

**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



April 9, 2020

Tim Raney, Director
Community Development Department
City of Wheatland
111 C Street
Wheatland, CA 95692

Dear Tim Raney:

RE: Review of Wheatland's Draft Four-year Housing Element Update (2013-2021)

Thank you for submitting the City of Wheatland's draft four-year housing element update received for review on February 7, 2020, along with revisions received on April 7 and 8, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law (Article 10.6 of Gov. Code). This finding, among other things, is based on:

- The amendment of zoning to permit emergency shelters without discretionary action. Specifically, Program 4 commits to amend zoning for emergency shelters concurrent with the adoption of the housing element. The element cannot be found in full compliance until zoning is available to permit emergency shelters without discretionary action pursuant to Government Code section 65583, subdivision (a)(4)(A).
- Program 11, which commits to rezone suitable sites with appropriate densities to accommodate the regional housing need for lower income households. The Program accommodates the unaccommodated housing needs of lower income households for the 4th cycle planning period, 343 units, pursuant to the requirements of Government Code section 65584.09. However, pursuant to Government Code section 65584.09, as more than one year has lapsed since the beginning of the current planning period, the element cannot be found in compliance with State Housing Element Law until the required rezoning is adopted, which is currently scheduled concurrent with housing element adoption.

The housing element will comply with State Housing Element Law when the element, along with evidence of required zoning adoption, is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

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, while considering and incorporating comments where appropriate.

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 the ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, Wheatland meets housing element requirements for these funding sources.

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that did not adopt its housing element within 120 calendar days from the statutory due date (October 15, 2013) to revise its element every four years. Wheatland is subject to the four-year revision requirement which was due October 31, 2018. The City of Wheatland must revise the element on time for at least two consecutive due dates to regain the eight-year planning period. Since the element did not meet the four-year due date, the next opportunity to adopt on time will be the 6th cycle housing element update.

Wheatland has made significant progress in meeting the remaining requirements of State Housing Element Law. HCD recognizes these diligent efforts and appreciates the opportunity to continue working toward full compliance. HCD looks forward to receiving Wheatland's adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at paul.mcdougall@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West", written in a cursive style.

Shannan West
Land Use & Planning Manager