DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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June 12, 2024

Brandy Forbes, Director
Community Development Department
City of Rancho Palos Verdes
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90275

Dear Brandy Forbes,

RE: City of Rancho Palos Verdes' 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Rancho Palos Verdes' (City) housing element update adopted on April 16, 2024 and received for review on April 19, 2024. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on May 6 and 30, 2024 with you, Octavio Silva, Deputy Director, Jessica Bobbett, Senior Planner and the City's consultant Matt Kowta. In addition, HCD considered comments from Shahzad Khaligh and Anthony De Clue pursuant to Government Code section 65585, subdivision (c).

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 addresses the statutory requirements described in HCD's April 5, 2024 findings letter. Furthermore, the City has completed actions in the City's housing element Program 1 (Zoning Amendments to Increase Housing Development Potential) to rezone sites to accommodate the regional housing needs allocation (RHNA) pursuant to Government Code section 65583.2, subdivision (c) as demonstrated by Ordinance Number 680U.

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

- Program 4: Accessory Dwelling Unit Ordinance Amendments
- Program 7: Accessory Dwelling Unit Assistance Program
- Program 15: Place-Based Strategies to Support Areas Targeted for Lower-Income
- Program 18: Zoning Ordinance Amendments to Remove Governmental Constraints
- Program 19: Transparency in Housing Standards and Fees
- Program 20: Implement Development Review Process Improvement
- Program 21: Housing Site Development Assistance
- Program 23: Housing Conservation and Rehabilitation

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(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 of Rancho Palos Verdes meets housing element requirements for these and other funding sources.

HCD appreciates the cooperation and responsiveness the housing element team provided in preparation of the City's housing element. 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. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at fidel.herrera@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief