

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

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June 4, 2020

Kevin Ingram, Director
Community Development Director
City of Lakeport
225 Park Street
Lakeport, CA 95453

Dear Kevin Ingram:

RE: Review of the City of Lakeport's 6th Cycle (2019-2027) Draft Housing Element

Thank you for submitting the City of Lakeport's (City) draft housing element received for review on May 21, 2020 along with revisions on May 28, 2020. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD has expedited this review to facilitate meeting funding requirements.

The draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law (Article 10.6 of Gov. Code). The housing element will comply with State Housing Element Law when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available, while considering and incorporating comments where appropriate.

Lakeport is now subject to a four-year revision requirement, and the next housing element update is due August 15, 2023. Government Code section 65588, subdivision (e)(4), requires a jurisdiction that does not adopt its housing element within 120 calendar days from the statutory due date to revise its element every four years until adopting at least two consecutive revisions by the applicable due dates. Lakeport will be adopting the element beyond 120 days and, as a result, is subject to the four-year revision requirement. The next opportunity to adopt on time will be the four-year revision due August 15, 2023.

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 programs; and the ongoing SB 2 funding consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these funding sources.

Lakeport is an exemplary leader on addressing its housing needs. The City has made significant efforts to facilitate a variety of housing choices and affordability. HCD appreciates the hard work and dedication provided in preparation of the housing element and looks forward to receiving the City of Lakeport's adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at paul.mcdougall@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West". The signature is fluid and cursive, with the first name being more prominent.

Shannan West
Land Use & Planning Manager