

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

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October 4, 2024

Nathan Olson, City Manager
City of Sanger
1700 7th Street
Sanger, CA 93657

Dear Nathan Olson:

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

Thank you for submitting the City of Sanger's (City) housing element that was adopted September 5, 2024 and received for review on September 13, 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 June 21, 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 1: Regional Collaboration on Housing Opportunities
- Program 3: Homeless/Unhoused Needs
- Program 5: Water and Wastewater Service
- Program 6: Use of Sites in Previous Cycles
- Program 7: Affordable Housing Incentives
- Program 8: Support Funding for Farmworker Housing
- Program 9: Farmworker Preference in New Affordable Housing
- Program 10: Extremely Low-Income Households
- Program 11: Preservation of At-Risk Housing Units
- Program 12: Encourage and Facilitate Accessory Units
- Program 14: Housing for a Variety of Needs
- Program 15: Large Sites
- Program 16: Zoning Code Amendment
- Program 17: Reasonable Accommodations and Universal Design

- Program 18: Lot Consolidation and Lot Splits
- Program 19: Monitoring of Planning and Development Fees
- Program 21: Objective Design Standards
- Program 22: Fresno County Housing Assistance Rehabilitation Program (HARP)
- Program 23: Fresno County Rental Rehabilitation Program (RRP)
- Program 28: Housing Discrimination Monitoring and Referral
- Program 29: Improve Access to Resources
- Program 30: Neighborhood Improvements

For example, Program 6 (Use of Sites in Previous Cycles) commits to make prior identified sites available and permit housing developments with 20 percent affordability at appropriate densities without discretionary action. For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (December 31, 2023). As a result, Program 6 (Use of Sites in Previous Cycles) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

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.

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>.

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 program, 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 City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication that the City and staff provided

Nathan Olson, City Manager
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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 Laurissa Wells of our staff, at Laurissa.Wells@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager