

**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



May 30, 2023

Joan Malloy, City Manager
City of Union City
34009 Alvarado-Niles Road
Union City, CA 94587

Dear Joan Malloy:

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

Thank you for submitting City of Union City's (City) housing element that was adopted on May 23, 2023 and received for review on May 24, 2023. Pursuant to Government Code section 65585, subdivision (h), 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 May 30, 2023. The adopted element was found to be substantially the same as the revised draft element that HCD's May 23, 2023 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 HE-1.C (Restoration Site)
- Program HE-1.D (Marketplace Mixed Use Property Owner Coordination)
- Program HE-1.E (Gateway Site)
- Program HE-1.F (Objective Design Standards)
- Program HE-1.H (Missing Middle Development Standards)
- Program HE-1.I (Remove Constraints to Development Standards)
- Program HE-2.A (Affordable Housing Ordinance)
- Program HE-2.C (Publicly Owned Land)
- Program HE-2.E (Religious Facility Housing Overlay)
- Program HE-6.C (Enforce Tenant Protection Ordinances)
- Program HE-6.D (Increase Opportunities in Decoto and Historic Alvarado)
- Program HE-7.A (Zoning Amendments for Special Needs Housing)
- Program HE-7.C (Reasonable Accommodation)
- Program HE-7.E (Safe Parking Program)

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, 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://opr.ca.gov/planning/general-plan/>.

HCD appreciates the hard work and dedication the housing element update team provided throughout the housing element review and update process. 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 you have any questions or need additional technical assistance, please contact Shawn Danino, of our staff, at Shawn.Danino@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager