

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

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March 17, 2020

Quincy McCourt, Project Manager
City of Susanville
66 North Lassen Street
Susanville, CA 96130

Dear Quincy McCourt:

RE: Review of the City of Susanville's 6th Cycle (2019-2024) Draft Housing Element

Thank you for submitting the City of Susanville's (City) draft housing element received for review on February 24, 2020, along with revisions received on March 3, 6, and 9, 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. In addition, HCD considered comments from Legal Services of Northern California pursuant to Government Code section 65585, subdivision (c), and has expedited this review to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law (Article 10.6 of Gov. Code). However, this finding is based on, among other things, the amendment of zoning to permit emergency shelters without discretionary action. Specifically, Action Program 1.3 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). The housing element will comply with State Housing Element Law when zoning is amended to permit emergency shelters without discretionary action and the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

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 and accessible, including for persons with disabilities, while considering and incorporating comments where appropriate.

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.

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, the City will meet housing element requirements for these funding sources.

HCD appreciates the hard work and dedication provided in preparation of the housing element and looks forward to receiving the City of Susanville'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 that reads "Shannan West". The signature is written in a cursive, flowing style.

Shannan West
Land Use & Planning Manager