

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

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November 9, 2021

Steve Smith, County Administrator
County of Sutter
1160 Civic Center Blvd, Suite A
Yuba City, CA, 95993

Dear Steve Smith:

RE: Sutter County's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the County of Sutter's (County) housing element adopted August 10, 2021 and received for review on August 16, 2021. 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 addresses the statutory requirements described in HCD's June 11, 2021 review. As a reminder, Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- Program H 2-E (Affordable Housing in Lakeside at Sutter Pointe): To increase housing opportunities in areas with high access to economic outcomes, the County commits to coordinating with the Regional Housing Authority or other affordable housing developer on the 11.3-acre site donated to the County and dedicated for affordable housing in Lakeside at Sutter Pointe. The site will be monitored throughout the planning period and if needed, a replacement site will be identified by 2027.
- Program H 2-F (Affordable Housing Sites): This program commits to facilitate the construction of affordable housing in the Yuba City sphere of influence within high resource areas. The County will coordinate with the cities on infrastructure improvements and partner with affordable housing developers every two years.

- Program H 3-D (Accessory Dwelling Unit Ordinance): This program commits to amending the zoning code to be consistent with State Law by 2022.
- Program H 4-C (Farmworker Housing): This program commits to collaborate with the Regional Housing Authority to promote farmworker housing in areas of the county with the most need. The County's website will be updated by 2021 and the County will coordinate with regional partners annually.
- Program H 4-D (Zoning Code Amendments for Special Needs Housing): This program commits to amend the County's zoning code to comply with agricultural employee housing, low barrier navigation centers, by-right permanent supportive housing, and to remove excessive parking for emergency shelters. The program will be implemented by 2022.

The County must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County 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 HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources.

HCD appreciates the dedication that Doug Libby, Steve Geiger and consultants Chelsey Payne and Kim Untermoser, provided throughout the course of the housing element review. HCD wishes the County 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 Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and somewhat cursive.

Paul McDougall
Senior Program Manager