

Milestones and Schedule for Project Finalization

Following adoption of the 2023-31 Housing Element by the Town Council on May 31, 2023, the document was sent to the California Department of Housing and Community Development (HCD) for review and certification. HCD had 60 days to review the Housing Element, and upon completion, sent a letter to the Town on August 15th setting forth additional findings and revisions to the Housing Element that HCD believes are needed for full compliance with State law.

Town staff and the consultant revised the Housing Element to address HCD comments and a redlined version of the document was posted for public review on November 6, 2023. After the close of the public comment period, the revised Housing Element will be submitted to HCD for formal review. Under California law, HCD has another 60 days to review the revised Housing Element; however, it is anticipated that HCD will complete its review in a shorter period of time and issue a finding of conditional compliance, contingent on the Town Council re-adopting the Element as revised.

The following are they key milestones and dates anticipated for finalization of the project:

Revised Housing Element posted for Public Review.....	November 6, 2023
Revised Housing Element Resubmittal to State.....	November 14, 2023
Town Council Hearing on Housing Element Re-adoption and related Zoning Amendments.....	December 14, 2023
Second reading of Zoning Amendments.....	January 11, 2024
Public Review Draft Safety Element Update Released.....	February 8, 2024
Town Council Adoption Hearing for Safety Element.....	March 14, 2024