

CITY of CARPINTERIA, CALIFORNIA



March 28, 2017

California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Re: City of Carpinteria Housing Element 2016 Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2016 Housing Element Annual Progress Report in conformance with Government Code section 65400(2)(b). The Report was reviewed and accepted by the City Council at its March 27, 2017 meeting. I have enclosed a copy of the staff report which accompanied the Annual Progress Report for the City Council's review. Please let me know if you need any additional information. I can be reached by phone at (805) 755-4414 or by email at steveg@ci.carpinteria.ca.us.

Sincerely,

A handwritten signature in blue ink, which appears to read "Steve Goggia".

Steve Goggia
Community Development Director

cc: Governor's Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

City of Carpinteria



2016 Housing Element Annual Progress Report



March 2017

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 2016 calendar year.

2016 Housing Highlights

In 2016, construction was completed on 4 new residential units. Site development plans for these units were reviewed by the City's Architectural Review Board and Planning Commission to ensure that residences were designed to be compatible with existing residential development in the community. Tables I-IV on pages 9-11 of this report include a breakdown of new and replaced residential units.

In November 2014, the City Council adopted Resolution No. 5556 and approved an updated Housing Element, which provides an assessment of the City's housing needs, future goals and development strategies for the years 2015-2023. 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.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2016, 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 2016, no loans were approved, although applications were received and processing was commenced. 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) to form 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 2016.

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 ¹	Yes ¹	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 2016, no Building Permits were issued for the construction of new single-family homes, although applications were received and processing was begun. Four Certificates of Occupancy were issued in 2016.

Table I: New Residential Units Completed in 2016
(Issued Certificates of Occupancy)

Address	Unit Type	No. of Units	Income Category
4765 Dorrance Way	Single-Family Residence	1	Above Moderate
4775 Dorrance Way	Single-Family Residence	1	Above Moderate
4785 Dorrance Way	Single-Family Residence	1	Above Moderate
4640 Ninth Street	Single-Family Residence	1	Above Moderate
Total Residential Units Completed in 2016: 4			

Table II: Residential Units Building Permits Issued In 2016
(Not Completed in 2016)

Project Name	Address	No. of Units	Income Category
N/A	N/A	0	N/A
Total Residential Units Approved in 2016: 0			

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
Low	26	0	0	-	-	-	-	-	-	-	0
Moderate	34	0	0	-	-	-	-	-	-	-	0
Above Moderate	64	3	0	-	-	-	-	-	-	-	3
TOTAL	163	3	0	-	-	-	-	-	-	-	3

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

Year	Units Completed (Certificate of Occupancy)
2007	28
2008	61
2009	11
2010	8
2011	13
2012	9
2013	112
2014	3
2015	44
2016	4
TOTAL	293

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 very-low income affordable residential ownership units. The project was reviewed by the Architectural Review Board in February 2014 at the conceptual design phase and was submitted for Development Permit review in November 2015. The project received a preliminary recommendation by the Architectural Review Board on January 14, 2016 and was approved by the Planning Commission on March 7, 2016. The project received final approval from the Architectural Review Board on August 25, 2016. The issuance of the associated building permits is currently pending.

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 2016 period, no zoning or building permits were issued for second units by the Community Development Department. 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 will also be reducing 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 will be applied 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.

The City completed 64 Inspection on Sale Reports and 58 Single Family Rental Housing Inspections (conducted on each property every three years to ensure rental properties are properly maintained) in 2016. Ongoing Inspections of residential unit sales and rental units serve to maintain and improve the living standard of some of the City's aging rental housing stock and those units being sold on the open market.

The City continually promotes rehabilitation of substandard residential properties and mandates repairs and renovations as required by the Building Code. For example, in 2016 Code Compliance inspections continued at the Casa del Sol Motel and Apartments, Tomarla Apartments, La Concha Apartments and Sycamore Apartments. These inspections for conditions that are not in non-compliance with Uniform Building Code and Housing Code standards, lead to improved site upkeep, general maintenance and serve to prevent public nuisance concerns in the neighborhood.

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 2016, the RHMP provided service to approximately 100 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 2016 that seeks 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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	City of Carpinteria		
Reporting Period	1/1/2016	-	12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No. project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
4765 Dorrance Way		O				1	1				
4775 Dorrance Way		O				1	1				
4785 Dorrance Way		O				1	1				
4640 Ninth Street		O				1	1				
(9) Total of Moderate and Above Moderate from Table A3 ▶▶▶▶▶▶▶▶						0	0				
(10) Total by income Table A/A3 ▶▶						4	4				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria

Reporting Period 1/1/2016 - 12/31/2016

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Carpinteria
Reporting Period 1/1/2016 - 12/31/2016

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria

Reporting Period 1/1/2016 - 12/31/2016

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	39											39
	Non-deed restricted												
Low	Deed Restricted	26											26
	Non-deed restricted												
Moderate	Deed Restricted	34											34
	Non-deed restricted												
Above Moderate		64	30									3	61
Total RHNA by COG Enter allocation number:		163	3	0								3	160
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria

Reporting Period 1/1/2016 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1. Second Unit Program	12 second units during the planning period	Ongoing	In 2016, no second units were permitted by CDD. Eleven second units remain to be completed during the planning period.
2. Energy Conservation Program	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.
3. No Net Loss Program	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.
4. Section 8 Rental Assistance Program	169 Section 8 Certificates during the planning period	Ongoing	In 2016, sixteen Section 8 Certificates were issued by the County and City of Santa Barbara Housing Authorities within the City of Carpinteria.
5. Affordable Rental Housing Program	43 lower income rental units during the planning period	Ongoing	In 2015, construction was completed on Casas de las Flores a 43-unit residential rental complex to serve low and very low income households.
6. Inclusionary Housing Program	10 Inclusionary Housing Units during the planning period	Ongoing	No new inclusionary units were constructed or proposed in 2016. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developments.
7. Density Bonus Procedures	Continue to offer density bonus incentives throughout the planning period	Ongoing	Although no density bonus units were developed in 2016, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.
8. Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	Ongoing	Although no lots were consolidated in 2016, staff will continue to identify and work with developers to consider consolidation of small lots.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Carpinteria

Reporting Period 1/1/2016 - 12/31/2016

9. Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2016 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department is processing an application from Habitat for Humanity to build three affordable ownership condominiums which have applied to take advantage of modifications to provide relief from parking requirements and reduction in Development Impact Fees.
10. Fee Mitigation Program	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	Ongoing	Although no projects were approved in 2016 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department is processing an application from Habitat for Humanity to build three affordable ownership condominiums which have applied to take advantage of the reduction in Development Impact Fees.
11. Special Needs Housing Program	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period	Ongoing	In 2016, there was a grand opening for a 76-bed elderly residential care facility, converted from a vacant commercial office building, which was approved by the Planning Commission in 2015.
12. Conservation of Mobile Home Parks	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period	Ongoing	The City has continued to monitor rental rates in mobile homes parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.
13. Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	Ongoing	During the 2016 calendar year, no rental residential units were converted to condominiums due to provisions of the Condominium Conversion Ordinance related to rental vacancy rates.
14. Inspection on Sale Program	Facilitate preservation of existing housing units throughout the planning period	Ongoing	The Community Development Department and Building Division completed 64 Inspections on Sale during 2016. The program identified several zoning and building code violations, many of which were corrected.
15. Rental Housing Inspection Program	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Department and Code Compliance Division completed 47 Rental Housing Inspections in 2016. The program identified several zoning and building code violations, many of which were corrected.
16. Housing Code Compliance	Facilitate preservation of existing single-family rental housing units throughout the planning period	Ongoing	The Community Development Departments Building and Code Compliance Division conducted several site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations.

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Housing Element Implementation
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Reporting Period 1/1/2016 - 12/31/2016

17. Single Family Housing Rehabilitation	Rehabilitation of two units occupied by extremely low income owner households and three units occupied by very-low income owner households during the planning period	Ongoing	The City will continue to promote eligible very-low income homeowners contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards.
18. Multi-family Rehabilitation	Rehabilitation of two extremely low income units, one very low income unit and six low income units during the planning period	Ongoing	The City will continue to seek grant funds to facilitate rehabilitation of multi-family housing in need of repair.
19. Fair Housing Information and Referral	Continue to disseminate fair housing information to residents, landlords and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Task Force	Ongoing	The City continues to partner with the City of Santa Barbara's Rental Housing Mediation Program to provide tenants, landlords and interested parties with information and mediation services related to housing and rental disputes. In 2016, several tenant landlord disputes were resolved, out of court, through mediation. The City also refers residents to the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance to address concerns related to disability access, those living on fixed incomes, and victims of domestic or elder abuse.
20. Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for local workforce throughout the planning period	Ongoing	The City continues to provide down payment loans, in collaboration with the Housing Trust Fund of Santa Barbara County, although no loans were funded in 2016.

General Comments:

Please see the City's 2016 Housing Element Annual Progress Report for information on the City's efforts and successes in implementing its Housing Element.