

**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](http://www.hcd.ca.gov)

January 23, 2025

Brandy Forbes, Director  
Community Development Department  
City of Rancho Palos Verdes  
30940 Hawthorne Blvd.  
Rancho Palos Verdes, CA 90275

Dear Brandy Forbes,

**RE: City of Rancho Palos Verdes' 6<sup>th</sup> Cycle (2021-2029) Revised Draft Amendment  
to the Housing Element**

Thank you for submitting the City of Rancho Palos Verdes' (City) revised draft amendment to the housing element received for review on November 26, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Dave Rand, Partner of Rand Paster & Nelson, LLP, pursuant to Government Code section 65585, subdivision (c).

On June 12, 2024, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq). The revised draft amendments do not impact the June 12, 2024, finding of substantial compliance. The element will continue to comply with State Housing Element Law once the amendments have been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

HCD is aware that a preliminary application has been submitted to the City for site number 16 APN 7573-006-024. Please be aware pursuant to Government Code section 65589.5 subdivision (o)(1) a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all the information required by Government Code Section 65941.1 subdivision (a) was submitted.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance.

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 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 meets housing element requirements for these and other funding sources.

HCD appreciates the diligence of the City in the housing element update and welcomes the opportunity to discuss this review. If you have any questions or need additional technical assistance, please contact Fidel Herrera, of our staff, at [fidel.herrera@hcd.ca.gov](mailto:fidel.herrera@hcd.ca.gov).

Sincerely,



Melinda Coy  
Proactive Housing Accountability Chief