

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

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March 16, 2020

Greg Sparks, City Manager
City of Eureka
531 K Street
Eureka, CA 95501

Dear Greg Sparks:

RE: Eureka's 6th Cycle (2019-2027) Adopted Housing Element

Thank you for submitting the City of Eureka's (City) housing element adopted December 3, 2019 and received for review on December 18, 2019. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Janelle Egger pursuant to Government Code section 65585, subdivision (c).

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 addresses the statutory requirements described in HCD's September 13, 2019 review. HCD's finding was based on various program commitments including (in order of importance):

- IMP H-35 – Implementation Program Monitoring.
- IMP H-34 – Affordable Housing on Publicly-Owned Properties
- IMP H-3 – Revision of Specific Development Regulations; and
- IMP H-5 – Process Improvement Action Plan

IMP H-35 is of particular importance to compliance with State Housing Element Law. The City must complete its evaluation of the effectiveness of implementation programs in promoting housing development and accommodating its Regional Housing Need Allocation (RHNA) by December 31, 2023. If the City's new strategies do not demonstrate sufficient progress toward the RHNA, the City must take immediate action to accommodate the RHNA, such as rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i). Alternative strategies or rezoning must be completed and implemented by August 31, 2024. The City must also immediately amend its housing element to demonstrate the adequacy of the alternative sites and strategies and submit the revised element to HCD for review.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds Eureka 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, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; the SB 2 Planning Grants as well as ongoing SB 2 funding (Permanent Local Housing Allocation) consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With housing element compliance, Eureka meets the housing element requirements for these funding sources.

HCD appreciates the hard work and dedication Brian Heaton, former Senior Planner, and Robert Dumouchel, Acting Planning and Building Manager have provided throughout the course of the housing element review. HCD commends the City for its creative thinking and innovative approaches to meeting the housing needs for all economic segments of the community; and wishes the City success in implementing its housing element. HCD will follow the City's progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Manager