

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

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October 13, 2022

Andy Okoro, City Manager
City Manager's Office
City of Norco
2780 Clark Avenue
Norco, CA 92860

Dear Andy Okoro:

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

Thank you for submitting the City of Norco's housing element adopted October 6, 2021 and non-legislative revisions received for review on October 10, 2022. The non-legislative revisions are authorized by Resolution No. 2021-72. 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 16, 2022 review determined met statutory requirements.

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

- Action 2.1 (Elimination of Affordable and Special Needs Housing Development Standard): This program commits to remove development constraints for affordable and special needs housing by October 2023.
- Action 2.3 (ADU Development): This program commits to annually permit and facilitate the construction of 15 ADUs per year, create an ADU subsidy program to create affordable housing for extremely low-income households between August 2022 and October 2029, and annually monitor ADU development throughout the City.
- Action 2.6 (R-3 Zone Development Standards): This program commits to reduce constraints to development within the R-3 zone by increasing permitted lot coverage, reducing parking requirements, and reducing minimum square footages for smaller units by December 2022.

- Action 2.9 (Group Home Development): This program commits to updating the Zoning Code to include objective development standards for group homes serving seven or more persons by October 2022.
- Action 3.5 (Parking Requirements): This program commits to working with developers to remove constraining parking standards in the HDO zone by December 2022.
- Action 4.5 (Density Bonus Program): This program commits to expand density bonus provisions to match current State regulations by December 2022.
- Action 5.1 (Fair Housing Program): This program commits to various actions that facilitate increased housing mobility, expanded affordable housing in high-opportunities, place-based revitalization strategies and anti-displacement strategies. This includes actions such as encourage landscaping or other buffers between residential and industrial uses to promote healthy neighborhoods, incentivizing affordable multifamily housing and ADU programs, and participating in the Fair Housing Council of Riverside to address regional fair housing issues annually throughout the planning period.

HCD congratulates the City for implementing Actions 4.1 (Housing Opportunity Sites) and 4.2 (HDO Zone Amendment). The City must 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(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, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

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 meets housing element requirements for these and other funding sources.

HCD appreciates the continued efforts Danielle Thayer, your consultant, provided throughout the course of the housing element 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.

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Coy", with a long, sweeping horizontal stroke extending to the right.

Melinda Coy
Proactive Housing Accountability Chief