

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

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April 30, 2010

Mr. Jim Nantell
City Manager
City of Burlingame
City Hall - 501 Primrose Road
Burlingame, CA 94010

Dear Mr. Nantell:

RE: Review of the City of Burlingame's Adopted Housing Element

Thank you for submitting the City of Burlingame's housing element adopted March 1, 2010 and received for review on March 10, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

As you know, the Department's November 24, 2009 review found Burlingame's revised draft housing element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the revised draft, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department recognizes Burlingame's commitment to adopt housing and land-use strategies to address its existing and projected housing needs, including Programs F-1, to adopt the Downtown Specific Plan and rezone sites to allow higher-density multifamily development and, in addition to Programs F-2 and F-3, provide regulatory concessions and incentives to encourage mixed-use, higher density, transit-oriented residential development within the Trousdale West (TW) and El Camino North (ECN) areas. These programs will facilitate more compact development with a mix of uses to address climate change, energy conservation, air quality, and maximize existing land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening local economies.

In addition, the City now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks Program, authorized by Proposition 1C, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) Programs include housing element compliance either as a threshold or 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 wishes Burlingame 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 the Department can provide assistance in implementing the housing element, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,

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

Cathy E. Creswell
Deputy Director

cc: William Meeker, Community Development Director
Julie Moloney, Consultant, Metropolitan Planning Group