

**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
www.hcd.ca.gov



*C - Council
Winston
Healy
Weekly Report*

RECEIVED

AUG 2 - 2010

**CITY OF PINOLE
CITY MANAGER'S OFFICE**

August 2, 2010

Ms. Belinda Espinosa
City Manager
City of Pinole
2131 Pear Street
Pinole, CA 94564

Dear Ms. Espinosa:

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

Thank you for submitting Pinole's housing element adopted July 6, 2010 and received for review on July 9, 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 June 9, 2010 review found Pinole'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 Pinole's commitment to adopt Program HIA-6 to rezone approximately 31 acres within the proposed Corridor Specific Plan for San Pablo Avenue, Pinole Valley road, and Appian Way to allow higher density residential and mixed-use development. These sites will be zoned to require minimum densities of 20 units per acre, including Sites 35 and 38 which are designated exclusively for residential use. To facilitate development within the Corridor Specific Plan Area, Housing Implementation Actions 6, 11, and 12 commit to provide incentives for developments affordable to lower-income households including density bonuses, flexibility in development standards, prioritized review, and support and assistance in consolidation of parcels. These programs and strategies will facilitate more compact development with a mix of uses to address climate change objectives and maximize existing land resources. Such strategies also promote the feasibility of developing housing for lower-income families and workers while strengthening the local economy.

The Department is pleased to report 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 (HRP) Program, 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 is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

Ms. Belinda Espinosa
Page 2

In particular, the HRP Program, 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 HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp>.

The Department appreciates the cooperation and assistance of Mr. Winston Rhodes and Ms. Leslie Carbahal, of the City's Community Development Department, throughout the course of the review. We wish Pinole success in implementing its housing element and look 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 Erik Gropp, of our staff, at (916) 322-4268.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Winston Rhodes, Planning Manager, City of Pinole
Leslie Carbahal, Redevelopment Analyst, City of Pinole