

CITY OF EL MONTE

ECONOMIC DEVELOPMENT DEPARTMENT CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF APRIL 2, 2019

March 25, 2019

The Honorable Mayor and City Council City of El Monte 11333 Valley Boulevard El Monte, CA 91731

Dear Mayor and City Council:

CONSIDER AND ADOPT A RESOLUTION APPROVING THE ANNUAL GENERAL PLAN HOUSING ELEMENT PROGRESS REPORT FOR THE YEAR 2018 AND DIRECT STAFF TO TRANSMIT THE REPORT TO THE STATE OFFICE OF PLANNING AND RESEARCH (OPR) AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

IT IS RECOMMENDED THAT THE CITY COUNCIL:

 Adopt a Resolution approving the 2018 Annual General Plan Housing Element Report (see Attachment 1) and direct staff to forward such report to the Governor's Office of Planning and Research and the State Office of Housing and Community Development.

PROJECT BACKGROUND/JUSTIFICATION OF RECOMMENDED ACTION:

The Annual General Plan Housing Element Report describes the City of El Monte's progress in meeting the City's Regional Housing Needs Assessment (RHNA) goals pursuant to Government Code Section 65584 and the City's efforts to remove governmental constraints, which may influence the maintenance, improvement and development of housing pursuant to State Law. This Housing Element Report includes the calendar year of 2018. The last Housing Element Report submitted to HCD was for the calendar year of 2017. A total of 506 dwelling units were completed in 2018 which is nearly double the amount of units reported in 2017. Furthermore, it is projected that a total of 1,072 additional units will need to be produced between 2019 and 2021 in order to meet the RHNA goals.

In accordance with California Government Code Section 65400(b), the City is required to submit an annual General Plan report to the local legislative body (City Council), the

Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) on the status of the General Plan, its implementation progress and how the City is meeting regional housing needs. The City adopted its current General Plan in 2011 and Housing Element in 2013 (for HCD's 5th Cycle, which covers the years 2014 through 2021).

PLANNING COMMISSION RECOMMENDATION:

The Housing Element Report was presented to the Planning Commission on March 26, 2019. The Commission made the following recommendations (see Attachment 2):

- 1. Recommend the City Council approve the Annual Housing Element Report for the year 2018; and
- Recommend the City Council direct staff to transmit the report to the Office of Planning and Research and the State Department of Housing and Community Development.

ANNUAL REPORT SUMMARY:

Housing Production

Each year, the City is required to submit an Annual Housing Element Report summarizing the number of units that were produced by income category. The objective is to demonstrate achievement over time in meeting the City's RHNA allocation for the current Housing Element cycle.

The City's current RHNA is as follows:

- Very Low (up to 50% of the Area Median Income): 529 units
- Low (50% to 80% of the Area Median Income): 315 units
- Moderate (80% to 120% of the Area Median Income): 352 units
- Above Moderate (more than 120% of the Area Median Income): 946 units.
- Total: 2,142 units

In 2018, building permits were issued for the following number of units:

- Very Low: 48 units
- Low: 0 units
- Moderate: 6 units
- Above Moderate: 452 units
- Total: 506 units

In 2017, building permits were issued for the following number of units:

• Very Low: 104 units

• Low: 0 units

Moderate: 0 units

Above Moderate: 191 units

Total: 295 units

From 2013 to 2016, building permits were issued for the following number of units:

Very Low: 151 units

Low: 44 unitsModerate: 6 units

Above Moderate: 68 units

• Total: 269 units

• Grand Total (2013 to 2018): 1,070 units

The units for 2018 include several major projects such as Parcel 2 of the Gateway project and phases of the Union Walk project, Garvey Square project, and Santa Anita/Owens project. As previously noted, the number of building permits issued in 2018 is nearly double the amount that was reported in 2017. Furthermore, a number of residential projects were approved with entitlements during the same period. However, these units will not be added to the totals until building permits have been issued.

Although significant progress has been made, staff is reviewing density and is looking to increase density with an incentive-based approach to further encourage housing product.

Housing Policies

The Annual Housing Report also includes the status on implementation measures outlined in the Housing Element. Below is a summary of key achievements identified in the report:

- El Monte Gateway Specific Plan (implement the plan):
 Phase 2 (Parcel 2) is currently under construction for 208 above-moderate apartment units.
- Downtown Specific Plan (prepare a specific plan and begin implementation):
 The Main Street Downtown Specific Plan was adopted by the City Council in April 2017 that allows up to 2,200 new residential units within the 115 acre plan area with densities of up to 80 units per acre near the Metrolink and El Monte Bus Depot stations. A 50-unit very low income housing development was entitled on 10/10/18 but has not yet received building permits.
- Lot Consolidation (encourage construction of housing):
 Downtown Specific Plan and MMU zone provides incentives for lot consolidation.
- Mixed/Multi-Use Projects (encourage development in mixed-use corridors):
 Building permits were issued for the following projects within the MMU

Mixed/Multi-Use zone: 1) 10 units for Union Walk project (62-unit development); 2) 11 units for Garvey Square project (102-unit development); and 3) Seven (7) units for Santa Anita/Owens project (40-unit development).

To spur economic development and housing opportunities, staff is developing a revision to the MMU zone to include a high-density overlay district within the IRS Opportunity Zone areas. The Opportunity Zone areas would allow for private investment in distressed communities along Garvey Avenue, Durfee Avenue, and Valley Boulevard.

Second Unit Ordinance (allow/encourage development of second units):
 Approved ADUs without discretionary review throughout the City's single family zones, per the new ADU Ordinance.

ENVIRONMENTAL REVIEW

The Annual Housing Element Report is not a project as defined by the California Environmental Quality Act (Section 21065) and therefore is exempt from CEQA and no environmental documentation is required.

CONCLUSION

It is recommended that the City Council adopt a resolution approving the Annual Housing Element Report and direct staff to forward such report to the Governor's Office of Planning and Research and the State Office of Housing and Community Development.

Respectfully submitted,

ALEX HAMILTON
City Manager

ALMA K. MARTINEZ Assistant City Manager

BETTY DONAVANIK
Community & Economic Development Director

ATTACHMENTS

- 1. City Council Resolution with Exhibit A
- 2. Planning Commission Resolution No. 3542

DATE: APRIL 2, 2019								
PRESENTED TO EL MONTE CITY COUNCIL								
☐ APPROVED								
DENIED								
☐ PULLED								
☐ RECEIVED AND FILE								
CONTINUED								
☐ REFERRED TO								
CHIEF DEPUTY CITY CLERK								

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE 2018 ANNUAL HOUSING PROGRESS REPORT ON THE HOUSING ELEMENT OF THE GENERAL PLAN AND FORWARDING THE REPORT TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

The City Council of the City of El Monte, County of Los Angeles, State of California, does hereby find, determine and resolve as follows:

WHEREAS, the City of El Monte's current Housing Element was adopted in December 2013; and

WHEREAS, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the State Department of Housing and Community Development; and

WHEREAS, California Government Code Section 65400(b) mandates that cities submit an Annual Housing Progress Report on the status of the General Plan Housing Element and its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD); and

WHEREAS, the Annual Housing Progress Report is required to include a) the state of the General Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and c) the

degree to which the General Plan complies with the Guidelines established by OPR; and

WHEREAS, the City's Annual Housing Progress Report for the calendar year of 2018 is attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of El Monte, California as follows:

SECTION 1. That the Annual Housing Progress Report for the 2018 calendar year provided herein as Exhibit A is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That a meeting was held before the Planning Commission on March 26, 2019. At that meeting, Planning Commission Resolution No. 3542 was adopted recommending approval of the Annual Housing Progress Report by the City Council and transmission of said report to OPR and HCD. The Planning Commission staff report dated March 26, 2019 and Resolution No. 3542 are incorporated herein by reference.

SECTION 4. That the Community & Economic Development Director is hereby authorized and directed to do the following:

- Make all necessary and appropriate clerical, typographical, and formatting corrections to the approved Annual Housing Progress
 Report prior to submittal; and
- Submit the Annual Housing Progress Report for the calendar year of 2018 to OPR and HCD.

SECTION 5. That the City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of El Monte at its regular meeting on this 2nd day of April 2019.

	Andre Quintero Mayor
ATTEST:	
Catherine A. Eredia City Clerk of the City of El Monte	
STATE OF CALIFORNIA) COUNTY OF LOS ANGELES) SS: CITY OF EL MONTE)	
I, Catherine A. Eredia, City Clerk of the foregoing Resolution No was pass City of El Monte, signed by the Mayor ar meeting of said Council held on the 2nd day adopted by the following vote, to-wit:	sed and adopted by the City Council of the nd attested by the City Clerk at a regular
AYES:	
NOES:	
ABSENT:	
Catherine A. Eredia City Clerk of the City of El Monte	

EXHIBIT A 2018 ANNUAL HOUSING PROGRESS REPORT

Please Start Here

	General Information			
Jurisidiction Name	El Monte			
Reporting Calendar Year	2018			
	Contact Information			
First Name Tony				
Last Name	Bu			
Title	Associate Planner			
Email	Tbu@elmonteca.gov			
Phone	(626) 580-2152			
	Mailing Address			
Street Address	11333 Valley Boulevard			
City	El Monte			
Zipcode 91731				

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System (Preferred) This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.
- 2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <u>APR@hcd.ca.gov</u> and to OPR at <u>opr.apr@opr.ca.gov</u>. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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									Table A										
							Housi	ng Develo	pment App	lications	Submitted								
					Date Application Submitted		Pi	roposed Un	its - Afforda	bility by Ho	usehold Inc	omes		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes		
		1			2	3	4				5				6	7	8	9	10
Prior APN ⁺	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes ⁺
Summary Row: Sta	art Data Entry Below													34	34			1	
	8107-016-008	2253-2307 Durfee Avenue	34 condo units with 4 commercial units	TTM No. 74453 & DR No. 05-18	5+	0	8/30/2018							34	34			Yes-But no action taken	Planning Commission meeting i
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Note: + Optional field Cells in grey contain auto-calculation formulas Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Housing with Financial Assistance and Potential Assistance or Deed Restrictions (Assistance or Deed Restrictions (Assistance or Deed Restrictions (Assistance or Deed Restrictions (Assistance or Deed Restriction (Assistance Project Identifier Unit Types Affordability by Household Incomes - Completed Entitlement Affordability by Household Incomes - Building Permits Affordability by Household Incomes - Certificates of Occupancy Streamlining Infill Demolished/Destroyed Units Notes Very Lore locate Bloom Boded Deed Non Deed Restricted R Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) R=Renter O=Owner Assistance Programs Deed Restriction for Each Development Type (see instructions) ENTRE PROJECT
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Housing without Financial
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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Housing without Financial Assistance or Deed Restriction or Deed Restriction and Page 1 and Page 2 and Page 1 and Page 2 Unit Types Infill 2 3 4

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Notes

Notes*

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						Table E	3						
	Regional Housing Needs Allocation Progress												
	Permitted Units Issued by Affordability												
		1					2					3	4
Inco	Income Level RHNA Allocation by Income Level 2013 2014 2015 2016 2017 2018 2019 2020 2021						Total Units to Date (all years)	Total Remaining RHNA by Income Level					
	Deed Restricted	529	14	41	96		104	48				303	226
Very Low	Non-Deed Restricted	323										303	220
	Deed Restricted	315	6	2	36							44	271
Low	Non-Deed Restricted	010											
	Deed Restricted	352	6									12	340
Moderate	Non-Deed Restricted	002						6				12 340	340
Above Moderate	ove Moderate 946 5 20 8 35 191 452							711	235				
Total RHNA	al RHNA 2142												
Total Units	•		31	63	140	35	295	506	_			1070	1072

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

	Table C																
							Sites Identified or			fall Hausing No	ad						
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	Project Iden	tifier		Date of Rezone	Date of Rezone Affordability by Household Income Type			Type of Shortfall				Si	ites Description				
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very-Low Income	Low-Income	Moderate Income	Above Moderate - Income	Type of Shortfall	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start I	Data Entry Below		•														

Table D Program Implementation Status pursuant to GC Section 65583 Housing Programs Progress Report nental constraints to the maintenance, improvement, and development of housing as identified in the housing element. Describe progress of all programs including local efforts to remove governmental con 2 Name of Program Timeframe in H.E Status of Program Implementation Completed first phase of 130 affordable units. Phase two was permitted this year for the Encourage construction of housing Specific Plan 2. Downtown Specific Plan construction of 208 above moderate rental units. Specific Plan was adopted on April 4, 2017. Allows up to 2,200 net new residential units Plan to allow TOD, including housing 2014-2021 within the 115 acre district. Densities of up to 80 units/acre are permitted in the areas closest to the El Monte Bus Depot and Metrolink Station. A 50-unit very low income housing development was entitled on 10/10/18 but has not yet received building permits. 4. Lot Consolidation 2014-2021 Downtown Specific Plan and Mixed/Multi-Use (MMU) zone provides incentives for lo Encourage construction of housing consolidation. Building permits issued for the following projects within the MMU zone: 1) 10 units (part 5. Mixed/Multi-Use 2014-2021 Encourage construction of housing Designation & Development Standards of 62-unit townhouse development) for Union Walk; 2) 11 units (part of 102-unit townhouse development) for Vuepointe; and 3) 7 units (part of 40-unit townhouse development) for Santa Anita/Owens. Development Specific Plan incorporates group building requirements. 7. Green Building 9. Financial Incentives Encourage sustainable development Provide financial incentives for affordable 2014-2021 2014-2021 Downtown Specific Plan and MMU zone provides incentives for lot consolidation. housing Prioritize processing of projects with 12. Streamline Processing 2014-2021 Tyler/Ramona 50-unit affordable units had an expedited entitlement process affordable housing Encourage the construction of second units Approved ADUs without discretionary review throughout the City's single family zones, per the new ADU ordinance. Approved building permits/entitlements Density Bonuses for the following projects: 1) Entitlements for 50-unit all affordable housing development (Tyler/Ramona); 2) 22-unit 30. Development of second 2014-2021 10. Density Bonus 2014-2021 Encourage the construction of affordable units nomes with 2 affordable units (Bannister); 3) 49-unit veteran housing development (Palo

	Table E Commercial Development Bonus Approved pursuant to GC Section 65915.7										
	Project I	dentifier	Com	nerciai bevelopi		cted as Part of Agree	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved			
	1					2		3	4		
APN	Street Address	Project Name⁺	Local Jurisdiction Tracking ID ⁺	Very Low Low Moderate Above Moderate Income Income Income				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved		
Summary Row: Start	Data Entry Below										

Annual Progress Report

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	El Monte	
Reporting Period	2018	(Jan. 1 - Dec. 31)

ote: + Optional field	
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Table F Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2) This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type		Units that Do Not Co Listed for Information			Un Note - Because the counted, please conta	e statutory requi	ive the password that	The description should adequately document how each unit complies with subsection (c)(7) of Government	
	Extremely Low- Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS*	Extremely Low- Income ⁺	Very Low- Income ⁺	Low-Income ⁺	TOTAL UNITS*	Code Section 65583.1 ⁺
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Annual Progress Report January 2019

Jurisdiction	El Monte	
Reporting Year	2018	(Jan. 1 - Dec. 31)

	Entitled Units Summ	nary
Inco	me Level	Current Year
	Deed Restricted	48
Very Low	Non-Deed Restricted	0
	Deed Restricted	0
Low	Non-Deed Restricted	0
	Deed Restricted	0
Moderate	Non-Deed Restricted	1
Above Moderate		446
Total Units		495

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Submitted Applications Summary		
Total Housing Applications Submitted:	1	
Number of Proposed Units in All Applications Received:	34	
Total Housing Units Approved:	0	
Total Housing Units Disapproved:	0	

Use of SB 35 Streamlining Provisions		
Number of Applications for Streamlining	1	
Number of Streamlining Applications Approved	0	
Total Developments Approved with Streamlining	0	
Total Units Constructed with Streamlining		

Units Constructed - SB 35 Streamlining Permits				
Income	Rental	Ownership	Total	
Very Low	0	0	0	
Low	0	0	0	
Moderate	0	0	0	
Above Moderate	0	0	0	
Total	0	0	0	

Cells in grey contain auto-calculation formulas