

# **CITY OF CARPINTERIA**

## **2015 - 2023 HOUSING ELEMENT**



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## **Acknowledgements**

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## **I. INTRODUCTION**

### **A. Purpose of the Housing Element**

Housing Elements were first mandated as part of local general plans in 1967. The Housing Element describes the City's needs, goals, policies, objectives and programs regarding the preservation, improvement and development of housing. It provides an indication of community housing needs in terms of affordability, availability, adequacy, and accessibility. The Element sets forth a strategy to address housing needs and identifies a range of specific housing programs to meet identified needs.

The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as a legal requirement for all California jurisdictions. It provides Carpinteria with the opportunity to plan for the existing and future housing needs in the community. This Element has been prepared in compliance with the 2015-2023 planning cycle for cities within the Santa Barbara County Association of Governments (SBCAG) region. It identifies strategies and programs that focus on: 1) providing diverse housing sites and opportunities; 2) conserving and improving the existing affordable housing stock; 3) removing governmental and other constraints to housing development; and 4) promoting equal housing opportunities.

While jurisdictions must review and revise all elements of their general plans on a regular basis to ensure that they remain up to date, state law was amended in 2008 (Senate Bill 375) to require housing elements be reviewed and updated on an eight-year cycle in coordination with every other update to the Regional Transportation Plan. The process of updating housing elements is initiated by the state through the Regional Housing Needs Assessment (RHNA) process. The planning period for this Housing Element runs from February 15, 2015 to February 15, 2023.

### **B. Scope and Content of the Housing Element**

The California Legislature recognizes the role of local general plans and particularly Housing Elements in implementing statewide housing goals to provide decent and adequate housing for all economic segments of the community. The specific requirements regarding the scope and content of housing elements, along with where they are addressed in this document, are as follows:

- An analysis of the City's demographic and housing characteristics and trends (Technical Report, Chapter I)
- An evaluation of land, financial and administrative resources available to address the City's housing goals (Technical Report, Chapter II)
- A review of potential constraints, both governmental and non-governmental, to meeting Carpinteria's housing needs (Technical Report, Chapter III)
- The Housing Policy Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter II of this document)
- An evaluation of the appropriateness and effectiveness of previous policies and programs in achieving the City's objectives, and the progress in implementing Housing Element programs (Technical Report, Appendix A)

- A parcel-specific inventory of vacant and underutilized land (Technical Report, Appendix B)
- A description of the public participation process during the preparation and adoption of the Housing Element (Technical Report, Appendix C)

## **C. Public Participation**

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities to be involved in the preparation of the element. Public notices of all meetings and hearings were published in the local newspaper in advance of each meeting, as well as posted on the City's website. The draft Housing Element was made available for review at City Hall and posted on the City's website prior to public meetings. Notice of the document's availability was also circulated to housing advocates and organizations representing the interests of lower-income persons and special needs groups, including People's Self-Help Housing, Habitat for Humanity, the Housing Trust Fund of Santa Barbara County and the Housing Authorities of both the City and county of Santa Barbara. After receiving comments on the draft Housing Element from the State Housing and Community Development Department (HCD), a proposed final Housing Element will be prepared and made available for public review prior to adoption by the City Council.

Appendix C provides a listing of opportunities for public involvement in the preparation of this Housing Element update, identification of persons and organizations that were invited to participate, and a summary of issues raised during the process.

## **D. Consistency with Other Elements of the General Plan**

The Housing Element must be consistent with other elements of the General Plan. The Housing Element has been prepared within the context of the other General Plan elements and is consistent with the policies and proposals set forth therein. The Housing Element is closely related to development policies contained in the Land Use Element, which establishes the location, type and intensity of land uses throughout the city. The Land Use Element determines the number and type of housing units that can be constructed in the various land use districts. Areas designated for commercial and industrial uses create employment opportunities, which in turn, create demand for housing. The Circulation Element establishes the location and scale of streets, highways and other transportation routes that provide access to residential neighborhoods. Because of the requirement for consistency among the various General Plan elements, any proposed amendment to one element will be evaluated against the other elements to ensure that no conflicts occur. If necessary to maintain internal consistency, amendments to other elements of the General Plan will be processed concurrently with future Housing Element amendments.

SB 1087 of 2005 requires cities to provide their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing.

## II. HOUSING POLICY PLAN

### A. Overview

This section presents the City's Housing Policy Plan, which describes the City's goals, policies, actions and quantified objectives to address the community's housing needs during the 2015-2023 planning period. The Housing Plan is organized according to the following five policy themes:

- Make Sites Available to Accommodate the City's Share of Housing Needs Identified in the Regional Housing Needs Allocation (RHNA) Plan
- Assist in the Development of Adequate Housing to Meet the Needs of Extremely-Low-, Very-Low-, Low- and Moderate-Income Households
- Address and Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing
- Conserve and Improve the Condition of the Existing Housing Stock of Affordable Housing
- Promote Housing Opportunities for All Persons

### B. Housing Goals, Policies and Programs

#### **PROGRAM CATEGORY #1**

#### ***MAKE SITES AVAILABLE TO ACCOMMODATE THE RHNA***

##### **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 multi-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.

## **Programs**

### **1. Second Units**

Second units represent an important source of affordable housing in cities with high housing costs. Since second units can be accommodated on developed sites at no additional land cost, they represent an excellent option for addressing the needs of seniors, university students, household employees, local service workers and extended family members. In order to facilitate development of additional second units, the City will implement the following actions:

- a. Post information regarding second unit opportunities at City Hall and on the website.
- b. Review second unit regulations to determine whether standards could be modified to increase the potential for additional second units without causing adverse impacts on surrounding properties.
- c. Offer incentives such as fast-track processing and reduced processing fees when second units are deed-restricted for low- or moderate-income persons.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Housing Trust Fund; other governmental agencies; grant funds

Objective & Timeframe: Zoning Code update in 2015; 12 additional second units during the planning period

### **2. Energy Conservation**

The City adopted a Sustainability Policy in 2014 to address energy conservation goals and implementing measures that increase energy conservation and efficiency.

The City uses its website to provide information to educate residents, businesses and visitors on actions they can take to conserve energy.

The City will implement the following General Plan energy utilization and conservation policies:

To ensure the efficient utilization of energy resources, design measures shall be incorporated into project design that allow for development projects to exceed the minimum energy requirements of the City's Uniform Codes, as follows:

- a. Building orientation shall be designed to maximize natural lighting, passive solar heating, and cooling;
- b. Landscaping shall be designed to maximize the use of native drought tolerant species and deciduous trees to shade buildings in summer and allow for passive solar heating in winter;
- c. Energy efficient street lighting shall be used, with consideration of safety, visual impacts, and impacts to wildlife and sensitive habitat;
- d. Design of parking facilities shall take into consideration the layout of entrances and exits so as to avoid concentrations of cars or excessive idling.
- e. Alternatively fueled vehicles are to be used in construction and as fleet vehicles, if feasible and available.



The City's Community Development Department is responsible for implementation of the energy conservation design and measures that are incorporated into proposed development projects. The Community Development Department may add other actions following its review and evaluation of best practices and in implementing the Sustainability Policy.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Housing Trust Fund; other governmental agencies; grant funds

Objective & Timeframe: Reduce residential energy use throughout the planning period

### 3. No Net Loss

The City will monitor project approvals and comply with the *no net loss* requirements of *Government Code* §65863. No zoning amendment or project approval shall reduce the residential density or allow development of any parcel at a lower residential density than assumed in the Housing Element land inventory unless the City makes written findings in accordance with §65863(b).

Responsible Agency: Community Development Department

Funding Sources: General Fund

Objective & Timeframe: Ensure compliance with *no net loss* requirements throughout the planning period

## 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.

## Programs

### 4. Section 8 Rental Assistance

The Section 8 Rental Assistance Program meets multiple housing needs. It helps to reduce the number of households that are cost burdened, that is households spending more than they can afford on housing costs. The program also helps to reduce overcrowding as some of the assisted families shared housing with two or three households prior to receiving rental assistance. Additionally, this program helps to meet special housing needs such as the needs of elderly and disabled persons.

The Housing Authority of the County of Santa Barbara administers the Section 8 Housing Choice Voucher Program within the City of Carpinteria. The City of Santa Barbara Housing Authority also provides Section 8 vouchers in Carpinteria. This program assists very-low-income families, the elderly and the disabled to afford decent, safe and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments.

In general, a family's income may not exceed the very-low-income limit (50% of the median income) for Santa Barbara County. By law, the Housing Authority must provide 75% of its vouchers to extremely-low-income households whose incomes do not exceed 30% of the County median income.

Under the provisions of the Voucher Program, the tenant pays approximately 30% of his/her income towards rent and the Housing Authority pays the balance of the rent to the property owner who participates in the program on a voluntary basis.

As of 2014, 74 Carpinteria households were being assisted by the Section 8 rental assistance program through the County Housing Authority. In addition, 95 households received Section 8 vouchers through the City of Santa Barbara Housing Authority.

Responsible Agency: Community Development Department; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority

Funding Sources: HUD; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority

Objective & Timeframe: 169 Section 8 certificates during the planning period

## 5. Affordable Rental Housing

There are a variety of federal and state housing programs; however, most of these programs award funds on a competitive basis. The City's housing funds *alone* are not enough to complete projects of the size that would meet the community's housing needs. Consequently, the City partners with nonprofit organizations in order to leverage its housing funds and obtain enough financing to rehabilitate existing housing and produce new affordable housing units.

This program also follows past practices of the City in helping nonprofit organizations to complete new construction and rehabilitation projects. Through the Affordable Rental Housing Program, the City will continue to work with nonprofit housing groups that are interested in the development and/or rehabilitation of housing under the provisions of federal and state housing programs. The following projects are expected to be assisted during the 2015-2023 planning period; other projects will be assisted as opportunities arise:

Chapel Court Apartments Expansion	32 housing units
Casas de las Flores Apartments	43 housing units

The City's involvement and assistance to nonprofit housing developers will include, but not be limited to: provision of demographic and background data; assistance in the preparation of funding applications; letters of support to lenders; assistance at neighborhood and community meetings; provision of regulatory concessions and incentives; fast-track permit processing; and fee deferrals and/or waivers.

More specifically, the City will commit to the following actions:

- Fifty percent reduction of Development Impact Fees
- Deferral and/or waiver of City planning fees
- Reduction in the number of parking spaces required
- Modifications to development standards
- Provision of surplus property at no cost
- Provide funding support through the City's Housing Trust Fund for soft costs
- Support in the funding application process for low-income housing tax credits and other housing grant programs.

Responsible Agency: Community Development Department

Funding Sources: Grant funds, Affordable Housing Trust Fund

Objective & Timeframe: 43 lower-income rental units during the planning period

## **6. Inclusionary Housing**

The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle income and critical workforce households that cannot afford the cost of housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

Residential developments of five or more units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the units at a price affordable to households earning 121% of the area median income (AMI).

The City will continue to provide incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

Incentives for condominium multi-family development may include one or more of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;
- Allow a modification to the requirement for covered parking spaces;
- Allow building coverage to exceed Zoning Code standards;
- Allow a modification to requirements for separation between structures on the same site or parcel;
- Allow a modification of private or common open space requirements, not to exceed 25 percent less than the required amount; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the developer that can be demonstrated as necessary to provide for affordable housing.

Incentives for single-family development may include one or more of the following:

- Allow an encroachment into the required side yard setback up to three feet from the property line, provided any structure on the adjacent parcel is set back a minimum of five feet from the side property line;
- Allow building coverage to exceed Zoning Code standards;
- Allow tandem parking in garages;
- Allow a modification to the minimum lot size requirement; or
- Allow a modification to any other development standard that is mutually agreed to by the City and the applicant that can be demonstrated as necessary to provide for affordable housing cost.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in lieu fee option. However, no one has requested to pay an in lieu fee

since adoption of the program in 2004. The ordinance does not allow the affordable housing to be provided off-site.

Any in lieu fees collected are deposited into the Affordable Housing Trust Fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Affordable Housing Trust Fund

Objective & Timeframe: Ten inclusionary affordable units during the planning period

## **7. Density Bonus**

Under state law, developments that provide affordable housing may be entitled to a density bonus of up to 35 percent. A density bonus is also allowed in exchange for land donation or provision of a child care facility. The City will continue to implement the density bonus ordinance consistent with State law.

Responsible agency: Community Development Department

Funding sources: General Fund; Affordable Housing Trust Fund

Objective & Timeframe: Continue to provide density bonus and other incentives to qualifying developments throughout the planning period

## **8. Facilitate Lot Consolidation**

The City will continue to play an active role in facilitating lot consolidation, particularly as it relates to parcels listed in the sites inventory. For example, the City will work with nonprofit developers and/or private landowners of small sites to identify and consolidate parcels to facilitate the development of housing affordable to lower-income households. The lot consolidation program will be discussed with developers during the preliminary or conceptual review process. Lot consolidation requests will be processed ministerially. Incentives offered for lot consolidation include allowing for higher densities when small parcels are consolidated, flexibility in development standards and expedited processing.

Responsible agency: Community Development Department

Funding sources: General Fund

Objective & Timeframe: Encourage consolidation of small lots throughout the planning period

**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.

**Programs****9. Regulatory Concessions and Incentives**

Concessions and incentives are granted on a “targeted” income basis to facilitate the preservation or development of housing affordable to very-low- and low-income households. This program will continue the City’s practice of providing regulatory concessions and incentives as a means of facilitating and encouraging affordable housing. These practices include:

- Providing relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.
- Encouraging studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- Reducing Development Impact Fees for projects that provide 100% affordable units.
- Other incentives that may be requested pursuant to state density bonus law.

(see also related Programs 6, 7 and 8)

Responsible Agency: Community Development Department

Funding Sources: General Fund, Affordable Housing Trust Fund

Objective & Timeframe: Facilitate construction of affordable units throughout the planning period

## 10. Fee Mitigation

The impact of fees on total development costs is of statewide concern. In the past, the City has subsidized fees to facilitate the development or rehabilitation of affordable housing. The City will continue to grant, on a case-by-case basis, fee deferrals, reductions and waivers to help owner-builder projects, projects with minimum public service impacts, retrofitting projects and affordable housing developments.

Responsible agency: Community Development Department

Funding sources: General Fund, Affordable Housing Trust Fund

Objective & Timeframe: Facilitate construction of affordable units commensurate with the City's needs throughout the planning period

## 11. Special Needs Housing

Special housing needs populations include persons with disabilities or chronic illnesses, farmworkers and the homeless. The City will continue to implement zoning regulations to facilitate the production of housing for these populations consistent with state law, including the following:

- Emergency Shelters
- Transitional and Supportive Housing
- Single Room Occupancy (SRO) housing
- Farmworker Housing
- Residential Care Facilities
- Skilled Nursing Facilities

Responsible Agency: Community Development Department

Funding Sources: General Fund

Objective & Timeframe: Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period

### **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.

## Programs

### 12. Conservation of Mobile Home Parks

Two actions will be implemented during the planning period to conserve the City's mobile home parks. These actions will contribute to conserving affordable housing for lower-income households.

- a) *Mobile Home Park Zoning:* The City will retain the mobile home park zoning on the seven existing parks. According to the Zoning Code:

The purpose of the MHP district is to provide areas for mobile homes on nonpermanent foundations (i.e., mobile home parks) in recognition of the fact that such development offers opportunities for affordable rental housing. The intent is to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscape design for mobile home parks.



The uses permitted subject to development plan approval in the MHP district are:

- Mobile home park;
- Recreational facilities for the use of the residents of the park;
- Uses, structures and buildings customarily incidental and subordinate to the uses permitted in this district.

The MHP designations will be maintained throughout the planning period.

- b) *Mobile Home Rent Stabilization Program.* The City will continue implementation of the Mobile Home Park Rental Stabilization ordinance. In accordance with Section 5.69.040 of the Zoning Code, the maximum rent to be charged is set at 75% of the ratio of change in the Consumer Price Index (CPI.). Each year, the City calculates the rent schedules for each mobile home park using this formula. The rent schedule then becomes the maximum rent for each mobile home space. The rent stabilization program will be implemented throughout the planning period.

Mobile home park preservation is also facilitated through the Condominium Conversion Ordinance (see Program 13).

Responsible Agency: Community Development Department and City Manager's Office

Funding Sources: General Fund

Objective & Timeframe: Facilitate preservation of mobile home parks and moderate rental rates throughout the planning period

### **13. Condominium Conversion Ordinance**

The purpose of the Condominium Conversion Ordinance "...is to establish criteria for the conversion of existing multiple unit rental housing to condominiums, community apartments and stock cooperatives." A reason cited for the ordinance is that "...the existing rental housing stock needs to be preserved." However, the ordinance does point out that the conversion of rental units "...is a potential means of providing homeownership opportunities for households who cannot afford a detached single-family home."

Applications for conversion are not accepted unless the rental vacancy rate exceeds 5%. Applications also are not accepted when the converted units represent 15% or more of the apartment rental housing supply.

Responsible Agency: Community Development Department

Funding Sources: General Fund

Objective & Timeframe: Facilitate preservation of existing apartment units throughout the planning period

### **14. Inspection on Sale**

The City will continue to implement Ordinance No. 476, which requires an Inspection on Sale Report of residential property, meaning single-family and multi-family residences, including apartment houses. Residential property does not include condominiums in complexes of four or more units and mobile homes. The Report includes information on:

- The zoning classification and permitted uses and occupancy of the residential property.
- Variances, home occupation permits, conditional use permits, modifications and other administrative acts of record.
- Any special restrictions on use or development that may apply to the property.
- The results of a physical inspection for compliance with applicable City ordinances and regulations.

The Report is prepared by the Building Inspector and is given to the buyer (or designated representative) before the Transfer of Title.

Responsible Agency: Community Development Department

Funding Sources: General Fund; fees

Objective & Timeframe: Facilitate preservation of existing housing units throughout the planning period

## **15. Rental Housing Inspection**

To ensure maintenance of rental properties in R-1 zones, the City conducts inspections of rented single-family homes; each rental dwelling is inspected every three years. The scope of the program includes single-family homes that are rented and where the landowner does not live at the property. The Code Compliance Division implements this program to preserve neighborhoods and avoid the potential for decline that can occur when absentee landlords neglect general maintenance or defer necessary repairs or improvements to single-family homes. Under this program, rented single-family homes are inspected for code violations and general maintenance and upkeep.

Responsible Agency: Community Development Department

Funding Sources: General Fund; fees

Objective & Timeframe: Facilitate preservation of existing single-family rental housing units throughout the planning period

## **16. Housing Code Compliance**

The City has adopted ordinances to create and maintain a healthy, safe and beautiful environment in which to live, work and play. Code Compliance Officers and the Building Inspector investigate, document and enforce the Carpinteria Municipal Code, the California Building Codes, Health and Safety Codes and various state laws on public and private property regarding but not limited to:

- Building without permits
- Substandard housing
- Public nuisance and blighted property
- Zoning violations such as garage conversions

For homeowners who need financial assistance to correct violations, Code Compliance Officers refer them to the United States Department of Agriculture (USDA) or other sources of funding assistance (see Programs 19 and 20).

Responsible Agency: Community Development Department

Funding Sources: General Fund; USDA and other funding sources as available

Objective & Timeframe: Facilitate preservation of the existing housing stock throughout the planning period

### **17. Single-Family Housing Rehabilitation**

The USDA is an important funding resource for housing preservation. Carpinteria's very-low-income homeowners are eligible to apply for USDA Rural Housing Repair and Rehabilitation Program loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The City will implement the following measures in support of this program:

- Coordinate with the USDA.
- Inform the public of the program through the City Newsletter, website and brochures available at the public counters.
- Assist homeowners in completing the application for grant or loan assistance.

Responsible Agency: Community Development Department

Funding Sources: General Fund; USDA and other funding sources as available

Objective & Timeframe: 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

### **18. Multi-Family Housing Rehabilitation**

The City will continue to seek grant funds such as CDBG to facilitate the rehabilitation of multi-family housing in need of repair. Funding is allocated on an annual basis.

Responsible Agency: Community Development Department

Funding Sources: General Fund; CDBG and other funding sources as available

Objective & Timeframe: Rehabilitation of two extremely-low-income units, one very-low-income unit, and six low-income units during the planning period

## **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.

## Programs

### 19. Fair Housing Information and Referral

The City will continue to provide fair housing information to residents and implement a referral program for discrimination complaints as a means of promoting equal housing opportunities. When the City receives a discrimination complaint, the City will refer the complainant to the appropriate agency, depending on the particular problem. If the complaint involves housing that has been assisted by the County Housing Authority, then the complaint will be referred to the Director of Housing Management at the County Housing Authority. If the complaint involves general housing in the City, then it will be referred to the State Fair Employment and Housing Department. If the complaint involves FHA federally assisted farm employee housing, it will be referred to the Farmers Home Administration. If the complaint involves other federally assisted housing, then it will be referred to the Fair Housing and Equal Opportunity Department.

By assisting in referrals for complaints to the appropriate agencies, Carpinteria can facilitate fair disposition of discrimination complaints in the City. When fair housing related needs are expressed by City residents, the City staff also can refer them to the following local agencies:

Rental Housing Mediation Task Force  
630 Garden Street, Second Floor  
Santa Barbara, CA 93101  
805.564.5420

This Task Force resolves disputes offering mediation as an alternative to the formal judicial system between landlords, tenants, roommates and neighbors. The primary purpose of the program is to provide these services for the resolution of rental housing disputes. Mediations are conducted in English and Spanish by staff and two mediators. Currently, there are 15 volunteer mediators to facilitate these disputes. The City of Carpinteria has supported this group by contributing funds from the Socio-Economic Monitoring Program (SEMP) over the past three years. Prior to that, the program had received support from the CDBG funds through the Human Services Grant Program. City funding was increased from \$8,000 to \$8,720 for the current fiscal year (2014/15). This program is well used based on statistics provided by the City of Santa Barbara.

Legal Aid Foundation of Santa Barbara County  
301 E. Canon Perdido Street  
Santa Barbara, CA 93101  
805.963.6754

The Foundation provides free legal assistance in critical civil matters to Santa Barbara County residents living at or below the poverty level, those facing language or disability barriers, seniors and others living on fixed incomes such as Social Security, and victims of domestic violence and elder abuse.

California Rural Legal Assistance, Inc.  
805.922.4563

CRLA provides civil legal services to low-income persons who reside in the South Coast area (Gaviota to Carpinteria). Priority service areas are housing, health, education, public benefits, civil rights and legal employment issues.

Bilingual flyers regarding fair housing laws and the agencies/organizations that are available to handle discrimination complaints will be published and distributed. Through this program, both Spanish- and English-speaking residents will be made aware of important fair housing issues, as well as their options if they feel they are victims of housing discrimination.

Fair housing information will be disseminated at the following locations: City Hall lobby, Carpinteria Valley Chamber of Commerce, Carpinteria Public Library and Carpinteria Senior Center. In addition, the City's Newsletter will periodically publish announcements on the availability of fair housing information. The City will make information available on its website and provide links to additional resources such as the following:

#### Reasonable Accommodation

Link to the State Department of Fair Employment and Housing—(<http://www.dfeh.ca.gov/>)

#### Fair Housing Information for New Developments

New multi-family housing with four or more units in a building, in the vast majority of cases, must meet the accessibility requirements of the Fair Housing Act:

Accessibility Requirements for Buildings  
<http://www.hud.gov/offices/fheo/disabilities/accessibilityR.cfm>

HUD Fair Housing Act Design Manual  
<http://www.huduser.org/publications/destech/fairhousing.html>

Fair Housing Accessibility First Website  
<http://www.fairhousingfirst.org/index.asp>

#### Zoning Activities Covered Under Fair Housing Laws

[http://www.justice.gov/crt/about/hce/final8\\_1.php](http://www.justice.gov/crt/about/hce/final8_1.php)

#### Additional HUD Fair Housing Information

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp)

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/fair\\_housing\\_equal\\_opp/seniors](http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/seniors)

Responsible Agency: Community Development Department; fair housing organizations

Funding Sources: General Fund

Objective & Timeframe: 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

## **20. Workforce Homebuyer Down Payment Loans**

The Workforce Homebuyer Down Payment Loan Program is sponsored by the City of Carpinteria, in collaboration with the Housing Trust Fund of Santa Barbara County (HTF), to expand homeownership opportunities in Carpinteria. The program helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to \$75,000 per household to assist low- to upper-moderate-income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earning up to 200% of the Area Median Income (AMI), adjusted for household size. The down payment loans have no current interest or principal payments, are structured with shared appreciation and are repaid upon sale or refinancing of the home or at the end of the 30-year loan term. Funding for the program has been provided through the City of Carpinteria. The program removes financial barriers to the dream of homeownership by lowering home acquisition and carrying costs. The program enables qualified families to purchase a home that provides a stable residence that strengthens the family, the neighborhood and community.

Responsible Agency: Community Development Department; Housing Trust Fund of Santa Barbara County

Funding Sources: City of Carpinteria Affordable Housing Trust Fund

Objective & Timeframe: Continue to facilitate home ownership for the local workforce

**Table H-1  
Housing Program Summary**

Program	Responsible Party	Objective & Timeframe
1. Second Units	Community Development Dept.	12 second units during the planning period
2. Energy Conservation	Community Development Dept.	Reduce residential energy use throughout the planning period
3. No Net Loss	Community Development Dept.	Ensure compliance with <i>no net loss</i> requirements throughout the planning period
4. Section 8 Rental Assistance	Community Development Department; Housing Authority of the County of Santa Barbara; City of Santa Barbara Housing Authority	169 Section 8 certificates during the planning period
5. Affordable Rental Housing	Community Development Dept.	43 lower income rental units during the planning period
6. Inclusionary Housing	Community Development Dept.	10 Inclusionary Housing Units during the planning period
7. Density Bonus	Community Development Dept.	Continue to offer density bonus incentives throughout the planning period
8. Facilitate Lot Consolidation	Community Development Dept.	Continue to facilitate consolidation of small lots during the planning period
9. Regulatory Concessions and Incentives	Community Development Dept.	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period
10. Fee Mitigation	Community Development Dept.	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period
11. Special Needs Housing	Community Development Dept.	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs throughout the planning period
12. Conservation of Mobile Home Parks	Community Development Dept. and City Manager's Office	Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period
13. Condominium Conversion Ordinance	Community Development Dept.	Facilitate preservation of existing apartment units throughout the planning period
14. Inspection on Sale	Community Development Dept.	Facilitate preservation of existing housing units throughout the planning period
15. Rental Housing Inspection	Community Development Dept.	Facilitate preservation of existing single-family rental housing units throughout the planning period
16. Housing Code Compliance	Community Development Dept.	Facilitate preservation of the existing housing stock throughout the planning period
17. Single Family Housing Rehabilitation	Community Development Dept.	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
18. Multi-family Housing Rehabilitation	Community Development Dept.	Rehabilitation of two extremely-low-income units, one very-low-income unit, and six low-income units during the planning period
19. Fair Housing Information and Referral	Community Development Dept.; fair housing organizations	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
20. Workforce Homebuyer Down Payment Loans	Community Development Dept.; Housing Trust Fund of Santa Barbara County	Continue to facilitate home ownership for the local workforce throughout the planning period

## C. Quantified Objectives

The City's quantified objectives for the 2015-2023 planning period are summarized in Table H-2.

**Table H-2**  
**Quantified Objectives 2015-2023**

Objective	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New construction	20	19	26	34	64	163
Rehabilitation	2	1	6	-	-	9
Conservation <sup>1</sup>	169		-	-	-	169
Conservation <sup>2</sup>	860					860

1. Section 8 vouchers

2. Mobile homes (income distribution of residents not reported)



**CITY OF CARPINTERIA**

**2015 - 2023**

**HOUSING ELEMENT**

***Technical Report***

**November 10, 2014**



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## I. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the City's projected housing growth needs based on the 2014-2022 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the U.S. Census, the California Department of Finance (DOF), the California Employment Development Department (EDD), the Santa Barbara County Association of Governments (SBCAG) and other relevant sources. Supplemental data were obtained through field surveys and from the California Department of Finance.

### A. Population Characteristics

#### 1. Population Growth Trends

Between 2000 and 2014 Carpinteria's population declined by 752 persons, which is attributable to a small decrease in average household size from 2.82 to 2.74 persons per household. This is in contrast with Santa Barbara County, which grew by more than 8% between 2000 and 2014 (see Table I-1).

**Table I-1  
Population Trends**

Jurisdiction	2000	2010	2014	Growth 2000-2014
Carpinteria	14,194	13,044	13,442	(752)
Santa Barbara County	399,347	423,895	433,398	34,051

Source: Department of Finance, 2014; U.S. Census Bureau

#### 2. Age

Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table I-2 and Figure I-1 provide a comparison of the city and county population by age group as reported in the 2010 Census. This table shows that the age distribution of the city's population is older than Santa Barbara County as a whole, with Carpinteria's population having a median age of 39.5 years compared to 33.6 years for the county as a whole. An aging population has implications regarding the type and size of future housing needs, as well as accessibility (see also the discussion of the elderly on page I-16).

**Table I-2**  
**Age Distribution**

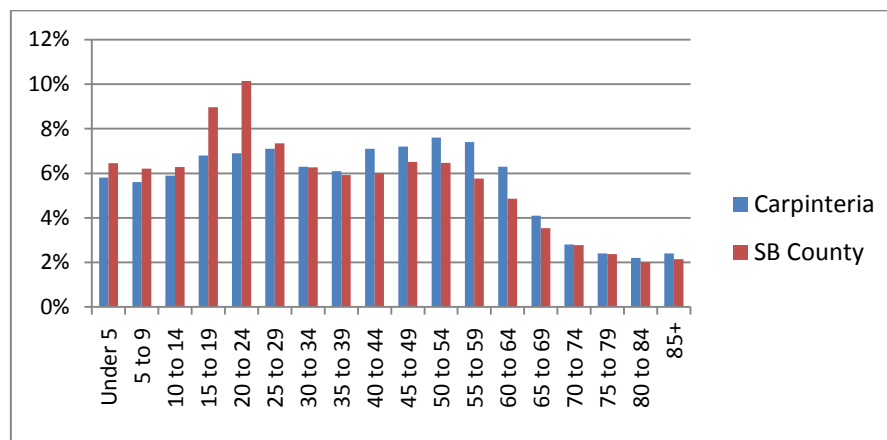
Age Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Under 5 years	761	5.8%	27,350	6.5%
5 to 9 years	736	5.6%	26,303	6.2%
10 to 14 years	773	5.9%	26,626	6.3%
15 to 19 years	891	6.8%	38,009	9.0%
20 to 24 years	897	6.9%	43,026	10.2%
25 to 29 years	926	7.1%	31,100	7.3%
30 to 34 years	819	6.3%	26,592	6.3%
35 to 39 years	801	6.1%	25,092	5.9%
40 to 44 years	920	7.1%	25,386	6.0%
45 to 49 years	933	7.2%	27,577	6.5%
50 to 54 years	990	7.6%	27,421	6.5%
55 to 59 years	968	7.4%	24,418	5.8%
60 to 64 years	826	6.3%	20,597	4.9%
65 to 69 years	529	4.1%	15,014	3.5%
70 to 74 years	370	2.8%	11,762	2.8%
75 to 79 years	311	2.4%	10,052	2.4%
80 to 84 years	281	2.2%	8,480	2.0%
85 years and over	308	2.4%	9,090	2.1%
Total	13,040	100%	423,895	100%
Median age	39.5		33.6	

Source: 2010 Census, Table DP-1

California Department of Finance population projections by age group for the 2010-2060 period are illustrated in Figure I-2. Senior citizens are expected to be the fastest-growing age group over the next 50 years, with the 65+ group representing almost two-thirds of the total population increase. By contrast, the working-age adult population (25-64) is expected to comprise less than one-third of population growth.

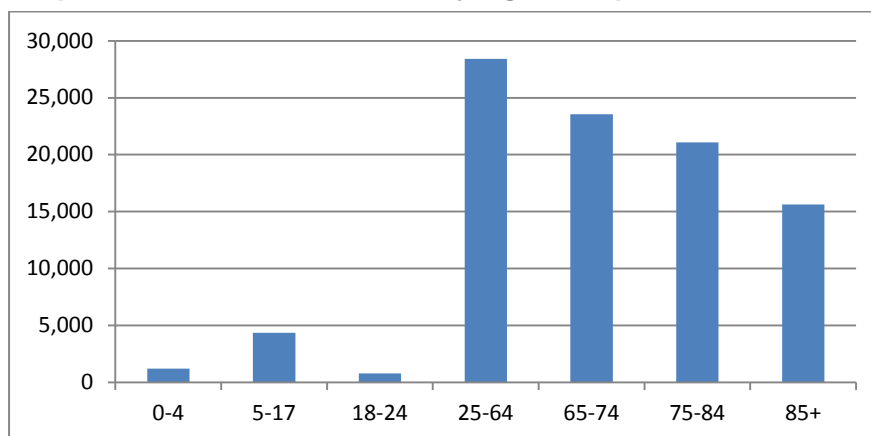
The Constraints section of this report describes how the City's land use plans and zoning regulations accommodate the housing needs of senior citizens.

**Figure I-1**  
**Age Distribution in 2010 – Carpinteria vs. Santa Barbara County**



Source: 2010 Census, Table DP-1

**Figure I-2**  
**Projected Population Growth 2010-2060 by Age Group – Santa Barbara County**



Source: California Department of Finance, 2013

### 3. Race and Ethnicity

The racial and ethnic composition of the city differs from the county in that a higher proportion of city residents are Hispanic/Latino. Approximately 51% of city residents are non-Hispanic white, contrasted with 57% for the county as a whole. Asians, with 2% of the population, represent the city's largest non-Hispanic minority group (Table I-3).

**Table I-3**  
**Race/Ethnicity**

Racial/Ethnic Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Not Hispanic or Latino	6,689	51.3%	242,208	57.1%
-White	6,081	46.6%	203,122	47.9%
-Black or African American	76	0.6%	7,242	1.7%
-American Indian/Alaska Native	40	0.3%	1,843	0.4%
-Asian	287	2.2%	19,591	4.6%
-Native Hawaiian/Pacific Islander	11	0.1%	680	0.2%
-Other races or 2+ races	194	1.5%	9,730	2.3%
Hispanic or Latino (any race)	6,351	48.7%	181,687	42.9%
Total	13,040	100%	423,895	100%

Source: 2010 Census, Table DP-1

## B. Household Characteristics

### 1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Carpinteria had 4,759 households as reported in the 2010 Census. Table I-4 provides a comparison of households by type for the city and Santa Barbara County as a whole. Family households in 2010 comprised approximately 66% of all households in the city, slightly more than the 65% for the county as a whole. Single persons represented about one-quarter of all households in both the city and the county. The city's average household size is slightly lower than the county as a whole (2.74 persons per household city vs. 2.86 persons per household county). Nearly one-third of all households reported children under 18 living at home and 29% of households included a senior.

**Table I-4  
Household Composition**

Household Type	Carpinteria		SB County	
	Households	%	Households	%
<b>Family households:</b>	3,141	66.0%	91,600	64.5%
Husband-wife family	2,305	48.4%	68,834	48.4%
With own children under 18 years	966	20.3%	30,797	21.7%
Male householder, no wife present	239	5.0%	7,210	5.1%
With own children under 18 years	112	2.4%	3,389	2.4%
Female householder, no husband present	597	12.5%	15,556	10.9%
With own children under 18 years	257	5.4%	8,092	5.7%
<b>Non-family households:</b>	1,618	34.0%	50,504	35.5%
Householder living alone	1,203	25.3%	35,258	24.8%
Households with individuals under 18 years	1,510	31.7%	47,868	33.7%
Households with individuals 65 years and over	1,385	29.1%	39,398	27.7%
Total households	4,759	100%	142,104	100%
Average household size	2.74		2.86	

Source: 2010 Census, Table DP-1

## 2. Housing Tenure and Vacancy

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities strive to have an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and composition, and lifestyles. Table I-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. This table reveals that about 43% of all housing units were owner-occupied in the city compared to 49% in the county. About 44% of units in both the city and the county were renter-occupied. The vacancy rate in Carpinteria was about 12% with 7% of units held for seasonal or occasional use, significantly higher than for the county as a whole. This is not unusual for some coastal and mountain communities in California. It should be noted that these vacancy statistics were collected in 2010 during the recession. More recent data<sup>1</sup> indicate that vacancy rates have dropped since then, and rental vacancy rates in large apartment projects in the South Coast area were reported to be less than 1% in October 2013.

<sup>1</sup> Dyer-Sheehan Group, Inc., 2013



**Table I-5**  
**Household Tenure and Vacancy**

Housing Type	Carpinteria		SB County	
	Units	%	Units	%
<b>Occupied housing units</b>	4,759	87.7%	142,104	93.0%
Owner-occupied housing units	2,347	43.2%	74,827	49.0%
Average household size of owner-occupied units	2.61		2.77	
Renter-occupied housing units	2,412	44.4%	67,277	44.0%
Average household size of renter-occupied units	2.86		2.96	
<b>Vacant housing units</b>	670	12.3%	10,730	7.0%
For rent	169	3.1%	3,178	2.1%
Rented, not occupied	4	0.1%	288	0.2%
For sale only	44	0.8%	1,270	0.8%
Sold, not occupied	9	0.2%	316	0.2%
For seasonal, recreational or occasional use	381	7.0%	3,354	2.2%
All other vacants	63	1.2%	2,324	1.5%
Homeowner vacancy rate (%)	1.8		1.7	
Rental vacancy rate (%)	6.5		4.5	
<b>Total housing units</b>	5,429	100%	152,834	100%

Source: 2010 Census, Table DP-1

### 3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D.3 starting on page I-13 below for a detailed definition of “affordable” housing). Table I-6 summarizes recent overcrowding data for the city and county as reported by the Census Bureau.

**Table I-6**  
**Overcrowding**

Occupants per Room	Carpinteria		SB County	
	Units	%	Units	%
<b>Owner occupied units</b>	2,798	100%	75,214	100%
1.01 to 1.50	21	0.8%	2,001	2.7%
1.51 to 2.00	0	0.0%	537	0.7%
2.01 or more	53	1.9%	175	0.2%
<b>Renter occupied units</b>	2,148	100%	66,033	100%
1.01 to 1.50	216	10.1%	5,656	8.6%
1.51 to 2.00	48	2.2%	2,622	4.0%
2.01 or more	72	3.4%	1,196	1.8%

Source: Census 2008-2012 ACS, Table B25014

Recent Census estimates show that about 2% of owner-occupied units and 16% of renter-occupied units were overcrowded in Carpinteria compared to about 4% of owner-occupied units and about 14% of renter-occupied units in the county as a whole.

#### 4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to recent Census estimates, the median household income in Carpinteria was about \$70,000 compared to about \$63,000 countywide.

**Table I-7**  
**Median Household Income**

Jurisdiction	Median Income	% of County Median Income
Carpinteria	\$70,113	112%
Santa Barbara County	\$62,723	

Source: U.S. Census, 2008-2012 ACS, Table DP-3

#### 5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-8 displays recent Census estimates for overpayment by tenure. According to recent Census data, approximately 40% of all renter households and 36% of all owner households in Carpinteria were overpaying for housing. Overpayment is most common among moderate-income and extremely-low-income (ELI) households, with over 70% of owners and over 90% of renters overpaying.

Although homeowners enjoy interest and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up, resulting in overcrowding and related problems.

**Table I-8**  
**Overpayment by Tenure**

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Totals	Lower income
Ownership Households	298	249	664	376	1,466	3,054	1,212
Overpaying owners	223	131	100	287	363	1,104	454
Percentage overpaying	74.9%	52.5%	15.0%	76.4%	24.8%	36.1%	37.4%
Renter Households	296	339	855	260	711	2,461	1,490
Overpaying renters	266	245	210	243	19	983	721
Percentage overpaying	90.1%	72.1%	24.6%	93.4%	2.7%	39.9%	48.4%
Total Households	594	589	1,520	636	2,177	5,515	2,702
Overpaying households	489	376	310	530	382	2,087	1,175
Percentage overpaying	82.5%	63.8%	20.4%	83.3%	17.5%	37.8%	43.5%

Source: ACS 2007-2011, Table B25106

#### C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

**Table I-9  
Employment by Industry – Carpinteria**

Industry	Persons	Percent
Civilian employed population 16 years and over	10,636	100%
Agriculture, forestry, fishing and hunting, and mining	451	6.5%
Construction	616	8.9%
Manufacturing	487	7.0%
Wholesale trade	300	4.3%
Retail trade	700	10.1%
Transportation, warehousing and utilities	122	1.8%
Information	127	1.8%
Finance, insurance, and real estate rental and leasing	383	5.5%
Professional, scientific, management, administrative and waste management services	884	12.8%
Educational services, health care and social assistance	1,425	20.6%
Arts, entertainment, recreation, accommodation and food services	794	11.5%
Other services, except public administration	451	6.5%
Public administration	168	2.4%

Source: ACS DP-03 2008-2012

According to recent Census data, approximately 21% of the city's working residents were employed in educational services, health care and social assistance occupations (Table I-9). Other industries with relatively high employment in Carpinteria included Professional, Scientific, Management, Administrative and Waste Management (13%), Arts, Entertainment, Recreation, Accommodation and Food Services (12%) and Retail Trade (10%).

## **D. Housing Stock Characteristics**

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined by the Census Bureau as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

### **1. Housing Type and Growth Trends**

As of 2014, about 40% of the city's housing stock was comprised of single-family detached units, while multi-family units comprised 37% of the total. By comparison, the countywide housing stock had a higher percentage of single-family detached homes. Table I-10 provides a breakdown of the housing stock by type for the city compared to the county as a whole. This table shows that the city's housing stock contains a significantly higher proportion of higher-density attached housing as compared to the county.

**Table I-10**  
**Housing by Type**

Housing Type	Carpinteria		SB County	
	Units	%	Units	%
Single detached	2,195	39.5%	90,736	58.6%
Single attached	424	7.6%	10,319	6.7%
2 to 4 units	658	11.8%	14,984	9.7%
5+ units	1,430	25.7%	30,745	19.9%
Mobile homes	848	15.3%	7,949	5.1%
Total Units	5,555	100%	154,733	100%

Source: Department of Finance, Table E-5, 2014

## 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table I-11 shows the age distribution of the housing stock in Carpinteria compared to the county as a whole as reported in recent Census data. More than 70% of the city's housing stock was built prior to 1980 and therefore may be in need of some repair.

**Table I-11**  
**Age of Housing Stock**

Year Built	Carpinteria		SB County	
	Units	%	Units	%
2010 to 2012	9	0.2%	189	0.1%
2000 to 2009	267	4.9%	13,228	8.7%
1990 to 1999	478	8.7%	13,762	9.0%
1980 to 1989	795	14.4%	24,750	16.2%
1970 to 1979	2,222	40.4%	28,850	18.9%
1960 to 1969	711	12.9%	32,009	21.0%
1950 to 1959	713	13.0%	19,987	13.1%
1940 to 1949	144	2.6%	6,458	4.2%
1939 or earlier	163	3.0%	13,476	8.8%
Total units	5,502	100%	152,709	100%

Source: Census 2008-2012 ACS, Table DP-4

Due to the city's relatively high housing values, market forces would be expected to encourage more private maintenance, rehabilitation and lead paint remediation, as compared to lower-income communities. The 2011 Housing Element estimated that approximately 800 housing units were in need of some type of rehabilitation and approximately 60 units were so deteriorated as to require replacement. Based on the observations of City Building and Code Compliance staff, there has not been a substantial change to housing conditions, although as the economy continues to recover there appears to be an increasing amount of private housing renovation occurring.

As described in the Housing Action Plan, the City is continuing its efforts to identify, preserve, maintain and rehabilitate existing housing.

### 3. Housing Cost

#### a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"):

- Extremely-Low (30% or less of AMI)
- Very-Low (31-50% of AMI)
- Low (51-80% of AMI)
- Moderate (81-120% of AMI)
- Above-Moderate (over 120% of AMI)

In addition to these categories, the City has identified a "workforce" income category of 120-200% AMI in recognition of the high housing costs in the South Coast area.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas, these income limits may be increased to adjust for high housing costs.

Table I-12 shows 2014 affordable rent levels and estimated affordable purchase prices for housing in Santa Barbara County by income category. Based on state-adopted standards and a family of four, the maximum affordable monthly rent for extremely-low-income households is \$598, while the maximum affordable rent for very-low-income households is \$995. The maximum affordable rent for low-income households is \$1,593, while the maximum for moderate-income households is \$2,199.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table I-12 have been estimated based on typical conditions.

**Table I-12**  
**Income Categories and Affordable Housing Costs –**  
**Santa Barbara County**

2014 County Median Income = \$73,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$23,900	\$598	
Very Low (31-50%)	\$39,800	\$995	\$150,000
Low (51-80%)	\$63,700	\$1,593	\$250,000
Moderate (81-120%)	\$87,950	\$2,199	\$350,000
Workforce (121-200%)	\$146,600	\$3,665	\$575,000
Above moderate (>200%)	>\$87,950	>\$3,665	>\$575,000

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

## **b. For-Sale Housing**

Housing sales price statistics reported by DataQuick Information Systems for calendar year 2013<sup>2</sup> showed median sales prices of \$728,000 for single-family homes and \$426,000 for condominiums in Carpinteria. Based on the estimated affordable purchase prices shown in Table I-12, it is unlikely that many market rate homes or condominiums would be affordable to lower- or moderate-income residents. These data illustrate the fact that in beach communities, very large public subsidies are generally required to reduce sales prices to a level that is affordable to low- and moderate-income buyers. At a median condo price of \$426,000, there is a “gap” of almost \$100,000 between the market price and the maximum price a moderate-income household can afford to pay for a home. For low-income households, this gap is about \$200,000.

## **c. Rental Housing**

An internet rental survey conducted in June 2014 found asking rents of \$1,100 to \$4,000 per month for one bedroom units and \$2,100+ for two-bedroom units. As would be expected in a desirable beach community in Southern California, when market rents are compared to the amounts households can afford to pay (Table I-12, page I-13), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$2,100 per month, the gap between market rent and affordable rent at the very-low-income level is about \$1,100 per month, while the gap at the extremely-low-income level is about \$1,500 per month.

## **E. Special Needs**

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and income, family characteristics, disability or other conditions. As a result, some residents may experience a higher prevalence of overpayment, overcrowding or other housing problems.

State Housing Element law defines “special needs” groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people and farm workers. This section contains a discussion of the housing needs facing each of these groups.

### **1. Persons with Disabilities**

Recent Census data reported that approximately 108 people in Carpinteria between the 18 and 64 years of age, or 2.6% of the working age population, reported a disability that affected their ability to live independently (Table I-13). Of those aged 65 and over, reported disabilities are much more prevalent. Approximately 385 seniors reported an ambulatory difficulty (24%) while about 19% reported a difficulty with living independently. Housing opportunities for persons with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. The City also encourages development of assisted living and supportive housing facilities through its zoning regulations (see further discussion in the Constraints section of this report).

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<sup>2</sup> <http://www.dqnews.com/Charts/Annual-Charts/LA-Times-Charts/ZIPLAT13.aspx#SR>

**Table I-13  
Persons with Disabilities by Age**

Disability by Age	Persons	Percent
Total civilian non-institutionalized population	13,096	-
With any disability	1,294	9.2%
<b>Under Age 5 - total persons</b>	<b>708</b>	<b>--</b>
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.4%
<b>Age 5 to 17 - total persons</b>	<b>2,013</b>	
With a hearing difficulty	0	0.0%
With a vision difficulty	0	0.1%
With a cognitive difficulty	44	1.9%
With an ambulatory difficulty	17	0.1%
With a self-care difficulty	33	0.9%
<b>Age 18 to 64 - total persons</b>	<b>8,429</b>	
With a hearing difficulty	104	0.9%
With a vision difficulty	116	1.3%
With a cognitive difficulty	199	2.4%
With an ambulatory difficulty	318	2.7%
With a self-care difficulty	67	1.4%
With an independent living difficulty	108	2.6%
<b>Age 65 and over* - total persons</b>	<b>1,946</b>	
With a hearing difficulty	325	12.8%
With a vision difficulty	98	5.7%
With a cognitive difficulty	133	10.9%
With an ambulatory difficulty	385	24.3%
With a self-care difficulty	150	11.2%
With an independent living difficulty	260	18.5%

Source: U.S. Census, 2008-2012 ACS Table S1810

Note: Totals may exceed 100% due to multiple disabilities per person

## Developmentally Disabled

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be

defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Carpinteria is served by the Tri-Counties Regional Center<sup>3</sup> (TCRC) which is based in Santa Barbara. As of 2014, TCRC served approximately 11,500 clients and had 280 staff persons, with 117 clients living in Carpinteria. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program which provides services for children under age three who have or are at substantial risk of having a developmental disability.

## 2. Elderly

According to recent Census data, about 32% of owner households and 13% of renter households in Carpinteria were headed by someone age 65 or older (Table I-14). Many elderly persons are dependent on fixed incomes and/or have a disability. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

**Table I-14**  
**Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,897	67.8%	1,860	86.6%
65 to 74 years	423	15.1%	152	7.1%
75 to 84 years	293	10.5%	97	4.5%
85 years and over	185	6.6%	39	1.8%
Total Households	2,798	100%	2,148	100%

Source: U.S. Census 2008-2012 ACS, Table B25007

## 3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. About 63% of owners and 55% of renters reported only one or two members. Only about 7% of owner households and about 10% of renter households reported five

<sup>3</sup> [www.tri-counties.org](http://www.tri-counties.org)



or more members (Table I-15). This distribution suggests that the need for large units in Carpinteria with four or more bedrooms is expected to be much less than for smaller units.

**Table I-15**  
**Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	670	23.9%	635	29.6%
2 persons	1,092	39.0%	553	25.7%
3 persons	530	18.9%	329	15.3%
4 persons	298	10.7%	418	19.5%
5 persons	110	3.9%	140	6.5%
6 persons	14	0.5%	73	3.4%
7+ persons	84	3.0%	0	0.0%
Total households	2,798	100%	2,148	100%

Source: 2008-2012 ACS Table B25009

#### 4. Female-Headed Households

Recent Census data reported that approximately 10% of owner households and 21% of renter households in Carpinteria were headed by a female (Table I-16). While female-headed households represent a small portion of households, they may have significant difficulties finding affordable housing, particularly in expensive coastal areas.

**Table I-16**  
**Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,688	60.3%	672	31.3%
Male householder, no wife present	66	2.4%	206	9.6%
Female householder, no husband present	274	9.8%	450	20.9%
Non-family households	770	27.5%	820	38.2%
Total households	2,798	100%	2,148	100%

Source: 2008-2012 ACS Table B11012

#### 5. Farm Workers

According to the Santa Barbara County Agricultural Commissioner, agriculture directly contributes \$1.8 billion to the county economy and provides approximately 16,000 jobs<sup>4</sup>. Farm worker households are considered as a special needs group due to the lower incomes typically earned by these households. Migrant workers, and their places of residence, are generally located in close proximity to agricultural areas providing employment.

As shown previously in the discussion of employment (Table I-9), it is estimated that there are 451 Carpinteria residents employed in agriculture, forestry, fishing and hunting, and mining jobs. No data is available for city residents employed as farmworkers.

<sup>4</sup> Economic Contributions of Santa Barbara County Agriculture, Agricultural Impact Associates LLC, 2013

## 6. Homeless Persons

The U.S. Department of Housing and Urban Development (HUD) defines the term “homeless” as the state of a person who lacks a fixed, regular and adequate night-time residence, or a person who has a primary night time residency that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.<sup>5</sup>

Although there are myriad causes of homelessness, among the most common are:

- Substance abuse and alcohol
- Domestic violence
- Mental illness

Since 2003, all Continuum of Care Communities (those receiving Federal Grant Funds serving the homeless) have been required to report the number of people who are homeless at a particular point in time. Surveys are required every other year. The most recent Point in Time (PIT) homeless survey in Santa Barbara County was conducted by the Central Coast Coalition on Homelessness (C3H) on January 22-23, 2013.

At the direction of staff from C3H, approximately 650 volunteers were deployed to physically count the homeless population in Santa Barbara County during the two-day PIT event, and also administer the Vulnerability Index Survey for which respondents self-reported information. The total 2013 PIT homeless count was 1,466 persons compared to a total of 1,536 recorded in the 2011 PIT survey (Table I-17). The PIT survey reported 10 homeless persons in the Carpinteria area, a reduction from 15 persons counted in 2011.

**Table I-17**  
**Homeless Counts by Area**

Geographic Area	2013 Homeless Count	2011 Homeless Count
Carpinteria	10	15
Cuyama Valley	0	3
Guadalupe	1	5
Isla Vista/Goleta	81	114
Lompoc	104	110
Santa Barbara	946	1,040
Santa Maria	300	243
Santa Ynez Valley	24	6
County Total	1,466	1,536

Source: Central Coast Collaborative on Homelessness, 2013

<sup>5</sup> Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

There are a number of facilities and programs that address homelessness on a regional basis in the southern Santa Barbara County area. Most of these are based in the City of Santa Barbara, but many provide services to homeless people from Carpinteria (Table I-18).

**Table I-18**  
**Homeless Shelter Facilities**

Facility	Capacity
Casa Esperanza	100 beds (200 beds December to March)
Rescue Mission	100 men and 24 women
Good Samaritan	90 beds; 90-day treatment
Salvation Army	70 beds with counseling
Transition House	70 beds; 120-day treatment

Source: Central Coast Collaborative on Homelessness, 2013

## F. Assisted Housing at Risk of Conversion

As part of the Housing Element update, state law requires jurisdictions to identify assisted units that are at risk of conversion to market rate housing during the 10-year period 2015-2025. Table I-19 summarizes assisted affordable units in Carpinteria. As seen in this table, there are five developments with 131 deed-restricted units in the City, and none of these is at risk of conversion to market rate status during the next 10 years.

**Table I-19**  
**Assisted Housing Units at Risk of Conversion**

Project Name	Project Address	Type of Governmental Assistance	Earliest Date Restrictions End	Housing Type	Number of Units	Number of Assisted Units	At Risk?
Beachcourt Accessible	648 Maple Street	HUD Section 811	2036	6 units 2 bldgs 1 floor	6	6	No
Atrium Apartments	4667 Carpinteria Avenue	Housing Authority Tax Exempt Bonds	2035	12 units 1 bldg 2 floors	12	12	No
Chapel Court	681 Ash Avenue	USDA Sections 514 and 515	2059	28 units 8 bldgs 1 floor	28	28	No
Dahlia Court Phase I	1300 Dahlia Court	HOME Funds	2059	54 units 9 bldgs 2 floors	54	53	No
Dahlia Court Phase II	1300 Dahlia Court	HOME Funds CDBG Fee Waivers City of Carpinteria Donation of one acre parcel	2069	33 units 4 bldgs 2 floors	33	32	No

## G. Low- and Moderate-Income Housing in the Coastal Zone

The entire City of Carpinteria is within the Coastal Zone. California Government Code §65590 et seq. prohibits conversion or demolition of existing residential dwelling units occupied by low- or moderate-income persons or families unless provision has been made for the replacement in the same city or county of those dwelling units with units for persons and families of low- or moderate-income (excludes structures with fewer than three units, or fewer than 10 units for projects with more than one structure, among other exclusions). §65590(d) further requires new housing development in the Coastal Zone to provide housing units for persons and families of low- or moderate-income, or if not feasible, to provide such units at another location within the same city or county, within the Coastal Zone or within three miles thereof. As shown in Table I-20, more than 800 units have been approved in the city since 1982 and none were required to be deed-restricted for low- and moderate-income households (the City's Inclusionary policy only requires "workforce" housing in the above-moderate category. Several affordable projects have been constructed in the city, however, through the efforts of non-profit builders. Approximately 23 units occupied by low- or moderate-income households have been demolished in the Coastal Zone and 21 units have been replaced.

**Table I-20**  
**Coastal Zone Housing Units**

Category	Units
Number of new units approved for construction in the Coastal Zone 1982-2014	800+
Number of new units for low- or moderate-income households required to be provided either within the coastal zone or within three miles of it	0
Number of units occupied by low- or moderate-income households in the Coastal Zone authorized to be demolished or converted	23
Number of units for low- or moderate-income households required either within the coastal zone or within three miles of it in order to replace those demolished or converted	21

## H. Future Housing Needs

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction in Santa Barbara County for the projection period<sup>6</sup> January 1, 2014 to September 30, 2022. Communities then determine how they will address this need through the process of updating the housing elements of their general plans.

The RHNA for the fifth housing element cycle was adopted by the Santa Barbara County Association of Governments (SBCAG) in August 2013. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by a child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster or conversion to non-housing uses. The sum of these factors – household growth,

<sup>6</sup> Under state law, the "projection period" is the timeframe for determining regional housing need, while the "planning period" is the eight-year period between the due date for one housing element update and the due date for the next housing element update. The "fifth cycle" planning period for jurisdictions in Santa Barbara County runs from February 15, 2015 to February 15, 2023, while the "projection period" is January 1, 2014 to September 30, 2022.

vacancy need and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

The new housing need allocated to the City of Carpinteria for the 2015-2023 planning period is 163 units, distributed by income category as shown in Table I-21. Pursuant to Government Code §65583(a)(1) it is assumed that the need for extremely-low-income households is half of the very-low-income need.

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**Table I-21 –  
Regional Housing Growth Needs**

Very-Low	Low	Moderate	Above-Moderate	Total
39	26	34	64	163
23.9%	16.0%	20.9%	39.3%	100%

Source: SBCAG, 2013

Notes: 50% (20 units) of the VL need is assigned to the Extremely-Low-Income category pursuant to state law

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## II. RESOURCES AND OPPORTUNITIES

### A. Land Resources

Section 65583(a)(3) of the Government Code requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of vacant land and potential redevelopment opportunities has been prepared and is described in Appendix B. The results of this analysis are summarized in Table II-1 below. The table shows that the city’s land inventory exceeds the RHNA allocation for this planning period.

As discussed in Appendix B, the requirement to demonstrate availability of lower-income sites is met through zoning that allows redevelopment of underutilized sites at densities greater than 20 units/acre. In 2004 state law was amended to establish 20 units/acre as the density deemed appropriate to accommodate housing for lower-income households in suburban cities like Carpinteria [Government Code §65583.2(c)(3)(B)]. The land inventory analysis in Appendix B contains an estimate of the realistic capacity of potential sites for residential development with zoning to accommodate the City’s assigned RHNA allocation for all income levels.

**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 (Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (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

A discussion of public facilities and infrastructure needed to serve future development is contained in Section III.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

### B. Financial and Administrative Resources

**Section 8 Rental Assistance.** The County of Santa Barbara Housing Authority reports that 74 Carpinteria residents receive monthly rental assistance from the Section 8 Voucher Program, and the City of Santa Barbara Housing Authority reports 95 Carpinteria residents with Section 8 vouchers, for a total of 169 vouchers currently (June 2014) being used in Carpinteria. Under this program, a tenant has a “contract” rent with the landlord. The tenant is responsible for a rent payment based on his/her income, usually 30%, and the Housing Authority makes a monthly “housing assistance payment” to the landlord.

**CDBG and HOME Funds.** The City receives both CDBG and HOME funds from the County through a fair share formula. The following projects received CDBG and HOME funding reservations from the City's allocation during the prior planning period (these projects also received subsidy funds from other sources):

Dahlia Court Expansion Project	33 affordable units	\$950,627
Chapel Court Rehabilitation	28 affordable units	\$50,000
Casas de las Flores	43 affordable units	\$150,000

**United States Department of Agriculture (USDA) Funds.** The USDA is an important housing resource. Carpinteria's very-low-income homeowners are eligible to apply for loans of up to \$20,000 to repair, improve or modernize their dwellings to remove health and safety hazards. The loan term is 20 years and the interest rate is 1%. Grants of up to \$7,500 are available to homeowners who are 62 years of age or older and who cannot repay a loan. A loan/grant combination for up to \$27,500 can be made if the applicant can repay a part of the loan. The program is known as the Rural Housing Repair and Rehabilitation Program.

The USDA also is a funding source for the preservation of the 28-unit Chapel Court housing complex. Chapel Court is owned by the Chapel Court Housing Corporation. The project has a conditional approval for a \$526,000 loan from the USDA which must be matched by other funds. Peoples' Self-Help Housing Corporation, acting as managing agent, has also applied for a Joe Serna, Jr. Farmworker Grant for the project site.

Another USDA program is the Rural Rental Housing Guaranteed Loan Program (Section 538). This program is intended to fund construction, acquisition or rehabilitation of rural multi-family housing for low-income occupants. Residents of the completed housing facility must be very-low- to moderate-income households; or elderly, handicapped or disabled persons with income not in excess of 115% of the median income of the county.

A third USDA program is the Rural Rental Housing Program (Section 515). Rural Rental Housing Loans are direct, competitive mortgage loans made to provide affordable multi-family rental housing for very-low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but its funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems.

In new Section 515 projects, 95% of tenants must have very-low incomes. In existing projects, 75% of new tenants must have very-low incomes. Loans are for up to 50 years at an effective 1% interest rate. A current rate is used for the promissory note but thereafter is used only to determine maximum rent payments.

**Local Housing Trust Fund.** In lieu fees collected as part of the Inclusionary Housing Program are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of the affordable housing. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available to support affordable housing.

**Low Income Housing Tax Credits** - The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low- and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the LIHTC program include



minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

**Mortgage Credit Certificates** – The MCC Program, which is administered by the Housing Authority of Santa Barbara County, is a means of providing financial assistance to first-time homebuyers by allowing those homebuyers to take a specified percentage of annual mortgage interest payments as a tax credit against their federal personal income tax. The MCCs are used for the purchase of new or existing housing located within participating jurisdictions in Santa Barbara County. The MCCs are available to eligible homebuyers on a first-come, first-serve basis.

**State Housing Funds** – The voters of California have approved bond measures including Proposition 46, the Housing and Emergency Shelter Trust Fund Act of 2002 (\$1.86 billion) and Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006 (\$2.6 billion) to provide funding assistance for affordable and special needs housing. A variety of programs are funded by these bonds, including programs targeting both owner-occupied and rental housing. These programs are administered by the California Department of Housing and Community Development (HCD), although these funds have nearly been exhausted. The FY 2014-15 state budget includes new sources of funding for affordable and supportive housing, including allocations from state “cap and trade” revenues.

**Housing Trust Fund (HTF) of Santa Barbara County** – The HTF<sup>7</sup> is a non-profit financing initiative whose mission is to expand affordable housing opportunities for low- to middle-income residents and workers in Santa Barbara County. HTF’s primary program is a \$5.5 million Revolving Loan Fund that provides direct low-cost financing to facilitate rental and home ownership housing production throughout the county. The Workforce Homebuyer Program, launched in May 2012, provides down payment assistance to help low- to moderate-income households purchase a home in the community where they work, enabling a stable residence that strengthens the family and neighborhood. In partnership, the City and the Housing Trust Fund of Santa Barbara County operate a “Workforce Homebuyer Down Payment Loan Program” that helps to bridge the homeownership affordability gap for workforce homebuyers by providing 30-year deferred payment loans up to \$75,000 per household to assist low to upper moderate income households in purchasing a home in the City. Funds can be used for down payment and closing costs for households earn up to 200% of the Area Median Income (AMI), adjusted for household size. The loans have no current interest or principal payments, are structured with shared appreciation, and are repaid upon sale or refinancing of the home or at the end of the loan term. Funding for the program has been provided through the City of Carpinteria.

## C. Energy Conservation and Sustainable Housing Development

In 2006, the State Legislature passed Assembly Bill (AB) 32, The Global Warming Solutions Act of 2006, which requires the State of California to reduce greenhouse gas (GhG) emissions to 1990 levels no later than 2020. Passenger vehicles account for 31 percent of the state’s total emissions. In 1990, greenhouse gas emissions from automobiles and light trucks were 108 million metric tons, but by 2004 these emissions had increased to 135 million metric tons.

Senate Bill (SB) 375, passed in 2008, builds on the existing regional transportation planning process, which is overseen by local officials with land use responsibilities, to connect the reduction of GhG emissions from cars and light trucks to land use and transportation policy. SB

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<sup>7</sup> <http://www.sbhousingtrust.org/>

375 asserts that, “Without improved land use and transportation policy, California will not be able to achieve the goals of AB 32.”

SB 375 has three goals: (1) to use the regional transportation planning process to help achieve AB 32 goals; (2) to use California Environmental Quality Act (CEQA) streamlining as an incentive to encourage residential projects that help achieve AB 32 goals to reduce GhG emissions; and (3) to coordinate the Regional Housing Needs Assessment (RHNA) process with the regional transportation planning process. SB 375 requires consistency between the Regional Transportation Plan (RTP) and the RHNA, which is accomplished by using a common growth forecast in both of these policy documents.

In 2013 the Santa Barbara County Association of Governments (SBCAG) adopted both an RTP and a RHNA, and local governments cooperate in the implementation of SB 375 by adopting housing elements that facilitate new housing development in a manner consistent with the growth forecast and RHNA.

### **Energy Conservation Opportunities**

As residential energy costs rise, increasing utility bills can adversely affect housing affordability. State of California Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are codified in Title 24 of the California Code of Regulations and are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods. California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013.<sup>8</sup>

Title 24 sets forth mandatory energy standards and requires the adoption of an “energy budget” for all new residential buildings and additions to residential buildings. Separate requirements are adopted for “low-rise” residential construction (i.e., no more than three stories) and non-residential buildings, which includes hotels, motels and multi-family residential buildings with four or more habitable stories. The standards specify energy saving design for lighting, walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of non-depleting energy sources, such as solar energy or wind power. The home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations through the plan check and building inspection processes.

State policy requires all new residential buildings to be “net zero energy” by 2020. On May 31, 2012, the California Energy Commission (CEC) adopted new energy efficiency standards for both residential and commercial buildings. The new Building Energy Efficiency Standards are 25 percent more efficient than previous standards for residential construction and 30 percent better for nonresidential construction.

Some of the recent changes to residential standards include:

- Solar-ready roofs to allow homeowners to add solar photovoltaic panels at a future date;
- More efficient windows to allow increased sunlight, while decreasing heat gain;

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<sup>8</sup> California Energy Commission (<http://www.energy.ca.gov/title24>)

- Insulated hot water pipes to save water and energy and reduce the time it takes to deliver hot water;
- Whole house fans to cool homes and attics with evening air, reducing the need for air conditioning load; and
- Air conditioner installation verification to ensure efficient operation.

### **City Efforts to Encourage Energy Conservation**

Energy conservation is an important consideration as the City evaluates housing development proposals. One of the requirements of a Development Plan submittal is:

*A statement of energy and water conservation measures and/or devices incorporated into the construction and occupancy phases of the development.*

Recently approved developments have promoted energy conservation in the design of both housing and office components through the following techniques:

- Low E-glass;
- Higher R-valued insulation;
- Solar tubes and ceiling fans;
- Solar assisted water systems with tankless water heaters;
- Energy efficient lights and appliances;
- Natural light;
- Solar screens;
- Efficient lighting that exceeds Title 24 standards and utilizes natural light;
- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- Use of permeable paving blocks for drives and walks;
- Buildings designed with sustainable materials selected for durability and non-toxic maintenance, i.e.: Fly-ash concrete, FSC certified lumber; fiber cement siding, recycled steel roofing, formaldehyde-free insulation, sheathing and cabinets;
- Passive solar heating with thermal storage, natural lighting and natural ventilation designed to minimize fossil energy use would be incorporated within all residential structures;
- Building integrated solar electric photovoltaic systems for all units;
- Energy Star appliances, heating system, water heaters, vent fans and light fixtures;
- Extra water-conserving toilets with dual flush along with low flow fixtures and instant flow water heaters;
- Units and Buildings that qualify as “Energy Star Homes” under the U.S. Department of Energy criteria;

- An innovative water harvesting/bio-filtration/storage/reuse system that also provides storm water retention and uses a solar powered pump to send water to a restored water tower for landscape irrigation;
- Building insulation beyond Code requirements, including 2x6 exterior walls with R-24 perimeter foundation slab insulation and R-30 roof insulation; and
- Building integrated solar electric photovoltaic systems for all units;

### **III. CONSTRAINTS**

#### **A. Governmental Constraints**

While local land use plans and regulations are developed to protect people and structures from hazards or nuisances or to protect important environmental or community values, these regulations can also affect the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and required contributions to infrastructure, permit processing procedures and various other issues may present constraints to the maintenance, development and improvement of housing.

##### **1. Land Use Plans and Regulations**

###### **a. General Plan and Zoning Designations**

Table III-1 shows the four major residential land use categories designated in the City's General Plan Land Use Element. Densities range from a low of 0.3 dwelling units per acre up to 20 dwelling units per acre.

The City's Zoning Code allows residential uses in eight zone districts:

- R-1 – Single Family
- PRD – Planned Residential Development
- PUD – Planned Unit Development
- MHS/PUD – Mobile/Modular Home Subdivision/Planned Unit Development
- MHP – Mobile Home Park
- CPD - Commercial Planned Development
- CB – Central Business
- RES – Resort
- M-RP – Industrial Research Park
- M – General Industry
- M-CD – Coastal Industry
- A – Agricultural
- REC – Recreation
- R – Residential Overlay

Dwelling units are allowed in the CB, CPD, M-RP and M zones as long as they are integrated into the overall development. M-CD and REC allow for caretaker units pursuant to a Conditional Use Permit. REC allows dwellings for owners, managers or caretakers pursuant to a Conditional Use Permit.

**Table III-1**  
**General Plan Residential Land Use Categories**

Category	Density (units/acre)
<i>Rural Residential (RR)</i> This category provides locations for single-family homes adjacent to the urban/rural boundary to function as a transition use and help stabilize that boundary.	0.3 to 1.0
<i>Low-Density Residential (LDR)</i> This category includes locations for low-density detached single-family residences in neighborhood settings.	0.3 to 4.6
<i>Medium-Density Residential (MDR)</i> This category provides for small lot detached or attached (duplex) single-family and attached multi-family residences. Housing types may include single-family homes, apartments, townhouses and condominiums.	4.7 to 20.0
<i>Planned Unit Development (PUD)</i> This category is assigned to large undeveloped parcels suitable for a combination of land uses (e.g., residential, recreational, visitor-serving, commercial and convenience establishments). This category helps to ensure comprehensive planning by requiring that the entire parcel be planned and developed as a unit.	Determined through the Specific Plan process

Table III-2 identifies the residential uses permitted by zone district.

**Table III-2**  
**Residential Uses Permitted by Zone District**

Zone District	Uses Permitted	Conditional Use Permit
R-1	Single-family dwellings; Small family care homes	Large family care homes
PRD*	Single-family dwellings; Duplex, Multi-family (townhouses, condominiums, cluster and community apartment projects), subject to Development Plan approval	As listed in Chapter 14.62
PUD*	Single-family dwellings; Rowhouses, Townhouses, Apartments, Condominiums Modular homes, Mobile homes on a permanent foundation, subject to Development Plan approval	As listed in Chapter 14.62
MHS/PUD	Modular homes, Mobile homes on a permanent foundation	
MHP*	Mobile home park, subject to Development Plan approval	
R Overlay	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	
CPD	Single-family dwellings, Multi-family dwellings, Residential Only, subject to Development Plan approval and the R Overlay	
CB	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	
RES	Dwellings for owners, managers or caretakers managing or operating the principal use	
M-RP	Mixed Residential/Industrial subject to Development Plan approval or Residential Only, subject to Development Plan approval and the R Overlay	
M	Mixed Residential/Industrial subject to Development Plan approval or Residential Only, subject to Development Plan approval and the R Overlay	
M-CD	Caretaker dwelling subject to a Conditional Use Permit	
A	Single-family dwellings	
REC	Caretaker dwelling subject to a Conditional Use Permit	

Table III-3 shows the allowed densities in residential zoning districts. The single-family zone provides for low-density housing as a function of the minimum lot area per dwelling unit. Mobile

home housing is permitted at a density of about eight dwellings per acre. The PRD Zone allows up to 20 dwelling units per acre. Residential densities affect housing cost and affordability. While higher densities can reduce per unit land costs, in coastal areas it is extremely difficult to produce new affordable housing without significant financial subsidies. State law allows the use of “default” density standards deemed by the state legislature to be suitable for lower-income housing. The City’s assigned default density under state law for lower-income households is 20 units per acre. The PRD and PUD zoning districts allow densities of 20 units per acre and therefore are deemed to be suitable for the development of lower-income housing.

### **Lot Coverage**

Building coverage, according to the zoning regulations, means the amount of land that may be covered by buildings, usually measured as a percentage of the lot area. However, pools, spas and patios are not included within the meaning of a building. Table III-3 identifies the lot coverage standards for each residential zone. Housing development in the PRD-20 Zone, the City’s highest density zone, can satisfy the lot coverage standard and attain the maximum number of housing units.

### **Height Limits**

Building height means the vertical distance from the average finish grade of the lot covered by the building to the highest points of the coping of a flat roof or to the height of the highest gable of a pitch or hip roof. Table B-2 identifies the maximum height limits for each residential zone. All existing affordable housing developments have been developed below the maximum height limit. Housing developments in the PRD-20 zone, the City’s highest density zone, can satisfy the height limits and attain the maximum number of housing units. In addition, three-story development is possible within the 30-foot height limit.

### **Lot Size Requirements**

Table B-2 shows the lot size requirements for the different residential zones. Single-family housing is permitted on a variety of lot sizes. Mobile home parks and subdivisions require a minimum of 10 acres. This minimum lot size enables mobile home parks to have at least 80 spaces. The PRD zone requires a minimum lot size of 7,000 square feet for newly created lots. However, existing lots smaller than 7,000 square feet can still develop at a minimum of 2,180 square feet per dwelling unit in the PRD-20 Zone.

### **Unit Size Requirements**

The City does not have regulations that require minimum or maximum housing unit sizes by housing type or zone, except for single room occupancy (SRO) units. The City encourages “... studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.”

**Table III-3  
Summary of Residential Development Standards**

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Development PRD	Planned Unit Development PUD	Mobile Home Park MHP	Mobile Home Subdivision MHS/PUD
Density	8.2	5.6 4.6 4.6	Up to 20	Determined when PUD is approved	8.0 gross	8.2 net
Parking	2 in a garage	2 in a garage	Studio/1 bedroom: 1 in carport or garage 2 or more bedrooms: 1 in carport or garage and 1 uncovered; plus 1 visitor space per 3 units	Studio/1 bedroom: 1 in carport or garage 2 or more bedrooms: 1 in carport or garage and 1 uncovered; plus 1 visitor space per 3 units	2 may be tandem	2 may be tandem
Maximum Building Coverage	35%	35%	50%	30%	75% per site	75% of indiv. site
Maximum Building Height	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Minimum Net Lot Area	4,000 s.f.	6,000 s.f. 7,000 s.f. 8,000 s.f.	7,000 for newly created lots	No Standard	Park = 10 acres Site = 3,600 s.f.	10-acre site
Unit Sizes	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Floor Area Ratio	40%	40%	N/A	N/A	N/A	N/A
Front Setback	Greater of 40 feet from center of road or 10 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	Greater of 50 feet from center of road or 20 feet from property line	No standard	Park = greater of 50 feet from center of road or 20 feet from property line Lot = 10 feet	10 feet
Side Setback	3 feet	10% of width, but not less than 5 feet or more than 10 feet	10% of width, but not less than 5 feet or more than 10 feet	No standard	Park = 15 feet Site = 5 feet	5 feet
Rear Setback	15 feet	15 feet	15 feet	No standard	Park = 15 feet Site = 5 feet	10 feet
Minimum Open Space	65%	65%	20%	20%	20%	20%



## Floor Area Ratios

Floor area ratio (FAR) is defined by the zoning regulations as the total floor area of enclosed buildings on a lot divided by the net area of the site expressed in a percent form. This definition excludes pools, spas and patios. Table B-2 identifies the floor area ratios for each residential zone. In the PRD zone, not more than 50% of the net area of the property shall be covered with any portion of a building(s) containing dwelling units.

## Setbacks

Table B-2 identifies the setbacks for each residential zone. Housing development in the PRD-20 zone, the City's highest density zone, can satisfy the setback requirements and attain the maximum number of housing units.

## Open Space Requirements

Open space, according to the zoning regulations, means private open space that includes, but is not limited, to patios, decks and yards for the private use of the residents of individual units. Table B-2 identifies the open space requirements for each residential zone. Housing development in the PRD-20 zone, the City's highest density zone, can satisfy open space requirements and attain the maximum number of housing units.

## Growth Controls/Urban Growth Boundaries

The City has no growth controls or limitations that establish ceilings on the number of new housing units that can be approved annually. The City's General Plan/Local Coastal Land Use Plan guides growth and development within the City and identifies a Sphere of Influence boundary that includes an estimated 8.35 acres. Each area included in the Sphere of Influence is contiguous to the existing City urban/rural boundary and has unique characteristics or circumstances that support inclusion in the City sphere of influence.

## Special Needs Housing

Under state law, persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter, transitional or supportive housing, and single room occupancy (SRO) units. The City's regulations regarding these housing types are discussed below.

- **Housing for Persons with Disabilities**

Residential Care Facilities. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family or persons employed as staff. Local agencies must allow these licensed care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings. The City's zoning regulations are consistent with these provisions of state law. Large residential care facilities for seven or more persons are conditionally permitted in any zone.

Reasonable Accommodation. Cities are required to adopt procedures for processing requests for “reasonable accommodation” in the application of building or zoning regulations to reduce barriers for persons with disabilities. Chapter 14.61 of the Zoning Code includes reasonable accommodation procedures pursuant to state law.

Definition of “Family”. The Zoning Code defines “Family” as “one or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a family need not be related but are distinguished from a group occupying a boarding or lodging house, hotel, club or similar dwelling for group uses.” This definition is consistent with state law.

Maximum concentration and site planning requirements. Separation of certain types of licensed care homes is regulated by the State. Except for foster homes and elderly care, licenses issued by the California Department of Social Services (CDSS) must be a minimum of 300 feet from any other licensed home (as measured from the outside walls of the house – *Health and Safety Code* §1520.5). If a home is closer than 300 feet, an exemption must be granted by the City, otherwise the license is denied. This 300-foot separation restriction does not apply to licenses issued by the State Department of Alcohol and Drugs for rehabilitation homes. CDSS must submit any application for a facility covered by the law to the city where the facility will be located. The City may request that the license be denied based on the overconcentration or an existing facility (or within 1,000 feet of a congregate living health facility) unless the City approves the application. Even if there is adequate separation between the facilities, a city or county may ask that the license be denied based on over-concentration. These separation requirements apply only to facilities with the same type of license. For instance, a community care facility would not violate the separation requirements even if located next to a drug and alcohol treatment facility.

The City complies with fair housing laws as they relate to spacing and separation requirements. The City has not adopted a standard different from or more stringent than those imposed by state law.

- **Farmworker Housing**

Under the state Employee Housing Act, farmworker housing for up to six employees must be treated as a single-family residential use and permitted subject to the same regulations and standards as apply to other residential uses in the same zone.

Additionally, farmworker housing in a zone where agriculture is permitted is considered an agricultural activity when consisting of no more than 36 beds in group quarters or 12 units or spaces designed for use by separate households and must be treated as other agricultural activities in the same zone consistent with the Employee Housing Act. The Zoning Code allows farmworker housing consistent with these provisions of state law.

- **Emergency Shelters**

Emergency shelters are facilities that provide a safe alternative to acute homelessness either in a shelter facility, or through the use of motel vouchers. Emergency shelter is short-term, usually for 30 days or less. State law (Senate

Bill 2 of 2007) requires that unless adequate shelter facilities are available to meet a jurisdiction's needs, emergency shelters must be allowed by-right (i.e., without discretionary review such as a conditional use permit) in at least one zoning district, but may include specific development standards.

The Zoning Code allows emergency shelters by-right in the Industrial/Research Park (M-RP) zoning district (Figure III-1) in conformance with SB 2. This district encompasses approximately 146 acres and has vacant sites or buildings that could accommodate year-round emergency shelters sufficient to meet the City's estimated homeless population of 10 persons based on the latest Point-in-Time survey. The M-RP district provides close proximity to transit and other services used by homeless persons.

Development standards for emergency shelters include those applicable to all uses in the M-RP zone plus the following:

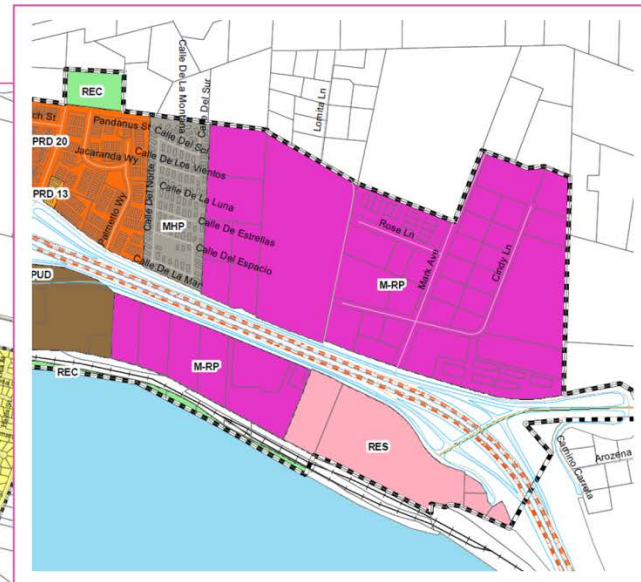
- Maximum Occupancy of 25 persons (higher occupancy facilities may be considered through a Conditional Use Permit)
- Vehicle and Bicycle Parking. One vehicle parking space per five beds, plus one space for each employee on duty. One bicycle parking space per five beds
- Waiting intake area large enough to accommodate regular occupancy.
- The facility may provide amenities such as: commercial kitchen, recreation room, support services, laundry services and storage areas
- Length of stay no more than six months in any 12-month period
- A written management plan including provisions for staffing, management, security, outdoor uses, temporary storage, site maintenance, service amenities and transportation
- Lighting for security and safety
- Minimum separation of 300 feet from any other emergency shelter

These standards are objective and do not pose an unreasonable constraint to establishment of emergency shelters.

- **Transitional and Supportive Housing**

Transitional and supportive housing are longer-term types of housing, up to two years or more. Residents are typically required to participate in a structured program to work toward established goals so that they can move on to permanent housing. Supportive housing residents are often provided with an array of supportive services to assist them in daily activities. Under SB 2, transitional and supportive housing are deemed to be residential uses subject only to the same requirements and standards that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing in conformance with state law.

### Figure III-1



- **Single Room Occupancy**

Single room occupancy (SRO) facilities are small studio-type units that typically rent in the very-low- or extremely-low-income category. California *Health and Safety Code* §17958.1 allows jurisdictions to permit efficiency units with a minimum floor area of 150 square feet and partial kitchen or bathroom facilities for occupancy by no more than two persons. SROs are conditionally permitted in the Planned Residential Development (PRD) zone subject to the following development standards:

- Minimum size of 150 square feet and maximum size of 400 square feet
- Occupancy limited to a maximum of two persons per unit
- A SRO unit is not required to but may contain partial or full bathroom facilities. A partial bathroom facility shall have at least a toilet and sink; a full facility shall have a toilet, sink and bathtub, shower or bathtub/shower combination. If a full bathroom facility is not provided, common bathroom facilities shall be provided in accordance with the California Building Code for congregate residences with at least one full bathroom per floor.
- A SRO unit is not required to but may contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator and a stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided, common kitchen facilities shall be provided with at least one full kitchen per floor.
- One closet per person, telephone hookups and cable or satellite TV hookups
- If laundry facilities are not provided in each unit, common laundry facilities shall be provided, with one washer and one dryer on the premises for every 10 units
- Elevators shall be required for SRO buildings of two or more stories
- Onsite management
- Off-street parking at the rate of 0.5 space per unit, plus one space for each employee on duty

These standards do not pose an unreasonable constraint on development of SRO facilities.

**b. Off-Street Parking Requirements**

Chapter 14.54 of the Zoning Code requires the provision of parking for residential uses as follows:

- Single-family detached dwellings: two covered parking spaces per dwelling within a garage.
- Multiple-family dwellings (including two-family duplexes):
  - (1) For each single bedroom or efficiency dwelling unit designed and intended to accommodate not more than two persons: one covered space per unit, either in a carport or a garage;

- (2) Two or more bedroom dwellings: a minimum of one covered parking space per unit plus one parking space per unit in a paved parking area;
  - (3) Visitor parking: one parking space per three dwelling units;
  - (4) Parking spaces shall not be located more than 200 feet from the building served by such spaces.
- Mobile homes (located in mobile home parks): two spaces on each mobile home site (may be tandem); one space for every three sites for guest parking.
  - Clubs, fraternities, sororities, dormitories, boardinghouses and lodging houses: one space per four bed spaces and one space per two employees.
  - Rest homes, family care and special care homes, and other group care or congregate care facilities: one space for each three beds plus one space for each employee.

Impacts of the parking standards on housing cost and supply are minimal, and the City's parking standards can be accommodated on parcels that meet the minimum lot size requirements. That is, the parking standards do not reduce housing capacity below the maximum permitted by zoning on lots meeting the minimum lot size requirements.

The cost impact of the City's parking standards on affordability pertains primarily to construction costs -- that is, the need to construct a garage compared to a carport. Once again, the cost impacts are minimal because a garage is required only for single family homes. The number of parking spaces required of rental housing spaces are not extraordinary as a maximum of two spaces are required for rental housing units having two or more bedrooms. Developers may satisfy the standard by providing one carport and one paved space (covered or uncovered).

The City standards have not impeded the development of new housing. Over the past several years, there have been no requests for variances to permit carports instead of garages for single-family dwellings. However, pursuant to Program #7 of the Housing Plan, the City will continue to provide relief from the covered parking and parking space requirements in order to facilitate the development and rehabilitation of affordable housing.

The City's density bonus regulations allow qualifying projects to provide reduced parking as follows:

- Zero to one bedroom: one onsite parking space
- Two to three bedrooms: two onsite parking spaces
- Four or more bedrooms: two and one-half parking spaces

The above parking ratios are inclusive of handicapped and guest parking. In addition, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on street parking.

These standards are considered reasonable and do not constrain housing development.

### **c. Second Units**

Chapter 14.72 of the Zoning Code establishes regulations for second units. Second units are permitted subject to architectural review and an administrative coastal development permit. The property owner must reside in either the primary or the second unit, and second units may not be

sold separately from the main dwelling. Second units must comply with applicable development standards for the primary unit as well as the following:

- Minimum lot size: 8,000 square feet
- Maximum unit size: 30% of the primary unit size up to a maximum of 700 square feet
- Maximum height: one story or 18 feet, not to exceed the height of the primary dwelling
- Parking: one enclosed garage space per bedroom

Program 1 in the Housing Plan includes a commitment to review and revise these development standards as appropriate to facilitate development of additional second units.

#### **d. Density Bonus**

Under state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. Chapter 14.77 of the Zoning Code establishes density bonus regulations in conformance with state law.

#### **e. Mobile Homes/Manufactured Housing**

There is often an economy of scale in manufacturing homes in a plant rather than onsite, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code. Mobile homes on a permanent foundation are permitted in any zone that allows single-family homes, as well as in the Mobile Home Park zone.

#### **f. Building Codes**

The City's building regulations (Title 15 of the Municipal Code) incorporate the 2013 versions of the California Building Code, Residential Code, Electrical Code, Plumbing Code, Mechanical Code, Green Building Code and Building Energy Efficiency Standards. The City's building regulations detail the revisions and amendments to the Building Code that differ from state standards. These amendments are mostly related to geotechnical review and provisions for adequate drainage and do not pose unreasonable constraints to housing cost.

#### **g. Coastal Zone**

The entire City is located within the Coastal Zone and the City has a certified Local Coastal Program (LCP). As a result, all development, other than minor additions to existing dwellings, requires a Coastal Development Permit. Projects located within the Coastal Appeals Overlay District may be appealed to the California Coastal Commission.

## h. Inclusionary Ordinance

The City of Carpinteria has adopted an Inclusionary Housing Ordinance to encourage the development and availability of affordable housing in the above-moderate-income category in an effort to provide housing for middle-income and critical workforce households that cannot afford housing in Carpinteria, and to ensure that the private sector, as well as the public sector, contributes to and participates in providing adequate housing for all economic segments of Carpinteria.

Residential development of five or more housing units involving a subdivision map for the purpose of creating individual ownership units or parcels must construct 12% of the total units at a price affordable to households earning 121% of the area median income (AMI).

The City has provided incentives for developers to facilitate inclusionary requirements. A developer may request and the City may approve one incentive to facilitate the construction of inclusionary units, if the developer can demonstrate that the modification is necessary to provide for affordable housing cost.

If it is determined that the construction of the affordable units is infeasible, the inclusionary ordinance provides for an in lieu fee. However, no one has requested to pay an in lieu fee since adoption of the program in 2004. The ordinance does not provide for the affordable housing to be provided off-site.

Any in lieu fees collected are deposited into an affordable housing trust fund. The fund is used exclusively for the provision of affordable housing and for reasonable costs associated with the development, maintenance and oversight of affordable housing in the City. The fund includes in lieu fees as well as other funds available to the City for exclusive use for the provision of affordable housing. Currently, the trust fund has approximately \$465,000 available to provide for affordable housing.

The following inclusionary housing units were developed during the previous planning period:

Development	Number of Units	% of Area Median Income
Sparrow's Landing	1 unit	121-200%
Mission Terrace	3 units	160-200%
Lagunitas Mixed Use	9 units	121-200%
	2 units	160-200%

## 2. Development Processing Procedures

### a. Types of Permits Required for Residential Development

The types of permits required for residential development are determined by the zone in which the residential property is located. All new development projects, as well as certain use changes in existing buildings, must be reviewed by the Community Development Department staff for conformance with the City's Local Coastal Land Use Plan, General Plan and Zoning Code. In addition, the Planning Commission reviews projects that require one or more of the following types of permits or approvals:

- *Conceptual Plan/ Review* - Due to the City's need to implement Coastal Plan and General Plan Policies and integrate citizen participation and environmental review, the Conceptual Plan Review process helps applicants understand if and how a proposal might cause public policy conflicts and/or environmental impacts.



- *Annexation Proposal/Sphere of Influence Amendment* - Development proposals for properties outside the City that may be annexed into the City. A Sphere of Influence boundary has been adopted to assist planning. If property outside the City is not within the sphere, the sphere also needs to be amended prior to consideration of a development proposal.
- *Local Coastal Program Amendment/General Plan Amendment* - State law requires every coastal city and county to adopt a Coastal Plan and General Plan. Any development proposal that changes Coastal Plan or General Plan policy or a mapped land use designation requires an amendment.
- *Rezoning and Zoning Ordinance Amendment* - In considering a change of zone request, the Planning Commission determines whether the proposed zoning is consistent with the City's General Plan, compatible with existing and proposed development in the surrounding area, and consistent with good zoning or planning practices. Some proposals may include a zoning ordinance text amendment. The City Council is the local decision maker on these types of applications.
- *Specific Plan* - State law and the City's Local Coastal Program require the preparation of a Specific Plan for properties so designated on the Zoning Map. Any proposal involving multiple properties or phasing could benefit by including the preparation of a Specific Plan.
- *Development Plan and Coastal Development Permit* - These types of permits are required for all new development in most zone districts. The Community Development Director or Planning Commission reviews the design and operational characteristics of the proposed development and may impose conditions of approval as deemed necessary. Unless otherwise exempted from the State Coastal Act, any land use activity that fits within the definition of "development" requires a Coastal Development Permit. In Carpinteria, any entitlement for development including Development Plan, Conditional Use Permit, Grading Permit, etc. requires a Coastal Development Permit as well.
- *Conditional Use Permit* - This permit is required for land uses that cannot be readily classified as principal permitted uses in individual districts by reason of their special character or possible effect on surrounding areas or the general community. The Planning Commission may impose conditions on such projects relating to both design and operation, and will require public review of the permit to ensure compliance with conditions.
- *Architectural Review* - Most land use activities that result in physical design changes require architectural review. Those changes that are associated with a Development Plan or Conditional Use Permit application will require Architectural Review Board review in addition to Planning Commission approval.
- *Tentative Subdivision, Tentative Parcel Maps and Condominium Conversions* - In conjunction with review of other permits and approvals for a development project, the Planning Commission will also review a proposed subdivision or parcel map.
- *Variance* - The Planning Commission may approve a variance from certain requirements of the Zoning Code if it makes specific findings regarding unique circumstances or characteristics of the property involved.

## b. Coastal Development Permits/Development Plan Approvals

Multi-family housing is a permitted use in the PRD, PUD, CPD, CB and M-RP Zones. This housing type includes rowhouses, townhouses, apartments, condominiums and community apartment projects. Multi-family housing is not subject to a conditional use permit in these zones. However, all uses, not only multi-family rental housing, are permitted subject to approval of a Development Plan and Coastal Development Permit approval.

A Development Plan describes the proposed development in terms of land uses, parking, circulation, building heights, building elevations and the number and types of dwellings in each building. After submittal of the Development Plan and Coastal Development Permit application, the Community Development Department circulates the application to other City departments and local special districts. The Planning Commission may then approve, conditionally approve or deny the project. The Planning Commission's decision may be appealed to the City Council. If the project is located in the Coastal Appeals Overlay District, the City's action may also be appealed to the California Coastal Commission.

## c. Overlay Zones

In addition to the regulations governing individual zoning classifications, the City has six overlay districts. The regulations of the overlay districts apply to the land in the same manner as specific district regulations. Overlay regulations apply wherever the boundaries of the area are shown on the official zoning maps. When an overlay district is added to an individual zoning district, the provisions of the overlay district shall be effective in addition to the applicable district regulations. If any of the provisions of the overlay district conflict with provisions of the specific zoning classification regulation, the provisions which are most restrictive are enforced. Table III-4 lists the City's overlay districts.

**Table III-4 Zoning Overlay Districts**

Overlay District	Map Designation
Coastal Appeals Area	CA
Environmentally Sensitive Habitat	ESH
Flood Hazard Area	FH
Specific Plan	S
Visitor-Serving/ Highway Commercial	V
R Residential	R

- 1) *Coastal Appeals Area:* The purpose of the CA Overlay District is to set forth special permit procedures for development located in the coastal appeals area, as defined in the City's official zoning maps, since development in this area is subject to appeal to the state Coastal Commission. The intent is to provide opportunities for the maximum amount of public participation in the review of such development by requiring a public hearing.
- 2) *Environmentally Sensitive Habitat:* The purpose of the ESH Overlay District is to protect and preserve areas in which plant or animal life or their habitats are either rare or especially valuable because of their role in the ecosystem and which could be easily disturbed or degraded by human activities and development. The intent of this district is to ensure that all development in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

- 3) *Flood Hazard Area:* The purpose of this overlay district is to promote the public health, safety and welfare, and to minimize public and private losses in flood hazard areas defined or designated by the United States Department of Housing and Urban Development, Flood Insurance Administration including specifically the Flood Insurance Rate Map currently in effect. The intent of this district is to avoid exposing new development to flood hazard and to reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within flood hazard areas.
- 4) *Specific Plan:* The purpose of the Specific Plan Overlay district is to provide for a coordinated level of site planning for parcels which are under separate ownership but should be planned as a unit, prior to preparation of development plans. The intent is to ensure a more precise level of planning for such areas than is ordinarily possible under the land use plan. Therefore, a specific plan is an extension of the land use plan, including but not limited to the location and types of land uses, roads, open space, hazardous areas and natural landmarks.
- 5) *Visitor-Serving/Highway Commercial:* The purpose of the V Overlay District is to provide for commercial development that will serve visitors to the city as well as local residents. The intent is to provide a mechanism for requiring adequate visitor-serving commercial uses in areas serving the beach and major highways and to ensure that such uses are appropriately integrated with other commercial needs of the community.
- 6) *R Residential:* The purpose of the R Overlay District is to provide the opportunity for residential-only development in zone districts which would otherwise not permit such uses. The intent is to encourage rehabilitation of existing housing stock in certain commercial and industrial areas (excluding coastal dependent industry), to increase the City's stock of affordable housing through new residential-only developments in areas which allow commercial, industrial and mixed use developments, and to assist the City in maintaining an appropriate balance between jobs and housing. The R Residential Overlay District does not apply to Visitor-Serving Commercial (VC) designated parcels, with the exception that second story mixed use or residential use shall be allowed on VC designated parcels in the Downtown Core District.

The overlay districts do not adversely impact the supply and cost of housing. In fact, the R Overlay District seeks to increase the supply and reduce the cost of housing by permitting residential uses in certain commercial and industrial research park areas.

#### **d. Permit and Approval Time for Residential Projects**

Carpinteria has a limited inventory of undeveloped land that provides for the development of typical single-family, subdivision or multi-family projects. Many developments are infill residential projects, particularly redevelopment of underutilized infill sites. Depending on the type of development and permits required, typical processing time ranges from two to six months for residential projects.

Since adoption of the prior Housing Element, the City has continually implemented the following Housing Element policy:

*Facilitating 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.

The Planning Commission has final review authority for Development Plans, Coastal Development Permits, Conditional Use Permits, Tentative Parcel Maps, Condominium Conversions and Variances. The Planning Commission's decision may be appealed to the City Council or the City Council may appeal a Planning Commission decision to itself. The Planning Commission reviews and makes recommendations to the City Council for Annexations, Sphere of Influence Amendments, Local Coastal Program and General Plan Amendments, Zone Changes and Zoning Text Amendments, Specific Plans and Tentative Tract Maps. All of these City Council decisions, except for some instances Tentative Subdivision Maps, are subject to review and approval by the State Coastal Commission.

Typical single- and multi-family projects require a Development Plan and Coastal Development Permit and Architectural Review. Subdivision maps are reviewed in conjunction with the review of other permits. The decision-making criteria include the Coastal Plan and General Plan goals, objectives and policies as well as the development standards and findings set forth in the Zoning Code. In order to expedite the permit process, the Community Development Department encourages applicants to participate in a Conceptual Review process before an application is formally submitted to the City, or to consult with planning staff at the public information counter. The City also has prepared an 'Applicant's Guide' to show applicants the process for projects that require review by the Planning Commission or City Council. The Guide includes information about how to submit a complete application package. Through these efforts, the City reduces the costs and time involved in processing development applications.

The certainty of approval of a development application is a function of the due diligence of the applicant with respect to submitting a proposal that is complete and satisfies the development standards and policies. The Community Development Department's 'Applicant's Guide' encourages applicants to consult with the Department to find out the zoning regulations that may affect the project, the types of permits that may be needed and what fees are required. The Applicant's Guide<sup>9</sup> also describes the nature and sequence of steps that comprise the development review process.

### **PUD Review Procedures**

Permitted uses subject to Development Plan approval in the Planned Unit Development (PUD) district include:

Residential units, either attached or detached, including single-family dwellings, rowhouses, townhouses, apartments, condominiums, modular homes and mobile homes on a permanent foundation; provided that the units are clustered to the maximum extent feasible for modular/mobile home PUDs.

The PUD District has established standards regarding maximum building coverage, minimum open space and maximum building height. The development standards are as follows:

- Parking per the parking regulations for each land use
- Building coverage – maximum of 30%
- Building height – maximum of 30 feet
- Common open space – minimum of 20% of lot area

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<sup>9</sup> [http://www.carpinteria.ca.us/communitydev/building\\_permit.shtml](http://www.carpinteria.ca.us/communitydev/building_permit.shtml)

- Landscaping – in accordance with approved development plan
- Density – determined at time of designation unless already established by the General Plan/Coastal Plan

In determining the appropriate density, the following factors are considered:

1. Protection of the scenic qualities of the site
2. Protection of natural and/or coastal resources, e.g., habitat areas, archaeological sites
3. Avoidance of siting of structures on hazardous areas
4. Provision of public open space, recreation and/or beach access
5. Preservation of existing healthy trees
6. Mix of housing types and provision of low- and moderate-income housing opportunities
7. Density in surrounding areas
8. Service system constraints

Standards with regard to setbacks, lot area and distance between buildings have not been established. The reason is that the intent of the PUD zone district is to “encourage clustering of structures to preserve a maximum amount of contiguous open space.” To this end, the “intent is to promote multiple residential development rather than single-family subdivisions....”

The process of approving a PUD involves the preparation of a Development Plan by the applicant. The contents of a Development Plan have been described previously in the analysis of potential governmental constraints. Prior to approving a Development Plan, the City Council or Planning Commission shall determine that the following requirements have been met:

1. That the density and type of proposed development is in conformance with the Coastal Land Use Plan;
2. That adequate provisions have been made within the proposed conditions, covenants and restrictions to establish permanent care and maintenance of public and common open spaces, recreational areas and facilities;
3. That the existing and proposed circulation is suitable and adequate to serve the proposed uses;
4. That setbacks and distances between buildings meet all of the provisions of Section 14.16.070;
5. That the development includes a mixture of housing types and that buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

The PUD zone does not have negative impacts on the cost and supply of housing. The zone encourages and facilitates a mixture of housing types, promotes multi-family residential housing, and encourages the provision of low- and moderate-income housing.

## Design Review Process

Community Design Element. The General Plan Community Design Element identifies citywide and specific key design characteristics of Carpinteria valued by the community. The Element includes the following major components:

- Citywide Community Design Objectives and Policies;
- Town Map identifying the geographical framework of where key physical design components are located;
- Key physical community design characteristics objectives and policies; and
- Detailed objectives and policies for six sub-areas.

The Community Design Element objectives and policies are intended to guide the quality of future development that residents would like to continue and preserve.

The Community Design Element furthers the purpose of Coastal Act §30251. That section states that the scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the State Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

Residential projects are evaluated in terms of how they comply with the City's community design policies and objectives. The policies and objectives are expressed in narrative policy statements with specific examples of how applicants can comply with the community design policies and objectives. For instance, graphic examples are given with respect to mass, scale, color and materials.

The community design review process is conducted concurrently with the evaluation of project applications for discretionary permits such as a Development Plan and/or Tentative Parcel Map. That means applicants do not need to go through a separate design review process. However, projects are subject to Architectural Review Board review of site plans, building elevations and landscape plans.

Residential Design Guidelines. Residential design guidelines also have been established for single-family development in two areas of the city:

**Subarea 1 - Beach Neighborhood** is bounded by the Carpinteria Salt Marsh to the west, the Union Pacific Railroad to the north, Carpinteria City Beach to the south and Linden Avenue to the east.

**Subarea 3** is bounded by Highway 101 on the south and by agricultural lands outside the City limits on the west, north and east. The area is composed primarily of single-family neighborhoods laid out in a suburban pattern typical of new development in the 1950s through the 1980s. The guidelines are primarily applicable to R-1 zoned properties in the Santa Monica, Canalino and El Carro neighborhoods, but may also be used as a tool to assist in evaluating single-family dwellings in other residential zone districts.

The design guidelines for these two areas provide more specific guidance than the Zoning Code. While the Zoning Code sets standards for building height, lot coverage, floor area ratio and

setbacks, these are established as maximums or minimums, and therefore, the guidelines are intended to be more specific about the appropriate size of a building given its neighborhood context. The guidelines also identify desired characteristics regarding architectural details, color and materials, privacy, solar access, landscaping, fencing, lighting and utilities.

The design guidelines help to streamline the development process for new single-family projects and remodels in these two areas by providing specific direction to homeowners and builders regarding the design characteristics that are consistent with the policies contained in the General Plan Community Design Element. The guidelines do not apply to multi-family development, and therefore do not pose a constraint to affordable housing.

#### **e. Environmental Review**

Environmental review is required for all discretionary development projects under the California Environmental Quality Act (CEQA). Processing time for residential projects is dependent on whether an environmental impact report (EIR) or Mitigated Negative Declaration or no environmental document is required. Carpinteria follows the procedures set forth in CEQA and its guidelines. Environmental protection requirements, including protection of endangered species, may add time to the development process and additional cost where it is necessary to evaluate the effects of the project and mitigate adverse impacts.

### **3. Development Fees and Improvement Requirements**

#### **a. Development Fees**

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by the City and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro-rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Table III-5 shows fees associated with new development in Carpinteria. The City periodically adjusts fees based on inflation. The last revision to the fee schedule occurred in 2011.

The City requires developers to provide onsite and offsite improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities and school sites, consistent with the Subdivision Map Act.

The City's Capital Improvement Program (CIP) contains a schedule of public improvements, including street improvements and other public works projects, to facilitate the City's continued development according to the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

**Table III-5  
Planning & Development Fees**

Fee Category	Fee (per unit)	
	Single-Family <sup>1</sup>	Multi-Family <sup>2</sup>
Development Plan Review	\$3,000	\$300
Architectural Review	\$800	\$80
Coastal Development Permit	\$860	\$86
Quimby Act	\$12,192	\$9,220
Parks & Recreation Facilities	\$5,939	\$4,491
Aquatics Facilities	\$532	\$403
Streets & Thoroughfares	\$530	\$348
Highway Interchanges & Bridges	\$11,989	\$7,876
Traffic Control Facilities	\$849	\$558
General Facilities & Equipment	\$1,692	\$1,279
New Construction Tax	\$500	\$500
Carpinteria School District <sup>3</sup>	\$3,075.00	\$2,357.50
Fire Protection Certificate	\$456.00	\$456.00
Fire District Capital Improvements Fee	\$1,467	\$1,467
Sanitary District Connection Fee	\$3,171	\$3,171
Water District New Meter Fee <sup>4</sup>	\$20,772	\$24,234
Est. Building Permit Fee	\$4,000	\$2,400
Est. Total Development Fees <sup>5</sup>	\$71,824	\$59,227
Fees as % of Total Development Cost <sup>6</sup>	14.4%	19.7%

Notes:

1. Assumes a 1,500 square foot house on a legal lot
2. Assumes a 10-unit project with 1,150 square foot multi-family units
3. Based on \$2.05 per square foot
4. Owners also responsible for paying construction deposit
5. 2014-2015 Estimated Fees
6. Based on total development cost of \$500,000 SF and \$300,000 MF

## b. Improvement Requirements

There is no single set of standards pertaining to onsite and offsite improvements. The City's neighborhoods differ and so do standards of development that occurred many years ago. Also, most of the development in the City is on infill sites with infrastructure already in place such as streets, curbs, gutters, sidewalks and street lights. Site improvements will occur in conjunction with the development of individual parcels and tracts. Through the processing of a development application, various City departments, special districts and utility companies review the residential development for conformity with development standards.

### Streets and Circulation Improvements

The City has established standard right-of-way (ROW) cross sections for each street and highway. Local streets, which are designed to serve individual subdivisions and neighborhoods within residential areas, have the following standards: non-through, 52' ROW and through 56' ROW. Collector streets connect local streets to secondary arterial streets. Several residential neighborhoods may be accessed by a collector street. A residential collector has a 60' ROW.

With regard to vacant land or underutilized sites, the City's on/offsite circulation improvement requirements are established pursuant to an approved development plan for residential projects. These development plans establish standards in regard to the off-site circulation pattern including right-of-way dedication, street improvements, traffic control measures and acceleration and



deceleration lanes. The minimum acceptable Level of Service at intersections is “LOS C”. Level of Service C is defined as, “Stable flow but speed and maneuverability restricted to higher traffic volumes, satisfactory operating speeds for urban conditions.”

### **Curb, Gutter and Sidewalk Requirements**

Standards for type, width and construction specifications for curb, gutters, cross gutters and sidewalks are based on those of the County of Santa Barbara, Department of Public Works, Transportation Division. Essentially, for new developments, curbs, gutters and sidewalks must be installed. In already developed areas, the standard is to match current neighborhood infrastructure and design standards.

### **Water and Sewer Connections**

The Carpinteria Valley Water District regulates the onsite and offsite water improvements. According to its rules and regulations, the District will furnish and install service pipe of suitable capacity from its water mains to the curb line of the property abutting a public street. All piping and appurtenances inside the curb or property line must be installed by the customer at the customer's sole cost and expense. The piping installed by the customer must conform to the specifications and requirements of the District, which can vary due to the unique characteristics of individual lots and the land use intensity.

The Carpinteria Sanitary District regulates the onsite and offsite sewer improvements for property owners desiring sewer service for new construction, second units and additions. New connections and construction require a permit from the District. The District maintains a set of standards for building sewers as well as main and lateral sewers. A building sewer is the pipeline that connects to the District's sewer main. The building sewer, cleanout and point-of-connection to the District lateral are the responsibility of the property owner. The District is responsible for main sewers and lateral sewers within the public right of way.

## **B. Non-Governmental Constraints**

### **1. Environmental Constraints**

Environmental constraints include physical features such as steep slopes, fault zones, floodplains or sensitive biological habitat. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA flood hazard regulations, the Clean Water Act, Endangered Species Act, Coastal Act, State Fish and Game Code and Alquist-Priolo Act). The City's General Plan/Local Coastal Program has been designed to protect sensitive areas from development, and to protect public safety. Although many portions of the city are affected by such environmental conditions, the estimated capacity of potential housing development sites identified in the land inventory reflects these constraints.

### **2. Infrastructure Constraints**

#### **a. Water Supply**

The Carpinteria Valley Water District (CVWD) provides the domestic water supply for the City. Water is distributed throughout the City by a line and storage system. The CVWD has a supply of approximately 2,800 acre-feet of water per year for the Carpinteria Planning Area from Lake

Cachuma. The District also operates three wells that draw from the Carpinteria groundwater basin, which has a safe yield of about 5,000 acre-feet per year. In addition, about 2,000 acre-feet per year have been allocated to the CVWD from the State Water Project. This allocation has not yet been used by the District and is currently held as a reserve supply. These supplies are sufficient to accommodate the level of new housing development anticipated during the 2015-2023 planning period.

## **b. Wastewater Treatment**

The Carpinteria Sanitary District (CSD) manages wastewater collection and treatment services in the City. In this capacity, the CSD is responsible for maintenance of the collection system and treatment plant, as well as disposal of treated wastewater. Sewage generated in the City is conveyed through district lines to the treatment facility located at 5300 Sixth Street.

The treatment plant has a current permitted capacity of 2.0 million gallons per day (mgd). The plant currently treats about 1.5 mgd of sewage; therefore, available capacity can accommodate the level of development anticipated during the 2015-2023 planning period.

## **3. Land Costs**

Land represents one of the most significant components of the cost of new housing, particularly in high-cost areas along the coast. Land values fluctuate with market conditions, and the downturn in the housing market following the 2008 mortgage crisis had a negative effect on property values. Real estate professionals have reported that sales and property values are now recovering, however. Per-unit land cost is generally affected by density – higher density allows the cost to be spread across more units, reducing the total price. Because Carpinteria is nearly built-out there are very few sales of vacant residential parcels each year. When sales do occur, prices can vary widely depending on location and other site factors. The City's land use plan and zoning regulations identify appropriate areas for higher-density housing in order to help mitigate the constraint of high land cost in coastal areas.

## **4. Construction Costs**

Residential construction costs vary widely depending on the type of construction, building size and amenities. Construction cost is affected by the price of materials, labor, development standards and general market conditions. Residential building cost can range from \$150/square foot for basic construction to over \$400/square foot for high-end homes. The City has no influence over materials and labor costs, and the building codes and development standards in Carpinteria are similar to those in other cities in the area.

## **5. Cost and Availability of Financing**

Carpinteria is similar to other communities in California with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real estate loans, although the long-term effects are uncertain. For buyers with excellent credit histories, mortgages can be obtained at very favorable interest rates but lending standards for families with average credit have become much more difficult.

Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area

("redlining"). In monitoring new construction sales, re-sales of existing homes and permits for remodeling, the City has not seen any indications that redlining is practiced in any area of the city.

### **C. Fair Housing**

State law prohibits discrimination in the development process or in real property transactions. The City addresses fair housing issues through coordination with fair housing organizations to process complaints regarding housing discrimination and to provide counseling in landlord/tenant disputes. Anti-discrimination resource materials (e.g., handouts, booklets and pamphlets) are made available to the public at City Hall, at other public buildings and on the City's website.

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## **Appendix A**

### **Evaluation of the Previous Housing Element**

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review of the housing goals, policies and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2015-2023 Housing Action Plan.

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives and accomplishments.

Table A-2 summarizes residential development that has occurred during the 2007-2013 period. Units completed on or after January 1, 2014 are discussed in Appendix B and are credited toward the RHNA for the fifth cycle planning period.

Table A-3 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1**  
**Housing Element Program Evaluation 2009-2013**

Program	Objective	Timeframe	Status of Program Implementation
1. Second Unit Program	Ongoing	Ongoing	Four second units were permitted in 2007 and 2008. Since then, no new second units have been permitted. Staff continues to advertise the Second Unit Program and will propose modifying the existing development standards to encourage more units in the next update.
2. Sustainability Program	Adoption and Implementation of Energy Conservation Measures	Q1 2010 - Q2 2012	The City continues to provide residents and property owners with information on conserving energy and use of green energy sources like solar power.
3. No Net Loss Program	Maintain Capacity and Affordability	Ongoing	The City continues to inform housing developers and property owners about opportunities to maximize housing units to support RHNA implementation.
4. Section 8 Rental Assistance Program	87 Units for Lower Income Households	Ongoing	The City continues to work with the County of Santa Barbara Housing Authority which administers the Section 8 Program. The City also assists the HA in their Five-Year and One Year Action Plans to increase the number of residents served.
5. Affordable Rental Housing Program	102 Lower Income Housing Units	2009-2014	The City assisted in the development of three affordable housing programs sponsored by Peoples' Self-Help Housing. Dahlia Court Apartments Expansion, 33 units, were started in spring of 2012 and completed in 2013. Upon completion of Dahlia Court, Peoples' Self-Help Housing began construction of Casas de las Flores, which includes 42 affordable rental apartments in the low- and very-low-income range and one manager's unit. The City also dedicated funds from the CDBG program to support rehabilitation at the Chapel Court Apartments property.
6. Inclusionary Housing Program	26 Inclusionary Housing Units	2009-2014	The City permitted 11 inclusionary units at Lagunitas Homes which were completed and sold to upper moderate income households in 2013.
7. Revise Density Bonus Procedures	Adoption of Revised Procedures	Q4 2011	The City updated the Density Bonus section of the Zoning Code in 2014 consistent with state law (SB 1818).
8. Lot Consolidation Program	Achieve Consolidated Lots	Ongoing	The City continues to discuss lot consolidation with developers on a project-by-project basis. Lot consolidation is encouraged to allow higher densities and where appropriate offer incentives, flexibility and expedited permit processing.
9. Regulatory Concessions and Incentives Program	Adoption of Density Bonus Parking Standards	2009-2014	The City will continue to provide concessions and incentives for projects which provide units for the targeted income groups or where requirements like parking can be reduced to encourage more affordable units.
10. Fee Mitigation Program	Ongoing Program Implementation	2009-2014	The City Council considers fee reductions and waivers for projects that provide affordable housing. Dahlia Court and Casas de las Flores each received a 50% Development Impact Fee Reduction for providing a 100% affordable apartment project for a minimum 55-year affordability term.
11. Special Needs Housing Program	Adoption of Zoning Code Amendments	Q3 2012	A Zoning Code amendment to allow transitional and supportive housing and single room occupancies was completed in 2014.
12. Emergency Shelter Program	Amend Zoning Code to Permit Shelters in the M-RP Zone	Q3 2012	The Zoning Code was amended to allow emergency shelters by-right in the M-RP Zone in 2014. This program should be merged with Program 11.
13. Housing for the Disabled Zoning Code Amendment	Adoption of Zoning Code amendments	Q4 2011	The Zoning Code was amended in 2014 to include new definitions and regulations regarding families and licensed residential care facilities. This program should be merged with Program 11.

Program	Objective	Timeframe	Status of Program Implementation
14. Conservation of Mobile Home Parks	Conserve seven parks and 860 mobile homes	2009-2014	The City continues to maintain the Mobile Home Park zoning with no change to the number of mobile home parks. The City continues to implement the Mobile Home Rent Stabilization Program; the Mobile Home Rent Stabilization Advisory Board met in 2013 to review and recommend that the Council approve rents at local mobile home parks.
15. Condominium Conversion Ordinance	Conserve existing rental housing	2009-2014	The City continues to maintain the Condominium Conversion program and did not receive any applications for conversions during the planning period.
16. Inspection on Sale Program	40 inspections per year	2009-2014	The City continues to conduct On Sale Inspections.
17. Rental Housing Inspection Program	50 inspections per year	2009-2014	The City continues to conduct Single Family Rental Housing inspections.
18. Housing Code Enforcement Program	Complete 90 housing unit inspections	2009-2014	The City conducted more than 90 inspections and resolved housing code violations at various multi-family rental properties.
19. Single Family Housing Rehabilitation	Five low income owner-occupied housing units	2009-2014	No known rehabilitation projects were completed. The City will seek to improve information and outreach to single family homeowners regarding loans to help rehabilitate homes.
20. Multi-family Rehabilitation	Nine low income renter-occupied housing units	2009-2010	The City supported allocation of \$1,279,957 of HOME funds to the Casas de Las Flores project to be built by Peoples' Self-Help Housing. The Casas de Las Flores Apartments began construction in 2014 and will provide affordable rental apartments on the former Carpinteria Camper Park property.
21. Fair Housing Referral Program	Ongoing implementation of current referral program	2009-2014	The City continues to provide financial support and refer tenants and landlords to the Rental Housing Mediation Task Force (RHMTF) for assistance with disputes regarding rental housing. Programs 21, 22 and 23 should be combined.
22. Fair Housing Information	Develop information by Q4 2010	2010-2014	The City continues to provide information and regulatory advice about housing. Information is provided in brochures available at City Hall, on the City website and in other public facilities. Programs 21, 22 and 23 should be combined.
23. Annual Fair Housing Workshop	Conduct work-shops annually Conduct first workshop by winter 2012	2012-2014	The City continues to work with the Rental Housing Mediation Task Force to conduct workshops and outreach in the City and surrounding areas to implement this requirement. The last workshop was held in April 2013. Programs 21, 22 and 23 should be combined.

**Table A-2**  
**Residential Development Summary 2007-2013**

Project	Location	Project Type	Income Level				Total
			Very Low	Low	Mod	Above Mod	
<b>2007</b>							
Head Condos	1064, 1066, 1068 Cramer Road	MFD				3	3
Rockwell Condos	1051, 1054, 1056, 1058 Cramer Road	MFD				4	4
Cruz Duplex	1028 Cramer Road	Duplex				2	2
Cravens SFD	4867 Dorrance Way	SFD				1	1
Reed Second Unit	1112 Linden Avenue	Duplex				1	1
Garcia Second Unit	956 Walnut Avenue	Duplex				1	1
Landeros Duplex	4751 Ninth Street	Duplex				2	2
Moody SFD	4707 Fourth Street	SFD				1	1
Chamlee Apartments	4647 and 4653 Carpinteria Avenue	MFD				4	4
Narang SFDs (3) and Second Units (2)	1280, 1272, 1234 Cramer Circle	SFD/Second Units				5	5
Menchaca Condos	4482 Carpinteria Avenue	MFD				3	3
Zapata Second Unit	5226 El Carro Lane	Duplex				1	1
Williamson Second Unit	4980 Nipomo Drive	Duplex				1	1
<b>2008</b>							
Perera Condos	4848 Fifth Street	MFD				2	2
Benon/Goldberg Condos	4971 Carpinteria Avenue	MFD				4	4
Boerlage-Jaimes SFD	4752 Dorrance Way	MFD				1	1
Sparrows Landing Condos	4367 Carpinteria Avenue	MFD				8	8
Lavender Court Condos	4646 Carpinteria Avenue	MFD				40	40
Rosenthal SFD	899 Concha Loma Drive	SFD				1	1
Mission Terrace Homes	4985, 4973, 4938, 4968 El Carro Lane	SFD				4	4
Smith SFD	4837 Ninth Street	SFD				1	1
<b>2009</b>							
Mission Terrace Homes	4886-4941 El Carro Lane	SFD				9	9
Soares Condos	4815 Sandyland Road	MFD				3	3
<b>2010</b>							
Mission Terrace Homes	4898, 4917, 4827 El Carro Lane	SFD				3	3
Gutierrez Residence	1097 Cramer Road	SFD				1	1
Bouté Residence	4717 Dorrance Way	SFD				1	1
McDonald Condos	4664 Fourth Street	SFD				2	2
Vasquez Residence	5160 El Carro Lane	SFD				1	1



Project	Location	Project Type	Income Level				Total
			Very Low	Low	Mod	Above Mod	
<b>2011</b>							
Mission Terrace	4822, 4839, 4845, 4844, 4856, 4924, 4980, 4952 El Carro Lane	SFD				8	8
Ahn Duplex	4848 Seventh Street	Duplex				2	2
Bega US Employee Housing	1010 Bega Way	Apartments				3	3
Milham SFD	4658 Ninth Street	SFD				1	1
<b>2012</b>							
Mission Terrace	4872 El Carro Lane	SFD				1	1
Lagunitas Homes SFDs	1101, 1105, 1109, 1113 and 1117 Calle Lagunitas	SFD				5	5
Lagunitas Homes Condos	1135, 1137 and 1139 Calle Lagunitas	MF				3	3
<b>2013</b>							
Seventh Street Cottages	4850-4869 Seventh Street	MF				6	6
Mission Terrace	4868 and 4910 El Carro Lane	SFD				2	2
Islands Apartments	261 Linden Avenue	MF				5	5
Franssen Condos	750 Palm Avenue	MF				1	1
Lagunitas Homes SFDs	Lagunitas Court / Calle Lagunitas	SFD				31	31
Lagunitas Homes Condos	Lagunitas Court / Calle Lagunitas	MF				33	33
Dahlia Court Apartments	1300 Dahlia Court	MF	2	31			33
Stapleton	671 Oak Avenue	SFD				1	1
<b>TOTALS</b>			<b>2</b>	<b>31</b>	<b>-</b>	<b>212</b>	<b>245</b>

**Table A-3**  
**Progress in Achieving Quantified Objectives 2007-2013**

Income Category	New Construction <sup>1</sup>		Rehabilitation		Conservation <sup>2</sup>	
	Objective	Actual	Objective	Actual	Objective	Actual
Extremely-Low	28	-	4	28	80	80
Very-Low	33	2	4		36	36
Low	48	31	6		381	381
Moderate	55	-			410	410
Above-Moderate	181	212			40	40
Total	345	245	14	28	947	947

1. Quantified objective and progress for new construction reflect units built 2007-2013

2. Includes Section 8 units and mobile homes

## Appendix B

### Residential Land Inventory

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for estimating potential residential development capacity are discussed below. The fifth cycle RHNA projection period began January 1, 2014. Therefore, units completed after that date are credited toward the City's RHNA allocation for the 2015 – 2023 period.

#### 1. Density and Affordability Assumptions

The land inventory analysis reflects realistic site capacity based on known constraints such as easements or environmental conditions. Completed units and units approved for construction are assigned to affordability categories based on the actual or estimated price or rent (see Table I-12 in Chapter I), while sites zoned for residential development are assigned to income categories based on allowable density. Under state law,<sup>10</sup> the lower-income “default density” for Carpinteria is 20 units/acre, which means that sites allowing a density at or above that level are assumed to be appropriate for lower-income housing. Sites allowing a density of at least 10 units/acre are considered suitable for moderate-income units, and sites with densities below 10 units/acre are assigned to the above-moderate category.

#### 2. Residential Sites Inventory

The City's inventory of residential sites is summarized in Table B-1. This table demonstrates that the City's sites inventory can accommodate the RHNA allocation for the 2015-2023 planning period in all income categories. The detailed inventory of sites is shown in Tables B-2 and B-3.

**Table B-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 (Table B-2)	33	9	2	5	49
Net remaining RHNA	23		32	59	114
Housing sites (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

Table B-2 shows residential units completed since January 1, 2014 and approved projects that are under construction. These units are assigned to income categories based on anticipated sales price or rent.

<sup>10</sup> Government Code §65583.2(c)(3)(B)

**Table B-2**  
**Units Completed or Under Construction Since 1/1/2014**

Map #	Project	APN	Project Type	Income Category <sup>1</sup>				
				VL (EL)	Low	Mod	Above	Total
3	Casas de las Flores	004-013-019 004-013-020	Multi-family	33 (5)	9		1 (manager)	43
5	329 Holly Avenue	003-436-021	SFD				1	1
6	4775 Dorrance Way	003-436-022	SFD				1	1
7	4765 Dorrance Way	003-436-023	SFD				1	1
8	4870 Fifth Street	003-305-008	Duplex			2		2
9	1137 Church Lane	004-041-025	SFD				1	1
<b>Totals</b>				<b>33 (5)</b>	<b>9</b>	<b>2</b>	<b>5</b>	<b>49</b>

Notes:

1. Income category based on deed restriction or affordability level

Table B-3 lists vacant parcels designated for residential development. It should be noted that this inventory does not include every potential parcel where new residential development could occur.

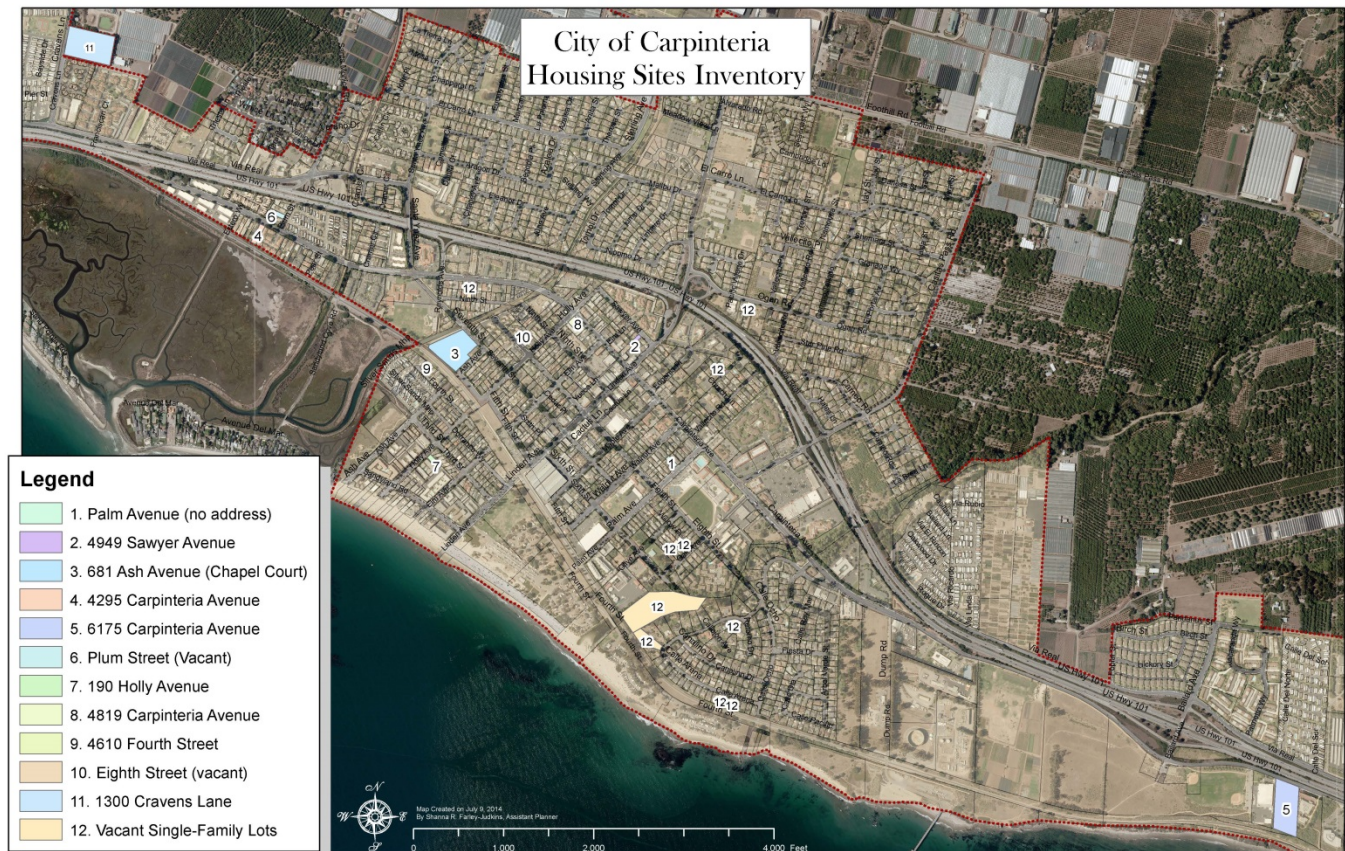
**Table B-3  
Housing Sites Inventory**

Map #/ Site Name	APN	Site Size (ac)	GP/ Zoning	Density (units/acre)	Potential Units	Constraints?/Notes
<b>Lower-Income Sites</b>						
1. Palm Avenue (no address)	004-047-043	0.16	MDR/PRD-20	20	3	Vacant – no constraints
2. 4949 Sawyer Avenue	003-153-005	0.15	MDR/PRD-20	20	3	Vacant – no constraints
3. 681 Ash Avenue	003-302-007	3.13	MDR/PRD-20	20	34	Existing Chapel Court Apartments - potential reflects net additional units
4. 4295 Carpinteria Avenue	003-212-030	0.31	CPD/R Overlay	20	6	Vacant – no constraints
5. 6175 Carpinteria Avenue	001-180-032	3.37	RDI/M-RP	20	30	±1.5 acres developable based on sensitive habitat
6. Plum Street (no address)	003-210-005	0.13	CPD/R Overlay	20	2	Vacant – no constraints
7. 190 Holly Avenue	003-481-014	0.23	MDR/PRD-20	20	2	Vacant – flood control channel on portion of site
<b>Total – Lower</b>					<b>80</b>	
<b>Moderate-Income Sites</b>						
8. 4819 Carpinteria Avenue	003-253-008	0.22	CB/VC	9	2	Mixed-use building with 6,488 sq. ft. commercial
9. 4610 Fourth Street	003-431-005	0.27	PRD-20	15	4	Density reflects project site plan
10. Eighth Street (no address)	003-252-021	0.17	PRD-15	15	2	Vacant – no constraints
<b>Total – Moderate</b>					<b>8</b>	
<b>Above-Moderate-Income Sites</b>						
11. 1300 Cravens Lane	004-013-026	3.87	MDR/PUD	8	30	Wetland on portion of site – potential reflects buildable portion
12. Vacant Single-Family Lots	Various	Various	Residential/R-1	2 - 10	10	10 lots - no constraints to development of one SFD per legal lot
<b>Total – Above Moderate</b>					<b>40</b>	

Notes:

Map # refers to numbered sites in Figure B-1

APN: Assessor's Parcel Number



## Appendix C

### Public Participation Summary

Public participation is an important component of the planning process in Carpinteria, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Public notices of all workshops and hearings were distributed in advance of each meeting, and posted on the City's website. Notice of the draft Housing Element was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups. After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Planning Commission Public Hearings

July 7, 2014 and August 4, 2014

City Council Public Hearings

October 27, 2014 and November 10, 2014

Following its adoption by the City Council, the Housing Element was transmitted to HCD for review. Issues raised at the public meetings along with a description of how these issues have been addressed are summarized in Table C-1.

**Table C-1**  
**Housing Element Public Comment Summary**

Comment	Response
How can the City encourage production of second units?	The City will review potential revisions to development standards that could encourage construction of additional second units as part of the comprehensive Zoning Code update process.
How are vacation units treated under the RHNA?	The RHNA addresses total housing units regardless of whether they are for permanent or part-time occupancy.

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## **RESOLUTION NO. 5556**

### **A RESOLUTION OF THE CITY OF CARPINTERIA CITY COUNCIL ADOPTING AN ADDENDUM TO A PREVIOUS NEGATIVE DECLARATION AND THE 2015-2023 HOUSING ELEMENT UPDATE TO THE CITY'S GENERAL PLAN**

**WHEREAS**, the City of Carpinteria is required to update the Housing Element of the General Plan pursuant to Government Code §65581; and

**WHEREAS**, the Planning Commission conducted duly noticed public hearings on July 7 and August 4, 2014 to review the Draft Housing Element Update and recommended that the City Council accept the Addendum to Negative Declaration No. 09-1508-GPA and adopt the 2015 - 2023 Housing Element Update; and

**WHEREAS**, the Draft Housing Element Update was transmitted to the California Department of Housing and Community Development (HCD) for review on August 7, 2014; and

**WHEREAS**, on September 12, 2014 HCD issued a letter finding that the Draft Housing Element substantially complies with the requirements of state law; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA) an Addendum to Negative Declaration No. 09-1508-GPA was prepared for the Housing Element Update; and

**WHEREAS**, the City Council has reviewed and received comment on the Addendum and determines in its independent judgment that the document satisfies the requirements of CEQA; and

**WHEREAS**, the City Council has reviewed the policies of the General Plan/Coastal Land Use Plan that are relevant to the project and finds the 2015-2023 Housing Element Update to be consistent with the General Plan/Coastal Land Use Plan; and

**WHEREAS**, the City Council conducted a duly noticed public hearing and received testimony regarding the 2015 - 2023 Housing Element as part of a regularly scheduled meetings held at 5:30 p.m. on October 27 and November 10, 2014 at the City Council Chambers located at City Hall, 5775 Carpinteria Avenue, Carpinteria, California 93013.

**NOW THEREFORE, THE CITY COUNCIL HEREBY RESOLVES AS  
FOLLOWS:**

- A. The City Council hereby finds pursuant to Government Code §65581 that the proposed General Plan Amendment is consistent with State Housing Element Law.

- B. The City Council hereby adopts the Addendum to Negative Declaration No. 09-1508-GPA for the project.
- C. The City Council hereby adopts the 2015 - 2023 Housing Element dated October 27, 2014.
- D. The City Council hereby directs that said Housing Element be sent to the State Department of Housing and Community Development for its review and certification.

**PASSED, APPROVED AND ADOPTED** this 10<sup>th</sup> day of November 2014 by the following called vote:

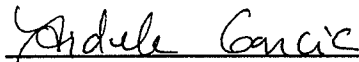
**AYES:**            **COUNCILMEMBERS:** Carty, Clark, Nomura, Shaw and Stein

**NOES:**           **COUNCILMEMBER(S):** None

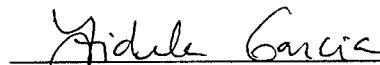
**ABSENT:**        **COUNCILMEMBER(S):** None

  
\_\_\_\_\_  
Mayor, City of Carpinteria


**ATTEST:**

  
\_\_\_\_\_  
City Clerk, City of Carpinteria

***I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 10<sup>th</sup> day of November 2014.***

  
\_\_\_\_\_  
City Clerk, City of Carpinteria

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Peter N. Brown, on behalf of  
Brownstein Hyatt Farber Schreck, LLP  
acting as City Attorney of the City of Carpinteria

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

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



November 20, 2014

Mr. Dave Durflinger, City Manager  
City of Carpinteria  
5775 Carpinteria Avenue  
Carpinteria, CA 93013-2603

Dear Mr. Durflinger:

**RE: Carpinteria's 5<sup>th</sup> Cycle (2015-2023) Adopted Housing Element**

Thank you for submitting Carpinteria's housing element adopted November 10, 2014 which was received for review on November 18, 2014. Pursuant to Government Code (GC) Section 65585(h), the Department is reporting the results of its review.

The Department is pleased to find the adopted housing element in full compliance with State housing element law (GC, Article 10.6). The adopted housing element was found to be substantially the same as the revised draft housing element the Department's September 12, 2014 review determined met statutory requirements.

Please note, Carpinteria now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks and Local Housing Trust Fund Programs both include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Please see the Department's website for specific information about these and other State funding programs at [http://www.hcd.ca.gov/hpd/hrc/plan/he/loan\\_grant\\_hcompl011708.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hcompl011708.pdf).

The Department appreciates the efforts and dedication that Ms. Jackie Campbell, Community Development Director, provided throughout the course of the housing element review. The Department wishes the City of Carpinteria success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to GC Section 65400. If the Department can provide assistance in implementing the housing element, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

Glen A. Campora  
Assistant Deputy Director