

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 30, 2022

Leslie Chapman, County Administrator
County of Inyo
168 N. Edwards Street
Independence, CA 93526

Dear Leslie Chapman:

RE: Inyo County's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the County of Inyo (County) housing element adopted August 16, 2022 and received for review on August 17, 2022. 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 full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's August 9, 2022 review determined met statutory requirements.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to: rezoning additional sites beyond the lower-income regional housing need allocation (RHNA) (Program 2.1.3), incentives and monitoring accessory dwelling unit (ADU) development to ensure sufficient units are being permitted (Program 3.1.2), commitments to permit Single Room Occupancies (SROs) in multifamily zones with lower parking minimums (Program 3.1.4), development of a property owner survey for opportunity sites no later than December 2024 (Program 3.2.1), rezoning Site 2 to accommodate lower income households by April 2023 (Program 5.3.2), commitments to comply with Senate Bill No. 9, create promotional brochures for ADUs, and ease development standards such as setbacks in many zones (Program 7.1.1.), as well as convening stakeholder groups in targeted Census tracts with more senior households to develop housing strategies where seniors can age in place (Program 7.2.1).

These programs will facilitate more compact development with a mix of uses to address climate change, energy conservation and air quality objectives, and reduce Vehicle Miles Traveled, while increasing housing opportunity in the County. Many unit types, including SROs and tiny homes being pursued by the County, can be a naturally

affordable housing type that will promote the feasibility of developing housing for lower-income families and workers while strengthening the local economy.

The County 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, 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 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 County meets housing element requirements for these and other funding sources.

HCD appreciates the extensive cooperation and support that Cathreen Richards, Community Development Director, provided throughout the housing element review. HCD wishes the County 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 Shawn Danino, of our staff, at shawn.danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager