



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

February 28, 2024

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 Revised Draft 6th Cycle Housing Element Update

Dear Housing Element Team,

This letter serves to submit the City of Sand City's 2023-2031 Revised Draft 6th Cycle Housing Element Update to the State Department of Housing and Community Development. The Draft Housing Element has been revised in response to the 90-Day Findings Letter received on December 21, 2023.

The following provides a brief overview of revisions to the Draft Housing Element:

- Augmenting the City's housing needs, existing resources, and constraints analyses;
- Revising and adding programs to address gaps in meeting household needs and to enable the development of affordable housing;
- Modifying program quantified objectives to specify the number of units anticipated for conservation/preservation during the planning period;
- Clarifying programmatic measures to ensure Housing Element consistency with the General Plan; and
- Addressing compliance with coastal zone replacement requirements per Government Code, §65588, subd.(d).

Public Review and Revisions

Pursuant to AB 215, the City distributed the Sand City Revised Draft Housing Element for a seven day public comment period between February 9, 2024, and February 16, 2024. The Revised Draft Housing Element was posted online at the City's website, <https://www.sandcity.org/government/city-departments/planning-department/2023-2031-housing-element-update-2-0>.

No public comments were received during this time. To increase efforts to garner input on the revised draft, the City extended the public review period for an additional seven days and distributed flyers advertising the extended public review period. Additionally, the City Manager, Vibeke Norgaard, announced the extended public review period at the February 20, 2024 City Council meeting.

In an effort to target lower wage Sand City employees, the City posted flyers advertising the Revised Draft Housing Element extended public review period in public spaces, including The Salvation Army Day Center, Jamba Juice, Lucky Grocery Store, Target, Costco, and Marshalls. While distributing the flyers, City staff spoke with employees at Costco and Marshall's, some of whom indicated they currently live in affordable, deed-restricted housing outside of the city and would love to see these types of housing constructed in Sand City. City staff were permitted to post flyers in employee break rooms at Costco, Marshall's, Jamba Juice, and Lucky Grocery Store. The City acknowledges the importance of community involvement throughout the Housing Element Update process, and will continue to engage the public throughout the planning process.

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 Revised Draft Housing Element 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) Revised Draft Housing Element – Clean Version PDF
2) Revised Draft Housing Element – Track Changes Version PDF
3) Revisions Matrix
4) Signed Resolution – Approve Use of 2019 PLHA Funding