

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

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June 23, 2023

Artie Fields, City Manager
City of Inglewood
One Manchester Boulevard
Inglewood, CA 90301

Dear Artie Fields:

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

Thank you for submitting the City of Inglewood's (City) housing element that was adopted March 14, 2023 and received for review on April 24, 2023, including technical modifications authorized by Resolution 23-71. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted element meets statutory requirements of State Housing Element Law as described in HCD's April 29, 2023 review. However, the housing element cannot be found in substantial compliance until the City has demonstrated adequate sites to accommodate the regional housing need allocation (RHNA) or completed necessary rezones pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021) as described below. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq.) when the element demonstrates adequate sites or necessary rezoning is complete and the element is re-adopted, if necessary, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As mentioned in HCD's April 29, 2022 review, if zoning to accommodate lower-income households was not available prior to the beginning of the planning period (before October 15, 2021), the element must include a program to rezone these areas by-right pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i).

While the City completed the adoption of the Westchester/Veterans and Crenshaw/Imperial Transit Oriented Development Plans, these rezonings appear to have been completed in December 2021, after October 15, 2021. Further, based on a cursory review of the zoning amendments, these rezonings do not appear to meet by right (without discretionary action among other provisions) requirements. As a result, either (1) the rezoning, including addressing all by-right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i), must be completed, (2) rezoning is demonstrated to meet all by

right requirements (described above) or (3) the element must otherwise demonstrate adequate sites to accommodate the lower-income RHNA which may include additional identified sites meeting all statutory requirements pursuant to Government Code section 65583.2

Further, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), a jurisdiction that failed to adopt a compliant housing element within one year from the statutory deadline cannot be found in compliance until rezones to make prior identified sites available or accommodate a shortfall of sites, pursuant to Government Code section 65583, subdivision (c)(1)(A) and Government Code section 65583.2, subdivision (c), are completed. As this year has passed, if rezoning is necessary (as described above) and has not been completed, the housing element is out of compliance and will remain out of compliance until the rezoning has been completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, including local neighborhood groups, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

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 will meet housing element requirements for these and other funding sources.

HCD appreciates the responsiveness and dedication of the City's housing element team during the review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager