

STATE OF CALIFORNIA - BUSINESS, TRANSPORTATION AND HOUSING AGENCY

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

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TELFAX TRANSMITTAL FORM

TO: <u>Robert Sherry, Director</u>	Fax Phone: <u>(916) 874-6400</u>
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Date : January 27, 2009

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Subject: Review of the County of Sacramento's Adopted Housing Element

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January 27, 2009

Mr. Terry Schutten, County Executive
County of Sacramento
700 H Street, Room 7650
Sacramento, CA 95814

Dear Mr. Schutten:

RE: Review of the County of Sacramento's Adopted Housing Element

Thank you for submitting the County of Sacramento's housing element adopted on December 17, 2008 and received for review on December 19, 2008. Pursuant to Government Code Section 65585(h), the Department is required to review adopted housing elements and report the findings to the jurisdiction.

As you know, the Department's December 9, 2008 review found Sacramento County's revised draft housing element addressed the statutory requirements of housing element law. Review of the adopted element considered new information regarding identification of an alternative site to accommodate a portion of the housing need for lower-income households and found the element continues to meet all statutory requirements. The Department is pleased to find the adopted element, including the alternative site, in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends Sacramento County's efforts to address existing and projected housing needs through a comprehensive set of strategies encouraging infill, higher density, and transit-oriented development, preserving the existing housing stock affordable to lower-income households, and streamlining permit processing to reduce uncertainty in the approval process. In addition, the Department also recognizes the County's programs to facilitate a variety of housing types and affordability, including Program HE-26(c) to adopt a formal reasonable accommodation procedure, Program HE-5(h) increasing the threshold requirements for ministerial review of multifamily housing projects, and Programs HE-11 (a-c) offering fee waivers and fee deferrals to qualified residential developments.

The County now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Infill Incentive Grant Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Program include housing element compliance either as a threshold competitive factor in rating and ranking applications. More specific information about these and other programs is available on the Department's website at

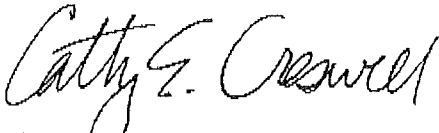
http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

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The Department understands the County is relying on sites subject to potential annexation by the City of Rancho Cordova within the planning period to accommodate a portion of the housing need for lower-income households. In the event any future annexation results in a shortfall of site capacity after transfer of housing need pursuant to Government Code Section 65584.07(d), the County will need to amend the element to identify suitable alternative sites with equivalent capacity at appropriate densities to address the shortfall.

The Department appreciates the hard work and cooperation of Mr. Tim Kohaya, of your staff, during the housing element update. The Department wishes Sacramento County 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 you have any questions or the Department can provide assistance in implementing the housing element, please contact Melinda Coy, of our staff, at (916) 445-5307.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Robert Sherry, Director, Planning and Community Development Department
Tim Kohaya, Project Manager
Valerie Feldman, Legal Services of Northern California