

Barry Waite, Mayor
William Uphoff, Mayor Pro Tem
James Gazeley, Council Member
Cindy Segawa, Council Member
Mark A. Waronek, Council Member



LOMITA CITY HALL
COUNCIL CHAMBERS
24300 Narbonne Avenue
Lomita, CA 90717
Phone: (310) 325-7110
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CALL AND NOTICE OF SPECIAL MEETING

NOTICE IS HEREBY GIVEN, that pursuant to Government Code Section 54956, by delivery of this written notice as provided by law, the Mayor has called a special joint meeting of the Lomita City Council and Lomita Planning Commission

**AGENDA
SPECIAL JOINT STUDY SESSION OF THE
LOMITA CITY COUNCIL AND LOMITA PLANNING COMMISSION
TUESDAY, DECEMBER 20, 2022
4:00 P.M.
24300 NARBONNE AVENUE, LOMITA, CA 90717
UPSTAIRS ASSEMBLY ROOM/HYBRID MEETING**

PURSUANT TO AB-361, THE PUBLIC AND COUNCIL MAY PARTICIPATE IN THIS JOINT MEETING VIA TELECONFERENCE AS SOCIAL DISTANCING MEASURES ARE RECOMMENDED BY STATE AND COUNTY OFFICIALS.

To participate in the meeting via a computer or smart device log in to ZOOM at the following link: <https://us02web.zoom.us/j/89324520634> or by calling (669) 900 6833; Zoom meeting ID: 893 2452 0634.

1. OPENING CEREMONIES

- a) Call Meeting to Order
- b) Roll Call

2. ORAL COMMUNICATIONS

Persons wishing to speak on scheduled items are requested to do so at this time. In order to conduct a timely meeting, a three-minute time limit per person has been established. Government Code Section 54954.2 prohibits the Council from discussing or taking action on a specific item unless it appears on a posted agenda.

3. STUDY SESSION

a. DISCUSSION REGARDING CERTIFIED 6th CYCLE HOUSING ELEMENT UPDATE

Presented by Brianna Rindge, Community and Economic Development Director

4. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted not less than 24 hours prior to the meeting at the following locations: Lomita City Hall lobby and outside bulletin board, Lomita Parks and Recreation, and uploaded to the City of Lomita website www.lomitacity.com.

Date Posted: December 16, 2022



Kathleen Horn Gregory, MMC, City Clerk

In compliance with the Americans with Disabilities Act (ADA) if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (310) 325-7110 (voice) or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



CITY OF LOMITA CITY COUNCIL REPORT

TO: City Council & Planning Commission **Item No. 3a**

FROM: Ryan Smoot, City Manager

THRU: Brianna Rindge, Community & Economic Development Director

PREPARED BY: Sheri Repp Loadsman, Planner

MEETING DATE: December 20, 2022

SUBJECT: Discussion of Certified 2021-2029 Housing Element

RECOMMENDATION

Discuss the certified 2021-2029 Housing Element's amendments made subsequent to City Council adoption on December 21, 2021 and preview upcoming required projects.

BACKGROUND

The Housing Element (HE) of the Lomita General Plan sets forth the City's strategy to preserve and enhance the community's character, expand housing opportunities for the City's various economic segments, and provide policy guidance for local decision making related to housing data. On December 21, 2021, City Council adopted the HE for the eight-year planning period of 2021-2029 and authorized staff to make revisions or clarifications as may be required by the California Department of Housing & Community Development (HCD), provided that such changes did not substantially change the HE. Attachment 1 presents the certified HE with tracked changes to show all amendments since the December 21, 2021 City Council adoption. This report outlines the changes required to receive HCD certification on October 14, 2022. Only 40% of cities within Los Angeles County were successful in obtaining certification by the statutory deadline. In accordance with Government Code Section 65583.4 (effective June 30, 2022), the one-year deadline for rezoning was extended to three years and 120 days for cities obtaining certification by the October 15, 2022 deadline.

2022 AMENDMENTS

Through a series of meetings and correspondence, HCD required various amendments to the City's programs identified in the approved HE to implement zoning text

amendments and actions necessary to ensure housing needs are met. The amendments and comments on the City's goals are summarized below.

Chapter 4: **Program Implementation**

Program 1: Housing Rehabilitation Grant Program

- HCD concerned with the potential for closure of mobile home parks (15 exist)
- Seek to preserve two mobile home parks by utilizing the Mobile Home Park Rehabilitation & Resident Ownership Program
- Seek nonprofit partnerships to explore conversion to resident/nonprofit ownership

Program 4: Lower-Income Housing Preservation

- HCD was concerned with maintenance of affordability of Kiwanis Gardens if affordable housing agreements with HUD were discontinued
- Contact and work with property owner (Retirement Housing Foundation) to identify and pursue strategies for preserving the affordability by 2024 (previously 2026)

Program 6: Accessory Dwelling Units (ADUs)

- Added "those with disabilities" to incentive program
- Provide pre-approved ADU plans, particularly for garage conversions,
- 10 ADUs within the higher opportunity areas by mid-cycle

Program 7: Incentives & Regulations

- HCD desires proactive efforts to facilitate housing for lower income households
- Conduct outreach to affordable housing developers and offer concessions beyond those required by State Density Bonus Law annually
- 200 units (30% in higher resource areas and 30% in lower income areas)

Program 11: Objective Design Standards

- Adopt standards that will facilitate by-right development and achieve allowable densities

Program 12: Lot Consolidation

- 45-65 units/acre as incentive to achieve lot consolidation, inclusionary housing, etc.
- Specific plan process will identify appropriate setback, height, parking and other development standards and utilize a site plan process, not a conditional use permit process, for consideration of future development projects

Program 13: Zoning Revisions for Special Needs Housing

- Allow large residential care facilities by right in commercial & MUO zones
- Allow group homes with 7+ individuals by right in residential zones
- Incorporate objective development standards into both amendments to address parking, open space, and drop off areas

Program 14: Rezone Program

- No covered parking required of any MUO Zone ordinance update

Program 15: Supporting Increasing Housing Opportunities in Low Density Districts

- 50 units total (40% in higher resource/income areas)

Program 17: Annual Progress Reports (APRs)

- In 2025 APR, conduct in-depth evaluation of RHNA accommodation by identified sites and programs to affirmatively further fair housing and promote lot consolidation
- Based on the evaluation outcomes, adjust policies and programs as appropriate

Program 18: Surplus Lands

- HCD actively tracks public-owned properties owned for affordable housing opportunities
- Issue RFP through Housing Authority for development of vacant site by Lomita Manor

Program 19: Accessibility

- Ensure new multifamily construction meets Federal & State accessibility requirements through local permitting processes
- Market in areas of higher need (assist ≥50 people total)

Program 21: Section 8 Housing Choice Voucher Program

- Conduct analysis no less than once every 2 years
- 50% of Section 8 Housing Choice Vouchers in higher opportunity/income areas

Program 22: Fair Housing & Program 28: Rezone Opportunities

- Provide annual staff trainings on how to refer complaints/inquiries to the Housing Rights Center (assist ≥200 households)

Program 25: Energy Conservation Program

- Assist ≥200 households (40% in lower income areas)

Program 27: Reduced Parking Requirements

- Adhere to AB 139 (2019) requirements regarding parking for emergency shelters
- Implement parking reductions across all residential zones

Program 31: Place-Based Strategies for Community Revitalization

- Provide equitable use of public funds to areas of higher need or lower income
- ≥1 improvement project in lower income area annually

Appendix C: **Constraints & Zoning Analysis**

- Remove Major Reasonable Accommodation Process and determine if Planning Commission hearing can pose constraint to obtaining Reasonable Accommodation
- Permit large Residential Care Facilities in commercial & MUO zones
- Reduce covered parking & remove garage parking requirements in all residential zones

Appendix E: **Sites Analysis**

- Language to substantiate development capacity, detail information for recent development, describe experience with lot consolidation, and explain developer interest for the western portion of Lomita Boulevard (proposed specific plan area) and existing Mixed-Use Overlay (MUO)
- Photographs and information on each property identified for the rezone program
- Language to demonstrate that sites identified to accommodate the City’s RHNA have been selected in a manner that affirmatively furthers fair housing

IMPLEMENTATION SCHEDULE FOR GOALS, POLICIES, AND PROGRAMS

Program Title	Description	Comments
Schedule: Immediate & Ongoing		
Housing Rehabilitation Grant Program (Program #1)	Community Development Block Grant (CDBG) funds to assist with rehabilitation of owner-occupied mobile & single-family homes	Rehabilitation assistance to 5 households annually (determined by budget for CDBG funds)
Code Enforcement (#2)	Address & track violations to guide residents on code compliance	Contract on 12/20/22 Council agenda to augment staff
Lower-Income Housing Preservation (#4)	Affordability assistance for Kiwanis Gardens set to expire in 2027 unless extended; annual outreach required to secure long-term affordability of Kiwanis Gardens	
Annual Progress Reports (#17)	Annual report by April 1st to HCD on progress toward meeting the RHNA & Program implementation	
Surplus Lands (#18)	Identify & prioritize lands no longer necessary for City’s use, available for affordable housing development; report in APR	
Rezone Opportunities (#28)	<ul style="list-style-type: none"> • Evaluate opportunities for increased residential densities; coordinate with Housing Authority of LA to identify opportunities for increased densities; annual Planning Commission workshop to evaluate potential updates • 200 units total (30% in higher resource areas and 30% in lower income areas) 	<ul style="list-style-type: none"> • Comprehensive update to the General Plan upcoming • Opportunities exist to identify mixed-use and increased residential densities (PCH, etc.) • HE identifies enough sites to meet the RHNA plus a 35% buffer
Ongoing Code Updates (#29)	<ul style="list-style-type: none"> • Monitor & update regulations in response to State law changes • Encourage development community to share ideas for process improvements 	SBCCOG recently hired a planner to assist cities in monitoring new laws and creating model ordinances
Accessibility (#19)	Enforce accessibility requirements; create guides on City’s website	Connect developers & residents to resources on design features accessible & safe to all people regardless of age/size/disability
Fair Housing (#22)	Continue contract with Housing Rights Center to promote equal housing opportunities & provide information using City newsletter	<ul style="list-style-type: none"> • Update annually • Annual staff trainings on referring inquiries to HRC • Assist ≥200 total households

Energy Conservation Program (#25)	<ul style="list-style-type: none"> • Review requirements to promote energy conservation concurrent with building code updates • Continue to provide fee waivers for solar projects • Provide information through City’s website & newsletters • Assist ≥200 households total (40% in lower income areas) 	
Analysis of Impediments to Fair Housing Choice (#24)	Collaborate with Community Development Commission & Housing Authority of LA County through continued communication & data-sharing for completion of Analysis of Impediments to Fair Housing Choice every 5 years	
Place-Based Strategies for Community Revitalization (#31)	<ul style="list-style-type: none"> • Prioritize Capital Improvement Plan (CIP), City’s budget, & CDBG funds; biannually seek additional funding to pursue place-based strategies in areas of higher need or lower income and ensure equitable distribution of funds • Focus improvement projects (complete streets, streetscape enhancements, Safe Routes To School, etc.) in lower income areas to support housing construction, enhancing access to upward mobility & connectivity to higher income & opportunity areas 	Complete ≥1 improvement project annually in lower income areas
Replacement Requirements (SB330) (#5)	<ul style="list-style-type: none"> • Mandate replacement of all demolished units • Housing developments must replace demolished units that are subject to rent restrictions or occupied by low- or very low-income households within past 5 years • Implement tracking process & train staff 	<ul style="list-style-type: none"> • Process residential demo projects in conjunction with compliant replacement redevelopment • Replace existing “protected” units • Relocation benefits to displaced tenants with right of first refusal for comparable affordable unit in new project for ≥55-year term
Spring 2022		
Increasing Housing Opportunities in Low Density Districts (#15)	<ul style="list-style-type: none"> • Implement provisions of SB9 • Consider ministerial process & objective design standards for single-family/agriculture zone lot subdivision to accommodate additional single-family units 	<ul style="list-style-type: none"> • Ord. 837 implemented SB9 • Ord. 839 added Planned Residential Developments allowing by-right approval of a single-family subdivision with commonly owned areas at 1 unit for every 4,000 ft² of property
Spring 2023		
No Net Loss (#16)	Amend procedures and develop tracking system to ensure adequate Sites Inventory sites are maintained to meet RHNA target throughout the planning period	Generally, limits City’s ability to reduce permitted residential density below that in place on 1/1/18 without also increasing density on other property

Incentives & Regulations (#7)	<ul style="list-style-type: none"> • Amend Density Bonus ordinance consistent with State law <ul style="list-style-type: none"> • Student or senior housing • 50% Bonus for 15% very-low, 24% lower, or 44% moderate income units • 80% Bonus for 100% affordable developments • Work with developers, identify opportunities for affordable & mixed-income housing 	Establish policy & procedures to monitor & enforce any affordable housing agreements
Affordable Housing Streamlining (SB35) (#10)	Ordinance & procedures to facilitate review & approval of affordable housing entitled to ministerial review under SB35	City subject to streamlined ministerial process for proposed developments with ≥50% affordability
Lot Consolidation Incentives (#12)	<ul style="list-style-type: none"> • City may establish separate MUO standards for Narbonne Ave & Lomita Blvd • Incentives may include setback reduction, height increase, density increase, and/or minimum unit size decrease • Ordinance to provide additional lot consolidation incentives to qualifying sites from Sites Inventory Form 	<ul style="list-style-type: none"> • See #14 (20-30 units/acre) • May require minimum lot size and/or street frontage to allow max density/increases beyond • Exclusive residential development to be permitted by-right for specified properties
Increased Transparency (#26)	Maintain website to provide updated information on fees, exactions, applicable affordability requirements, zoning ordinances, development standards, annual fee reports, etc.	<ul style="list-style-type: none"> • Fee update scheduled 1/2023 • Update the one-time development impact fees to offset some/all of the cost of public facilities related to the development project
Reduced Parking Requirements (#27)	<ul style="list-style-type: none"> • Ordinance to reduce religious institution parking requirements in exchange for housing • Ordinance to adhere to AB 139 (parking for emergency shelters) 	AB 1851 allows religious institutions to develop affordable housing project at place of worship even if development requires reduction in number of religious-use parking spaces
Accessory Dwelling Unit (#6)	<ul style="list-style-type: none"> • Ordinance to permit ADUs in all zones that permit residential uses & affordable ADU incentive prgm. • Offer preapproved plans focused on affordability; target ADU development outreach in high opportunity census tracts 	<ul style="list-style-type: none"> • Ord. 838 amended standards for ADUs and JADUs, but State law has since been updated, requiring a new City ordinance • 10 ADUs in higher opportunity areas by 2025
Low Barrier Navigation Centers (#8)	Ordinance for service-enriched temporary shelters permitted by-right in mixed-use & non-residential zones that permit residential uses	
Supportive Housing (#9)	Ordinance for affordable housing & associated services to serve individuals at risk for homelessness; to permit by-right in zones	

	where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses	
Zoning Revisions for Special Needs Housing (#13)	Ordinance to: permit Emergency Shelters by-right in M-C zone; Transitional Housing in zones permitting residential uses; Farmworker Housing; Large Residential Care Families (7+) in commercial or mixed-use zones; relax standards for Senior Planned Unit Developments; remove major Reasonable Accommodation process & evaluate role of Planning Commission hearing as constraint; and permit group homes in all residential zones subject to objective standards	<ul style="list-style-type: none"> • Ord. 839 established definition of minor and major reason accommodation process; amend to remove major process involving Planning Commission hearing • Ord. 839 changed term “Senior Planned Unit Development” to “Senior Housing” allowing for density bonus and reduced unit size & parking requirements
Increasing Housing Opportunities in Low Density Districts (#15)	Consider ordinance to establish ministerial review procedures and objective development & design standards for proposed housing development, or proposed lot splits of existing SFR lots, in the R-1 and A-1 zones not subject to SB9	<ul style="list-style-type: none"> • Ord. 837 implemented SB9 • Ord. 839 added “Planned Residential Development” allowing by-right approval of single-family subdivisions with commonly owned areas at 1 unit for every 4,000 ft² of property • Ord. 839 added “Multiple Single-Family Dwellings” allowing by-right approval of additional dwelling on properties 10,000 ft² or greater at 1 unit for every 5,000 ft² of property
Summer 2023		
Accessibility (#19)	<ul style="list-style-type: none"> • Provide information through website & newsletters • Assist ≥50 people • Target marketing in areas of higher need 	Promote increased accessibility by connecting developers and residents to resources on design features that are accessible and safe to all people regardless of age, size, or disability
Section 8 Housing Choice Voucher Program (#21)	<ul style="list-style-type: none"> • Promote/encourage participation in LA County Development Authority Housing Choice Voucher Program through website & newsletters • Pursue place-based strategies for increasing housing opportunity; conduct analysis no less than once every 2 years 	<ul style="list-style-type: none"> • Update annually • Provide analysis bi-annually • Target 50% of housing choice vouchers in higher opportunity/income areas
Fall 2023		
Homebuyer Assistance (#20)	Promote/encourage participation in LA Co. Development Authority homebuyer assistance programs on website & newsletters	Update annually

December 2023		
Surplus Lands (#18)	Working with the Housing Authority, issue RFP for development of vacant property adjacent to Lomita Manor	
Spring 2024		
Inclusionary Housing (#30)	Conduct inclusionary housing feasibility analysis	Focus inclusionary housing along western portion of Lomita MUO Corridor; consider inclusionary housing for developments of a certain minimum density or size (e.g. minimum of 20 units/acre or 10 units); likely utilize Lomita Housing Authority to monitor compliance with affordable housing agreements & administer use of collected fees
Reduced Parking Requirements (#27)	<ul style="list-style-type: none"> • Ordinance to relax parking requirements for multifamily housing (eliminate garage parking in residential zones & reduce covered parking requirements) • Ordinance to comply with AB 139 (2019) regarding emergency shelter parking 	<ul style="list-style-type: none"> • Intended to provide incentive for residential development in areas within walking distance of resources & amenities • Allows market forces to determine if garages will be provided for single-family & other residential development
Summer 2024		
Fair Housing Development Marketing (#23)	Provide information to developers for resources & requirements to raise awareness about Fair Housing in housing marketing materials using City website & public counter	
Fall 2024		
Mobile Home Park Regulations (#3)	Ordinance for any proposed conversion/closure of an existing mobile home park to ensure a replacement & relocation plan that adequately mitigates impacts to displaced residents	<ul style="list-style-type: none"> • SB330 replacement requirements will significantly deter closure of mobile home parks since existing residency is assumed to be occupied by low- or very low-income households • Seek to convert 2 mobile home parks to resident or nonprofit ownership
Objective Design Standards (SB330) (#11)	<ul style="list-style-type: none"> • Develop objective standards as part of rezone to help facilitate quality design & increased density • Ordinance for streamlined review of eligible multifamily projects with affordable component; ensure subject to objective design standards: “involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both 	<ul style="list-style-type: none"> • SB330 requires preliminary app process implementation to quicken development review process & provide certainty to applicants by locking in development requirements, standards, & fees upon complete app submittal • City must determine in writing completeness of applications within 30 calendar days of receiving housing app

	the development applicant and public official prior to submittal” • Consistent with SB35 & SB330	• Provide exhaustive list of incomplete items; new items may not be deemed incomplete in subsequent reviews
Rezone Program to accommodate the RHNA (#14)	• Amend Zoning Map & ordinance by Oct 2024 to increase allowable density within existing MUO to permit 20-30 units/ac • Provide by-right approval when 20% of units are affordable; must permit ≥16 units per site group; 100% residential permitted & 50% mandated for Mixed Use projects • Non-vacant sites used in 5th Cycle HE and vacant sites used in the 4th & 5th Cycle HEs permit rental multifamily & owner-occupied & uses by right	• Designated areas (e.g. western portion of Lomita Blvd) are intended to provide increased density of 45-65 units/acre due to incentives for lot consolidation & density bonuses for affordable housing • Rezone MUO district required by 10/15/2024
Lower-Income Housing Preservation (#4)	Coordinate with local nonprofit organizations to ensure continued availability of affordable housing; Lomita Manor & Harbor Hills are publicly owned & not expected to be at risk; affordability assistance for Kiwanis Gardens set to expire in 2027 unless extended.	
Summer 2025		
Annual Progress Reports (#17)	Conduct in-depth evaluation of effectiveness of identified sites to accommodate the RHNA, affirmatively further fair housing programs, and promote lot consolidation; based on evaluation outcomes, adjust policies and programs as appropriate within 6-8 months	
Winter 2025		
Inclusionary Housing (#30)	• Ordinance as appropriate	• Consider pairing with rezone (#14) for increased density on western portion of Lomita Blvd or in conjunction with other rezones as appropriate

CONSEQUENCES

The City is required to monitor and report on the results of all HE programs through the annual progress report. 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 HE law or the adopted HE.

HCD may revoke HE compliance:

- HCD may notify Attorney General, which may bring suit for violations of State HE Law
- Court-imposed penalties for persistent noncompliance
- Minimum fine \$10,000/month, up to \$100,000/month
- If jurisdiction continues to remain noncompliant, court can multiply penalties up to 6x
- Loss of land use authority to court-appointed agent with authority to enact HE
- Must approve any project with ≥20% affordable to 60% AMI or 100% Moderate, even if the project exceeds zoning or general plan maximums

- Conditions cannot render the project infeasible
- Ineligible for funding programs where City was previously awarded funding for affordable housing such as Permanent Local Housing Allocation (PLHA)
- State funding sources that require HE compliance: PLHA; Affordable Housing Sustainable Communities (AHSC); SB1 Grants; CalHOME; Infill Infrastructure Grants; Prohousing Designation (provides additional credit toward competitive funds); Local Housing Trust Fund Program; some regional transportation funds

If the rezoning for RHNA is not completed: State may start enforcement proceedings against City (mandatory compliance within 120 days, suspension of local control on development, court-approved housing)

If the City does not meet the RHNA:

- HCD may determine Lomita hasn't issued sufficient building permits to meet RHNA for market rate & lower income units
- Would require ministerial approval (no public hearing) for projects that include minimum percentage of affordability and meet SB35 preconditions
 - (1) If Above Moderate RHNA not met then projects with ≥10% affordability
 - (2) If Lower Income RHNA not met then projects with ≥50% affordability
- City can only impose objective standards, including for design review

CONCLUSION

Lomita is faced with various important housing issues that include a balance between employment and housing opportunities, a match between the supply and demand of housing, protecting and enhancing affordability for all segments of the population, preserving the quality of the housing stock, and providing new types of housing to support growth and the changing population. Lomita's certified HE provides policies and programs to improve these issues, addresses the comprehensive needs of the City, and lays the groundwork for significant investment in housing production over the planning period. Subsequent ordinances, programs, and policies as outlined herein will need to be reviewed and implemented by the Planning Commission and/or City Council to ensure compliance throughout the next few years. The community's longer term vision will be further defined as the City initiates a comprehensive update to the General Plan.

FISCAL IMPACT

The implementation of the policies and programs within the Housing Element may result in fiscal impacts to the City which will be addressed at project or program implementation.

ATTACHMENTS

1. Certified Housing Element (Including Revisions from Adopted Housing Element):
<https://lomitacity.com/wp-content/uploads/2022/10/Lomita-Housing-Element-2022-Tracked-Changes-PDF.pdf>
2. Letter from HCD dated October 14, 2022, confirming certification as revised.

Reviewed by:



Brianna Rindge
Community & Economic Development Director

Approved by:



Ryan Smoot
City Manager

Reviewed by:



Gary Y. Sugano
Assistant City Manager

Prepared by:



Sheri Repp Loadsman
Planner

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

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October 14, 2022

Ryan Smoot, City Manager
City of Lomita
24300 Narbonne Avenue
Lomita, CA 90717

Dear Ryan Smoot:

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

Thank you for submitting the City of Lomita's (City) housing element adopted on December 21, 2021, and received for review on August 15, 2022 with technical modifications received on September 16, 2022 and October 11 and 13, 2022 as authorized by Resolution Number 2021-51. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

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 technical modifications, addresses the statutory requirements described in HCD's March 11, 2022 review.

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

- Program 1 (Housing Rehabilitation Grant Program)
- Program 6 (Accessory Dwelling Units)
- Program 7 (Incentives and Regulations)
- Program 11 (Objective Design Standards)
- Program 12 (Lot Consolidation)
- Program 13 (Zoning Revisions for Special Needs Housing)
- Program 14 (Rezone Program)
- Program 15 (Increasing Housing Opportunity in Low Density Districts)
- Program 17 (Annual Progress Reports)
- Program 18 (Surplus Lands)
- Program 21 (Housing Choice Vouchers)
- Program 27 (Reduced Parking Requirements)
- Program 28 (Rezone Opportunities)

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 hard work and dedication Sheri Repp, Community Development Director and your consultants, Elizabeth Dickson and Erika Van Sickel provided in the preparation of the City's housing element. HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need technical assistance, please contact Shawn Danino at Shawn.Danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager