

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

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February 19, 2025

Doreen Liberto, Director
Community Development Department
City of King
212 South Vanderhurst Avenue
King City, CA 93930

Dear Doreen Liberto:

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

Thank you for submitting the City of King's (City) housing element that was adopted on February 11, 2025, and received for review on February 12, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the result 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 December 6, 2024 review determined met statutory requirements. Further, this finding is based on, among other requirements, Program 2 (Provide Future Sites for Residential Growth) taking effect upon adoption of the housing element.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1: Emphasize Infill Development
- Program 2: Provide Future Sites for Residential Growth
- Program 3: Provide Future Housing Sites for Lower Income Residents
- Program 4: Partner with Development Community to Create Affordable Housing
- Program 5: Reduce Barriers to Creating Multi-Family Housing
- Program 6: Allow Mobile Homes
- Program 8: Zoning for a Variety of Housing Types
- Program 9: Fair Housing Program
- Program 10: Reasonable Accommodation Ordinance
- Program 12: Efficient Land Use
- Program 17: Improve Access to Resources
- Program 18: Housing Mobility

- Program 19: Preservation of At-Risk Housing Units

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, 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 15, 2023), all necessary rezoning must be completed no later than one year from the statutory deadline. Program 2 (Provide Future Sites for Residential Growth) taking effect upon adoption of the housing element (as of February 11, 2025) is crucial to meeting this requirement.

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 collaboration and dedication that the housing element update team provided 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 Mao Lee, of our staff, at Mao.Lee@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager