

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

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May 22, 2025

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

Dear Lea C. Simvoulakis:

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

Thank you for submitting the City of Ceres' (City) housing element that was adopted on March 24, 2025 and received for review on March 26, 2025. In addition, the California Department of Housing and Community Development (HCD) received revised Resolution Number 2025-027 that was adopted May 12, 2025 and received for review on May 15, 2025. Pursuant to Government Code section 65585, 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 February 3, 2025 review determined met statutory requirements. This finding is based on, among other provisions, Ordinance Number 2025-1087 and Program 1.11 (Non-Discretionary Approval Process for 4th and 5th Cycle Reused Sites) that make prior identified sites available by-right (without discretionary action) with 20 percent affordability and took 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 1.5 (Promote Secondary Dwelling Units)
- Program 1.6 (Zoning for Transitional and Permanent Supportive Housing)
- Program 1.9 (Changes to the Zoning Code)
- Program 1.10 (West Landing Specific Plan Development)
- Program 1.11 (Non-Discretionary Approval Process for Reused Sites)
- Program 1.12 (Whitmore Ranch Specific Plan Development)
- Program 1.13 (Prepare Checklist and Procedures for SB 35 and SB 330)
- Program 1.14 (Adopt Approval Findings for Residential Development)

- Program 1.15 (Facilitating Development of Nonvacant Sites)
- Program 2.4 (Preservation of Rental Housing)
- Program 3.4 (Temporary/Seasonal Farmworker Housing)
- Program 3.7 (Low Barrier Navigation Centers)
- Program 3.8 (Affordable Housing for Extremely Low-Income Residents)
- Program 3.11 (Employee Housing)
- Program 3.15 (Reasonable Accommodation)
- Program 5.4 (Place-Based Strategies to Support Infrastructure Improvements)
- Program 5.5 (Place-Based Strategies to Support Economic Mobility)

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 31, 2023), all necessary rezoning must be completed no later than one year from the statutory deadline. Program 1.11 (Non-Discretionary Approval Process for 4th and 5th Cycle Reused Sites) taking effect upon adoption of the housing element and supplemental Ordinance Number 2025-1087 are 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, HCD's Prohousing Designation Program, HCD's Prohousing Incentive 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 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 Land Use and Climate Innovation: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication of the housing element update team during the update and review of the housing element. 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 Emily Hovda, of our staff, at Emily.Hovda@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "P.McD" followed by a stylized surname.

Paul McDougall
Senior Program Manager