

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

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April 14, 2020

Rod Pruet, Interim City Administrator
City of Chowchilla
130 S. Second Street
Chowchilla, CA 95610

Dear Rod Pruet:

RE: Chowchilla's 5th Cycle (2016-2024) Adopted Four-Year Housing Element Update

Thank you for submitting the City of Chowchilla's (City) housing element adopted January 28, 2020 and received for review on February 3, 2020. The City also provided draft revisions on March 27, 2020. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The adopted housing element along with draft revisions address the findings in HCD's October 29, 2019 review letter. However, the revisions must be adopted for the element to comply with State Housing Element Law (Article 10.6 of the Government Code). Therefore, the element will comply with State Housing Element Law when it is readopted to incorporate the March 27, 2020 revisions and submitted to HCD for review, pursuant to Government Code section 65585, subdivisions (b) and (g).

Government Code section 65588, subdivision (e)(4), requires a jurisdiction that failed to adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. The City is subject to the four-year revision requirement. Adoption of this housing element meets the requirements of the first four-year update. Provided the City adopts a housing element pursuant to the requirements of Government Code section 65585 on or before the due date for 6th cycle housing elements, it will meet the second four-year update requirement and return to an eight-year update schedule.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City of 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, CalTrans Senate Bill (SB) 1 Sustainable Communities grants; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program; the SB 2 Planning Grants as well as ongoing SB 2 funding (Permanent Local Housing Allocation) consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With housing element compliance, the City meets the housing element requirements for these, and other funding sources.

HCD appreciates the assistance and cooperation Des Johnston, the City's consultant, provided in preparation of the City's housing element and looks forward to receiving the City's readopted housing element. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at (916) 263-4849.

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