

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

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February 12, 2024

Dan Singer, City Manager  
City of Santa Paula  
970 East Ventura Street  
Santa Paula, CA 93060

Dear Dan Singer:

**RE: City of Santa Paula's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Santa Paula's (City) housing element that was adopted on May 18, 2022. The adopted element was modified as authorized by Resolution Number 7401 and was received on April 28, 2023 and December 22, 2023. These modifications were posted and made available to public for seven days prior to submittal to HCD. 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, including all authorized modifications, addresses the statutory requirements described in HCD's June 26, 2023 review. In addition, the necessary rezoning to make prior identified sites available pursuant to Program 15 (Adequate Sites for Housing Development) are in effect as of the date of adoption. The City should post the adopted element, including all modifications, and send the element to HCD to demonstrate all modifications have been incorporated and available to the public.

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

- Program 9 (Workforce and Special Needs Housing Development)
- Program 12 (Inclusionary Housing)
- Program 13 (Accessory Dwelling Units (ADU))
- Program 15 (Adequate Sites for Housing Development)
- Program 16 (Phased Annexation and Sphere of Influence)
- Program 17 (Housing for Persons with Special Needs)
- Program 19 (Density Bonus Ordinance)
- Program 20 (Objective Development Standards)
- Program 21 (Affordability by Design)
- Program 22 (Affirmatively Furthering Fair Housing)
- Program 23 (Promote Triple-Bottom-Line Sustainability)

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 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 now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication provided in the preparation of the City's housing element and particularly applauds the efforts and collaboration of James Mason and Tom Tarantino. HCD wishes the City success in implementing its housing element and looks forward to following the City's progress through the annual progress report pursuant to Government Code section 65400. If you have any questions or need technical assistance, please contact Shawn Danino at [Shawn.Danino@hcd.ca.gov](mailto:Shawn.Danino@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager