

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

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March 22, 2011

Mr. Norman Allinder, Director
Planning Department
County of Madera
2037 W. Cleveland Avenue, Mail Stop G
Madera, CA 93637

Dear Mr. Allinder:

RE: Review of the County of Madera's Revised Draft Housing Element

Thank you for submitting Madera County's revised housing element received for review on January 21, 2011. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Sections 65585(b). The Department's review was facilitated by various communications with you and Robert Mansfield, Planner III.

The revised draft element addresses the statutory requirements described in the Department's July 2, 2010, review. For example, the element now includes a program to amend zoning to permit transitional and supportive housing as a residential use. The finding of adequate sites is based on identification of sufficient appropriately zoned and sized sites to accommodate the regional housing need for lower-income households. The Department only considered sites less than 10 acres and with zoning allowing at least 20 units per acre. 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).

The element relies on non-residentially zoned sites to accommodate the regional housing need, particularly for lower-income households. Given this reliance, effective and timely implementation of programs to establish a procedure to maintain adequate sites to accommodate the regional housing need and to rezone higher density sites consistent with the General Plan are necessary to demonstrate adequate sites and comply with housing element law. As a result, the County must monitor and report on the status of Program 2.1.1 (Maintain an Adequate Inventory) and Program 2.1.16 (Consistency Zoning) through the annual progress report, required pursuant to Government Code Section 65400. If these programs are not implemented in a timely manner or are not effective in maintaining sufficient residential opportunities to accommodate the regional housing need, the element must be amended immediately to identify alternative strategies and sites.

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The Department appreciates the efforts and cooperation provided by you and Mr. Mansfield throughout the course of the review and looks forward to receiving Madera County's adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 323-3185.

Sincerely,

A handwritten signature in black ink that reads "Glen A. Campora". The signature is written in a cursive style with a large, prominent initial "G".

Glen A. Campora
Assistant Deputy Director