

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

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February 24, 2023

Neal Lopez, County Administrative Officer  
County of Del Norte  
981 H Street, Suite 210  
Crescent City, CA 95531

Dear Neal Lopez:

**RE: Del Norte County's 6<sup>th</sup> Cycle (2022-2030) Adopted Housing Element**

Thank you for submitting Del Norte County's housing element that was adopted and received on February 14, 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. The review was expedited to enable the jurisdiction to meet funding criteria for the Permanent Local Housing Allocation (PLHA) Program.

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 was found to be substantially the same as the revised draft element that HCD's February 9, 2023 review determined met statutory requirements.

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

- *Program HE-A (Available Sites Inventory)*: This program commits to, by September 15, 2023, rezone previously identified sites to allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households.
- *Program HE-P (Accessory Dwelling Unit Ordinance (ADU))*: This program commits to update the County's ADU ordinance to comply with state law by September 15, 2023.
- *Program HE-Q (County Code Update)*: The program commits to amending the County's code to allow low barrier navigation centers, permit residential care homes for seven or more residents by-right, revise emergency shelter standards, and comply with the Employee Housing Act among other revisions to comply with state law within two years of housing element adoption.

- *Program HE-S (Development Streamlining SB 35)*: This program commits to establish a procedure to implement SB 35 streamlining by June 2023.
- *HE-Z (Support the Fair Housing Agency)*: This program commits to support the fair housing agency and offer fair housing services to residents including conducting outreach and responding to fair housing complaints annually.
- *HE-AA (Update Definition of Family in County Code)*: The program will revise the zoning code definition of family to comply with state law by the end of 2023.
- *HE-EE (Affirmatively Further Fair Housing)*: This program commits to, by a specified time, a variety of actions to affirmatively further fair housing (AFFH) including promoting multifamily housing in areas with higher performing schools, providing bilingual resources, meeting with the transit agency annually to identify opportunities to expand services, and sponsor workshops to identify educational needs and opportunities.
- *Program HE-FF (Infrastructure Improvements in Low Resource Areas)*: The program commits to identify areas with improvement needs in 2023 and pursue funding for infrastructure improvements annually.

The County 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.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the County failed to adopt a compliant housing element within 120 days of the statutory deadline September 15, 2022, Program HE-A (Available Sites Inventory) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County 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>.

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 County now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the housing element team provided throughout the housing element review. HCD wishes the County 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 Hillary Prasad, of our staff, at [Hillary.Prasad@hcd.ca.gov](mailto:Hillary.Prasad@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager