

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

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October 14, 2025

Alexander Bauman, Acting City Manager
City of La Puente
15900 East Main Street
La Puente, CA 91744

RE: City of La Puente – Revocation of Housing Element Compliance Finding

Dear Alexander Bauman:

The California Department of Housing and Community Development (HCD) is hereby notifying the City of La Puente (City) that HCD has revoked, as of the date of this letter, its October 7, 2022, findings that the City's adopted housing element is in substantial compliance with Housing Element Law.¹

Pursuant to Government Code section 65583.4, subdivision (a), a local government's required rezoning actions must be completed within three years and 120 days from the statutory deadline if the local government adopted a sixth cycle housing element and HCD found the adopted element to be in substantial compliance within one year of the statutory deadline. The City's statutory deadline was October 15, 2021, and HCD found the adopted element in substantial compliance on October 7, 2022. Therefore, the City was required to complete its rezones by February 12, 2025.

On July 7, 2025, HCD issued the City its written findings that the City had failed to implement Programs 3a (Adequate Sites to Accommodate the Regional Housing Needs Allocation (RHNA) and Monitoring of No Net Loss) and Program 3c (By-Right Approval of Projects with 20 Percent Affordable Units on "Reuse" Housing Element Sites) included in its housing element pursuant to Government Code section 65583, and that this failure brought the City's housing element out of substantial compliance with Housing Element Law. HCD provided the City with 30 days to respond to HCD's written findings pursuant to Government Code section 65585, subdivision (i)(1)(A).

¹ Gov. Code, § 65580 et seq.

On July 29, 2025, HCD received the City's response to HCD's written findings. In its response, the City indicated that it would not complete its statutorily required rezones in Programs 3a and 3c until May 2026 and requested an extension from HCD to complete them. While jurisdictions are permitted to request extensions in certain specific circumstances, the City does not meet all the required elements in statute to receive such an extension.²

Therefore, HCD finds that the City's housing element is no longer in substantial compliance with Housing Element Law. Consequently, HCD is revoking its finding of the City's housing element compliance, as authorized by Government Code section 65585, subdivision (i)(1)(C). HCD's determination of non-compliance will remain in effect until the City completes the required rezone actions in Programs 3a and 3c, the City transmits a copy of the resolution or ordinance to HCD, and HCD reviews the documentation and issues correspondence to the City identifying the updated status of the City's housing element compliance.

Because the City no longer has a housing element that substantially complies with Housing Element Law, the City is now subject to the "Builder's Remedy"³ and is ineligible for certain state funds. In addition, the City may be subject to referral to the California Office of the Attorney General, court-imposed penalties, and the loss of local land use authority to a court-appointed agent.⁴

HCD is committed to assisting all localities in achieving and retaining substantial compliance with Housing Element Law. If you have questions or need additional information, please contact Reid Miller at reid.miller@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Zisser", with a long horizontal stroke extending to the right.

David Zisser
Assistant Deputy Director
Local Government Relations and Accountability

² Gov. Code, § 65583.4.

³ Gov. Code, § 65589.5, subds. (d)(6), (f)(6), (h)(11)

⁴ Gov. Code, § 65585, subds. (j), (l)