

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

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January 9, 2020

Stephanie Garrabrant-Sierra, City Manager  
City of Willits  
111 E. Commercial Street  
Willits, CA 95490

Dear Stephanie Garrabrant-Sierra:

**RE: Willits' 6<sup>th</sup> Cycle (2019-2027) Adopted Housing Element**

Thank you for submitting Willits' Housing Element adopted December 11, 2019 and received for review on December 17, 2019. 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 full compliance with state Housing Element law (Article 10.6 of the Government Code). The adopted element was found to be substantially the same as the revised draft Housing Element that HCD's October 25, 2019 review determined met statutory requirements.

The Housing Element identifies sites smaller than one-half acre and larger than 10 acres to accommodate housing for lower-income households. Absent the analysis required by Gov. Code section 65583.2, subd. (c)(2)(A) and (B), HCD did not consider these sites toward accommodating any portion of the Regional Housing Needs Allocation for lower-income households. The City of Willits should not consider them adequate, available or additional sites pursuant to Gov. Code Section 65863 (No-Net Loss Law).

For your information, some general plan element updates are triggered by Housing Element adoption. HCD reminds the City of Willits 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](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](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; and the SB 2 Planning Grants as well as ongoing SB 2 funding consider Housing Element compliance and/or annual reporting requirements pursuant to Gov. Code section 65400. With Housing Element compliance, Willits meets the Housing Element requirements for these funding sources.

HCD appreciates the cooperation and responsiveness Dusty Duley, Community Development Director, and Amy Sinsheimer, the city's consultant, provided throughout the course of the Housing Element review. HCD wishes the City of Willits success in implementing its Housing Element and looks forward to following its progress through the General Plan annual progress reports pursuant to Gov. Code section 65400. If HCD can provide additional assistance in implementing the Housing Element, 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