

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

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June 18, 2020

Jim Goodwin, City Manager  
City of Wheatland  
111 C Street  
Wheatland, CA 95692

Dear Jim Goodwin:

**RE: Wheatland's 5<sup>th</sup> Cycle (2013-2021) Adopted Four-Year Housing Element Update**

Thank you for submitting the City of Wheatland's (City) housing element adopted April 28, 2020 and received for review on May 12, 2020. In addition, HCD received Ordinance No. 474 / Rezoning and Emergency Shelter Combining District, adopted May 12, 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 review was expedited to enable the jurisdiction to meet funding criteria for the SB 2 Planning Grants Program.

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 February 7, 2020 review determined met statutory requirements. In addition, Ordinance No. 474, zoning for emergency shelter and rezoning to accommodate the 4<sup>th</sup> cycle housing need for lower-income households, meet the findings described in HCD's February 7, 2020 review.

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 requirements of Government Code section 65588. The City of Wheatland missed the first opportunity to adopt on time (October 31, 2017). The next opportunity to adopt on time will be on or before the due date for the 6<sup>th</sup> planning cycle housing element update.

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

HCD appreciates the assistance Kevin Valente, the City's Senior Planner, provided throughout the course of the housing element review. HCD wishes the City 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 Jamillah Williams, of our staff, at (916) 263-4849.

Sincerely,

A handwritten signature in black ink, appearing to read 'MK', with a stylized flourish at the end.

Megan Kirkeby  
Acting Deputy Director