

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

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April 7, 2020

Joseph Palombi, Director  
Planning and Community Development Department  
City of Montebello  
1600 W. Beverly Boulevard  
Montebello, CA 90640

Dear Joseph Palombi:

**RE: Review of Montebello's Draft Four-year Housing Element Update (2013-2021)**

Thank you for submitting the City of Montebello's draft four-year housing element update received for review on March 27, 2020, along with revisions received on April 2 and 6, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD has expedited this review to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law (Article 10.6 of Gov. Code). This finding was based on, among other reasons, Program 22, which commits to rezone suitable sites with appropriate densities to accommodate the regional housing need for lower income households. The Program accommodates the housing needs of lower income households for the 4<sup>th</sup> and 5<sup>th</sup> cycle planning periods, 147 and 430 units, respectively, pursuant to the requirements of Government Code section 65583, subdivision (c)(1), and section 65583.2, subdivisions (h) and (i).

However, pursuant to Government Code section 65584.09, as more than one year has lapsed since the beginning of the current planning period, the element cannot be found in compliance with housing element law until the required rezoning is adopted, which is currently scheduled to be before or concurrent with housing element adoption. The housing element will comply with State Housing Element Law when the element, along with evidence of required zoning adoption, is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the city must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, while considering and incorporating comments where appropriate.

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 the ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, Montebello meets housing element requirements for these funding sources.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that did not adopt its housing element within 120 calendar days from the statutory due date (October 15, 2013) to revise its element every four years. Montebello is subject to the four-year revision requirement which was due October 15, 2018. The City of Montebello must revise the element on time for at least two consecutive due dates to regain the eight-year planning period. Since the element did not meet the four-year due date, the next opportunity to adopt on time will be the 6th cycle housing element update.

HCD appreciates the hard work and dedication provided in preparation of the housing element and looks forward to receiving Montebello's adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at [paul.mcdougall@hcd.ca.gov](mailto:paul.mcdougall@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West  
Land Use & Planning Manager