

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 30, 2022

Alma K. Martinez, City Manager
City of El Monte
City Hall East
11333 Valley Boulevard
El Monte, CA 91731

Dear Alma K. Martinez:

RE: City of El Monte 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of El Monte's (City) housing element adopted February 1, 2022 and received for review on August 8, 2022 along with revisions received September 27 and September 29, 2022. The iterative changes related to the August 8, 2022 submittal and subsequent revisions to the adopted element are authorized by Resolution No. 10334. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on August 30, 2022, with Jason Mikaelian, Deputy Director, Planning Consultants, Brady Woods, Diane Bathgate, and Veronica Tam.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including modifications addresses the statutory requirements described in HCD's April 11, 2022, review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- *Program 1 (Develop a Garvey Avenue and 5-Points Plan for High Density Housing)*: This program among other things will incorporate minimum densities for residential only projects and mixed-use projects with housing and allow multifamily residential projects be approved by-right.
- *Program 5 (Comprehensive Zoning Code Updates)*: This program will rezone sites to accommodate RHNA and make various amendments to development standards, policies and incentives to encourage the construction of residential projects.

- *Program 12 (Inclusionary Housing Ordinance)*: This program commits to the adoption of an inclusionary housing ordinance.
- *Program 14 (Religious Facilities Overlay Zone and Standards for Affordable Housing)*: This program commits create an overlay zone allowing the development of housing on properties developed with religious institutions throughout the community.
- *Program 35 (Segregation and Integration)*: This program, among other things, commits to encourage community revitalization and increase the diversity of individuals in neighborhoods.

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

In addition, the element includes Program 5 (Comprehensive Zoning Code Updates) identifying adequate sites to accommodate the shortfall of 1,390 units for the lower income regional housing need allocation (RHNA) by committing to rezone at least 127 acres by end of 2024. Among other things, the program commits to zoning with densities of at least 20 units per acre and permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City of El Monte now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Alma K. Martinez, City Manager
Page 3

HCD wishes the City success in implementing its housing element and looks forward to following its progress through the annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Tristan Lanza, of our staff, at tristan.lanza@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager