

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

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October 21, 2022

Raymond Casey, City Manager
City of Yucaipa
34272 Yucaipa Blvd.
Yucaipa, CA 92399

Dear Raymond Casey:

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

Thank you for submitting the City of Yucaipa's (City) housing element adopted September 12, 2022 and received for review on October 6, 2022. Please note, Since the City adopted the draft element, received by HCD on September 9, 2022, California Department of Housing and Community Development (HCD) discontinued its 60-day review of the draft and reviewed the adopted element, pursuant to Government Code section 65585, subdivision (h). HCD is reporting the results of its review.

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 addresses the statutory requirements described in HCD's November 11, 2021, review. This is based, in part, on the successful completion of the Oak Glen site rezone (Program 12) on September 26, 2022, authorized by Ordinance No. 407.

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

- Program 5 (Crime Free Multifamily): Among other things, this program commits to modify the ordinance and lease agreement to comply with state (FEHA regulations) or federal (HUD's 2016 guidance) by September 2023.
- Program 9 (Accessory Dwelling Units (ADU)) This program commits the City to encouraging and monitoring the development of ADUs.
- Program 10 (Uptown Specific Plan): This program commits to amend the Uptown Specific Plan to remove the discretionary review process allowing mixed-use or standalone housing by-right at densities of 16-24 units per acre, and consider building standard variations to allow projects to achieve maximum permitted density by December 2023.
- Program 22 (Development Code Update Monitoring): This program commits to a variety of zoning amendments including revising the density bonus ordinance, clarifying the minimum district size and allowing of projects in the RM-24 zoning, and monitoring of parking standards by September 2023.

- Program 30 (Housing for People with Disabilities): Among other things, this program commits to amend permitting procedures and development standards applicable to residential care facilities for persons of seven or more.
- Program 33 (Place-Based Investment): This program commits to a variety of programs to improve the Dunlap Acres and Central Core neighborhoods.

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 appreciates the dedication Benjamin Matlock, Planning Manager, and Mark Hoffman, the City's consultant 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,



Melinda Coy
Proactive Housing Accountability Chief