

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

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 10, 2020

Chuck Maynard, City Manager  
City of Desert Hot Springs  
11-999 Palm Drive  
Desert Hot Springs, CA 92240

Dear Chuck Maynard:

**RE: Desert Hot Springs' 5<sup>th</sup> Cycle (2013-2021) Adopted Four-Year Housing Element Update**

Thank you for submitting the City of Desert Hot Springs' (City) housing element adopted May 26, 2020 and received for review on May 28, 2020. Additionally, the City provided Ordinance No. 712, originally adopted on June 2, 2020, with revisions adopted June 16, 2020. The City subsequently readopted its housing element on July 7, 2020, incorporating revisions as evidenced by Resolution No. 2020-042. 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 considered comments from Inland Counties Legal Services and the Public Interest Law Project pursuant to Government Code section 65585, subdivision (c).

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 satisfy the findings described in HCD's May 4, 2020 correspondence. HCD's finding was based on, among other reasons, Program 6: Affordable Housing Incentives, which promotes and incentivizes multifamily development, and the adoption of an updated general plan, including zoning and development standards. Zoning actions accommodate the identified shortfall of adequate sites during both the 4<sup>th</sup> and 5<sup>th</sup> cycle planning periods to accommodate the City's Regional Housing Needs Allocation for lower-income households.

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 is subject to the four-year revision requirement. The City missed the first opportunity to adopt on time (October 15, 2017). The next opportunity to adopt on time will be on or before the due date for the 6<sup>th</sup> planning cycle housing element update (October 15, 2021).

For your information, some general plan element updates are triggered by housing element adoption. HCD acknowledges the City's recent general plan update and reminds the City of the requirements. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](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, 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 hard work and dedication that the City's housing element team provided throughout the course of 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 Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,



Megan Kirkeby  
Deputy Director