

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

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June 19, 2013

Ms. Penny Riley, City Manager
City of Poway
P. O. Box 789
Poway, CA 92074-0789

Dear Ms. Riley:

RE: City of Poway's 5th Cycle (2013-2021) Adopted Housing Element

Thank you for submitting the City of Poway's housing element adopted May 21, 2013 and received for review on June 17, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (Article 10.6 of the Government Code). The Department's review found the adopted element to be substantially the same as the revised draft element reviewed by the Department on April 5, 2013 and determined to comply with statutory requirements.

The element identifies adequate sites to accommodate Poway's regional housing need for lower-income households demonstrated by Program 12 to provide an Affordable Housing Overlay Zone and rezone at least 3.99 acres with minimum densities of 20 units per acre by May 21, 2015. The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code Section 65400.

The City of Poway now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. Information and details about these programs are available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf.

The Department appreciates the dedication and cooperation shown by Mr. Robert J. Manis, Development Services Director, and Mr. Richard F. Whipple III, City Planner, throughout the housing element review process. The Department wishes Poway 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 Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

A handwritten signature in blue ink that reads "Glen A. Campora".

Glen A. Campora
Assistant Deputy Director