

**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



April 10, 2023

David Gassaway, City Manager
City of Fairfield
1000 Webster Street
Fairfield, CA 94533

Dear David Gassaway:

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

Thank you for submitting the City of Fairfield's (City) housing element that was adopted on February 7, 2023 and received for review on February 9, 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. In addition, HCD considered comments from the Fair Housing Advocates of Northern California pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's January 3, 2023 review.

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

- Action 1.1 (Affordable Housing Financing)
- Action 2.1 (Infill Housing Development Incentives)
- Action 2.3 (Diverse Housing)
- Action 2.4 (Increased Streamlining)
- Action 2.5 (Citywide Densities, Zoning and Circulation)
- Action 2.7 (Parking and Open Space Review)
- Action 5.1 (ADU Incentives)
- Action 6.1 (Zoning Changes in Nonresidential Zones)
- Action 6.2 (By-Right Housing)
- Action 7.5 (Provision of Farmworker Housing)
- Action 7.7 (Housing for Military Personnel)
- Action 8.2 (Housing for Homeless and Special Needs)
- Action 10.1 (Affirmatively Furthering Fair Housing)
- Action 10.2 (Place-Based Strategies)

In addition, Program 11.1 (Conduct Mid-Cycle Evaluation) is essential to compliance and successful implementation of the housing element, including meeting the regional housing need allocation and affirmatively furthering fair housing (AFFH). This evaluation should address all programs and emphasize adequate sites, governmental constraints and AFFH program. The evaluation of AFFH programs should particularly emphasize public participation (including commenters on this review), timely implementation (e.g., annually) and housing mobility, place-based strategies toward community revitalization and displacement risk. Based on the outcomes of the evaluation, the City should adjust and take alternative actions towards program goals and objectives in a timely manner.

The City must monitor and report on the results of 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 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 City now meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and effort that was provided throughout the housing element update and review. HCD particularly commends Jessie Hernandez and David Feinstein for their collaboration and thoughtful approach to the housing element. HCD wishes Fairfield success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Irvin Saldana of our staff, at Irvin.Saldana@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager