

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

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October 7, 2022

Charles M. Duggan, Jr., City Manager
City of Redlands
35 Cajon Street, Suite 200
Redlands, CA, 92373

Dear Charles M. Duggan, Jr.:

RE: City of Redlands' (2021-2029) Adopted Housing Element

Thank you for submitting the City of Redlands' (City) housing element adopted on October 4, 2022 and received for review on October 6, 2022. 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 has expedited its review to assist the City in meeting statutory requirements.

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 is substantially the same as the revised draft element that HCD's September 26, 2022 review determined met statutory requirements

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

- Program 1.1-1: RHNA Rezoning
- Program 1.1-2: Voter Measure Analysis
- Program 1.1-3: Transit Village Specific Plan
- Program 1.1-4: By-Right Approval
- Program 1.1-9: Lot Consolidation
- Program 1.1-10: Reuse of Single-Family Dwellings
- Program 1.1-11: Housing Overlay for Educational and Religious Properties
- Program 1.2-7: Amend Development Standards
- Program 1.2-11: Density Bonus Update
- Program 1.2-13: Remove CUP Requirements for Multifamily Development
- Program 1.5-1: Place Based Improvements

The City must monitor and report on the results of this 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 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 of Redlands now meets housing element requirements for these and other funding sources.

HCD appreciates the effort and dedication provided by the housing element update team throughout the housing element review, particularly Brian Desatnik and Catherine Lin. HCD wishes the City of Redlands 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 Reid Miller, of our staff, at Reid.Miller@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager