

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 4, 2024

Christa Johnson, Town Manager
Town of Ross
31 Sir Francis Drake Boulevard
Ross, CA 94957

Dear Christa Johnson:

RE: Town of Ross' 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the Town of Ross' (Town) housing element that was adopted on May 6, 2024 and received for review on May 16, 2024, along with edits received on May 31, 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 May 6, 2024 review determined met statutory requirements. This finding is based on, amongst other things, action completed to permit housing development with 20 percent affordability without discretionary action on sites identified in prior planning period (Program 3J- Workforce at the Branson School). Finally, the Town should post the final adopted element, with edits, and send a link to HCD for confirmation.

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

- Program 2-A (Streamlining the Design Review process)
- Program 2-B (SB-9 Housing)
- Program 2-G (Objectives Standards for Conditional Use Permits)
- Program 3-B (Parking Requirements for Multifamily and Caretaker Units)
- Programs 3D-3I (Accessory Dwelling)
- Program 3-J (Workforce Housing at the Branson School)
- Program 3-M (zoning Incentives for Deed Restricted ADUs/JADUs)
- Program 3-O (Homesharing and Tenant Matching)
- Program 3-P (Housing Mobility)
- Program 4-B (Objective Standards for Emergency Shelters)
- Program 4-D (Group Housing)

The Town 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 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 Town meets housing element requirements for these and other funding sources.

HCD appreciates the cooperation and dedication provided throughout the housing element update and review process. HCD wishes the Town 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 Jose Armando Jauregui, of our staff, at Jose.Jauregui@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager