

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

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January 8, 2024

Nick Bobroff, Director  
Community Development Department  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

Dear Nick Bobroff:

**RE: City of Carpinteria's 6<sup>th</sup> Cycle (2023-2031) Revised Draft Housing Element**

Thank you for submitting the City of Carpinteria's (City) revised draft housing element received for review on November 14, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Peter Grace and Victor and Susan Schaff pursuant to Government Code section 65585, subdivision (c).

The revised draft element meets the statutory requirements described in HCD's June 12, 2023 review. This finding was based on, among other reasons, actions in Program 1 (Adequate Sites to Accommodate Regional Housing Needs) to expand the City's Residential Overlay District to accommodate the City's 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA). The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD in accordance with Government Code section 65585, subdivision (g).

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (February 15, 2023), Program 1 (Adequate Sites to Accommodate Regional Housing Needs) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until rezones to accommodate a shortfall of sites pursuant to Government Code section 65583, subdivision (c), paragraph (1), subparagraph (A) and Government Code section 65583.2, subdivision (c) are completed.

Additionally, the City should continue to coordinate with the California Coastal Commission to expeditiously amend a certified Local Coastal Plan and make sites available with zoning and development standards to accommodate the City's RHNA. HCD urges the City to complete certification of the Local Coastal Plan in a manner consistent with statutory deadlines. If the City's adopted rezones are not submitted to and certified by the Coastal Commission in a timely manner, or if the Coastal Commission does not certify the rezoning of adequate sites to meet the City's RHNA, HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

<https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the City's housing element team provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Reid Miller, of our staff, at [Reid.Miller@hcd.ca.gov](mailto:Reid.Miller@hcd.ca.gov).

Sincerely,



Melinda Coy  
Proactive Housing Accountability Chief