

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

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



December 31, 2024

Kriston Pollot, Director
Planning and Development Services
City of Vallejo
555 Santa Clara Street
City of Vallejo, CA 94590

Dear Kriston Pollot:

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

Thank you for submitting the City of Vallejo's (City) housing element that was adopted December 30, 2024 and received for review on December 31, 2024. Given the City has submitted its adopted element while the revised draft was under review, the California Department of Housing and Community Development (HCD) has discontinued its 60 day review of the revised draft and is reporting the results of the adopted housing element pursuant to Government Code section 65585. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Solano Sierra Club Group, Public Advocates, Legal Services of Northern California and Eli Smith pursuant to Government Code section 65585, subdivision (c). HCD has expedited this review to assist the City in applying for funding resources.

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 addresses the findings described in HCD's January 31, 2024 review.

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

- Program A1.1.1 (Land Inventory and RHNA Monitoring)
- Program A1.1.2 (Mixed-Use Development)
- Program A1.1.3 (Sites to Affirmatively Further Fair Housing)
- Program A1.1.4 (Government-Owned Sites)
- Program A1.1.6 (Rezoning and Redesignation)
- Program A1.1.7 (Sites in Previous Elements)
- Program A3.1.1 (Removal of Governmental Constraints)

- Program B2.1.3 (Funding to Support Affordable Development)
- Program C1.1.1 (Preservation of At-Risk Housing)
- Program E1.1.1 (Incentives for Special Needs Housing)
- Program E1.1.3 (Homeless/Unhoused Needs)
- Program E1.1.4 (Reasonable Accommodation)
- Program E1.1.6 (Extremely Low-Income Households)
- Program F1.1.1 (Housing Discrimination Monitoring and Referral Program)
- Program F1.1.2 (Improve Access to Resources)
- Program F1.1.3 (Renter Protection and Housing Stability)
- Program G3.1.1 (Code Enforcement)
- Program G4.1.1 (Vallejo Community Public Safety)
- Program G5.1.1 (Rental Property Inspection)
- Program H1.1.1 (Neighborhood Park Access)
- Program H2.1.2 (Downtown and Sonoma Boulevard Specific Plans)
- Program H3.1.1 (Objective Standards)
- Program H4.1.1 (Housing Variety)
- Program H4.1.2 (Accessory Dwelling Units)
- Program H5.1.1 (Ongoing Community Engagement)

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 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 dedication the City's housing element update team provided throughout the housing element update and review. HCD particularly applauds the effort, commitment, collaboration and public service of you and Hector Rojas, Long Range Planning Manager. 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 Irvin Saldana, of our staff, at Irvin.Saldana@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