

**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)



January 19, 2024

David Newell, Assistant Director  
Department of Development Services – Planning  
City of Palm Springs  
3200 East Tahquitz Canyon Way  
Palm Springs, CA 92262

Dear David Newell:

**RE: City of Palm Springs' (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Palm Springs (City) housing element that was adopted on September 26, 2023 and received for review on November 30, 2023. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on January 18, 2024 with you and the City's consultant. In addition, HCD considered comments from Bay Area Home Options 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 the date of this letter. The adopted element addresses the statutory requirements that were described in HCD's May 23, 2023 review.

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

- Program HS1.1 – Adequate Housing Sites
- Programs HS1.2 and HS1.3 – Incentives
- Program HS1.4 – Accessory Dwelling Units (ADU)
- Program HS1.5 – Small-lot Housing
- Programs HS1.7 – Inclusionary and Commercial Linkage
- Program HS1.8 – Development Code Update
- Program HS1.9 – Variety of Housing for All
- Program HS2.1 – Design Standards
- Program HS2.8 – Capital Improvements
- Program HS2.9 – Neighborhood Safety
- Program HS2.10 – Economic Opportunity

- Program HS3.4 – Mobile Home Rent Stabilization
- Program HS3.5 – At-Risk
- Program HS3.6 – Assist in the Development of
- Program HS3.7 – Homeownership and Building Generational Wealth
- Program HS5.1 – Fair Housing
- Program HS5.4 – Housing People With Disabilities
- Program HS5.5 – Housing for Homeless People
- Program HS5.10 – Housing Mobility
- Program HS5.9 – Disadvantaged Communities (including all actions and programs linked in Table 3-34)

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 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