

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

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November 24, 2009

Mr. William Meeker
Community Development Director
City of Burlingame
501 Primrose Road -- City Hall
Burlingame, CA 94010-3997

Dear Mr. Meeker:

RE: Review of the City of Burlingame's Revised Draft Housing Element

Thank you for submitting Burlingame's revised draft housing element received on September 25, 2009. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Telephone conversations with Ms. Maureen Brooks, Planning Manager, facilitated the review.

The revised draft housing element addresses the statutory requirements described in the Department's August 28, 2009 review. For example, the element now identifies adequate sites permitting high-density multifamily development in the TW and ECN zones and the rezone of the Downtown Specific Plan site to accommodate the City's regional housing need for lower-income households. The Department commends Burlingame for its programs to provide a variety of housing types including single-room occupancy units, a second-unit amnesty program, live/work housing and mixed-use development, and its commitment to provide financial incentives for the development of housing. Such strategies promote the development of housing for lower-income families and workers while strengthening the local economy and creating livable communities. As a result, the revised element will comply with State housing element law (Article 10.6 of the Government Code) when these revisions are adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department looks forward to receiving Burlingame's adopted housing element. If you have any additional questions, please contact Janet Myles, of our staff, at (916) 445-7412.

Sincerely,

Cathy E. Creswell
Deputy Director

cc: Julie Moloney, Consultant, Metropolitan Planning Group

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PLANNING DEPT.