

**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



May 24, 2023

Greg Grammer, City Manager
City of Rolling Hills Estates
4045 Palos Verdes Drive North
Rolling Hills Estates, CA 90274

Dear Greg Grammer:

RE: City of Rolling Hills Estates' 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Rolling Hills Estates' housing element that was adopted April 25, 2023, and received for review on April 27, 2023. 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 is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq.). The adopted element was found to be substantially the same as the revised draft element that HCD's April 19, 2023 review determined met statutory requirements.

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

- **Regional Housing Needs Allocation (RHNA) Strategies**: The element commits to various actions and strategies to accommodate the RHNA and ensure development can achieve maximum density including but not limited to increasing densities, developing objective standards, proactive outreach, implementing a local inclusionary and density bonus program and establishing lot consolidation incentives. This includes Program 2 (Affordable Housing Incentives), Program 7 (Residential Sites), Program 8 (Inclusionary), Program 9 (Lot Consolidation) and Program 10 (Density Bonus)
- **Program 11: Accessory Dwelling Units (ADUs)**: The Program establishes ADU incentives and monitors production trends and affordability throughout the planning period.
- **Program 12 (Multifamily Housing and Housing for Special Needs)**: This Program commits to, among other things, amend the zoning code to allow residential care facilities of seven or more persons in residential zones with objective standards,

remove the use permit requirement for multifamily housing and remove subjective findings for reasonable accommodation.

- Program 13 (Fair Housing Program and Supportive Housing Services): This Program commits to implement housing mobility strategies for the availability of affordable housing in the City and the broader region.

The City 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.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City 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>.

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 program, 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 now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work the City's housing element team provided throughout the housing element review and update. 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 Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager