

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

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June 26, 2024

Monique Alaniz-Flejter, Director
Community Development Department
City of Hemet
445 East Florida Avenue
Hemet, CA 92543

Dear Monique Alaniz-Flejter:

RE: City of Hemet's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Hemet's (City) revised draft housing element that was received on April 30, 2024 and later adopted on May 28, 2024 and received on June 10, 2024. The California Department of Housing and Community Development (HCD) also received technical modifications on June 26, 2024. The technical modifications were authorized by Resolution Number 2024-065 and posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, HCD is reporting the results of its review. Our review was facilitated by conversations on May 23, 2024 and May 30, 2024 with you and your consultant.

HCD is pleased to find the adopted housing element, including all technical modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element addresses the statutory requirements described in HCD's December 15, 2023 review.

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

- Program H-1a (Implement Fair Housing Laws)
- Program H-1b (Emergency Shelters and Homeless Facilities)
- Program H-1c (Accessibility for Persons with Disabilities)
- Program H-1d (Special Housing Needs)
- Program H-1e (Transitional and Supportive Housing)
- Program H-1f (Housing for Extremely Low-Income Households)
- Program H-1i (Zoning for Emergency Shelters)
- Program H-1j (Low Barrier Navigation Centers)
- Program H-2g (Development Standards for Residential Developments)
- Program H-2i (Missing Middle Housing)

- Program H-3c (Accessory Dwelling Units)
- Program H-3d (Accessory Dwelling Unit Monitoring Program)
- Program H-3f (Density Bonuses)
- Program H-3h (Compliance with SB 35 Permit Streamlining Requirements)
- Program H-3i (Uses of Sites Identified in Previous RHNA Cycles)
- Program H-5b (Preserve Existing Assisted Units)
- Program H-5f (Preservation and Improvement of Mobile Homes)

The City 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.

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 program, 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.

HCD appreciates the effort and cooperation the City's housing element team and consultants provided throughout the housing element update and review. 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 Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager