

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

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April 2, 2015

Mr. Adam Wolff, Director
Planning and Building Department
Town of Corte Madera
300 Tamalpais Drive
Corte Madera, CA 94925-1418

Dear Mr. Wolff:

RE: Town of Corte Madera's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the Town of Corte Madera's draft housing element update that was received for review on February 23, 2015 along with additional revisions received on March 30, 2015. Pursuant to Government (GC) Code Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a telephone conversation on March 20, 2015 with you and Ms. Christine O'Rourke, the City's consultant.

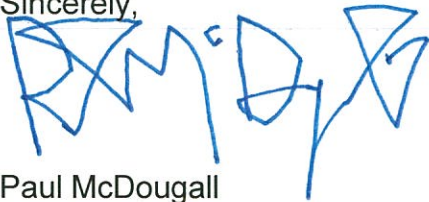
The Department conducted a streamlined review of the draft housing element based on the Town meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the Town must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's 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 Town must 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.

The Department appreciates your hard work and dedication and that of Ms. O'Rourke in preparation of the housing element and looks forward to receiving Corte Madera's adopted housing element. If you have any questions or need additional technical assistance, please contact Robin Huntley, of our staff, at (916) 263-7422.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. McDougall". The signature is stylized and somewhat cursive.

Paul McDougall
Housing Policy Manager