

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

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March 26, 2013

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Mr. Jerry Backoff, Director
Planning Division
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

Dear Mr. Backoff:

RE: City of San Marcos' 5th Cycle (2013-2021) Draft Housing Element Update

Thank you for submitting the City of San Marcos' draft housing element update received for review on February 28, 2013 along with additional revisions received on March 20, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review.

The draft element meets the statutory requirements of State housing element law. As a result, the 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 Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. Communications with Mr. Jerry Backoff, Ms. Karen Brindley, Mr. Karl Schwarm, and Mr. Harry Williams, of your staff, and Ms. Veronica Tam, Mr. Rick Brady and Ms. Diana Gonzalez, the City's consultants, facilitated the streamlined review.

To remain on an eight-year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008), the City must adopt its housing element within 120 calendar days from the statutory due date of April 30, 2013 for SANDAG localities. If adopted after this date, San Marcos will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). More information on housing element adoption requirements is on our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

AGENDA ITEM

3

Mr. Brock, Director
Page 2

The Department appreciates the hard work and dedication that the City's housing element team provided and looks forward to receiving San Marcos' adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in cursive script, reading "Glen A. Campora". The signature is written in dark ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director