

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

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March 27, 2024

Jaime Fontes, City Manager
City of Seaside
440 Harcourt Avenue
Seaside, CA 93955

Dear Jaime Fontes:

RE: City of Seaside's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Seaside's (City) housing element, which was adopted on December 7, 2023, with modifications previously received on February 2, 2024, February 8, 2024 and March 26, 2024. All modifications were made available to the public prior for seven days prior to review and authorized by Resolution Number 23-175. The City confirmed the modifications are consistent with the direction and authority granted by Resolution Number 23-175. Pursuant to Government Code section 65585, the 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) as of the date of this letter. The adopted element addresses the statutory requirements described in HCD's February 8, 2024 review.

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

- Program 3 (Acquisition/Rehabilitation)
- Program 5 (Adequate Sites for RHNA and By-Right Approval)
- Program 7 (Monitoring of Residential Capacity)
- Program 8 (Lot Consolidation)
- Program 9 (Accessory Dwelling Units)
- Program 10 (Housing on Faith-Based Properties)
- Program 11 (Extremely Low-income and Special Needs Households)
- Program 13 (Housing Choice Voucher Program)
- Program 15 (Affordable Housing Development)
- Program 18 (Parking Standards)
- Program 19 (Development Standards and Design Guidelines)
- Program 21 (Adequate Water Supply for the Development of New Housing)

- Program 23 (Housing for Extremely Low Income and Special Needs Households)
- Program 25 (Fair Housing Outreach and Education)
- Program 26 (Anti-Displacement Strategy)

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.

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.

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>.

HCD appreciates the assistance and dedication that Andrew Myrick, Economic Development and Community Planning Manager; Alexia Rapoport, Housing Program Manager; and consultants Alexis Bueno and Veronica Tam, provided throughout the housing element update and 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 Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager