

**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



August 30, 2010

Mr. Steve Geiger, Principal Planner  
County of Sutter  
1130 Civic Center Boulevard  
Yuba City, CA 95993



Dear Mr. Geiger:

**RE: Review of the County of Sutter's Revised Draft Housing Element**

Thank you for submitting Sutter County's revised draft housing element received for review on July 1, 2010 along with revisions received on July 28, 2010. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). Communications with Ms. Tracey Ferguson of PBS&J, the County's consultant, facilitated the review.

The revised draft element addresses the statutory requirements described in the Department's April 5, 2010 review. For example, the element now includes an adequate analysis of identified sites and government constraints. As a result, the draft element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

Given the County's reliance on the non-vacant Site 21 to accommodate a significant portion of its remaining need for lower-income households, the County must closely monitor and promote the development of this site and the implementation of the actions included in Program 2.1-1 in encouraging and facilitating housing for low- and moderate-income households. This information should be included in the County's annual progress reports required pursuant to Government Code Section 65400. Please note, if necessary, the County may need to revise programs or identify alternative sites if the site does not develop as proposed in a timely manner.

The Department appreciates the cooperation and assistance of Ms. Ferguson throughout the course of the review and looks forward to receiving Sutter County's adopted housing element. For any questions or additional assistance, please contact Lindy Suggs, of our staff, at (916) 327-2641.

Sincerely,

A handwritten signature in cursive that reads "Cathy E. Creswell".

Cathy E. Creswell  
Deputy Director

cc: Tracey Ferguson, PBS&J