

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



July 16, 2014

Ms. Nancy Kerry, City Manager
City of South Lake Tahoe
1901 Airport Rd. Ste. 203
South Lake Tahoe, CA 96150

Dear Ms. Kerry:

RE: South Lake Tahoe's 5th Cycle (2014-2022) Adopted Housing Element

Thank you for submitting South Lake Tahoe's housing element adopted May 20, 2014 which was received for review on May 30, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted element was found to be substantially the same as the revised draft housing element from the Department's April 18, 2014 review which met statutory requirements.

The City of South Lake Tahoe met the Senate Bill 375 (Chapter 728, Statutes of 2008) requirement to adopt its housing element within 120 calendar days from the statutory due date of June 15, 2014 for Tahoe Regional Planning Agency locality. Therefore, pursuant to GC 65588(e)(4), the housing element remains subject to the eight-year update requirement and not the four-year revision requirement.

As mentioned in the Department's previous correspondence, pursuant to GC Section 65863, local governments must ensure the inventory of sites accommodate the regional housing need throughout the planning period of the element. In addition, no local government action shall reduce, require or permit the reduction of the residential density for any parcel, or allow development of any parcel, at a lower residential density than identified in the site inventory or program unless the local government makes written findings. For example, findings must demonstrate the reduction is consistent with the adopted general plan, including the draft housing element and the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need.

Please note, South Lake Tahoe now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Please see the Department's website for specific information about these and other State funding programs at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

The Department appreciates the cooperation and dedication Ms. Amy Sinsheimer, the City's consultant, provided throughout the course of the housing element review. The Department wishes the City of South Lake Tahoe success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

A handwritten signature in blue ink that reads "Glen A. Campora". The signature is written in a cursive style with a large initial 'G'.

Glen A. Campora
Assistant Deputy Director