

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

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October 14, 2022

David White, City Manager  
City of Santa Monica  
1685 Main Street  
Santa Monica, CA 90401

Dear David White:

**RE: City of Santa Monica's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Santa Monica's (City) housing element adopted October 11, 2022 and received for review on October 12, 2022. 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 Tieira Ryder, Elizabeth Lutz and Harding Larmore Kutcher and Kozal pursuant to Government Code section 65585, subdivision (c). The review was expedited to assist the City in meeting statutory deadlines.

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 was found to be substantially the same as the revised draft element that HCD's September 6, 2022 review determined met statutory requirements.

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

- Program 1.A: By-Right Approvals for Housing Projects
- Program 1.B: Streamlining Review Processes for Objectivity
- Program 1.C: Housing on Surface Parking Lots
- Program 1.D: Reduce Parking Requirements
- Program 1.G: ADU Accelerator and Incentive Program
- Program 1.K: Adequate Sites
- Program 2.C: Update the City's Affordable Housing Production Program
- Program 4.C and 4.E: Housing Choices and Affordability in the R1-Zone
- Program 4.F: Target to Increase Housing Production in R1 Zones and Monitoring
- Program 5.A: Reduce Homelessness through a Range of Housing Options

The City of Santa Monica must monitor and report on the results of these 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 of Santa Monica now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City of Santa Monica 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: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and effort the housing element update team provided throughout the housing element review. HCD wishes the City of Santa Monica 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 me at [paul.mcdougall@hcd.ca.gov](mailto:paul.mcdougall@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager