

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

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June 2, 2023

Noah Housh, Director  
Community Development Department  
City of Cotati  
201 W Sierra Avenue  
Cotati, CA 94931

Dear Noah Housh,

**RE: City of Cotati 6<sup>th</sup> Cycle (2022-2029) Adopted Housing Element**

Thank you for submitting the City of Cotati's housing element adopted March 28, 2023 and received for review on March 31, 2023 along with revisions received on June 1, 2023. The revisions to the adopted housing element were authorized by Resolution No. 2023-19. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on May 24, 2023 with Jane Riley and Luke Lindenbusch of 4Leaf, Inc and correspondence received June 2, 2023.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of June 2, 2023. The adopted element, including technical revisions to provide clarification, addresses the statutory requirements described in HCD's March 31, 2023 review.

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

- Program 1-4 (Capital Improvement Program)
- Program 1-7 (Essential Housing Bond Financing Program)
- Program 2-4: (Cottage Housing)
- Program 2-6 (Santero Way Rezoning to Affirmatively Further Fair Housing)
- Program 2-7: (Support Development of Proposed Projects)
- Program 3-1: (Zoning for a Variety of Housing Types)
- Program 3-2: (Funding for Affordable and Special Needs Housing)
- Program 4-1: (Anti-Displacement Actions)
- Program 4-2 (Housing Discrimination Complaints)
- Program 4-3 (Nondiscrimination and Fair Housing Information)

- Program 4-4: (Reasonable Accommodation)
- Program 4-5: (Limit Code Enforcement Activities)

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(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 of Cotati 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 of Cotati 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>.

We are committed to assisting the City of Cotati in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Tristan Lanza, of our staff, at [tristan.lanza@hcd.ca.gov](mailto:tristan.lanza@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