



CITY OF EL MONTE
ECONOMIC DEVELOPMENT DEPARTMENT
CITY COUNCIL AGENDA REPORT

CITY COUNCIL MEETING OF MARCH 20, 2018

March 1, 2018

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 2017 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 2017 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 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 2017. The last Housing Element Report submitted to HCD was for calendar years 2013 through 2016. A total of 295 dwelling units were issued building permit in 2017. That number is greater than what was issued in the previous four (4) years combined (269 dwelling units).

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 6, 2018. The Commission made the following recommendations (see Attachment 2):

1. Recommend the City Council approve the Annual Housing Element Report for the year 2017; 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 issued building permits by income category. The objective is to demonstrate achievement over time in meeting the City's Regional Housing Needs Assessment (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 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 2017): 564 units

The units for 2017 include several major projects such as the Hollywood Housing and Baldwin/Rose affordable housing projects and phases of the Tyler/Garvey project, Valley/Ramona project, and Garvey/Peck project. As previously noted, the number of building permits issued in 2017 exceeds that of the four (4) previous years combined. 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.

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):*
The underground parking for Phase 2 is currently under construction. Construction plans have been submitted to construct an additional 417 residential 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. It allows up to 2,200 new residential units within the 115 acre plan area. It also allows densities of up to 80 units per acre near the Metrolink Station and El Monte Bus Depot.
- *Mixed-Multi/Use Projects (encourage development in mixed-use corridors):*
Processing mixed-use projects on Garvey Avenue (Garvey/Meeker with 28 senior housing units), Santa Anita Avenue (at Owens way with 40 units) and Durfee Avenue (block between Elliot & Poinsettia with 13 units).
- *Second Unit Ordinance (allow/encourage development of second units):*
City adopted a new Accessory Dwelling Unit (ADU) Ordinance to be consistent with recently adopted State Law. ADUs are now permitted (subject to meeting certain development and design standards) in most single-family neighborhoods.

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 1, 2018
PAGE 5

Respectfully submitted,

ALEX HAMILTON
City Manager

MINH THAI
Economic Development Director

ATTACHMENTS

1. City Council Resolution with Exhibits A
2. Planning Commission Resolution No. 3499

DATE: MARCH 20, 2018
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 2017 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 2017 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 2017 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 6, 2018. At that meeting, Planning Commission Resolution No. 3499 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 6, 2018 and Resolution No. 3499 are incorporated herein by reference.

SECTION 4. That the 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 2017 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 20th day of March, 2018.

Andre Quintero
Mayor

ATTEST:

Jonathan Hawes
City Clerk of the City of El Monte

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Jonathan Hawes, 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 20th day of March, 2018 and that said Resolution was adopted by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Jonathan Hawes
City Clerk of the City of El Monte

**EXHIBIT A
ANNUAL HOUSING
PROGRESS REPORT**

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

Jurisdiction El Monte
Reporting Period Date 1/01/17 - Date 12/31/17

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
								See Instructions	See Instructions		
9953- 10005 Rose Avenue (Mercy Veterans Housing)	5+		55				55	TCAC/RDA/HOME			
4704-4716 Peck Road (Palo Verde Apartments)	5+		49				49	TCAC/RDA			
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			0	191		191					
(10) Total by income Table A/A3 ▶ ▶			104			191	295				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction El Monte
Reporting Period Date 1/01/17 - Date 12/31/17

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: 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 GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	7	3	173	1	7	191	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction El Monte

Reporting Period Date 1/01/17 - Date 12/31/17

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	529	14	41	96	0	104					255	274
	Non-deed restricted						0						
Low	Deed Restricted	315	6	2	36	0	0					44	271
	Non-deed restricted						0						
Moderate	Deed Restricted	352	6				0					6	346
	Non-deed restricted						0						
Above Moderate		946	5	20	8	35	191					259	687
Total RHNA by COG. Enter allocation number:		2,142											
Total Units ▶ ▶ ▶			31	63	140	35	295					564	1,578
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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

Jurisdiction El Monte
Reporting Period Date 1/01/17 - Date 12/31/17

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
3. El Monte Gateway Specific Plan	Encourage construction of housing	2014-2021	Completed first phase-130 affordable units. Phase 2 is currently under construction with a total of 208 above moderate rental units.
2. 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/acre are permitted in the areas closest to the El Monte Bus Depot and Metrolink Station.
4. Lot Consolidation	Encourage construction of housing	2014-2021	Downtown Specific Plan and Mixed/Multi-Use (MMU) zone provides incentives for lot consolidation.
5. Mixed/Multi-Use Designation and Development Standards	Encourage construction of housing	2014-2021	Building permits issued for projects within the Mixed/Multi-use (MMU) zone: 1) 58 townhouse and 4 live-work units on Valley/Ramona; 2) 102 townhomes and 12 units above commercial units at Garvey/Peck 3) 67 townhouses and 3 live-work units at Garvey/Tyler Approved Projects within the MMU zone: 1) 78 units on E. Valley above ground floor retail 2) 22 senior housing units above ground floor retail and assisted living facility
7. Green Building	Encourage sustainable development	2014-2021	Downtown Specific Plan incorporates green building requirements.
9. Financial Incentives	Provide financial incentives for affordable housing	2014-2021	Downtown Specific Plan and MMU zone provides incentives for lot consolidation.
12. Streamline Processing	Prioritize processing of projects with affordable housing	2014-2021	Mercy Housing - 55 affordable units had an expedited entitlement process.
5. Mixed/Multiuse Designation and Development Standards	Encourage construction of housing	2014-2021	Building permits issued for 62-unit townhouse development in downtown area within mixed use designation.
30. Development of second units	Encourage the construction of second units	2014-2021	Approved new Accessory Dwelling Unit (ADU) ordinance to permit them without discretionary review throughout City's single family zones.

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

Jurisdiction El Monte
Reporting Period Date 1/01/17 - Date 12/31/17

General Comments:

RESOLUTION NO. 3499

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE 2017 ANNUAL PROGRESS REPORT ON THE HOUSING ELEMENT OF THE GENERAL PLAN AND FORWARDING THE REPORTS TO THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH AND THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

The Planning Commission 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 mandates that cities submit an Annual Progress Report on the status of the General Plan 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 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 Element Progress Report for the calendar year of 2017 was presented to the Planning Commission at the meeting of March 6, 2018, attached hereto as Exhibit A in accordance with the Guidelines adopted by HCD; and

WHEREAS, the Planning Commission hereby recommends that the City Council adopt a Resolution approving the Housing Element Annual Report and direct staff to send said report to the State Office of Planning and Research and the State Department of Housing and Community Development.

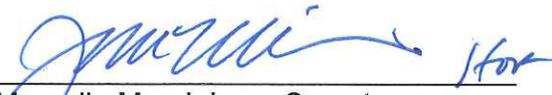
PLANNING COMMISSION APPROVAL. The Secretary of the Planning

Commission of the City of El Monte, California, shall certify to the adoption of this resolution.



Alfredo Nuno, Chairperson

ATTEST:



Marcella Magdaleno, Secretary
El Monte City Planning Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
CITY OF EL MONTE)

I, Marcella Magdaleno, Secretary of the Planning Commission of the City of El Monte, do hereby certify that the above and foregoing is a full, true, and correct copy of Resolution No. 3499 adopted by the Planning Commission of the City of El Monte, at a regular meeting by said Commission held on March 6, 2018, by the following votes to wit:

AYES: Baker, Morales, Nuno, Peralta

NOES:

ABSTAIN:

ABSENT:



Marcella Magdaleno, Secretary
El Monte City Planning Commission