

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

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February 25, 2020

Michael McHatten, City Manager
City of Soledad
248 Main Street
Soledad, CA 93960

Dear Michael McHatten:

RE: City of Soledad's 5th Cycle (2015-2023) Adopted Four-Year Housing Element Update

Thank you for submitting the City of Soledad's Four-Year Housing Element adopted January 8, 2020 and received for review on January 16, 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.

HCD is pleased to find the adopted housing element in full compliance with state housing element law (Article 10.6 of the Gov. Code). The adopted element was found to be substantially the same as the revised draft element that HCD's December 11, 2019 review determined met statutory requirements.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City of Soledad 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.

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 of Soledad did not meet the requirements of Government Code section 65588, subdivision (e)(4); therefore, it is subject to the four-year revision requirement until the city has adopted at least two consecutive updated revisions by the applicable due dates. The city missed the first opportunity to adopt on time (December 31, 2019). The next opportunity to adopt on time will be on or before the due date for the 6th planning cycle housing element update.

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 Government Code section 65400. With housing element compliance, Soledad meets the housing element requirements for these funding sources.

HCD appreciates the hard work and dedication Amy Sinsheimer and Jennifer Gastelum, the city's consultants, provided throughout the course of the housing element review. HCD wishes the City of Soledad 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 Cynthia Marsh of our staff, at (916) 263-7421.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name "Shannan" being more prominent than the last name "West".

Shannan West
Land Use & Planning Manager