

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

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June 16, 2020

Brian Schoenfisch, Program Manager
Community Planning and Implementation
Planning Department
City of San Diego
9485 Aero Drive
San Diego, CA 92117

Dear Brian Schoenfisch:

RE: City of San Diego's 6th Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of San Diego's (City) revised draft housing element update received for review on April 16, 2020, along with revisions which were received on June 15, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. This finding is conditioned on the adopted element including programs to amend the element as necessary to reflect the adopted and approved regional housing need allocation and requirements related to affirmatively furthering fair housing. The housing element will comply with State Housing Element Law (Article 10.6 of the Government Code) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/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. For example, a jurisdiction must address environmental justice in its general plan by the adoption of an environmental justice element, or by the integration of environmental justice goals, policies, and objectives into other general plan elements upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018. (Gov. Code, § 65302, subd. (h).). For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.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 ongoing SB 2 funding (Permanent Local Housing Allocation), consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, San Diego City meets housing element requirements for these funding sources.

HCD appreciates the hard work and dedication the entire San Diego housing element team provided in preparation of the housing element and looks forward to receiving San Diego's adopted housing element. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at (916) 263-1968.

Sincerely,

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

Shannan West
Land Use & Planning Unit Chief