

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

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**ATTACHMENT 2**

April 26, 2021

Meredith T. Elguira, Director
Planning and Community Services
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Meredith T. Elguira:

RE: Review of the City of Rolling Hills' 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Rolling Hills' (City) draft housing element update received for review on February 26, 2021 along with revisions received on March 29, April 1, and April 6, 2021. In addition, the California Department of Housing and Community Development (HCD) reviewed Ordinance Nos. 364, 366, and 369. Pursuant to Government Code section 65585, subdivision (b), HCD is reporting the results of its review. Our review was facilitated by a telephone conversation on March 11, 2021 with you and the City's consultant, Barry Miller.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. This finding was based on, among other reasons, implementation of zoning to accommodate the City's Regional Housing Needs Allocation (RHNA) for lower-income households. Additionally, Programs 8 (Add Definitions of Transitional and Supportive Housing, and Employee Housing to the Municipal Code) and 13 (Multi-Family Zoning Monitoring and Consideration of Additional Opportunities) are crucial to meeting statutory requirements. 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, subdivision (g).

HCD reminds the City that the City's 6th cycle housing element update is due on October 15, 2021. As such, the 5th cycle housing element expires on October 15, 2021. HCD's determination of compliance on an adopted 5th cycle housing element in no way implies compliance is forthcoming for the 6th cycle planning period. The updated 6th cycle housing element will be reviewed on its own contents, and new laws and new housing element requirements will apply. These include, but are not limited to, analysis

surrounding the City's efforts to affirmatively further fair housing pursuant to Government Code section 65583, subdivision (c)(10). Additionally, successful implementation of Programs 8 and 13, as noted above, including the identification and zoning of sites to accommodate market rate (i.e. not limited to affordable) multifamily housing zoning is critical for 6th cycle compliance.

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. 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 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 meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication of the City's housing element team 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 Robin Huntley, of our staff, at Robin.Huntley@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name being more prominent.

Shannan West
Land Use & Planning Unit Chief