

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

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August 30, 2024

Jamie Goldstein, City Manager
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Dear Jamie Goldstein:

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

Thank you for submitting the City of Capitola's (City) housing element that was adopted August 22, 2024, and received for review on August 27, 2024. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (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 July 26, 2024 review determined met statutory requirements.

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

- Program 1.1 (Adequate Housing Sites and Monitoring of No Net Loss)
- Program 1.2 (Replacement Housing)
- Program 1.3 (Accessory Dwelling Units)
- Program 1.4 (Mixed-Use Developments)
- Program 1.6 (Development Regulations)
- Program 1.7 (Shopping/Commercial Center Redevelopment)
- Program 1.8 (Religious Facility Housing)
- Program 1.9 (SB 9 Support)
- Program 1.10 (Housing on Publicly and Quasi-Publicly Owned Land)
- Program 2.4 (Housing Choice Vouchers)
- Program 3.1 (Emergency Shelters and Low Barrier Navigation Centers)
- Program 3.2 (Transitional and Supportive Housing)
- Program 3.4 (Housing for Persons with Disabilities)
- Program 3.5 (Housing for Extremely Low-Income Households)
- Program 5.1 (Housing Rehabilitation Program)
- Program 7.1 (Affirmatively Furthering Fair Housing)

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 assistance and cooperation the City's Housing Element Team provided throughout the housing element update and review. HCD wishes the City 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 Clare Blackwell, of our staff, at Clare.Blackwell@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager