ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF HOUSING POLICY DEVELOPMENT

1800 Third Street, Suite 430 P. O. Box 952053 Sacramento, CA 94252-2053 (916) 323-3177 FAX (916) 327-2643



June 10, 2009

Mr. Thomas M. Miller County Executive Officer County of Placer 175 Fulweiler Avenue Auburn, CA 95603

Dear Mr. Miller:



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

Thank you for submitting the County of Placer's housing element adopted on May 12, 2009 and received for review on May 26, 2009. 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 March 12, 2009 review found the County of Placer'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 it in full compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends Placer County's successful leadership in addressing existing and projected housing and community development needs. Programs to provide fee waivers and zone for single occupancy units to address the housing needs of lower-income households, including extremely low-income, are particularly laudable. The Department also applauds the County's climate change objectives and strategies including development of the Green Building Incentive Program (Program H-3). Successful implementation of these strategies will address housing needs, particularly for the local workforce and lower-income families, stimulate the local economy, maximize land resources, and conserve and improve the environment.

In addition, 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 and Housing Related Parks Programs, 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 or 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.

Mr. Thomas M. Miller Page 2

The Department wishes Placer 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 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: Michael Johnson, Planning Director, County of Placer

Crewell.