

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

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June 17, 2024

David Dunn, City Administrator
City of Montague
230 South 13th Street
Montague, CA 96064

Dear David Dunn:

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

Thank you for submitting the City of Montague's (City) housing element that was adopted April 15, 2024 and received for review on April 23, 2024, including modifications received June 13, 2024. The modifications were authorized by Resolution Number 24-03 and posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on May 31, 2024, with you and the City's consultants.

HCD is pleased to find the adopted housing element, including modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, including modifications, addresses the statutory requirements described in HCD's February 13, 2024 review.

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

- Program 2.2.1 - Density Bonus Procedures
- Program 2.3.2 - Local J/ADU Ordinance
- Program 2.3.3 – Parking Requirements
- Program 2.3.4 – Small Lot Consolidation
- Program 2.3.5 – Provision for Dwelling Groups
- Program 3.1.1 - Housing Conservation and Residents with Special Needs
- Program 4.2.1 - Supportive Housing and Low Barrier Navigation Centers
- Program 4.2.2 - Emergency Shelters
- Program 4.2.4 – Definition of Family
- Program 4.2.5 - Group Homes
- Program 5.1.1 - Extremely Low-Income Households and Remove Barriers

- Program 5.1.2 – Affordable Housing Developers
- Program 7.1.2 – AFFH Action Plan

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 hard work and commitment the housing element update team provided throughout the housing element update and review. 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