

**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



February 29, 2024

Chris Marcarello, City Manager
City of Covina
125 East College Street
Covina, CA 91723

Dear Chris Marcarello,

RE: City of Covina's 6th Cycle (2021-2029) Adopted Housing Element Update

Thank you for submitting the City of Covina's (City) housing element update that was adopted on October 18, 2022. The California Department of Housing and Community Development (HCD) received modifications to the adopted element on February 15, 2024 and February 27, 2024. All modifications were authorized by Resolution Number 2022-109 and were made available to the public for seven days prior to HCD review. The City confirmed the modifications are consistent with the direction and authority granted by Resolution Number 2022-109. In addition, HCD received Ordinance Numbers 23-11, 23-12 and 23-13 related to rezoning to address a shortfall of capacity to accommodate the regional housing need allocation (RHNA). Pursuant to Government Code section 65585, HCD is reporting the results of its review. The review was expedited to enable the jurisdiction to meet funding criteria for the California Permanent Local Housing Allocation (PLHA) funds.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, including modifications, meets the statutory requirements described in HCD's December 14, 2022 review. For example, the City has completed rezoning to address a shortfall of capacity to accommodate the regional housing need allocation. HCD reminds the City that a copy of the updated adopted housing element including these revisions should be posted wherever the housing element is available to the public. HCD requests notification upon posting.

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

- Program 1.5: Mobile Home Park Preservation
- Program 2.1: Adequate Sites to Accommodate Housing Needs
- Program 2.2: Redevelopment of Underutilized Sites

- Program 2.3: Accessory Dwelling Units
- Program 2.4: Housing for Low- and Moderate-income Households
- Program 4.2: Housing for Persons with Special Needs
- Program 4.3: Development Standards and Review Procedures
- Program 5.1: Affirmatively Further Fair Housing

The City must monitor and report on the results of these 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.

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 now meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and work put into the housing element and review process. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at fidel.herrera@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager