

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

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October 24, 2022

Jason Simpson, City Manager  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

Dear Jason Simpson:

**RE: Lake Elsinore's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Lake Elsinore's (City) housing element adopted August 23, 2022 and received for review on August 25, 2022 along with revisions received on October 19, 2022. The technical changes are authorized by Resolution No. 2022-92. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on October 14, 2022 with Diana Gonzalez, your consultant.

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, including technical revisions, addresses the statutory requirements described in HCD's June 14, 2022, review.

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

- Program 11 (Development Process Streamlining): This program commits to review and revise Downtown development standards within three years to incentivize infill development in the City's Downtown area.
- Program 19 (Accessory Dwelling Units): This program commits to promote the development of accessory dwelling units (ADUs) through the creation of a website and FAQ handouts within 1 year of housing element adoption; update the ADU ordinance within 2 years of adoption and develop preapproved ADU plans within 3 years of adoption.
- Program 22 (Compliance with Zoning Laws): This program commits to amend the City's zoning regulations to ensure compliance with SB 2, AB 2162 (the Supportive Housing Streamlining Act), AB 101 (Low-Barrier Navigation

Centers), AB 1397, and the Employee Housing Act within two years of housing element adoption.

- Program 23 (Residential Development Standards): This program commits to review and revise residential development standards that are found to be a constraint within three years after housing element adoption.
- Program 25 (Affirmatively Furthering Fair Housing): This program commits to addressing housing choices and affordability in high opportunity areas, strategies for preservation and revitalization, and displacement protection throughout the planning period.

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(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, 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>.

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 meets housing element requirements for these and other funding sources.

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 Jamillah Williams, of our staff, at  
[Jamillah.Williams@hcd.ca.gov](mailto:Jamillah.Williams@hcd.ca.gov).

Sincerely,



Melinda Coy  
Proactive Housing Accountability Chief