

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

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July 5, 2024

John Jansons, City Manager  
City of Kerman  
850 S Madera Avenue  
Kerman, CA, 93630

Dear John Jansons:

**RE: City of Kerman's 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting the City of Kerman's (City) housing element that was adopted June 12, 2024, and received for review on June 14, 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 April 19, 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 4 (Annexation and Provision of Adequate Sites)
- 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 16 (Zoning Code Amendments)
- Program 17 (CUP Requirement for Multifamily and Mixed-Use Developments)
- Program 18 (Reasonable Accommodation and Universal Design)
- Program 21 (Monitoring of Planning and Development Fees)
- Program 23 (Objective Design Standards)
- Program 24 (Fresno County Rental Rehabilitation Program)
- Program 29 (Housing Choice Vouchers)
- Program 31 (Improve Access to Resources)

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 efforts 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](mailto:Jose.Ayala@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager