

**CALIFORNIA COASTAL COMMISSION**

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**W6g**

Changes to Commission Regulations

November 5, 2025

Correspondence

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**To** Mayer, Robin@Coastal <Robin.Mayer@coastal.ca.gov> ✕ Bcc

**Cc**

Fw: Public Comment on Reg Change

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From Natalie Spievack, housing.ca.gov:

Even after land use entitlements are approved, financing affordable housing is a lengthy process. Developers must apply for various state and federal subsidies. Many of these subsidies are offered only once per year, and a developer must win multiple, unaligned competitions to achieve full financing. This process can easily take three to five years after the Coastal Commission approves a project. Moreover, if there is any uncertainty as to whether or not a Coastal Development Permit will be extended, a project can become ineligible for funding, as the entitlement must remain in place through construction closing (typically six months after the final funding award is received). Because it is nearly impossible to secure financing and close within 2 years, issuing CDPs with an initial five-year duration will resolve uncertainty and better align with the affordable housing development process.

Natalie Spievack  
Senior Policy Advocate, Housing California

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## Housing Advocates List + Reg

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**From** Louis Mirante <lmirante@bayareacouncil.org>  
**Date** Wed 10/29/2025 5:55 PM  
**To** Mayer, Robin@Coastal <Robin.Mayer@coastal.ca.gov>

You don't often get email from lmirante@bayareacouncil.org. [Learn why this is important](#)

Hey Robin,

I hope you're doing well. You recently sent out an email flagging the upcoming CCC meeting to housing advocates - would you please add my email to that list for future flags, if such a list exists?

Also, for the regulation proposed, have you considered making the vesting length longer for housing projects generally, or perhaps multifamily housing projects? Why just confine it to affordable housing if the change is beneficial?

Best wishes,  
Louis



**Louis Mirante**

Senior Vice President of Public Policy, Housing

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