

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

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May 5, 2022

David Vaughn, City Manager
City of Yuba City
1201 Civic Center Boulevard,
Yuba City, CA 95993

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

Dear David Vaughn:

Thank you for submitting the City of Yuba City's (City) housing element adopted March 1, 2022 and received for review on March 16, 2022. 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 addresses the statutory requirements described in HCD's December 10, 2021 review.

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

- H-A-1 Conservation of Existing Housing
- H-A-3 Facilitate a Variety of Housing Types
- H-A-4 Infrastructure Provision and Financing
- H-A-8 Objective Design Standards
- H-C-1 Regional Approach for Affordable Housing
- H-C-2 Lot Consolidation for Multifamily Development
- H-C-5 Residential Uses in Non-Residential Land Use Designations
- H-C-7 2021-2029 Regional Housing Need
- H-D-2 Farmworker Housing
- H-D-3 Facilitate Construction of Special Needs Housing
- H-F-1 Affirmatively Furthering Fair Housing

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.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a housing element that was found in compliance within 120 days of the statutory deadline (May 15, 2021), Program H-C-7 (2021-2029 Regional Housing Need) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

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/County 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 cooperation and responsiveness the City's housing element team provided throughout the review. Their efforts and diligence are commendable and a key part in addressing Yuba City'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