

RESOLUTION NO. 10252

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL MONTE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE 2020 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 (8) 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 2020 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. The Annual Housing Progress Report for the 2020 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 2. A meeting was held before the Planning Commission on March 9, 2021. At that meeting, Planning Commission Resolution No. 3594 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 9, 2021 and Resolution No. 3594 are incorporated herein by reference.

SECTION 3. 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 2020 to OPR and HCD.

SECTION 4. 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 16th day of March 2021.



Jessica Ancona, Mayor
City of El Monte

ATTEST:



Catherine A. Eredia, City Clerk
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, do hereby certify that the above and foregoing Resolution No. 10252 was passed, approved, and adopted by the City Council of the City of El Monte, signed by the Mayor and attested by the City Clerk at a meeting of said City held on this 16th day of March 2021, and that said Resolution was adopted by the following votes to wit:

AYES: Mayor Ancona, Councilmembers Herrera, Dr. Morales, and Puente

NOES: None

ABSTAIN: None

ABSENT: ~~Mayor~~ Pro Tem Martinez Muela



Catherine A. Eredia, City Clerk
City of El Monte

**EXHIBIT A
2020 ANNUAL HOUSING
PROGRESS REPORT**

Jurisdiction	El Monte	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	10/15/2013 - 10/15/2021

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	48	55	-	-	27	18	285	244
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	315	-	-	36	-	-	-	-	26	37	99	216
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	352	-	-	-	-	-	1	-	6	-	9	343
	Non-Deed Restricted		-	2	-	-	-	-	-	-	-		
Above Moderate		946	-	20	8	36	191	281	113	166	39	854	92
Total RHNA		2,142											
Total Units			-	63	140	84	246	282	113	225	94	1,247	895

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	El Monte	
Reporting Year	2021	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Corridor Implementation Plan	Develop and facilitate housing within the City's major corridors.	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes updating the zoning standards along Garvey Avenue, Durfee Avenue and Peck Road. This will include standards that will help streamline the development review process for housing projects. The update should be adopted in 2022. In addition, the Public Works Department initiated a Streetscape Master Plan for major corridors throughout the City. That plan should be complete in 2022.
2. DOWNTOWN SPECIFIC PLAN	ENCOURAGE CONSTRUCTION OF HOUSING	2014-2021	Specific Plan was adopted in 2017. City continues to move residential projects through the process. A 53-unit affordable housing project at 3645 Tyler Avenue began construction. Construction should be complete in 2022. An 82-unit project bounded by Valley Boulevard, El Monte Avenue and the Railroad was submitted for entitlement review in 2021.
3. EL MONTE GATEWAY SPECIFIC PLAN	ENCOURAGE CONSTRUCTION OF HOUSING	2014-2021	A 208-unit project was originally included in the 2018 reporting period. However, the original developer filed for bankruptcy and construction was halted. The project was later purchased by a new property owner and the building permits were reactivated in 2021. Construction should be complete in 2023.
4. LOT CONSOLIDATION	ENCOURAGE CONSTRUCTION OF HOUSING	2014-2021	Four (4) parcels were consolidate for an 84-unit project at 11312 Orchard Street and 3630, 3640 & 3700 Cypress Avenue (which received entitlement approval in 2021). Seven (7) parcels were consolidated for a 53-unit affordable housing project at 3645 Tyler Avenue (which began construction in 2021).

5. MIXED/MULTI-USE DESIGNATION & DEVELOPMENT STANDARDS	ENCOURAGE THE CONSTRUCTION OF HOUSING	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the updated includes updating the development standards for the Mixed/Multiuse zoning district. The updates are intended to streamline the development review process for housing projects. The update should be adopted in 2022.
6. RESIDENTIAL DESIGN STANDARDS	PROVIDE COMPREHENSIVE DESIGN GUIDELINES FOR RESIDENTIAL DEVELOPMENT	2014-2021	The City began working with a graduate student on developing objective design standards for single-family and multiple-family residential developments. The project is expected to be complete in 2022.
7. GREEN BUILDING	ENCOURAGE SUSTAINABLE DEVELOPMENT	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes incorporate green building standards. The update should be adopted in 2022.
8. REGULATORY INCENTIVES	PROVIDE REGULATORY INCENTIVES FOR HOUSING	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes incorporating incentives to develop multiple-family projects. The update should be adopted in 2022.
11. CONDITIONAL USE PERMIT (CUP)	CONTINUE TO ALLOW THE CUP PROCESS TO DEVELOP HOUSING ALONG COMMERCIAL CORRIDORS	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes streamlining the development review process for multiple-family projects. The update should be adopted in 2022.
12. STREAMLINE PROCESSING	PRIORITIZE PROCESSING OF PROJECTS WITH AFFORDABLE HOUSING	2014-2021	The City initiated a comprehensive Zoning Code Update. Part of the update includes streamlining the development review process for multiple-family projects. The update should be adopted in 2022.
13. CODE COMPLIANCE	IMPLEMENT CODE COMPLIANCE FOR RESIDENTIAL PROPERTIES	2014-2021	This is an on-going effort for the City's Neighborhood Services Division.
14. HOUSING INSPECTIONS	CONTINUE PROGRAM FOR AT LEAST 5 YEARS	2014-2021	This is an ongoing program and continues to be in place. Residential projects are inspected prior to be sold to new owners.
15. HOUSING REHAB LOAN PROGRAM	CONTINUE TO IMPLEMENT A LOAN PROGRAM FOR SINGLE-FAMILY	2014-2021	No progress has been made with this program, as staffing resources were dedicated to COVID relief programs and the Housing Element update.
16. AFFORDABLE HOUSING PRESERVATION	PRESERVE AFFORDABLE HOUSING	2014-2021	No progress has been made with this program, as staffing resources were dedicated to COVID relief programs and the Housing Element update.
17. ACQUISITION AND REHABILITATION	ACQUIRE AND REHAB HOUSING FOR AFFORDABLE HOUSING	2014-2021	No progress has been made with this program, as staffing resources were dedicated to COVID relief programs and the Housing Element update.
18. HOUSING PARTNERSHIPS	FACILITATE PARTNERSHIPS WITH HOUSING SERVICE PROVIDERS	2014-2021	This is an ongoing program and continues to be in place. The City continues to maintain and strengthen existing partnership with nonprofit and private organizations to provide housing support services.
19. FIRST-TIME HOMEBUYER	PROVIDE HOMEOWNERSHIP OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS	2014-2021	No progress has been made with this program, as staffing resources were dedicated to COVID relief programs and the Housing Element update.
21. HOUSING VOUCHER PROGRAM	SUPPORT THE HOUSING VOUCHER PROGRAM	2014-2021	This is an ongoing program and continues to be in place. The City provides financial assistance to local nonprofit organizations that can be used for motel vouchers.

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Planning Period	5th Cycle	10/15/2013 - 10/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	18
	Non-Deed Restricted	0
Low	Deed Restricted	35
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		47
Total Units		100

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	84	0	0
SFD	16	5	22
2 to 4	0	4	0
5+	17	53	0
ADU	1	38	11
MH	0	0	0
Total	118	100	33

Housing Applications Summary	
Total Housing Applications Submitted:	52
Number of Proposed Units in All Applications Received:	183
Total Housing Units Approved:	164
Total Housing Units Disapproved:	19

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

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