

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

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November 14, 2019

Danial "Dino" Pick, City Manager
City of Del Rey Oaks
650 Canyon Del Rey Blvd
Del Rey Oaks, CA 93940

Dear Dino Pick:

RE: Review of the City of Del Rey Oak's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the City of Del Rey Oaks' draft Housing Element received for review on September 19, 2019, along with revisions received on October 17, 31, and November 6, 2019. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on October 9, 2019 with you, and the city's consultants Denise Duffy, Ashley Quackenbush, and Conor O'Toole.

The draft element, incorporating the revisions submitted, meets the statutory requirements of state Housing Element law. This finding was based on, among other reasons, Program A.1 - accommodate the city's Regional Housing Needs Allocation (RHNA), which commits to rezone Site 1a pursuant to the requirements of Gov. Code section 65583.2, subd. (h) and (i) by the first quarter of 2020. The rezoning accommodates a shortfall of 59 units of adequately-zoned sites for lower-income households carried over from the previous planning period, as well as a shortfall of 11 units for the current planning period. In addition, Program A.1 commits to rezone Site 1 by 2021 to accommodate Del Rey Oaks' moderate and above-moderate RHNA.

However, pursuant to Gov. 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 full compliance with Housing Element law until the rezoning of Site 1a is implemented. In addition, pursuant to the requirements of Gov. Code section 65583 subd. (a)(4)(A), Del Rey Oaks must identify a zone that allows emergency shelters without discretionary action. Program D.4 commits to allow emergency shelters by-right in the R-2 and C zones. The Housing Element will comply with state Housing Element law (Article 10.6 of the Government Code) when the element is adopted, submitted to and approved by HCD, in accordance with Gov. Code section 65585 along with evidence of the two required zoning actions.

Government Code Section 65588(e)(4) requires a jurisdiction that failed to adopt its Housing Element, including the submittal of a draft element and the consideration of HCD's findings, within 120 calendar days from the statutory due date (December 31, 2015 for Association of Monterey Bay Area Government localities) to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. As a result, the due date for the city to revise its next element is December 31, 2019. For more information on Housing Element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/hpd/SB375/sb375_final100413.pdf

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.

For your information, some general plan element updates are triggered by Housing Element adoption. HCD reminds the City of Del Rey Oaks to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the technical advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

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 SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With a compliant Housing Element, City of Del Rey Oaks meets Housing Element requirements for these funding sources.

HCD appreciates the hard work and dedication the city's consultants Denise Duffy, Ashley Quackenbush, and Conor O'Toole, provided in preparation of the Housing Element and looks forward to receiving the City of Del Rey Oaks adopted Housing Element. If you have any questions or need additional technical assistance, please contact Divya Ram, of our staff, at (916) 263-7442.

Sincerely,



Shannan West
Land Use & Planning Manager