

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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December 17, 2009

Mr. Chu Chang, Director  
Department of Community Development Services  
City of Redwood City  
1017 Middlefield Road  
Redwood City, CA 94063

Dear Mr. Chang:

**RE: Review of Redwood City's Revised Draft Housing Element**

Thank you for submitting Redwood City's revised draft housing element received for review on October 19, 2009 along with additional revisions on December 4, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). In addition, the Department considered comments from the Non-Profit Housing Association of Northern California, Public Interest Law Firm and the California Affordable Housing Law Project pursuant to Government Code Section 65585(c). The Department also considered the City's response to those comments, received October 29, 2009.

The revised draft element addresses the statutory requirements described in the Department's October 5, 2009 review. As a result, the draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

Many identified sites are non-vacant and some require assemblage and policies and programs to increase residential capacity. Effective and timely implementation of Programs such as H-10, H-20 and H-25 are critical to compliance and demonstrating adequate sites. In addition, Program BE-1 in the land-use element to amend zoning for approximately 6,300 units within one year and the completion of the City's Downtown Precise Plan is critical to encouraging development in the planning period. As a result, the City must report on the results of these actions through the annual progress report, required pursuant to Government Code Section 65400. Should monitoring reveal these actions have been unsuccessful, the City should amend the element to adopt alternative strategies.

Mr. Chu Chang, Director  
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The Department looks forward to receiving Redwood City's adopted housing element. If you have any additional questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell  
Deputy Director

cc: Evelyn Stivers, Field Director, Non-Profit Housing Association of Northern California  
Craig Castellanet, California Affordable Housing Law Project  
James Zahradka, Public Interest Law Firm