

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

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July 7, 2021

Elaine Jeng, P. E., City Manager
City of Rolling Hills
2 Portuguese Bend Road
Rolling Hills, CA 90274

Dear Elaine Jeng:

RE: Rolling Hills' 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting the City of Rolling Hills' (City) housing element which was adopted June 14, 2021 and received for review on June 21, 2021. 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 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 April 26, 2021 review determined met statutory requirements. HCD's finding was based on, among other reasons, implementation of zoning to accommodate the City's Regional Housing Needs Allocation (RHNA) for lower-income households, implementation of zoning which allows emergency shelters without discretionary action, adoption of a reasonable accommodation process, and adoption of amendments to the City's Municipal Code relating to Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU). Additionally, Programs 8 (Add Definitions of Transitional and Supportive Housing, and Employee Housing to the Municipal Code), 11 (ADU Education, Outreach, and Community Engagement), and 13 (Multi-Family Zoning Monitoring and Consideration of Additional Opportunities) are crucial to meeting the statutory requirements.

As mentioned in HCD's April 26, 2021 correspondence, HCD reminds the City that the City's 6th cycle housing element update is due on October 15, 2021. As such, the 5th cycle housing element expires on October 15, 2021. HCD's determination of compliance on the adopted 5th cycle housing element in no way implies compliance is forthcoming for the 6th cycle planning period. The updated 6th cycle housing element will be reviewed on its own contents. New laws and new housing element requirements will apply. These include, but are not limited to, analysis surrounding

the City's efforts to affirmatively further fair housing pursuant to Government Code section 65583, subdivision (c)(10). Additionally, successful implementation of Programs 8, 11, and 13, as noted above, including the identification and zoning of sites to accommodate market rate (i.e., not limited to affordable) multifamily housing zoning is critical for 6th cycle compliance.

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: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and 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, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; 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 meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication 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 Robin.Huntley@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Unit Chief