

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

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September 30, 2022

Ursula Luna-Reynosa, Director
Community Development Department
City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

Dear Ursula Luna-Reynosa:

RE: Huntington Beach's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Huntington Beach's (City) revised draft housing element update received for review on August 1, 2022, along with revisions received on September 23, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Conversations on September 7 and 22, 2022 with you and the housing element team facilitated the review.

The revised draft element, incorporating the additional revisions, meets the statutory requirements described in HCD's June 9, 2022 review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

For your information, pursuant to Senate Bill 197 (Chapter 70, Statutes of 2022), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021). As a result, the City's adopted element must be found in compliance by October 15, 2022 or HCD cannot find the element in compliance until programs to rezone (Program 2A (Adequate Sites) and Program 2B (Establish Affordable Housing Overlay Zone) are complete.

As a reminder, if the housing element relies upon nonvacant sites to accommodate more than 50 percent of the regional housing needs allocation (RHNA) for lower-income households, the housing element must demonstrate that existing uses are not an impediment to additional residential development in the planning period. This can be demonstrated by providing substantial evidence that the existing use is likely to be discontinued during the planning period. (Gov. Code, § 65583.2, subd. (g)(2).) Absent findings in an adoption resolution based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized

toward demonstrating adequate sites to accommodate the regional housing need allocation (RHNA).

In addition, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions.

HCD understands the City made revisions available on September 23, 2022 for seven days prior to submitting to HCD. While this meets the requirement per AB 215 (Chapter 342, Statutes of 2021), 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. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, responsiveness, and dedication the housing element team provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager