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
development of accessory dwelling units.	City staff will take a proactive role in advancing this policy to existing property owners through information outreach during the development process. *Source of Funding*: Department budget *2014-2021 Program Objectives*: Five (5) accessory dwelling units annually *Agency Responsible for Implementation*: Planning Division. *Implementation Schedule*: Ongoing. Information about accessory dwelling unit development and potential fee waivers will be posted on the City's website by the end of 2019.	California Department of Housing and Community Development's CalHome Grant Program in the amount of $1,100,000 for a new ADU and junior accessor dwelling unit (JADU) program for the development of ADUs. Specifically, the ADU/JADU program will provide eligible and qualified borrowers with a 30-year, deferred-payment ADU/JADU loan. The City anticipates serving a total of 20 units. **Effectiveness:** The program is effective in promoting the development of ADUs, and it is anticipated that ADU development trends will continue upward. **Appropriateness: Continue.** Modify to include the latest legislation (AB 3182, AB 68, AB 881, AB 587, AB 670, and AB 671). Add new ADU/JADU program pending funding the City receives for the CalHome Grant.
	PROGRAM 5: HOUSING CHOICE VOUCHER PROGRAM An important element of the City's strategy in providing housing opportunities for extremely low income and low-income households is the Housing Choice Voucher Program, a federally funded rental program that assists very low-income families, elderly, and disabled households. Decent, safe, and sanitary housing units are provided to households through rental vouchers. Participants may find their own housing including single-family homes, townhouse, and apartments. The Baldwin Park Housing Authority administers the Housing Vouchers for five jurisdictions in the region including South El Monte. Participants are able to select any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. The City of South El Monte has approximately 20 residents who currently participate in this program.	**Progress:** The City continues to support Baldwin Park Housing Authority with the 20 vouchers. **Effectiveness:** The program is effective in maintaining the housing choice vouchers for approximately 20 residents. **Appropriateness:** Continue.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	Source of Funding: Baldwin Park Housing Authority Housing Choice Voucher Program *2014-2021 Program Objectives*: Continue to support the provision of 20 vouchers *Agency Responsible for Implementation*: City of South El Monte Planning Department Implementation Schedule: Ongoing	
Housing Element Policy 1.4. The City of South El Monte shall coordinate with the Los Angeles County Community Development Commission to take advantage of Federal, state, and local funds available for affordable housing in South El Monte.	**PROGRAM 6: IDENTIFICATION OF AFFORDABLE HOUSING FUNDING SOURCES** Under this program, the City will proactively continue to pursue available funding sources to assist in the development of lower income, including extremely low-income, housing. The City will continue to apply for State and Federal assistance including, but not limited to, CDBG and HOME funding. The City will also actively work with the development community to identify ways that lower-income housing may be provided. The City will educate developers as to how density bonus regulations could be used to facilitate the development of affordable housing, including those for extremely low-income, very low-income, and low-income households. Another outreach effort will inform the development community and property owners as to development opportunities for SRO developments and second units. To address the need for home rehabilitation resources, the City will prioritize identification of new funding sources to fund the City's Owner-Occupied Rehabilitation Program which is dormant due to lack of funding. The program provided a minimum loan amount of $25,000 for qualified home rehabilitation and was secured through a Deed of Trust.	**Progress:** On October 27, 2020, the City Council adopted Resolution No. 20-118, authorizing the City Manager to apply for the California Department of Housing and Community Development's CalHome Grant Program in the amount of $3,300,000 to help owner-occupied units with home repairs ($1,000,000), to assist in the development of the new ADU and JADU program for the development of ADUs ($1,100,000), and to fund resources for the first-time homebuyer program ($1,200,000 Mortgage Assistance). In the same year (2020), the City, in a collaborative effort with El Monte and Baldwin Park, was awarded $1,070,000 through Measure H for funding affordable housing and services to combat homelessness. The City's website does not clearly identify housing information, such as density bonus regulations, for developers. **Effectiveness:** The program is effective in the pursuit of affordable housing funding sources. Staff has applied for grants to assist in home rehabilitation, ADU production, and the first-time homebuyer's program. Efforts to conduct outreach to incentivize the production of single-room-occupancy units or utilization of the density bonus program have not been reported.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	Source of Funding: General Funds for the staff time (grant applications and preparation of promotional materials) *2014-2021 Program Objectives*: 2 Funding Applications per Year *Agency Responsible for Implementatio*n: City of South El Monte Planning Department *Implementation Schedule*: Ongoing	**Appropriateness:** Revise and continue. This has been divided into programs related to the pursuit of funding, the allocation of funding if it is awarded, and developer coordination. Relevant programs of the Housing Element are as follows: Program 5 focuses on ADU grant efforts, and Programs 11 and 18 pertain to homeowner and homebuyer programs. A program related to coordination with the development community and providing educational resources are included in Programs 17 and 18.
Housing Element Policy 1.1. The City of South El Monte shall provide adequate sites to facilitate the development of a range of residential development types that fulfills its regional housing needs, including low-density single-family units, moderate- to higher-density single-family attached units and multiple-family units.	**PROGRAM 7: LOT CONSOLIDATION PROGRAM** In the absence of redevelopment, the City has limited options to assemble individual privately-owned properties for new larger developments. As a result, the City is required to rely solely on the private market to accomplish a consolidation of lots. This program is an ongoing program that recognizes the importance of public-private partnerships in assembling and redeveloping infill parcels. As part of this program the City will: • Maintain an inventory of potential sites to provide developers with information regarding development incentives for affordable units. • Identify development opportunities, explore and establish concessions and incentives beyond density bonus law as part of the zoning code update, and allocate financial resources to facilitate lot consolidation. • Facilitate the assembly and recycling of underutilized properties for new affordable housing construction through technical assistance to developers and property owners. Technical assistance includes land development counseling by City planners and a marketing brochure or technical material that	**Progress:** An inventory of potential sites to provide developers with information about development incentives is not available online. Additionally, there is not a marketing brochure or information regarding development incentives on the City's website. As of January 1, 2018, no lot consolidation applications have been submitted, although there have previously been several lot consolidations in the City. Chapter 16.26 of the Municipal Code provides process guidance for lot mergers. **Effectiveness:** There has not been any developer interest in lot consolidation since the adoption of the 5th Cycle Housing Element. Lot mergers are offered under the regulations for subdivisions. **Appropriateness:** Revise and continue. Maintaining an inventory of sites where lot consolidation can occur can be combined with Program 1 to maintain an inventory of adequate sites. Consider additional incentives to combine the Lot Consolidation Program with the Density Bonus Program. Expand this program for use by dense, multi-family and mixed-use developments.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	provides information on available development incentives. *Source of Funding*: Department budget *2014-2021 Program Objectives*: 3 Lot Consolidations per year *Agency Responsible for Implementation*: Planning Division *Implementation Schedule*: On-going; brochure or technical assistance material to be created by June 2020.	
Housing Element Policy 1.4. The City of South El Monte shall coordinate with the Los Angeles County Community Development Commission to take advantage of Federal, state, and local funds available for affordable housing in South El Monte.	**PROGRAM 8: COUNTYWIDE AFFORDABLE RENTAL HOUSING DEVELOPMENT PROGRAM** This program is administered by the Los Angeles County Community Development Commission (CDC). This program provides financial assistance to developments located in cities participating in the Urban County Program, which includes South El Monte. Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing, as well as funds for nonprofit housing developers and HOME-designated Community Housing Development Organization (CHDO) activities. Technical assistance and funding for pre-development activities may also be provided for nonprofit housing developers participating in specific projects. Housing development projects are required to have a minimum of 20% of units set aside for households earning at or less than 50% of the median area income; however, the CDC's policy is to provide the maximum number of affordable units suited to the development and area. The CDC's housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible, with a recommended one-to-four	**Progress:** Based on the 2016-2019 Annual Progress Reports, the City issued building permits for two single-family rental units for above-moderate income. No affordable renter-occupied housing was permitted from 2016–2019. **Effectiveness:** This is a Countywide program, and although the City's participation has not resulted in the development of any affordable housing, the City can continue to coordinate with the Los Angeles County Community Development Commission (CDC) to identify opportunities for gap funding and development interest in the City. **Appropriateness:** Revise and continue. This program can focus on coordination with the County of Los Angeles (County) to focus resources in South El Monte and to better connect interested developers with development opportunities in the City.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	leveraging ratio. In addition, federal low-income housing tax credits will be applied whenever appropriate. The CDC attempts to utilize all available public/private housing development resources. The City will advertise the availability of this additional source of funds to support in the development of rental housing. Program availability will be advertised at the public counter, on the City's website, and through the City's newsletter. *Source of Funding*: Los Angeles Urban County HOME and CDBG allocations *Agency Responsible for Implementation*: Los Angeles County Community Development Commission, City Housing Program Administrator *Implementation Schedule*: Ongoing	
Housing Element Policy 2.3. The City of South El Monte shall work to increase the rate of home ownership in the community and stabilize neighborhoods by encouraging low- and moderate-income households to become first-time home buyers.	**PROGRAM 9: COUNTYWIDE AFFORDABLE HOMEOWNERSHIP OPPORTUNITIES (HOP) PROGRAM** This program provides funding in the form of second mortgages to increase home ownership units that are affordable to low- and moderate-income persons. This program facilitates the acquisition of existing structures suitable for home ownership opportunities for low- and moderate-income persons. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs. The City will advertise program availability at the public counter, on the City's website, and through the City's newsletter. *Source of Funding*: Los Angeles Urban County HOME allocation	**Progress:** The COVID Assistance Rental/Mortgage Grant Program began in 2020, which issues cash grants, rather than loans, of up to $1,000 per household, to maintain housing and/or to reduce rental payment delinquency as a result of the economic downturn during the COVID-19 pandemic. **Effectiveness:** Information for the County's Affordable Homeownership Opportunities (AHOP) Program is difficult to find on the City's website and would be more effective if it was located on the City's website with other County-funded programs. **Appropriateness:** Revise and continue. The language should reflect that this is funding to assist with down payments and closing costs. This could be consolidated with the Countywide Homebuyer Program. Continue participating in the Community

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	Agency Responsible for Implementation: Los Angeles County Community Development Commission; City of South El Monte Housing Program Administrator *Implementation Schedule*: Ongoing	Development Block Grant (CDBG) Urban County Program.
Housing Element Policy 2.3. The City of South El Monte shall work to increase the rate of home ownership in the community and stabilize neighborhoods by encouraging low- and moderate-income households to become first-time home buyers.	**PROGRAM 10: MORTGAGE CREDIT CERTIFICATE (MCC) PROGRAM** The Mortgage Credit Certificate (MCC) Program is a way for the City to further leverage home ownership assistance. MCCs are certificates issued to income-qualified first-time home buyers authorizing the household to take a credit against Federal income taxes of up to 20% of the annual mortgage interest paid. The mortgage payments are used to repay the bonds; there is no City guarantee required. A maximum purchase price is established for homes purchased with the MCC - the vast majority of homes in South El Monte fall well within this price ceiling. The County of Los Angeles administers the MCC program on behalf of 30 cities and throughout the unincorporated areas of the County. By paying a onetime fee and hosting an annual lender training session, South El Monte can become a participating City with the County in implementation of the MCC program. The City will establish the City's participation in the County's program and will continue to prepare program flyers, and include information on City website. *Source of Funding*: Los Angeles County MCCs *Agency Responsible for Implementation*: City of South El Monte Housing Program Administrator; Los Angeles County Community Development Commission *Implementation Schedule*: Ongoing	**Progress:** The City continues to be a participant in the County's Housing Bond and Mortgage Credit Certificate (MCC) Programs. However, the MCC Program is not visible on the City's website. **Effectiveness:** The City has maintained participation in the MCC Program. This program is administered by the County. **Appropriateness:** Revise and continue. Consolidate Programs 9 and 10 under the Countywide Homebuyer Program. Continue participating in the CDBG Urban County Program.

	PROGRAM 11: ENERGY EFFICIENCY PROGRAM The City of South El Monte encourages a range of initiatives designed to improve the local environment. Key elements include energy conservation measures, recycling, water conservation, and the use of alternative transit. The key elements of this program include the following: • The City shall permit and encourage the installation of photovoltaic/solar and solar water heating systems on new residential construction consistent with local and state regulations. • The City will provide brochures and handouts promoting energy conservation from local utility providers at or near the planning counter. In addition, the City's website will continue to be updated to publicize the availability of the various rebate programs and tax incentives that will reduce the cost of installing energy-saving devices. • The City of South El Monte shall continue to support ongoing programs from SCE and Sempra Energy that promote energy conservation. The programs sponsored by the utility providers include rebates for energy conserving refrigerators, water heaters, and other household appliances. • The City of South El Monte will review the Zoning Ordinance to ensure that there are no requirements that are overly restrictive concerning the installation of solar panels. The City will then amend the Zoning Ordinance to ensure that solar panels are permitted in all Zone Districts. • The City will consider reducing processing fees for those building improvements that involve the installation of solar panels. *Source of Funding*: General Fund *Responsible Agency*: City of South El Monte Planning Division *Implementation Schedule*: Ongoing	**Progress:** • The City continues to update the Zoning Code to ensure consistency with the Los Angeles County Green Building Standards Code (Title 31). The most recent update was January 28, 2020, as part of Ordinance No. 1241. • The City promotes energy conservation through participation in the San Gabriel Valley Energy Wise Partnership. Links include the EASY Residential Energy Assessment, the San Gabriel Valley Commercial Energy Assessment, and SoCalGas residential and commercial rebates and incentives. • The City participates in the South Coast Air Quality Management District's Electric Lawn Mower Rebate Program. • The Zoning Ordinance does not specify whether solar panels are allowable. However, the recently adopted Green Building Standards require that non-residential buildings having more than 2,000 square feet of new (Section 5.211, Los Angeles Green Building Code) single-family and low-rise multifamily (three or fewer habitable floors) be solar ready. • The City has considered reducing processing fees for those building improvements involving installation of solar in compliance with AB 1414. **Effectiveness:** The City has been effective in advertising energy conservation programs on the City's website. The City should continue to consider Zoning Code revisions as they relate to promoting energy conservation. **Appropriateness:** Continue.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	PROGRAM 12: WATER CONSERVATION PROGRAM The San Gabriel Valley Water Company is the local water purveyor that serves the City. The City of South El Monte shall promote water conservation (drought-tolerant landscaping, water conserving plumbing fixtures, etc.) in the review of new development. The City adopted a water conservation ordinance in conformance with State law. The City will also continue to provide areas for handouts and the posting of information on the City's website concerning the plant materials and techniques for xeriscape landscaping. • The City website was recently expanded to indicate ways residents may reduce water consumption. This website will be maintained throughout the planning period. • The local water purveyors publish a variety of brochures and information guides to help residents conserve water. The guide and brochures will continue to be distributed at City Hall. • Title 24 of the California Building Code requires phasing out older less energy efficient toilets by replacing them with toilets that use only 1.6 gallons per flush. The City will continue to ensure that this requirement is being implemented. *Source of Funding*: General Fund *Responsible Agency*: City of South El Monte Planning Division *Implementation Schedule*: Ongoing	**Progress:** Chapter 17.25 of the South El Monte Municipal Code sets requirements for water-efficient landscaping for residential and nonresidential properties. Links to Save Our Water, SoCal Water Smart, and Be Water Wise are provided on the City's website. **Effectiveness:** The program lists several opportunities for promoting water conservation on the City's website. The City has been effective in providing information. Compliance with Title 24 is a routine staff function that does not need to be specified as a program. **Appropriateness:** Modify and continue promoting water conservation through the City website, and guides and brochures at City Hall.
Housing Element Policy 4.1. The City of South El Monte shall continue to enforce fair housing laws prohibiting arbitrary discrimination in the building,	**PROGRAM 13: FAIR/EQUAL HOUSING PROGRAM** This City program is designed to promote equal housing opportunities in South El Monte. The City recognizes the effect that discrimination has in limiting housing choice and equal opportunity in renting, selling, and financing housing.	**Progress:** The City does not provide this information on its website. **Effectiveness:** The City should also reference resources such as the California Department of Fair Employment and Housing and the Housing Authority

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
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.	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. *Source of Funding*: Department budget *Agency Responsible for Implementation*: City of South El Monte Planning Division, City Housing Program Administrator, and Community Services Center (El Monte Office) *Implementation Schedule*: Ongoing; website information by January 2020	of the County of Los Angeles's 2018 Analysis of Impediments of Fair Housing Choice. The program is not effective in identifying opportunities to overcome impediments to fair housing. **Appropriateness:** Modify to address AB 686, identify specific opportunities, and set objectives for the 6th Cycle housing period to overcome impediments to fair housing.
Housing Element Policy 4.1. The City of South El Monte shall continue to enforce fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, color, religion, national origin, sex, sexual preference, age, disability, family status, AIDS, or other such characteristics.	**PROGRAM 14: RESOURCES FOR PERSONS WITH DISABILITIES** The City will continue to encourage 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. The City will provide information about the process on the City's website and public counters as well as information on local and regional resources for persons with developmental disabilities. The City will coordinate with the San Gabriel/Pomona Regional Center to advertise resources and programs available to residents. *Source of Funding*: General Fund *Responsible Agency*: City of South El Monte Planning Division *Implementation Schedule*: Ongoing; Public information (website and public counters) by June 2020	**Progress:** The City advertises modifications to policies and procedures on the City's website. Additionally, the City provides the complaint and grievance procedures. The San Gabriel/Pomona Regional Center is not advertised on the City's website. **Effectiveness:** The program as described is an effective approach to provide residents with resources. **Appropriateness:** Modify to better connect residents and developers to increased accessibility options.

Table 1. Evaluation of Previous Housing Element Implementation		
Policy (if applicable)	**Program**	**Progress in Implementation**
	PROGRAM 15: PUBLIC INFORMATION PROGRAM Public comments and questions received at the July 16, 2019 Housing Element workshop indicated the need for a centralized location for housing information. The City offers a variety of information and referrals at the public counter in City Hall and is currently working on providing additional information, as well as providing links to housing resources on the City website. The City will establish a resources section on its website and provide directions and referrals to the website at the public counters, libraries, and community facilities. Information provided will include housing-related and community development programs that provide resources for or encourage affordable housing for residents and developers. Public input and information events for housing related and community development programs will also be included. Information posted will include both local and regional (county) resources. *Source of Funding*: Department budget *Agency Responsible for Implementation*: City of South El Monte Planning Division, City Housing Program Administrator, and Community Services Center (El Monte Office) *Implementation Schedule*: Website information by Spring 2020	**Progress:** As of January 2021, the City's Housing Division does not include links to housing-related or community development programs. **Effectiveness:** Although the City has not yet developed a website with these resources, the public comments received in 2019 assisted with a greater understanding of the need of residents. The City provides information at the public counter in City Hall. **Appropriateness:** Revise and continue. It is recommended to consolidate helpful information in a way that can increase understanding for end-users. Resources for residents and developers should be provided in a comprehensible manner. The program will be clarified to ensure the differentiation between the need for housing information related to opportunities, processes, and programs for the development of housing, and the need for information related to resources for households that need assistance in finding affordable housing options.

The City of South El Monte included few specific programs to directly address special needs housing. **Program 14** was effective in making fair housing information and resources more accessible, and in advertising the complaints and grievances procedures to populations with disabilities. However, while there is little mention of programs that directly support the production of housing that accommodates the special needs populations, many programs indirectly support housing for those with special needs. **Program 3** of the 5th Cycle Housing Element updated the City's accessory dwelling unit (ADU) provisions. ADUs can provide opportunities for those with special needs, such as seniors or those with disabilities, including developmental disabilities, by creating housing that is in an independent setting while still allowing for support from caregivers who reside on the same lot. Other programs that provide indirect support for those with special needs **includes Program 5**, which supports very low-income families, older adults, and those with disabilities by providing financial support to assist with rent payments. Through **Program 6**, the City sought grant funding and was awarded funding to assist in the development of housing and services for people experiencing homelessness. The City continued to participate in Countywide programs to support lower-income households, including those with special needs, as demonstrated in **Programs 9 and 10**, providing homeownership assistance. Homeownership assistance can free up other funds so that those with disabilities have additional funding to go toward any needed retrofits. Through **Program 13**, the City continues to contract fair-housing services, and although the website updates have not yet been completed, the City refers inquires to the fair-housing agency. New programs identified in the 6th Cycle Housing Element more specifically address housing needs and concerns of special needs populations. These programs include **Program 15**, to create a portal with resources related to accessibility through things, such as home retrofit guides; **Program 5** to develop a program that incentivizes the production of affordable ADUs; and **Program 21** to amend the Zoning Code to permit supportive housing by-right, consistent with the requirements of State law.

Appendix B: Needs Assessment

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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., people with disabilities, older adults, etc.).
- *Affordable Housing* looks at current housing developments that may be at risk for conversion.

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
- United States Census Bureau (Census) American Community Survey (ACS), 2019

3 Population Characteristics

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**.

Table 1. Population Trends in City 1970-2020

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.

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).

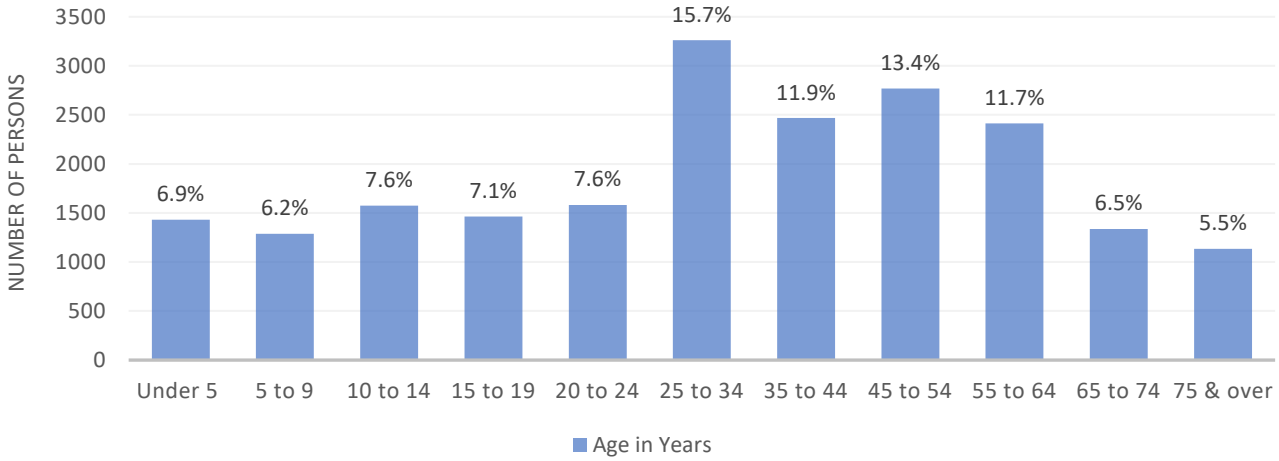
Table 2. Average Household Size (persons/unit)		
Year	County	City
1990	2.92	2.85
2000	2.98	4.57
2010	2.99	4.48
2020	2.96	4.41
Change	*0.04*	*1.56*
Source: U. S. Census Bureau and Department of Finance 1990-2010 and 1U. S. Census Bureau and Department of Finance 2010-2020		

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. of Persons	% of 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.).

Table 4. Age Characteristics, 2019		
Age Category	No. of Persons	% of 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 have housing of their own. 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 or older adult housing during the planning period.

3.4 Race and Ethnicity Characteristics

According to ACS Census estimates, approximately 82 percent of the City's population identified as Hispanic or Latino[1] 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. of Persons	% of 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] 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.

4 Household Income Trends

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
- 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.

Table 7. Household Income in South El Monte (2019)		
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.		

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.

Table 8. Employment in South El Monte (2018)		
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.

Table 9. Employment by Occupation in South El Monte (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		

6 Housing Characteristics

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.

Table 10. Type of Housing Stock (2020)		
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.

Table 11. Housing Characteristics (2010 – 2020)					
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.

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**.

Table 12. Housing Tenure in South El Monte (2000-2018)					
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

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 property 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.

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 it provides a broad picture of the quality of the existing housing stock.

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.

7 Housing Price and Affordability

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.

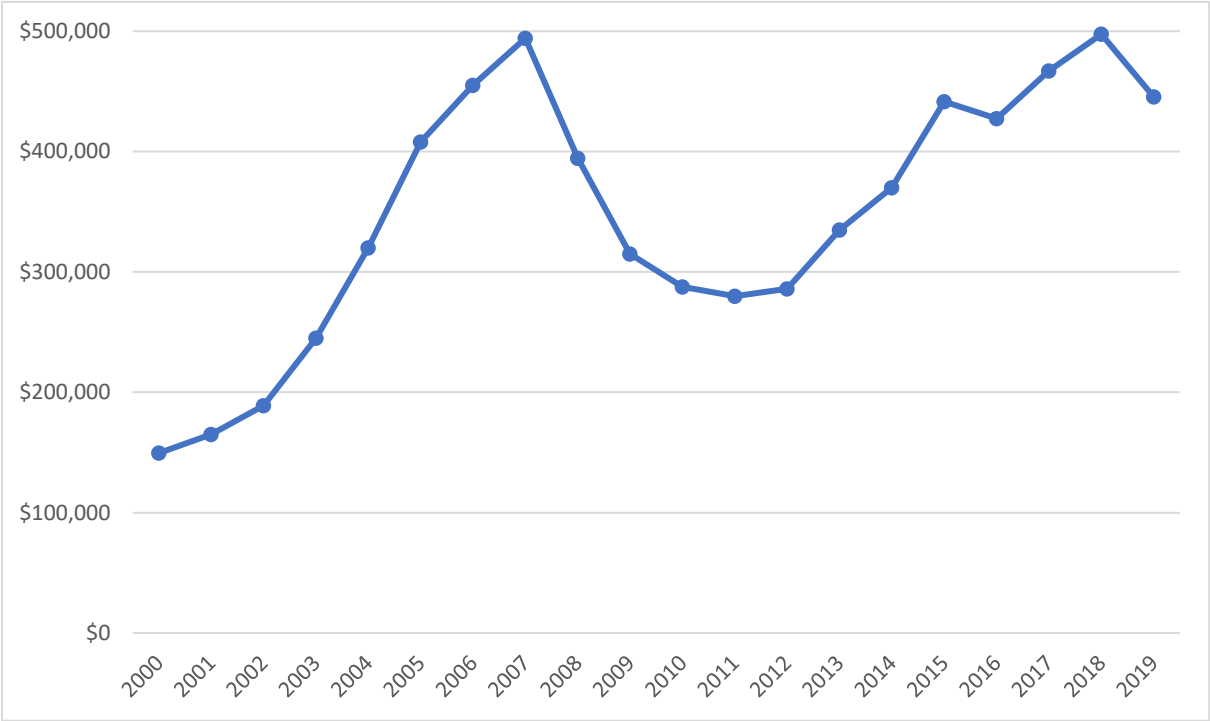
Table 15. Housing Values in South El Monte (2019)

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	

7.2 Overpayment for Housing in South El Monte

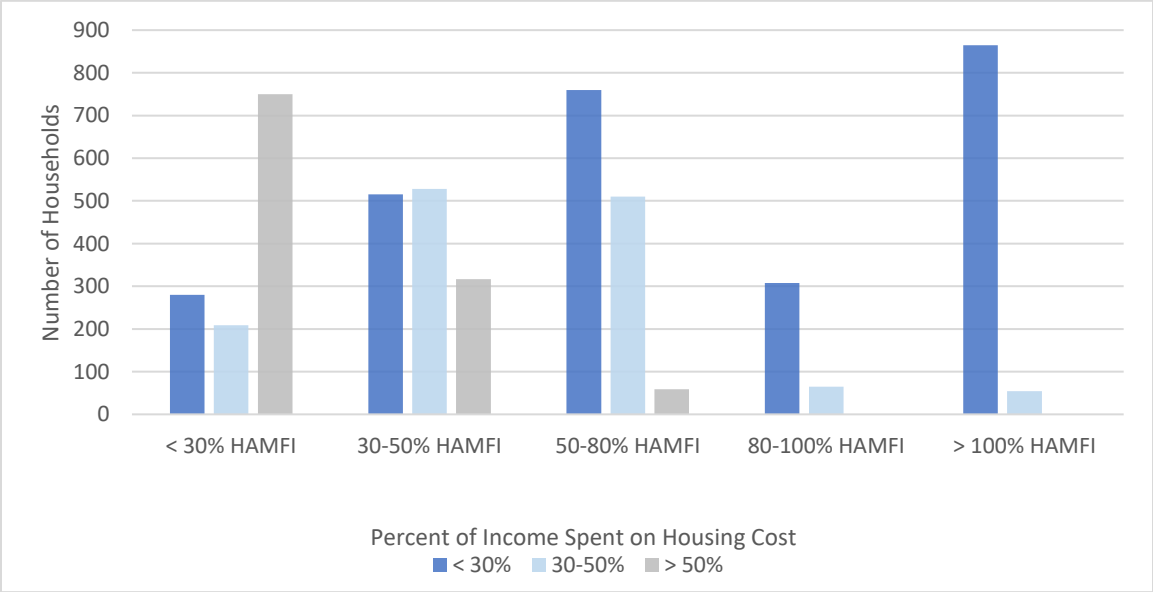
As noted in SCAG's Local Housing Data, housing cost burden is most commonly measured as the percentage of gross income spent on housing. **Table 19** and **Figure 3** uses the Housing and Urban Development Area Median Family Income (HAMFI) to show the share of income spent on housing cost for households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

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.			

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 Californians, 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.

8 Special Needs Groups

Local housing elements must include an analysis of special housing needs. Special needs refer to those households that contain the older adults, people with disabilities, large families, and overcrowded households. The City is dedicated to ameliorating the barriers and specific challenges of the 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 policies and programs aimed at increasing available resources.

8.1 Older Adult Households

State law requires analysis of special housing needs, including the needs for seniors. According to SCAG's Local Housing Data, Federal housing data defines a household type as "elderly family" if it consists of two persons, at least one of whom is 62 or over. While the terminology used by HCD, the Census, and other data sources varies, for the purposes of this analysis, the preferred terminology is "older adults". Typically, older adults are retired and often have fixed incomes. As a result, these households experience greater difficulty in maintaining adequate living arrangements when the cost of housing and utilities increases. Even older adult homeowners with fully paid mortgages, are still subject to increasing utility rates and other living expenses. Moreover, many older adults 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) less expensive and easier to permit. Older adults 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 older adults.

According to HUD's CHAS estimates, there was a total of 1,004 older adult 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 "older adult family" owner and renter households in South El Monte by income category, relative to the surrounding area.

Table 26. Older Adult Households by Income and Tenure (2016)

Income Category	Owner	Renter	Total	% of Total Older Adult 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.

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 the needs of a tenant or homeowner with a disability. 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 persons with disabilities 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 older adults. 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 persons with a disability 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 meets any of the following:

- 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 having a developmental disability is 1.5 percent. This equates to 37 persons from the older adult 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 plans to promote and encourage housing which is better suited to the specific needs discussed above. **Programs 6, 14, 15**, and **21** of the

Housing Element will make navigating the housing market easier and more affordable while also promoting housing types best suited to fulfill the needs of all residents.

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 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.

8.4 Female Headed Households 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 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.

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:

- Those that chronically experience homelessness, single adults, including non-institutionalized, individuals with a mental or developmental disability, those suffering from alcohol and/or drug addiction, older adults earning lower incomes, and others who are without shelter.
- Minors who have run away from home.
- Lower-income families that are temporarily experiencing homelessness 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) who are escaping domestic violence

There are two categories of needs that should be considered in discussing homelessness: 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. Through **Program 6** from the 5th Cycle Housing Element (See **Appendix A**) the City was awarded funding to support people experiencing homelessness through shelter development and funding of support services. 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 needs of those experiencing homelessness 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.

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 policies and programs seek to encourage the development of housing units as well as make housing more accessible and affordable for very low- and extremely low-income households.

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	

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.

9 Affordable Housing

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 complied 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: Housing Constraints and Zoning Analysis

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1 Introduction

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, if feasible.

2 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.

2.1 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 that serves as a guide to long-term physical development of the community. The City adopted a comprehensive update of its General Plan in 2000. The Land Use Element describes the land use policies and designations used to guide physical development in the City though 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 multi-family 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 State Route 60. Typical developed densities in the C-R zone in the past 5 years (two projects) have been approximately 22 units per acre.

A total of 6,951 units are theoretically possible under full implementation of the current General Plan Map (assuming 35 dwelling units per acre 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 California Department of Finance) by 1,939 units. The residential land use designations contained in the 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	Area
Low Density Residential (LDR)	Up to 8 units per acre	348 acres
Medium-Density Residential (MDR)	Up to 16 units per acre	162 acres
Mixed-Use (C-R)	35 to 100 units per 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 City's Zoning Code. Like the General Plan, the Zoning Code (and accompanying zoning map) indicates the location and extent of permitted uses. The Zoning Code establishes additional development standards that further define the type, size, and orientation of development. As indicated in **Table 2**, the Zoning Code contains four zones that permit residential development: three residential and one mixed-use zone (R-1, R-2, R-3, and C-R). However, 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)
Minimum Lot Area	5,000 square feet	5,000 square feet	11,000 square feet	15,000 square feet
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 zone) 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 stories, 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
Maximum Building Height	28 feet	25 feet	25 feet	65 feet
Maximum 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 50 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% of lot area

Table 2. Summary of Residential Zone Districts				
Regulation	R-1	R-2	R-3	C-R (Mixed-Use)
Open Space	Not specified	Not specified	A minimum of 400 square feet of ground-level common open 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 that shall include not less than 50% of the required open space. Ministerial approval is provided for development and landscape standards.	Not specified
Source: Chapter 17, Zoning, of the Municipal Code du/acre = dwelling units per acre				

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
P = Permitted; C = Conditional Use Permit

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 that 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 multi-family 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 10 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 that 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 18 years of age are given care, protection, and supervision in the care giver’s home for periods of less than 24 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 500 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 8 body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 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. In South El Monte, 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.

2.2 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 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 (CUP) in the residential (R-1, R-2, and R-33), 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 for, 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 Code Amendments to Remove Constraints**, of the Housing Element calls for updating the City’s density bonus ordinance to comply with the current State density bonus law. As mentioned in the City’s Municipal Code, senior housing developments require a CUP 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 developments.

Boarding and Roominghouses

Although a boarding house and roominghouse may provide housing to unrelated individuals, it is not considered a residential care facility. Boarding houses and romminghouses 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 a 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 the City 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 square feet for one and fewer bedrooms, and 1,000 square feet for two or more bedrooms. 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 ADUs cannot 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 multi-family 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 ADU will exist on the site.

JADUs in the City are allowed when there is an existing or proposed single-family residence on the site. The following standards apply only to JADUs:

- Either the primary residence or the JADU must be owner-occupied at all times as required by State law
- The JADU shall not exceed 500 square feet in size and be 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 ADU. The on-site parking space required for the ADU may be provided as covered, uncovered, or as tandem parking on an existing

driveway. No additional parking space is required for an ADU if it meets any of the following conditions: (1) is located within 0.5 miles of a public transit stop; (2) is located within an architecturally and historically significant historic district; (3) is contained within a 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 ADU; (5) when there is a commercial car share vehicle pick-up and drop-off location located within one block of the ADU.

The City adopted the most current ADU regulations into its 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. Although the ADU provisions in the City's Zoning Code are outdated due to changing State law, it is the City's policy to permit ADUs consistent with State law. As part of implementation of **Program 5**, **Accessory Dwelling Unit Program**, of the Housing Element, the City will modify the requirements for ADUs to comply with State law, including adding provisions for JADUs as required by law, such as allowing both JADUs and ADUs 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 the City 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).

Combined, the R-1 and R-3 zone districts make up approximately 510 acres of the City, or 29 percent of land uses. Although vacant land is limited in the City, 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 Los Angeles Homeless Service Authority's 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 Avenue, Rush Street, Peck, Garvey Avenue, and Tyler Avenue. Transit access along these corridors is provided by Metro and Foothill Transit. The R-1 zone is also located within easy access from State Route 60. **Program 7, Support for Those Experiencing Homelessness**, of the Housing Element identifies actions the City is taking to combat homelessness through funding identified through Measure H.

Supportive and Transitional Housing

State law (Assembly Bill [AB] 2634 and Senate Bill [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 than 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 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 also 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 multi-family and mixed uses are permitted, including nonresidential zones permitting multi-family uses, and in zones where emergency shelters are permitted. Additionally, no minimum parking can 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**, of the Housing Element 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 that local jurisdictions address the provision of housing options for extremely low-income households, including single-room-occupancy (SRO) units. 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 multi-family residential, affordable housing, and SRO units 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** of the Housing Element ensures compliance with all applicable requirements related to employee housing in the City.

Low-Barrier Navigation Centers

SB 48 requires Housing Elements to allow a low-barrier navigation center by-right in areas zoned for mixed uses (C-R) if the center meets specified requirements. A low-barrier navigation center is defined as housing or shelter in which a resident who is experiencing homelessness or is at risk of experiencing homelessness may live temporarily while waiting to move into permanent housing.

The City will amend its 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 multi-family 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**, of the Housing Element).

2.3 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 Sections 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 setbacks or minimum square footage requirements, approval of mixed-use zoning, or other incentives or concessions that 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 units provided.

The City's Zoning Code (Chapter 17.83) outlines the density bonus and the 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, which took effect on January 1, 2021, amending Government Code Section 35915, 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 Element 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 multi-family 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 multi-family 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 multi-family 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 industrial and commercial 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 single-family residences, but also make the residential portion of a mixed-use development more peaceful for residents who wish to reside in an active mixed-use development.

Lot Consolidation Incentives

Lot consolidation can increase the efficiency of land uses and create the critical mass needed for a quality multi-family 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. The process for lot consolidation is outlined in Section 16.28.010 of the Municipal Code. **Program 8, Lot Consolidation Program**, of the Housing Element 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 (Government Code Section 65583(a)(5)).

2.4 Development Fees

Like cities throughout California, the City 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 permits, and a variety of handling and service charges. These fees comprise a significant part of housing costs in the City. In addition, subdivisions and multi-family 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-Roos fees charged in the City. Building permit and plan check fees are in line with those currently charged by other jurisdictions in the area. The City's current fees for discretionary development and development impact fees are summarized in **Table 4**.

Table 4. Current Discretionary and Impact Fees	
Discretionary Permit Fees	
Description	Fee
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

Table 4. Current Discretionary and Impact Fees	
Discretionary Permit Fees	
Description	Fee
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 Four Reviews)	$5,046–$10,093
Review/Approve As-Builts	$1,009
Source: City of South El Monte, 2021.	

The City charges various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. The City 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 that reflects minor upward adjustments of 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 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 multi-family developments. The fees for plan checks range from $28 for projects valued at $1 to $500, to over $13,019.93 for projects valued over $1,000,001. Similarly, inspection fees range from $32 for projects valued at $1 to $500, to over $15,317.56 for projects valued over $1,000,001. Assuming a 1,500-square-foot unit, 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 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.

2.5 Processing Procedures

Site plan review and zoning case processing can be an unnecessarily lengthy, cumbersome process that 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 projects needing some form of discretionary review (variances, zone changes, General Plan Amendments). The City's building plan check time for new construction averages approximately 3 to 4 weeks. The length of time between project approval and request for a building permit is typically 2 to 3 months. Larger or more complex projects, or those requesting a deviation from the Municipal Code or a request for a variance, may take longer (approximately 1 month longer).

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). Multi-family 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 multi-family 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, SB 35 creates a new streamlined approval process for multi-family residential projects in cities and counties not meeting their Regional Housing Need Allocation goal. The new project streamlining process 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 California Environmental Quality Act review process), focused design review, and removal of 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, 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 the SB 35 streamlining process is readily available to interested developers and/or property owners, **Program 28** of the Housing Element 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 CUP, subdivision, zone change, general plan amendment, and variance. A CUP is required for specific land uses, and reference must be made to the Zoning Code. Senior housing is conditionally permitted in the R-2 zone. Boarding or rooming houses, 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 applicant (see Table 3).

The specific process procedures for CUPs (Chapter 17.86 of the Municipal Code), zone changes 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 a CUP is to afford the Planning Commission the opportunity to review proposed uses, structures, or facilities that could have an adverse effect on 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, and 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, is required (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 CUP based on the required findings, 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 Planning 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 24 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 CUP. If the CUP 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 Commission 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 Council. 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 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 30 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 properties 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 ensure 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 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. Within 10 days following the Planning Commission's decision, 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 the 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. As fully discussed in **Appendix E, Sites Analysis and Inventory**, of the Housing Element, the realistic capacity for lower-income sites was calculated based on minimum densities permitted in the corresponding zones. Therefore, for the 2021-2029 6th Cycle planning period (6th Cycle), any development that proposes densities below what is identified in the Sites Inventory will trigger the City's no net loss program (**Program 24** of the Housing Element), 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** of the Housing Element) 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'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

Source: City of South El Monte, 2021.

2.6 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 of Los Angeles 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 and are necessary to allow the uniform application of the codes. Further modifications are less restrictive than the California Building Code.

The City is located within a seismically active region that requires 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 the County of Los Angeles include the restriction of wood shingles and wood shakes as roof coverings in any Fire Hazard Severity Zone; 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 of Los Angeles has further amended the Building Code to extend the amount of time before a permit that is issued by the Building Official will expire from 180 days 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. Although 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, and sign codes. Due to budgetary limitations, 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 improvements 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, the Code Enforcement Division 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 includes undergrounding of utilities, parkway landscaping, curbs, gutters, sidewalks, and street lighting that are in compliance with standards as defined in the General Plan and 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 fire hydrants; landscaping; public utility connections, including electricity, gas, water, sewer, storm drain, and telecommunications services (designed and installed for each parcel); and street lighting.

Parking Requirements

City parking standards for residential developments are tailored to vehicle ownership patterns associated with different residential uses. Although these standards may affect development costs, they are considered necessary to ensure certain quality standards for multi-family 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-Family Dwelling	Two standard spaces per dwelling unit with a garage, plus one guest parking for every four units.
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	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.
Source: City of South El Monte, Chapter 17.60 Zoning Ordinance, 2021.	

The City will be undertaking focused updates of its Zoning Code 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 multi-family housing (**Program 3** of the Housing Element). 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.

2.7 Constraints on Housing for Persons with Disabilities

Development of Housing

People with disabilities have special needs when it comes to housing. Often, households containing one or more person with a disability are also occupied by older adults. Additionally, residential care facilities and other specialized housing supports those with disabilities or special needs (discussed further in Section 1.2). In zones that allow residential uses, senior housing is conditionally permitted in the R-2 and R-3 zones. Transitional housing and residential care facilities with six 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, as follows:

- 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 multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family 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 requires 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 California Environmental Quality Act 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 Code 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 seven 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 the CBC. 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 tenant or homeowner with a disability. For example, door frames must be wider to accommodate wheelchairs, ramps are needed instead of stairs, handrails need to be installed in bathrooms, cabinet doors must be accessible, and light switches and other devices need to be within easy reach. Unless provisions are made for persons with a disability during original construction, such facilities will not likely be provided in a typical rental unit.

As indicated in Appendix B, there is a large number of households in the City that include at least one member who has a disability. Not all of the disability categories require physical alterations to the housing unit to better accommodate the resident with a disability. However, many residents will benefit from specific improvements that would better accommodate a person with a disability. 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**, of the Housing Element 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, as follows:

- 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.

3 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 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. Although there are no City programs that directly support homebuyers' financing, the State of California and County of Los Angeles both provide a range of financing opportunities for low- and moderate-income homebuyers, some of which the City actively participates in and promotes. The City is committed to continue participating in regional and State programs that address non-governmental market constraints. **Program 11, First-Time Homebuyer Programs**, of the Housing Element involves continued participation and promoting these external programs and resources on the City's website.

3.1 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, it 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 prices. 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 approximately 92% increase.

Purchasing land accounts for roughly 10% to 20% of total development costs for a typical multi-family project. Land in high-resource areas with access to infrastructure, desirable land uses, and other community amenities costs more due to a higher demand. Although 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 from 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" costs. Hard costs, such as labor and materials, typically account for 50% to 70% of construction costs, and soft costs, such as architectural and engineering services, development fees, construction financing, insurance, and permitting, typically average around 20% to 30% 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 were as follows:

- Type I or II, Multi-Family: $148.82 to $168.94 per square foot
- Type V Wood Frame, Multi-Family: $113.88 to $118.57 per square foot
- Type V Wood Frame, One- and Two-Family Dwelling: $123.68 to $131.34 per square foot

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 dense developments. In general, construction costs can be lowered by increasing the number of units in a development, reflecting economies of scale in multi-family 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 fewer 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 Prevail found that California lost about 200,000 construction workers since 2006. Many lost their job during the recession and found work in other industries. Before the COVID-19 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 with a record low supply of homes for sale. The median sale price for single-family homes in South El Monte is $500,000 to $600,000. Assuming a 10% down payment of $60,000 and a 5%, 30-year fixed mortgage, monthly principle and interest would be approximately $3,670. The down payment required to purchase a home combined with a high monthly payment represent major obstacles for most families.

3.2 Availability of Financing

Availability of financing for the construction of housing and 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. Although there are limited funding sources for the construction, rehabilitation, and preservation available through the County of Los Angeles and the 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% of the project value upfront, and perhaps more if the total cost is more than 75% 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 1 year or less. This can be done through the conversion of the loan to mortgage financing or by 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 (2021) interest rates for home loans are between 2% and 3%, 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 that 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 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% in January 2020 to 10.4% in December 2020, making it more difficult for unemployed, 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 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 applications that were approved, denied, or 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 Five 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, eight households applied for government-backed loans (FHA, FSA/RHS, and VA) in South El Monte. Of those applications, 38% were approved and 13% were denied. More households applied for conventional loans to purchase homes in South El Monte, with a total of 50 applications. Of those, 78% of the conventional loan applications were approved and 8% 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% were approved, 17% were denied, and 24% were either withdrawn or closed for incompleteness.

Home Improvement Loans

In 2019, a total of 30 household applied for home improvement loans in the City. This category had the highest percentage of applications denied. Of the total applications, 60% of home improvement loans were denied by lending institutions and 27% 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 loan 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.

Multi-Family Loans

The smallest number of loans were for 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, 83% were approved and 22% were either withdrawn or closed for incompleteness.

4 Environmental Constraints

4.1 Hazardous Materials

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 local 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.

4.2 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 General Plan 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 2 miles to the northeast. The Norwalk

Fault is located approximately 6 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.

4.3 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 a fire zone. Additionally, the California Department of Forestry and Fire Protection (CAL FIRE) maps indicate that the City is not within a State Responsibility Area or Fire Hazard Severity Zone.

4.4 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.

4.5 Infrastructure Capacity

Residential development during this 6th Cycle, will primarily occur on properties that have previously been developed. Dry utilities, including electricity, natural gas, cable, and telephone, are available at all sites identified in the Sites Inventory (see **Appendix E**). 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.

4.5.1 Water

Water service is provided by the San Gabriel Valley Water Company. Water supply sources include groundwater pumped from the Main Basin and the Central Basin, imported surface water from the Central District, and recycled water. According to the 2015 Urban Water Management Plan(UWMP), groundwater is the primary source of water (95%), and the remaining is recycled water. San Gabriel Valley Water Company has not purchased treated imported water supplies since 2007. San Gabriel Valley Water Company 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 that 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, groundwater supplies in the Main Basin and Central Basin are deemed reliable.

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

The estimated number of lower-income households located within San Gabriel Valley Water Company's service area is approximately 55% of the total number of households. Based on 55% of total residential water demands, the projected water demand for lower-income households would be approximately 14,500 AFY by 2040. The 2015 Urban Water Management Plan acknowledges the requirements that water service for low-income households within the service area must be prioritized.

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

4.5.2 Sewers

Wastewater generated within San Gabriel Valley Water Company's service area is treated by the Los Angeles County Sanitation Districts. Wastewater in the City is collected within sewer collection systems. The City has adopted the 2015 Sewer System Management Plan. As required by Order No. 2006-0003, Statewide General Waste Discharge Requirements, the Sewer System Management Plan will undergo review recertification every 5 years. The Statewide General Waste Discharge Requirements also requires an agency to have a System Evaluation and Capacity Assurance Plan. This component involves preparing and implementing a Capital Improvement Program that will provide the hydraulic capacity of key sewer systems for dry-weather peak-flow conditions, and appropriate design storm or wet-weather events. The City's current Sewer Master Plan, prepared in 2011, is a comprehensive plan that identifies existing system capacity, deficiencies, features, items/elements, and necessary upgrades and improvements based on 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 of Los Angeles Department of Public Works. The City's Sewer Master Plan complements the County of Los Angeles's efforts through its Capital

Improvement Program. Pipe segments identified to be deficient through the City Sewer Capacity Study will be prioritized for orderly upgrades.

The City's local sewers tie into the Los Angeles County Sanitation Districts' regional trunk sewers. The City is served by the Los Angeles County Sanitation District No. 2. Sewer lines, which are maintained by the County of Los Angeles Department of Public Works, with sewage from the area conveyed through sewer mains into the Joint Water Pollution Control Plant in Carson. The Joint Water Pollution Control Plant has a design capacity of 400 million gallons per day, and currently treats 260 million gallons per day. 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.

4.5.3 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 the 6th 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 reduce stormwater runoff.

5 Quantified Objectives

Based on the City's needs, resources, constraints, and programs outlined in the Housing Element, **Table 9** summarizes the quantifiable objectives for the 6th Cycle. The quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not represent a ceiling on development, but rather set a target goal for the City to achieve.

Table 9. Summary of Quantifiable Objectives for 6th Cycle (2021–2029)

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

1. No units are identified as at-risk for the next 10 years.
RHNA = Regional Housing Need Allocation

Appendix D: Affirmatively Furthering 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. In addition, the outreach was held in the evenings, outside of working hours. An extensive outreach

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

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 (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.

According to HUD's Office of Fair Housing and Equal Opportunity, from 2013 through 2021, there were zero inquiries in the City, and the City has not been involved in any lawsuits related to fair housing in recent years, and the City has no ongoing litigation in terms of housing rights or civil rights violations.

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 (Americans with Disabilities Act) 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 intended to address issues or promote compliance with housing discrimination laws and/ or fair housing laws and regulations 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, and the importance in adhering to and promoting compliance with existing fair housing laws and regulations. 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) zoning 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 complies with existing fair housing laws and regulations and will administer all programs and activities related to housing and community development in a manner to Affirmatively Further Fair Housing, including the State's Density Bonus Law (California Government Code Sections 65915–65918), Housing Element laws, the definition of family, the California Employee Housing Act, and Reasonable

Accommodation Procedures. In addition to the actions included as part of **Program 14** of the Housing Element, steps the City will take to affirmatively further fair housing during the planning period include updating the Zoning Code's definition of "family" in order to overcome impediments to fair housing choice, and updating the City's Density Bonus ordinance consistent with State law, including the provision of a bonus for student affordable housing, senior housing, and permitting up to an 80% bonus for 100% affordable developments, as detailed in **Program 3**. **Programs 1 and 24** will ensure that the City has adequate capacity to accommodate the RHNA throughout the 2021-2029 6th Cycle planning period (6th 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. Additional details related to the City's prioritization for addressing impediments to fair housing and strategies for Affirmatively Furthering Fair Housing in compliance with existing fair housing laws and regulation can be found in **Section 7**, **Contributing Factors to Fair Housing Issues and Strategies for Affirmatively Furthering Fair Housing**, and in **Exhibit A, Fair Housing Contributing Factors and Program/Actions Matrix**, which details the associated program/action types to overcome the identified issues and their corresponding metrics and milestones that aim to affirmatively further fair housing in the City.

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 Latino[3]. Approximately 46 percent of the City's population identified as White, 15 percent identified as Asian, and 36 percent identified as some other race[4]. **Table 1, Race and Ethnicity**, indicates the ethnic and racial characteristics of the City's population, the changes in the City's population between 2010 and 2019, and the County's population.

[2] S. Menedian, S. Gambhir. "Racial Segregation in the San Francisco Bay Area," *Othering & 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.

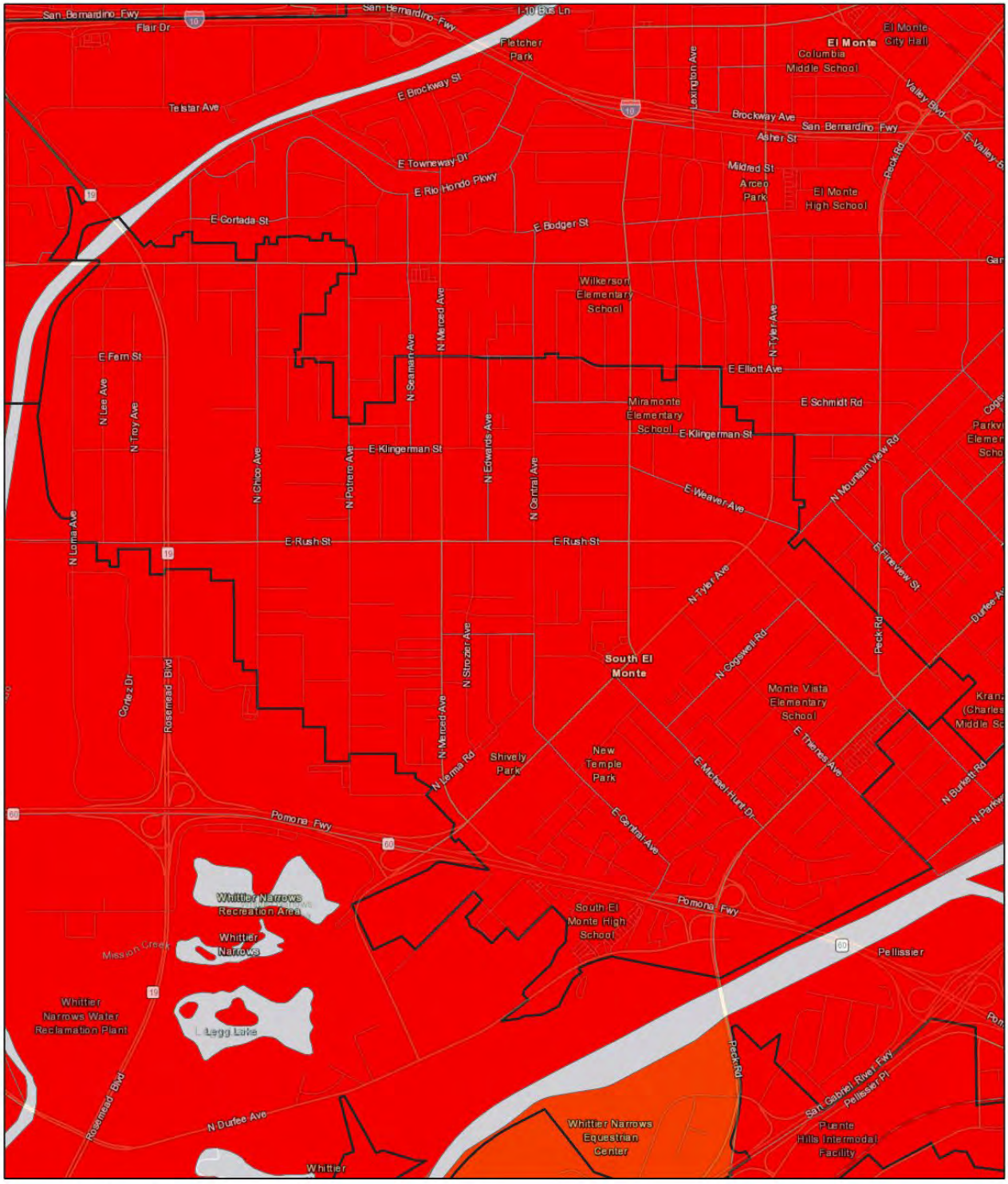
Table 1. Race and Ethnicity				
Race/Ethnicity	**Racial Characteristics of South El Monte Residents**			**Racial Characteristics of Los Angeles County**
	# Persons (2019)	**% Persons (2010)**	**% Persons (2019)**	**% Persons (2019)**
White	9,645	63.5%	46.5%	51.3%
Asian	3,039	13.9%	14.7%	14.6%
Black or African American	75	0.2%	0.4%	8.1%
American Indian and Alaska Native	151	0.6%	0.7%	0.7%
Native Hawaiian and Other Pacific Islander	0	0.0%	0.0%	0.3%
Other	7,466	21.2%	36.0%	21.0%
Two or More Races	345	0.6%	1.7%	4.0%
Ethnic Characteristics of South El Monte Residents				
Hispanic or Latino (of any race)	17,060	82.3%	82.3%	48.5%

As indicated in **Figure 1, Racial and Ethnic Distribution in South El Monte**, the City's population predominantly identifies as Hispanic or Latino. The City and County's populations are similar in racial and ethnic demographics. The City and County's populations are similar in racial and ethnic demographics. However, the City is home to a higher proportion of Hispanic and Latino individuals and population that identifies as some other race, while the County hosts a greater percentage of Black or African American and White people.

Overtime, the City's White population has decreased and the population that identifies as some other race has increased, while the proportion of the population that identifies as Hispanic or Latino 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 in South El Monte**, 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.

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%

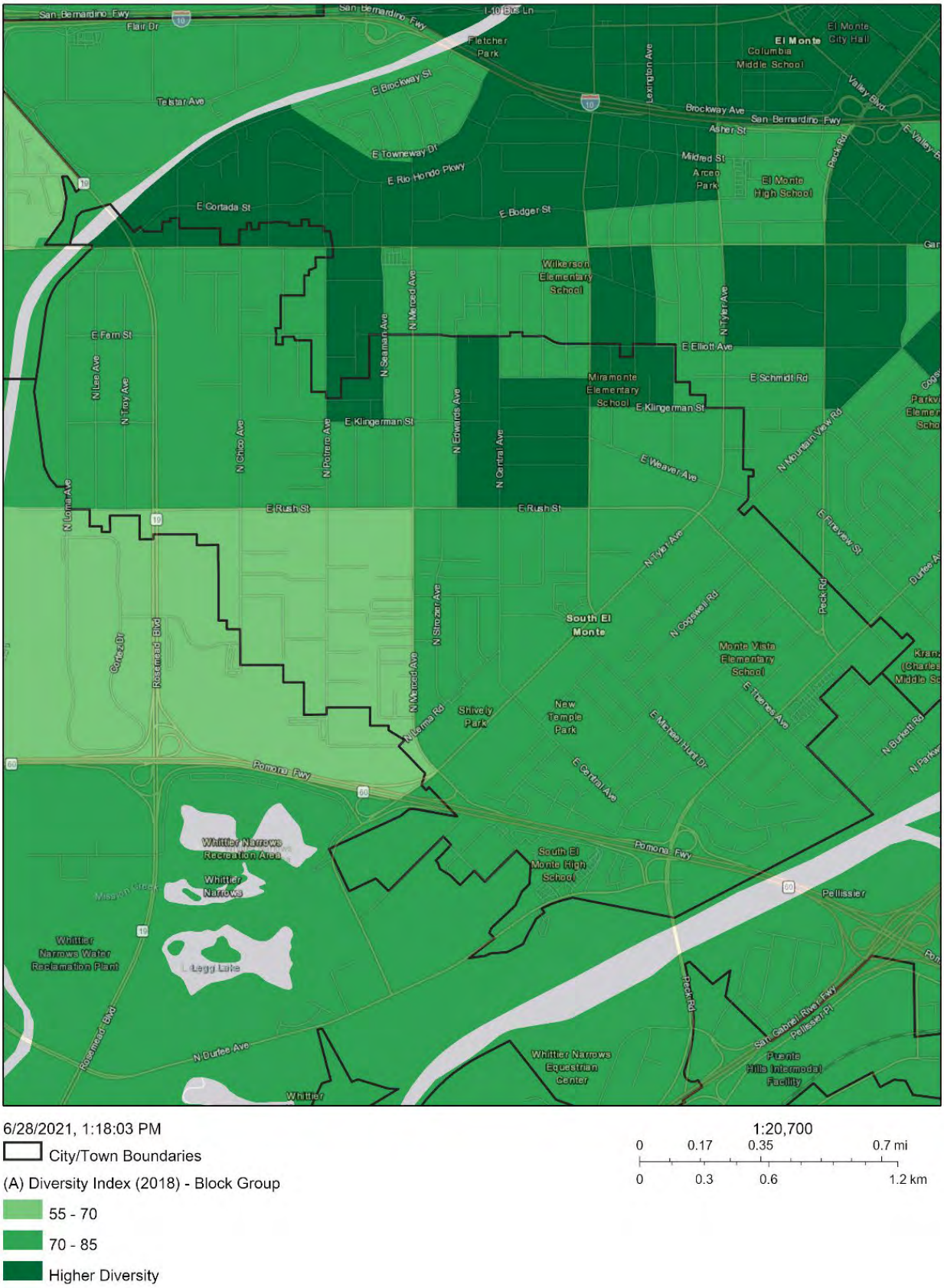
> 81%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 2. Diversity Index for South El Monte



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City/Town Boundaries

(A) Diversity Index (2018) - Block Group

55 - 70

70 - 85

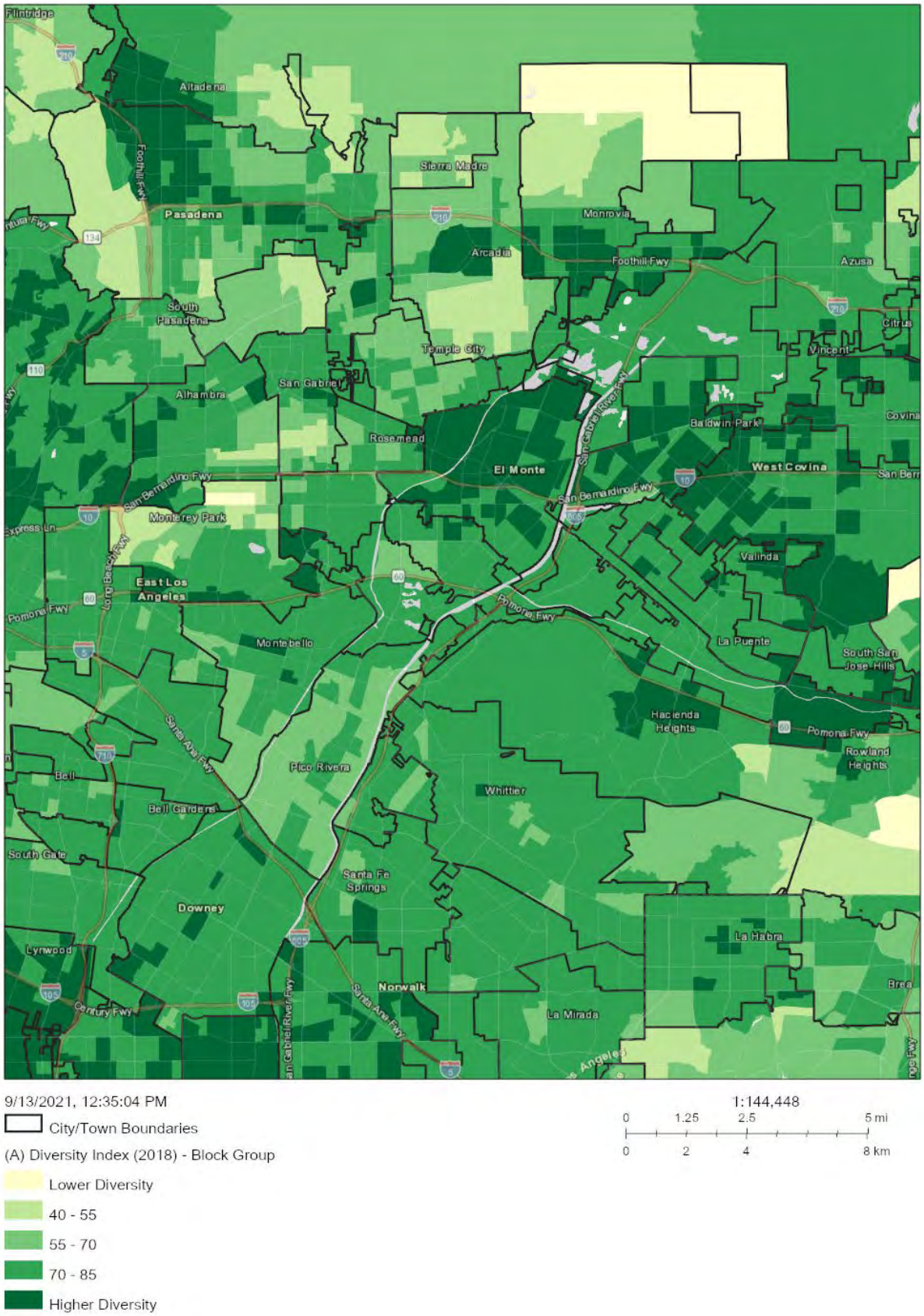
Higher Diversity

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 2(a). Diversity Index for the Region



4.2.2 Household Income

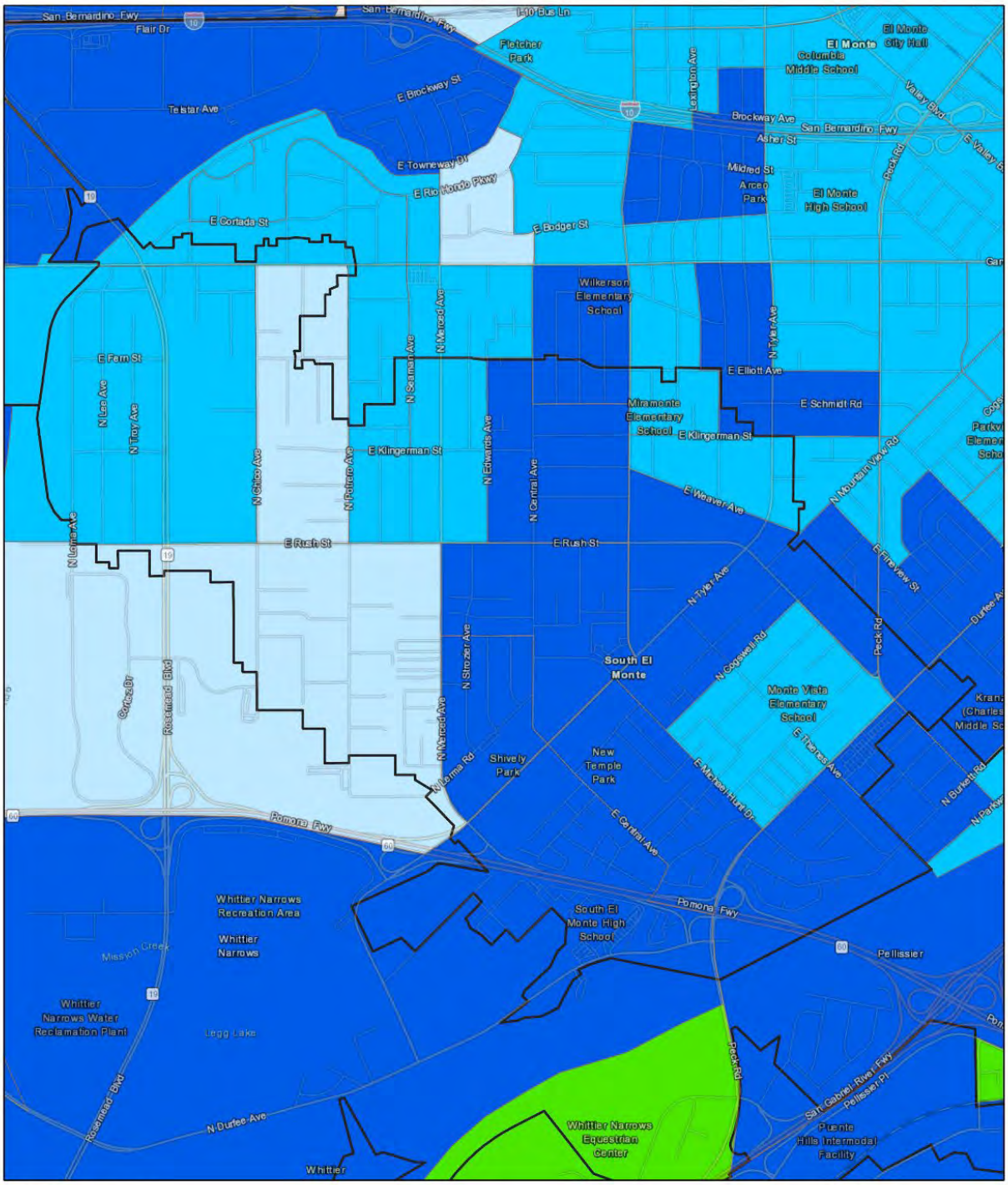
Household income is one of the most important factors for determining a household's ability to balance housing costs with other basic life necessities. Fair housing issues occur when relationships among household income, household type, race/ethnicity and other factors create misconceptions, biases, 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, cities 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 (Census) American Community Survey (ACS), approximately 24% of households throughout the County make a total, annual income that is below $35,000. Further, approximately 49% of households make over $75,000 annually. The County median household income was $72,797 in 2019.

Figure 3. Median Income



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City/Town Boundaries

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

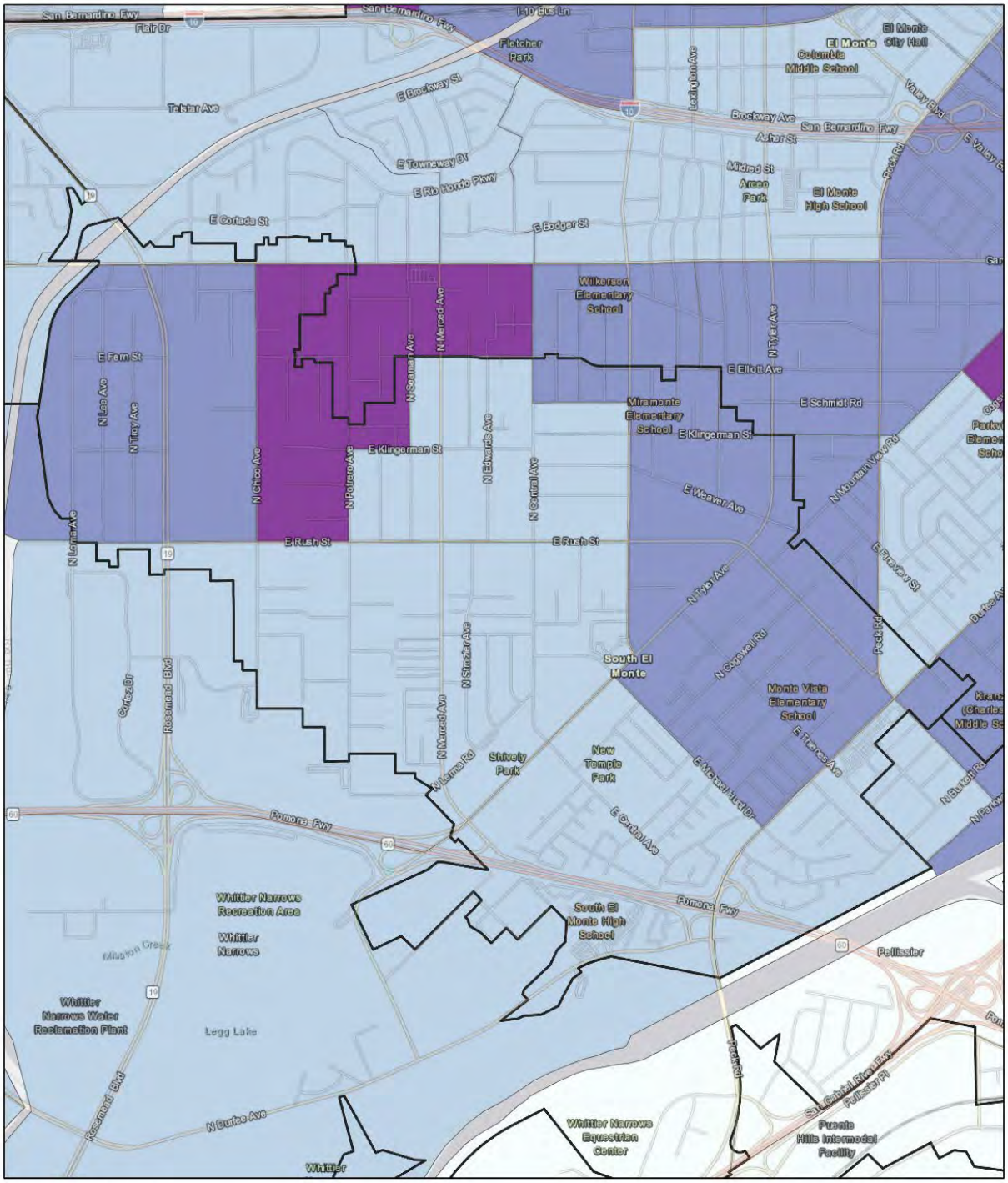
- < $30,000
- < $55,000
- < $87,100 (HCD 2020 State Median Income)
- < $125,000

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 4(a). Poverty Status in the Region

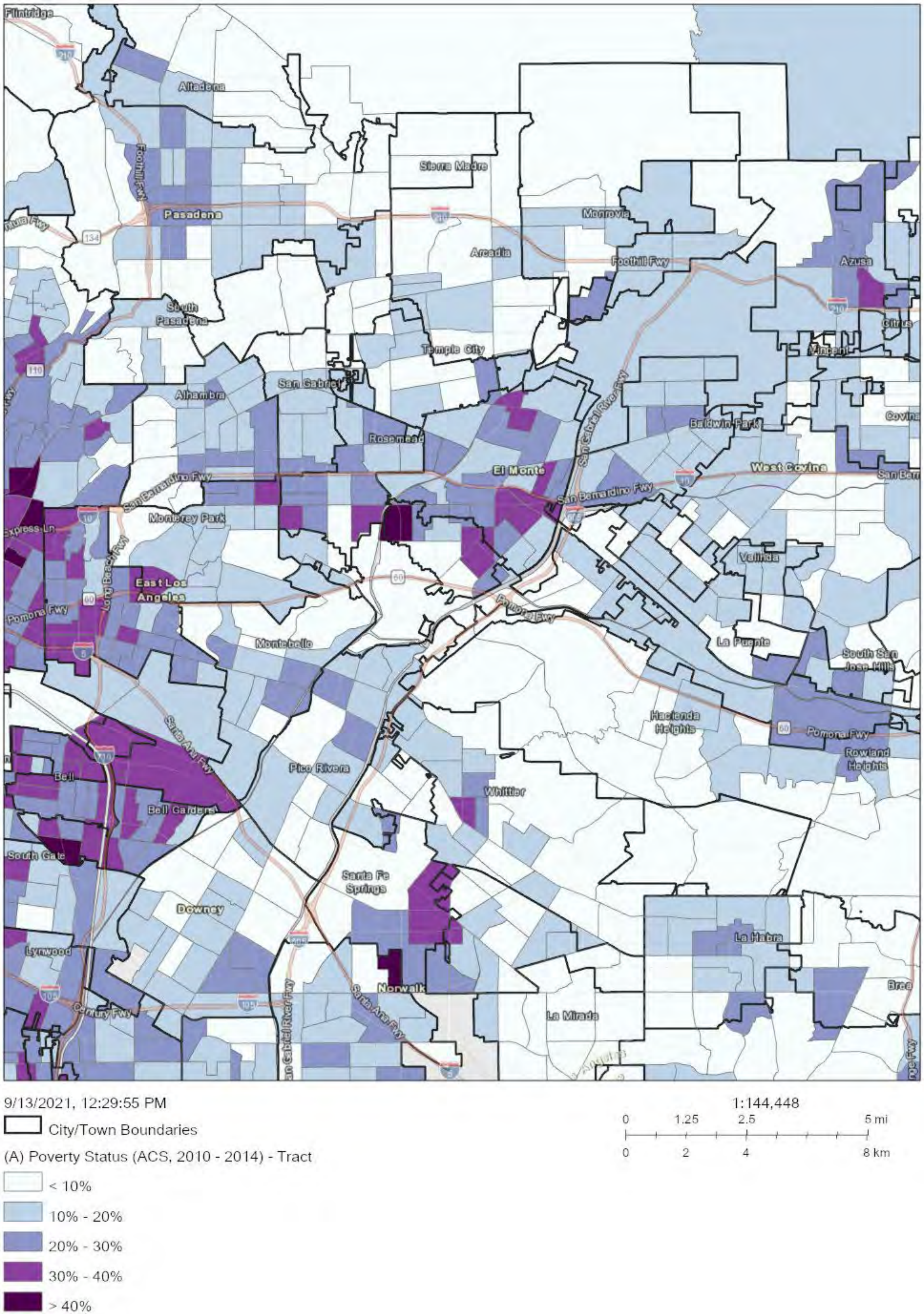
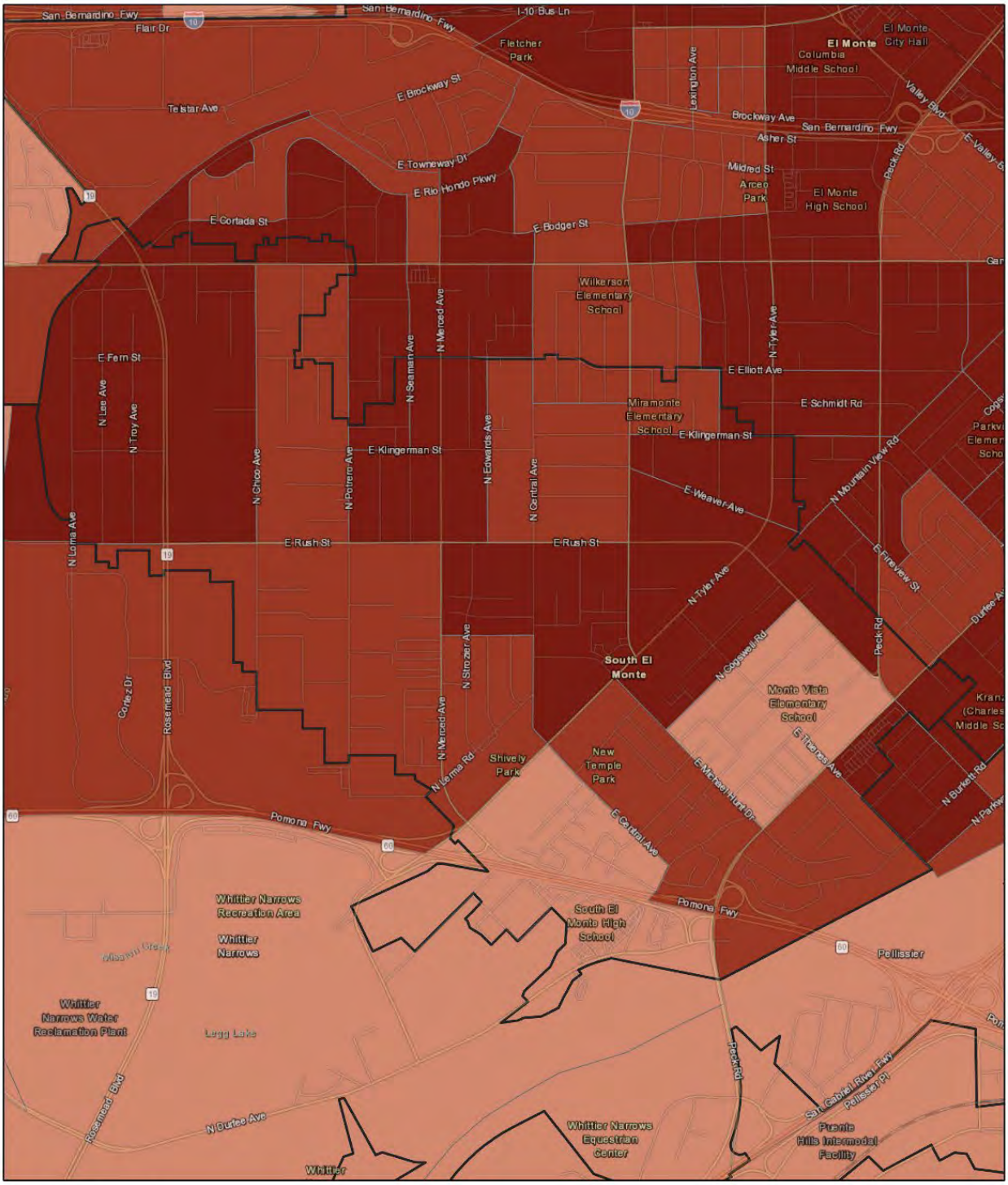


Figure 5. Low to Moderate Income



6/28/2021, 1:20:54 PM

City/Town Boundaries

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

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

1:20,700

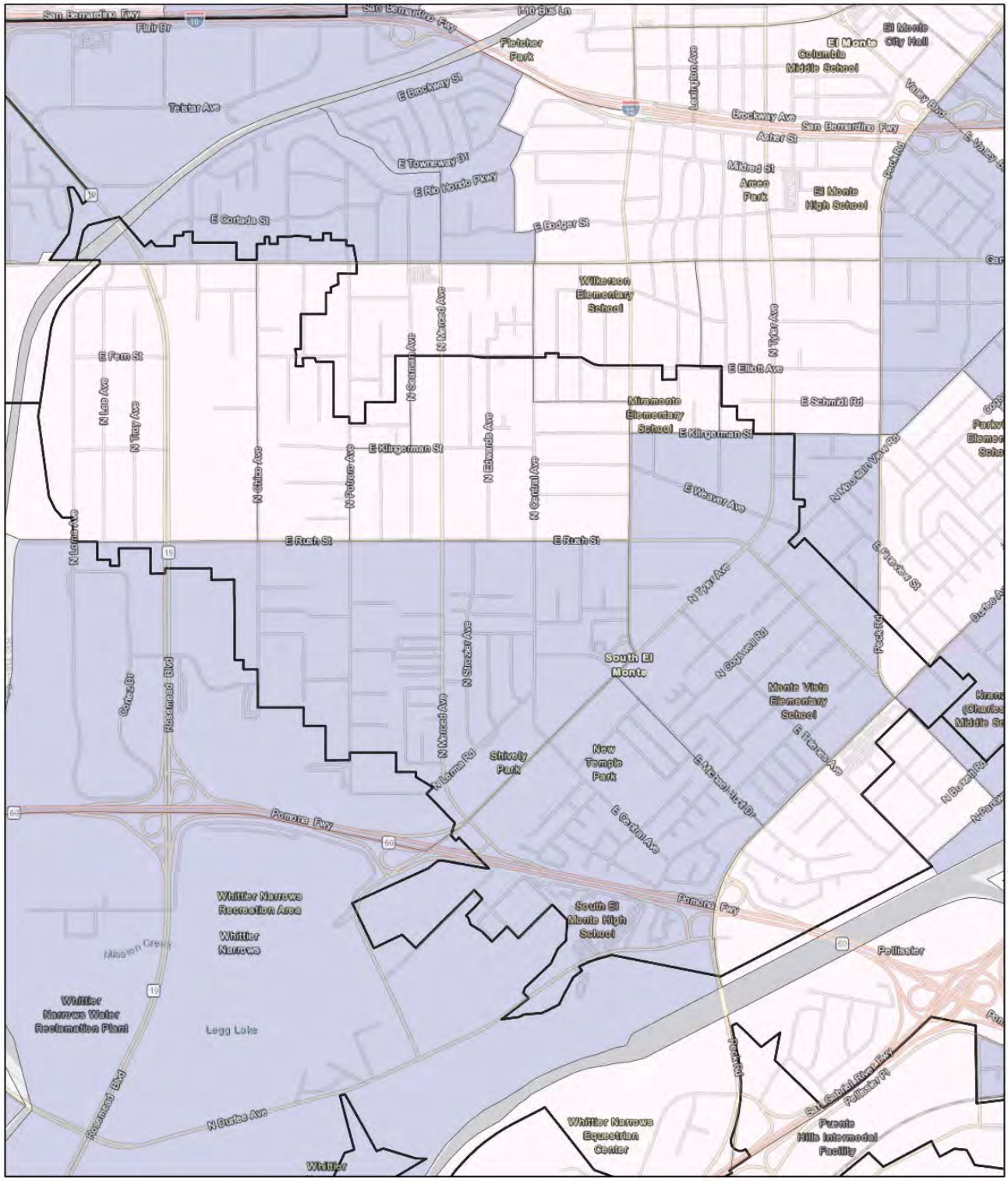
0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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 are more census tracts with 20 to 40 percent scores to the north, east and west of the City, while the region south of the City is relatively similar to the City (**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 the City (**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. In a broader context, the City 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 Household



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%

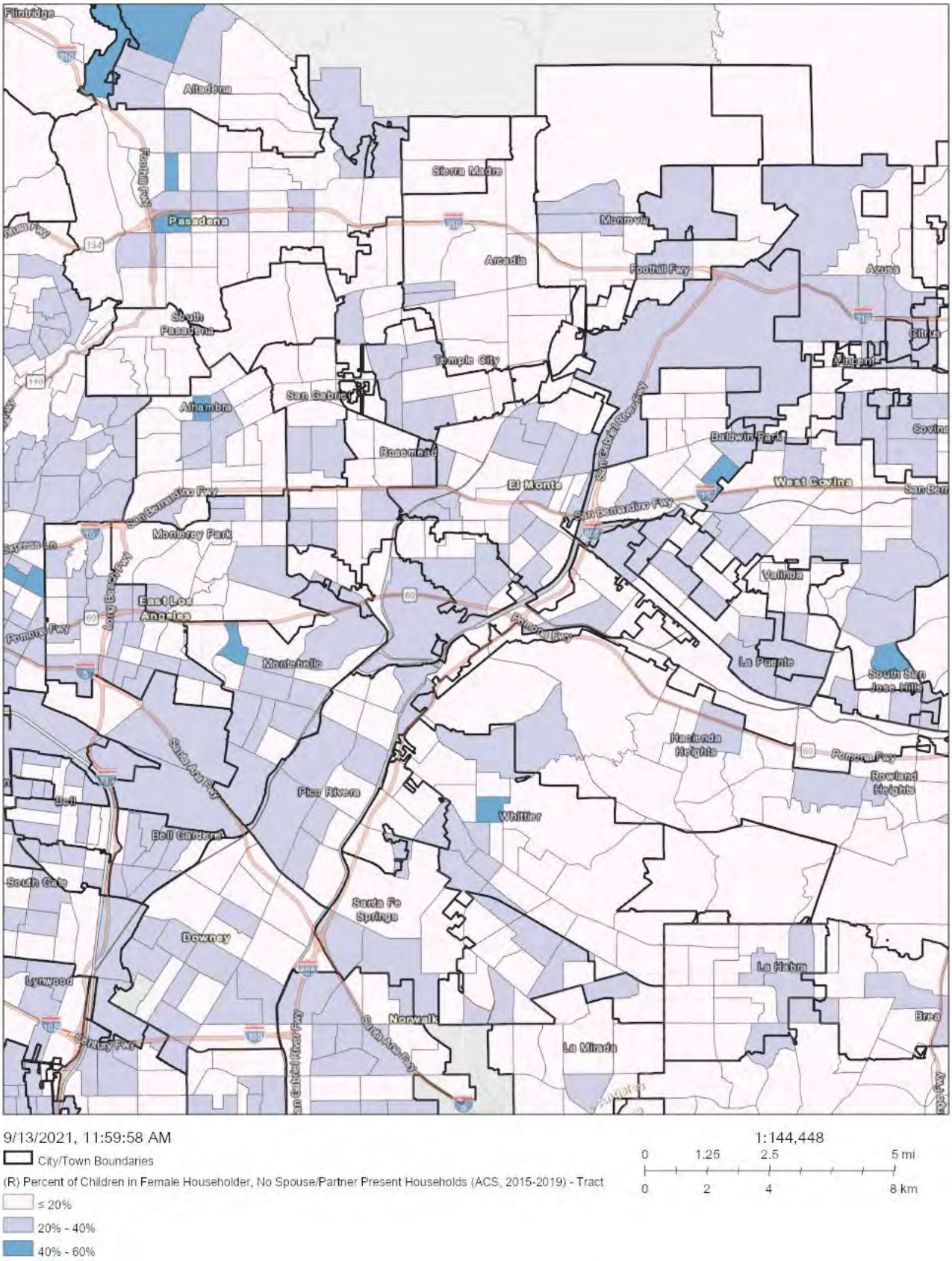
20% - 40%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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



9/13/2021, 11:59:58 AM

City/Town Boundaries

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

≤ 20%

20% - 40%

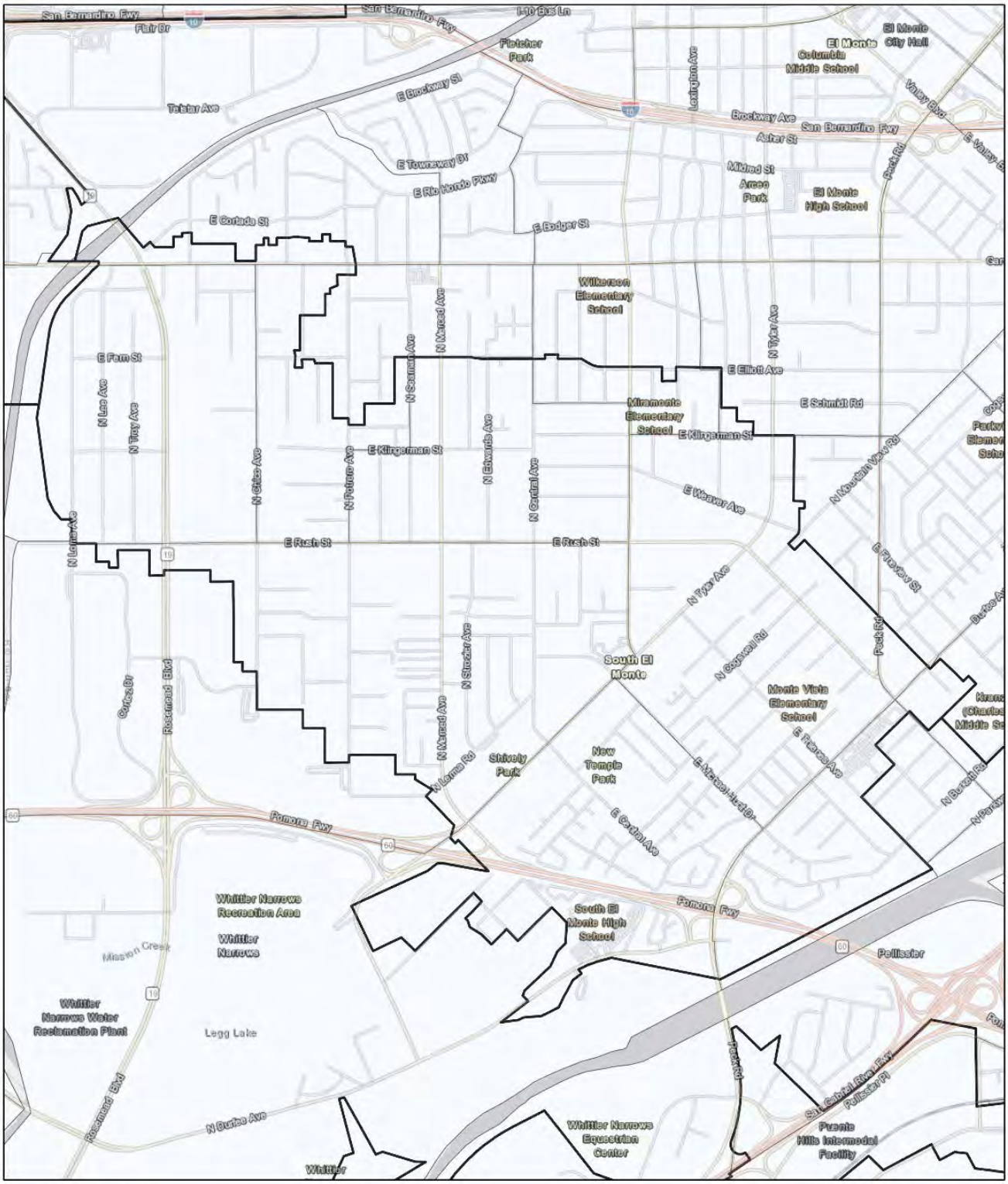
40% - 60%

1:144,448

0 1.25 2.5 5 mi

0 2 4 8 km

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%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 7(a). Adults Living Alone in the Region

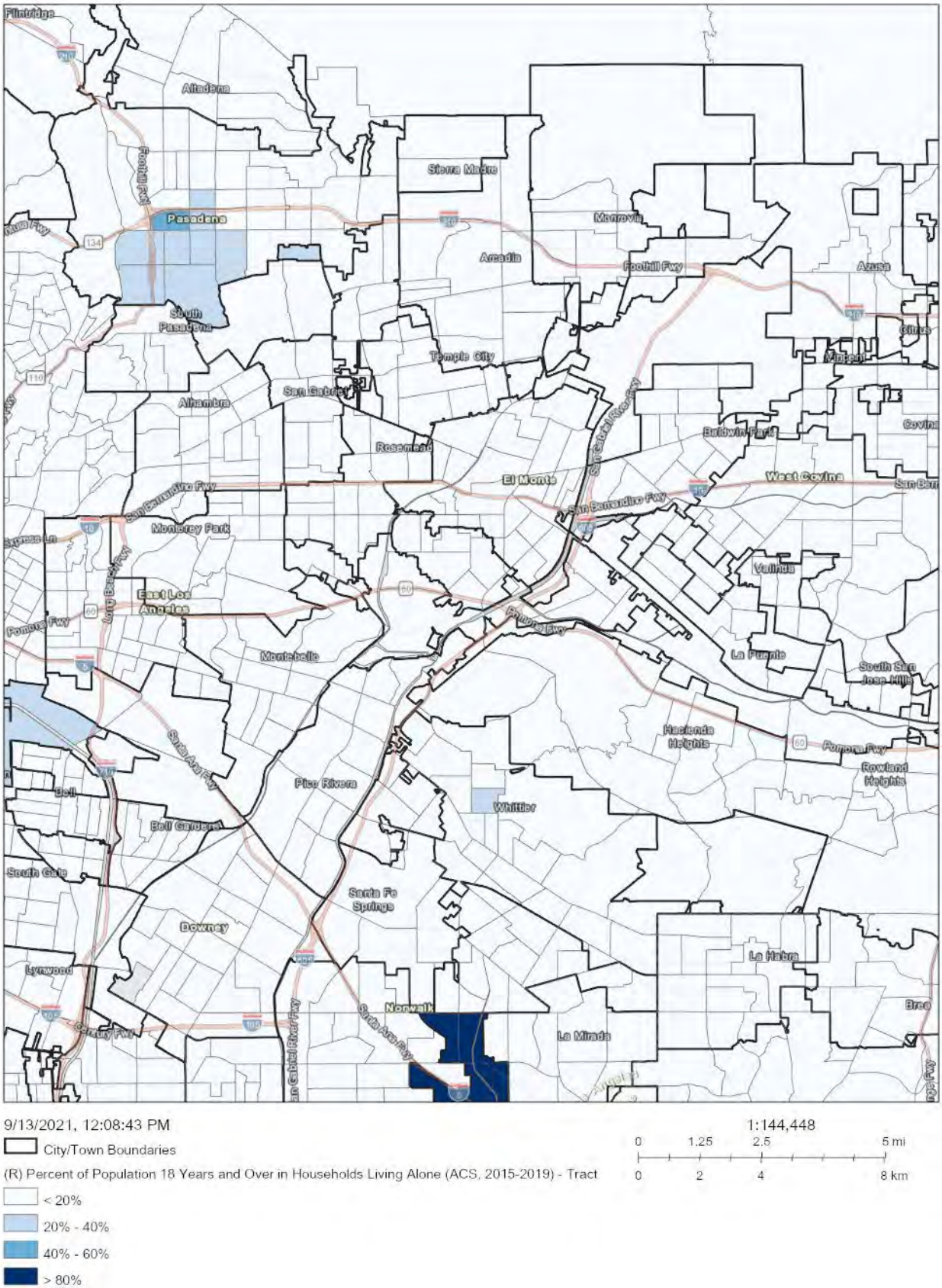
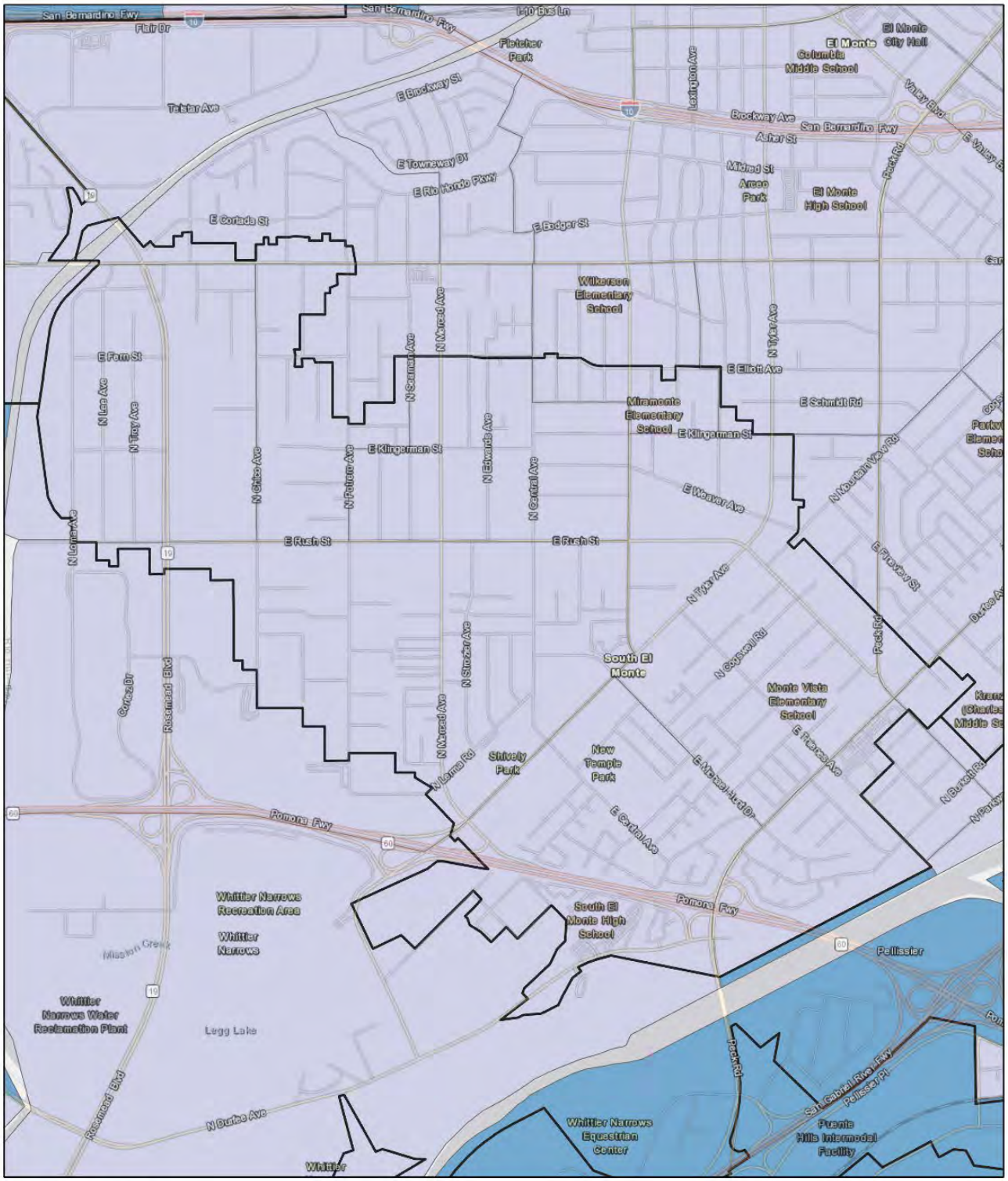


Figure 8. Adults Living with a Spouse



6/28/2021, 1:26:34 PM

City/Town Boundaries

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

20% - 40%

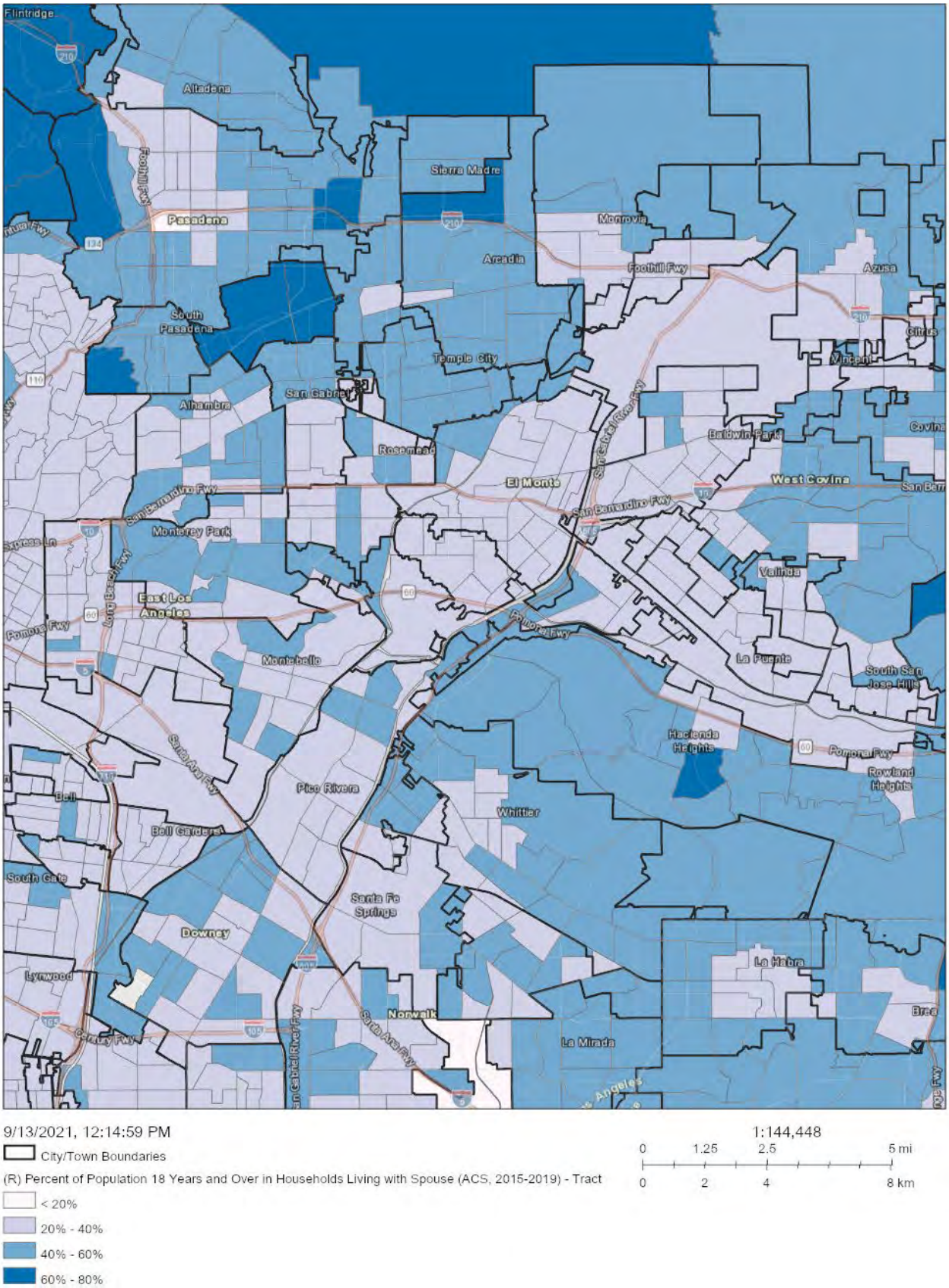
40% - 60%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 8(a). Adults Living with a Spouse in the Region



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1:144,448

City/Town Boundaries

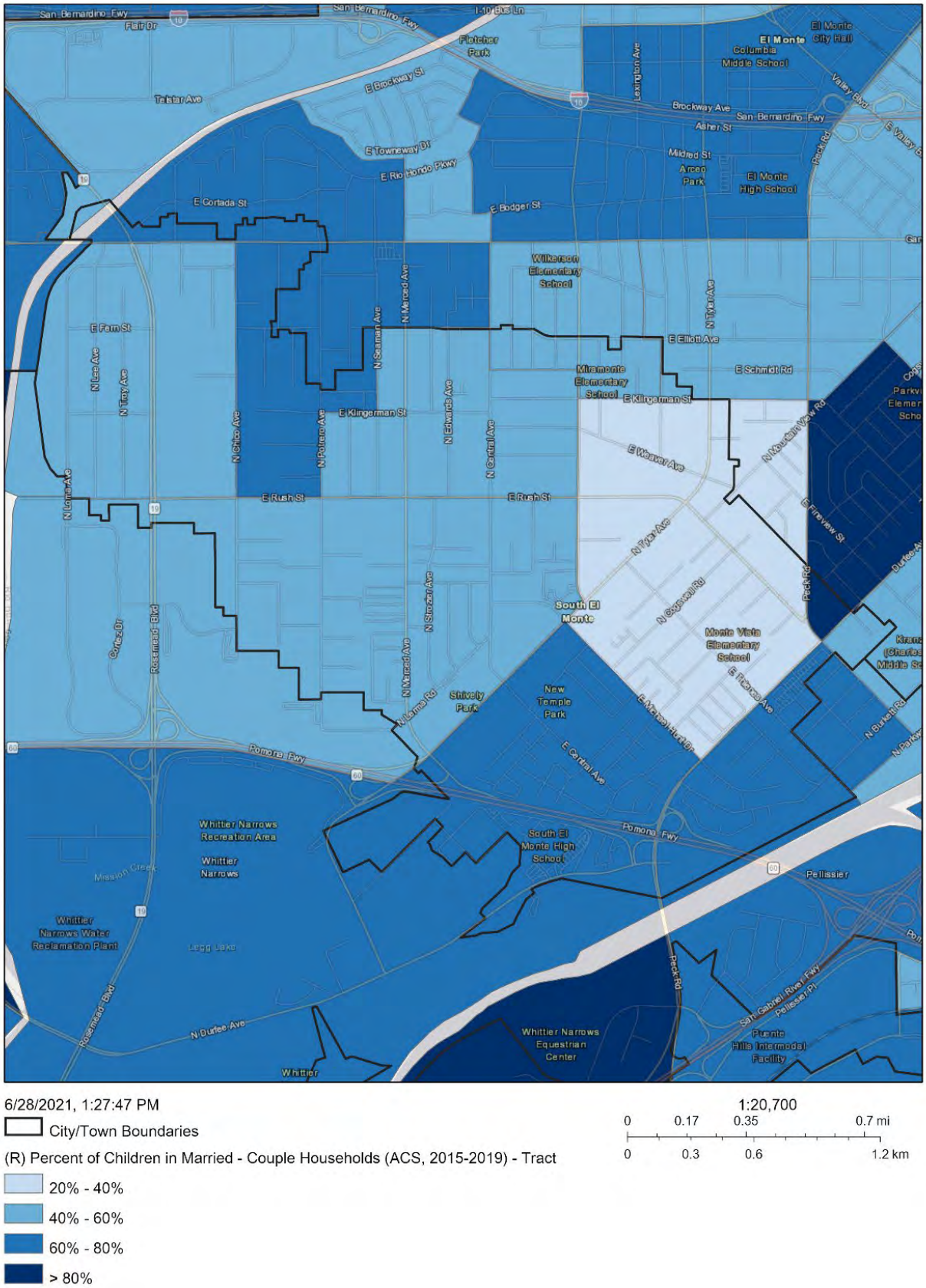
(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

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

0 1.25 2.5 5 mi

0 2 4 8 km

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

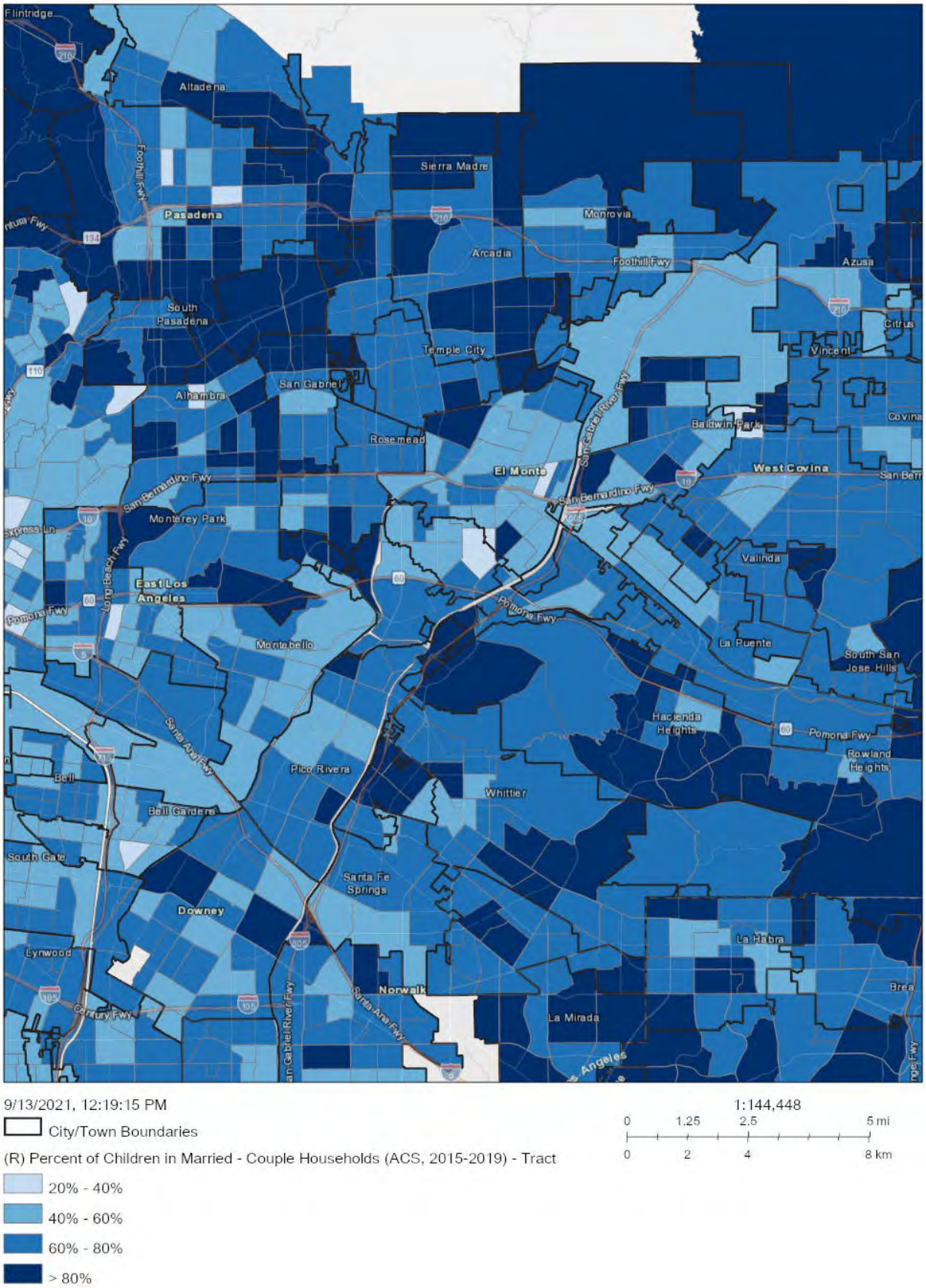
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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

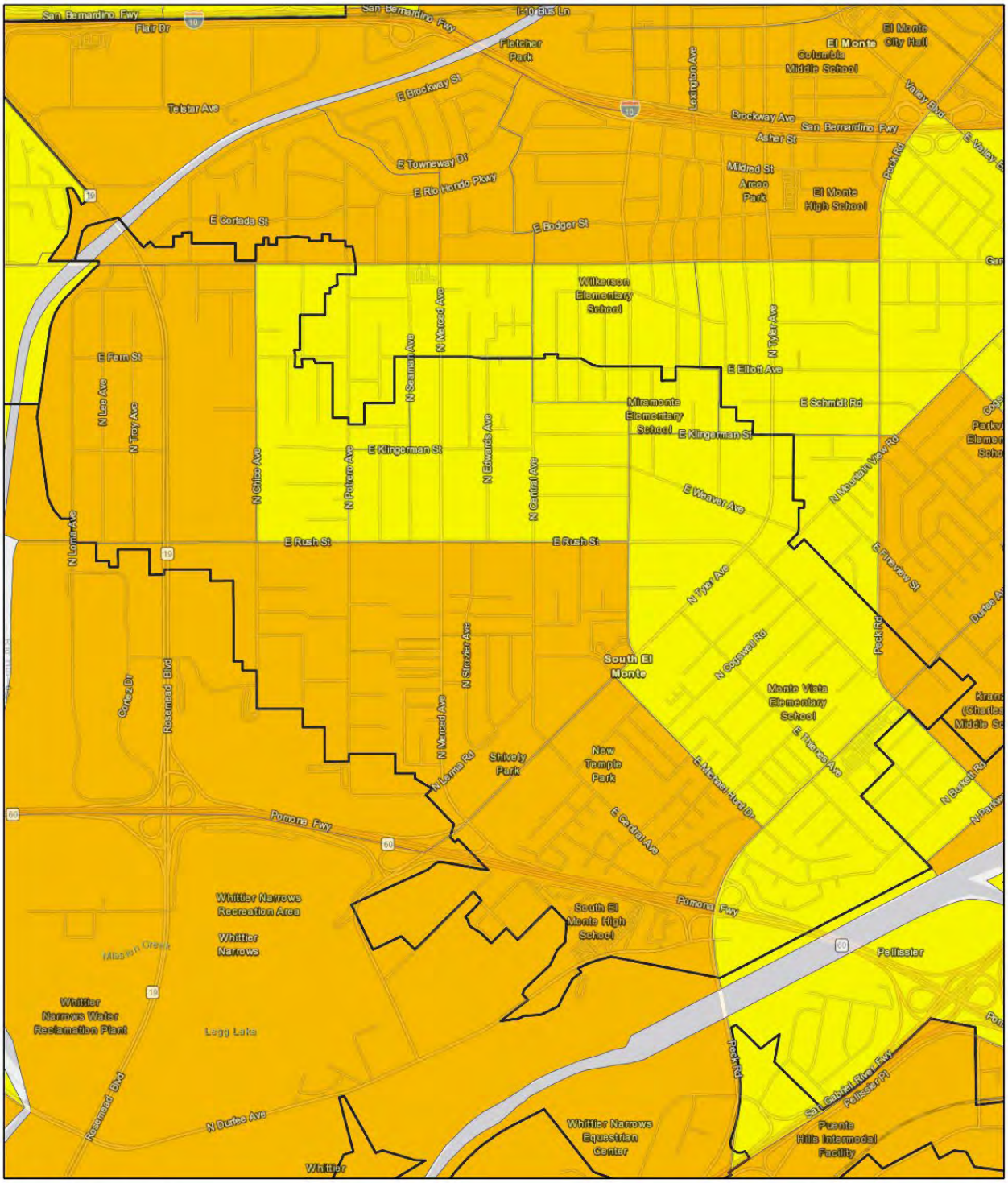


4.2.4 Persons with Disabilities

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), Disabilities in the Region, 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**). According to Census ACS estimates, approximately 10% of individuals in the County live with one or more disabilities.

Figure 10. Population with 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

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

Figure 10(a). Disabilities in the Region

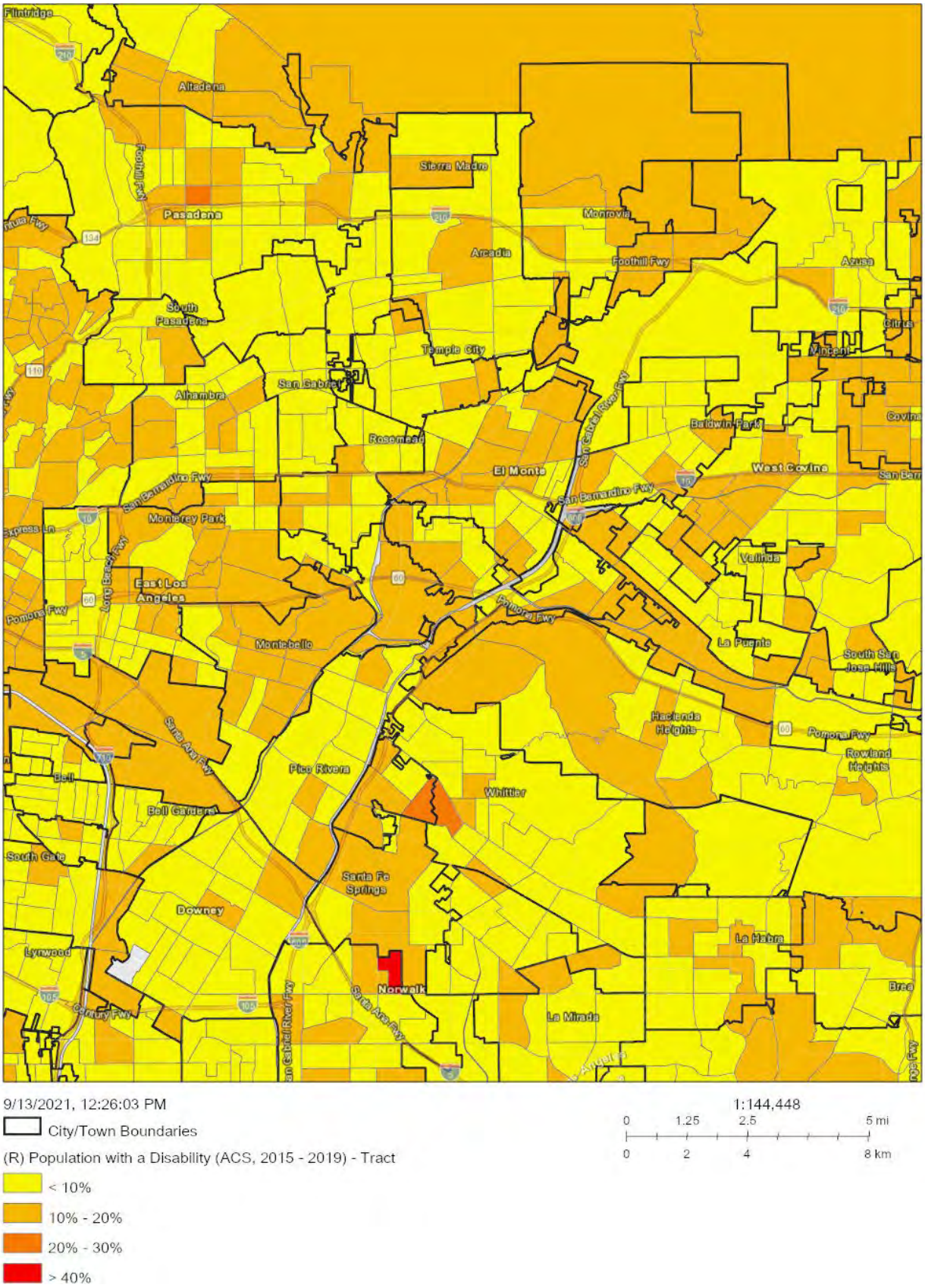
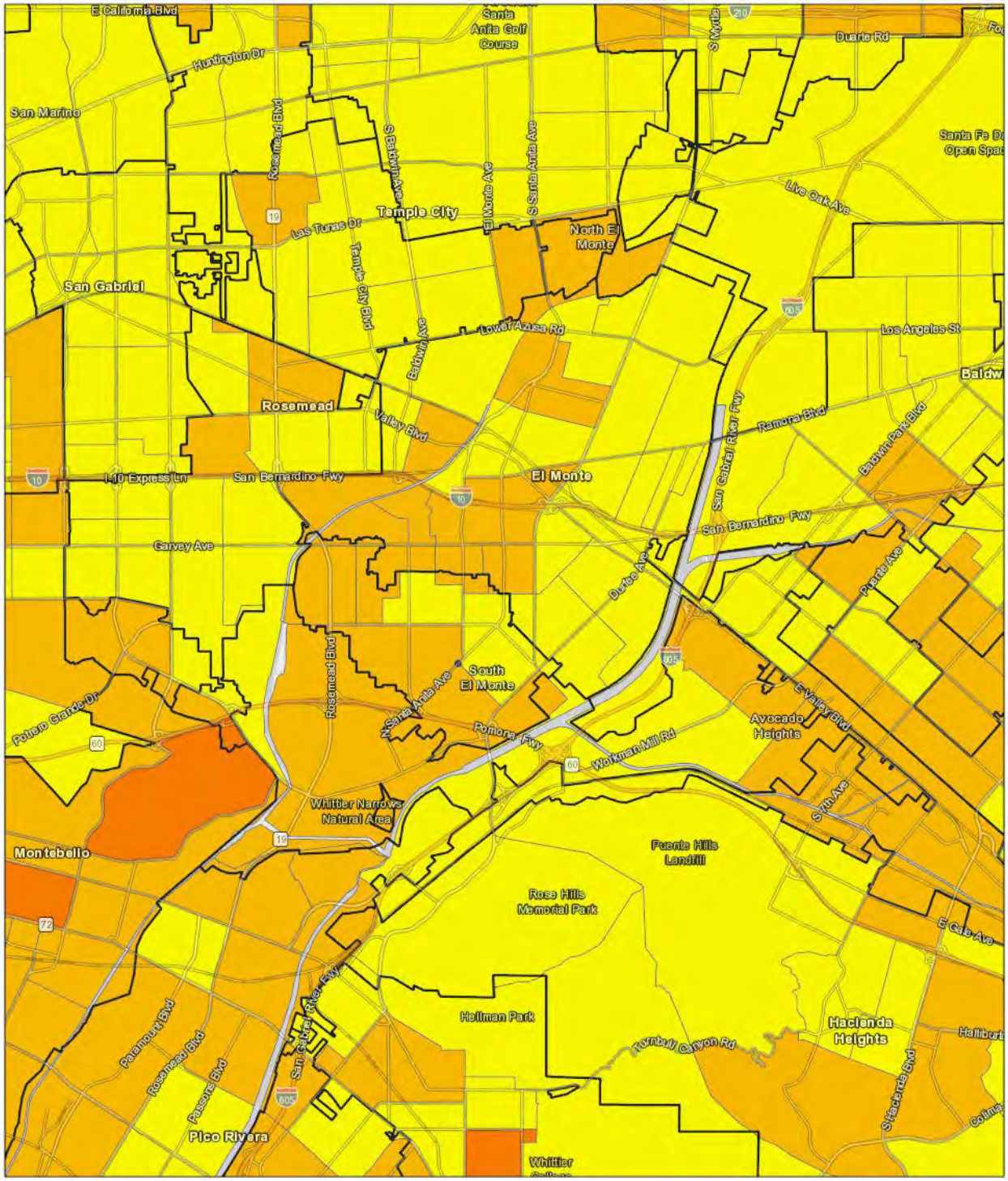


Figure 10(b). Disabilities 2010-2014



9/13/2021, 3:04:14 PM

City/Town Boundaries

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

< 10%

10% - 20%

20% - 30%

1:72,224

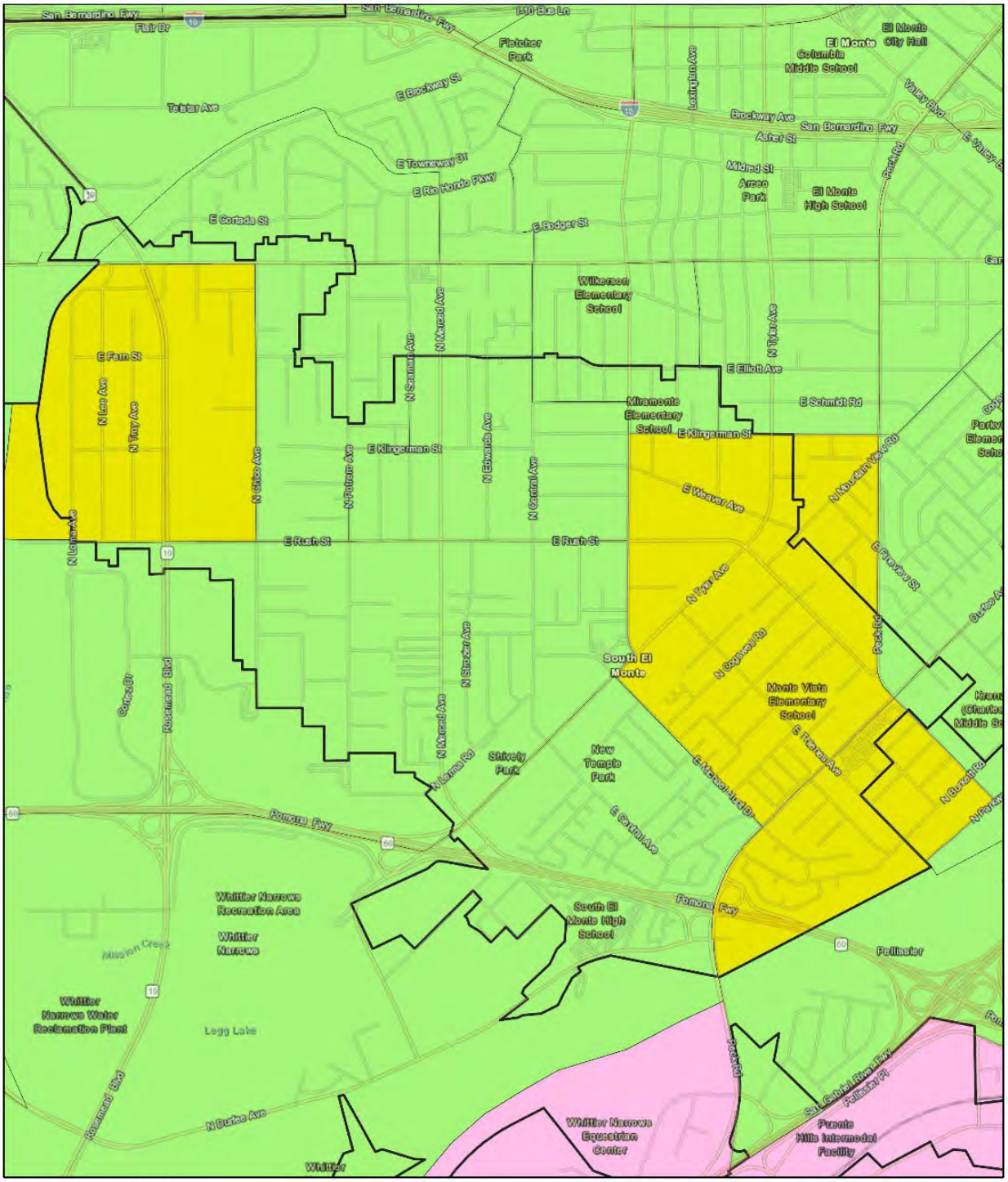
0 0.5 1 2 mi

0 1 2 4 km

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 the City. There are mostly Latinx communities further to the west.

Figure 11. Neighborhood Segregation in South El Monte



6/28/2021, 1:31:57 PM

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

City/Town Boundaries

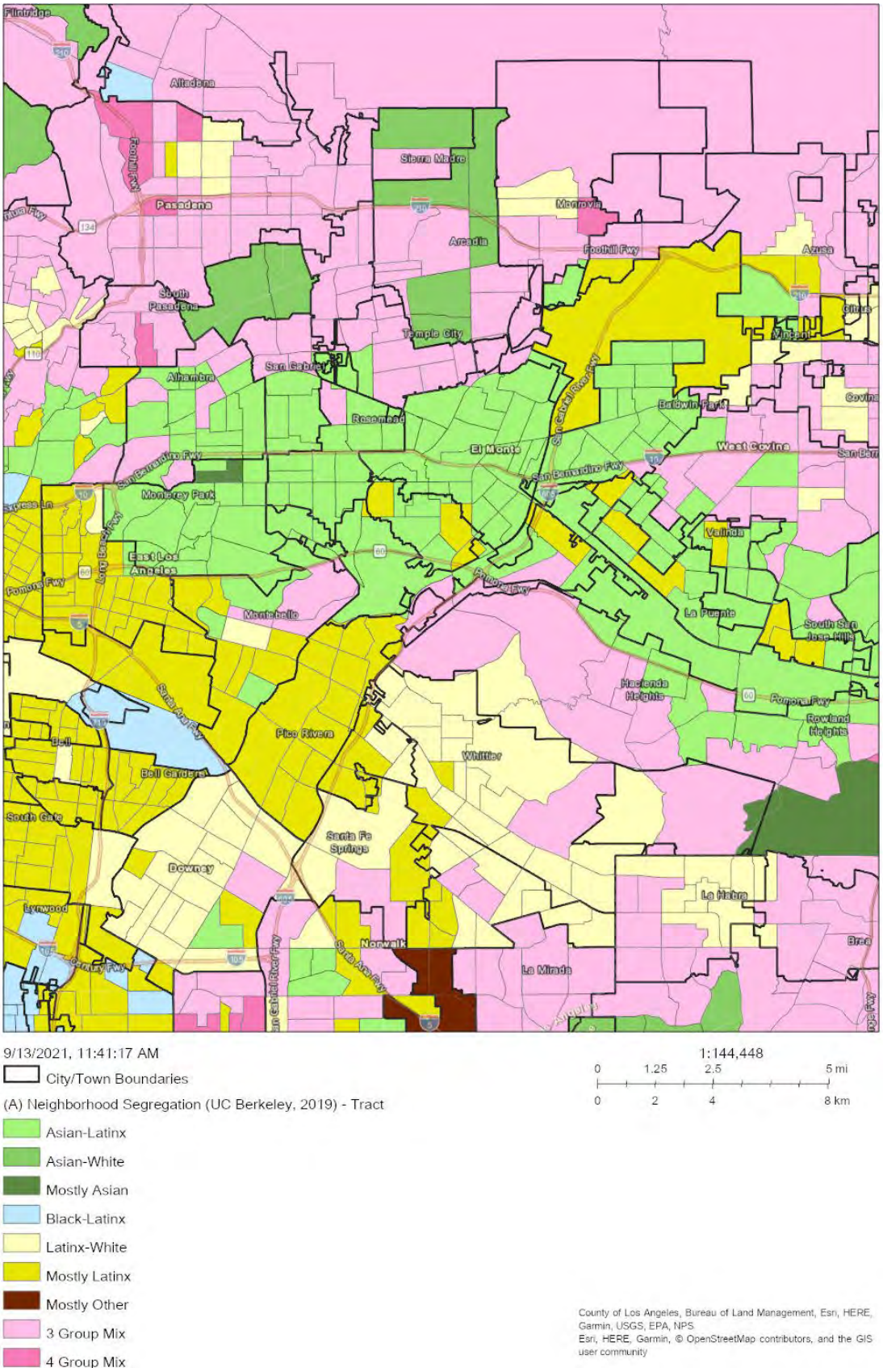
(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract

Asian-Latinx

Mostly Latinx

3 Group Mix

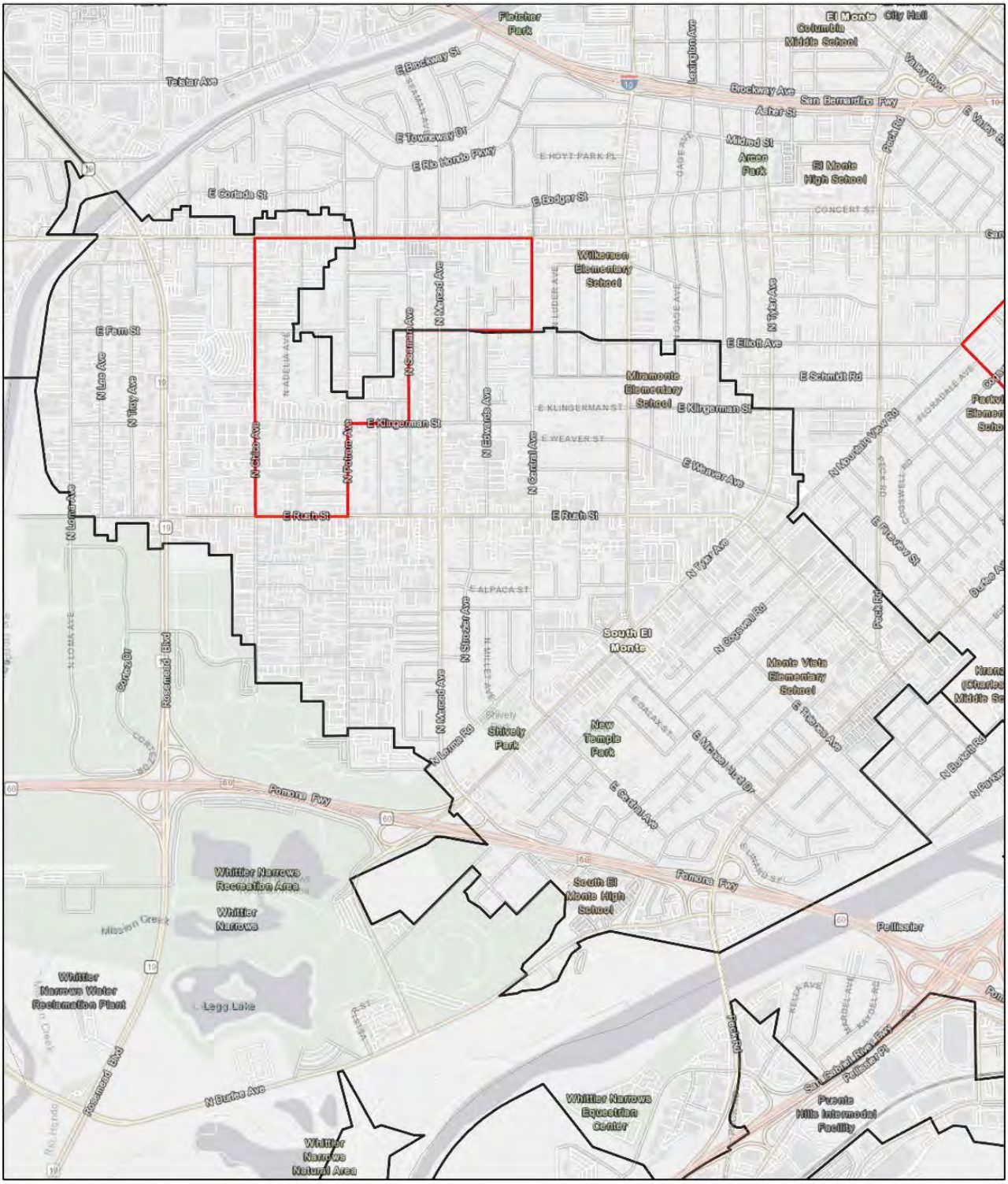
Figure 11(a). Neighborhood Segregation in the Region



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

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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

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

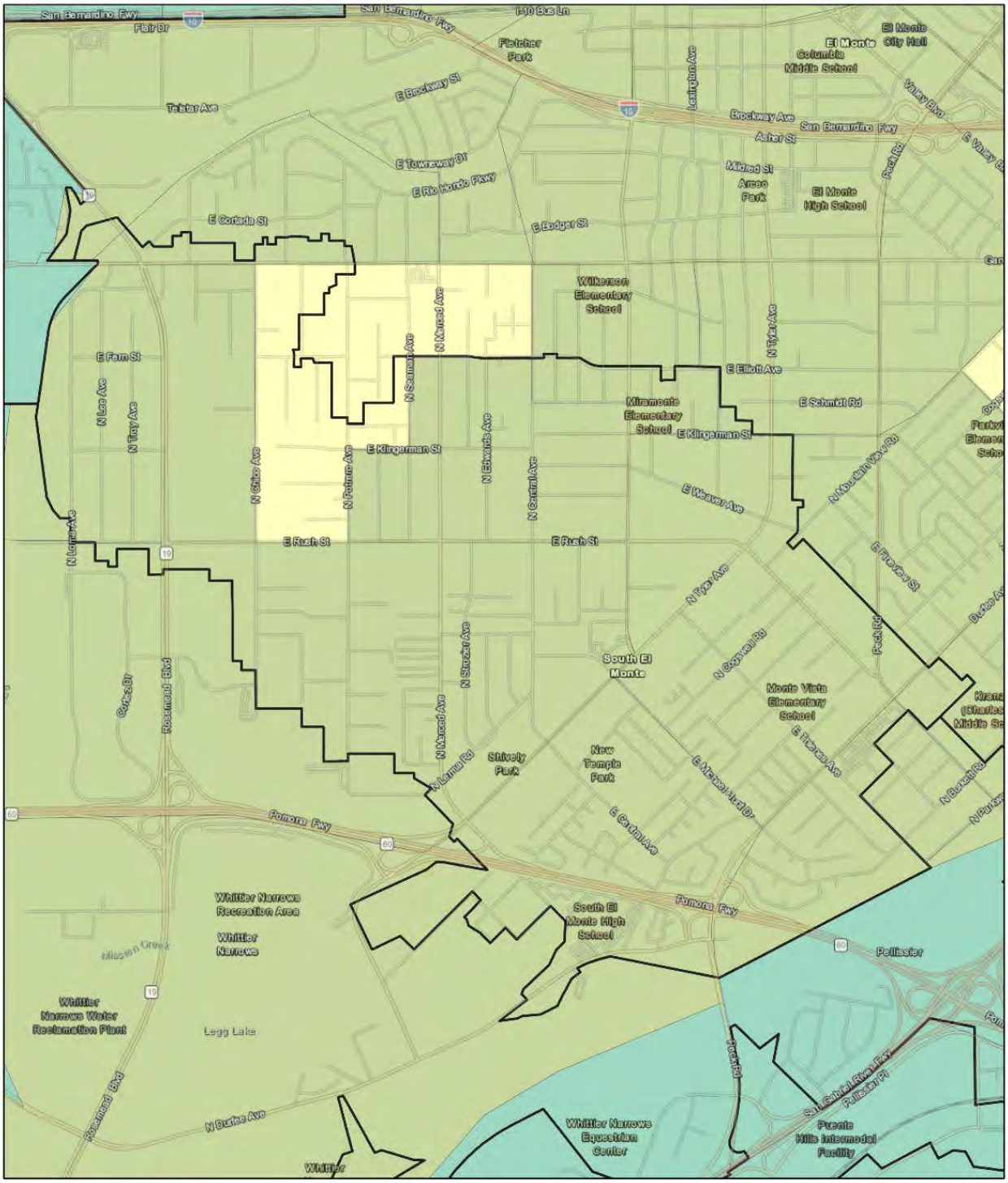
[5] Freddie Mac and the National Housing Trust. Spotlight on Underserved Markets. *Opportunity Incentives in LIHTC Qualified Allocation Plans.* Freddie Mac and the National Housing Trust, 2020. https.//www.sahfnet.org/sites/default/files/uploads/resources/opportunity_incentives_in_lihtc_qualified_allocation_plans.pdf

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 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. As shown in **Figure 13, Opportunity Map for South El Monte,** with the exception of a small portion in the north eastern side of the City which is scored as High Segregation and Poverty, the 2020 TCAC/HCD Opportunity Map 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.

The City 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 (see **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. Opportunity Map for South El Monte



6/28/2021, 1:38:28 PM

City/Town Boundaries

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

Moderate Resource

Low Resource

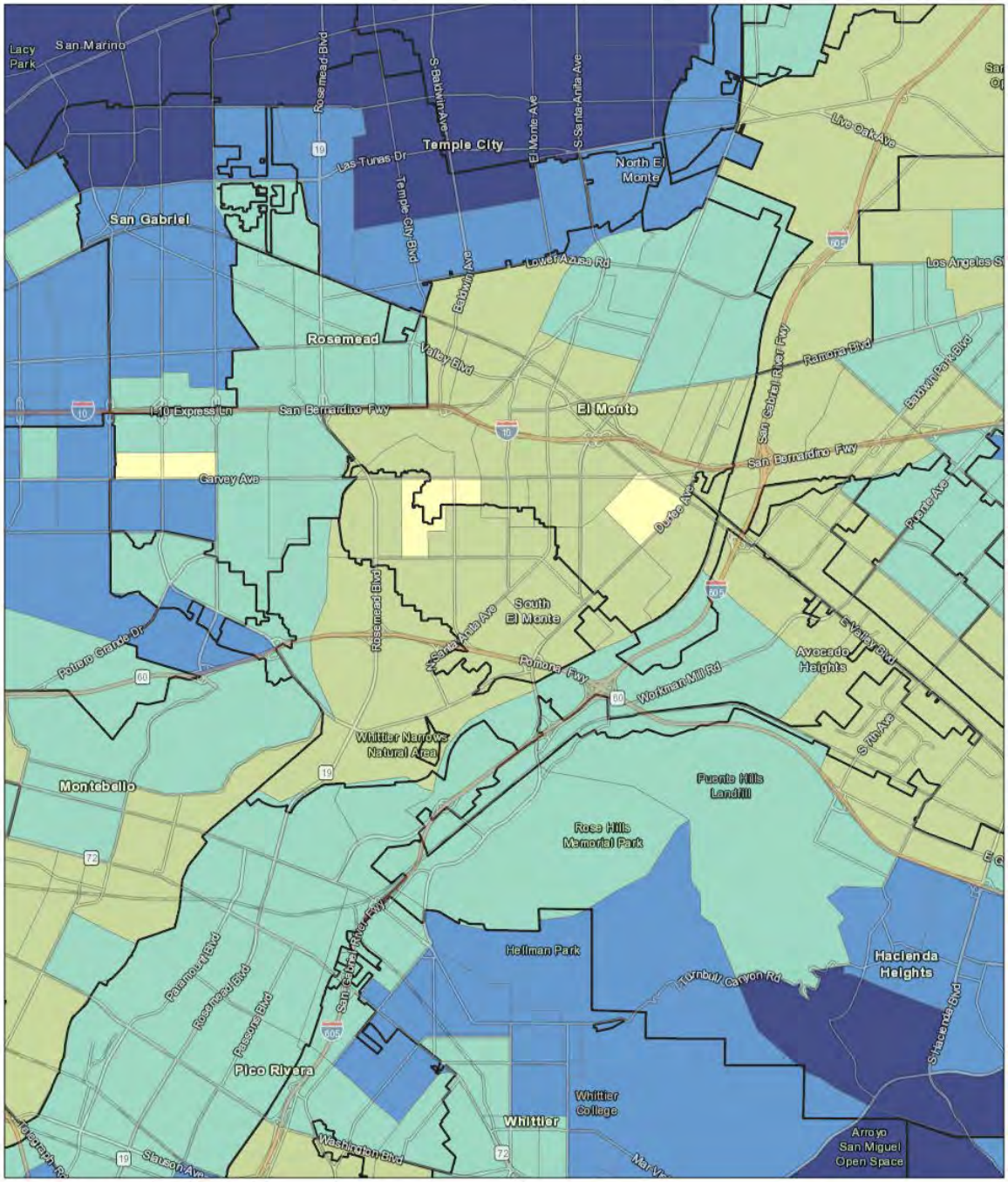
High Segregation & Poverty

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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



9/13/2021, 9:50:28 AM

1:72,224

0 0.5 1 2 mi

0 1 2 4 km

City/Town Boundaries

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

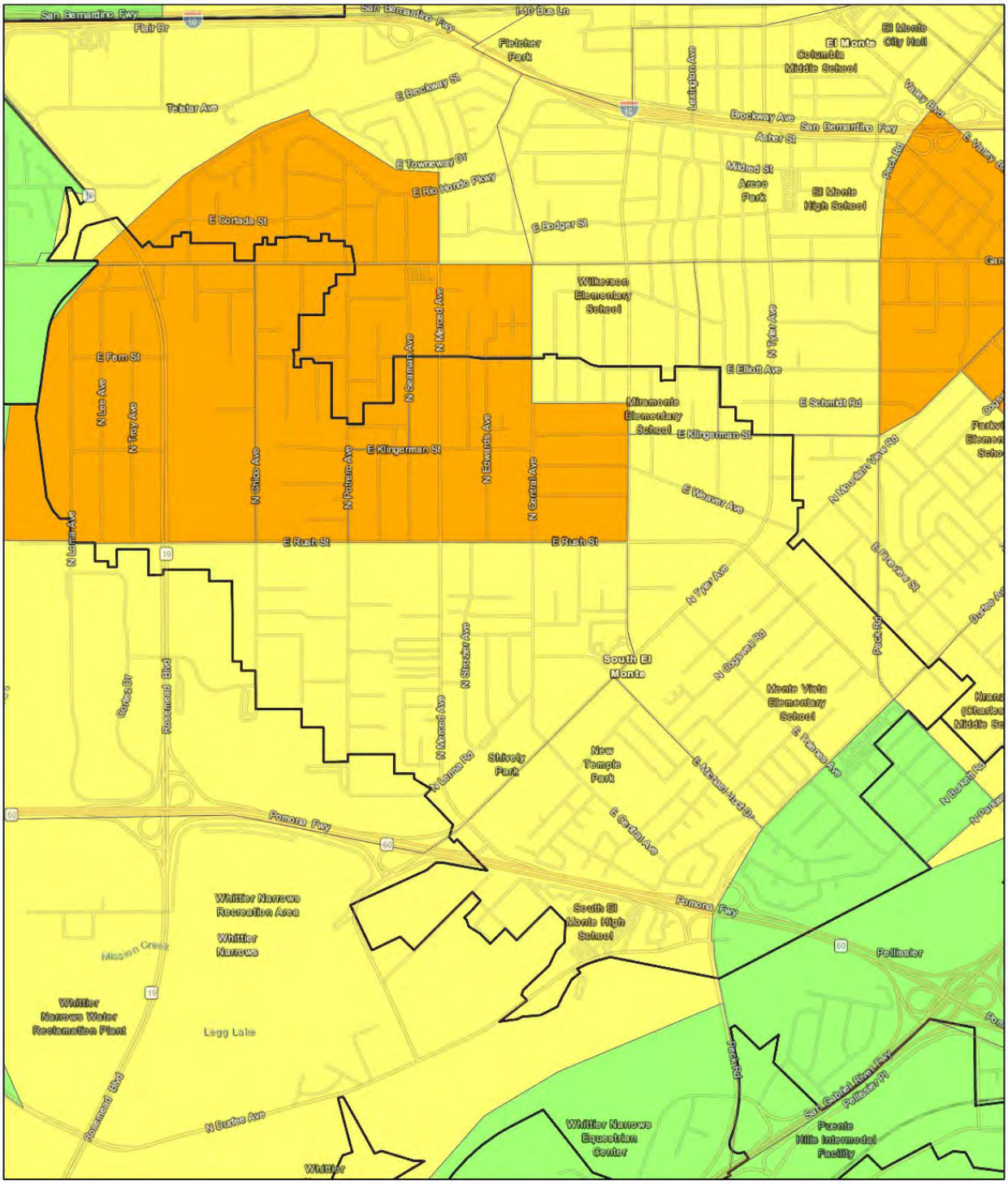
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource
- High Segregation & Poverty

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, the City experiences less positive educational outcomes than its neighboring cities (see **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.

[6]California 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

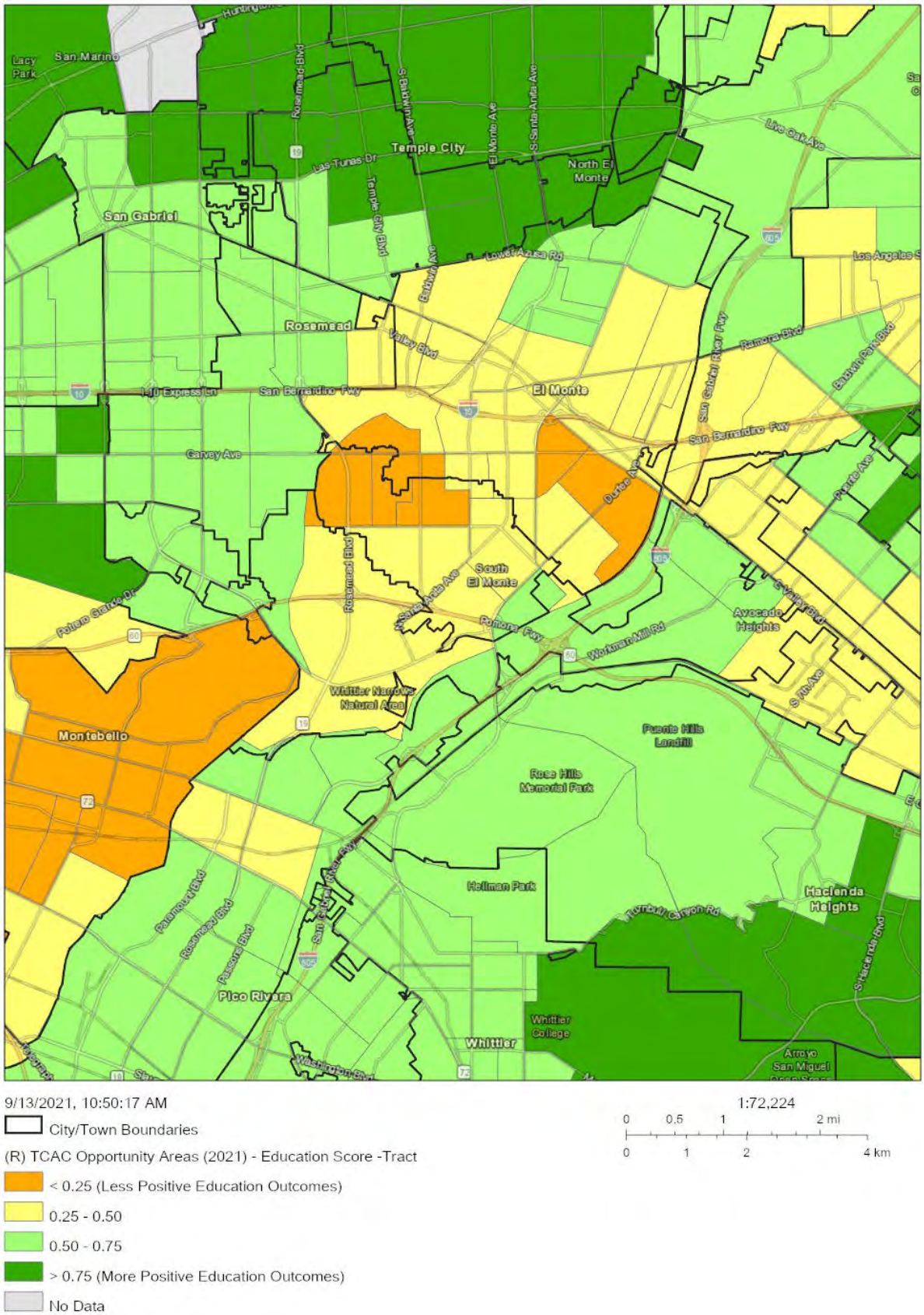
0.50 - 0.75

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

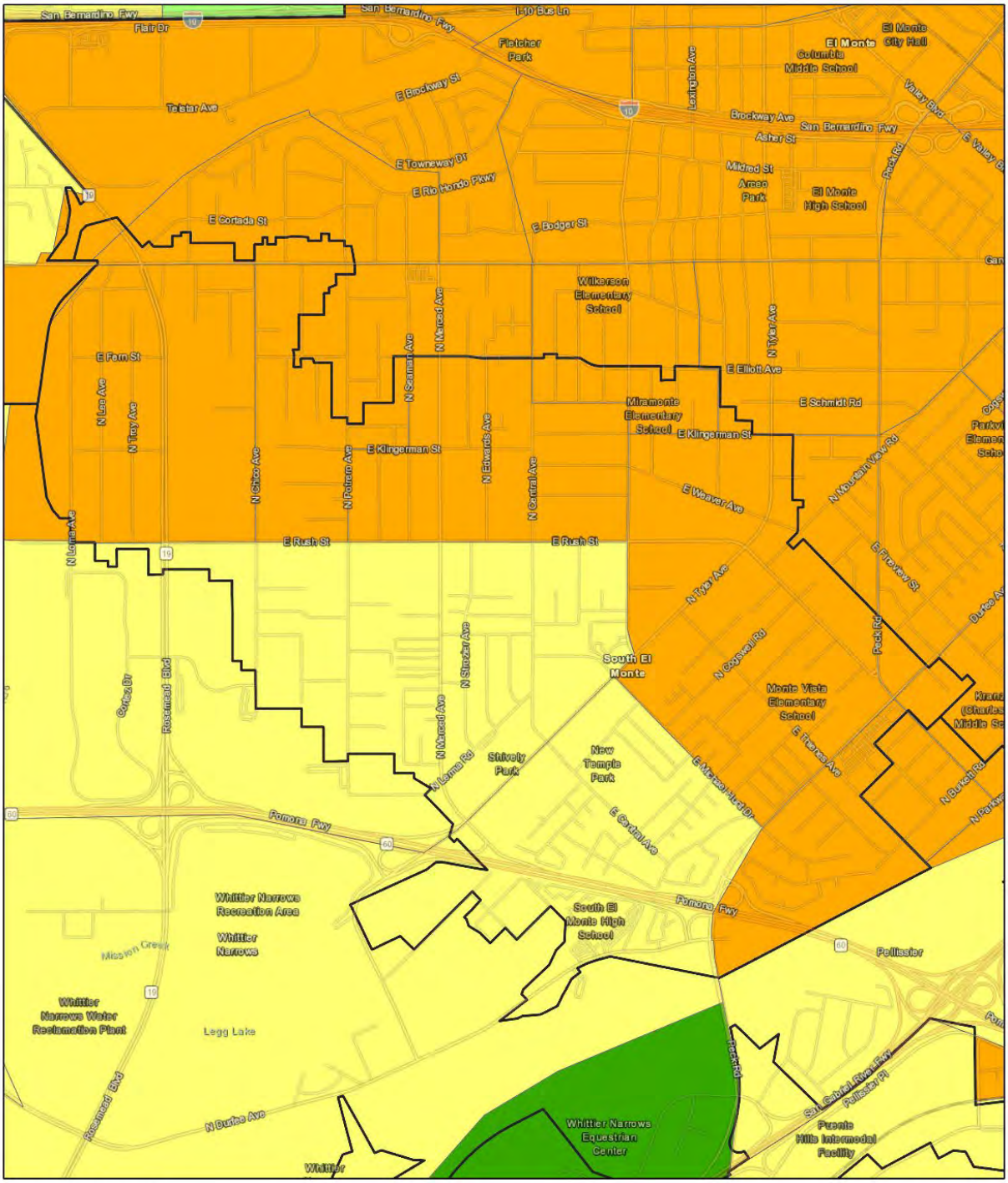
Figure 14 (a). Opportunity for Education in the Region



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**. The City 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)

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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

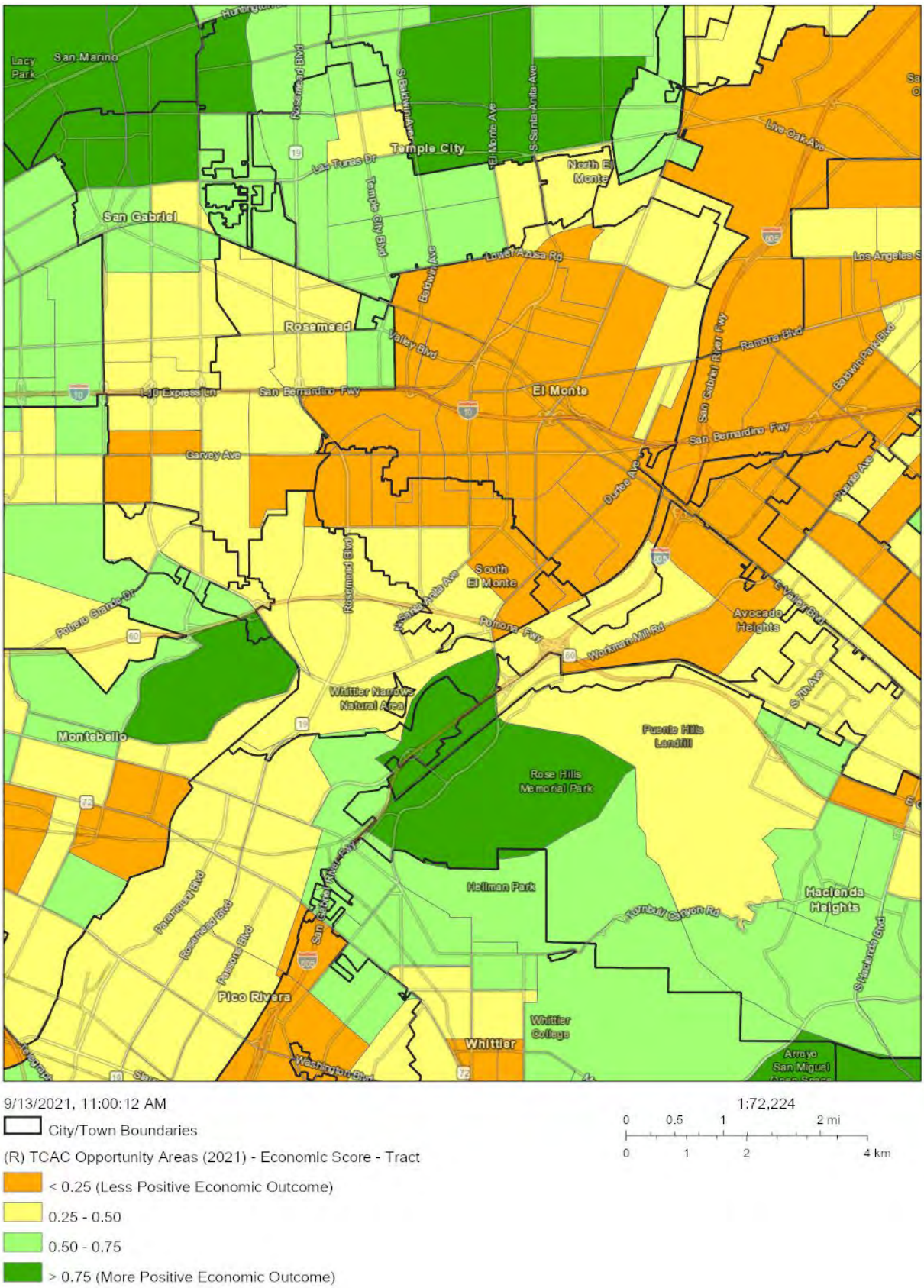
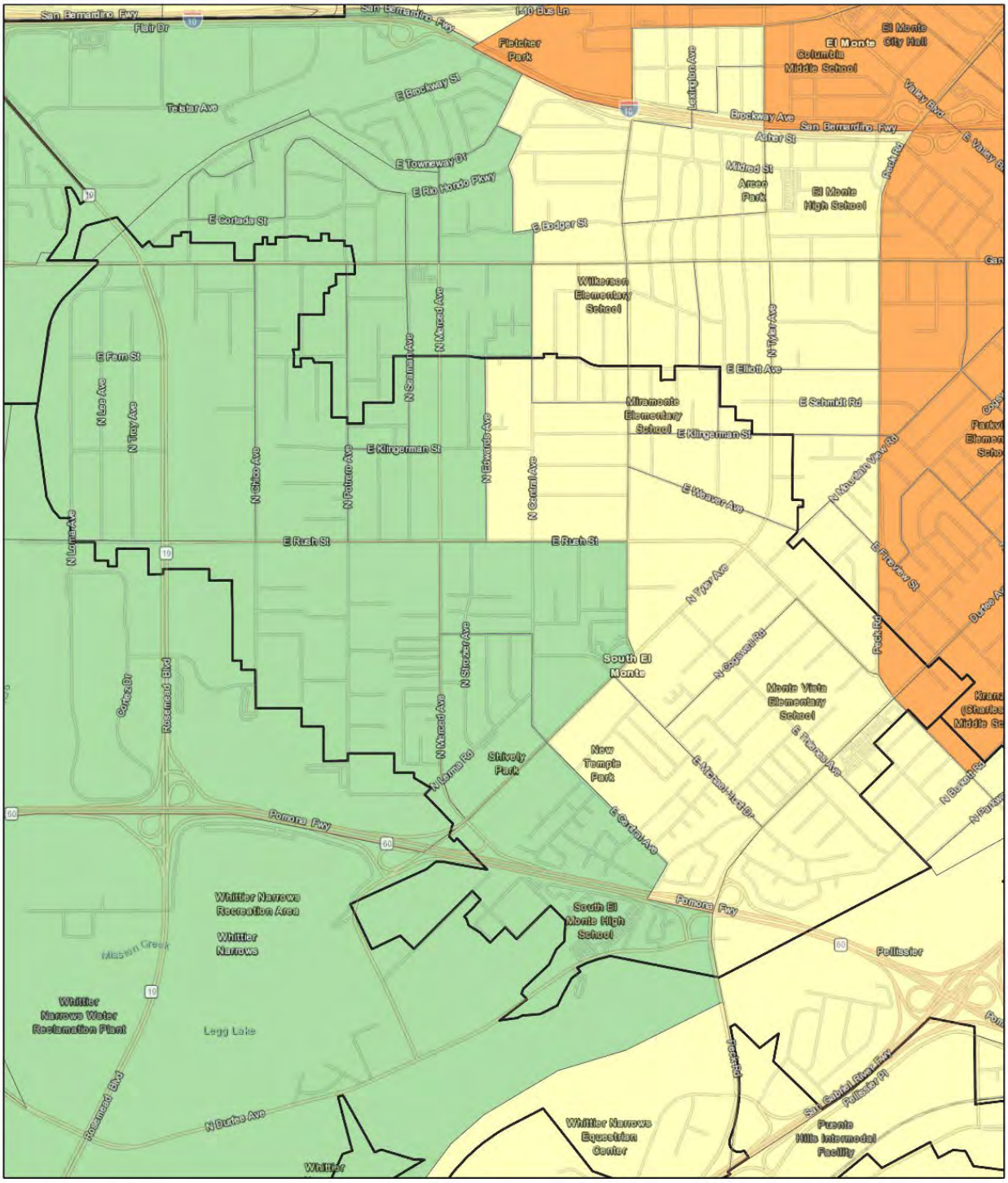


Figure 16. Jobs Proximity Index of South El Monte



6/28/2021, 1:43:24 PM

City/Town Boundaries

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

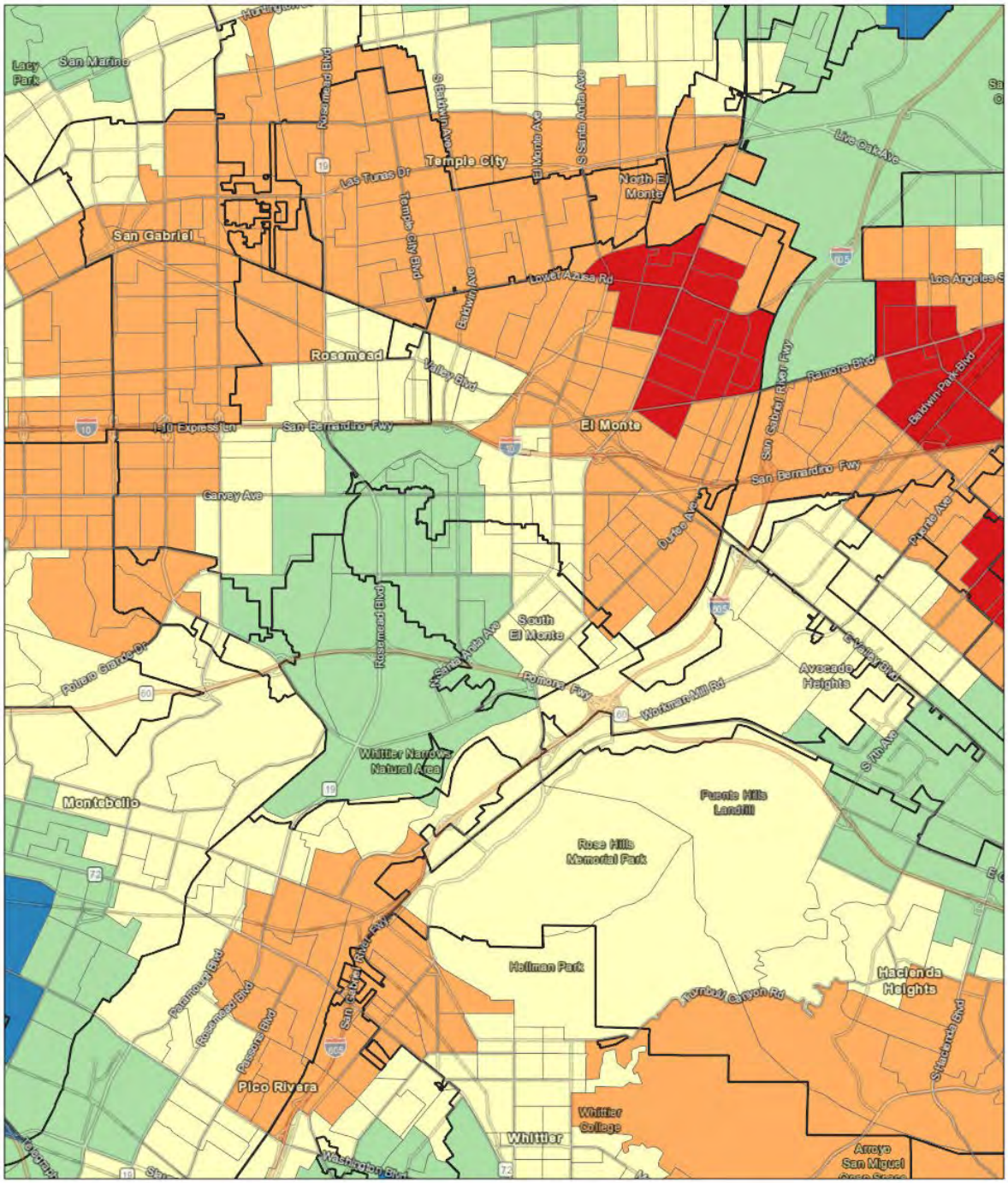
- 20 - 40
- 40 - 60
- 60 - 80

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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



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.

As previously mentioned, although there is not direct access to rail transit within the City's boundaries, City residents are within close proximity to both local and major transit lines that connect the City to the region. **Figure 17a, Local Transportation Access**, indicates major streets in the City are well-serviced by bus stops. As shown on **Figure 17a**, the northern area of the City is a High-Quality Transit Area, which means an area is within one-half-mile of either a well-serviced transit stops or a transit corridor with 15 minutes or less service frequency during peak commute hours. It should be noted that all sites identified as appropriate to accommodate lower-income housing in the sites inventory are all within the High-Quality Transit Area along Garvey Avenue (refer to **Section 5**, Existing Capacity, in Appendix E for site details), and the buffer sites identified as part of the rezone program are adjacent to the High-Quality Transit Area (refer to **Section 6**, Rezone Strategies to Ensure Capacity for site details).

In the region, cities east of the Downtown Los Angeles area generally do not have direct access to local rail transit. However, similar to the City, eastern cities are also serviced by local and some major transit lines to connect residents to areas in the greater Los Angeles County area with rail transit and other major service lines that provide regional connectivity. As shown in **Figure 17b, Regional Transportation Access**, most cities west of the City that are closer to the Downtown area are entirely identified as High-Quality Transit Areas, while cities further east of Downtown only have certain portions within city boundaries that have higher access to transportation and are considered High-Quality Transit Areas. These areas are usually located around major transit corridors. This is similar to the City, as only the northern portion of the City as shown on **Figure 17a** is considered a High-Quality Transit Area. However, as previously mentioned, lower-income sites identified in the sites inventory were thoughtfully identified within the High-Quality Transit Area of the City. Specifically, Los Angeles Metro's frequent, well-serviced 70 Bus Line has nine bus stops along a half-mile segment of Garvey Avenue, and provides service 24 hours a day, seven days a week with 15 minutes or less service frequency during daytime hours. From any of these bus stops along Garvey Avenue, the 70 bus provides residents a direct route to the El Monte Metro Station in approximately 10 minutes, or east to Downtown Los Angeles. Therefore, providing residents the benefit of having access to regional transportation and enhancing overall mobility for residents to areas with additional access to employment opportunities and regional resources.

As of February 2022, Los Angeles Metro is evaluating an approximately nine-mile extension of the Metro L Line (Gold) further east from its current terminus at Pomona Boulevard and Atlantic Boulevard in East Los Angeles. This extension would provide another nearby opportunity for increased regional connectivity.

Figure 17. Automobile Access

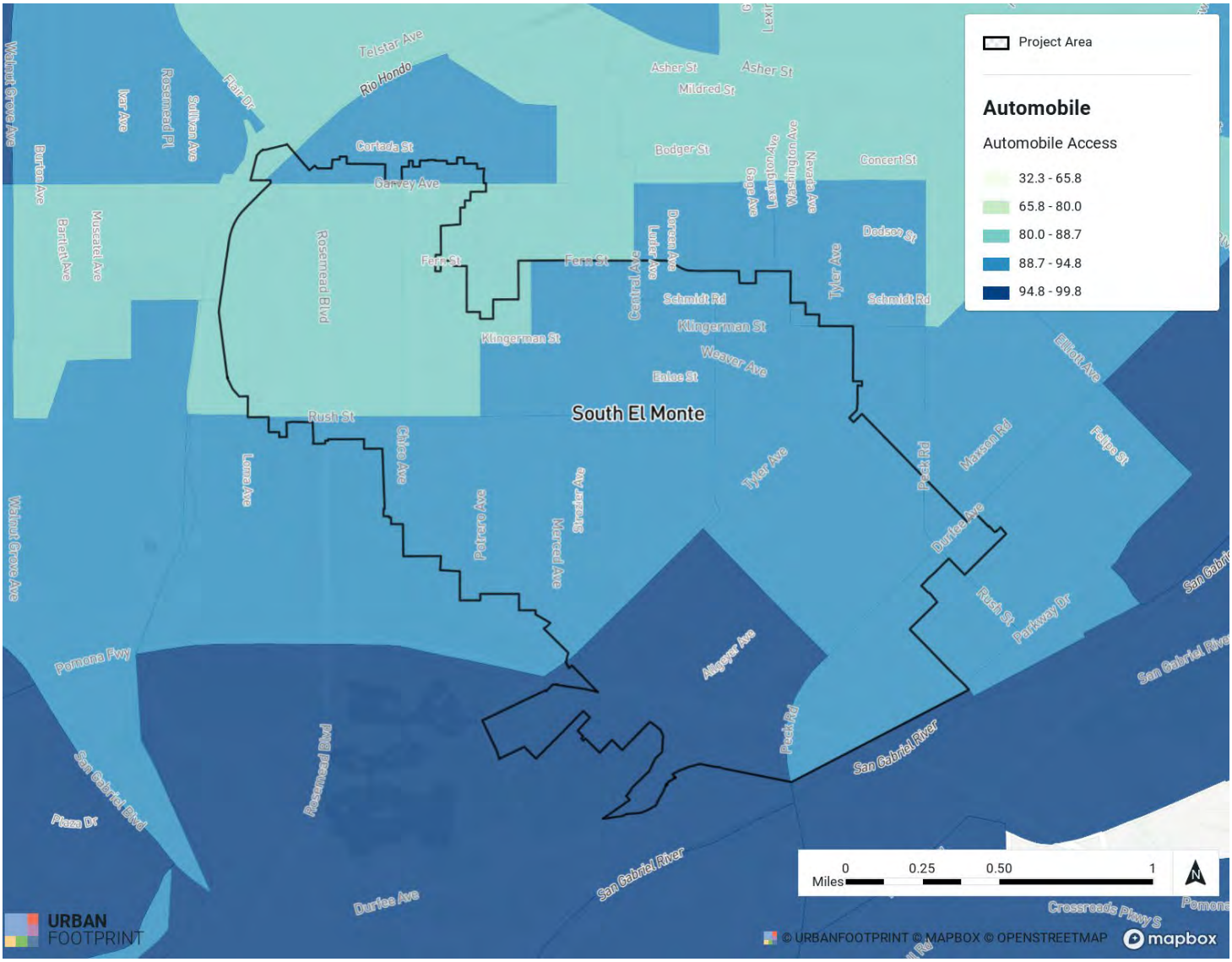


Figure 17a. Local Transportation Access

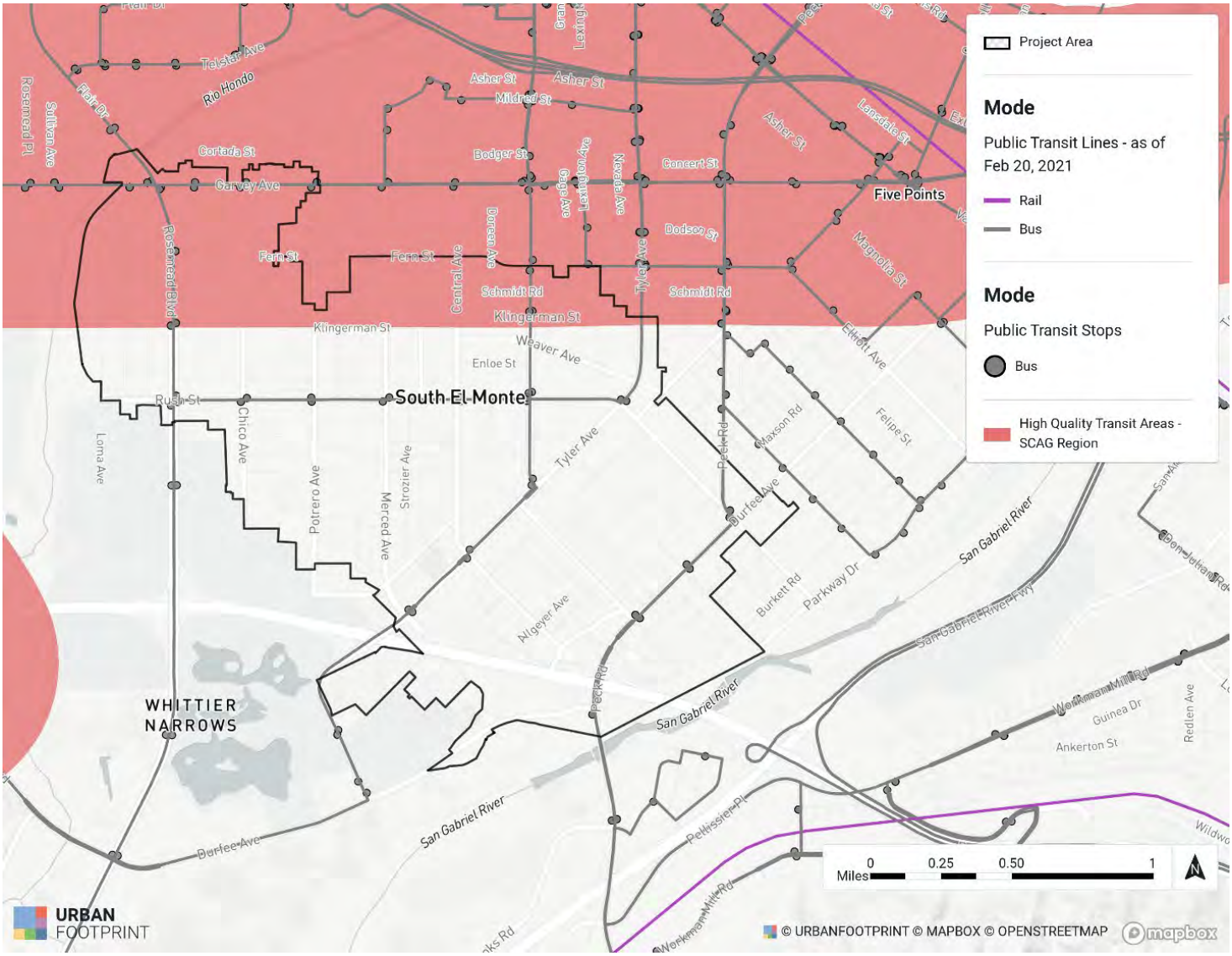
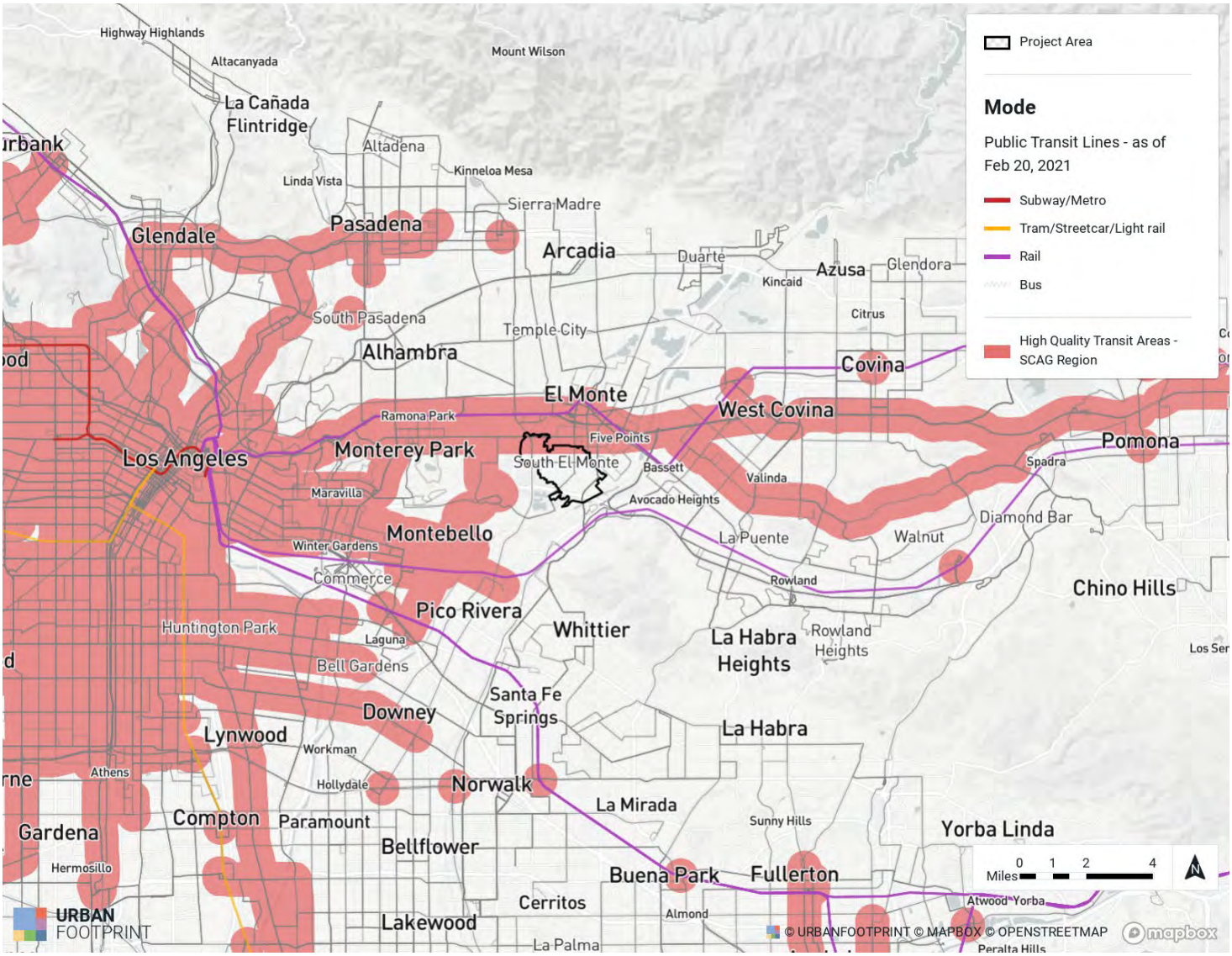


Figure 17b. Regional Transportation Access

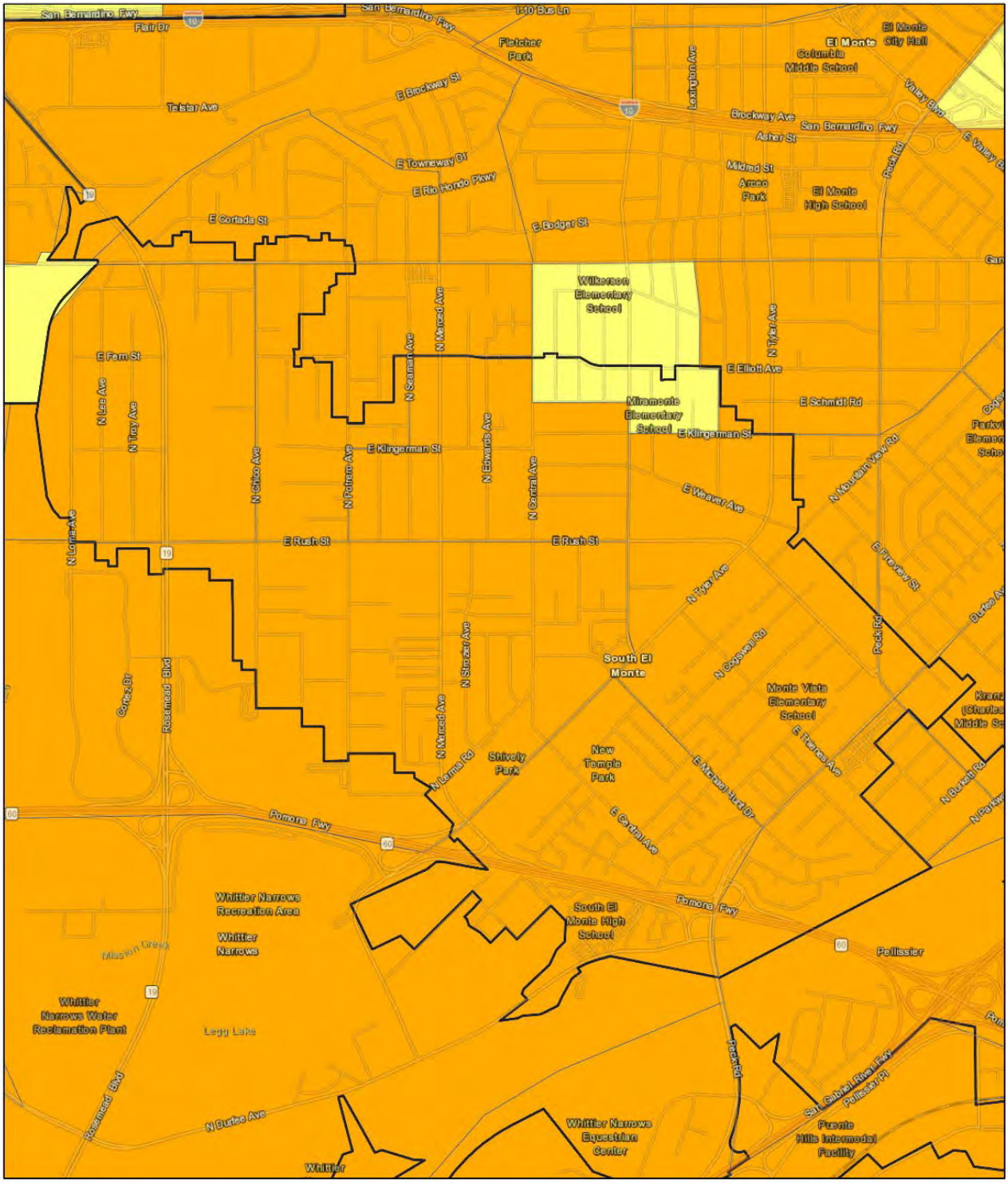


4.5.4 Access to a Healthy Environment

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 and20, 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 (2021) updating the General Plan's current Public Safety Element. The updated element will include an environmental justice component and will be renamed to the Public Health, Safety, and Environmental Justice Element. 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, which the City aims to do through implementation of the Public Health, Safety, and Environmental Justice Element's programs.

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)

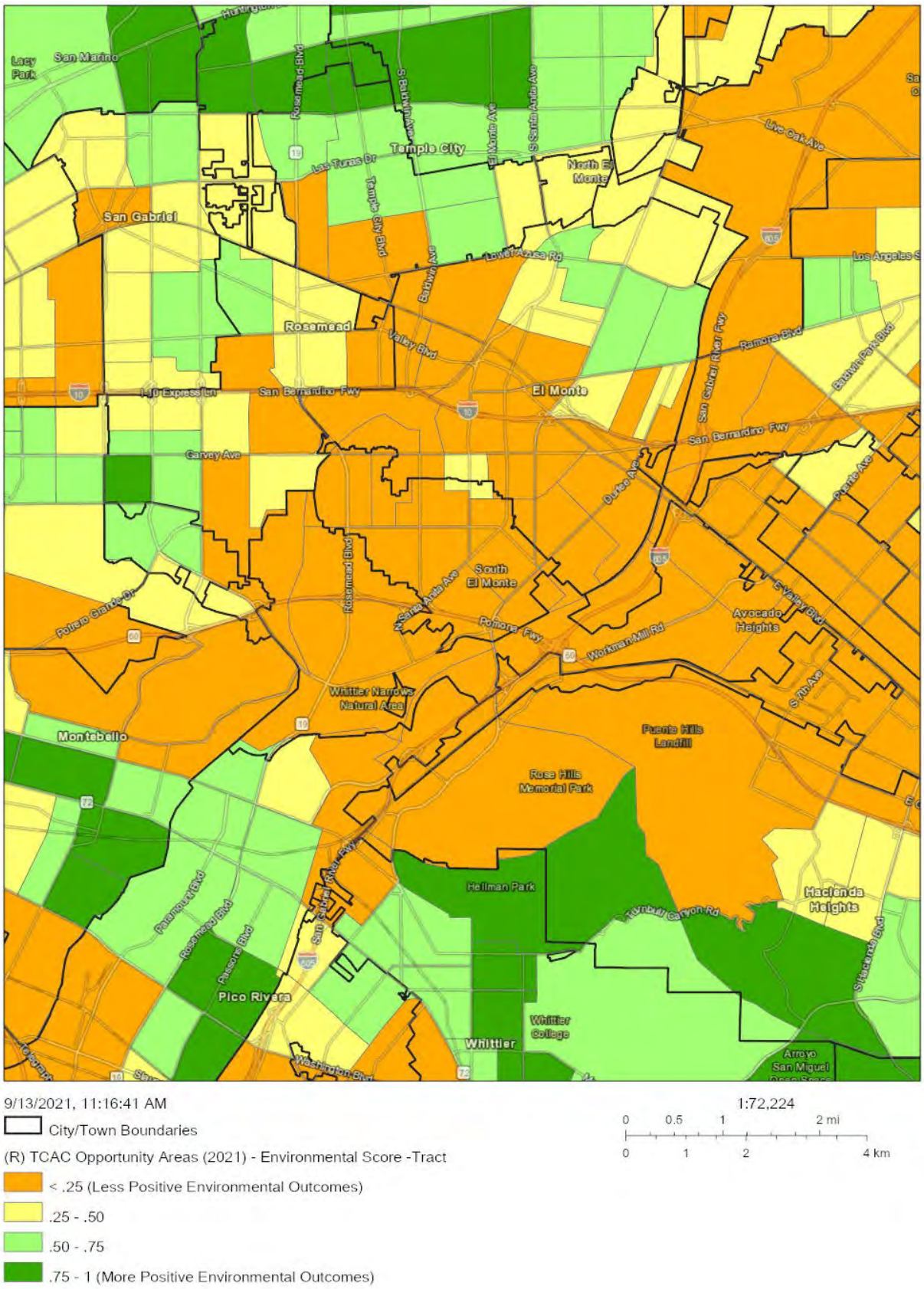
.25 - .50

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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



9/13/2021, 11:16:41 AM

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)

1:72,224

0 0.5 1 2 mi

0 1 2 4 km

Figure 19. CalEnviroScreen 3.0

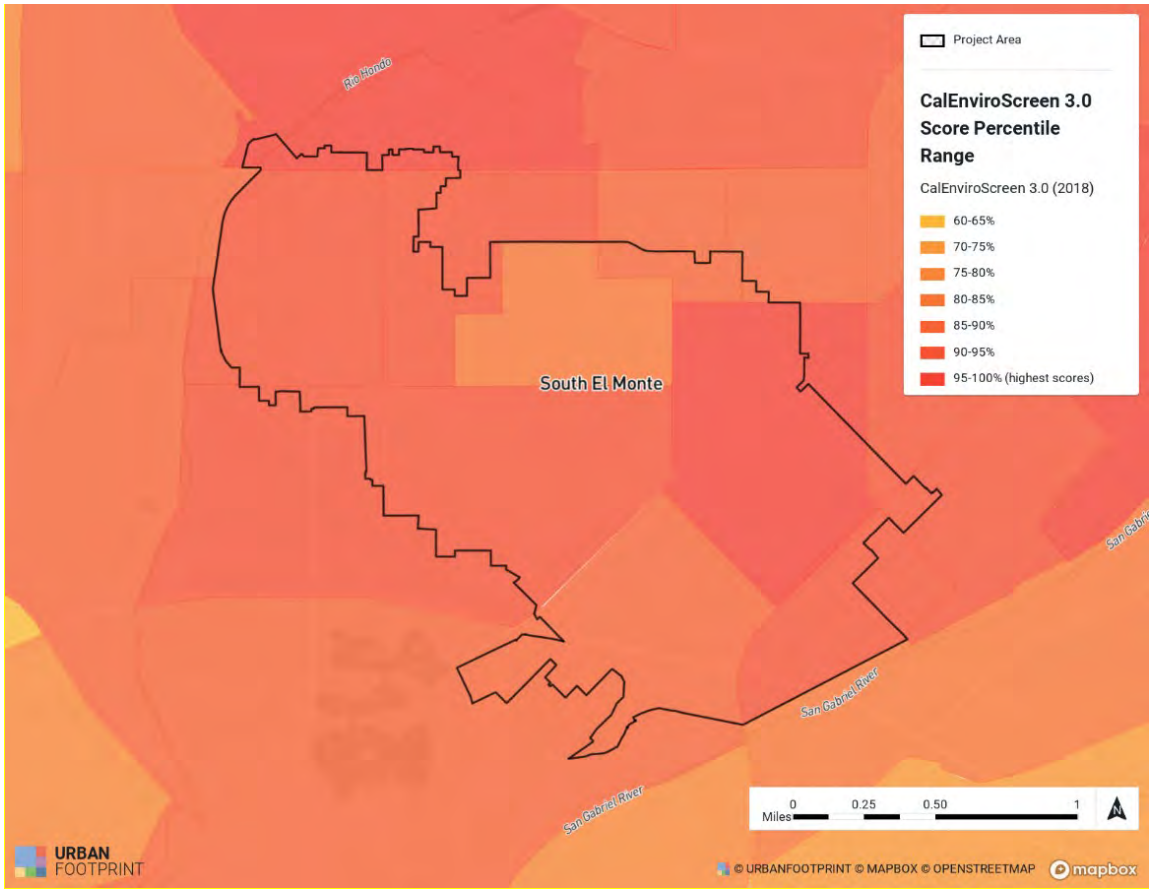


Figure 20. Healthy Places Index

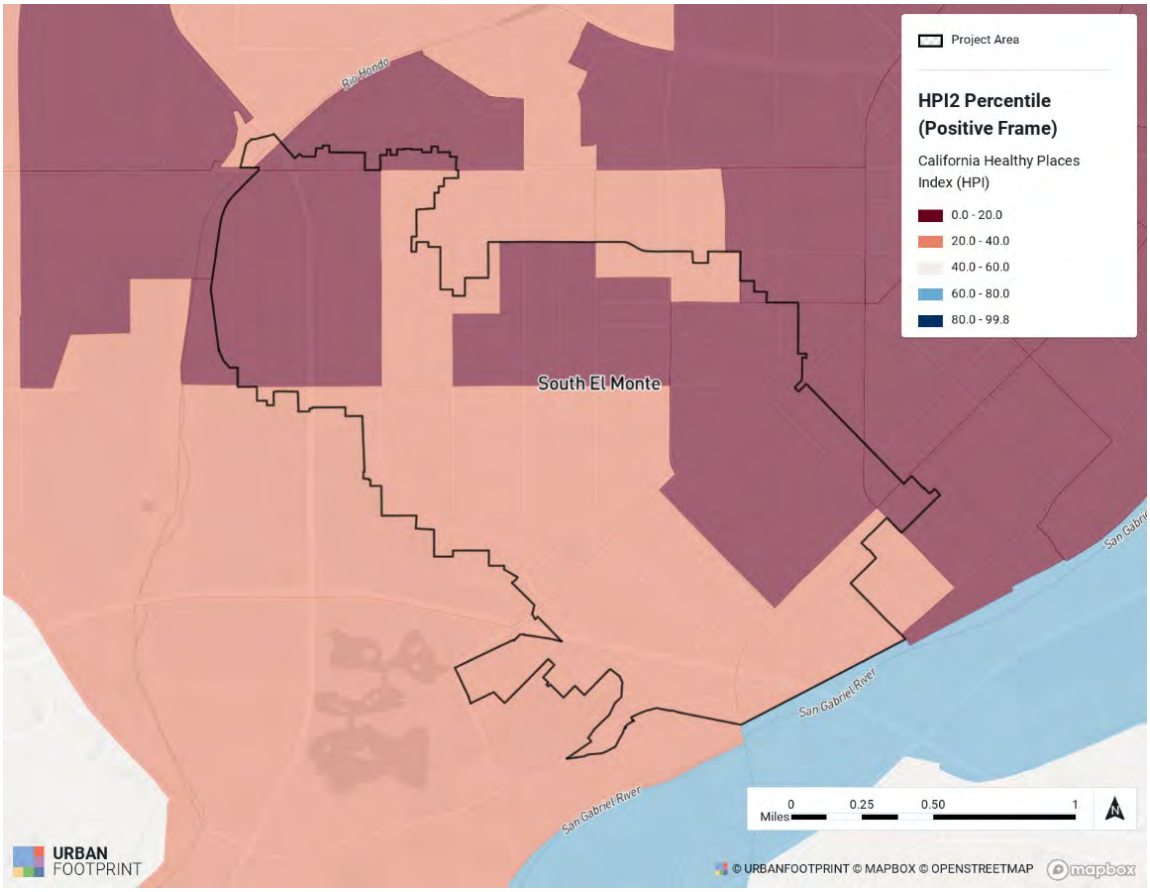
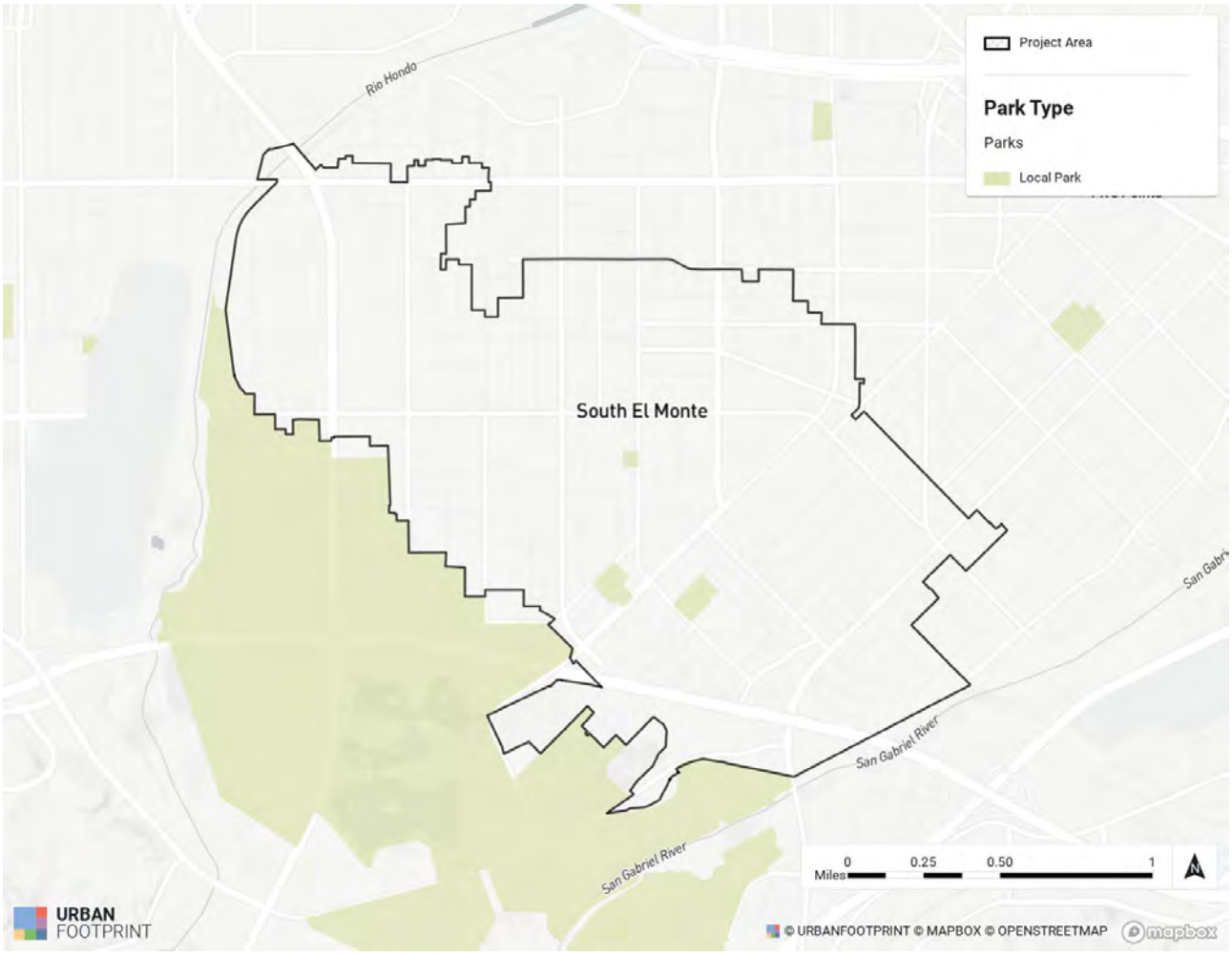


Figure 21. Parks Near South El Monte



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**. 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, 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.

[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

In addition to the Homeless Count data and demographics provided in in **Appendix B**, 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.

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 individuals and families experiencing homelessness, as needed.
- The Department of Public Works conducts cleanups twice per month for city-owned land and twice per week at transit stops.

[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.

- 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 hosing 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, 5th Cycle Review**) 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 individuals experiencing homelessness and individuals at risk of experiencing homelessness under a grant they were awarded under the 2018 Cities Homelessness Plan Implementation Program through Measure H funds.

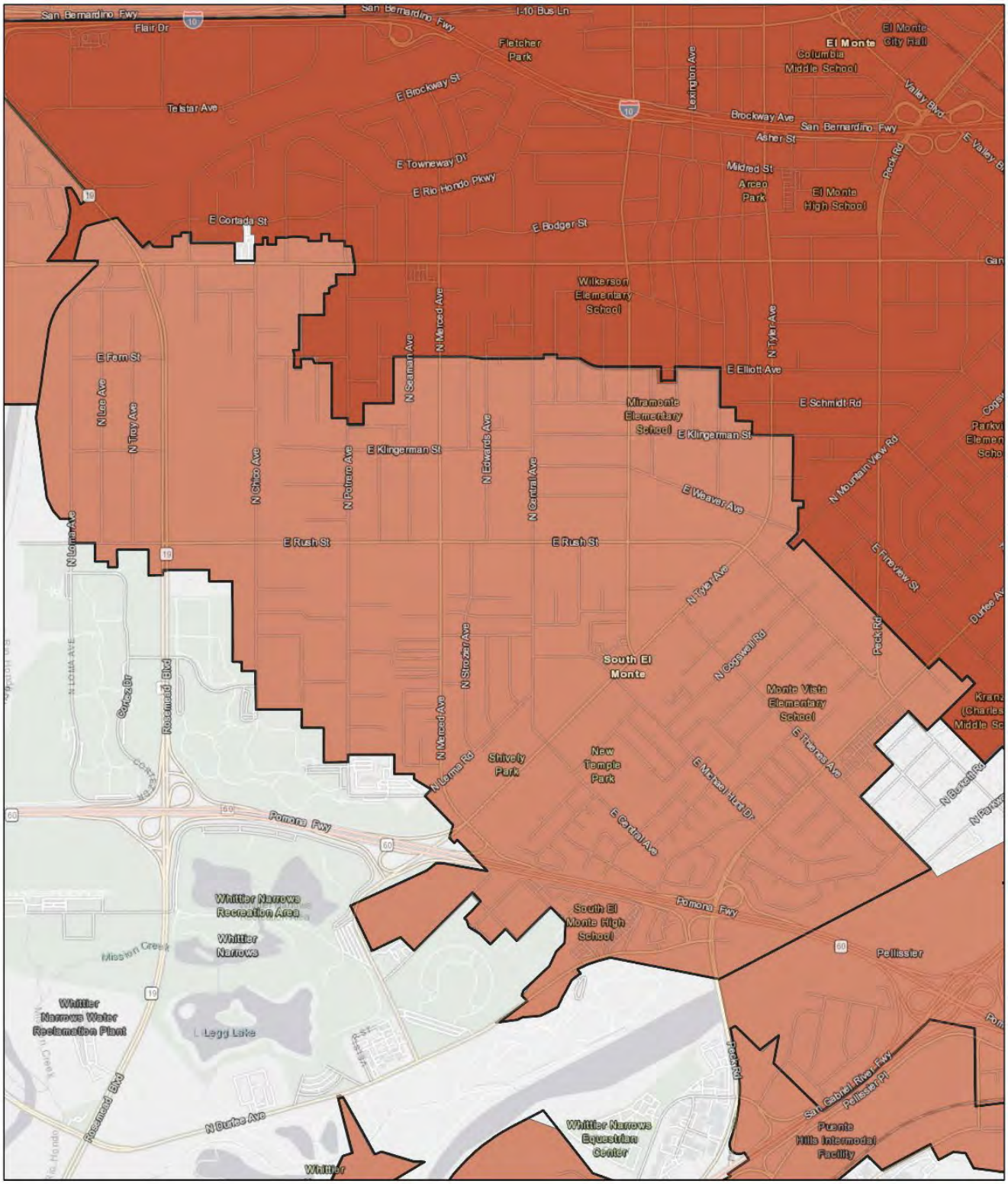
4.6 Disproportionate Housing Needs and Displacement Risk

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

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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 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 in South El Monte.** Approximately 40 to 60 percent of the 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, shown on **Figure 24, Homeowner Cost Burden in South El Monte**, have varying percentages of cost burden. 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. See **Appendix B** for an additional discussion on cost burden in the City.

Figure 23. Renter Cost Burden in South El Monte

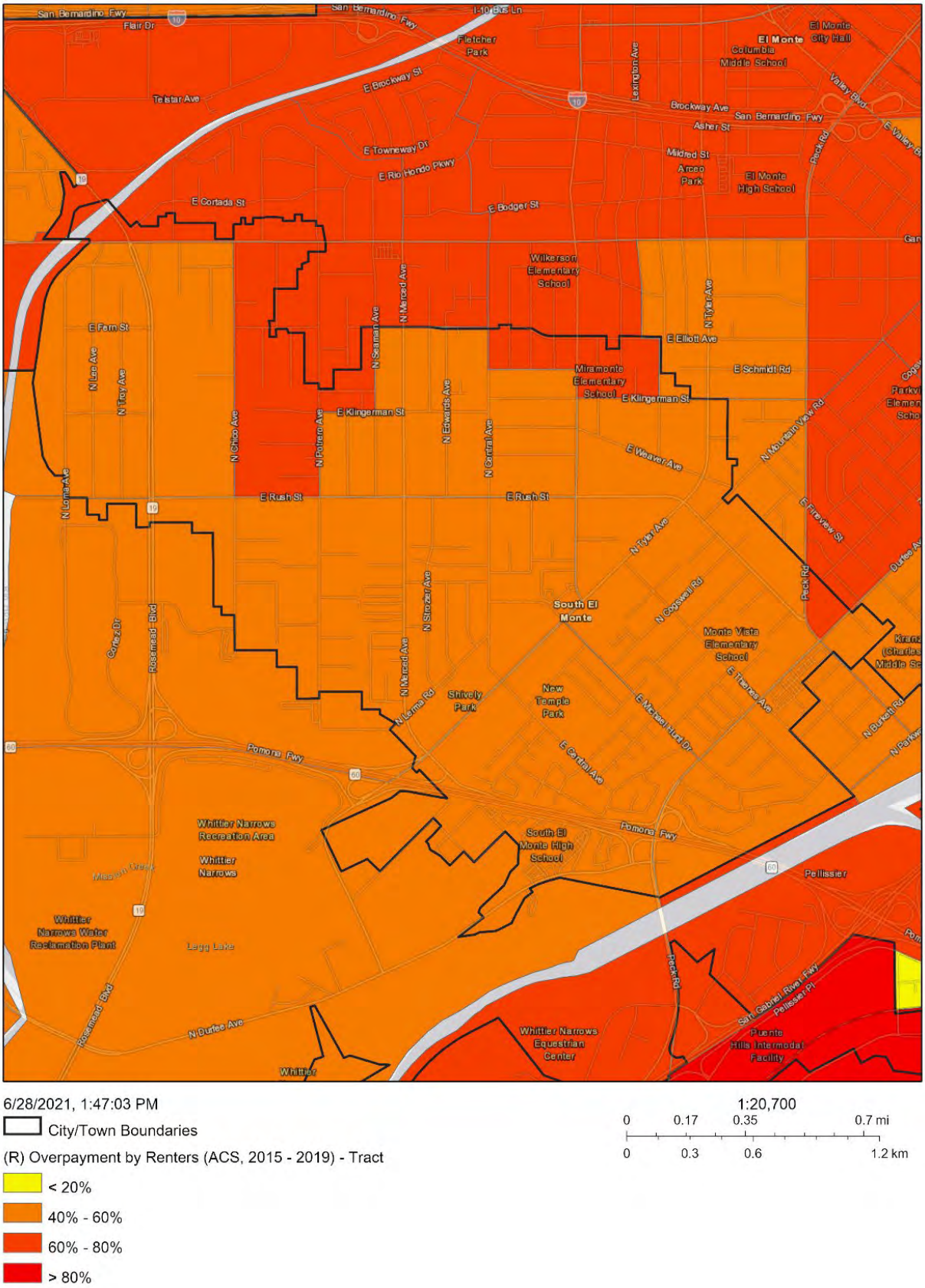
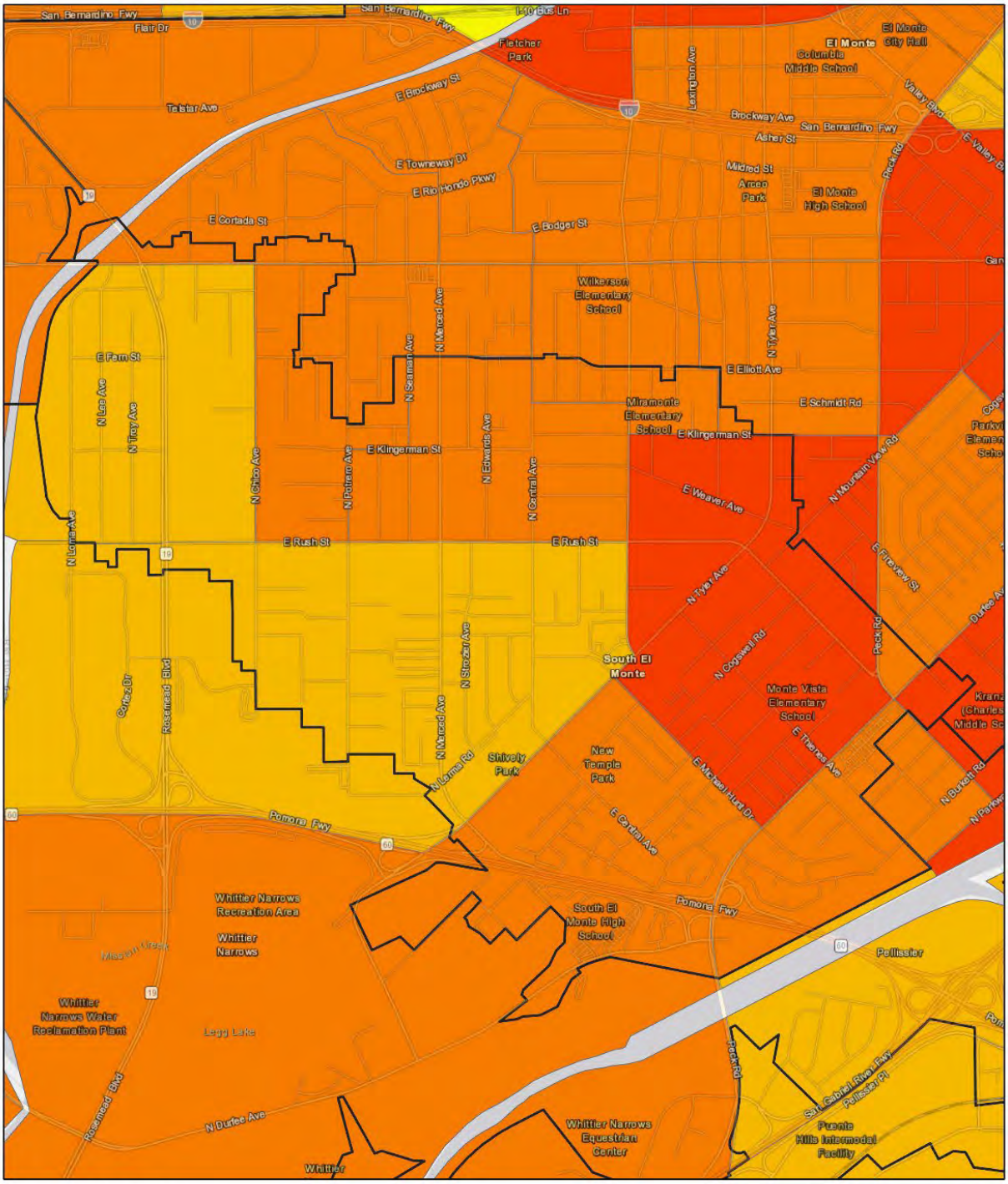


Figure 24. Homeowner Cost Burden in South El Monte



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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

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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) details the number and severity of overcrowded units throughout the City for owner-occupied versus rental units. More discussion on overcrowding can be found in **Appendix B**.

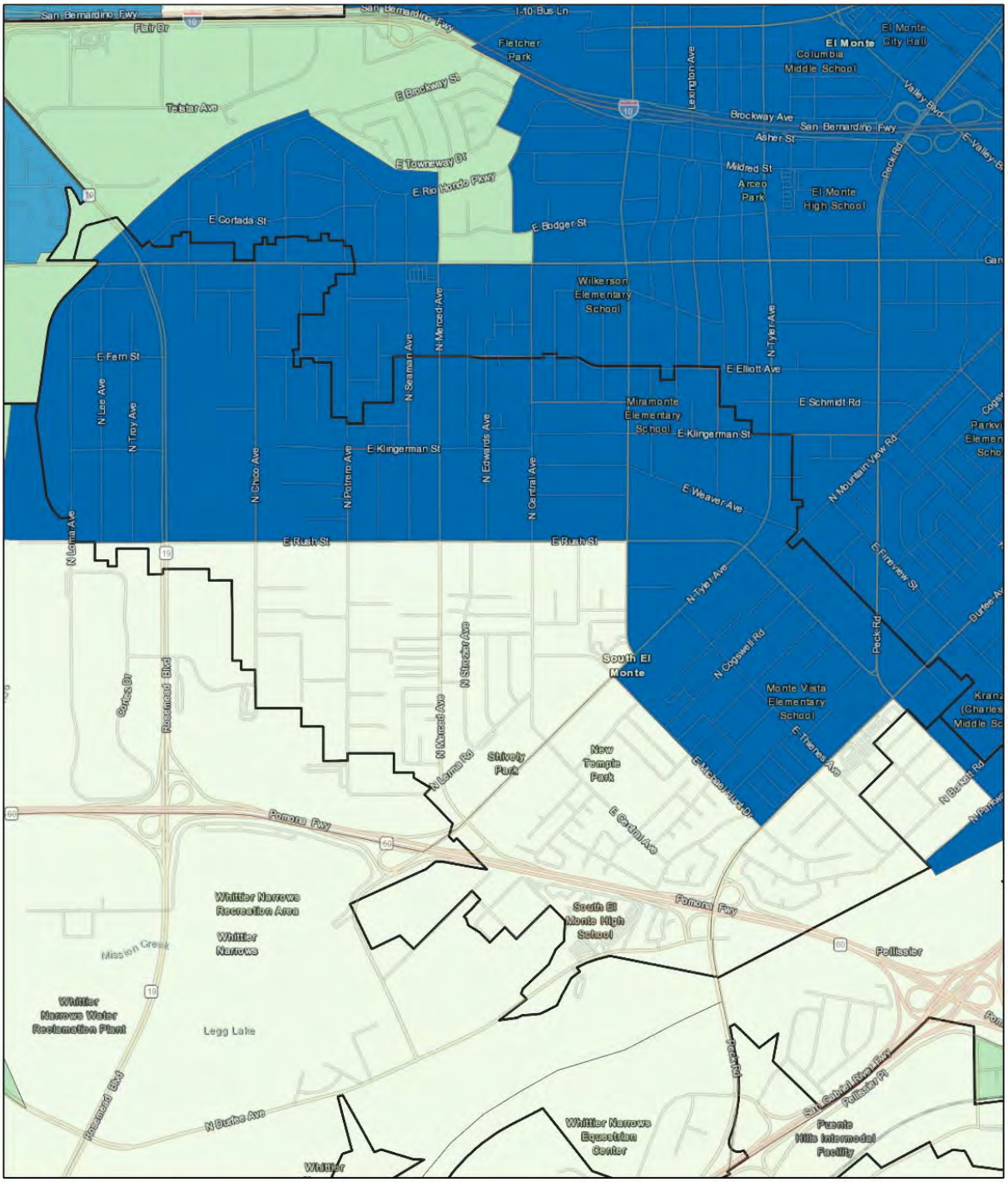
Table 2. Overcrowded Units in South El Monte (2018)

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. This table 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

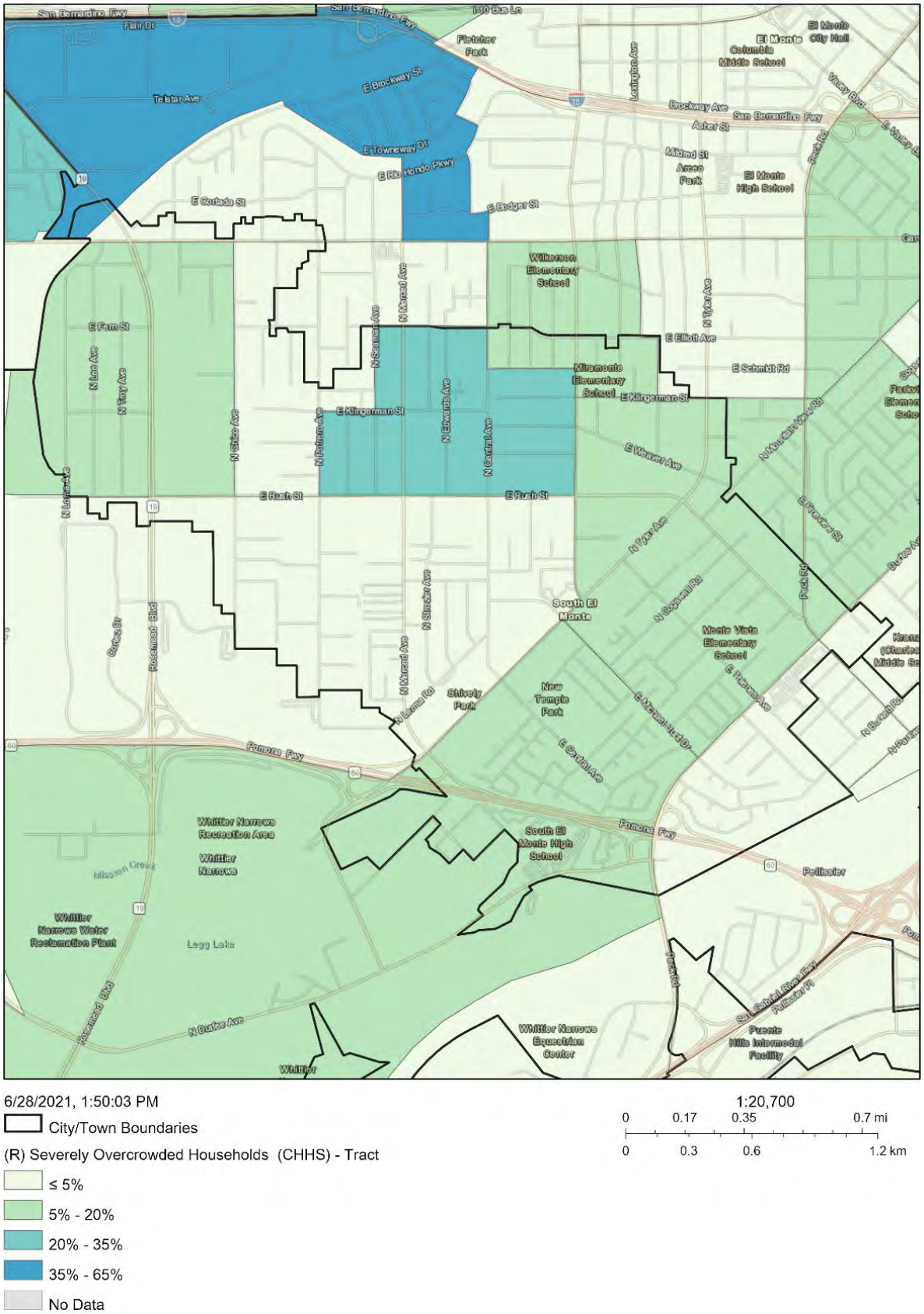
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 15.01% - 20%
- > 20%

1:20,700

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

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

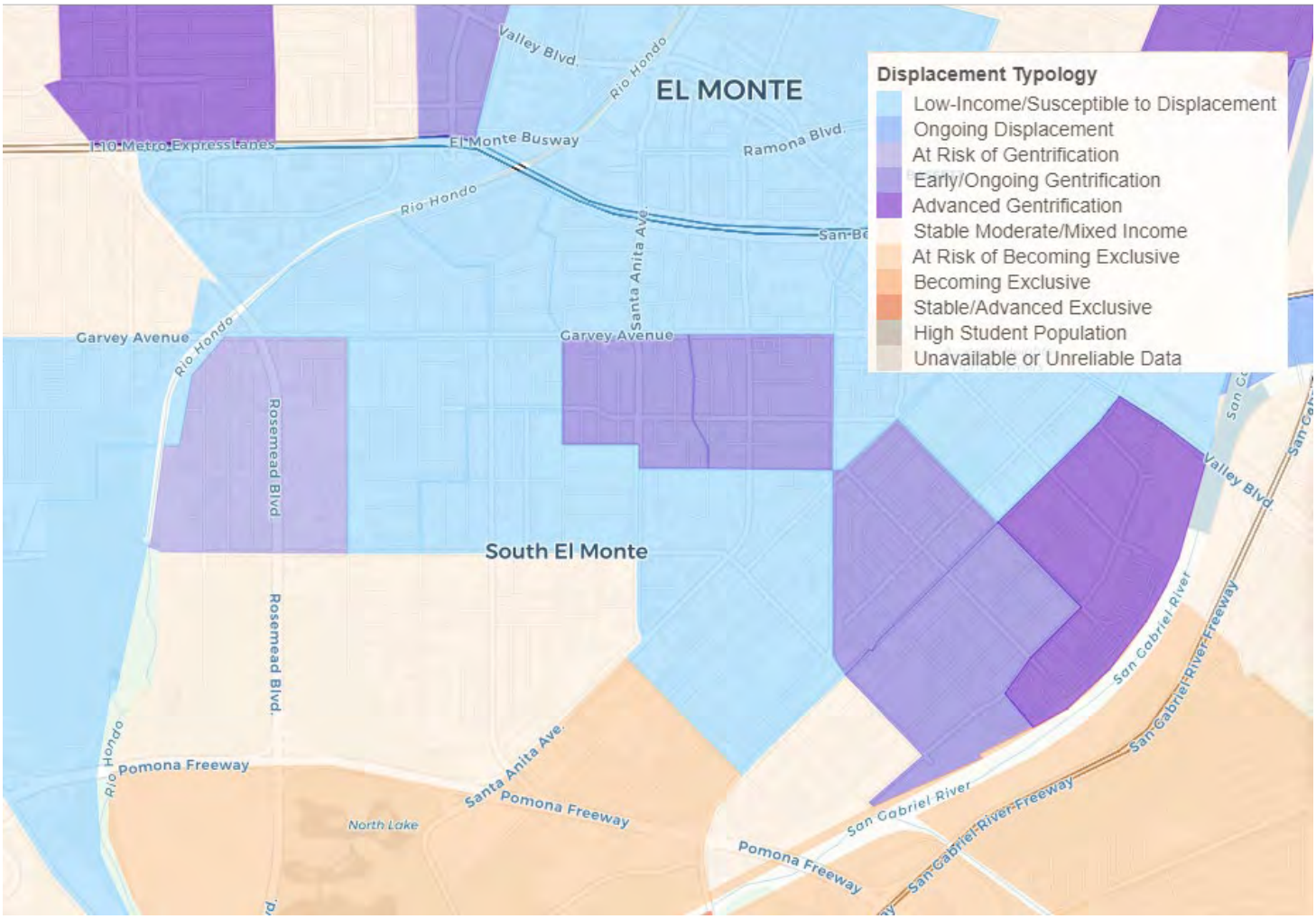
4.6.4 Displacement

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 Project[10], 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**.

[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.

Figure 27. Displacement Risk Map



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**.

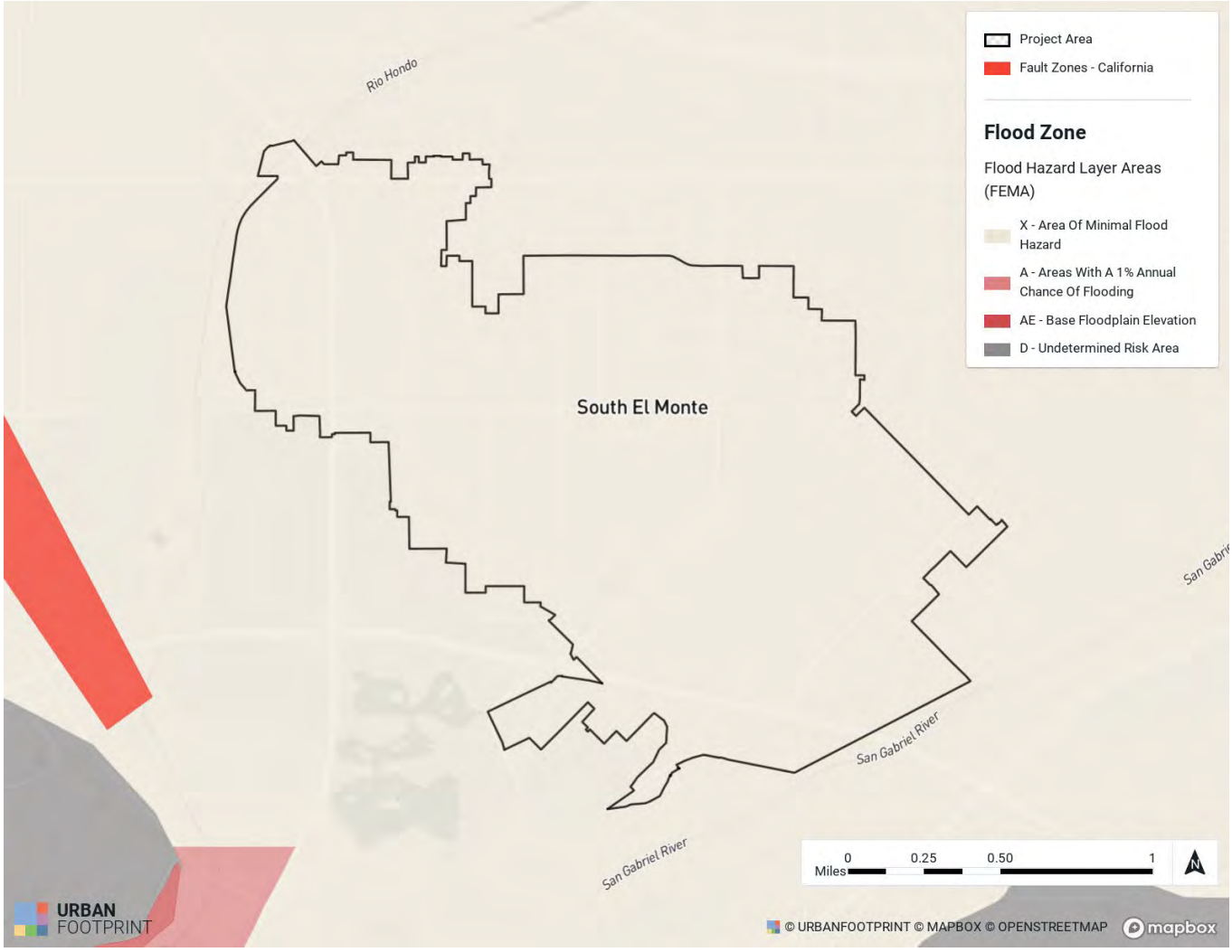
Figure 28. Displacement Typologies

MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	• Low or mixed low-income tract in 2018
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	• Low or mixed low-income tract in 2018 • Absolute loss of low-income households, 2000-2018
AT RISK OF GENTRIFICATION	• 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	• 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	• 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	• Moderate, mixed moderate, mixed high, or high-income tract in 2018
AT RISK OF BECOMING EXCLUSIVE	• 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	• 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	• 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 suspectable 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

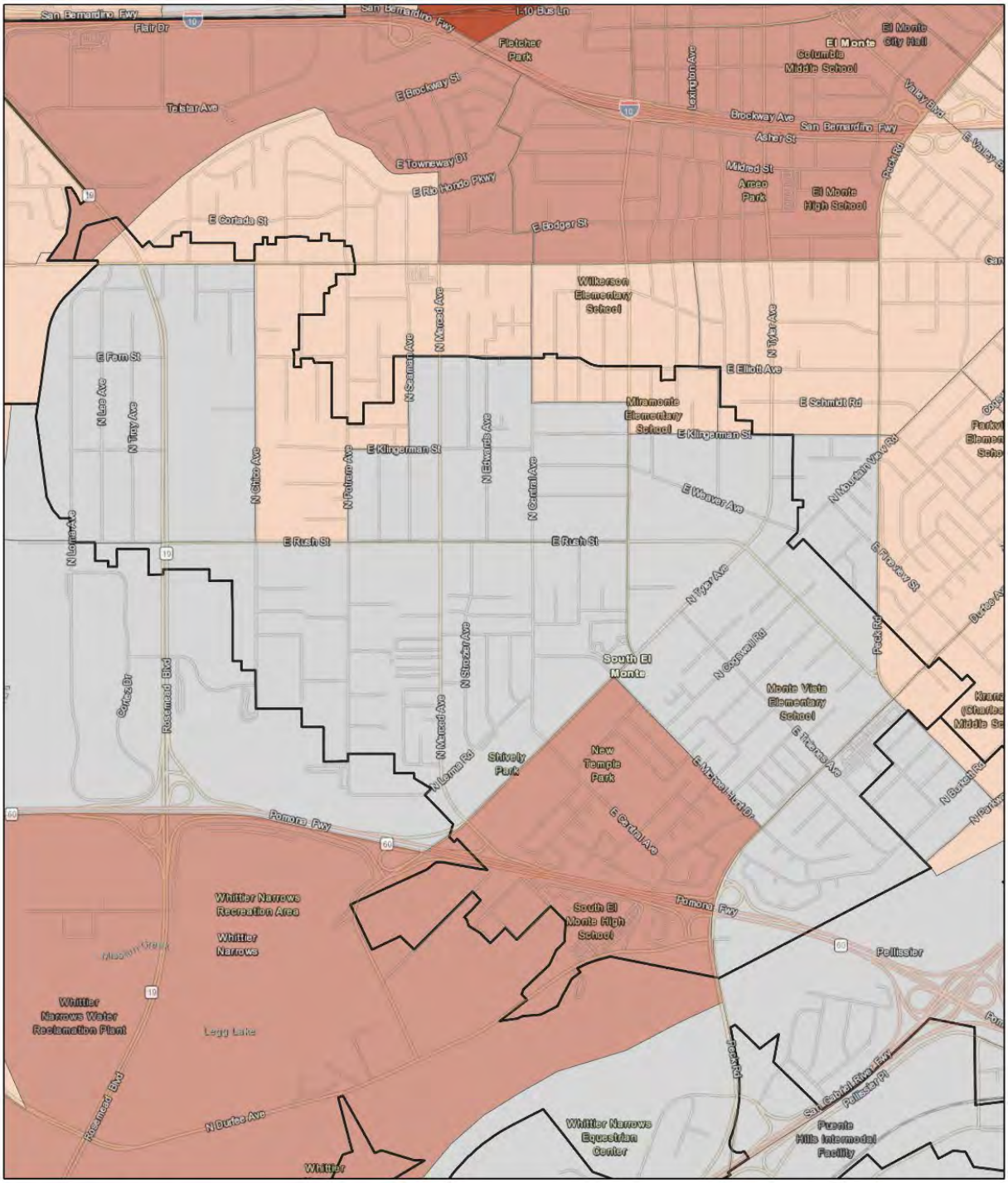
4.7.1 Demographic Trends

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**. 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%

1:20,700

0 0.17 0.35 0.7 mi

0 0.3 0.6 1.2 km

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

As detailed in **Section 4.5** of this analysis, all of the census tracts in the City are considered low resource or to be in an area of high segregation and poverty per TCAC's scoring. Therefore, any site identified within City boundaries would be considered to exacerbate conditions of concentrated housing in low resource areas based on TCAC's scoring. However, lower-income sites are located in high-quality transit areas and are well-served by local and major transit lines; therefore, City residents benefit from having access to regional transportation which enhances mobility for residents to areas with higher access to opportunity. In addition, although all of the sites are considered to be low resource, the potential redevelopment of these areas near existing housing, schools, transit, and parks, in conjunction with the City's strategies to increase access to opportunities for residents, incentivize high-quality redevelopment projects for all income levels in the City, and improve the safety and environmental health of neighborhoods through implementation of the Housing Element and Public Health, Safety, and Environmental Justice Element's programs, are creating an opportunity to improve overall conditions in the City.

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 be cost burdened and severely cost burdened.
- **Low Resource.** The City is considered to be in an area with low resources 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**. While the City contracts their fair housing services in accordance with the requirements under HUD, the City will better connect residents to fair housing resources by making resources more accessible to its residents.

Due to the built-out nature of South El Monte and the areas standing as a low resource area, attracting development can be challenging in the current housing market. The State of California and County of Los Angeles primarily provide funding and other support services to promote affordable living through assistance to lower-income households and financial incentives for affordable housing developers. The City is committed to increasing opportunities for development to combat fair housing issues through many of the Housing Element's programs discussed in Section 7 of this assessment. 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. The associated program/action types to overcome the identified issues and their corresponding metrics and milestones that aim to affirmatively further fair housing in the City are further detailed in **Exhibit A, Fair Housing Contributing Factors and Program/Actions Matrix**.

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7.1 Identification and Prioritization of Contributing Factors

Those factors that have most greatly contributed to the aforementioned fair housing issues are detailed below. The City's priorities for addressing impediments to fair housing are identified as follows:

1. Affordable housing development in response to the lack of affordable housing – further detailed in Section 7.1.1
2. Increased access to housing support services in response to the lack of regional resources – further detailed in Section 7.1.2
3. Increased opportunities for development in response to the lack of available vacant land – further detailed in Section 7.1.3

Further, while community opposition to affordable housing and housing discrimination are not significant contributors to fair housing issues in South El Monte, the City has committed to programs to continue to ensure that these do not become significant contributors and identified in Section 7.1.4 and 7.1.5.

7.1.1 Lack of Affordable Housing and Lack of Public or Private Investment in Areas of Opportunity

Affordable housing developers rely on tax credits to make their developments financially feasible. To be competitively rewarded credits, the developers must identify areas of opportunity as it relates to access to resources. Because the City is entirely identified as a low resource community, tax credit funding scores for the area remain low, when compared to high resource areas. Further, due to the City's built-out nature, affordable housing developers must seek out development opportunities that can exist through the redevelopment of sites.

To make redevelopment feasible for affordable housing developments and development in general the City will provide an incentive for the consolidation of lots as identified in **Program 8** of the Housing Element and will rezone sites as identified in **Program 1** to increase development opportunities for extremely low, lower, and moderate income housing. Additional programs of the Housing Element that will assist with the facilitation of development for affordable housing and housing for those with special include Programs **3, 4, 16, 17, 21, 22, 23**, **26,** and **28** of the Housing Element will make it easier for affordable housing developers to navigate the complex regulatory environment, will remove constraints to development, and will increase opportunities for housing to meet the needs of those with special needs. Some of these programs are also designed to increase opportunities within City boundaries. Additionally, **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 previous "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.

7.1.2 Lack of Regional Resources

The City continues to participate in State and County affordable housing programs. However, there are 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 through programs in the Housing Element, including **6, 9, 10**, and **11**.

7.1.3 Land Use and Zoning Laws

The City is largely single-family residential which is a low-density housing typology. Due to its built-out nature, there are no identified large, vacant areas of opportunity for increased density, which would make it easier for developers to provide affordable units. To remedy this situation, increase areas zoned for high-density residential and mixed-uses, and facilitate a more streamlined context for affordable housing developers, the City will implement Programs **1, 2, 8**, and **20** of the Housing Element.

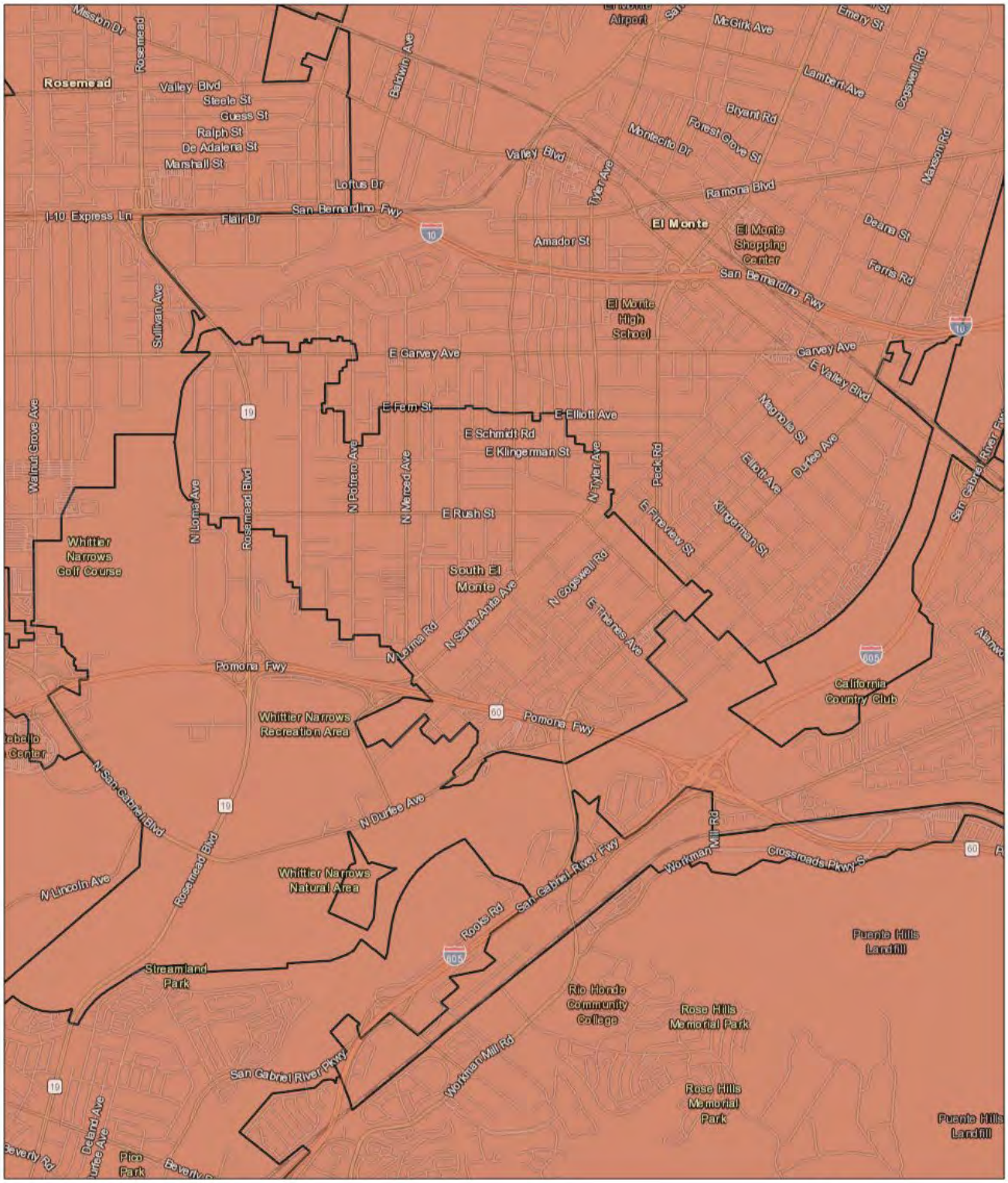
7.1.4 Community Opposition to Affordable Housing

The City 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, showing community support for affordable housing issues such as homelessness. **Programs 1, 16**, and **17** of the 6th Cycle Housing Element will ensure the best interest of the community when developing more affordable housing and provide more transparency and collaboration throughout the development process.

7.1.5 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, Total Discrimination Cases (2020)** shows that the City experienced a low to moderate total of housing discrimination complaints consistently throughout the City. The City continues to contract fair-housing services through HRC, and **Program 14** of the Housing Element 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. Total Discrimination Cases (2020)



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City/Town Boundaries

(A) FHEO Cases - Total (2020) - County

.01 - .025 Cases

1:36,112

0 0.33 0.65 1.3 mi

0 0.5 1 2 km

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's Sites 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, the Housing Element's program includes a comprehensive survey of housing conditions to better inform future housing condition improvement strategies such as place-based strategies. Investing 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.

Exhibit A: Fair Housing Contributing Factors and Program/Actions Matrix

Fair Housing Identified Issues	Contributing Factor(s)	Program/Action Type	Metrics/Milestones
Fair Housing Outreach Capacity	**Housing Discrimination** - The City experienced a low to moderate total of housing discrimination complaints in previous cycles consistently throughout the City. However, discriminatory housing can be a major threat to individuals or families seeking permanent housing; especially those with special needs or accommodations and the City recognizes the importance of educating residents and developers to reduce housing discrimination in the City. **Lack of Dissemination of Local Resources for Fair Housing Outreach** – While County and other regional fair housing resources are available, the City mainly provides fair housing information and referrals at the public counter in City Hall.	The City recognizes the importance of educating their residents and developers to reduce housing discrimination in the City. Resources and outreach will be made available on the City's website, in addition to the public counter and newsletter, in order to address a lack of fair housing outreach and enforcement. The following provide a brief summary of programs/action types and relevant metrics/milestones that aim to address Fair Housing Outreach Capacity. *Refer to the Housing Element Programs for full program details, actions and metrics/milestones.*	
		Action Type: Protecting Existing Residents from Displacement; Other Program 14: Continue to contract fair-housing services through HRC and participate in the Regional Analysis of Impediments to Fair Housing Choice. Develop a process that prompts the consideration of fair housing in the decision process. This will involve a requirement to have a statement of fair housing consideration on all staff reports for Planning Commission or some similar method.	**Program 14 - Fair/Equal Housing Program** • Consideration of fair housing in 100% of staff reports to bring discourse surrounding fair housing and equity to the forefront of all housing and community development decisions. • Refer 100% of residents to Housing Rights Center who are in need of housing counseling, discrimination investigation and disability accommodation services, including investigating allegations of housing discrimination and helping victims of discrimination enforce their Fair Housing rights, and/or access to education and outreach programs to learn how they are protected by fair housing laws, how to spot illegal practices, and tenant-landlord rights and obligations. • Ongoing engagement in the Regional Analysis of Impediments to Fair Housing and support the update to the Analysis of Impediments every 3 to 5 years.
		Action Type: New Housing Choices and Affordability in Areas of Opportunity Program 15: Encourage equal access to housing and services to meet the needs of persons with disabilities and those with special needs. The City will provide information about the process on the City's website and public counters as well as information on local and regional resources for persons with developmental disabilities. The City will coordinate with the San Gabriel/Pomona Regional Center to advertise resources and programs available to residents. Additionally, the City will promote increased accessibility by connecting developers and residents to appropriate fair housing related resources.	**Program 15 - Resources for Persons with Physical and Developmental Disabilities** • Process 100% of reasonable accommodation requests received to increase Fair Housing services and accessible housing opportunities. • Increase opportunities for in-unit accessibility by connecting developers and residents to accessibility resources. • Increase number of accessible housing units for those with a disability through promotion of accessibility resources on design features that are accessible and safe to all people regardless of age, size, ability, or disability.
		Action Type: Protecting Existing Residents from Displacement; Other Program 16: Increase developer coordination and outreach to ensure the development community is aware of fair housing requirements to prevent displacement and discrimination by enforcement of relevant regulations.	**Program 16 - Developer Coordination and Information Program** • The City will work with the development community to enforce replacement requirements for 100% of applicable projects to ensure tenant's rights are protected and accommodate the housing needs of lower-income households.
		Action Type: Protecting Existing Residents from Displacement; New Housing Choices and Affordability in Areas of Opportunity Program 17: The City will work with the public, developers, relevant agencies, and organizations to foster citywide discussions on housing supply, affordability, and Fair Housing. The City will develop a webpage that details information related to the City's housing supply, housing need, where opportunities exist, links to Fair Housing resources, as well as other relevant information.	**Program 17 - Housing Education Campaign** • Foster citywide discussions on housing supply, affordability, and Fair Housing practices to raise developer and community awareness on housing needs and available resources by developing a webpage with information related to Fair Housing resources within 2 years of Housing Element adoption.

Fair Housing Identified Issues	Contributing Factor(s)	Program/Action Type	Metrics/Milestones
Disparities in Access to Opportunities; RECAPs, and Integration/Segregation	**Lack of Public or Private Investment in Areas of Opportunity; Lack of Regional Resources** **Land Use and Zoning Laws** – historical land use and zoning patterns.	The following provide a brief summary of programs/action types and relevant metrics/milestones that aim to address Disparities in Access to Opportunities; RECAPs, and Integration/Segregation. *Refer to the Housing Element Programs for full program details, actions and metrics/milestones.*	
		Action Type: New Housing Choices and Affordability in Areas of Opportunity; Mobility Strategies [Housing/Employment] Program 2: The City will welcome and consider developer recommendations to revise the development standards of the C-R Zone to encourage the maximum allowable densities along with a variety of housing types and assist the development of housing affordable to extremely low-, very low-, and low-income households. The City will also identify additional areas of the City to apply the Mixed-Use/C-R designation and zone and will pursue rezoning, where appropriate.	**Program 2 – Implementation of Mixed Use (CR) Zone** • The City will prioritize 80% of rezones in areas with access to amenities as identified by the City, such as transportation, recreation, services, education, and other needs to promote housing supply, choices and affordability in areas with higher access to resources and opportunities.
		Action Type: Mobility Strategies [Housing/Employment] Program 6: The City will continue to support housing opportunities for extremely low-income and low-income households through the Housing Choice Voucher Program, a federally funded rental program that assists very low-income families, elderly, and disabled households.	**Program 6 – Housing Choice Voucher Program** • Support the provision of 20 vouchers annually and connect eligible residents to Housing Choice Vouchers opportunities to increase their chance for housing mobility.
		Action Type: Mobility Strategies [Housing/Employment]; New Housing Choices and Affordability Program 9: Through the program administered by the Los Angeles County Community Development Commission (CDC), financial assistance is provided to developments located in cities participating in the Urban County Program, which includes South El Monte. Financial assistance is provided through the provision of "gap" financing in the form of both short- and long-term loans for construction and permanent financing.	**Program 9 – Countywide Affordable Rental Housing Development Program** • Advertise availability of this additional source of funds to the development community to support in the development of rental housing. Program availability will be advertised at the public counter, on the City's website, and through the City's newsletter. • Increase coordination and collaboration with the CDC to promote South El Monte as a City that supports affordable housing development and as an ideal candidate for the allocation of funding for affordable housing to increase overall new housing choices and affordability in the City.
		Action Type: Mobility Strategies [Housing/Employment]; New Housing Choices and Affordability in Areas of Opportunity Program 10: The Countywide Affordable Homeownership Program provides funding to low-income households looking to purchase a home through down payment and closing costs assistance. Where appropriate, this program will be used in conjunction with the County's Housing Bond and Mortgage Credit Certificate Programs, which further assist lower-income households in attaining homeownership providing housing mobility strategies and opportunities for affordable housing choices near resources.	**Program 10 – Countywide Affordable Homeownership Program** • Inform community members of affordable homeownership opportunities through the County programs, raising community awareness of creative ownership models and opportunities by 20%.
		Action Type: New Housing Choices and Affordability Program 11: The City will leverage home ownership assistance for lower-income households through the Mortgage Credit Certificate (MCC) County Program to promote new housing choices and affordability.	**Program 11 – First-Time Homebuyer Programs** • Offer to host annual lender training sessions. • Develop information outreach material and promote information on the City's website to increase first-time homebuyer opportunities.

Fair Housing Identified Issues	Contributing Factor(s)	Program/Action Type	Metrics/Milestones
		Action Type: Place-based Strategies; New Housing Choices and Affordability Program 14: The City recognizes the effect that discriminatory practices have in limiting housing choice and equal opportunity in renting, selling, and financing housing. Therefore, the City will develop a process that prompts the consideration of fair housing in the decision process, including a targeted focus in areas of lower opportunity and concentrated poverty. The City will also promote housing supply, choices and affordability in areas of higher opportunities by permitting SROs in additional areas of the City.	**Program 14 - Fair/Equal Housing Program** • Create 3X more opportunities for the development of SROs by amending the Zoning Code to permit SROs in the C (Commercial) zone. This will triple the amount of land in acres that will permit SROs in the City, increasing the opportunities for the development of new housing choices and affordability. • Implement a procedure that prompts fair housing administration for 100% of housing and community development decisions. This includes the equitable allocation of resources through incorporation of a process that requires public consideration of fair housing in City decisions, catalyzing leadership and decision makers to incorporate fair housing in a transparent manner when they are making community-wide decisions.
Disparities in Access to Opportunities for Persons with Disabilities or Those with Special Needs	**Lack of affordable, accessible housing in range of unit sizes** **Regulatory barriers to providing housing and supportive services for persons with disabilities**	The following provide a brief summary of programs/action types and relevant metrics/milestones that aim to address Disparities in Access to Opportunities for Persons with Disabilities. *Refer to the Housing Element Programs for full program details, actions and metrics/milestones.*	
		Action Type: Mobility Strategies [Housing/Employment]; New Housing Choices and Affordability in Areas of Opportunity Program 3: The City will proactively encourage and facilitate the development of affordable housing for lower-income households, particularly those with special housing needs and households with disabilities, including developmental disabilities. The City will do so by undertaking focused updates of the zoning ordinance to remove governmental and non-governmental constraints on the development of housing.	**Program 3 – Zoning Ordinance Amendments to Remove Constraints** • Zoning Code revisions to clarify the permitting and siting of group care facilities for 7 or more persons consistent with fair housing requirements. • Zoning Code revisions to clarify the permitting and siting of group care facilities. • Amend the Zoning Code regarding Senior Housing development. • Amend the Zoning Code to update the definition of "family" to ensure the definition does not impose any limitations on the number of people that may constitute a family in compliance with state fair housing laws.
		Action Type: Mobility Strategies [Housing/Employment] Program 6: The City will continue to support housing opportunities for extremely low-income and low-income households through the Housing Choice Voucher Program, a federally funded rental program that assists very low-income families, elderly, and households with disabilities.	**Program 6 – Housing Choice Voucher Program** • Support the provision of 20 vouchers annually and connect eligible residents to Housing Choice Vouchers opportunities to increase their opportunities for access to accessible housing.
		Action Type: Protecting Existing Residents; New Housing Choices and Opportunities for Access to Services Program 7: The City recognizes that people with disabilities are often overrepresented in the unhoused population and will proactively implement the actions and programs of their Plan to Prevent and Combat Homelessness to move forward to address the needs of its residents' experiencing homelessness for affordable housing and support services.	**Program 7 – Support for Those Experiencing Homelessness** • Quarterly meetings with partner agencies. • Implement Plan to Prevent and Combat Homelessness • Increase outreach through engagement activities to better understand the barriers and needs to address homelessness.
		Action Type: Mobility Strategies [Housing/Employment]; Protecting Existing Residents from Displacement Program 14: The City recognizes the effect that discriminatory practices have in limiting housing choice and equal opportunity in renting, selling, and financing housing for those with disabilities. Therefore, the City will develop a process that prompts the consideration of fair housing in the decision process, including a targeted focus in areas of lower opportunity and concentrated poverty. The City will also promote housing supply, choices and affordability in areas of higher opportunities by permitting SROs in additional areas of the City.	**Program 14 –** • Refer 100% of residents to the Housing Rights Center who are in need of housing counseling, discrimination investigation and disability accommodation services, including investigating allegations of housing discrimination and helping victims of discrimination enforce their Fair Housing rights, and/or access to education and outreach programs to learn how they are protected by fair housing laws, how to spot illegal practices, and tenant-landlord rights and obligations.

Fair Housing Identified Issues	Contributing Factor(s)	Program/Action Type	Metrics/Milestones
		Action Type: Place-based Strategies to Encourage Community Conservation and Revitalization; New Housing Choices and Affordability in Areas of Opportunity Program 15: The City will continue to encourage equal access to housing and services to meet the needs of persons with physical and/or developmental disabilities and provide information related to the process for the modification of development standards in cases of demonstrable hardships. Additionally, the City will 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 accessible design features can be integrated into existing affordable housing or in the development of new affordable housing that can accommodate those with special needs or disabilities.	**Program 15 – Resources for People with Physical and Developmental Disabilities** • Process 100% of reasonable accommodation requests received in accordance with the administrative process to increase Fair Housing services and accessible housing opportunities. • Develop and promote affirmative marketing material to connect developers and residents to accessibility resources and promote the webpage through media channels.
		Action Type: New Housing Choices and Affordability in Areas of Opportunity Program 21: The City will provide incentives for affordable housing development in the form of regulatory, financial, or technical assistance, conduct outreach, and complete zoning code amendments to proactively encourage and facilitate the development of affordable housing for lower-income households, particularly those with special housing needs and those with disabilities.	**Program 21 – Assist in Development of Housing** • Provide financial or regulatory incentives to developers, such as reductions in site development standards, to remove barriers to the development of housing. • Provide for the reduction, waiver, or deferral of impact fees for affordable housing to remove barriers to development and promote housing supply, choices and affordability. • Bi-annually conduct outreach to affordable housing developers through methods such as public-private partnerships that assist applicants with state and federal grant applications. • Zoning Code amendments to remove regulatory or land use barriers to providing housing and supportive services for persons with disabilities.
Disproportionate Housing Needs and Displacement Risk	**Lack of Affordable Units in a Range of Sizes** – overcrowding, and substandard housing conditions. **Land Use and Zoning Laws** – lack of vacant land.	The following provide a brief summary of programs/action types and relevant metrics/milestones that aim to address Disproportionate Housing Needs and Displacement Risk. *Refer to the Housing Element Programs for full program details, actions and metrics/milestones.*	
		Action Type: New Housing Choices and Affordability in Areas of Opportunity; Mobility Strategies [Housing/Employment Program 1: To increase opportunities for the development of multifamily housing affordable to lower-income, the City will go above and beyond the RHNA obligation and rezone additional buffer sites from Manufacturing (M) to Commercial Residential (C-R) that are located near existing schools, between existing residential neighborhoods, and are adjacent to a High-Quality Transit Area which further provides access to regional resources and opportunities.	**Program 1 – Adequate Sites** • Rezone 3 acres of sites to create the opportunity for 64 lower- and moderate-income units near existing educational, community and transit resources.
		Action Type: New Housing Choices and Affordability in Areas of Opportunity Program 5: Incentivize and promote the creation of ADUs that can be offered at an affordable rent for very low, low, or moderate-income households to increase opportunities for new affordable units in a range of sizes in areas of opportunity.	**Program 5 – Accessory Dwelling Unit Program** • Increase ADU production by an average of 10% in the planning period compared to the yearly average in the previous planning period. • Incentivize the production of 43 ADUs affordable to lower-income households during the planning period.

Fair Housing Identified Issues	Contributing Factor(s)	Program/Action Type	Metrics/Milestones
		Action Type: Protecting Existing Residents from Displacement Program 7: The City will proactively implement the actions and programs of their Plan to Prevent and Combat Homelessness to address the affordable housing and support services needs of its residents' experiencing homelessness.	**Program 7 – Support for Those Experiencing Homelessness** • Increase outreach and engagement activities to better understand the barriers and needs to address homelessness and continue seeking additional funding sources for new affordable and supportive housing options. • Ongoing quarterly communications with partner agencies and organizations
		Action Type: Mobility Strategies [Housing/Employment]; New Housing Choices and Affordability in Areas of Opportunity Program 8: The City will incentivize lot consolidation for developments with units affordable to lower-income households to facilitate the development of affordable housing for lower-income households.	**Program 8 – Lot Consolidation Program** • Develop and provide an incentive through an expedited development permit review process, or concessions and incentives beyond density bonus law to facilitate two lot consolidations per year. • Technical assistance and digital inventory of sites identified as appropriate to accommodate housing to provide developers with guidance on the availability of sites and development opportunities.
		Action Type: Protecting Existing Residents from Displacement; New Housing Choices and Affordability in Areas of Opportunity Program 16: Increase developer coordination and outreach to ensure the development community is aware of fair housing requirements to prevent displacement and discrimination by enforcement of relevant regulations and provide technical assistance to facilitate opportunities for the development of new housing choices and affordability.	**Program 16 – Developer Coordination and Information Program** • Provide technical assistance through education to inform developers as to how density bonus regulations could be used to facilitate the development of affordable housing and of opportunities for SRO developments and second units. • The City will work with the development community to enforce replacement requirements for 100% of applicable projects to protect tenants from displacement risk and accommodate the housing needs of lower-income households.
		Action Type: Place-based Strategies to Encourage Community Conservation and Revitalization; Protecting Existing Residents from Displacement Program 18: The City offers rehabilitation assistance to lower- and moderate-income households. Specifically, the City provides eligible and qualified borrowers with 30-year, deferred-payment loans through an Owner-Occupied Rehabilitation (OOR) program.	**Program 18 – Homeowner Assistance Program** • Serve a total of 20-40 units for home repairs through the OOR Rehabilitation Program with the goal of improving the quality of life for low-income residents, including people with disabilities and older adults.
		Action Type: Protecting Existing Residents from Displacement Program 20: The City will enforce replacement requirements to prevent displacement and discrimination of lower-income households.	**Program 20- Replacement Housing Program** • Enforce replacement requirements in accordance with Government Code Section 66300 for 100% of all applicable projects.

Appendix E: Sites Analysis and Inventory

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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 eight-year period. The City of South El Monte's (City) housing need for the 6th Cycle (planning period [2021–2029]) consists of 577 total units, including housing at all income levels.

This appendix (sites analysis and inventory) 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 built out, meaning that vacant sites are nearly nonexistent (further discussed in **Section 3.1, 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, including **Programs 1, 2, 3,** and **8**, that aim 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 redevelopment of underutilized sites 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.

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 during the 5th Cycle planning period. All of these land use designation changes involved a rezoning of properties from their previous industrial and commercial uses to commercial-residential (C-R) 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 RHNA 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

[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).

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 an additional description of existing uses 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 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

[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.

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 into one site, 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 they 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 Middle[3] units, during the previous 4th and 5th Cycle planning periods 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 was completed in 2018.
- **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 was completed in 2006.
- **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 the redevelopment of an underutilized commercial property with a large surface parking lot and was completed in 2014.
- **Mixed-Use Development**. This project is 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 was completed in 2009.

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 incentivizing lot consolidations through implementation of **Program 8**, **Lot Consolidation Program**, in the Housing Element.

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] "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.

3.3 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 (see individual project breakdown in **Table 4**). 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. One such project is a large redevelopment project located at 2650 Rosemead Boulevard. The 10-acre, mixed-use project is expected to redevelop several nonvacant parcels into one site which will include 172 multifamily residential units and a supermarket. The project has not been included in this analysis or credited towards the RHNA but is expected to be completed in the planning period. As such, the City will report the units at their corresponding income levels through the Housing Element Annual Progress Report once the project is approved.

Table 3. Summary of Pipeline Residential Development

Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
Total Pipeline Residential Development Credited Toward RHNA	26	20	349	395

Source: City of South El Monte

There are 26 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 349 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 exiting 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 Townhomes, which is zoned Commercial-Residential (C-R) and designated as Mixed-Use. The project's redevelopment site was previously various underutilized industrial parcels, including a mobile offices rental business and a large surface lot that was used to store mobile trailers 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 (12 lower-income and 28 above-moderate income 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 RHNA

4.2 2727 Rosemead Boulevard

The 2727 Rosemead Boulevard development project is located adjacent to Rosemead Boulevard in a high-quality transit area[4] on approximately 1.7 acres. The project's redevelopment site was previously the site of an underutilized surface lot that was used for large vehicle storage and a junk yard. The site includes concrete paving in the southern and eastern portions and gravel paving throughout the remainder of the site with a small, dilapidated six-foot by six-foot guard shack located at the southeast property boundary. The project is located across the street from sites 1A, 2B and 3, as identified in **Table 10**, Underutilized Sites in the Commercial-Residential (C-R) Zone. All three of the neighboring sites have similar uses, including a used car lot, surface parking lot and storage lot for a car towing company.

Several of the project's parcels were utilized for automobile-oriented uses, including as storage of vehicles or an impound yard, for the better part of 70 years. Since the year 2000, all six parcels had been utilized as an impound or storage yard until the property was sold in 2019. However, per the project's Initial Study and Mitigated Negative Declaration adopted by Planning Commission on January 18, 2022 (Resolution No. 20-13), there will not be a significant effect on the environment caused by the project because revisions in the project have been made by or agreed to by the project proponent. In addition, the incremental effects of the proposed project related to hazards and hazardous materials, if any, are anticipated to be minimal, and the proposed project would not result in cumulatively considerable impacts to or from hazards or hazardous materials.

The six parcels that will be included in the project, Assessor Parcel Numbers (APNs) 5281-002-005, -006, -009, -010, -011, -018, were previously in the City's Commercial Manufacturing (C-M) zone, but were

[4] High-Quality Transit Areas (HQTAs) is an area within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. Updated as of September 28, 2015 by Southern California Association of Governments.

recently rezoned in February 2022 to Commercial-Residential (C-R) (Ordinance Number 1255) and to a Mixed-Use General Plan designation (General Plan Amendment Number 21-18) to allow mixed-use under a General Plan Amendment and zone change. The mixed-use project, currently under California Environmental Quality Act review (Resolution No. 20-09), consists of ground floor commercial retail uses and 73 units, including 6 lower-income units (4 low-income and 2 very low-income units) and 67 market-rate units at a density of approximately 42 dwelling units per acre, as included in **Table 4**. The project will utilize incentives allowed under Chapter 17.83, Density Bonus Procedures, of the City's Municipal Code, for the production of housing for very-low income and lower-income households in accordance with Government Code Sections 65915—65918 with the intent to facilitate the development of affordable housing in the City.

4.3 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 several parcels with large, underutilized concrete lots, industrial warehouses, and one lot with multifamily dwelling units and 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**.

4.4 3035 North Adelia Avenue

This development project is currently going through entitlements and will consist of the development of six two-story apartment units with attached garages. The project is adjacent to site 11F as identified in **Table 7** (a two-parcel site identified on the east side of Adelia Avenue, further detailed in **Section 5.2**), and across the street from site 7 as identified in **Table 10** (a site identified on the south side of Garvey Avenue, further detailed in **Section 5.3**). The project will involve the redevelopment of an underutilized concrete lot. The project is proposed on two parcels to be consolidated 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**.

4.5 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 in a high-quality transit area and 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.

4.6 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 26 lower-income units, 20 moderate-income units, and 349 above moderate-income units. The projects summarized above are listed in **Table 4, Pipeline Residential Development Credited Towards 6th Cycle RHNA**.

Table 4. Pipeline Residential Development Credited Towards 6th Cycle RHNA

Project	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units Credited Toward 6th Cycle RHNA
Horizons Townhomes	12	—	28	40[1]
2727 Rosemead Boulevard	6	—	67	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	26	20	349	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 the City 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.[5] 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.[6]

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, identified as site 11F in **Table 7**, are adjacent and can reasonably be expected to 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. As previously mentioned in **Section 4.4**, site 11F is located across the street from the pipeline project located at 3035 North Adelia Avenue which is to be completed in the planning period.

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

[6] 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 7, Vacant Site, provides a breakdown of the two vacant parcels that make up the 9647 Garvey Avenue site.

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

C-R = Commercial-Residential

Table 8, Summary of Vacant Site Capacity, provides a summary of the units by affordability of the vacant site. 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. Summary of 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 can be 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. Based on the criteria used in this analysis and corresponding findings, none of the existing uses are known to be an impediment to additional residential development or redevelopment within the planning period. 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.

- **Existing Use** - Existing use is not considered an impediment to development in conjunction with all, or some, of the factors listed above; No known existing leases or other contracts in perpetuity that would prevent redevelopment of the site for additional residential development.
- **Current Market Conditions** – Clear interest from developers and/or property owners in redevelopment and additional residential development opportunities on nonvacant sites in the City (specific examples provided in **Section 5.3.2**); project comparables being developed on adjacent sites with similar existing uses or conditions (see **Section 4**); and housing market conditions (see **Section 1**).
- **Past and Recent Development Trends** – examples of past redevelopment projects on nonvacant sites (see **Section 3.2.1**); and pipeline projects that involve the redevelopment of nonvacant sites by developers and property owners (refer to all projects included in **Section 4**).

With a clear shortage of vacant land in the City that is suitable for residential development, the City must largely rely on non-vacant sites. However, the factors listed above that were used to identify underutilized sites, current market conditions, and past and recent development trends (which are continuing in the 6th Cycle planning period, as clearly shown through the residential projects in the pipeline) provide clear evidence that relying on underutilized, nonvacant sites for development opportunities due to the lack of vacant land in the City will not act as an impediment to additional residential development during the planning period. Interest from developers and/or property owners is evident and ranges from large-scale redevelopment projects to smaller projects that are building additional units on existing residential properties by constructing new accessory dwelling units. In fact, 156 units were reported or completed on nonvacant sites during the 5th Cycle (this accounts for 116 units from the Baldwin Park Homes Development described in Section 3.2.2, and 40 units credited in past annual progress reports as described in Sections 4.1 and 4.3), and a total of 567 additional, new residential units in the project pipeline, including lower- moderate- and above moderate-income units, are already expected to be completed on nonvacant, underutilized sites within the 6th Cycle. The 567 new units accounts for the 395 units credited towards the RHNA (broken down by project and income level in **Table 4**) and 172 units projected from the project at 2650 Rosemead Boulevard (as explained in Section 4, this project has not been credited towards the RHNA or included in the final sites inventory but is expected to be completed in the planning period. As such, the City will report the units at their corresponding income levels through the Housing Element Annual Progress Report once the project is approved). Therefore, the redevelopment of nonvacant sites alone, resulting in 567 new units during the 6th Cycle, which does not even take into account smaller residential projects on nonvacant sites that are also occurring in the City, is projected to increase the City's overall housing stock by more than 10 percent.

In addition, to even further incentive residential development during the planning period, the City has committed to several robust programs in the Housing Element that aim to facilitate development. Some examples of the programs in the Housing Element that encourage additional residential development include, but are not limited to: **Program 1**, Adequate Sites; **Program 2**, Implementation of Mixed-Use (C-R) Zone; **Program 3**, Zoning Ordinance Amendments to Remove Constraints; **Program 4**, Zoning Updates and General Plan Consistency Program; **Program 5**, Accessory Dwelling Unit Program; **Program 8**, Lot Consolidation Program; and **Program 9**, Countywide Affordable Rental Housing Development Program. Through these programs, the City aims to incentivize residential development by:

- Increasing certainty in the development process.
- Increasing opportunities for residential development through rezoning; revisions to development standards, including height and density maximums.
- Encouraging developer feedback and recommendations and connecting developers with affordable rental housing development programs.
- Removing identified potential zoning code constraints.
- Providing regulatory or other incentives or standards to encourage additional residential development in the City, including incentivizing affordable ADUs and lot consolidation opportunities.

Table 9, Summary of Underutilized Site Capacity, provides a summary of the units by affordability of all underutilized sites identified as part of the sites inventory (see breakdown for individual sites in **Tables 10** and **11**).

Table 9. Summary of Underutilized Site Capacity			
Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
120	61	0	181 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 redevelopment projects 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. All sites identified on Garvey Avenue are in a high-quality transit area. 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, 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. See additional discussion regarding existing uses and redevelopment potential below **Table 10**, and a site-by-site overview on pages 21 through 30 of this analysis.

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

Site Number	Assessor's Parcel Number	Total Acres	Maximum Units Permitted	Realistic Capacity (units) (based on minimum density)	Affordability Level	Existing Uses
1A	8102032026, 8102032027, 8102032025	1.07	107	21	Moderate	Used Car Dealer with a land improvement ratio of 0.17 and includes a large surface parking lot on northern portion of site (APN 8102-032-026); Xpress Lube and Repair for automobile on a small portion of the site, with an FAR of 0.10 (between APN 8102-032-026 and 8102-032-027). Surface Parking lot without any structure on southern portion of site (APN 8102-032-025). Appears to be used to store older vehicles.
2B	8102032015, 8102032016	0.62	62	13	Low	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, 8581037004	0.72	67	14	Low	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). 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	Low	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.

Table 10. Underutilized Sites in the Commercial-Residential (C-R) Zone						
Site Number	Assessor's Parcel Number	Total Acres	Maximum Units Permitted	Realistic Capacity (units) (based on minimum density)	Affordability Level	Existing Uses
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	Low	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.
	Total	7.52	790	151	120 Lower-Income Units; 31 Moderate-Income Units	

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. In addition, there is clear developer interest near this corridor because, as mentioned in **Section 4**, sites 1A, 2B, 3, 7, and 11F (as identified in **Tables 7** and **10**) are adjacent, or next to, current projects in the pipeline (refer to **Sections 5.3.1.1- 5.3.1.3** and **5.3.1.7** for maps with site locations). Garvey Avenue is currently heavily dominated by older automobile-oriented uses, many of which have single businesses occupying 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 the second parcel in the site. Because of these existing conditions (i.e. single sites/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.

Nearly all of the sites (Sites 1A, 2B, 4C, 6, 7, 9E, and 10) identified in **Table 10**, except for sites 3, 5, and 8 (see individual discussion below), are comprised of automobile-oriented uses (e.g. used car sales dealer, vehicle storage or surface parking lot, repair shop, and towing) with large surface parking lots for the businesses, some of which are used as storage for used cars or surface parking lots. Of those sites, sites 1A, 2B, 4C, 5 and 9E are comprised of two or more contiguous parcels expected to be consolidated in a manner which is similar to their existing uses, as previously explained. The City will further incentivize lot consolidation for these sites through **Program 8**, Lot Consolidation Program, of the Housing Element. Nearly all businesses appear to be in need of repairs, and several were built in the 1940's.

Site 1A as identified in **Table 10** is made up of three parcels that are reasonably expected to be consolidated into one site based on the previous methodology explained. In addition, one of the existing

uses is already split between two of the parcels. Site 1A is identified as appropriate to accommodate moderate-income sites and is the only site identified with an automobile repair shop (Xpress Lube and Repair) on one of the site's three parcels. HCD's Housing Element Sites Inventory Guidebook states that for sites specifically identified to accommodate lower-income housing "the capacity of a site should also be adjusted for areas that cannot be developed due to environmental factors such as hazards, wetlands, or topography that cannot be mitigated." However, it is reasonably assumed that mitigation measures are possible and can be taken for redevelopment on that parcel identified in site 1A. Therefore, the existing use is not expected to be an environmental impediment to the development of housing on the site within the planning period because mitigation measures for similar potential environmental factors are commonly completed through proper remediation plans. Nonetheless, while the existing use of the site identified is not expected to preclude development in the planning period, to account for potential mitigation measures needed, the site was identified as appropriate to accommodate moderate-income housing.

As for the remaining sites identified with auto-oriented uses (mainly vehicle storage not used for automotive repair facilities or surface parking lots for car sales), there are no known environmental hazards that are expected to preclude development of the sites for lower- or moderate-income housing. Refer to **Section 4.1, Horizons Townhomes**, or **Section 4.2, 2727 Rosemead Boulevard**, for examples of redevelopment projects in the City with lower-income units that also had nonvacant parcels with similar storage and/or automobile-oriented uses and the project's associated environmental document's findings.

Furthermore, as suggested on page 22 of the Sites Inventory Guidebook, "jurisdictions can also create a buffer by projecting site capacity at less than the maximum density to allow for some reductions in density at a project level." Taking into consideration that the realistic capacity was calculated at the absolute minimum of 20 dwelling units per acre for all sites, when the parcels permit up to 100 dwelling units per acre under the current zoning, the realistic capacity is already taking into account portions of the site that might not be developed. For example, site 1A allows a maximum of 107 dwelling units based on the site's total acreage of 1.07 acres, but the realistic capacity is calculated at the minimum of 20 dwelling units per acre, which equals a realistic capacity of 21 moderate-income units. This provides a very generous buffer to allow for some reductions in density at a project level. This is the case for all the sites 1-10 identified in **Table 10**, which technically permit a maximum of 790 total units under the parcel's existing zoning and development regulations; however, the realistic capacity calculated is 151 units across all 10 sites. Meaning there is an extremely generous buffer already accounted for since there is a potential for more than 5 times as many units than the realistic capacity accounts for.

<u>Site 3</u> 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.

<u>Site 5D</u> 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.

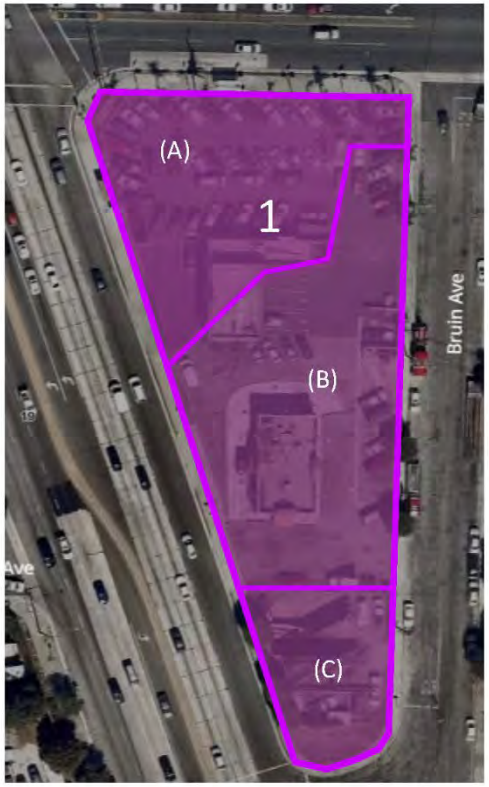
<u>Site 8</u> as identified in **Table 10** is a single parcel with a vacant building with a large surface parking lot resulting in a total FAR of 0.14 for the site. The building was built in 1969 and appears to be in need of substantial repairs.

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 projects. These redevelopment projects are located on sites that previously used one or more of their parcels for automobile-oriented uses, such as surface parking lots, vehicle storage, or trailer storage. In fact, as previously stated in **Section 5.3**, a total of 567 new residential units in the project pipeline are expected to be completed on nonvacant, underutilized sites within the 6th Cycle, which does not even take into account smaller residential projects on nonvacant sites that are also occurring in the City, or units from future project approvals. These 567 units alone will increase the City's overall housing stock by more than 10 percent through the redevelopment of nonvacant sites.

These projects serve to provide very clear evidence that: redeveloping sites with similar commercial and auto-oriented uses into residential uses is feasible; market interest exists; and the existing uses do not pose an environmental constraint that preclude the ability to redevelop the sites.

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

5.3.1.1 Site 1



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

5.3.1.2 Site 2

#2 (2 Parcels)

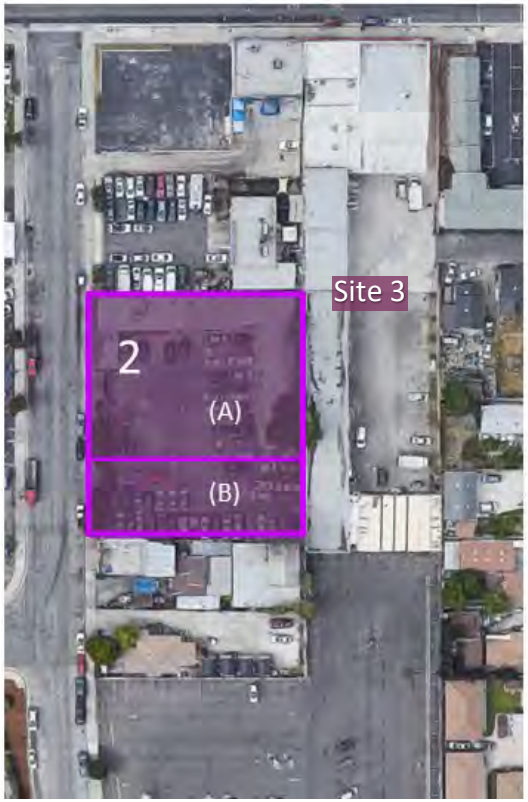
Freddie Mac's Towing (A)

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

Surface parking lot (B)

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

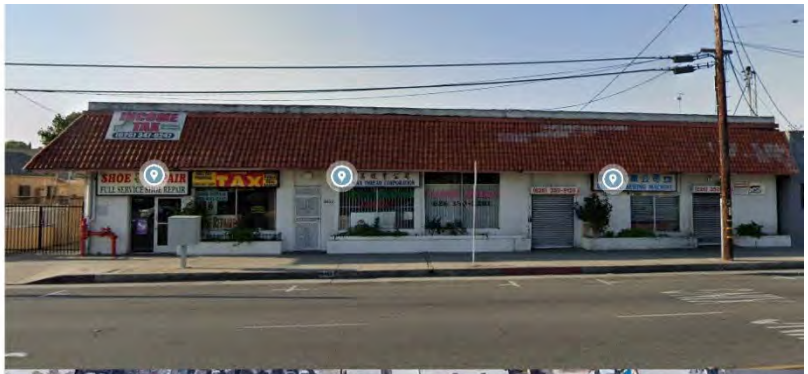
Total 0.62 ac
Density 20 du/ac - 100 du/ac
Realistic Capacity – 13 units
Potential for 62 units



5.3.1.3 Site 3

#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



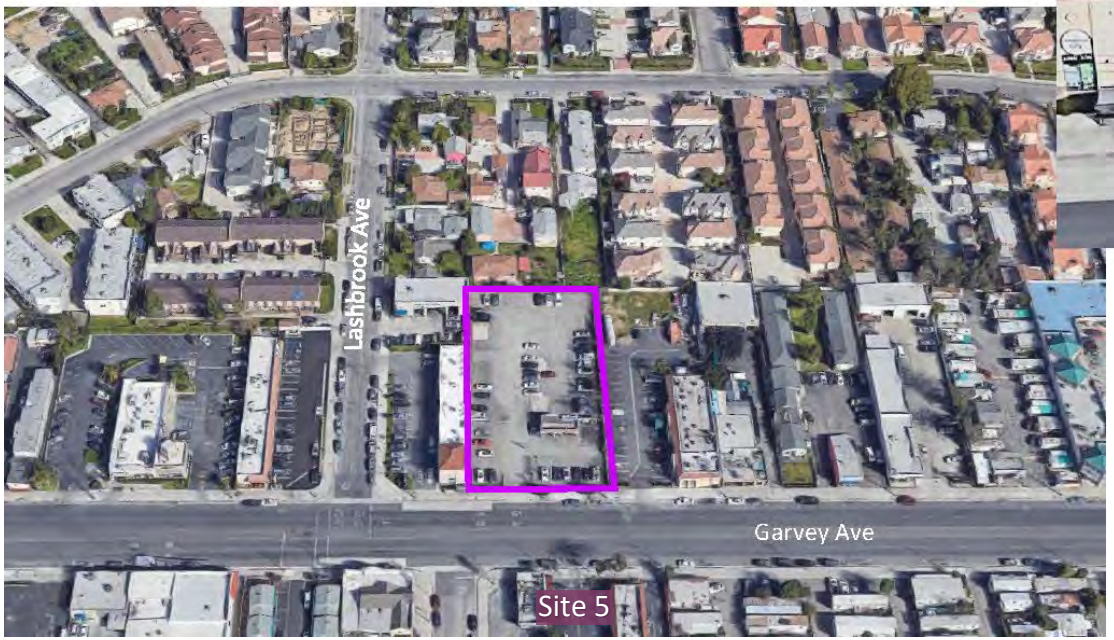
Total 0.86 ac
Density 20 du/ac - 87 du/acre
Realistic Capacity – 17 units
Potential for 75 units
Abutting R-3 Zone

5.3.1.4 Site 4

#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

5.3.1.5 Site 5

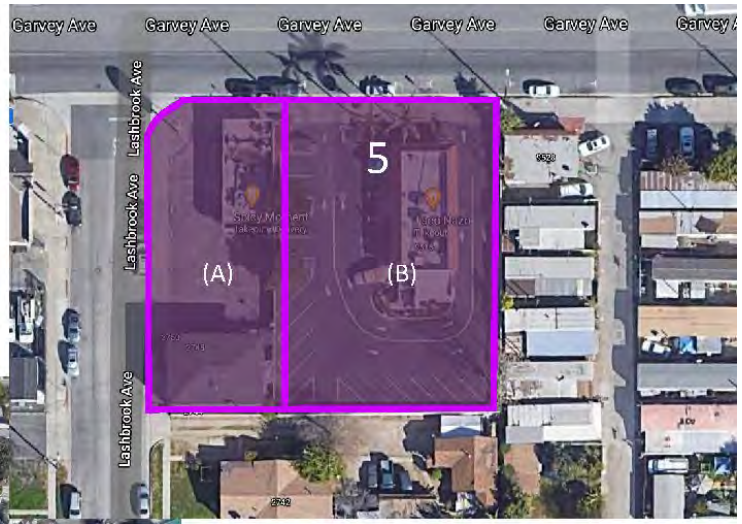
#5 (2 Parcels)

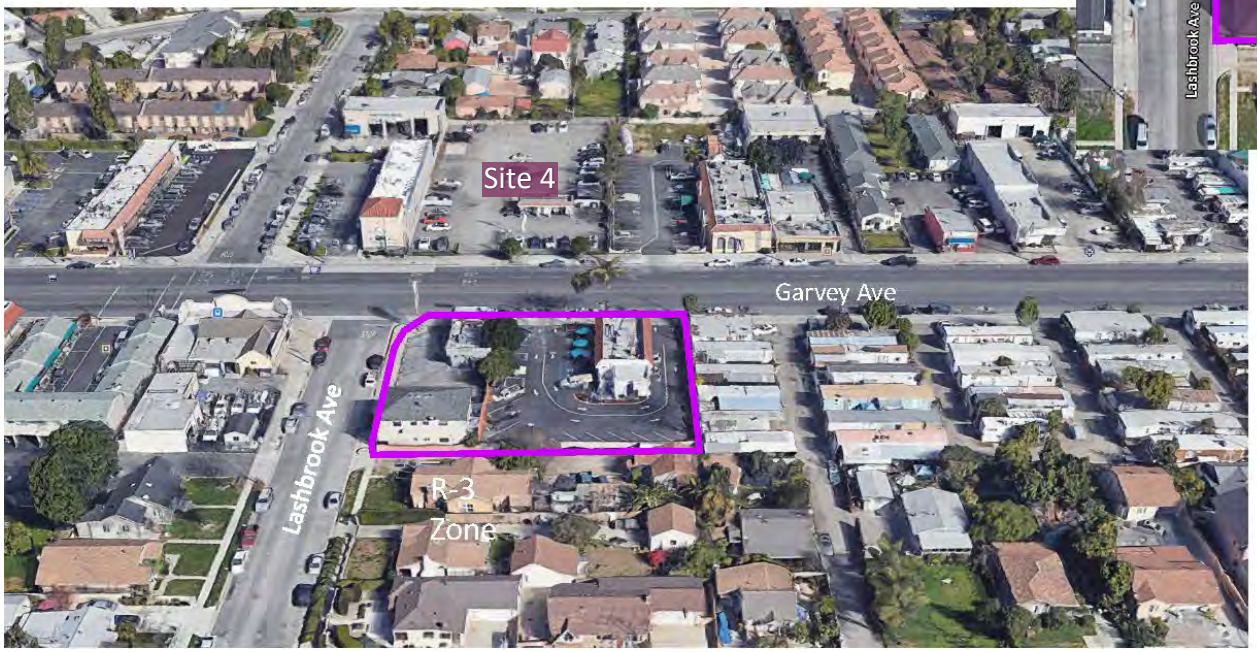
Fast-Food Restaurant (closed), (A)
2750 Lashbrook Ave

- 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

5.3.1.6 Site 6

#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

5.3.1.7 Site 7

#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

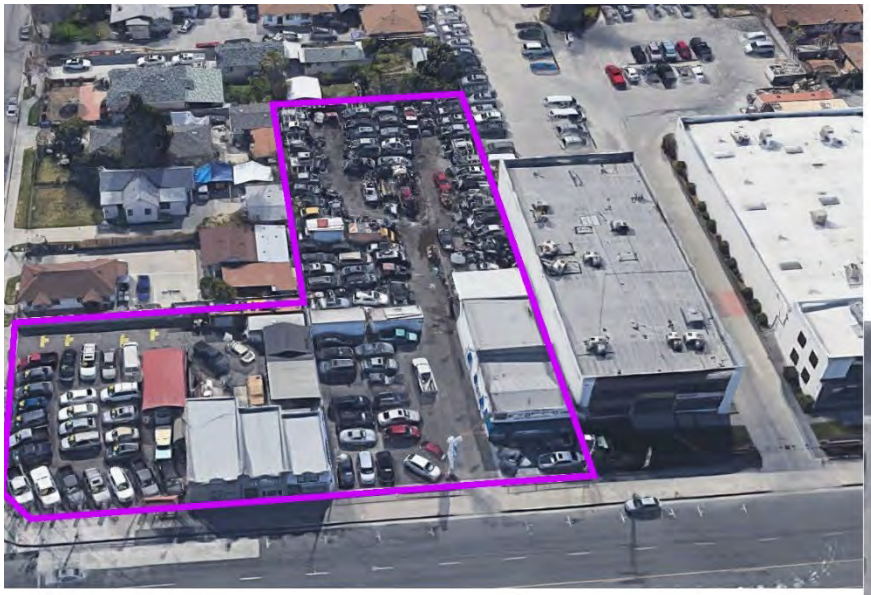
5.3.1.8 Site 8

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

5.3.1.9 Site 9



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)

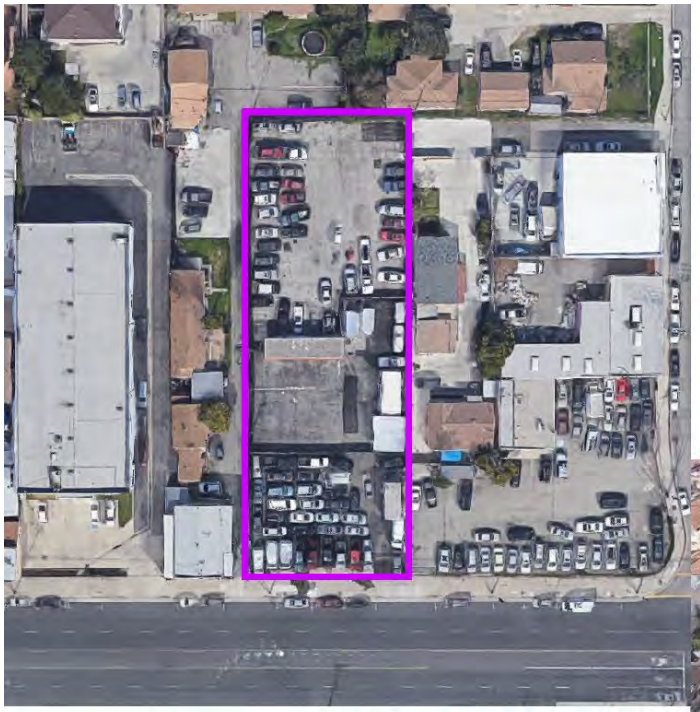
New City Auto – Use Car Parts (A)
9742 Garvey Ave

- 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

5.3.1.10 Site 10



#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, 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. By only accounting for net new units, the analysis proactively accounts for redevelopment projects or situations in which the property owner may opt to build additional residential units, such as ADUs, and keep the existing units on the site. The City has already had clear interest in both redevelopment and additional residential development opportunities on sites identified and current examples of both scenarios are provided in the discussion following **Table 11**. 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. Underutilized Sites in R-3 Zone

Site Number	Assessor's Parcel Number	Total Acres	Maximum Units Permitted	Realistic Capacity (Units)	Existing Units	Net New Units	Affordability Level	Existing Uses
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	Moderate	—

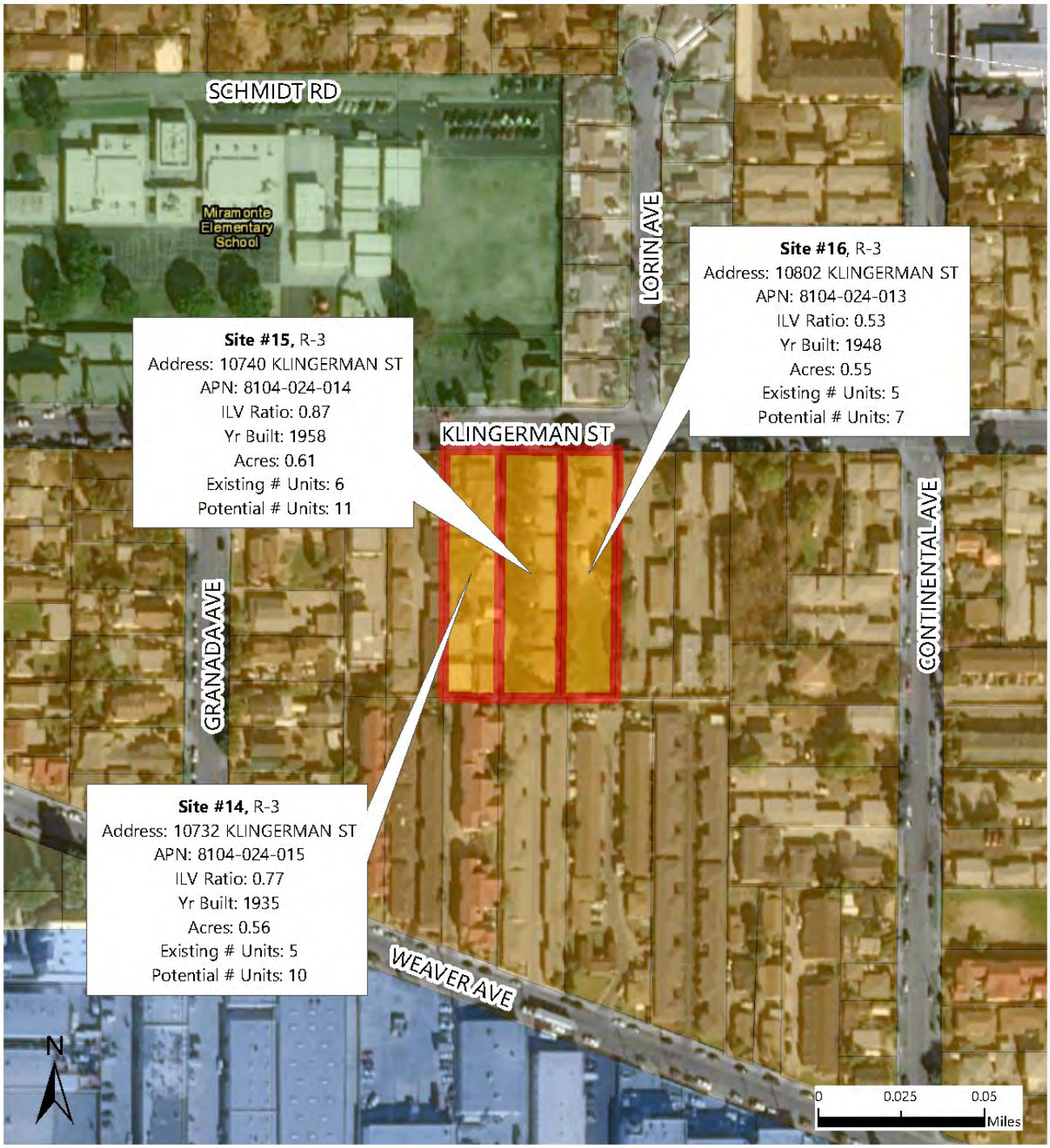
A site-by-site overview for sites 12 through 17, as included in **Table 11**, are provided below. The overview includes each parcel's existing address, APN, improvement-to-land-value ratio, age of building, acres, existing number of units, and potential number of units under the realistic capacity assumptions (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 a redevelopment project, which previously had older, existing residential units on one of the sites parcels, that will now be redeveloped into 72 residential units, including 8 lower-income units. This project serves as an example of current market conditions and developer interest in redeveloping similar nonvacant residential parcels in the same R-3 zoning designation. 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**, therefore providing evidence that development interest exists for similar redevelopment projects on underutilized sites in the R-3 zone.

In addition, there is expressed interest from developers and/or property owners for redevelopment and additional residential development opportunities on several nonvacant sites in the City as described in **Section 4**. Specifically, two of the sites included in **Table 11**, sites 13 and 16, recently submitted plan check applications to the City and are currently under plan check as of February 2022. Site 13 (2408 Edwards Avenue) currently has two existing older units built in 1952 with a land improvement value ratio of 0.3; however, the site is under plan check to redevelop the underutilized site with seven new residential units and two additional ADUs for a total of nine new units, resulting in seven net new residential units as was exactly calculated under this Sites Analysis and shown in **Table 11** (refer to **Section 5.3.2.1**, **Sites 12 and 13**, for additional site details). Site 16 is also under plan check for the addition of two new ADUs, resulting in two new residential units, as was also calculated under this Sites Analysis and shown in **Table 11** (refer to **Section 5.3.2.2, Sites 14, 15 and 16**, for additional site details).

As demonstrated by owner/developer interest, pipeline projects, past redevelopment project examples, and market conditions analyzed in this analysis, the existing uses identified on underutilized, nonvacant sites identified in this Sites Analysis do not constitute an impediment to redevelopment or additional residential development opportunities during the planning period.

5.3.2.1 Sites 12 and 13

5.3.2.2 Sites 14, 15 and 16



5.3.2.3 Site 17

DANIELSON DR
COGSWELL RD
STATE RTE 60
POMONA FWY
LEXINGTON GALLATIN RD
FAWCETT AVE
LEXHAM AVE
ANDREWS ST
FARMER AVE
Site #17, R-3
Address: 1032 LEXINGTON GALLATIN RD
APN: 8119-006-033
ILV Ratio: 0.94
Yr Built: 1956
Acres: 0.54
Existing # Units: 4
Potential # Units: 7
N
0
0.025
0.05
Miles

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**.

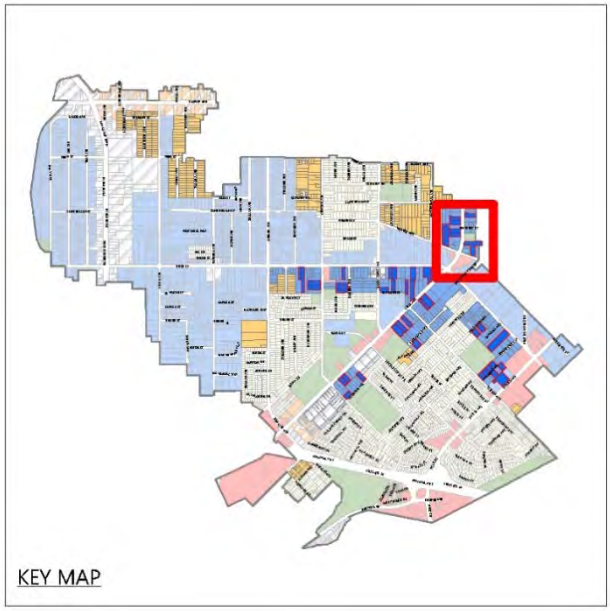


Figure 2. Rezone Area Keymap

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. Additionally, as further discussed in **Section 4.5.3**, Access to Transportation, of **Appendix D**, the buffer sites identified as part of the rezone program are directly south of the High-Quality Transit Areas. High-Quality Transit Areas are within one-half-mile of either a well-serviced transit stops or a transit corridor with 15 minutes or less service frequency during peak commute hours, meaning that City residents are within close proximity to both local and major transit lines that connect the City to the region and further provide access to regional resources and opportunities.

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 (19A)	8104022003	M; Industrial	C-M; Mixed-use	0.64	0.1	1940
2145 TYLER AVE (19B)	8104022004	M; Industrial	C-M; Mixed-use	0.64	0.24	1937
10941 WEAVER AVE	8104022017	M; Industrial	C-M; Mixed-use	1.01	0.22	1957
10941 WEAVER AVE	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 (18A)	8104021007	M; Industrial	C-M; Mixed-use	0.65	0.71	1969
2223 TYLER AVE (18B)	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

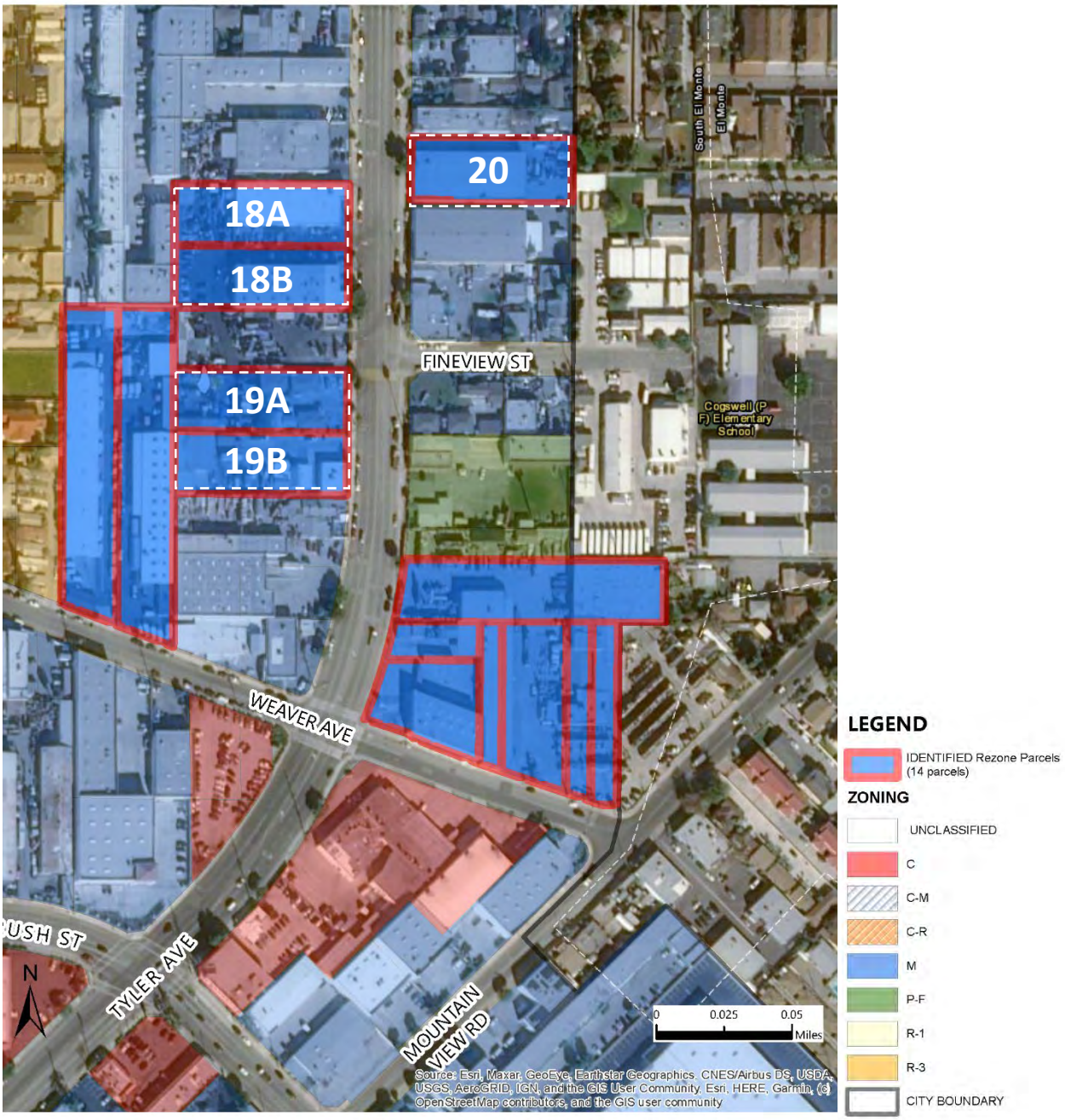


Figure 3. Overview of Underutilized Sites in Rezone Area

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 205 lower-income units, 83 moderate-income net new units, and 368 above-moderate income units within the residential pipeline of projects, on 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 to 30 percent, the City will increase capacity through a rezone program 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 (Existing Capacity)**, provide a full site-by-site overview for all sites identified with existing capacity. The overview includes each parcel's Assessor's Parcel Number (APN), acreage, 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	26	20	349
Potential Accessory Dwelling Units	64	43	2	19
Vacant Site Capacity	16	16	0	0
Underutilized Site Capacity (Net New Units)	181	120	61	—
Total Capacity (Net New Units)	656	205	83	368
Total Capacity Surplus (+)	—	+10	+13	+56
Additional Capacity for Buffer Through Rezoning	64	64 units		—

RHNA = Regional Housing Needs Assessment

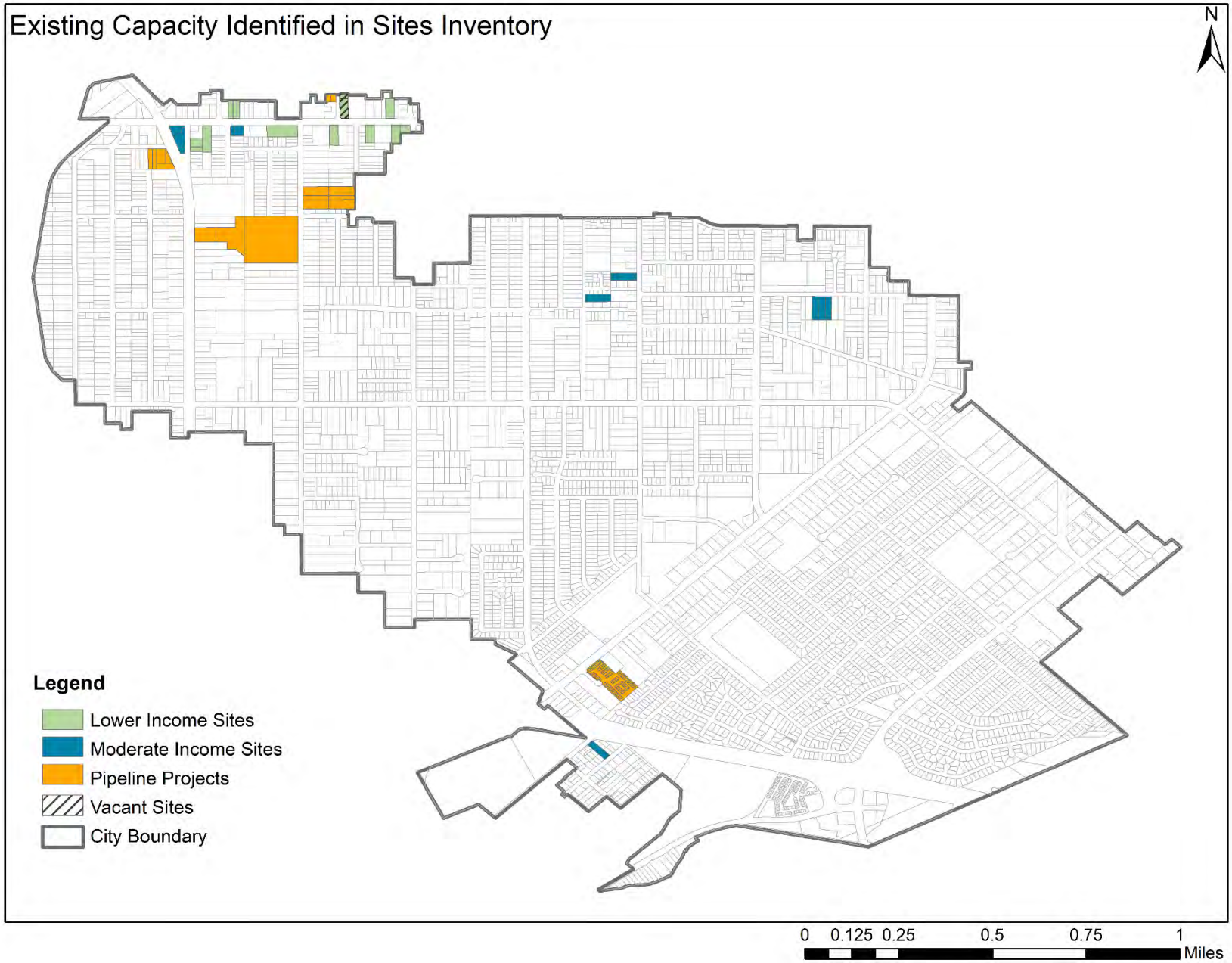


Figure 4. Overview of Existing Capacity Identified in Sites Inventory

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	0	2	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		8102-032-027	0.4	C-R	Mixed-use	0	8	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		8102-032-025	0.54	C-R	Mixed-use	0	11	0	11	Surface Parking lot without any structures. Appears to be used to store older vehicles.
No	2B	8102-032-015	0.41	C-R	Mixed-use	9	0	0	9	Tow yard with adjoining surface parking lot on parcel below (APN 8102-032-016) with an FAR of 0.28 for the parcel.
No		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		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		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), 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)

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		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	20	0	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	12	0	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		8102-028-009	0.27	C-R	Mixed-use	6	0	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		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 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).

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	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		5281-002-009	0.033	C-R	Mixed-use	0	0	0	See above	See above
No		5281-002-006	0.33	C-R	Mixed-use	0	0	0	See above	See above
No		5281-002-010	0.2	C-R	Mixed-use	0	0	0	See above	See above
No		5281-002-018	0.47	C-R	Mixed-use	0	0	0	See above	See above
No		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		8102-029-007	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No		8102-029-006	0.43	R-3	Medium-Density Residential	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	23H (Cont.)	8102-029-005	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No		8102-029-026	0.87	R-3	Medium-Density Residential	0	0	0	See above	See above
No		8102-029-018	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No		8102-029-019	0.43	R-3	Medium-Density Residential	0	0	0	See above	See above
No		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		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	0	20	187	207	Pending Project; 2540 Rosemead Blvd (See Section 4.3 for details)
No		8102-037-022	2.49	SP	Specific Plan	0	0	0	See above	See above
No		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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8. Public Comments 4
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1. Introduction

The City of South El Monte (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 Cycle housing element (6th Cycle). The City is aware of the need to make engagement practices more accessible to all community members, including lower-income households and populations with a disability. The City 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 older adult 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 the City's interested parties, including lower-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 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.

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. City staff hosted a booth to promote participation in the Housing Element's public review period, share information related to their new programs, educate the community, and receive feedback related to fair housing survey questions. In addition, 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 the 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. Community members were offered gift cards, promotional gear, and entries into raffles in exchange for their participation. Informational and interactive poster boards asked the community to identify areas in the City with 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 survey asked participants to indicate what fair housing related issues they faced in the City. The majority of participants indicated that they do not experience any housing challenges. The second most selected response was that participants were 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 had had to move out of their residence when they did not want to move, many responded the question was not applicable to them. However, approximately 12 percent of participants indicated that rent or homeownership costs had become 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 the City's 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 concerns with increased vehicle numbers in residential areas and vehicles speeding—relevant comments to the Housing Element Update are provided in **Table 1, Public Comment Summary**. 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.

Table 1. Public Comment Summary	
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, results from the online survey, and material from the Special Event Outreach.

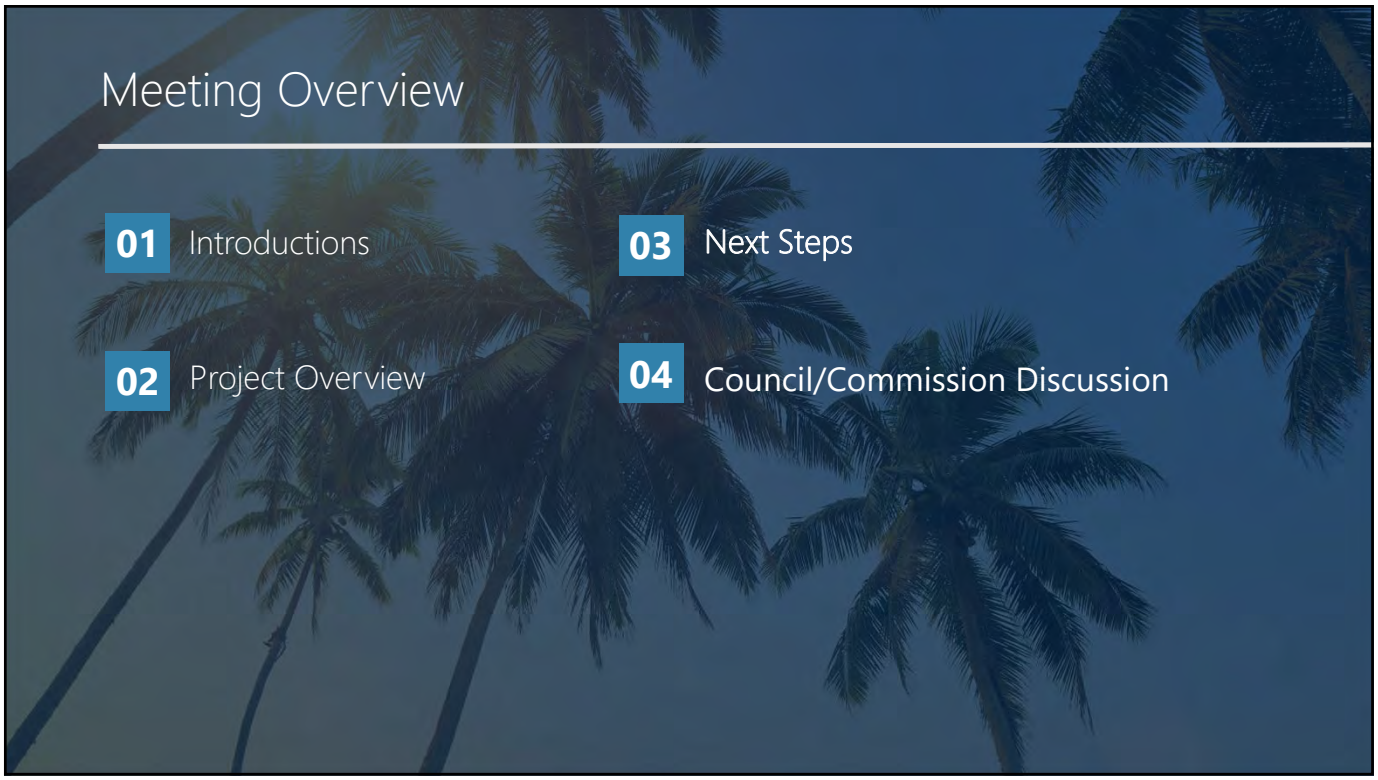
9.1 Planning Commission and City Council Joint Session

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

DUDEK
South El Monte
South El Monte
Housing, Safety & Environmental Justice Elements
JOINT CITY COUNCIL/PLANNING COMMISION MEETING
APRIL 20, 2021

1


Meeting Overview
01 Introductions
02 Project Overview
03 Next Steps
04 Council/Commission Discussion

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.

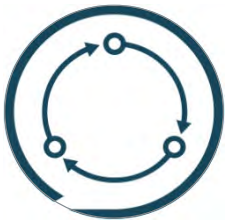
6

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	Medium	Low
High		Extreme Heat	
Medium		Hazardous Materials	Air Pollution
Low	Flooding	Wildfire Seismic Hazards	

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, EJCs are identified through a customized methodology incorporating statewide and community-level data:

CalEnviroScreen 3.0 + **CA Healthy Places Index** = **EJ Communities**

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

11

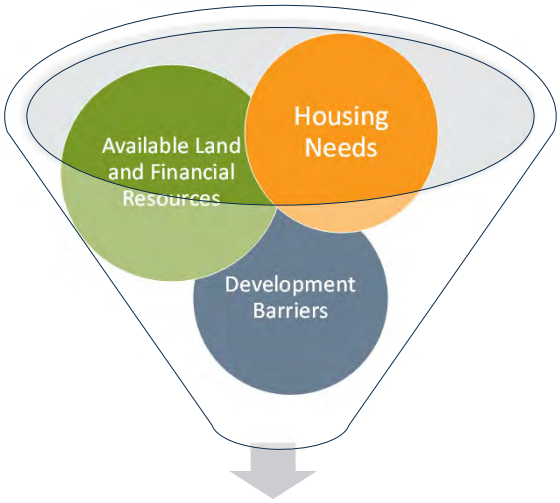
What is a HOUSING ELEMENT?

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)

12

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



Housing Action Plan

13

13

What does the data show?

1970-1980 — 1 New Unit **Per** 1.74 Persons Added

1990-2000 — 1 New Unit **Per** 4.52 Persons Added

2010-2018 — 1 New Unit **Per** 3.32 Persons Added

14

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What does the data show?

Overcrowding
- Within Households

Changing Population
- Changing Needs
- Older adults

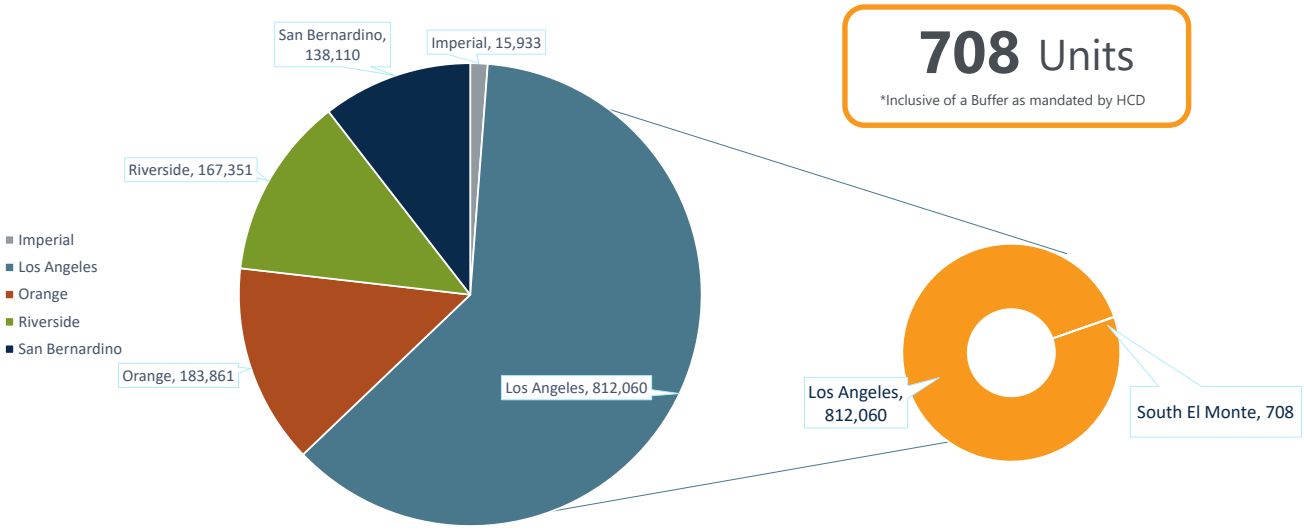
Affordability
- Housing Overpayment

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

17

17

Tools in the Toolbox

Regulations	Incentives
By-Right Processing	Bonuses (density and FAR)
Objective Design Standards	Streamlining
Reduced Parking	Regulatory Relief

18

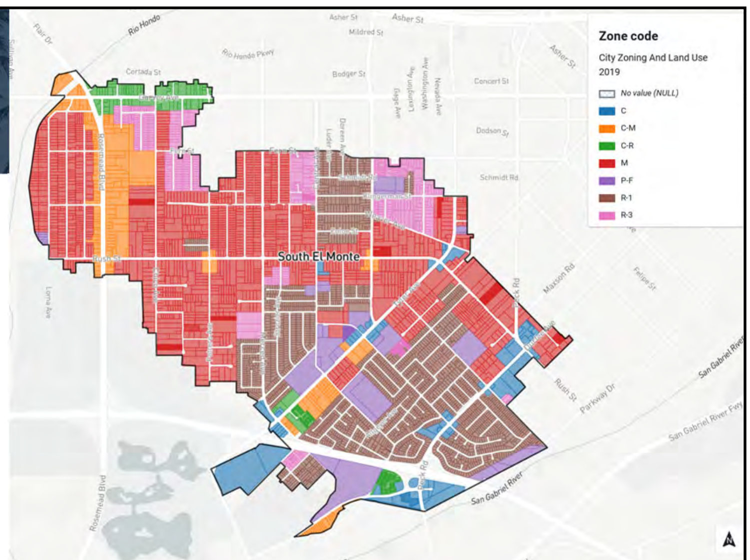
18

Council/Commission

Any questions before we proceed?

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



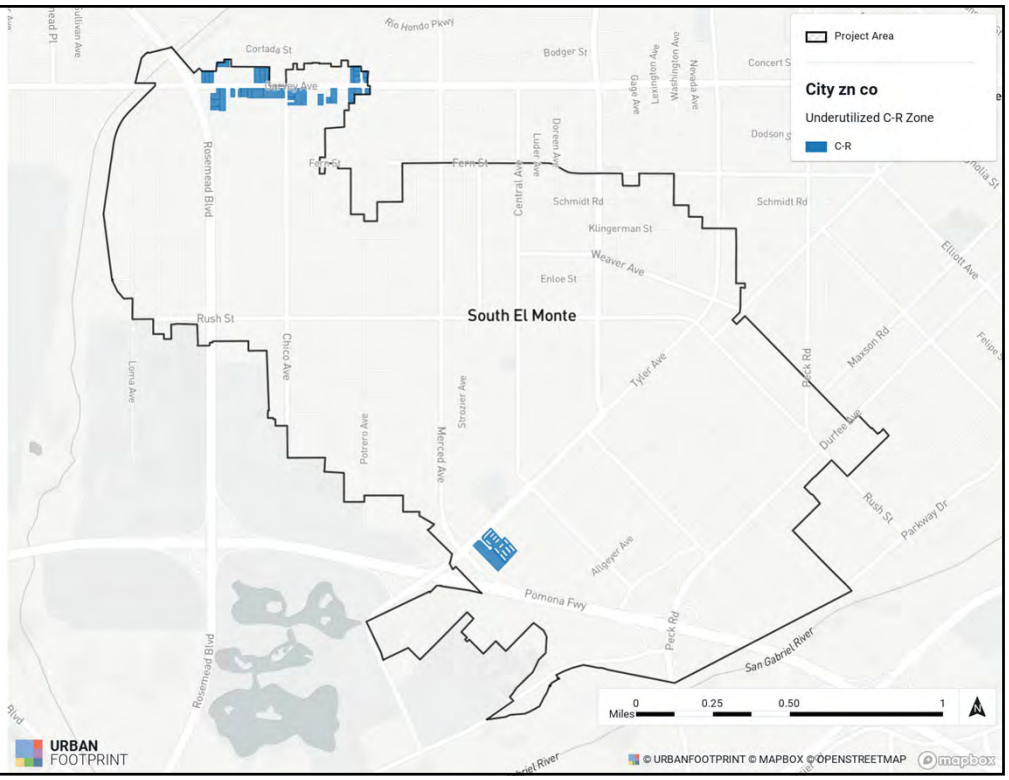
Where are we today?

Underutilized Sites in each zone

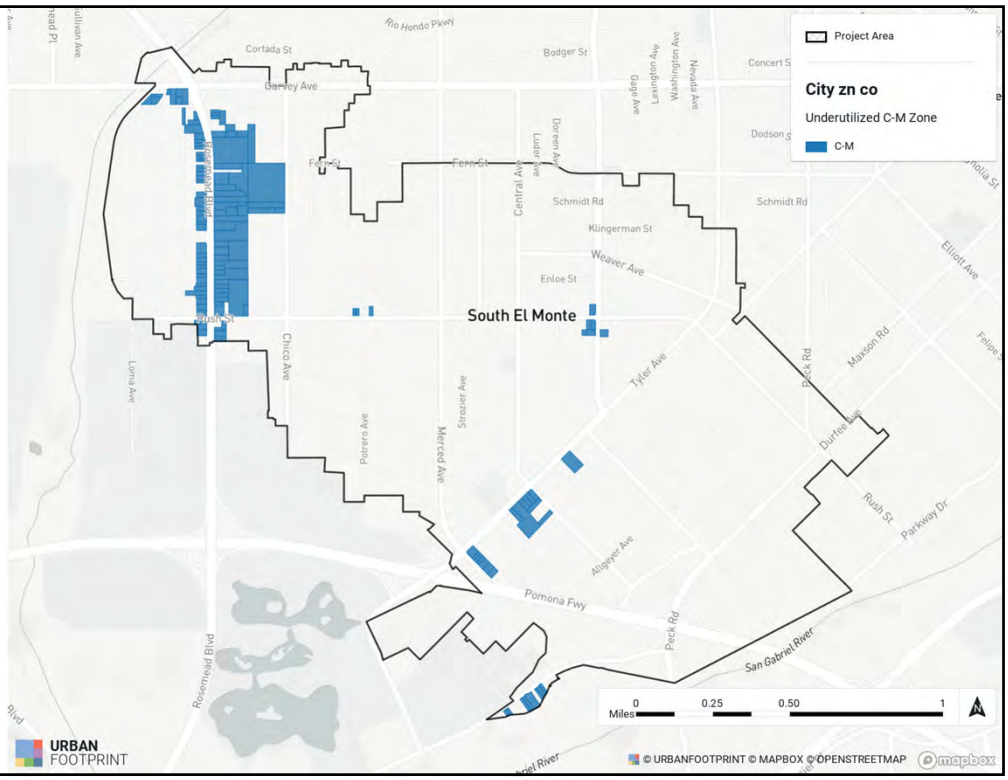
<u>Underutilized Sites Criteria</u>

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

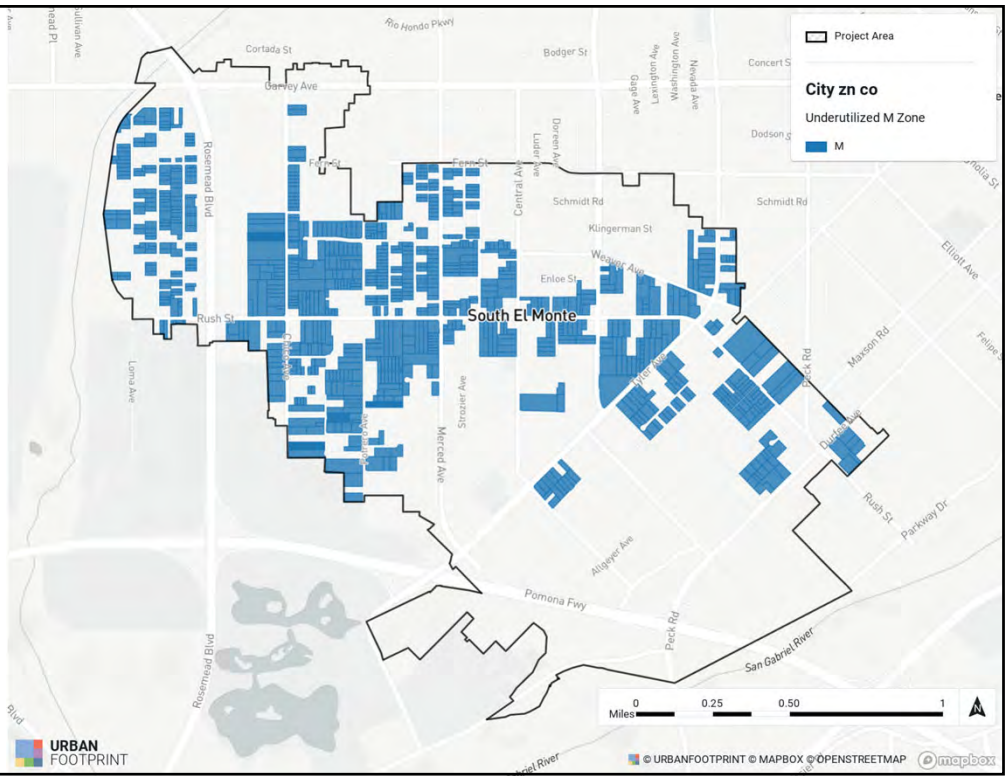
Underutilized Sites in the "C-R" Commercial-Residential Zone



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

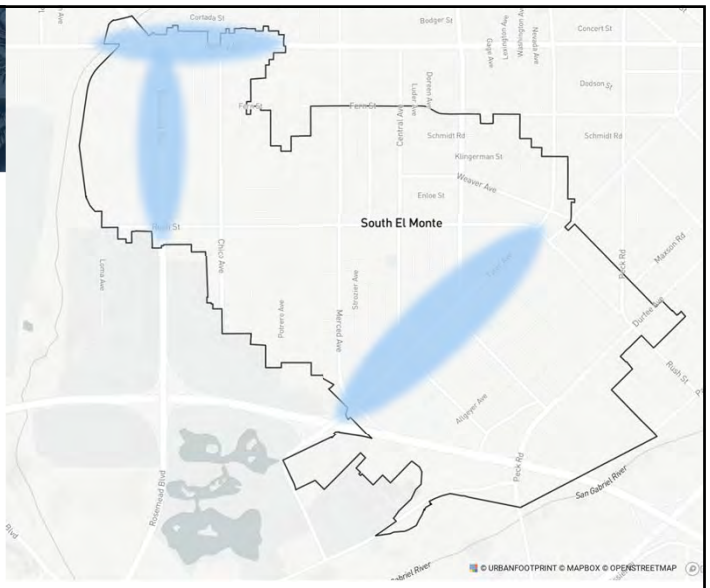


Underutilized Sites in the “M” Manufacturing Zone (925 of 1,441 sites)



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?**



Council/Commission

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

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?

Questions for Council/Commission

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

Questions for Council/Commission

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

Any other questions or comments?

DUDEK
Thank You

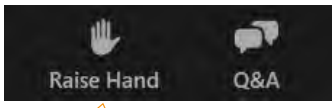
9.2 Virtual Public Workshop

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

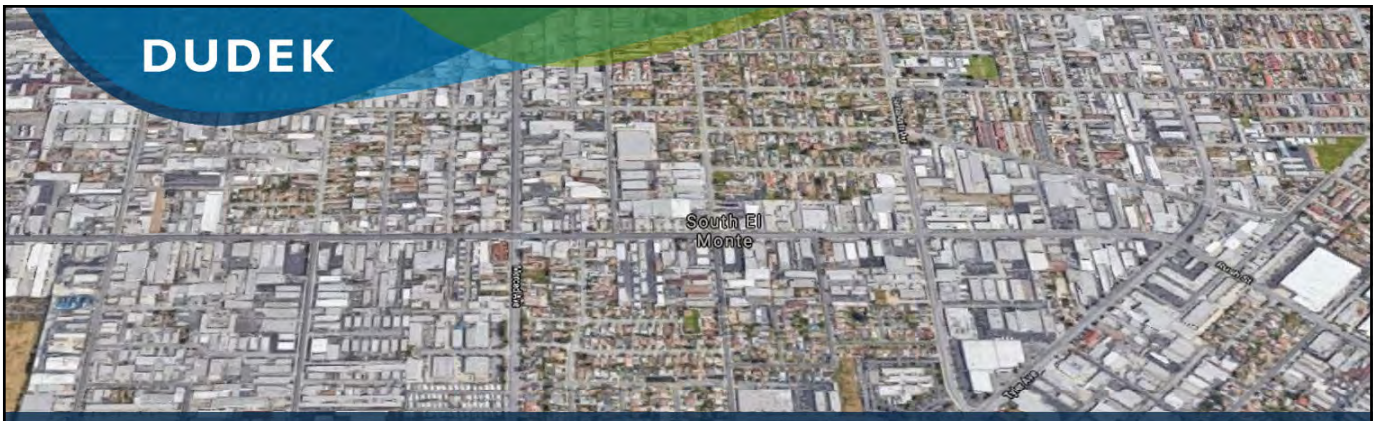


Raise your hand if you need to be unmuted

Use the Q&A to ask questions

1

1



South El Monte 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 Sickel

Lead Planner

Elizabeth Dickson

Project Manager

3

3

Overview

01 Project Overview

02 Local Context

03 Next Steps

04 Discussion

4

01 Project Overview

5

What is the General Plan?

Open Space

Noise

Land Use

Safety

Circulation

Conservation

Housing

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**

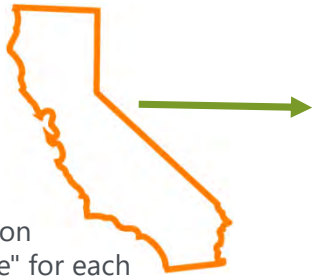
8

8

02 Local Context

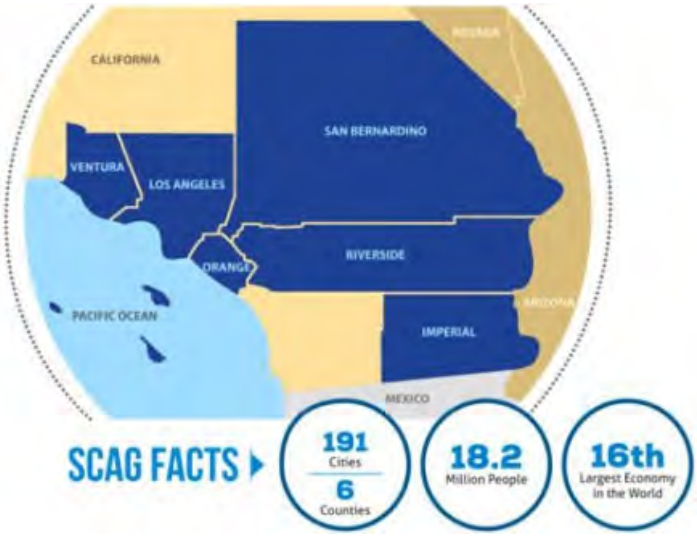
9

How is the housing need determined?



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

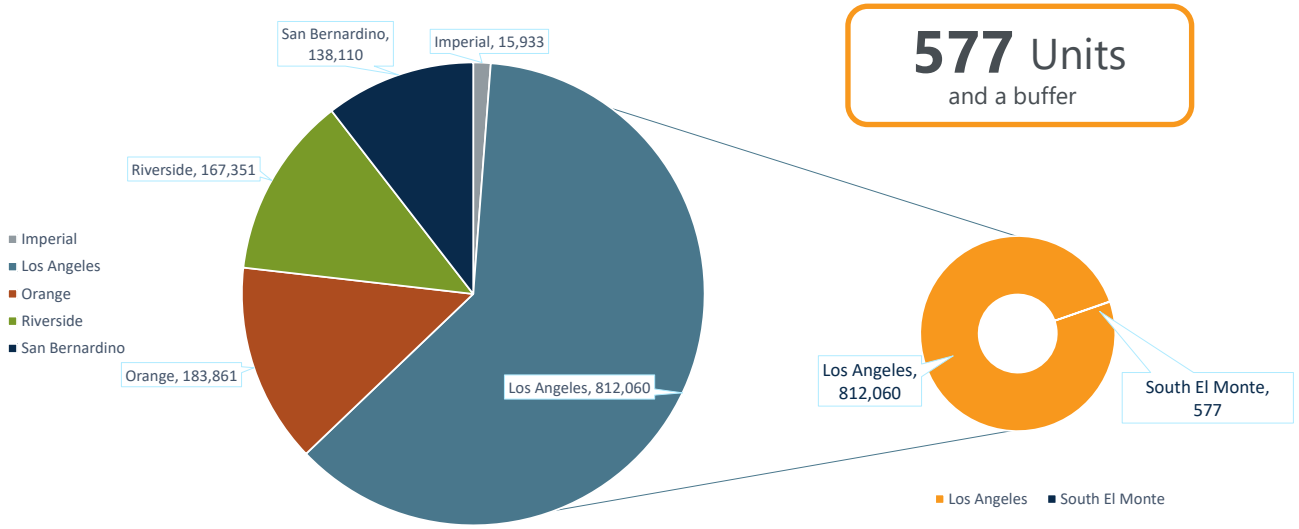
The Southern California Association of Governments (SCAG) determines the allocation within their 6 counties



10

10

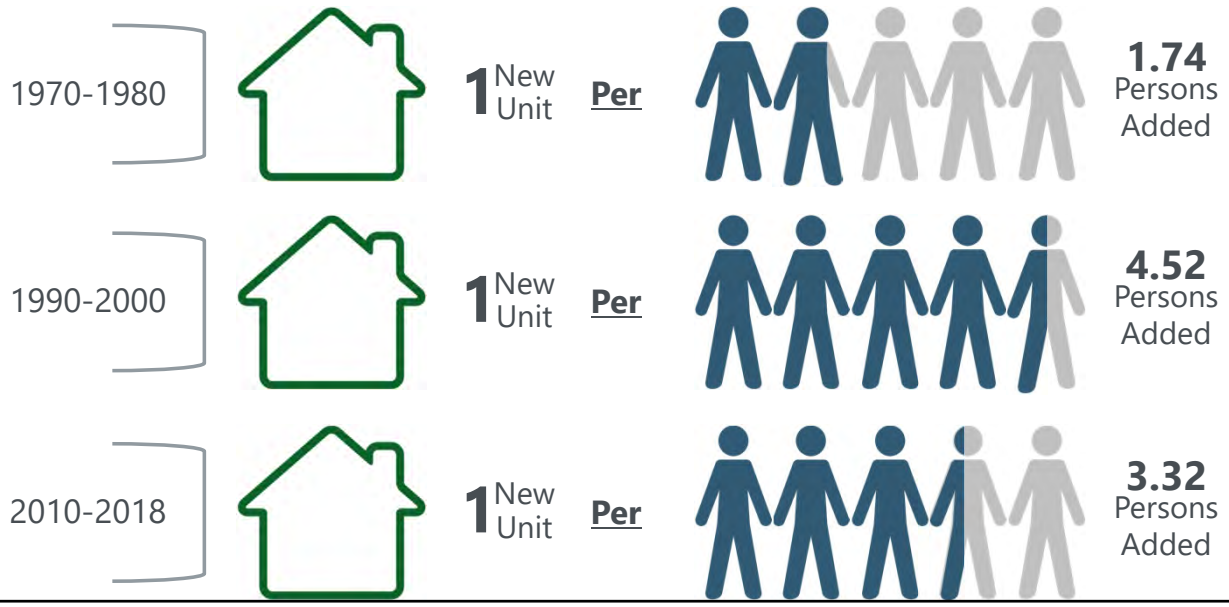
How many housing units does South El Monte have to plan for?



11

11

What does the data show?



12

12

What does the data show?

Overcrowding

- Within Households

Changing Population

- Changing Needs
- Older adults

Affordability

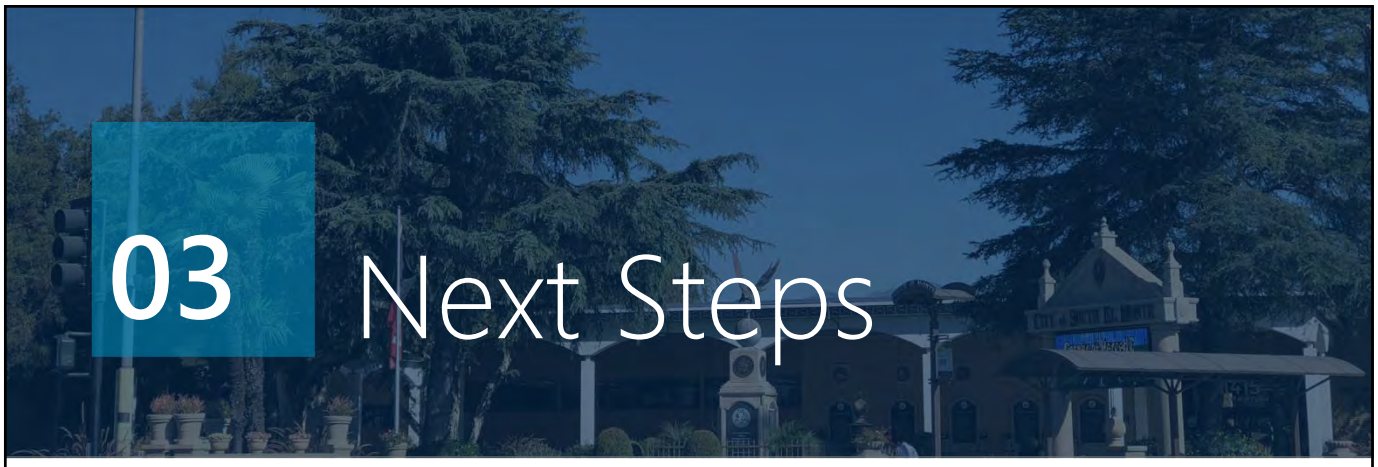
- Housing Overpayment

Housing Options

- Housing Supply
- Low Vacancy

13

13



03 Next Steps

14

Housing Element Timeline

Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
• Work with regional agency to determine housing need • Initiate public outreach	• Evaluate existing conditions • Review existing plans and programs	• Outreach • Prepare Draft Housing Element	• Public Review • State Preliminary Review • Public Hearings	• Final State Review and Certification
Jan. – Feb. 2021	Jan. – May 2021	April - July 2021	July – Oct. 2021	Oct. 2021 – Jan. 2022

Ongoing Public Engagement

15

15

04 Discussion

16

Further Questions?
Contact:

Ian McAleese, Assistant Planner
imcaleese@soelmonte.org

Thank You

9.3 Online Survey Results

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

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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

65+

Q4

How would you rate the physical condition of the home you live in?

Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Affordability,

Other (please specify):

n.a

Q6

Do you own or rent your home?

Own

Q7

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 cannot currently find a home that suits my quality standards

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9 Which best describes your household type?	**Couple (no children in the 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,** **Homelessness,** **Overcrowding**
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)?	**Sudden rent increase,** **Maintenance issues not fixed,** **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.	**Allow more housing in single-family neighborhoods**

#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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

I am a homeowner

Q8

Select the type of housing that best describes your current living situation.

Single family home

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 proximity to services and resources or high paying jobs** **,** **Housing quality**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide retrofitting assistance to make homes more age-friendly**
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)?	I'm not sure/Other (please specify): Not sure
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.	**Allow more housing in single-family neighborhoods,** **Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

#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

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

I am a current resident,

I own property in South El Monte

Q2

How long have you lived in South El Monte?

2-5 years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Close to family and friends,

Affordability,

City services and programs,

Close to work

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

Have home

Q8 Select the type of housing that best describes your current living situation.	**Single family home**
Q9 Which best describes your household type?	**Living alone**
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,** **Housing availability,** **Homeownership**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Support construction of more retirement communities**
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)?	**Neighborhood businesses closing**
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** **,** **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

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

I am a current resident,

I own property in South El Monte

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Close to family and friends,

Affordability

Q6

Do you own or rent your home?

Own

Q7

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 cannot find a home within my target price range

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9 Which best describes your household type?	**Couple with children in the home**
Q10 What type of housing is most needed in South El Monte?	**Accessory Dwelling Units (granny flat or guest house)**
Q11 What do you believe are the most urgent housing concern in South El Monte (select up to 3)?	**Housing affordability,** **Housing availability,** **Homeownership**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide housing payment assistance**
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,** **Sudden lease termination,** **Eviction**
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.	**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)**

#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

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

I am a current resident,

I work in South El Monte

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

18-24

Q4

How would you rate the physical condition of the home you live in?

Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

already live in one

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9 Which best describes your household type?	**Couple with children in the 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,** **Housing availability,** **Overcrowding**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Locate senior housing where services are within walking distance**
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,** **Sudden lease termination,** **Eviction**
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** **,** **Allow more housing in single-family neighborhoods,** **Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

#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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here,

Close to work

Q6

Do you own or rent your home?

Own

Q7

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 cannot find a home within my target price range,

I currently do not have the financial resources for an adequate monthly mortgage payment

Q8

Select the type of housing that best describes your current living situation.

Single family home

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,** **Overcrowding,** **Gentrification**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide housing payment assistance**
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,** **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.	**Allow more housing in single-family neighborhoods,** **Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

#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

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

I am a current resident

Q2

How long have you lived in South El Monte?

0-2 years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Close to family and friends

Q6

Do you own or rent your home?

Live with other household (neither own or rent)

Q7

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 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 Select the type of housing that best describes your current living situation.	**Single family home**
Q9 Which best describes your household type?	**Couple (no children in the 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,** **Overcrowding,** **Housing quality**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide retrofitting assistance to make homes more age-friendly**
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)?	**Eviction,** **Maintenance issues not fixed,** **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** **,** **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

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

I am a current resident

Q2

How long have you lived in South El Monte?

5-10 years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Close to family and friends,

Affordability,

Quality of local schools,

Close to work,

Other (please specify):

Parks

Q6

Do you own or rent your home?

Own

Q7

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 cannot find a home within my target price range

Q8 Select the type of housing that best describes your current living situation.	**Single family home**
Q9 Which best describes your household type?	**Couple with children in the 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 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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Affordability

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

I own

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9

Which best describes your household type?

Couple with children in the home

Q10

What type of housing is most needed in South El Monte?

Other (please specify):
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

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Overcrowding,

Gentrification,

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

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Other (please specify):
No need, you are only burdening the tax payer which will refuse to want to live in South El Monte.

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)?

I'm not sure/Other (please specify):

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

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

#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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Close to family and friends

Q6

Do you own or rent your home?

Rent

Q7

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 do not currently have the financial resources for an appropriate down payment

,

I currently do not have the financial resources for an adequate monthly mortgage payment

Q8 Select the type of housing that best describes your current living situation.	**Single family home**
Q9 Which best describes your household type?	**Couple with children in the 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,** **Housing availability,** **Homelessness**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide housing payment assistance**
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)?	**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 opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

#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

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

I am a current resident,

I own property in South El Monte

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Close to family and friends

Q6

Do you own or rent your home?

Own

Q7

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 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

Q8 Select the type of housing that best describes your current living situation.	**Single family home**
Q9 Which best describes your household type?	**Couple with children in the 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,** **Overcrowding,** **Housing quality**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide housing payment assistance**
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)?	**Neighborhood businesses closing**
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.	**Allow more housing in single-family neighborhoods**

#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

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

I am a current resident,

I work in South El Monte

Q2

How long have you lived in South El Monte?

0-2 years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here,

Close to family and friends

Q6

Do you own or rent your home?

Rent

Q7

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.

Other/Does not apply to me (please specify):

Will inherit home currently living in.

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9

Which best describes your household type?

Couple with children in the home

Q10

What type of housing is most needed in South El Monte?

Accessory Dwelling Units (granny flat or guest house)

Q11

What do you believe are the most urgent housing concern in South El Monte (select up to 3)?

Housing quality

Q12

What do you believe is the best way to address the living and housing needs of older adults or seniors?

Support construction of more retirement communities

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)?

Neighborhood businesses closing

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

,

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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Needs one or more modest rehabilitation improvements (e.g. new roof, new siding, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here

Q6

Do you own or rent your home?

Own

Q7

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 do not currently have the financial resources for an appropriate down payment

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9 Which best describes your household type?	**Couple with children in the 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 availability,** **Overcrowding,** **Homeownership**
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)?	**Sudden rent increase,** **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.	**Allow more housing in single-family neighborhoods**

#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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here,

Close to family and friends,

Close to work

Q6

Do you own or rent your home?

Live with other household (neither own or rent)

Q7

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 cannot find a home within my target price range,

I do not currently have the financial resources for an appropriate down payment

Q8

Select the type of housing that best describes your current living situation.

Accessory dwelling unit (granny flat or guest house)

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

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

I am a current resident

Q2

How long have you lived in South El Monte?

5-10 years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Affordability

Q6

Do you own or rent your home?

Rent

Q7

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 cannot find a home within my target price range,

I do not currently have the financial resources for an appropriate down payment

Q8

Select the type of housing that best describes your current living situation.

Multifamily Home (Apartment or Condo)

Q9 Which best describes your household type?	**Couple with children in the home**
Q10 What type of housing is most needed in South El Monte?	**Condominiums (multifamily ownership)**
Q11 What do you believe are the most urgent housing concern in South El Monte (select up to 3)?	**Housing affordability,** **Housing availability,** **Homeownership**
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)?	**Sudden rent increase,** **Sudden lease termination**
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)**

#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

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

I am a current resident

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Shows signs of minor deferred maintenance (e.g. peeling paint, chipped stucco, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

Does not apply to me

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9 Which best describes your household type?	**Couple with children in the 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,** **Homelessness,** **Housing quality**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Locate senior housing where services are within walking distance**
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,** **Maintenance issues not fixed,** **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.	**Allow more housing in single-family neighborhoods,** **Increase opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)**

#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

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

I am a current resident,

I own property in South El Monte

Q2

How long have you lived in South El Monte?

2-5 years

Q3

What is your age range

25-44

Q4

How would you rate the physical condition of the home you live in?

Excellent condition

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Quality of housing,

Close to work

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

Does not apply to me

Q8

Select the type of housing that best describes your current living situation.

Single family home

Q9 Which best describes your household type?	**Couple (no children in the home)**
Q10 What type of housing is most needed in South El Monte?	**Condominiums (multifamily ownership)**
Q11 What do you believe are the most urgent housing concern in South El Monte (select up to 3)?	**Overcrowding,** **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**
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 opportunities for backyard units (i.e. Granny flats or Accessory Dwelling Units)** **,** **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

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

I own property in South El Monte

Q2

How long have you lived in South El Monte?

10+ years

Q3

What is your age range

45-64

Q4

How would you rate the physical condition of the home you live in?

Needs one or more major upgrade (e.g. new foundation, new plumbing, new electrical, etc.)

Q5

Why have you chosen to live in South El Monte? Select all that apply.

Born and raised here

Q6

Do you own or rent your home?

Own

Q7

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.

Other/Does not apply to me (please specify):

N/a

Q8

Select the type of housing that best describes your current living situation.

Single family home

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,** **Housing availability,** **Overcrowding**
Q12 What do you believe is the best way to address the living and housing needs of older adults or seniors?	**Provide retrofitting assistance to make homes more age-friendly**
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,** **Neighborhood businesses closing,** I'm not sure/Other (please specify): Too much industrial businesses
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** **,** **Allow more housing in single-family neighborhoods,** **Increase density (e.g. allow taller buildings with more housing units)**

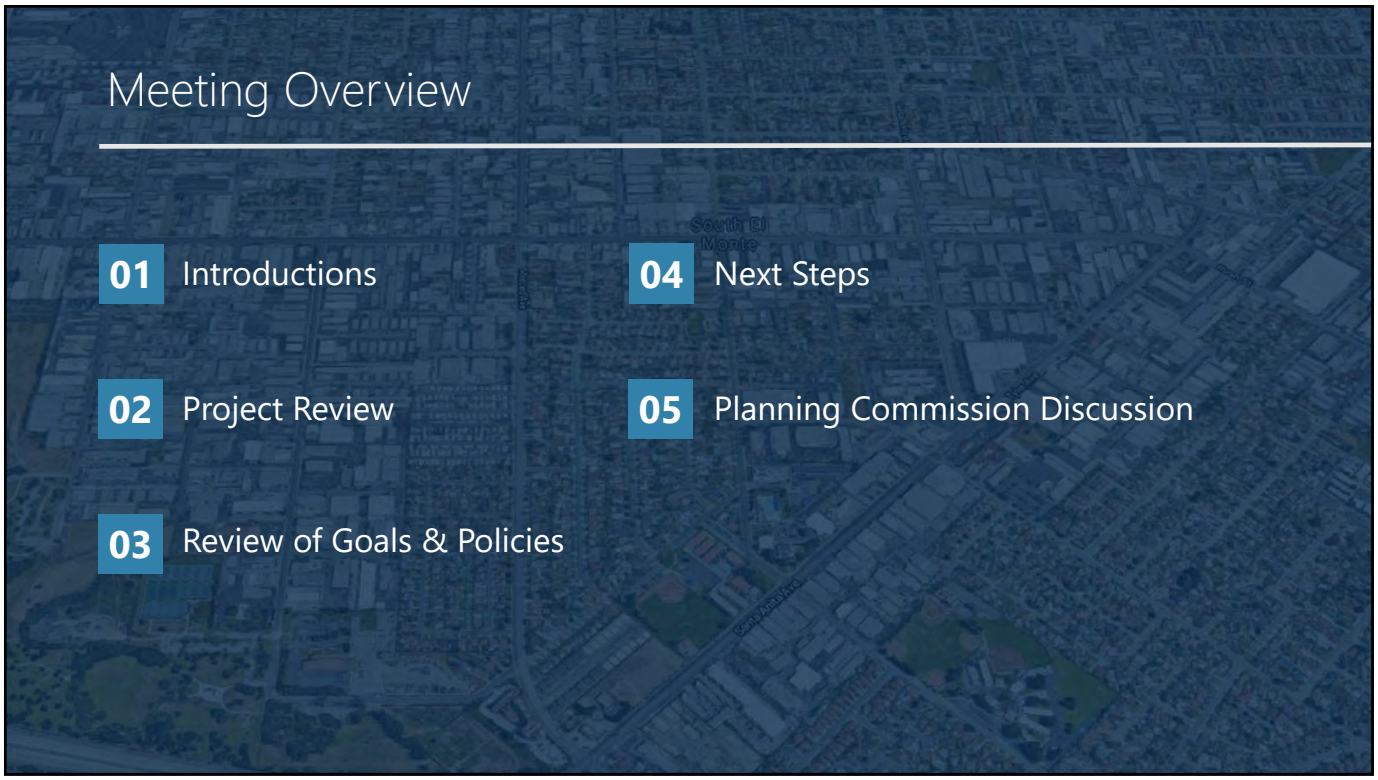
9.4 Planning Commission Public Meeting

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.

Exhibit D

DUDEK
South El Monte
South El Monte Housing Element
PLANNING COMMISION MEETING
JULY 20, 2021

1


Meeting Overview
01 Introductions
02 Project Review
03 Review of Goals & Policies
04 Next Steps
05 Planning Commission Discussion

2

01 Introductions

3

Meet the Team

COLBY CATALDI
Community Development Director

IAN MCALEESE
City Project Manger

DUDEK

ERIKA VAN SICKEL
Lead Planner

ELIZABETH DICKSON
Housing Planner

4

4

02 Project Review

5

Housing Element

A comprehensive strategy to achieving the City's housing needs

6

6

Housing Element

- Stakeholder and Community Engagement
- Review 5th Cycle and Background Documents
- Sites Analysis
- Goals, Policies, and Programs

7

7

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

8

03 Review of Goals and Policies

9

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.

10

10

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.

11

11

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.

12

12

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.

13

13

04 Next Steps

14

Housing Element

- Complete Draft Housing Element
- HCD Submittal and Public Review
- Address Comments & Finalize Housing Element
- Housing Element Adoption
- HCD Certification

15

15

05 Planning Commission Discussion

16

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.*

17

17

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?

18

18

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?

19

19

Planning Commission

Any last comments or questions before we wrap-up?

20

21

9.5 Special Event Images and Survey Results

Images from the special event held on August 19, 2021 are featured below, including an interactive mapping display from the event [Exhibit E]. Following Exhibit E are the full survey results from the outreach done at the special event [Exhibit F].

Exhibit E

We Want Your Input on
Fair Housing in South El Monte!
Fern St
Kingerman St
Rush St
South El Monte
Fair housing is the right to choose housing free from unlawful discrimination.
Housing is the foundation for stability and success in life. Access to quality housing near good schools, good jobs, public transit, shopping, and services impacts on our ability to live healthy, prosperous lives.
Share Your Input!
Place a sticker on the map in an area of the City that you feel has the greatest access to opportunity for residents. You can place more than one sticker on the map.

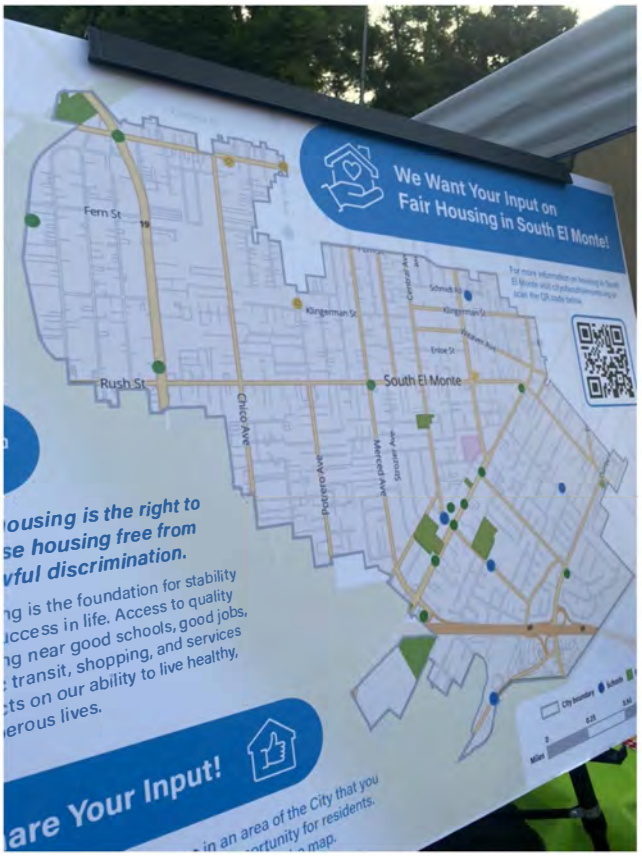

We Want Your Input on
Fair Housing in South El Monte!
Fern St
Kingerman St
Rush St
South El Monte
Chico Ave
Pogero Ave
Merced Ave
Schmidt St
Enloe St
ousing is the right to
se housing free from
vful discrimination.
ng is the foundation for stability
ccess in life. Access to quality
ng near good schools, good jobs,
transit, shopping, and services
ts on our ability to live healthy,
erous lives.
are Your Input!
in an area of the City that you
ortunity for residents.
map.

Exhibit F

#1

COMPLETE

Collector:	Web Link 1 (Web Link)
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

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

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

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Other (please specify):

Taxes

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Less or slower car traffic

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#4

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:41:01 PM
Last Modified:	Thursday, August 19, 2021 5:43:39 PM
Time Spent:	00:02:37
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

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

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.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Improved streets (sidewalks/paving)

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

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

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

#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 What is ONE thing that would make you feel more comfortable walking and biking.	**Less Crime**
Q2 Which of the following would MOST improve parks in your neighborhood?	**Safer streets to get to existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**My child's school,** **My place of worship,** **City Social Media (Facebook, Nextdoor)**
Q5 Which is the MOST important in keeping people in South El Monte safe?	**Better warnings and outreach before an emergency or extreme weather event**
Q6 Do you and/or a household member experience any of the following housing challenges? (Select all that apply)	**I'm afraid my rent will go up if I make a request for an accommodation for 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)	**Rent became unaffordable,** **Homeownership became unaffordable,** **Landlord wanted to rent to a relative,** **Landlord wanted to rent to someone else (non-relative)**

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Places to go

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

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.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I'm afraid my rent will go up if I make a request for an accommodation for 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)

Rent became unaffordable

#9

COMPLETE

Collector:	Web Link 1 (Web Link)
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

What is ONE thing that would make you feel more comfortable walking and biking.

Improved streets (sidewalks/paving)

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

Other (please specify):

Websites

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

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#10

COMPLETE

Collector:	Web Link 1 (Web Link)
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

What is ONE thing that would make you feel more comfortable walking and biking.

Places to go

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Improved streets (sidewalks/paving)

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I'm afraid my rent will go up if I make a request for an accommodation for 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

#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

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#13

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:51:10 PM
Last Modified:	Thursday, August 19, 2021 5:52:37 PM
Time Spent:	00:01:26
IP Address:	166.137.163.40

Page 1

Q1 What is ONE thing that would make you feel more comfortable walking and biking.	**Places to go**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More amenities (water fountains, play equipment, picnic tables) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**City Social Media (Facebook, Nextdoor)**
Q5 Which is the MOST important in keeping people in South El Monte safe?	**Better warnings and outreach before an emergency or extreme weather event**
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.**
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**

#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
Time Spent:	00:02:55
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

Other (please specify):

Community and neighborhood watch

Q5

Which is the MOST important in keeping people in South El Monte safe?

Other (please specify):

Other

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#15

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:53:45 PM
Last Modified:	Thursday, August 19, 2021 5:54:29 PM
Time Spent:	00:00:44
IP Address:	166.137.163.40

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My place of worship

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

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.

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

#16

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:53:17 PM
Last Modified:	Thursday, August 19, 2021 5:55:03 PM
Time Spent:	00:01:45
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#17

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:55:17 PM
Last Modified:	Thursday, August 19, 2021 5:58:17 PM
Time Spent:	00:02:59
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

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

#18

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:55:00 PM
Last Modified:	Thursday, August 19, 2021 5:58:43 PM
Time Spent:	00:03:43
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#19

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 5:54:57 PM
Last Modified:	Thursday, August 19, 2021 6:01:03 PM
Time Spent:	00:06:05
IP Address:	166.137.163.40

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 5:59:17 PM
Last Modified: Thursday, August 19, 2021 6:03:07 PM
Time Spent: 00:03:50
IP Address: 74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

No - I do not think the City is going to help

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

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

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I'm afraid my rent will go up if I make a request for an accommodation for 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)

Rent became unaffordable

#21

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:01:27 PM
Last Modified:	Thursday, August 19, 2021 6:03:22 PM
Time Spent:	00:01:55
IP Address:	166.137.163.40

Page 1

Q1 What is ONE thing that would make you feel more comfortable walking and biking.	**Less Crime**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More security (lights, enforcement) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**City Social Media (Facebook, Nextdoor)**
Q5 Which is the MOST important in keeping people in South El Monte safe?	**Better warnings and outreach before an emergency or extreme weather event**
Q6 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 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)	**Personal/family reasons**

#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

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I'm afraid my rent will go up if I make a request for an accommodation for my household member with a disability.

,

I worry about losing my in-home health care

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

#23

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:03:31 PM
Last Modified:	Thursday, August 19, 2021 6:05:23 PM
Time Spent:	00:01:51
IP Address:	166.137.163.40

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My place of worship

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

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.

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

#24

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:03:22 PM
Last Modified:	Thursday, August 19, 2021 6:05:30 PM
Time Spent:	00:02:07
IP Address:	74.8.223.170

Page 1

Q1 What is ONE thing that would make you feel more comfortable walking and biking.	**Less Crime**
Q2 Which of the following would MOST improve parks in your neighborhood?	**Safer streets to get to existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	Other (please specify): My friend
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**
Q6 Do you and/or a household member experience any of the following housing challenges? (Select all that apply)	**I do not experience any housing challenges.**
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**

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:05:37 PM
Last Modified: Thursday, August 19, 2021 6:08:34 PM
Time Spent: 00:02:56
IP Address: 74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Other (please specify):
All

Q2

Which of the following would MOST improve parks in your neighborhood?

Other (please specify):
All

Q3

Do you contact the City when you have a problem? If not - why not?

Other (please specify):
No issues

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Other (please specify):
All

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#26

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:05:43 PM
Last Modified:	Thursday, August 19, 2021 6:08:40 PM
Time Spent:	00:02:56
IP Address:	166.137.163.40

Page 1

Q1 What is ONE thing that would make you feel more comfortable walking and biking.	**Places to go**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More amenities (water fountains, play equipment, picnic tables) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	Other (please specify): City staff
Q5 Which is the MOST important in keeping people in South El Monte safe?	Other (please specify): Walkable communities where I can live in a townhome and walk to commercial
Q6 Do you and/or a household member experience any of the following housing challenges? (Select all that apply)	**I do not experience any housing challenges.**
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**

#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

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

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.

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

#28

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:09:38 PM
Last Modified:	Thursday, August 19, 2021 6:12:08 PM
Time Spent:	00:02:29
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

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

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.

,

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)

Landlord wanted to rent to someone else (non-relative)

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, August 19, 2021 6:08:43 PM
Last Modified: Thursday, August 19, 2021 6:13:16 PM
Time Spent: 00:04:33
IP Address: 74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

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

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

Other (please specify):

Too many homeless on our street

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

#30

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:08:54 PM
Last Modified:	Thursday, August 19, 2021 6:15:33 PM
Time Spent:	00:06:38
IP Address:	166.137.163.40

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Respondent skipped this question

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor),

Other (please specify):

Newspaper

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

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

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

#31

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:12:26 PM
Last Modified:	Thursday, August 19, 2021 6:16:12 PM
Time Spent:	00:03:45
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**
Q2 Which of the following would MOST improve parks in your neighborhood?	**Safer streets to get to existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**My place of worship,** **City Social Media (Facebook, Nextdoor)**
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**
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

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)

Personal/family reasons

#32

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:16:39 PM
Last Modified:	Thursday, August 19, 2021 6:19:25 PM
Time Spent:	00:02:46
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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)

Respondent skipped this question

#33

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:13:24 PM
Last Modified:	Thursday, August 19, 2021 6:19:29 PM
Time Spent:	00:06:04
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Improved streets (sidewalks/paving)

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#34

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:19:40 PM
Last Modified:	Thursday, August 19, 2021 6:19:54 PM
Time Spent:	00:00:14
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#35

COMPLETE

Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 19, 2021 6:19:41 PM
Last Modified:	Thursday, August 19, 2021 6:22:26 PM
Time Spent:	00:02:45
IP Address:	74.8.223.170

Page 1

Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Less or slower car traffic

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More amenities (water fountains, play equipment, picnic tables) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**City Social Media (Facebook, Nextdoor)**
Q5 Which is the MOST important in keeping people in South El Monte safe?	**Improving homes to better withstand extreme weather**
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.**
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

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

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 What is ONE thing that would make you feel more comfortable walking and biking.	**Less Crime**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More security (lights, enforcement) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**City Social Media (Facebook, Nextdoor)**
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**
Q6 Do you and/or a household member experience any of the following housing challenges? (Select all that apply)	**I do not experience any housing challenges.**
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**

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Less or slower car traffic

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I'm afraid my rent will go up if I make a request for an accommodation for 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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More amenities (water fountains, play equipment, picnic tables) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Respondent skipped this question

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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 What is ONE thing that would make you feel more comfortable walking and biking.	**Less Crime**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More amenities (water fountains, play equipment, picnic tables) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**City Social Media (Facebook, Nextdoor)**
Q5 Which is the MOST important in keeping people in South El Monte safe?	**Better warnings and outreach before an emergency or extreme weather event**
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.**
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**

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

Safer streets to get to existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school

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

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.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

More trees and nature

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

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

,

I worry about losing my in-home health care

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)

Respondent skipped this question

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Places to go

Q2

Which of the following would MOST improve parks in your neighborhood?

Respondent skipped this question

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

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)

Landlord wanted to rent to a relative

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Places to go

Q2

Which of the following would MOST improve parks in your neighborhood?

Other (please specify):
Water play or water park (like la mirador or Rosemead)

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

City Social Media (Facebook, Nextdoor)

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

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

I do not experience any housing challenges.

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

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Places to go

Q2

Which of the following would MOST improve parks in your neighborhood?

Respondent skipped this question

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

Q6

Do you and/or a household member experience any of the following housing challenges? (Select all that apply)

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)

Landlord wanted to rent to a relative

#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 What is ONE thing that would make you feel more comfortable walking and biking.	**Less Crime**
Q2 Which of the following would MOST improve parks in your neighborhood?	**More security (lights, enforcement) at existing parks**
Q3 Do you contact the City when you have a problem? If not - why not?	**Yes**
Q4 Where do you get information about local resources and events? Mark all that apply.	**City Social Media (Facebook, Nextdoor)**
Q5 Which is the MOST important in keeping people in South El Monte safe?	**Better warnings and outreach before an emergency or extreme weather event**
Q6 Do you and/or a household member experience any of the following housing challenges? (Select all that apply)	**I do not experience any housing challenges.**
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**

#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

What is ONE thing that would make you feel more comfortable walking and biking.

Other (please specify):
Blank

Q2

Which of the following would MOST improve parks in your neighborhood?

Respondent skipped this question

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Improving homes to better withstand extreme weather

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.

,

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)

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

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Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less or slower car traffic

Q2

Which of the following would MOST improve parks in your neighborhood?

More security (lights, enforcement) at existing parks

Q3

Do you contact the City when you have a problem? If not - why not?

Yes

Q4

Where do you get information about local resources and events? Mark all that apply.

My child's school,

My place of worship,

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Nature based solutions (such as: more trees, rain gardens, etc.)

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

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Q1

What is ONE thing that would make you feel more comfortable walking and biking.

Less Crime

Q2

Which of the following would MOST improve parks in your neighborhood?

More green space near my house

Q3

Do you contact the City when you have a problem? If not - why not?

No - I am unsure who to contact

Q4

Where do you get information about local resources and events? Mark all that apply.

City Social Media (Facebook, Nextdoor)

Q5

Which is the MOST important in keeping people in South El Monte safe?

Better warnings and outreach before an emergency or extreme weather event

Q6

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

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)

Other (please specify):

No