

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

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December 13, 2010

Mr. Bob Bell
Interim City Manager
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

Dear Mr. Bell:

RE: Review of Redwood City's Adopted Housing Element

Thank you for submitting Redwood City's housing element adopted October 11, 2010 and received for review on October 14, 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 December 17, 2009 review found Redwood City'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 commends Redwood City's commitment to rezone approximately 100 acres for higher density residential and mixed-use development. These efforts will maximize existing land resources and promote a variety of housing types in addition to supporting Redwood City's sustainability and revitalization goals.

As noted in the previous review, many identified sites are non-vacant and some require assemblage through policies and programs to increase residential capacities. Effective and timely implementation of Programs H-5, H-11 and H-14 are critical to encourage development on these sites and comply with housing element law. In addition, Program BE-1 in the land-use element to amend zoning for approximately 6,300 units within one year and completion of the City's Downtown Precise Plan is critical to encourage 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 not been implemented or unsuccessful in meeting program objectives, the element should be amended promptly to adopt alternative strategies.

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The Department is pleased to report Redwood 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 (HRPP), 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. Additional information about these and other programs are available on the Department's website at

http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

In particular, the HRPP, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. More specific information about the HRPP is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

The Department wishes Redwood City success in implementing the 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 Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,



Cathy E. Creswell
Deputy Director