

**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](http://www.hcd.ca.gov)



November 22, 2023

Ethan Bindernagel, City Manager  
City of Pleasant Hill  
100 Gregory Lane  
Pleasant Hill, CA 94523

Dear Ethan Bindernagel:

**RE: Pleasant Hill's 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting the City of Pleasant Hill's (City) housing element that was adopted May 18, 2023 and received for review on October 31, 2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from California Housing Defense Fund (CalHDF) pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of date of this letter. The adopted element meets the requirements described in HCD's July 31, 2023 review.

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

- Program F - Increase Allowable Densities and Residential Capacity in Racially Concentrated Areas of Affluence (RCAAs)
- Program H – Development Standards
- Program I – Variety of Housing Types in Low Density Areas
- Program K – Mixed-Use Zoning
- Program M – Streamlined Review Process
- Program O - Municipal Code Updates
- Program P – Accessory Dwelling Units
- Program Q – Place-based Density Increases
- Program R - Missing Middle Housing
- Program Z – Housing Trust Fund
- Program DD – Lot Consolidation
- Program FF - Affordable Development in Higher Resource Areas
- Program OO – Capital Improvement Program

- Program UU – Affirmatively Furthering Fair Housing
- Program EEE – Sloped Sites

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.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), Program C (Available Sites Inventory), rezoning to accommodate the regional housing needs allocation (RHNA) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

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 dedication and hard work you and your 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 provide assistance in implementing the housing element, please contact Jamillah Williams, of our staff, at [Jamillah.Williams@hcd.ca.gov](mailto:Jamillah.Williams@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager