

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

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April 24, 2024

Ellen Moore, City Planner
Community Development Department
City of Reedley
1733 Ninth Street
Reedley, CA 93654

Dear Ellen Moore:

RE: City of Reedley's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Reedley's (City) housing element that was adopted on April 9, 2024 and received for review on April 12, 2024. Pursuant to Government Code section 65585, 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 substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's February 27, 2024 review determined met statutory requirements.

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

- Program 6 (Use of Sites in Previous Cycles)
- Program 7 (Affordable Housing Incentives)
- Program 8 (Support Funding for Farmworker Housing)
- Program 10 (Extremely Low-Income Households)
- Program 11 (Preservation of At-Risk Housing Units)
- Program 12 (Encourage and Facilitate Accessory Units)
- Program 15 (Zoning Code Amendments)
- Program 16 (Reasonable Accommodation and Universal Design)
- Program 17 (Monitoring of Planning and Development Fees)
- Program 19 (Objective Design Standards)
- Program 21 (Fresno County Rental Rehabilitation Program)
- Program 25 (Housing Choice Vouchers)
- Program 27 (Improve Access to Resources)
- Program 28 (Neighborhood Improvements)

In addition, the element includes Programs 6 (Use of Sites in Previous Cycles) and 15 (Zoning Code Amendments) to make prior identified sites available and accommodate a shortfall of capacity for the lower-income regional housing need allocation (RHNA). The Programs commit to rezone by June 30, 2024 (Program 6) and December 31, 2026 (Program 15). Among other things, the Programs further commit to permit housing developments by-right (without discretionary action) for developments in which 20 percent or more of the units are affordable to lower-income households.

The City must monitor and report on the results of these and other programs through the annual progress report required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (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.

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, Affordable Housing and Sustainable Communities programs, Permanent Local Housing Allocation, and the Prohousing Incentive Program consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City 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: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the cooperation and effort provided by the housing element update team throughout the housing element update and 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 Jose Ayala, of our staff, at jose.ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager