

**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



June 18, 2020

Rene Bobadilla, City Manager
City of Montebello
1600 W. Beverly Boulevard
Montebello, CA 90640

Dear Rene Bobadilla:

RE: Montebello's 5th Cycle (2013-2021) Adopted Four-Year Housing Element Update

Thank you for submitting the City of Montebello's four-year housing element update adopted May 13, 2020 and received for review on May 19, 2020. The California Department of Housing and Community Development (HCD) also received documentation, including Ordinance 2423, related to rezoning and zoning for emergency shelters. Pursuant to Government Code section 65585, subdivision (h), HCD is reporting the results of its review. The review was expedited to enable the jurisdiction to meet funding criteria for the SB2 Planning Grants Program.

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 was found to be substantially the same as the revised draft element that HCD's April 7, 2020 review determined met statutory requirements. HCD's finding is based on, among other reasons, zoning to permit emergency shelters without discretionary review and the adopted Housing Opportunity Overlay zone, which increased the number of suitable sites with appropriate densities to accommodate the regional housing need for lower-income households for the prior and current planning cycle as noted in the prior review.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Montebello is subject to the four-year revision requirement. Since this four-year update was late (due October 2017), the next opportunity to update a housing element on time will be the 6th cycle (anticipated October 2021).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's

Affordable Housing and Sustainable Communities program; the SB 2 Planning Grants as well as ongoing SB 2 funding (Permanent Local Housing Allocation) consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. The City of Montebello now meets the housing element requirements for these and other funding sources.

HCD commends Montebello's efforts to comply with housing element law. The element represents exemplary leadership and diligent effort to quickly address challenging circumstances. HCD appreciates the hard work and dedication you and Joseph Palombi, Community Development Director, provided throughout the course of the housing element review. HCD wishes the City of Montebello success in implementing its housing element and looks forward to continued partnership with the city. Please contact Paul McDougall, of our staff, at paul.mcdougall@hcd.ca.gov for any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'MK', with a large loop at the end.

Megan Kirkeby
Acting Deputy Director