

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

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May 11, 2022

Vincent Bertoni, Director
Department of City Planning
City of Los Angeles
Los Angeles City Hall
200 North Spring Street, Suite 525
Los Angeles, CA 90012

Dear Vincent Bertoni:

RE: City of Los Angeles 6TH Cycle (2021-2029) Revised Draft Housing Element

Thank you for submitting the City of Los Angeles (City) revised draft housing element update received for review on April 28, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element meets the statutory requirements described in HCD's February 22, 2022 review. The element now includes specific and significant actions, including metrics and milestones, to affirmatively further fair housing (AFFH). Among many actions, the element also now includes place-based strategies to promote community revitalization and conservation and foster more inclusive and equitable communities. As a result, the revised element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when the revisions are adopted and submitted to HCD, pursuant to Government Code section 65585. Any changes to the revised draft will be subject to additional review by HCD and may impact the finding that the revised draft meets statutory requirements. HCD encourages the City to expeditiously adopt, and submit to HCD to regain housing element compliance.

HCD applauds the City's approach to the housing element update, including the tremendous effort in planning for nearly half a million homes between now and 2029, and the bold and meaningful set of strategies put forth in pursuit of that goal. For example, the analysis to demonstrate the potential for redevelopment on nonvacant sites and aggressive rezoning to accommodate the regional housing need allocation (RHNA), including in higher opportunity areas serves as model for other California jurisdictions. HCD appreciates the City's leadership in addressing the critical housing needs of the region and state.

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.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, 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 will meet housing element requirements for these and other funding sources. While going through the process to adopt these revisions, HCD encourages the City to continue to apply for all HCD programs. Requirements and deadlines vary by program and being in process toward adoption is not necessarily disqualifying.

HCD appreciates the hard work and dedication of Maya Abood, Matthew Glesne and the rest of the housing element update team throughout the housing element review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Sohab Mehmood, of our staff, at Sohab.Mehmood@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager