

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

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April 6, 2020

Craig Malin, City Manager
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Dear Craig Malin:

RE: Seaside's 5th (2015-2023) Adopted Four-Year Housing Element Update

Thank you for submitting the City of Seaside's (City) element adopted April 2, 2020 and received for review on April 3, 2020. 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 has expedited this review to facilitate meeting funding requirements.

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 March 25, 2020 review determined met statutory requirements.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City of Seaside did not meet the requirements of Government Code section 65588, subdivision (e)(4); therefore, it is subject to the four-year revision requirement until the City has adopted at least two consecutive updated revisions by the applicable due dates. The City missed the first opportunity to adopt on time (December 31, 2019). The next opportunity to adopt on time will be on or before the due date for the 6th planning cycle housing element update.

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, the City meets the housing element requirements for these and other funding sources.

HCD appreciates the assistance and cooperation provided throughout the course of the housing element review. HCD wishes the City of Seaside 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 Divya Ram, of our staff, at (916) 263-7442.

Sincerely,

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

Shannan West
Land Use & Planning Manager