

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

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August 8, 2013

*Conrad S.*

Mr. Nick Ponticello, Director  
Community Development Department  
City of Woodland  
300 First Street  
Woodland, CA 95695

*THS*

Dear Mr. Ponticello:

**RE: Review of the City of Woodland's 5<sup>th</sup> Cycle (2013-2021) Draft Housing Element**

Thank you for submitting Woodland's draft housing element received for review on June 11, 2013, along with additional revisions received on August 2, 5, 7, and 8, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. A telephone conversation on June 20, 2013 with Mr. Dan Sokolow, Senior Planner; Ms. Cindy Norris, Principal Planner; Mr. Jeff Goldman, AECOM; and Mr. Drew Sutton, AECOM; and other communications facilitated the review. In addition, the Department considered comments from Legal Services of Northern California pursuant to Government Code Section 65585(c).

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized SACOG's pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. This finding is based on, among other things, Program 2.A.2 committing to rezone at least 15 acres (at least 16 units per site) with minimum densities of 20 units per acre to accommodate a shortfall of 230 units for lower-income households. The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

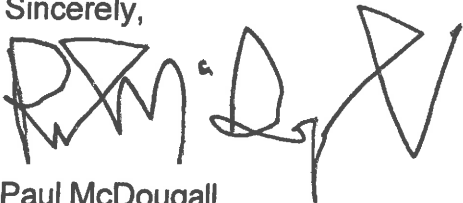
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for SACOG localities. If adopted after this date, the City will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit the Department's website at:  
[http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.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 and considering and incorporating comments where appropriate.

The Department is pleased to inform the City that prior 4<sup>th</sup> cycle housing element compliance makes the City eligible to meet one of the threshold requirements of the Housing Related Parks Program (HRP) that rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. More specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department appreciates the cooperation of the City's housing element team throughout the course of our review. We are committed to assist Woodland in addressing all statutory requirements of housing element law. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. McDougall', with a stylized flourish at the end.

Paul McDougall  
Housing Policy Manager