

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

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February 22, 2024

Tamara Letourneau, City Manager
City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

Dear Tamara Letourneau:

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

Thank you for submitting the City of Laguna Niguel's (City) housing element that was adopted on December 5, 2023 and received February 16, 2024. The adopted housing element also contains technical modifications. The technical modifications were authorized by Resolution Number 2023-1454 and posted and made available to public for seven days prior to submittal to the California Department of Housing and Community Development (HCD). Pursuant to Government Code section 65585, HCD is reporting the results of its review.

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 May 22, 2023 review. The City should ensure this adopted element with all technical modifications is officially available to the public and send notice to HCD.

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

- Action 2.2 (Emergency Shelters)
- Action 2.3 (Transitional and Supportive Housing)
- Action 3.2 (Gateway Specific Plan)
- Action 3.3 (State and Federal Funding)
- Action 3.4 (Extremely Low-income Households)
- Action 3.5 (Accessory Dwelling Units (ADU))
- Action 3.11 (Religious Institutional Lands and Adaptive Reuse)
- Action 3.12 (Missing Middle)
- Action 4.4 (Capital Improvements)
- Action 5.3 (Affirmatively Furthering Fair Housing)

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 hard work, dedication, and attention the City's housing element team 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 assist in implementing the housing element, please contact Shawn Danino, of our staff, at Shawn.Danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager