

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

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November 14, 2023

Leilani Hines, Director  
Housing and Neighborhood Services  
City of Oceanside  
300 North Coast Highway  
Oceanside, CA 92054

Dear Leilani Hines:

**RE: City of Oceanside (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Oceanside 's (City) housing element that was adopted on September 13, 2023 and received for review on September 18, 2023. 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 August 18, 2023 review determined met statutory requirements.

Additionally, the City has completed its required rezoning to accommodate a shortfall of adequate sites to accommodate the regional housing need allocation (RHNA) for lower-income households pursuant to Government Code section 65583, subdivision (c) and rezones to make prior identified sites available for lower-income households pursuant to Government Code section 65583.2, subdivision (c).

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

- Program 5 (ADU Incentive Program)
- Program 9 (Smart and Sustainable Corridors Plan)
- Program 10 (Constraints to Development)
- Program 11 (Special Needs Housing) Lower-Income Housing)
- Program 20 (Affirmatively Further Fair Housing (AFFH))

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.

Leilani Hines, Director

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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 dedication and hard work that you and the housing element update 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 Sohab Mehmood, of our staff, at [sohab.mehmood@hcd.ca.gov](mailto:sohab.mehmood@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager