

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

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February 8, 2024

Michael Webb, City Manager  
City of Davis  
23 Russell Blvd., Suite 1  
Davis, California 95616

Dear Michael Webb:

**RE: City of Davis's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Davis's (City) housing element that was adopted January 31, 2023 and received for review on December 14, 2023. All technical modifications were authorized by Resolution No. 23-165 and were made available to the public for seven days prior to HCD's review. 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 an anonymous resident, pursuant to Government Code Section 65585, subdivision (c).

HCD is pleased to find the adopted housing element, including all technical modifications, 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 statutory requirements described in HCD's April 3, 2023 review. This finding of compliance is based in part of the successful completion of required rezones to make adequate sites available pursuant to Government Code section 65583.2, subd. (h) and (i), as demonstrated by Ordinances 23-166 and 23-167.

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

- Program 1.1 No Net Loss.
- Program 1.3 Downtown Davis Specific Plan Capacity.
- Program 1.5 Downtown Missing Middle Housing.
- Program 1.9 Prioritize Special Needs Housing Development.
- Program 1.10 Housing Choice Vouchers.
- Program 1.16 Facilitate Production of ADUs.
- Program 1.12 Revise Reasonable Accommodation Procedures.
- Program 2.4 Affordable Housing Incentives.
- Program 2.15 Affordable Housing Rezone Program.

- Program 3.4 Achieving Permanent Affordability.
- Program 4.2 Additional Development Streamlining.
- Program 5.3 Affordable Housing Preservation.

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 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.

HCD appreciates the dedication and effort provided throughout the housing element update and review. HCD wishes the City of Davis success in implementing its housing element and looks forward to following the City's progress through the annual progress report 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](mailto:Irvin.Saldana@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Melinda Coy", with a long horizontal stroke extending to the right.

Melinda Coy  
Proactive Housing Accountability Chief