

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

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April 29, 2024

Amy Chen, Director  
Community and Economic Development Department  
City of East Palo Alto  
1960 Tate Street  
East Palo Alto, CA 94303

Dear Amy Chen:

**RE: City of East Palo Alto's 6th Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting the City of East Palo Alto's (City) housing element that was adopted March 19, 2024 and received for review on March 21, 2024. Pursuant to Government Code section 65585, 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 the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's February 20, 2024 review determined met statutory requirements.

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

- Program 1.0 (Track Planning Approvals)
- Program 1.1 (Objective Design Standards)
- Program 1.5 (Carryover Sites)
- Program 1.26 (Monitoring)
- Program 4.3 (Affordable Housing Preservation)
- Program 5.10 (Capital Improvement Program)
- Program 7.6 (Low Barrier Navigation Centers)
- Program 9.6 (Inclusionary Housing Ordinance)
- Program 10.2 (Emergency Shelters)
- Program 10.3 (Supportive Housing)
- Program 10.5 (Accessory Dwelling Units)
- Program 10.6 (Residential Care Facilities)
- Program 10.7 (Zoning Regulations)
- Program 10.8 (Update Specific Plans)

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 collaboration Hanson Hom, Karen Camacho and Elena Lee 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 provide assistance in implementing the housing element, please contact Anthony Errichetto, of our staff, at [Anthony.Errichetto@hcd.ca.gov](mailto:Anthony.Errichetto@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager