

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

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December 12, 2023

Lisa Kim, City Manager
City of Garden Grove
11222 Acacia Parkway
Garden Grove, CA 92840

Dear Lisa Kim:

RE: City of Garden Grove 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Garden Grove (City) housing element adopted October 10, 2023 and received for review on October 13, 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.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of December 12, 2023. The adopted element was found to be substantially the same as the revised draft element that HCD's August 14, 2023 review determined met statutory requirements.

HCD applauds the City in its successful implementation of Program 17 to adopt a number of zoning code updates necessary to reduce governmental constraints and overcome development barriers. Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 4 (Affordable Housing Construction): This program commits to leverage city funds and incentives to construct affordable housing and actively monitor industrial sites that may contain some contamination to ensure that the sites remain viable housing opportunities throughout the planning period.
- Program 7 (Preservation of Affordable Rental Housing): This program commits the City to assist in the preservation of the 280 affordable units that have expiring affordability covenants.
- Program 9 (Accessory Dwelling Units (ADU)): This program commits to monitor the production of ADU's to ensure that the City projection of units is being achieved. In addition, the City will be preparing ADU design template, promotional materials, and information packets by October 2024.

- Program 16 (Objective Design and Development Standards): This program commits to adopt objective design and development standards for residential projects.
- Program 18 (Affirmatively Furthering Fair Housing) This program commits to a number of actions to address fair housing issues.
- Program 23 (Reasonable Accommodation): This program commits to establishing a formalized process for granting reasonable accommodation by October 2024.

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.

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 meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication Chris Chung, Senior Planner and the housing element team provided throughout the course of the housing element 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 me, at Melinda.Coy@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief