



CITY OF EL MONTE
COMMUNITY & ECONOMIC DEVELOPMENT
DEPARTMENT
CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF MARCH 17, 2020

March 2, 2020

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 2019 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 2019 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 2019. The last Housing Element Report submitted to HCD was for the calendar year of 2018. A total of 168 dwelling units were completed in 2019. Furthermore, it is projected that a total of 935 additional units will need to be produced between 2020 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 February 25, 2020. The Commission made the following recommendations (see Attachment 2):

1. Recommend the City Council approve the Annual Housing Element Report for the year 2019; 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 2019, the following number of units was completed:

- Very Low: 28 units
- Low: 27 units
- Moderate: 0 units
- Above Moderate: 113 units
- Total: 168 units

In 2018, the following number of units was completed:

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

In 2017, the following number of units was completed:

- Very Low: 104 units
- Low: 0 units
- Moderate: 0 units
- Above Moderate: 191 units
- Total: 295 units

From 2013 to 2016, the following number of units was completed:

- Very Low: 151 units
- Low: 44 units
- Moderate: 6 units
- Above Moderate: 68 units
- Total: 269 units

Grand Total (2013 to 2019): 1,238 units

The units for 2019 include several major projects such as the Baldwin/Rose Project (55 low/very low income units) and portions of the Santa Anita/Owens (40 townhouse units) project. 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:

- *Downtown Specific Plan (Plan to allow TOD, including housing) 2014-2021:* Specific Plan was adopted on April 4, 2017. Allows up to 2,200 net new residential units within the 115 acre district. Densities of up to 80 units per acre are permitted in the areas closest to the El Monte Bus Depot and Metrolink Station. Two affordable housing projects (Tyler/Ramona and Valley/Center) have already been approved with a total of 103 units. Another project (Tyler/Valley)

with 53 units is currently being reviewed.

- *El Monte Gateway Specific Plan (Encourage construction of housing) 2014-2021:* Phase 1 with 135 affordable units was completed in 2016. Phase 2 with 208 market rate rental units is currently under construction. Phase 3 for 212 units is already approved.
- *Lot Consolidation (Encourage construction of housing) 2014-2021:* Downtown Specific Plan and Mixed/Multi-Use (MMU) zone provides incentives for lot consolidation. Such incentives include greater densities and higher floor area ratios (FARs).
- *Mixed/Multi-Use Projects (Encourage construction of housing) 2014-2021:* 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 (Encourage construction of second units) 2014-2021:* 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,

ALMA K. MARTINEZ
City Manager

BETTY DONAVANIK
Community & Economic Development Director

ATTACHMENTS

1. City Council Resolution with Exhibit A
2. Planning Commission Resolution No. 3565

DATE: MARCH 17, 2020
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 2019 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 2019 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 2019 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 17, 2020. At that meeting, Planning Commission Resolution No. 3565 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 February 25, 2020 and Resolution No. 3565 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 2019 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 17nd day of March 2020.

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 17th day of March, 2020 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
2019 ANNUAL HOUSING
PROGRESS REPORT

Jurisdiction	El Monte	
Reporting Year	2019	(Jan. 1 - Dec. 31)

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

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

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		41	96		104	48	28			317	212
	Non-Deed Restricted												
Low	Deed Restricted	315		2	36				27			65	250
	Non-Deed Restricted												
Moderate	Deed Restricted	352										6	346
	Non-Deed Restricted							6					
Above Moderate		946		20	8	35	191	452	113			819	127
Total RHNA		2142											
Total Units				63	140	35	295	506	168			1207	935

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas