

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

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August 11, 2025

Paul Wood, City Manager
City of Greenfield
599 El Camino Real
Greenfield, CA 93927

Dear Paul Wood:

RE: City of Greenfield 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Greenfield's (City) housing element that was adopted July 22, 2025 and received for review on July 25, 2025. 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 June 5, 2025 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 6.1.F (Rezone APN 109-221-027 to Residential)
- Program 6.1.G (Rezone APNs 221-001-017, -070 and -071 to Residential)
- Program 6.1.H (Facilitate Development of Pipeline Projects)
- Program 6.1.I (Replacement Housing Policy)
- Program 6.2.K (Design Review)
- Program 6.2.P (Accessory Dwelling Units)
- Program 6.2.V (Low-Barrier Navigation Centers)
- Program 6.3.A (Fair Housing Program)
- Program 6.4.A (Senior Housing and Housing for Persons with Disabilities)
- Program 6.4.B (Farmworker Housing)
- Program 6.4.E (Zoning for Residential Care Facilities)
- Program 6.4.F (ADU Incentive Program)
- Program 6.4.I (Reasonable Accommodations Procedure)
- Program 6.4.N (Place-Based Strategies for Community Revitalization)
- Program 6.5.B (Housing Choice Voucher Outreach Program)
- Program 6.6.C (Infrastructure Improvements)

- Program 6.6.D (Community Facilities)
- Program 6.6.E (Park Improvements)
- Program 6.6.F (Neighborhood Infrastructure)
- Program 6.6.G (Pedestrian and Bikeway Improvements)
- Program 6.8.A (Housing Rehabilitation)
- Program 6.8.N (Just Cause Eviction Ordinance)
- Program 6.8.O (Right of First Return Policy)

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, HCD's Prohousing Designation Program, HCD's Prohousing Incentive 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 Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication that the City of Greenfield provided throughout the course of 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 Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager