

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

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October 25, 2024

Cristian Gonzalez, City Manager  
City of Mendota  
643 Quince Street  
Mendota, CA 93640

Dear Cristian Gonzalez:

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

Thank you for submitting the City of Mendota's (City) housing element that was adopted September 17, 2024 and received for review on October 4, 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 24, 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: Homelessness/Unhoused Needs
- Program 4: Provision of Adequate Sites
- Program 5: Annexation for RHNA
- Program 6: Water and Wastewater Service
- Program 7: Use of Sites in Previous Cycles
- Program 8: Affordable Housing Incentives
- Program 9: Support Funding for Farmworker Housing
- Program 10: Farmworker Preference in New Affordable Housing
- Program 11: Extremely Low-Income Households
- Program 13: Encourage and Facilitate Accessory Dwelling Units
- Program 16: Local Labor Program
- Program 17: Mobile Home Monitoring Program
- Program 18: Zoning Code Amendments
- Program 19: Reasonable Accommodations and Universal Design

- Program 23: Objective Design Standards
- Program 26: Building Code Enforcement
- Program 30: Housing Discrimination Monitoring and Referral
- Program 31: Improve Access to Resources

For example, Programs 5 (Annexation for RHNA) and 7 (Use of Sites in Previous Cycles), among other provisions, commit to address the regional housing need allocation (RHNA) shortfall of capacity and make prior identified sites available, including rezoning to permit housing developments with 20 percent affordability 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), all necessary rezoning 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.

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.

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 hard work and dedication the City's housing element team provided in preparation of the City's housing element. 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.

Cristian Gonzalez, City Manager  
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If HCD can provide assistance in implementing the housing element, please contact Laurissa Wells, of our staff, at [Laurissa.Wells@hcd.ca.gov](mailto:Laurissa.Wells@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and cursive.

Paul McDougall  
Senior Program Manager