

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

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April 11, 2024

John Della Monica, Director
Community Development Department
City of Lodi
221 West Pine Street
Lodi, CA 95240

Dear John Della Monica:

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

Thank you for submitting the City of Lodi's (City) housing element that was adopted on March 20, 2024 and received for review on March 27, 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 January 29, 2024 review determined met statutory requirements.

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

- Program 1.1 (Development Code)
- Program 1.2 (Growth Management Allocation Ordinance)
- Program 1.4 (Land Inventory)
- Program 1.9 (Annex Land to Accommodate Future Housing Needs)
- Program 1.11 (Multifamily Development Standards and Design Requirements)
- Program 1.12 (Diversify and Expand the Housing Stock)
- Program 1.13 (Accessory Dwelling Unit (ADU) Strategy)
- Program 1.16 (City-owned Sites)
- Program 1.17 (Large Sites)
- Program 2.1 (Eastside Area Housing Rehabilitation)
- Program 2.5 (Eastside Area Funds for Public Improvements)
- Program 3.4 (Support Transit Facilities and Transit-Oriented Development)
- Program 4.1 (Promote Fair Housing Services)
- Program 4.7 (Affirmatively Furthering Fair Housing)
- Program 4.8 (Place-based Strategies)

- Program 4.9 (Farmworker Housing)
- Program 4.10 (Anti-displacement Strategy)

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.

In addition, the element includes Program 1.4 (Land Inventory) identifying adequate sites to accommodate a shortfall of capacity for the lower-income regional housing need allocation (RHNA). The Program commits to rezone capacity at higher densities by December 15, 2026. Among other things, the Program further commits to permit owner-occupied and rental multifamily uses by right (without discretionary action) for developments in which 20 percent or more of the units are affordable to lower income households.

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 commitment and responsiveness of the housing element update team provided throughout the update and review. HCD particularly appreciates the diligence, productiveness, and dedication of City staff including Cynthia Marsh, Kari Chadwick and Jennifer Rhyne in preparation of the City's 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 Sayed Murad, of our staff, at sayed.murad@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager