DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

May 28, 2025

Willie A. Hopkins, City Manager
City of Compton
205 South Willowbrook Avenue
Compton, CA 90220

Dear Willie A. Hopkins:

RE: City of Compton Failure to Adopt a Compliant 6th Cycle Housing Element – Notice of Violation

The City of Compton (City) 6th cycle housing element was due October 15, 2021.[1] The City's most recent housing element draft is not in substantial compliance with Housing Element Law.[2] While the California Department of Housing and Community Development (HCD) recognizes that the City provided several draft housing elements and timelines to work toward compliance, the City has failed to achieve substantial compliance as of the date of this letter; therefore, the City is in violation of Housing Element Law.[3]

Under Government Code section 65585, subdivision (i)(1)(A), HCD has the authority to review any action or failure to act that it determines to be inconsistent with either an adopted housing element or Government Code section 65583, and to issue written findings of such noncompliance. Additionally, HCD must notify a local government when that local government takes actions that violate Government Code section 65583 and may refer such violations to the California Office of the Attorney General.[4]

6th Cycle Housing Element Submission and Review History

The 6th cycle planning period for the City is October 15, 2021, through October 15, 2029. The City failed to adopt a compliant housing element by its 6th cycle due date of October 15, 2021. HCD records are as follows:

[1] Gov. Code, § 65588, subd. (e)(3).
[2] Article 10.6 (commencing with section 65580) of Chapter 3 of the Government Code.
[3] Gov. Code, § 65585.
[4] Gov. Code, § 65585, subds. (i)(1)(A) and (j).

- On November 23, 2021, HCD issued the City a reminder letter that the City is required to revise its housing element for the 6th cycle planning period.
- On April 27, 2022, HCD issued a Letter of Inquiry to the City regarding its failure to submit a timely 6th cycle housing element. The letter requested that, by May 27, 2022, the City provide a specific timeline for (1) submitting its draft housing element and (2) obtaining compliance with Housing Element Law.
- On June 14, 2022, HCD and representatives from the City met to discuss the City's progress towards housing element compliance.
- On July 15, 2022, the City indicated that it anticipates submitting a draft housing element in February 2023 and obtaining certification in December 2023.
- On September 21, 2022, HCD and representatives from the City met to discuss the City's progress towards housing element compliance.
- On September 29, 2022, HCD issued a Notice of Violation to the City regarding failure to adopt a compliant 6th cycle housing element. The letter requested that, by October 29, 2022, the City provide a written response to the findings.
- On September 1, 2023, the City provided an updated timeline via email stating that the 6th cycle housing element was put on hold on January 11, 2023, due to an administrative error regarding the City's budget. The updated timeline listed mid-January 2024 as the submission for draft housing element to HCD for review.
- On February 7, 2024, the City submitted an initial draft housing element to HCD for review.
- On May 7, 2024, HCD issued a findings letter to the City noting multiple revisions necessary for the housing element to be compliant with Housing Element Law.
- On July 25, 2024, the City submitted a subsequent draft housing element to HCD for review.
- On September 23, 2024, HCD issued a second findings letter to the City noting revisions were still necessary for the housing element to be compliant with Housing Element Law.
- On January 6, 2025, the City submitted a second subsequent draft housing element to HCD for review.
- On March 7, 2025, HCD issued a third findings letter to the City noting revisions were still necessary for the housing element to be compliant with Housing Element Law.
- On November 19, 2025, HCD requested an updated timeline for submission via email.
- On November 20, 2025, the City responded to HCD's email stating that it plans to hold public hearings for adoption in January 2026 with the ordinances going into effect in February 2026.
- On January 22, 2026, HCD, via email, requested confirmation that the Public Hearing would occur by the end of the month and ordinances enacted and effective by February 2026.
- On January 27, 2026, the City responded with an updated timeline pushing back its dates another month.
- On April 22, 2026, the City, via email, provided an update on its submission timeline. The City is tentatively scheduling the Planning Commission hearing in early June 2026 and subsequent City Council Hearing in July 2026.

- As of the date of this letter and as noted above, the City has failed to achieve substantial compliance with Housing Element Law.

Technical Assistance Offered

HCD has made resources and technical assistance available to assist local jurisdictions in creating comprehensive housing elements. Despite extensive technical assistance, including numerous meetings and comprehensive written guidance, numerous findings have remained unaddressed by the City.

In addition, HCD has made available $123 million in planning grants for regions, cities, and counties to prepare, adopt, and implement plans that streamline housing approvals and accelerate housing production. Under that program, the City was awarded $310,000 through SB 2 and $297,000 through the Local Early Action Planning Grant (LEAP) for local planning activities.

Consequences of Noncompliance

Consequences apply if the City does not have a housing element in substantial compliance with Housing Element Law. First, noncompliance results in ineligibility or delay in receiving state funds that require a compliant housing element as a condition precedent, including, but not limited to, the following:

- Permanent Local Housing Allocation Program
- Local Housing Trust Fund Program
- Infill Infrastructure Grant Program
- Senate Bill 1 Caltrans Sustainable Communities Grants
- Affordable Housing and Sustainable Communities Program

Second, under the Housing Accountability Act, jurisdictions that do not have a substantially compliant housing element are subject to the Builder's Remedy.[5]

In addition, HCD may notify the California Office of the Attorney General.[6] Furthermore, state law provides for court-imposed penalties for persistent noncompliance, including enhanced financial penalties. Government Code section 65585, subdivision (l)(1), establishes a minimum fine of $10,000 per month, up to $100,000 per month for jurisdictions that fail to comply with a court order to bring its housing element into compliance. If a jurisdiction remains noncompliant, a court may multiply those penalties by a factor of three and then six, depending on the duration of the continued noncompliance.[7] If a jurisdiction fails to comply after six months from the imposition of fees, the court may also appoint a receiver.[8]

[5] Gov. Code, § 65589.5, subds. (d)(6), (f)(6), and (h)(11).
[6] Gov. Code, § 65585, subd. (j).
[7] Gov. Code, § 65585, subds. (l)(2) and (3).
[8] Gov. Code, § 65585, subd. (l)(3)(B).

Finally, in any action brought by the Attorney General or HCD to enforce the adoption of housing element revisions, jurisdictions are subject to additional fines of between $10,000 and $50,000 per month for each violation, accrued from the date of the violation until the date the violation is cured, including investigation costs, expert fees, attorneys' fees, costs, and any other relief the court deems appropriate.[9]

Findings and Conclusion

HCD finds that the City has failed to adopt a substantially compliant housing element and is therefore in violation of state law. Pursuant to Government Code section 65585, subdivision (i)(1)(A), the City has until June 26, 2026, to provide a written response to this notice before HCD takes any of the actions authorized by section 65585, including, but not limited to, referral to the California Office of the Attorney General.

In addition, pursuant to Government Code section 65585, subdivision (k), HCD hereby offers the City two meetings within the next 30 days to discuss the City's violations and its failure to adopt a substantially compliant housing element.

State housing laws are effective only with the cooperation of local governments. HCD understands that local governments may encounter staffing and resource constraints in their efforts to gain compliance. However, housing elements, and the timely implementation thereof, are essential to developing a blueprint for growth and are a vital tool to address California's prolonged housing crisis. To meet the 6th cycle update requirements for a substantially compliant housing element, the City must consider HCD's written findings from previous drafts, make a draft housing element available for public comment, adopt the housing element, and submit it to HCD for review and certification before it can be considered compliant.[10]

If you have any questions or would like to discuss the contents of this letter, please contact J. April Martinez of our staff at Jennifer.Martinez@hcd.ca.gov.

Sincerely,

Melinda Coy
Housing Accountability Unit Chief

[9] Gov. Code, § 65009.1, subd. (a).
[10] Gov. Code, § 65585, subds. (b)-(h).