

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

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May 30, 2023

Brian Loventhal, City Manager
City of Campbell
70 North First Street
Campbell, CA 95008

Dear Brian Loventhal:

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

Thank you for submitting the City of Campbell's (City) housing element that was adopted on April 18, 2023 and received for review on April 26, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Hanson Bridgett LLP, pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of May 30, 2023. The adopted element was found to be substantially the same as the revised draft element that HCD's March 27, 2023 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 H-1a (Inclusionary Housing Ordinance Implementation)
- Program H-1f (Multifamily Design Standards)
- Program H-1g (SB 10 Ordinance)
- Program H-1k (Achieve Target Densities)
- Program H-1m (Smaller Unit Provisions)
- Program H-1n (Housing on Publicly Owned Land)
- Program H-3a (Update Parking Requirements)
- Program H-3e (Rezone for Lower Income Shortfall)
- Program H-3h (Zoning Amendments for Special Needs Housing)
- Program H-5e (Homeless Assistance / Shelter Provisions)
- Program H-5g (Reasonable Accommodation)
- Program H-5s (Incentives for Extremely Low-income Households)

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In particular, Programs H-3e (Rezone for Lower-income Shortfall) and H-3f (Reuse Sites) rezone to make prior identified sites available and address a shortfall of sites to accommodate the regional housing need allocation (RHNA) for lower-income households.

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 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://opr.ca.gov/planning/general-plan/>.

HCD appreciates the hard work and dedication the housing element update team provided throughout the housing element review and update process. HCD particularly applauds the efforts and collaboration of Rob Eastwood and Stephen Rose. 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 you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at Shawn.Danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager