

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

651 Bannan Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



August 23, 2024

Megan Hunter, City Manager
City of Soledad
248 Main Street
Soledad, CA 93960

Dear Megan Hunter:

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

Thank you for submitting the City of Soledad's (City) housing element that was adopted August 7, 2024, and received for review on August 19, 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 17, 2024, review determined met statutory requirements.

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

- Program 1.2.1 (Land Inventory)
- Program 1.2.2 (Upzoning)
- Program 1.2.3 (Rezoning for Mixed Use)
- Program 1.2.4 (Water and Sewer Priority)
- Program 1.2.5 (Use of Sites in Previous Cycles)
- Program 1.2.6 (Miramonte Specific Plan)
- Program 1.2.7 (Large Sites)
- Program 2.1.1 (Inclusionary Housing)
- Program 2.1.3 (Accessory Dwelling Units)
- Program 2.2.1 (Pursue Funding)
- Program 2.2.3 (Incentives in DSP Area and Citywide)
- Program 2.2.4 (Density Bonuses)
- Program 2.3.1 (City-Owned Sites)
- Program 3.1.3 (Farmworkers)
- Program 3.1.7 (People Experiencing Homelessness)

- Program 4.1.3 (Mobile Home Modernization)
- Program 4.2.1 (Place-Based Revitalization)
- Program 5.1.1 (Zoning Amendments)
- Program 5.1.2 (Downtown Specific Plan)
- Program 5.1.4 (Modernize Parking Standards)
- Program 5.1.5 (Streamlined Approval)
- Program 5.1.6 (Development Impact Fees)

For example, Program 1.2.5 (Use of Sites in Previous Cycles) commits to permit housing developments with at least 20 percent affordability to lower-income households without discretionary action at appropriate densities. The Program takes effect upon adoption and will be applied as applications are received, including as part of Program 2.3.1 (City-Owned Sites).

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.

HCD appreciates the hard work and dedication that City staff and consultants 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 Anthony Errichetto, of our staff, at Anthony.Errichetto@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager