

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

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September 22, 2025

Taven M. Kinison Brown, Director
Community Development Department
City of Gonzales
147 Fourth Street
Gonzales, CA 93926

Dear Taven M. Kinison Brown:

RE: Gonzales' 6th Cycle (2023-2031) Adopted Housing Element and Rezone

Thank you for submitting the City of Gonzales's (City) housing element that was adopted on August 4, 2025, and received for review on August 5, 2025. In addition, the California Department of Housing and Community Development (HCD) received Ordinance Number 2025-152 (Ordinance) intended to make zoning available to accommodate the regional housing need allocation (RHNA). Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On December 24, 2024, HCD found the revised draft housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the City has adopted and completed necessary rezones to accommodate the RHNA and comply with various statutory requirements. Upon review of the Ordinance, HCD is pleased to find the City has completed actions to address the requirements that were described in HCD's December 24, 2024 review. Further, the adopted element is substantially the same as the revised draft element, reviewed on December 24, 2024. As a result, the adopted housing element now substantially complies with State Housing Element Law as of the date of this letter.

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

- Program HE-1.1.2: Large Site Development
- Program HE-1.1.3: Annexations
- Program HE-1.2.1: Streamline Housing Development Review
- Program HE-1.2.2: Coordinate with Service Providers
- Program HE-1.2.3: Objective Development Standards
- Program HE-1.2.4: Density Bonus Programs

- Program HE-1.2.6: Parking Standards
- Program HE-1.3.1: Missing Middle Housing Production
- Program HE-1.3.2: Zoning for a Variety of Housing Types
- Program HE-1.3.3: Accessory Dwelling Unit (ADU) Production
- Program HE-2.1.1: Provide Incentives for Affordable Housing
- Program HE-2.2.1: Assist in Development of Special Needs Housing
- Program HE-2.2.2: Housing for Large Families
- Program HE-2.2.3: Housing and Services for Individuals with Disabilities
- Program HE-2.2.4: Farmworker Housing
- Program HE-2.3.1: Anti-Displacement Actions
- Program HE-4.3.1: Developer Engagement
- Program HE-4.3.2: Place-based and Anti-Displacement Strategies

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 your information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.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,

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

Paul McDougall
Senior Program Manager