

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

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July 21, 2010

Ms. Laura Kuhn
City Manager
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

Dear Ms. Kuhn:

RE: Review of the City of Vacaville's Adopted Draft Housing Element

Thank you for submitting Vacaville's housing element adopted on April 27, 2010 and received for review on April 30, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The review was facilitated by communications with Ms. Tyra Hays, Associate Planner.

The Department appreciates Vacaville's efforts to address existing and projected housing needs through various strategies including the City's adoption of the Opportunity Hill Master Plan to promote higher residential densities and a mix of uses in the downtown area. The adopted element addresses the statutory requirements described in the Department's December 14, 2009 review. Therefore, the Department is pleased to find Vacaville's adopted element in compliance with State housing element law (Article 10.6 of the Government Code).

The City has a remaining regional housing need of approximately 1,100 units for lower-income households. Many of the sites identified in the inventory consist of non-vacant parcels and allow uses other than residential. For your information, the Department's determination of adequate sites to accommodate the City's regional housing need for lower-income households primarily utilized appropriately sized vacant site allowing residential only uses.

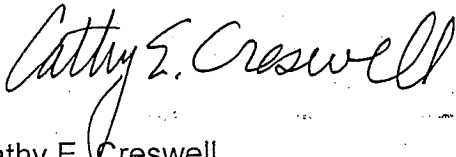
We are pleased to report Vacaville now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund and the Building Equity and Growth in 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.

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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 Ms. Hays throughout the course of the review. We wish Vacaville 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 Brett Arriaga, of our staff, at (916) 455-5888.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive style with a large, looped initial "C".

Cathy E. Creswell
Deputy Director