



City of Sand City
1 Pendergrass Way
Sand City, CA 93955

September 26, 2023

Housing Element Team
State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W El Camino Ave., Suite 500
Sacramento, CA 95833

RE: HCD Submittal of City of Sand City 2023-2031 Initial Draft 6th Cycle Housing Element Update

Dear Housing Element Team,

This letter serves to submit the City of Sand City's 2023-2031 Initial Draft 6th Cycle Housing Element Update to the State Department of Housing and Community Development. The City's Housing Element represents a sincere and creative effort to address local and regional housing needs within the constraints of a uniquely small coastal community, bound by environmentally sensitive habitats and coastal zoning regulations.

Historically, the City has served the Monterey Peninsula as the once industrial, and now retail hub. As a result, the availability of land has since diminished, adding to the challenge of developing new housing to support the workers of Sand City. The City is now experiencing local imbalances of jobs-workers, increased traffic congestion caused by longer commutes, and fewer people being able to purchase homes or meet surging rents. In an effort to address these issues, the Initial Draft 6th Cycle Housing Element includes the following goals:

- Goal H-1 Build Housing
- Goal H-2 Protect Affordable Housing and Improve the Housing Stock
- Goal H-3 Provide New Affordable and Other Special Needs Housing
- Goal H-4 Exemplify Sustainable Development and Energy Conservation
- Goal H-5 Publicize Housing Needs and Resources

These particular goals serve the greater goal of Affirmatively Furthering Fair Housing (AFFH). By implementing new policies and programs that support the above goals, Sand City will become more inclusive, accessible, and sustainable. The Sand City Initial Draft 6th Cycle Housing Element provides a roadmap for City officials as they join the effort to solve the region's housing challenges.



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Public Review and Revisions (AB 215 Compliance)

The City distributed the Sand City Initial Public Review Draft Housing Element for a 30-day public comment period between May 5, 2023, and June 6, 2023. The Initial Public Review Draft Housing Element was posted online for public comment at:
<https://www.sandcity.org/government/city-departments/planning-department/2023-2031-housing-element-update-2-0>.

On May 5, 2023, the City hosted a table at the Sand City Night Market to engage with community members and announce the release of the Initial Public Review Draft. The event provided an opportunity to discuss potential new housing sites, solicit feedback on policies and programs, and to create a “subscriber list” of community members interested in receiving updates throughout the planning process. Additionally, in an effort to solicit more public comment, the City staffed a table at the two-day West End Celebration on August 26-27, 2023 and engaged with over 50 people over the two-day period.

City Council provided direction at the May 16 and August 15, 2023 Council meetings and concurs with the Initial Draft HCD document. Additionally, the City Manager attended two Affordable Financing workshops facilitate by EMC Planning Group in an effort to better understand and support affordable housing developers.

HCD Review and Next Steps

The City looks forward to continue working with HCD staff during the review of the Sand City 6th Cycle Housing Element to ensure the City establishes a robust and inclusive plan for housing for the 2023-2031 planning period. The City welcomes all assisting guidance and response from HCD. Questions or comments on the HCD Draft may be directed to the following contacts:

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On behalf of the City of Sand City, thank you for the review of this Initial Draft Housing Element. We look forward to receiving your feedback.

Sincerely,

Vibeke Norgaard

Vibeke Norgaard, City Manager

Attachments: 1) Draft Housing Element Plan
2) HCD Table of Sites
3) Public Comments