

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

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March 25, 2020

Gloria Stearns, Director
Community Development Department
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Dear Gloria Stearns:

RE: Review of Seaside's Draft Four-year Housing Element Update (2015-2024)

Thank you for submitting the City of Seaside's draft four-year housing element update received for review on March 17, 2020, along with revisions on March 24 and 25, 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. In addition, HCD has expedited this review to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law. 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, subdivision (g).

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.

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 the ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, Seaside meets housing element requirements for these funding sources.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that did not adopt its housing element within 120 calendar days from the statutory due date (December 31, 2015) to revise its element every four years. Seaside is subject to the four-year revision requirement which was due December 31, 2019. The City of Seaside must revise the element on time for at least two consecutive due dates to regain the eight-year planning period. Since the element did not meet the four-year due date, the next opportunity to adopt on time will be the 6th cycle housing element update.

HCD appreciates the hard work and dedication provided in preparation of the housing element and looks forward to receiving Seaside's adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at paul.mcdougall@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Manager