

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

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January 30, 2025

Michael Ramirez, City Manager  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013

**RE: City of Carpinteria's 6th Cycle (2021-2029) Rezone Review**

Dear Michael Ramirez:

Thank you for submitting the City of Carpinteria's (City) Ordinance No. 788, Ordinance No. 789, Ordinance No. 790, and Ordinance No. 791 related to rezoning to accommodate the City's regional housing need allocation (RHNA), which were adopted December 9, 2024, and received for review on December 12, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On March 21, 2024, HCD found that, while adopted housing element meets most of the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq), the housing element could not be found in substantial compliance until the City had completed necessary rezoning actions in housing element Program 1 (Adequate Sites to Accommodate Regional housing Needs) to address the shortfall of sites to accommodate the RHNA pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021).

HCD is pleased to find the City has completed actions to address the requirements that were described in HCD's March 21, 2024 review. Specifically, HCD finds that Ordinance No. 788, Ordinance No. 789, Ordinance No. 790, and Ordinance No. 791 meet all statutory requirements pursuant to Government Code section 65583, subdivision (c), subparagraph (A) and Government Code section 65583.2, subdivision (c). As a result, the adopted element substantially complies with Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter.

Additionally, the City must continue timely and effective implementation of all programs, including but not limited to the programs listed in HCD's March 21, 2024 review. The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is

inconsistent with an adopted housing element or Housing Element Law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

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 Affordable Housing and Sustainable Communities program, 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 now meets housing element requirements for these and other funding sources.

HCD appreciates the efforts and cooperation provided throughout both the housing element update and ordinance adoption processes. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the general plan annual progress reports required pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Reid Miller, of our staff, at [Reid.Miller@hcd.ca.gov](mailto:Reid.Miller@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', with a long, sweeping horizontal stroke extending to the right.

Melinda Coy  
Proactive Housing Accountability Chief