



**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:**

1. 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 5<sup>th</sup> 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
2. 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 units
- Moderate: 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.

MAYOR AND CITY COUNCIL MEMBERS  
MARCH 25, 2019  
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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
<input type="checkbox"/> APPROVED
<input type="checkbox"/> DENIED
<input type="checkbox"/> PULLED
<input type="checkbox"/> RECEIVED AND FILE
<input type="checkbox"/> CONTINUED
<input type="checkbox"/> 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:

- a. Make all necessary and appropriate clerical, typographical, and formatting corrections to the approved Annual Housing Progress Report prior to submittal; and
- b. 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 City of El Monte, hereby certify that the foregoing Resolution No. \_\_\_\_\_ was passed and adopted by the City Council of the City of El Monte, signed by the Mayor and attested by the City Clerk at a regular meeting of said Council held on the 2nd day of April, 2019 and that said Resolution was adopted by the following vote, to-wit:

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	
Jurisdiction Name	El Monte
Reporting Calendar Year	2018
Contact Information	
First Name	Tony
Last Name	Bu
Title	Associate Planner
Email	<a href="mailto:Tbu@elmonteca.gov">Tbu@elmonteca.gov</a>
Phone	(626) 580-2152
Mailing Address	
Street Address	<u>11333 Valley Boulevard</u>
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](mailto: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](mailto: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 [APR@hcd.ca.gov](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

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Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
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
Very Low	Deed Restricted	529	14	41	96		104	48				303	226
	Non-Deed Restricted												
Low	Deed Restricted	315	6	2	36							44	271
	Non-Deed Restricted												
Moderate	Deed Restricted	352	6									12	340
	Non-Deed Restricted							6					
Above Moderate		946	5	20	8	35	191	452				711	235
Total 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 E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

Project Identifier				Units Constructed as Part of Agreement				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 Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202)

<b>Jurisdiction</b>	El Monte
<b>Reporting Period</b>	2018 (Jan. 1 - Dec. 31)

Note: + Optional field  
 Cells in grey contain auto-calculation formulas

**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 Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

<b>Jurisdiction</b>	El Monte	
<b>Reporting Year</b>	2018	(Jan. 1 - Dec. 31)

<b>Entitled Units Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	48
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		446
<b>Total Units</b>		<b>495</b>

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

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

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

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

Cells in grey contain auto-calculation formulas