

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

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January 29, 2025

Sage S. Schaan, Director  
Planning and Community Development Department  
Town of Woodside  
2955 Woodside Road  
Woodside, CA 94062

Dear Sage S. Schaan:

**RE: Town of Woodside 6<sup>th</sup> Cycle (2023-2031) Adopted Housing Element**

Thank you for submitting the Town of Woodside's (Town) Ordinance Number 2025-644 and Resolution Number 2025-7722 (Ordinance and Resolution) which were adopted January 14, 2025 and received on January 15, 2025. Pursuant to Government Code section 65585, HCD is reporting the results of its review.

On December 6, 2024, HCD found the adopted housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). However, the housing element could not be found in substantial compliance until the Town has adopted the element and completed necessary rezones to accommodate the regional housing needs allocation (RHNA) and comply with various statutory requirements. Upon review of the Ordinance and Resolution, HCD is pleased to find the Town has completed actions to address the requirements that were described in HCD's December 6, 2024 review. As a result, the adopted housing element now substantially complies with State Housing Element Law as of the date of this letter.

As a reminder, the Town must continue timely and effective implementation of all programs including but not limited to the following:

- Programs H1.3-a-f (Accessory Dwelling Units)
- Programs H2.1-b-d (Senate Bill 9 Lot Splits)
- Program H2.1-k (Town Center Area Plan)
- Program H2.1-l (Housing Mobility)
- Program H2.2-g (Rental Assistance)
- Program H3.3-a (Reduce Fees)
- Program H3.3-c (State Density Bonus Law)
- Program H4.1-a (Reasonable Accommodations)
- Program H4.1-c and H4.3-b (Group Homes/Supportive Housing)

- Program H4.2-c (Surplus Housing Sites)
- Program H4.3-a (Emergency Shelters)
- Program H4.3-c (Low Barrier Navigation Centers)
- Program H4.3-d (Single Room Occupancy)
- Program H4.3-e (Farmworker Housing)
- Program H6.2-c (Western Hills Development Standards)

The Town 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, 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 Town 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 Town 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 Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the dedication and commitment that you and Town staff provided throughout the housing element update and review. HCD wishes the Town 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 technical assistance in implementing the housing element, please contact Anthony Errichetto, of our staff, at [Anthony.Errichetto@hcd.ca.gov](mailto:Anthony.Errichetto@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager