

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



April 7, 2020

Tim Chapa, City Manager
City of Sanger
1700 7th Street
Sanger, CA 93657

RE: Housing Element Rezoning Status

Dear Tim Chapa:

Thank you for submitting Ordinance Nos. 2019-30 and 2019-31 adopted July 2, 2019, Ordinance No. 2019-01 adopted on August 15, 2019, and Ordinance No. 2019-06 adopted on November 21, 2019. The final document was received on December 9, 2019 for review. Pursuant to Government Code section 65585, subdivision (i), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Central California Legal Services pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find Sanger has satisfied the requirements described in HCD's July 22, 2016 and May 7, June 27, and September 18, 2018 review letters. Sanger has rezoned sufficient and suitable sites to accommodate the 4th cycle unaccommodated housing need of 796 units for lower-income households. In addition, the City of Sanger has completed rezone actions to accommodate the 5th cycle housing need of 284 units for lower-income households. As a result, the March 17, 2016 adopted element continues to comply with State Housing Element Law (Article 10.6 of the Government Code).

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 programs; and the upcoming SB 2 Planning Grant as well as ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, Sanger meets housing element requirements for these and other funding sources.

Tim Chapa, City Manager
Page 2

HCD wishes Sanger success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports required pursuant to Government Code section 65400. If you have questions, need additional information, technical assistance, or feedback contact Robin Huntley, Policy Manager, at (916) 263-7422.

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