

# ***City of Carpinteria***

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## **2017 Housing Element Annual Progress Report**



*March 2018*

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## **INTRODUCTION**

Pursuant to section 65400 of the Government Code, Community Development Department staff prepares an annual report to the City Council on the status of the General Plan and its Elements and progress being made in implementation. This is an opportunity to review activities and projects of the prior year in the areas of housing development and other programs that implement the City's Housing Element. The City's Housing Element identifies community housing needs and describes how safe, affordable housing can be provided and maintained for City residents. Included in this report are statistics demonstrating progress in meeting regional housing needs.

The 2015-2023 Housing Element was adopted by Resolution No. 5556 by the City Council on November 10, 2014. The State Department of Housing and Community Development certified the Housing Element on November 20, 2014. This update complies with the Housing Element planning period from February 15, 2015 through February 15, 2023 and includes information related to housing in Carpinteria for the 2017 calendar year. The resolution complies with the State Department of Housing and Community Development's requirement for municipalities within the Santa Barbara County Association of Governments (SBCAG) to update their housing elements every eight years and is consistent with the City's General Plan.

### **2017 Housing Highlights**

In 2017, construction was completed on one new residential unit. Site development plans for this unit were reviewed by the City's Architectural Review Board and Planning Commission to ensure the residence was designed to be compatible with existing residential development in the community. Tables I-IV on pages 3-4 of this report include a breakdown of new and replaced residential units.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2017, staff continued to implement the Workforce Housing Down Payment Loan Program. The program is funded by the 2011 Development Agreement that allowed the conversion of five affordable residential units at Lavender Court to a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds are used to provide down payment loans for families purchasing homes in the City of Carpinteria. During 2017, five loans were approved. Staff continues to work with the Housing Trust Fund of Santa Barbara County to find interested buyers looking to use the deferred repayment loans to buy homes in Carpinteria. The City also collaborated with the regional Central Coast Collaborative on Homelessness (C3H) on the Creative Housing Solutions Subcommittee, a working group composed of representatives from the County Housing Authority, People's Self-Help Housing Corporation, C3H, City staff, and the local community, to identify and pursue innovative housing opportunities.

### **Housing Element Review**

The Housing Element is organized into two sections that describe the goals and objectives of the City in addressing the community's housing needs. The Housing Element also

includes Technical Appendices with detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific programs the City implements to realize the goals of the Housing Element. This report explains the housing programs and goals and how the City implemented them throughout 2017.

**Program Category 1: Make sites available to accommodate the RHNA**

*Housing Needs Summary*

*The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 163 housing units for the 2014-2022 Regional Housing Needs Allocation Plan. The 2015-2023 Housing Element Table II-1 below shows the City’s share of the regional housing need across five income categories.*

**Table II-1  
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2015-2023	39	26	34	64	163
Units completed after 1/1/2014 (Housing Element Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (Housing Element Table B-3)	76		6	35	117
Adequate capacity?	Yes		Yes <sup>1</sup>	Yes <sup>1</sup>	Yes

Notes:

1. Reflects excess lower-income sites

**Goals**

- Attain additions to the housing supply that meet the housing needs of all economic segments.
- Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.

**Policies**

- *Adequate Sites:* Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan.
- *Housing Types:* In the General Plan/Coastal Plan and implementing ordinances provide for a mix of housing types consistent with the City’s needs, including single family detached and multiple family housing.
- *Public Services and Facilities:* Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.

Result

The City keeps an inventory that details the amount, type and size of vacant parcels to assist developers in identifying land suitable for residential development. The City also reports on the number of extremely low, very low, low and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City will rezone or identify new sites sufficient to accommodate the City's RHNA. The City also works with developers to ensure that appropriate lot densities are used when planning new development.

In 2017, one Building Permit was issued for the construction of three new condominiums. One Certificate of Occupancy was issued in 2017.

**Table I: New Residential Units Completed in 2017  
(Issued Certificates of Occupancy)**

Address	Unit Type	No. of Units	Income Category
5157 Ogan Road	Single-Family Residence	1	Above Moderate
<b>Total Residential Units Completed in 2017: 1</b>			

**Table II: Residential Units Building Permits Issued In 2017  
(Not Completed in 2017)**

Project Name	Address	No. of Units	Income Category
Habitat for Humanity Sawyer Homes	4949 Sawyer Ave	3	Low
<b>Total Residential Units Approved in 2017: 3</b>			

**Table III: Regional Housing Needs Allocation (RHNA) Progress  
(Based on Building Permit Issuance Date)**

Income Group	2015-2023 RHNA	Units Added 2015	Units Added 2016	Units Added 2017	Units Added 2018	Units Added 2019	Units Added 2020	Units Added 2021	Units Added 2022	Units Added 2023	Total Units Approved
Very Low	39	0	0	0	-	-	-	-	-	-	0
Low	26	0	0	3	-	-	-	-	-	-	3
Moderate	34	0	0	0	-	-	-	-	-	-	0
Above Moderate	64	3	0	0	-	-	-	-	-	-	3
<b>TOTAL</b>	<b>163</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6</b>

**Table IV: Constructed Units  
(Based on Certificate of Occupancy Issuance Date)**

<b>Year</b>	<b>Units Completed (Certificate of Occupancy)</b>
2007	28
2008	61
2009	11
2010	8
2011	13
2012	9
2013	112
2014	3
2015	44
2016	4
2017	1
<b>TOTAL</b>	<b>294</b>

**Program Category 2: Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households.**

*Goals*

- Attain a housing supply that meets a variety of housing needs.
- Attain a housing supply that meets the needs of extremely-low-, very-low-, low- and moderate-income households.
- Attain a housing supply that meets the needs of special population groups.

*Policies*

- *Infill Development:* Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.
- *Second Units:* Promote the development of second units consistent with the State law and the City’s second unit ordinance.
- *Suitable Housing Unit Sizes:* Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.
- *Downtown Mixed Use:* Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- *Rental Assistance:* Continue participation in the County of Santa Barbara Housing Authority’s Section 8 program as the primary means to address the City’s rental assistance needs. Allocate HOME funds and In lieu Fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.

- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited, to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.
- *Critical Workforce Housing:* Implement “set-aside” policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers and local government.
- *Farm Employee and Supportive Housing:* Allocate in lieu fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.
- *Shelter for the Homeless:* Support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing. Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

## Result

The City has been working with Habitat for Humanity representatives to permit development of a property located at 4949 Sawyer Avenue to provide three low income affordable residential ownership units. The project was reviewed by the Architectural Review Board in 2014 and was approved by the Planning Commission in 2016. The project received final approval from the Architectural Review Board in 2016, and the associated building permits were issued in 2017.

Also within Program Category 2, the Community Development Department implements the Secondary Dwelling Unit Program which allows development of secondary dwelling units in the Single Family Residential Zone Districts. The program allows owners of lots greater than 8,000 square feet in size to be eligible to construct second dwelling units. The program applies to 528 single family residential lots which have adequate lot sizes and do not already enjoy second units. In years past, an average of two second units were permitted annually. During the 2017 period, the Community Development Department issued one zoning permit for a second unit (but the applicant has not yet applied for a building permit). The City’s 2015-2022 Housing Element addresses this issue and recommends that the second-unit development standards be reviewed to ensure that there are no governmental constraints to the development of second units. These development standards, as well as new state regulations regarding Accessory Dwelling Units, will be reviewed in the context of the City’s upcoming comprehensive Zoning Code Update, if not accomplished sooner. One item that was discussed was amending the Zoning Code to allow development of second units on lots smaller than 8,000 square feet. This change would make more properties eligible to take advantage of the program. The City will continue to educate interested property owners about second unit opportunities. The City also recently reduced the Development Impact Fees for accessory dwelling units, pursuant to Assembly Bill 2299.

**Program Category 3: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.**

*Goals*

- Address, and to the extent legally possible, mitigate and/or remove governmental constraints to the maintenance, preservation, improvement and development of housing.
- Implement land use regulations that facilitate meeting affordable housing needs.

*Policies*

- *Expedite Affordable Housing Development Review:* Affordable housing developments shall receive the highest priority and efforts by staff, the Planning Commission and City Council to: (a) provide technical assistance to affordable housing developers, including community involvement; (b) take into account project funding and timing needs in the processing and review of the applications; and (c) provide the fastest turnaround possible in determining application completeness.
- *Fee Mitigation:* Permit on a case-by-case basis fee reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

*Result*

The City has implemented a 50% Development Impact Fee reduction for 100% affordable housing development, to assist in removing governmental constraints to the development of affordable housing. This reduction was applied for both the Dahlia Court and Casas de las Flores Apartments sites in the past and, more recently, for the Habitat for Humanity affordable residential ownership units.

**Program Category 4: Conserve and improve the condition of the existing stock of affordable housing.**

*Goals*

- Conserve existing housing important to the community such as rental apartments, mobile home parks and other affordable housing units.
- Maintain the affordability of existing and future affordable housing developments.
- Attain a housing supply free from substandard and deteriorated housing conditions.

*Policies*

- *Section 8 Housing:* Maintain the numbers of extremely-low-, very-low- and low-income households that are assisted by the Section 8 rental assistance program.

- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Mobile Homes, Mobilehome Parks and Manufactured Housing:* Conserve mobilehomes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.
- *Mobile Home Rents:* Continue the Mobile Home Park Rental Stabilization ordinance.
- *Occupancy Inspections:* Conduct occupancy inspections for code requirements for single-family residential units and apartment structures when they are sold.
- *Long-Term Housing Affordability:* Enforce resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.
- *Maintenance and Repair:* Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- *Housing Rehabilitation:* Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- *Housing Replacement:* Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
- *CDBG Rehabilitation:* Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.

## Result

Seven mobile home parks provide housing in the City with a total of 860 mobile home park spaces. Mobile homes are generally affordable by design. The City's Mobile Home Rent Stabilization regulations aim to protect the value of mobile homes for tenants of rental parks. The City also allows manufactured homes to be constructed in all residential zones which may reduce construction costs.

## **Program Category 5: Promote housing opportunities for all persons.**

### Goals

- Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, disability and familial status to have available to them the same housing choices.



### *Policies*

- *Promote Fair Housing:* Promote fair housing opportunities through the City's participation in the County's Community Development Block Grant Program.
- *Information and Referral:* Promote fair housing through the provision of information and referral services to residents who need help on fair housing issues. This includes referring local residents who want to file a housing discrimination complaint to the appropriate local, county, state or federal agency, depending on the nature of the complaint.
- *Fair Housing Information:* Implement activities to broaden resident knowledge of fair housing law.

### Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Program (RHMP). The RHMP provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors and victims of domestic violence. In 2014, the RHMP began outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions. The program shows success in preventing litigation through mediation and conflict resolution. In 2017, the RHMP provided service to approximately 50 Carpinteria tenants and landlords regarding issues related to rental housing and to educate local residents about the services provided by RHMP and other typical concerns related to rental housing. The City continues to look for such opportunities.

### **Conclusion**

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2017 that seek to improve the quality and quantity of market rate and affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011; given the success of Carpinteria's program, many of the affordable housing strategies were continued into the 2015-2023 Housing Element with modifications made as necessary to meet the City's regional housing needs. The City remains in compliance with Housing Element Law by adoption of its Housing Element update in late 2014.

### **Exhibit 1** - Annual Housing Element Implementation Report

# **Exhibit 1**

## **Department of Housing and Community Development Annual Housing Element Implementation Report**