

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

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March 7, 2023

Larry McLaughlin, City Manager  
City of Sebastopol  
7120 Bodega Avenue  
Sebastopol, CA 95473

Dear Larry McLaughlin:

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

Thank you for submitting the City of Sebastopol's (City) housing element adopted on January 3, 2023, and received for review on January 9, 2023, including modifications received on March 2, 2023, authorized by Resolution Number 6501-2023. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on February 27, 2023, with Kari Svanstrom, Planning Director, John Jay, Associate Planner and consultants Jane Riley and Elliott Pickett.

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element, including modifications, addresses the statutory requirements described in HCD's December 1, 2022 review.

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

- Program A-3.1: Objective Design Standards
- Program A-3.3: Missing Middle Housing
- Program A-3.4: Workforce Housing Overlay Zone
- Program A-3.5: Opportunities for By Right Housing
- Program A-4.2: Fee Mitigation and Transparency
- Program B-1.2: Code Enforcement and Reasonable Accommodation Procedures
- Program D-2.2: Zoning Code Updates
- Program D-4.1: Replacement Housing Requirement

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 wishes Sebastopol 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 HCD can provide assistance in implementing the housing element, please contact Fidel Herrera of our staff, at [Fidel.Herrera@HCD.ca.gov](mailto:Fidel.Herrera@HCD.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager