

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

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March 26, 2025

David Brletic, Director
Community Development Department
City of Sanger
1700 7th Street
Sanger, CA 93657

RE: City of Sanger's Housing Element Implementation – Corrective Action Letter

Dear David Brletic:

The California Department of Housing and Community Development (HCD) has reviewed the City of Sanger's (City) obligations under the housing element and hereby issues its written findings that the City has failed to implement Program 6 (Use of Sites in Previous Cycles) .

HCD requests that the City review this correspondence and provide a written response to these findings within 30 days and no later than April 25, 2025. HCD will review and consider the City's written response before taking any action authorized by Government Code section 65585, subdivisions (i) and (j). As noted below, such action could include revoking HCD's finding that the City's housing element is in substantial compliance with Housing Element Law and/or referral to the Office of the Attorney General.

State Housing Element Law

HCD must review any action or failure to act by a City that it determines to be inconsistent with an adopted housing element or section 65583 generally, and it must issue written findings to the City accordingly.¹ HCD must give the City a reasonable time, no longer than 30 days, to respond to these findings.² If HCD does not receive a written response from the City within 30 days, or the response does not demonstrate that the program action has been implemented, then HCD will revoke its findings that the City's housing element substantially complies with State Housing Element Law.³

¹ Gov. Code, § 65585, subd. (i)(1)

² Gov. Code, § 65585, subd. (i)(1)(A)

³ Gov. Code, § 65585, subd. (i)(1)(B)

Additionally, HCD may notify the California Office of the Attorney General when a City takes actions that are inconsistent with an adopted housing element or Government Code sections 65583 and 65915, among other laws.⁴

Findings

On October 4, 2024, HCD found the City's housing element in substantial compliance with Housing Element Law. HCD based its compliance finding on, among other things, a commitment to implement housing element Program 6. This program committed to allow by-right processing of sites identified in previous housing elements pursuant to Government Code section 65583.2, subdivision (c) by December 31, 2024.

On December 4, 2024, HCD sent the City a Letter of Inquiry requesting an update on the City's progress implementing rezone actions in Program 6. The City provided a written response on December 18, 2024, outlining a timeline of implementation for Program 6, with the second City Council reading and adoption of the Program to take place on March 6, 2025. On February 3, 2025, HCD sent an email requesting an update on any timeline changes for program implementation. On February 6, 2025, HCD and the City spoke on the phone and the City stated City Council approval on text amendments would occur in early April 2025 instead of early March 2025 as planned. HCD sent follow-up emails requesting a copy of the draft text amendment and the official City Council approval date. On February 27, 2025, the City responded with copies of the text amendment and noted that the City Council adoption date will occur May 15, 2025.

Based upon the City Council adoption date provided, HCD finds that the City has failed to implement this required rezone program action within the statutorily required timeframe.

Next Steps

HCD provides the City until April 25, 2025 to send a written response to these findings. If you have questions, need additional information, or wish to schedule a meeting, please contact Stephanie Chan, Senior Housing Policy Specialist, at stephanie.chan@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief

⁴ Gov. Code, § 65585, subd. (j)