

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

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

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

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.

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 goal and policies.

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

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.

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 goal and policies.

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

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.

The following goal and 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.

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

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.

4.1 Identification and Prioritization of Contributing Factors, and Goals, Policies, and Actions (AB 868)

Pursuant to AB 686, the City will affirmatively further fair housing by taking meaningful actions in addition to resisting discrimination, that overcomes patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristic, as defined by State law. Through the analysis of existing conditions and contributing factors associated with the community's historical demographics and housing patterns, the City identified strategies and actions that can be taken to enhance mobility strategies, create new housing opportunities and affordability, and place-based strategies to encourage community conservation and revitalization through:

- Increasing Housing Choices Near Areas of Targeted Investment – to promote development of affordable housing near areas of opportunity and targeted community revitalization.
- Prioritizing Capital Improvements for Place-Based Strategies – to conserve and improve community assets Citywide and geographically target investment in areas with the greatest need to encourage community revitalization.
- Enhancing Housing Mobility – to increase access to housing and resources through housing mobility strategies that remove barriers to development, homeownership, and accessibility.
- Providing New and Preserving Existing Housing Choices and Affordability – to create development incentives that increase housing options in areas of opportunity and programs that address rehabilitation needs to prevent displacement and minimize relocation impacts on residents.
- Improving Assets and Increasing Public Safety in Areas of Lower Opportunity and High Segregation and Poverty – to preserve and improve assets through targeted investment to rehabilitate existing housing affordable to lower-income residents and improve public safety for residents in areas of lower opportunity and High Segregation and Poverty.

The City is committed to implementing a suite of actions to enhance housing mobility, new housing choices and affordability in areas of opportunity, and place-based strategies through robust community investment and revitalization projects. The City is entirely designated as Low Resource and has one area of High Segregation and Poverty (as categorized by TCAC/HCD Opportunity Maps); therefore the City's strategy to address contributing factors to fair housing generally consists of a two-pronged approach to 1) geographically target investments that will implement community improvements resulting in community revitalization and citywide investment to transform the City into a higher resource community; and 2) pair programs that enhance housing mobility, by removing barriers to development, and housing accessibility while creating and incentivizing new housing choices and affordability in the targeted areas of planned community investment. Some programs that include geographically targeted areas are detailed in Programs 1, 12, 14, 16 and 21 and include the areas along Merced Avenue, Rush Street, Rosemead Boulevard, Santa Anita Avenue, and Tyler Avenue. Through conservation and improvement of community assets citywide and geographically target investment in areas with the greatest need to encourage community revitalization the housing plan demonstrates the City's commitment to improve areas of lower-resource and high segregation and poverty to areas that offer residents access to opportunities.

The City's housing plan also demonstrates the ability to meet future affordable housing needs beyond the City's RHNA through implementation of expanded zoning capacity, amendments to create additional opportunities, and other actions that focus on special needs households and remove barriers that are within the City's control. Those actions are fully detailed within each program's full description and corresponding program table - each individual program should be referenced for full details. However, numerous actions from *Programs 1, 5, 6, 8, 10, 11, 12, 14, 15, 16, 17, 18, 19, and 21* that focus on place-based strategies, enhancing housing mobility, and encouraging new housing choices and affordability citywide and in areas of opportunity include, but are not limited to, the actions listed in the following table:

Place-Based Strategies, Enhancing Housing Mobility, and Encouraging New Housing Choices and Affordability Citywide and in Areas of Opportunity.

Specific Commitments/Focus Areas

Timeframe and Metrics

Strategy: Increasing Housing Choices Near Areas of Targeted Investment – Promote development of affordable housing near areas of opportunity and targeted community revitalization.

TCAC/HCD Opportunity Area Maps identify the entire City as Low Resource and one area as High Segregation and Poverty (See Section 4.5.1 in Appendix D). As such, the City will focus on increasing housing opportunities in areas identified for prioritized capital improvement programs as there are no current areas in the City identified as High or Highest Resource (as categorized by TCAC/HCD Opportunity Map). This approach will be implemented by a rezone of 3 acres of land to create the opportunity for approximately 60 to 110 new residential units in the City. The rezone sites identified are located within a complete streets revitalization project area (see Program 1), which dedicates 7.3 million dollars of targeted community investments including enhanced pedestrian mobility with the installation of protected bike lanes, medians, landscaping, ADA ramps, sidewalks, driveways, street furniture, street signage, pavement rehabilitation and striping, and 41 new decorative streetlights. These targeted community investments will help to revitalize and transform areas of the City to higher opportunity areas and when paired with the increased housing choices will increase housing opportunities in areas of higher resource.

The City will also expand the location of housing vouchers in the geographically targeted areas identified for significant place-based strategies through robust community investment and revitalization projects (see details in Program 14) through a housing counseling program to provide education to landlords and property owners on source of income discrimination and Housing Choice Voucher programs. This counseling program will empower voucher holders by making them aware of their options and rights and will ensure that landlords and property owners are aware of voucher holder rights and how they can best support voucher holders in accessing housing in the community of their choice.

Other actions that support new housing choices in areas of opportunity and implement place-based community revitalization strategies include:

- Program 16, through a developer outreach program the City will develop annual marketing materials that highlight a minimum of 15 investment opportunity sites and active development investment sites throughout the City. The highlighted investment opportunity sites will be focused to geographically targeted areas to encourage community revitalization in areas of high segregation and poverty and higher need through new residential development and commercial investment that encourage a balance of new housing production and employment opportunities.
- Program 21, the City will support and encourage development of sites identified in the Sites Inventory for lower-income housing through place-based action by geographically targeting community revitalization investments. The specific place-based actions are transportation and infrastructure improvements along Rosemead Boulevard as part of the Rosemead Boulevard Corridor Enhancement Plan, and targeted investments in neighborhood revitalization as part of the 7.3-million-dollar Santa Anita Avenue Complete Streets Revitalization project to improve conditions in Low Resource areas and

• **Metric:** Create new capacity for at least 60 residential units affordable to lower- and moderate- income households with 100 percent targeted near areas of the City identified for place-based strategies through community revitalization and improvements.

• **Metric:** Invest 7.3 million dollars of targeted community investments and neighborhood improvements through the Santa Anita Avenue Complete Streets Revitalization project.

• **Metric:** Apply for grants and secure funding for transportation and infrastructure improvements along Rosemead Boulevard as part of the Rosemead Boulevard Corridor Enhancement Plan, a multi-modal/complete streets and corridor rehabilitation.

• **Metric:** Coordinate with the HRC to establish a Housing Mobility Program by June 2025, with geographically targeted areas.

• **Metric:** Develop two digital brochures that highlight active development investment sites and a minimum of 15 targeted investment opportunity sites along key business corridors.

Timeframe: Apply for grants and secure funding for transportation and infrastructure improvements along Rosemead Boulevard within the planning period.

Timeframe: Complete the Santa Anita Avenue Complete Streets Revitalization project by spring 2026.

Timeframe: Development investment opportunities brochures to be updated annually at fiscal year-end and actively promoted throughout the planning period.

<p>areas of high segregation and poverty and higher need and encourage the development of sites identified for lower-income housing in the Sites Inventory. These investments will increase the viability of the identified sites in the area by proactively implementing improvements that will be needed to support future residential development and improve conditions for nearby residents.</p>	
<p>Strategy: Prioritizing Capital Improvements for Place-Based Strategies – Conserve and improve community assets citywide and geographically target investment in areas with the greatest need to encourage community revitalization.</p>	
<p>Given that the entire City is identified as Low Resource with one area identified as High Segregation and Poverty (See Section 4.5.1 in Appendix D) as categorized on TCAC/HCD Opportunity Map, the City is committed to increasing opportunities for residents through place-based strategies that implement significant investments to conserve and improve community assets. These investments will bring about community revitalization through the implementation of various projects throughout the City. The combined investments are more than 31 million dollars, which will be invested throughout the planning period with projects slated to be completed as early as winter 2023.</p> <p>Projects geographically targeting Low Resource and High Segregation and Poverty areas include the Merced Avenue Greenway Project and Rush Street Corridor Enhancement Plan -</p> <ul style="list-style-type: none"> • The Merced Avenue project is a \$24 million sustainable multi-modal corridor project with targeted infrastructure improvements along Merced Avenue. This improvement project will address negative impacts from climate change through investments in adaptation measures, such as urban forestry by providing new trees to create shade along the route, and flood prevention measures, such as water capture systems. The planning and design phase of the project has been completed, and the City has secured approximately 21 million in funding, including funding to begin construction for Phase I of the project, and is currently in the grant proposal process to secure the approximately \$3 million remaining in gap funding needed to complete Phase II. • In collaboration with Active San Gabriel Valley (ActiveSGV), the City secured a grant from the California Air Resources Board (CARB) to complete the Rush Street Corridor Enhancement Plan aimed at revitalizing a large segment of Rush Street between Rosemead Boulevard and Tyler Avenue into a multi-modal complete street and includes corridor rehabilitation measures. The project's targeted investments are focused on improving community assets, including active transportation through widened sidewalks and protected bike lane, and transportation and street infrastructure. The project's conceptual design plans have been completed, and the City is now actively working to secure funding to implement the planned improvements and design. <p>Projects improving community assets citywide include an investment of \$4 million for citywide pedestrian safety and street improvements. The City is prioritizing capital improvement programs to fund this project, which will enhance mobility and safe paths of travel for residents, visitors, and businesses throughout the City. This investment will create better connectivity for residents, increasing access to community amenities and resources.</p>	<ul style="list-style-type: none"> • Metric: Create a sustainable multi-modal corridor on Merced Avenue through a \$12.8 million investment for Phase I and \$11.5 million investment for Phase II of the Merced Avenue Greenway Project. • Metric: Collaborate with ActiveSGV to apply for grants and other funding sources for implementation of the Rush Street Corridor Enhancement Plan's design and improvements of bike and transit lanes, bus stops, and widened sidewalks and increased shade in Low Resource and High Segregation and Poverty areas through the City's major east to west corridor. • Metric: Invest \$4 million for citywide pedestrian safety and street improvements to enhance mobility and safe paths of travel for residents, visitors, and businesses throughout the City. • Metric: Invest \$2 million for citywide park improvements as detailed in the program description, focused on conserving and improving parks throughout the City. • Metric: Provide citywide WiFi and a new electric vehicle charging station through the Smart City Initiative to close the digital divide citywide and equitably enhance the access to technology systems throughout the City. <p>Timeframe: Complete Merced Avenue Greenway Project Phase I improvements by summer 2025 and secure remaining grant funding to begin construction for Phase II by winter 2026.</p> <p>Timeframe: Collaborate with ActiveSGV to apply for grants and secure funding for implementation of the Rush Street Corridor Enhancement Plan's design and improvements within the planning period.</p> <p>Timeframe: Complete citywide pedestrian safety and street improvements by winter 2023.</p> <p>Timeframe: Complete citywide park improvements by winter 2025.</p>

<p>Projects improving community assets citywide include an investment of \$4 million for citywide pedestrian safety and street improvements. The City is prioritizing capital improvement programs to fund this project which will enhance mobility and safe paths of travel for residents, visitors, and businesses throughout the City. This investment will create better connectivity for residents, increasing access to community amenities and resources.</p> <p>The City is also investing \$2 million of improvements including infrastructure, parks and other community assets such as senior center gym equipment, park public restroom renovations, blacktop resurfacing, Civic Center pool facility upgrades and new amenities such as barbecue grills and drinking fountains. These citywide improvements focus on enhancing community assets through targeted investment in areas of most need and are estimated to be completed in 2025. These new amenities will increase access to opportunities for residents creating spaces where they can recreate, socialize, stay cool during the summer, improving overall quality of life.</p> <p>The City will also embark on a Smart City Initiative in 2025, which will include a \$200,000 technology infrastructure investment and citywide WiFi to close the digital divide citywide and equitably enhance the access to technology systems throughout the City, The initiative’s investments, targeted in areas of most need, focus on expanding access to community meetings and prioritize technology infrastructure improvements. The City is working on the initiative with the San Gabriel Council of Governments for a regional effort focusing on disadvantage communities.</p> <p>Other investments, highlighted above, include a 7.3 million dollars of targeted community investments and neighborhood improvements through the Santa Anita Avenue Complete Streets project, to enhance pedestrian mobility with the installation of protected bike lanes, medians, landscaping, ADA ramps, sidewalks, driveways, etc., and \$340,000 investment to complete the Rosemead Boulevard Corridor Enhancement Plan, a multi-modal/complete streets and corridor rehabilitation (see Program 21).</p>	<p>Timeframe: Launch citywide WiFi through the Smart City Initiative and install a new electric vehicle charging station by winter 2025.</p>
<p>Strategy: Providing New and Preserving Existing Housing Choices and Affordability – to create development incentives that increase housing options in areas of opportunity and programs that address rehabilitation needs to prevent displacement and minimize relocation impacts on residents.</p>	
<p>The City is committed to taking steps to promote housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. Because the City does not have any areas of high opportunity (High or Highest Resource as categorized by TCAC/HCD Opportunity Maps), the City will focus such efforts in areas with planned community investments that will help in transitioning areas to higher opportunity. One such step the City will take will be to facilitate the development of accessory dwelling units and junior accessory dwelling units (ADU/JADU). ADU/JADU development will be facilitated through zoning code revisions that will provide clarity on the permitting process and remove regulatory barriers. Further, the City will incentivize ADU/JADU development by providing funds to lower-income homeowners for construction and rehabilitation of affordable ADUs through the CalHome Owner-Occupant Rehabilitation Program.</p>	<ul style="list-style-type: none"> • Metric: Increase annual ADU production by 10 percent. • Metric: Facilitate two lot consolidations per year. • Metric: Provide rehabilitation assistance to at least 20 households, with a target of 40 households during the planning period. <p>Timeframe: ADU/JADU affordable incentive program shall be adopted within one year of Housing Element adoption.</p> <p>Timeframe: Lot consolidation and OOR program metrics will be on-going and will be monitored throughout the planning period.</p>

<p>Another step the City will take to promote housing supply, choices and affordability in targeted areas identified for significant place-based strategies through robust community investment and revitalization projects will be to incentivize the consolidation of lots for residential and mixed-use development, especially those with affordable units. The City will provide incentives, such as expedited permit review or concessions beyond those provided by density bonus, and will dedicate staff to assist the development community through land development counseling and by providing technical informational materials.</p> <p>Further, the City is committed to assisting lower- and moderate-income households in their home rehabilitation needs. To provide rehabilitation assistance, the City will provide grants and loans to qualified households in areas of lower opportunity to provide repairs and mitigate the potential cost of rehabilitation while preventing displacement and relocation impacts on vulnerable residents.</p>	
<p>Strategy: Enhancing Housing Mobility – Increase access to housing and resources through housing mobility strategies that remove barriers to development, homeownership, and accessibility.</p>	
<p>The City will increase housing accessibility and upward mobility through strategies that will increase access to homeownership, assist those with disabilities, and affirmatively further fair housing. The City is committed to increasing homeownership opportunities for lower-income households seeking first-time homeownership downpayment and closing cost assistance. The City will enhance this program by targeting marketing for homeownership assistance in areas of high segregation and poverty and areas with high rates of lower-income households.</p> <p>The City will also increase housing accessibility and upward mobility for those with disabilities by providing an administrative process for deviations from development standards for those in need of accessibility modifications, removing barriers to accessible housing options. Additionally, the City will increase access to opportunity for older adults and those with disabilities by providing the citywide Dial-A-Ride Program where the City provides a free shuttle service to transport residents to their destinations and for medical appointments to help increase overall mobility and access to resources such as housing, public buildings and facilities, and businesses. The Dial-A-Ride Program provides older adults and those with disabilities financial relief associated with the cost of transportation and allows residents to access areas of the City that may not otherwise be accessible.</p> <p>Because the City does not have any areas of high opportunity, the City will increase access to opportunity through community investments that will help transition lower opportunity areas to higher opportunity. The City will coordinate these investments with affordable housing development to increase housing opportunities and upward mobility in areas of increasing opportunity. The City will further remove barriers and increase access in areas of opportunity by promoting equal access to housing through Affirmative Fair Housing Marketing Plans (AFHMP). AFHMPs will be required of new affordable and mixed-income multifamily residential developments using a density bonus or other housing incentive programs to ensure that new developments promote equitable access to units.</p>	<ul style="list-style-type: none"> • Metric: Increase awareness of homeownership assistance in areas of high segregation and poverty and areas with high rates of poverty to target an increase in use of the program by lower-income households by 20 percent. • Metric: Provide administrative review for 100 percent of reasonable accommodation requests. • Metric: Provide ongoing citywide transportation services through the City’s Dial-A-Ride program to 150 residents annually who are 60 years or older, residents with disabilities, or youth who participate in the City’s youth programs. • Metric: Require 100 percent of new affordable and mixed-income multifamily residential developments utilizing a housing incentive programs to implement an AFHMP. <p>Timeframe: Metrics will be on-going, throughout the planning period.</p>

Strategy: Improving Assets and Increasing Public Safety in Areas of Lower Opportunity and High Segregation and Poverty – Preserve and improve assets through targeted investment to rehabilitate existing housing affordable to lower-income residents and improve public safety for residents in areas of lower opportunity and High Segregation and Poverty.

The City is committed to preserving housing choices and affordability while protecting residents in areas of lower opportunity from displacement. Through the Owner-Occupied Rehabilitation (OOR) program, funding is made available to connect lower-income households with assistance to address code compliance issues and to bring homes into compliance. Through this program, the City's Code Enforcement will identify properties with blighted conditions and the City will help connect households with incomes at or below 80 percent of the area median income (AMI) with homeowner rehabilitation assistance. The City will target 100 percent of homeowner rehabilitation assistance funds available through the OOR program to lower-income households and serve an anticipated total of 20 households in need of rehabilitation assistance located in low resource or areas of high segregation and poverty and higher need. This program will improve assets in areas of lower opportunity and concentrated poverty by rehabilitating existing housing affordable to lower-income households and address safety concerns for residents who may be living in substandard housing conditions. Residents receiving assistance through this program are those with the greatest need and lowest incomes. Through this program some of the most vulnerable households will be able to make necessary home improvements while saving money, creating opportunity to live in healthy housing conditions while increasing the value of their homes.

Additional programs focused on providing resources and improving public safety for residents in areas of lower opportunity and concentrated poverty include the City's Energy Efficient Building System Upgrades program which funds the installation of autonomous building platforms and converting public facility buildings (e.g., the City's Community Center and Senior Center) into energy efficient public facilities. The purpose of the Energy Efficient Building System Upgrades program is to create smart and energy efficient public spaces that will provide a better physical environment for City staff and the public and enable the City to create resilient and energy efficient public facilities that can provide critical services to the community during power outages and public safety shut off events. The City is investing \$1.15 million in system upgrades for public facilities in Low Resource areas and has identified three buildings for energy efficient upgrades, including a children's learning center, senior transportation center, and the South El Monte Community center, all located along Central Avenue.

- **Metric:** Serve 20 households in need of rehabilitation assistance located in low resource or areas of high segregation and poverty and higher need.

- **Metric:** Invest \$1.15 million in system upgrades for public facilities in Low Resource areas.

Timeframe: Coordinate with Code Enforcement Division on a quarterly basis to identify opportunities to connect residents to resources and eligible households to available funding and ongoing assistance through the OOR program until program funds are expended.

Timeframe: Complete Energy Efficient Building System Upgrades by July 2024.

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, and based on substantial evidence thoroughly detailed in Appendix E, the City has determined that existing uses are not an impediment and will likely discontinue in the planning period. However, to guarantee the City has sufficient, excess capacity to accommodate a buffer for 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**). Based on minimum and maximum densities permitted in the C-R zone, implementation of the rezone will create the opportunity for approximately 60 to 110 new residential units in the City. 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.

Furthermore, the City is implementing the Santa Anita Avenue Complete Streets Revitalization project, a geographically targeted place-based strategy focused on community revitalization that will be completed by spring 2026. The rezone sites identified are located within the complete streets revitalization project area, which is located along Santa Anita Avenue and Tyler Avenue, from Merced Avenue to Klingerman Street. The project includes 7.3 million dollars of targeted community investments including enhanced pedestrian mobility with the installation of protected bike lanes, medians, landscaping, ADA ramps, sidewalks, driveways, street furniture, street signage, pavement rehabilitation and striping, and 41 new decorative streetlights. Specifically, the sites identified in **Table 13, Summary of Underutilized Sites in Rezone Area**, of Appendix E are located between Central Klingerman and Rush Street intersections, which were improved as part of the project through new traffic signals, ADA pedestrian ramps, sidewalks, crosswalks street signage and striping.

Objective(s)	<ul style="list-style-type: none"> • Rezone to create additional opportunities for approximately 60 to 110 new, buffer lower- and moderate-income units beyond the City's RHNA targets. • Invest \$7.3 million dollars of targeted community investments and neighborhood improvements, including infrastructure improvements, ADA accessibility, and enhanced pedestrian mobility, through the Santa Anita Avenue Complete Streets Revitalization project.
Timeframe	<ul style="list-style-type: none"> • Rezone no later than October 15, 2025. • Complete Santa Anita Avenue improvements by spring 2026.
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)	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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.

<p>Objective(s)</p>	<ul style="list-style-type: none"> • 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.
<p>Timeframe</p>	<ul style="list-style-type: none"> • Updates to the Density Bonus program within one year of Housing Element adoption.

	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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. The City will also amend their code to provide clarity and outline the approval process to provide ministerial approval of ADUs.

Additionally, as a method to 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. The City will also leverage funds from the CalHome Owner-Occupant Rehabilitation (OOR) Program to provide financial incentives for eligible lower-income households (see Program 18). The City can administer the OOR Program funds to assist lower-income owners of homes that are in need of rehabilitation, which has been expanded to include construction, repair, reconstruction, or rehabilitation of an ADU or JADU, as well as a conversion of an existing space to an ADU or a JADU. Eligible households must be an owner-occupant and intend to continue occupying the home as a principal place of residence. Once the program is developed, City staff will take a proactive role in advancing this policy as a place-based revitalization strategy by promoting new ADU opportunities to existing property owners through informational outreach during the development process targeted at households in lower opportunity areas. The City will further identify opportunities to facilitate the production of ADUs and JADUs. **(AB 671)**

Objective(s)	<ul style="list-style-type: none"> 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. Amend the Zoning Code to clarify the ADU/JADU approval process and procedures. Adopt procedures and promote eligible OOR program funds for the incentivization of affordable ADUs to incentivize the production of 43 ADUs affordable to lower-income households during the planning period.
Timeframe	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. Housing mobility strategies to enhance access to higher resource areas and remove barriers to housing in areas of opportunity for City residents include providing a housing mobility counseling program in the City in coordination with the Housing Resource Center. The counseling program may include, but is not limited to, education to landlords and property owners on source of income discrimination and Housing Choice Voucher programs to expand the location of vouchers in geographically targeted areas identified for significant place-based strategies through robust community investment and revitalization projects (see details in Program 14), as there are currently no areas of the City identified as High and Highest Resource (as categorized by TCAC/HCD Opportunity Map). Additional components of the program may also focus on providing information on opportunity areas, housing search skills and tools, workshops, one-on-one search assistance, referrals, landlord-tenant mediation, and retention counseling.

Objective(s)	<ul style="list-style-type: none"> • Continue to support the provision of 20 vouchers annually. • Coordinate with the HRC to establish a Housing Mobility Program with geographically targeted areas as detailed in the program description.
Timeframe	<ul style="list-style-type: none"> • Ongoing, annually. • Coordinate with HRC to establish Housing Mobility Program by June 2025.
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)	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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.

<p>Objective(s)</p>	<ul style="list-style-type: none"> • 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.
<p>Timeframe</p>	<ul style="list-style-type: none"> • 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.
<p>Responsible Agency</p>	<p>City Planning Division</p>
<p>Funding Sources</p>	<p>Community Development Department Budget</p>
<p>Relevant Policies</p>	<p>1.1, 1.2, 3.2, 3.3</p>

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)	<ul style="list-style-type: none"> • Post program information online, at the counter, and through other communication sources. • Increase coordination with LACDA and interested affordable housing developers to support the development of one new affordable housing development in areas of the City with higher access to resources and opportunities through LACDA affordable housing program funding.
Timeframe	<ul style="list-style-type: none"> • Information will be posted online and at the counter within one year of Housing Element adoption. • Coordination will be ongoing throughout the planning period to support the development of one new affordable housing development through LACDA affordable housing program funding within 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 and target increasing community member awareness of the program and home ownership opportunities for those in high segregation and poverty and higher need areas.

Objective(s)	<ul style="list-style-type: none"> • 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 throughout 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, which maintains the entire city as an eligible MCC Program area. 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)	<ul style="list-style-type: none"> • Continue to participate in MCC program and maintain the city as an eligible Mortgage Credit Certificate Program area. • Pursue grant funding to assist an anticipated 20 units/first-time homebuyers and increase homeownership opportunities throughout the City.
Timeframe	<ul style="list-style-type: none"> • 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 biennially apply for funding to develop a first-time homebuyer program and monitor for additional funding opportunities on an ongoing basis.
Responsible Agency	<ul style="list-style-type: none"> • City Housing Program Administrator; Los Angeles County Community Development Commission

Funding Sources	<ul style="list-style-type: none"> • 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. Additionally, the City has an Energy Efficient Building System Upgrades program which funds the installation of autonomous building platforms, converting public facility buildings (e.g., the City’s Community Center and Senior Center) into energy efficient public facilities that provide critical services to residents. The purpose of the Energy Efficient Building System Upgrades program is to create smart and energy efficient public spaces that will provide a better physical environment for City staff and the public and enable the City to create resilient and energy efficient public facilities that can provide critical services to the community during power outages and public safety shut off events. The City is investing \$1.15 million in system upgrades for public facilities in Low Resource areas and has identified three buildings for energy efficient upgrades, including a children’s learning center, senior transportation center, and the South El Monte Community center, all located along Central Avenue.

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)	<ul style="list-style-type: none"> • Update City website and continue to hand out promotional materials. • Review and amend Zoning Ordinance. • Commit \$1.15 million to fund Energy Efficient Building System Upgrades, prioritizing public facilities that can provide critical services to the community in Low Resource Areas.
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Timeframe	<ul style="list-style-type: none"> • Ongoing permitting and promotion. • Provide updates to website and review and amend the ordinance by 2025. • Complete Energy Efficient Building System Upgrades by July 2024.
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)	<ul style="list-style-type: none"> • Maintain the City's website and update as necessary, and distribute brochures and information guides at the City's public counter to help residents conserve 5% of their household water use throughout the City.
Timeframe	<ul style="list-style-type: none"> • Ongoing distribution of brochures for residents and maintenance of water conservation resources on the City's website 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.

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.

Additionally, the City is committed to conserving and improving community assets through significant place-based actions to affirmatively further fair housing in areas of low resource or areas of high segregation and poverty and higher need. The place-based strategies include targeted investments in neighborhood revitalization, including improving infrastructure, parks, and other community assets, both citywide and in areas of most need, through the following projects:

- **Merced Avenue Greenway Project.** The greenway project is a \$24 million sustainable multi-modal corridor investment with targeted infrastructure improvements along Merced Avenue, located in a Low Resource and High Segregation and Poverty area¹ of the City. This improvement project will address negative impacts from climate change through investments in adaptation measures, such as urban forestry by providing new trees to create shade along the route, and flood prevention measures, such as water capture systems. The planning and design phase of the project has been completed, and the City has secured approximately \$12.8 million in funding to begin construction for the southern half of the project area (Phase I). A majority of the approximately \$11.5 million in funding needed for the northern end (Phase II) of the project has been secured and the City is currently in the grant proposal process to secure the remaining approximate \$3 million in gap funding.
- **Revitalize Rush Street.** In collaboration with ActiveSGV, a local non-profit focused on community events, transit improvements, green infrastructure, and advocacy, the City secured grant funds from the California Air Resources Board (CARB) and invested over \$200,000 for the development of the Rush Street Corridor Enhancement Plan. The plan provides a comprehensive roadmap of recommended improvements to revitalize a large segment of Rush Street between Rosemead Boulevard and Tyler

¹ As categorized by TCAC/HCD Opportunity Maps.

Avenue into a multi-modal complete street, including corridor rehabilitation measures, that will tie together active transportation, complete streets, and safe routes to school elements while enhancing economic vitality throughout the City. The plan’s targeted investments are focused on improving community assets, including active transportation through widened sidewalks and protected bike lane, and transportation and street infrastructure in a Low Resource and High Segregation and Poverty area¹. The City has completed the conceptual design plans and is now focused on securing grants to move forward with the designs and planned improvements.

- **Citywide Pedestrian Safety and Street Improvements.** In 2024, the City will invest \$4 million for citywide pedestrian safety and street improvements. The City is prioritizing capital improvement programs to fund this project which will enhance mobility and safe paths of travel for residents, visitors, and businesses throughout the City.
- **Citywide Park Improvements.** The City is focused on conserving and improving parks throughout the City through \$2 million of targeted investments that are estimated to be completed in 2025. The improvements include, but are not limited to, senior center gym equipment, park public restroom renovations, blacktop resurfacing, Civic Center pool facility upgrades and new amenities such as barbeque grills and drinking fountains. These citywide improvements focus on enhancing community assets through targeted investment in areas of most need.
- **Smart City Initiative (Citywide WiFi).** The City will embark on a Smart City Initiative in 2025 which will include a \$200,000 technology infrastructure investment and citywide WiFi to close the digital divide citywide and equitably enhance the access to technology systems throughout the City. The initiative’s investments, targeted in areas of most need, focus on expanding access to community meetings and prioritize technology infrastructure improvements. The City is working on the initiative with the San Gabriel Council of Governments for a regional effort focusing on disadvantage communities.

<p>Objective(s)</p>	<ul style="list-style-type: none"> • 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. • Invest \$12.8 million to complete Phase I of the Merced Avenue Greenway Project to create a sustainable multi-modal corridor on Merced Avenue. • Secure the remaining grant funds needed for Phase II of the Merced Avenue Greenway Project and invest \$11.5 million for the Northern end of the project (Phase II). • Collaborate with ActiveSGV to secure funding sources for implementation of the Rush Street Corridor Enhancement Plan’s design and improvements of bike and transit lanes, bus stops, and widened sidewalks and increased shade in Low Resource and High Segregation and Poverty areas through the City’s major east to west corridor.
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	<ul style="list-style-type: none"> • Invest \$4 million for citywide pedestrian safety and street improvements to enhance mobility and safe paths of travel for residents, visitors, and businesses throughout the City. • Invest \$2 million for citywide park improvements as detailed in the program description, focused on conserving and improving parks throughout the City. • Provide citywide WiFi and a new electric vehicle charging station through the Smart City Initiative to close the digital divide citywide and equitably enhance the access to technology systems throughout the City.
Timeframe	<ul style="list-style-type: none"> • 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. • Complete Merced Avenue Greenway Project Phase I improvements by summer 2025 and secure grant funding to begin construction for Phase II by winter 2026. • Collaborate with ActiveSGV to apply for grants and secure funding for implementation of the Rush Street Corridor Enhancement Plan’s design and improvements within the planning period. • Complete citywide pedestrian safety and street improvements by winter 2023. • Complete citywide park improvements by winter 2025. • Launch citywide WiFi through the Smart City Initiative and install a new electric vehicle charging station by winter 2025.
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.

The City will also continue to fund a citywide Dial-A-Ride program which is a shared transportation service that offers curb-to-curb transportation to residents who are 60 years or older and for those with disabilities of any age, and to youth who participate in the City’s Community Services Department youth programs. The service provides transportation to riders to and from any location within the City limits and up to 15 miles outside city limits for medical appointments to help increase overall mobility and access to resources for residents.

Objective(s)	<ul style="list-style-type: none"> • 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. • Provide citywide transportation services through the City’s Dial-A-Ride program to 150 residents annually who are 60 years or older, residents with disabilities, or youth who participate in the City’s youth programs.
Timeframe	<ul style="list-style-type: none"> • 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. • Provide ongoing citywide Dial-A-Ride program services throughout the planning period.
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.

As part of the developer outreach program, the City will annually develop marketing materials that highlight investment opportunity sites and active development investment sites throughout the City. The marketing materials will include two digital brochures that provide a detailed site by site visual and informational overview of targeted investment opportunity sites and active investment sites throughout the City. The digital brochure for active development investments will be developed with visual renderings, site locations and project descriptors for office, commercial, residential, and mixed-use projects to highlight the upcoming opportunities in the City and the volume of redevelopment projects and investments already occurring throughout the community.

The second digital marketing brochure will focus on highlighting targeted investment opportunity sites. Each key opportunity site in the brochure will have a dedicated page with an image of the existing site conditions and location, the site address, site size, zoning/use opportunities, existing use, and the investment company or property owner's name and contact information. Where possible, the opportunity sites will feature adjacent lots that could be consolidated into larger sites or highlight key sites identified in the Sites Inventory. The opportunity sites will feature vacant sites, where available, and underutilized sites that are prime for mixed-use and commercial redevelopment with a focus on sites in key business corridors and in areas of High Segregation and Poverty (as categorized by TCAC/HCD Opportunity Map) including Rosemead Boulevard, Santa Anita Avenue, Peck Road, Chico Avenue, Portrero Avenue, Rush Street, Fawcett Avenue and Garvey Avenue to encourage community revitalization in areas of high segregation and poverty and higher need through new residential development and commercial/industrial investment that encourage a balance of new housing production and employment opportunities. The City will annually update both digital marketing brochures and include a minimum of 15 targeted investment sites, make the resources readily available on the City's economic development webpage, and actively promote them to all developers and investors who are interested in residential development opportunities or in starting or relocating their businesses to the City and provide them with the investment company or property owner's contact information of key opportunity sites in the digital brochures.

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)	<ul style="list-style-type: none"> • 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. • Develop two digital brochures that highlight a minimum of 15 active development investment sites throughout the City and targeted investment opportunity sites along key business corridors as described in the program details, to be updated annually and actively promoted to developers and investors in-person and made readily available on the City's economic development webpage.
Timeframe	<ul style="list-style-type: none"> • Ongoing technical assistance through education and coordination with developers throughout the planning period. • Post information within 2 years of Housing Element Adoption.

	<ul style="list-style-type: none"> Development investment opportunities brochures to be updated annually at fiscal year-end and actively promoted throughout the planning period.
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.

Because the City does not currently have any areas identified as High or Highest Resource (as categorized by TCAC/HCD Opportunity Maps), the City will promote and direct affordable housing development inquiries to sites in areas where the City has committed to significant place-based strategies, such as robust community investments and revitalization projects (see details in Program 14). Through this strategy, the City will enhance access to higher resource areas by removing barriers to housing in areas with planned investments that will increase access to opportunity and create new opportunities for upward housing mobility. Additionally, for all new affordable and mixed-income multifamily residential development using a density bonus or other housing incentive programs, the City will require developers and property owners to develop strategies on how they will target outreach to minority groups in their local community that are least likely to apply for housing opportunities, through Affirmative Fair Housing Marketing Plans (AFHMP). AFHMPs will be required to consider regional housing registries and ensure marketing materials for new developments are designed to attract renters and buyers of diverse demographics, including persons of any race, ethnicity, income, disability, and familial status. AFHMPs will require that marketing materials target diverse residents citywide. The City will also embrace technological solutions to community engagement to capture a wide audience in planning efforts. This will include, posting links to housing information on social media, on the City's website, and sending out email updates to the City's listserv.

Objective(s)	<ul style="list-style-type: none"> Develop a webpage with relevant information to raise developer and community awareness on housing needs and available resources. Direct affordable housing development to areas with planned investments to create upward housing mobility into areas transitioning to higher opportunity. Develop guidance for AFHMPs for new, multifamily residential property owners and developers.
Timeframe	<ul style="list-style-type: none"> Within 2 years of Housing Element adoption. Ongoing technical assistance with developers and property throughout the planning period.
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)	<ul style="list-style-type: none"> • Seek out and apply for funding opportunities for Homeowner Rehabilitation Assistance. • Serve a total of 20 to 40 units through the OOR Rehabilitation Program.
Timeframe	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 through the City’s Owner-Occupied Rehabilitation (OOR) program, 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 target 100 percent of homeowner rehabilitation assistance through the OOR program to households with incomes at or below 80 percent of the area median income (AMI) and serve an anticipated total of 20 households in need of rehabilitation assistance located in low resource or areas of high segregation and poverty and higher need. Additionally, the City will connect residents with information on energy conservation strategies and techniques that can be taken during rehabilitation.

Objective(s)	<ul style="list-style-type: none"> Coordinate distribution of Homeowner Rehabilitation Assistance/ OOR Rehabilitation Program funding with code enforcement case data to assist eligible households with incomes at or below 80 percent of the AMI and serve an anticipated total of 20 households through the OOR program that are in need of rehabilitation assistance located in low resource or areas of high segregation and poverty and higher need.
Timeframe	<ul style="list-style-type: none"> Coordinate with Code Enforcement Division on a quarterly basis to identify opportunities to connect residents to resources and eligible households to available funding and ongoing assistance through the OOR program until program funds are expended.
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. In addition, the City will require that displaced tenants are provided with relocation assistance and right of first refusal for a comparable unit (**SB 330 (2019), SB 8 (2021)**).

Objective(s)	<ul style="list-style-type: none"> 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 and require relocation benefits and a right of first refusal be provided for displaced tenants 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.

In addition to the new housing opportunity actions listed above, the City will take place-based action through targeted investment focused on community revitalization of Low Resource areas and areas of high segregation and poverty and higher need and encourage development of sites in the Sites Inventory identified for lower-income housing. Specifically, the City was awarded grant funds by the California Department of Transportation (Caltrans) and invested \$340,000 to complete the Rosemead Boulevard Corridor Enhancement Plan, a multi-modal/complete streets and corridor rehabilitation. Rosemead Boulevard is one of the City's main north-south corridors providing bus connections, and access to Whittier Narrows Park, Rio Hondo Trail, and Lashbrook Park. However, the street currently has no bike facilities and only provides isolated sidewalk segments, which presents a safety hazard and limits cyclists and pedestrian access. The Rosemead Boulevard Corridor Enhancement Plan therefore identifies opportunities to enhance the corridor to better support residents and businesses, set the stage for the future development, enhance safety and create a lively and connected street for neighbors and visitors to stop, walk, bike, and shop. Additionally, corridor enhancements will link residents in the City to the neighboring City of Pico Rivera, the project area, park space and regional bicycle paths.

The City has completed the conceptual design plans and is now focused on securing grants to move forward with the designs and planned improvements. Through infrastructure and transportation improvements along Rosemead Boulevard, the project will enhance safety and better support residents and businesses, and improve future conditions for sites identified in the Sites Inventory (Appendix E) that are on, or adjacent to, Rosemead Boulevard. Rosemead Boulevard is one of the City's main north-south corridors located in an Opportunity Zone,² which further provides tax incentives for investment in designated census tracts.

Similarly, the City is implementing the Santa Anita Avenue Complete Streets Revitalization project, a geographically targeted place-based strategy focused on community and neighborhood revitalization. The project includes a 7.3-million-dollar investment for targeted community investments, including enhanced pedestrian mobility with the installation of protected bike lanes, medians, landscaping, ADA ramps, sidewalks, driveways, street furniture, street signage, pavement rehabilitation and striping, and 41 new decorative streetlights. Through implementation of this project, the City will improve infrastructure, transportation, safety, and other community amenities in a Low Resource area and improve future conditions for rezone sites identified in the Sites Inventory (Appendix E) that are on, or adjacent to, the project corridor on Santa Anita Avenue.

² Established by the Tax Cuts and Jobs Act of 2017.

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)**

<p>Objective(s)</p>	<ul style="list-style-type: none"> • 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. • Apply for grants and secure funding for transportation and infrastructure improvements along Rosemead Boulevard as part of the Rosemead Boulevard Corridor Enhancement Plan. • Complete targeted investments in neighborhood revitalization as part of the 7.3-million-dollar Santa Anita Avenue Complete Streets Revitalization project to improve conditions in Low Resource areas and areas of high segregation and poverty and higher need. • Support the development of 282 units identified in the Sites inventory, including 59 lower- and moderate-income units, located on, or adjacent to, the Rosemead Boulevard and Santa Anita Avenue project corridors through the place-based actions detailed in the program description, which will provide community revitalization through targeted investment projects.
<p>Timeframe</p>	<ul style="list-style-type: none"> • Within one year of Housing Element adoption. • Annually apply for grants and secure funding for transportation and infrastructure improvements along Rosemead Boulevard within the planning period. • Complete the Santa Anita Avenue Complete Streets Revitalization project by spring 2026. • Support the development of 282 units through targeted community investments along the Rosemead Boulevard and Santa Anita Avenue project corridors (as detailed in the program description and objective) within the planning period.
<p>Responsible Agency</p>	<p>Community Development Department</p>
<p>Funding Sources</p>	<p>Community Development Department Budget</p>
<p>Relevant Policies</p>	<p>1.1, 1.2, 4.1</p>

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)	<ul style="list-style-type: none">• Monitor any new design standards for development to ensure they are objective.
Timeframe	<ul style="list-style-type: none">• 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)	<ul style="list-style-type: none"> • Monitor all development activity, proposed rezones, and identified capacity as it compares to the remaining RHNA target throughout the cycle.
Timeframe	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • 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: Mobile Home Program

The City will enforce mobile home 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)	<ul style="list-style-type: none"> • Enforce existing mobile home park replacement and relocation requirements throughout the City. • Amend the Zoning Code to permit manufactured housing as single-family housing in the manner and the same zones throughout the City.
Timeframe	<ul style="list-style-type: none"> • Ongoing enforcement of mobile home 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)	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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