

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

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February 27, 2023

Frank J. Luckino, City Manager
City of Twentynine Palms
6136 Adobe Road
Twentynine Palms, CA 92277

Dear Frank J. Luckino:

RE: Twentynine Palms' 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Twentynine Palms' (City) housing element adopted December 13, 2022 and received for review on January 4, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

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 June 7, 2022 review.

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

- Program HS-3 (Affordable Housing Resources)
- Program HS-4 (Legalize Unpermitted Accessory Structures)
- Program HS-5 (Affordable Housing Assistance and Development)
- Program HS-6 (Density Bonus Update)
- Program HS-8 (Downtown Specific Plan)
- Program HS-10 (Accessory Dwelling Unit (ADU) Awareness and Outreach)
- Program HS-11 (Housing for Special Populations)
- Program HS-16 (Package Plans for Multifamily)
- Program HS-17 (Community Wide Sewer and Wastewater Treatment)
- Program HS-19 (Subdivisions)
- Program HS-21 (Multifamily Residential Development)

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, subdivision (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 now meets housing element requirements for these and other funding sources.

HCD appreciates the assistance the City's housing element team, particularly Travis Clark and your consultant Nicole Criste, provided throughout the housing element review. 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. If HCD can provide assistance in implementing the housing element, please contact Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager