

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

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April 28, 2023

Ken Hiatt, City Manager
City of Woodland
300 First Street, 2nd Floor
Woodland, CA, 95695

Dear Ken Hiatt:

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

Thank you for submitting the City of Woodland's housing element that was adopted March 21, 2023 and received for review on April 3, 2023. 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) as of April 28, 2023. The adopted element addresses the statutory requirements described in HCD's January 26, 2023 review, including adopting an ordinance permitting year-round emergency shelters without discretionary action in the Corridor Mixed-Use (CMU) zones.

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

- *Program A2 (Comprehensive Zoning Code Update)*: This program commits to update the zoning code including but not limited to complying with Employee Housing Act by September 2023.
- *Program A6 (Farmworker Housing Support)*: The program commits to provide financial and technical assistance annually.
- *Program A7 (Density Bonus)*: The program commits to update the density bonus ordinance to comply with state law by March 2024.
- *Program A13 (Accessory Dwelling Units (ADU) and Multigenerational Units)*: The program commits to monitoring production and affordability of ADU and multigenerational units every other year and providing additional incentives or identifying additional sites to meet the City's Regional Housing Needs Allocation (RHNA).
- *Program C9 (Neighborhood Revitalization and Investment)*: The program commits to prioritize and facilitate infrastructure and other place-based revitalization in areas of lower opportunity and create a plan by July 2023.

- *Program C10 (Zoning Code Procedures for Persons with Disabilities)*: The program commits to revise the zoning code to allow group homes for seven or more residents in residential zones objectively with approval certainty.

The City must monitor and report on the results of this 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.

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:

<https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication Cindy Norris and consultant Chelsey Payne 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 Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager