

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

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September 1, 2020

Jason Waters, Community Service Director
Community Service Department
City of Woodlake
350 N. Valencia Avenue
City of Woodlake, CA 93286

Dear Jason Waters:

RE: Review of Woodlake's 5th Cycle (2015-2023) Four Year Draft Housing Element

Thank you for submitting the City of Woodlake's (City) draft housing element received for review on August 27, 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.

The draft element 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 the element is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As a reminder, Woodlake is now subject to a four-year revision requirement. Government Code section 65588, subdivision (e)(4), which 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. Woodlake adopted 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 6th cycle housing element update due January 15, 2024. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

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.

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.

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 ongoing SB 2 funding (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 meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication provided by Jason Waters in preparation of the housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Irvin Saldana, of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Megan Kirkeby', with a small dot at the end of the signature.

Megan Kirkeby
Deputy Director