

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

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February 3, 2025

Lea C. Simvoulakis, Director
Department of Community Development
City of Ceres
2220 Magnolia Street
Ceres, CA 95307

Dear Lea C. Simvoulakis:

RE: City of Ceres' 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of Ceres' (City) revised draft housing element received for review on January 22, 2025 along with technical edits on February 1, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft housing element, including technical edits, meets the statutory requirements described in HCD's August 30, 2024 review. This finding is based on, among other provisions, Program 1.11 (Non-Discretionary Approval Process for 4th and 5th Cycle Reused Sites) that commits to make prior identified sites available and permit housing developments by-right (without discretionary action) with 20 percent affordability upon adoption of the housing element. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

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. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, the housing element relies upon nonvacant sites to accommodate more than 50 percent of the regional housing need allocation (RHNA) for lower-income households. As a result, the housing element demonstrates that existing uses are not

an impediment to additional residential development in the planning period. However, pursuant to Government Code section 65583.2, subdivision (g)(2), the City must make findings, based on substantial evidence, (as part of an adoption resolution) that the use is likely to be discontinued during the planning period. Otherwise, an existing use shall be presumed to impede additional residential development.

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, if changes occur or have occurred since submittal, any future adopted versions of the element must also submit the electronic version of the sites inventory.

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 Affordable Housing and Sustainable Communities programs, 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 will meet 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 hard work and dedication of the housing element update team in preparation of the City's 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 Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager