

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

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February 19, 2015

Mr. Larry Cheeves, City Manager
City of Union City
34009 Alvarado-Niles Road
Union City, California 94587

Dear Mr. Cheeves:

RE: Union City's 5th Cycle (2015-2023) Adopted Housing Element

Thank you for submitting Union City's housing element adopted January 27, 2015 which was received for review on January 30, 2015. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The adopted element conditionally meets the statutory requirements of State housing element law Article 10.6 of the Government Code. The Department's review found the adopted element to be substantially the same as the revised draft element the Department's November 20, 2014 review determined met statutory requirements. The finding of compliance is conditioned on the City zoning adequate sites to address the unaccommodated housing need from the prior planning period.

For the element to remain in compliance after January 31, 2016, the City must complete Program HE-A.a actions. This program commits to rezone sites to accommodate the 84 unit carryover of housing need not met in the 4th cycle by January 31, 2016. Pursuant to GC Section 65584.09, a jurisdiction that failed to identify or make available adequate sites to accommodate all of the previous cycle's housing need must zone or rezone adequate sites to accommodate all of the previous cycle's unmet housing need within the first year of the next housing element cycle. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400.

The element now includes the necessary rezone program identifying adequate sites to accommodate Union City's regional housing need for lower-income households demonstrated by Program HE-A.a to rezone sites to RM 1500 by January 27, 2018 with minimum densities of 20 units per acre. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to GC Section 65400.

Please note Union City now meets specific requirements for several State and Regional funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program includes housing element compliance as a threshold requirement. Please see the Department's website for specific information about these and other State funding programs at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

The Department appreciates the assistance that Mr. Vernon Smith, Housing and Community Development Coordinator and consultant Ms. Chelsey Payne, provided throughout the course of the housing element review. The Department wishes Union City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Harrison Anixter, of our staff, at (916) 263-8673.

Sincerely,



Glen A. Campora
Assistant Deputy Director