

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

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December 22, 2021

Howard Chan, City Manager
City of Sacramento
915 I Street
Sacramento CA 95814

Dear Howard Chan:

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

Thank you for submitting the City of Sacramento's (City) housing element adopted December 15, 2021 and received for review on December 15, 2021. 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 substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element is found to be substantially the same as the element reviewed on November 18, 2021, including proposed revisions related to programs and affirmatively furthering fair housing.

HCD's finding was based on, among other reasons, many programs intended to achieve the City's goals and objectives. Examples include:

- H4 to H6 (ADU Strategies)
- H8 (Revisions to Parking Requirements)
- H10 (Targeted Infill Infrastructure Strategies)
- H12 (Rezone Additional Affordable Housing Sites in High Resource Areas)
- H15 (Permitting Requirements for Special Needs Housing)
- H22 (Mid-term Evaluation of Implementation)
- H37 (Surplus Public Lands)
- H43 (Housing for Extremely Low-income Households)

The City must monitor and report on the result of these and all other programs through the annual progress report 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 and other laws. 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 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 now meets housing element requirements for these and other funding sources.

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: http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD appreciates the cooperation and responsiveness the City's housing element team provided throughout the review. HCD particularly applauds the hard work and dedication of Greg Sandlund, Matt Hertel and Greta Soos. Their efforts and diligence are commendable and a key part of addressing Sacramento's housing needs. 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 Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager