

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

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February 13, 2024

Elias Isaacson, Director
Community Development Department
City of Santa Barbara
PO Box 1990
Santa Barbara, CA 93102-1990

Dear Elias Isaacson:

RE: City of Santa Barbara's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Santa Barbara's (City) housing element that was adopted on December 12, 2023 and received for review on December 21, 2023. Pursuant to Government Code section 65585, HCD is reporting the results of its review.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et. seq.) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's November 17, 2023, review determined met statutory requirements. This finding was based on, among other things, completion of necessary rezoning to make prior identified sites available (Program HE-4 – Use By-right Permitting) as of the date of adoption.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program HE-1: Facilitate Conversion of Nonresidential Buildings to Housing
- Program HE-2: La Cumbre Plaza Planning Area
- Program HE-3: Amend Zoning for Special Needs Housing
- Program HE-4: Use By-right Permitting
- Program HE-6: Facilitate Production of Accessory Dwelling Units (ADU)
- Program HE-7: Objective Design Standards
- Program HE-10: Multi-Unit Housing Program
- Program HE-11: Livable Neighborhoods
- Program HE-12: Prioritize Affordable Housing
- Program HE-14: City Land Registry
- Program HE-15: Track Housing Production
- Program HE-22: Affirmatively Further Fair Housing Program and Opportunities

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 Strategic Growth Council and HCD's 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.

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>.

HCD appreciates the hard work and dedication of the housing element update team. HCD particularly applauds the collaboration and commitment of Rosie Dyste, Daniel Gullett, Jillian Ferguson and Adam Nares. HCD wishes the City of Santa Barbara success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Weston Starbird, of our staff, at Weston.Starbird@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager