

**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



August 7, 2013

Mr. Douglas Dancs, Acting Director
Community Development Department
City of Cypress
5275 Orange Avenue
Cypress, CA 90630

Dear Mr. Dancs:

RE: City of Cypress' 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of Cypress' draft housing element update received for review on June 13, 2013 along with additional revisions received on July 30 and August 5, 2013. The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance and is reporting the results of its review pursuant to Government Code Section 65585(b). Telephone conversations on June 27 and July 9, 2013 and various other communications with Ms. Genevieve Sharrow, the City's consultant, facilitated the review.

The revised draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2013 for Southern California Association of Government localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting 65588(e)(4)). For more information on housing element adoption requirements, please visit our website at:
http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates the hard work and dedication of Ms. Genevieve Sharrow in preparation of the housing element and looks forward to receiving Cypress' adopted housing element. If you have any questions or need additional technical assistance, please contact Brett Arriaga, of our staff, at (916) 263-7439.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. McDougall". The signature is stylized and fluid, with a prominent "P" and "M".

Paul McDougall
Housing Policy Manager