STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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September 10, 2013

Ms. Kathy Dodson, Director
Community and Economic Development
City of Carlsbad
1635 Faraday Avenue
Carlsbad, CA 92008

Dear Ms. Dodson:

RE: Review of the City of Carlsbad's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Carlsbad's draft housing element update received for review on July 29, 2013 along with additional revisions received on August 8, September 4, 6 and 9, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on July 30, 2013 and other communications with Mr. David de Cordova, Principal Planner, facilitated the review.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City utilized SANDAG's pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. This finding was based on, among other things, identification of adequate sites to accommodate the City's regional housing need allocation (RHNA) for lower-income households. The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

For your information, pursuant to GC Section 65588(e)(2)(B) a local government in the SANDAG region that did not adopt a fourth planning period housing element by January 1, 2009 shall revise its housing element every four years, unless the local government met both of the following conditions: 1) adopted the fourth revision no later than March 31, 2010; and 2) completes any rezoning identified in the fourth revision by June 30, 2010. The City did not meet the requirements of GC 65588(e)(2)(B); therefore, it is subject to the four year revision requirement.

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 must 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.

The Department is pleased to inform the City that prior 4th cycle housing element compliance makes the City eligible to meet one of the threshold requirements of the Housing Related Parks Program (HRP) that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp/.

The Department appreciates the dedication and cooperation of Mr. de Cordova in preparing the housing element and looks forward to receiving Carlsbad's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

Paul McDougall
Housing Policy Manager