

# ***City of Carpinteria***

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## **2022 Housing Element Annual Progress Report**



*March 2023*

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## **INTRODUCTION**

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

The 2015-2023 Housing Element was adopted by Resolution No. 5556 by the City Council on November 10, 2014. The State Department of Housing and Community Development certified the Housing Element on November 20, 2014. This update complies with the Housing Element planning period from February 15, 2015 through February 15, 2023 and includes information related to housing in Carpinteria for the 2022 calendar year. The resolution complies with the State Department of Housing and Community Development's requirement for municipalities within the Santa Barbara County Association of Governments (SBCAG) to update their housing elements every eight years and is consistent with the City's General Plan.

### **2022 Housing Highlights**

In 2022, one building permit was issued for a new residential unit in the City of Carpinteria. Nine residential units received Certificates of Occupancy in 2022, five of which were for new single-family homes in The Cottages development, and four were for the Phari LLC condominium development on a lot that previously contained two units, for a net increase of two units.

Additionally, four project applications were submitted and/or deemed complete for processing in 2022. Those applications include a mix of housing types. Two applications were for new single-family dwellings, one was for a condominium triplex, and one was for a mixed-use project with two apartment units. The proposed projects, if approved and constructed, would result in seven new housing units in the City of Carpinteria.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2022, staff continued to implement the Workforce Housing Down Payment Loan Program. The program was first funded by the 2011 Development Agreement that allowed the conversion of five affordable residential units at Lavender Court into a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds are used to provide down payment loans for families purchasing homes in the City of Carpinteria. During 2022, no new loans were approved or repaid. Staff continues to work with the Housing Trust Fund of Santa Barbara County to find interested buyers looking to use the deferred repayment loans to buy homes in Carpinteria. The City also continues to participate in Santa Barbara County's Home for Good program with the regional Creative Housing Solutions Subcommittee, a working group composed of representatives from the County Housing Authority, People's Self-

Help Housing Corporation, Home for Good, United Way, and City staff, along with the local community, to identify and pursue innovative housing opportunities.

## Housing Element Review

The Housing Element is organized into two sections that describe the goals and objectives of the City in addressing the community’s housing needs. The Housing Element also includes Technical Appendices with detailed information to document compliance with the Government Code. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the planning period. The document also contains a Housing Program which describes 21 specific programs the City implements to realize the goals of the Housing Element. This report explains the housing programs and goals and how the City implemented them throughout 2022.

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

#### *Housing Needs Summary*

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

**Table II-1  
Land Inventory Summary**

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

Notes:

1. Reflects excess lower-income sites

#### **Goals**

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

#### **Policies**

- *Adequate Sites:* Provide sufficient sites in the General Plan/Coastal Plan and zoning map to meet the housing needs allocated to the City by the Regional Housing Needs Allocation (RHNA) Plan.

- *Housing Types:* In the General Plan/Coastal Plan and implementing ordinances provide for a mix of housing types consistent with the City’s needs, including single family detached and multiple family housing.
- *Public Services and Facilities:* Ensure that public services and facilities have the capacity to support the need for the new residential development allocated to the City by the RHNA Plan.

**Result**

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

In 2022, nine new residential units received their Certificates of Occupancy; four of which were for the Phari LLC condominium project and five of which were for new single-family residences at The Cottages, as summarized in Table I below. One building permit was issued in 2022 for a new single-family residence. This building permit is summarized in Table II below.

**Table I: New Residential Units Completed in 2022  
(Issued Certificate of Occupancy)**

| <b>Project Name</b>                                 | <b>Address</b>       | <b>Units</b> | <b>Income Category</b> |
|---|----------------------|--------------|------------------------|
| Phari LLC Condos                                    | 1112 Linden Avenue   | 4            | Above Moderate         |
| The Cottages Residences                             | 1335 Vallecito Place | 5            | Above Moderate         |
| <b>Total Residential Units Completed in 2022: 9</b> |                      |              |                        |

**Table II: New Residential Units Building Permits Issued in 2022  
(Not Completed in 2022)**

| <b>Project Name</b>                                | <b>Address</b>  | <b>Number of Units</b> | <b>Income Category</b> |
|--|-----------------|------------------------|------------------------|
| Wood Residence                                     | 650 Concha Loma | 1                      | Above Moderate         |
| <b>Total Residential Units Approved in 2022: 1</b> |                 |                        |                        |

The City’s annual RHNA progress for the 2015-2023 cycle is summarized in Table III below. For RHNA, units are counted when the building permits are issued. Although the City has approved 185 new units so far for this RHNA cycle, the Very Low-, Low-, and

Moderate-income categories are below the RHNA allocations. For comparison of units approved (via building permits) versus actual units constructed, see Table IV below which summarizes the numbers of Certificates of Occupancy issued for each year of the RHNA cycle.

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

| Income Group   | 2015-2023 RHNA | Units Added 2015 | Units Added 2016 | Units Added 2017 | Units Added 2018 | Units Added 2019 | Units Added 2020 | Units Added 2021 | Units Added 2022 | Units Added 2023 | Total Units Approved |
|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------|
| Very Low       | 39             | 33               | 0                | 0                | 0                | 0                | 0                | 0                | 0                | -                | 33                   |
| Low            | 26             | 9                | 0                | 3                | 0                | 0                | 0                | 0                | 0                | -                | 12                   |
| Moderate       | 34             | 2                | 0                | 0                | 0                | 0                | 0                | 0                | 0                | -                | 2                    |
| Above Moderate | 64             | 82               | 4                | 0                | 1                | 25               | 14               | 11               | 1                | -                | 138                  |
| <b>TOTAL</b>   | <b>163</b>     | <b>126</b>       | <b>4</b>         | <b>3</b>         | <b>1</b>         | <b>25</b>        | <b>14</b>        | <b>11</b>        | <b>1</b>         | <b>-</b>         | <b>185</b>           |

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

| Year         | Units Completed (Certificate of Occupancy) |
|--------------|--|
| 2015         | 44   |
| 2016         | 74   |
| 2017         | 1  |
| 2018         | 0  |
| 2019         | 4  |
| 2020         | 12   |
| 2021         | 16   |
| 2022         | 9  |
| <b>TOTAL</b> | <b>160</b>                                 |

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

*Goals*

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

## Policies

- *Infill Development:* Promote infill housing development through land use policies and by deferring or reducing development impact fees where the City wants to encourage infill development.
- *Second Units:* Promote the development of second units consistent with the State law and the City's second unit ordinance.
- *Suitable Housing Unit Sizes:* Provide for a range in the number of bedrooms in assisted housing developments so as to help meet the needs of various household types and special needs populations.
- *Downtown Mixed Use:* Encourage studio and one bedroom units above commercial uses in the downtown district to reduce parking needs and facilitate affordability.
- *Rental Assistance:* Continue participation in the County of Santa Barbara Housing Authority's Section 8 program as the primary means to address the City's rental assistance needs. Allocate HOME funds and In lieu Fees to state and federally assisted housing that provides rent restricted units in existing and/or new residential developments.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from county, state and/or federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.
- *Critical Workforce Housing:* Implement "set-aside" policies for critical workforce occupations. New housing developed through the Inclusionary Housing Ordinance, current and future Development Agreements and other appropriate Housing Element programs should set aside a percentage of the units for households employed in critical workforce occupations. Examples of critical workforce occupations are law enforcement, firefighters, nurses, teachers and local government.
- *Farm Employee and Supportive Housing:* Allocate in lieu fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.
- *Shelter for the Homeless:* Support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing and permanent housing. Allocate CDBG funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

## Result

The City worked with the developers of the Faith Lutheran/The Cottages project to market and sell the Above-moderate income (121-200% AMI) affordable residential unit that was part of the Inclusionary Housing Ordinance requirements for the development at 1335 Vallecito Place. The affordable lottery was held in February 2022, and the unit was sold in April 2022. Additionally, 204 households in Carpinteria received rental assistance via Section 8 vouchers in 2022.

Also within Program Category 2, the Community Development Department implemented the Secondary Dwelling Unit Program which allowed development of secondary dwelling units in the Single Family Residential Zone Districts subject to certain criteria. During the 2022 period, the Community Development Department did not issue any building permits for second units. The City's 2015-2023 Housing Element addresses this issue and recommends that the second-unit development standards be reviewed to ensure that there are no governmental constraints to the development of second units. The Secondary Dwelling Unit Program has now been superseded by the Accessory Dwelling Unit Ordinance No. 758, which complies with State Law and the Coastal Act to allow additional dwelling units (known as Accessory Dwelling Units and Junior Accessory Dwelling Units) to be constructed in more than only residential zone districts. The Accessory Dwelling Unit Ordinance was approved by the Coastal Commission on December 15, 2022 and became effective on February 22, 2023. Additionally, in 2017, the City reduced the Development Impact Fees for accessory dwelling units, pursuant to Assembly Bill 2299 (Resolution #5750, 9/25/2017).

To assist the local homeless population, the City participates in the Santa Barbara Continuum of Care, known as Home for Good of Santa Barbara County, and facilitates the Carpinteria Regional Coordination Committee. The Coordination Committee has two subgroups: The Creative Housing Solutions Subcommittee, which identifies opportunities and resources for homeless individuals, and the Coordinated Outreach Team, which makes regular contact with those individuals and attempts to connect them with the services and housing they need.

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

*Goals*

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

*Policies*

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

*Result*

The City has implemented a 50% Development Impact Fee reduction for 100% affordable housing developments to assist in removing governmental constraints to the development of affordable housing. This reduction was applied for both the Dahlia Court and Casas de

las Flores Apartments sites in the past and, more recently, for the Habitat for Humanity affordable residential ownership units.

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

*Goals*

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

*Policies*

- *Section 8 Housing:* Maintain the numbers of extremely-low-, very-low- and low-income households that are assisted by the Section 8 rental assistance program.
- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Mobile Homes, Mobilehome Parks and Manufactured Housing:* Conserve mobile homes, mobilehome parks and manufactured housing as an essential part of Carpinteria's housing supply.
- *Mobile Home Rents:* Continue the Mobile Home Park Rental Stabilization ordinance.
- *Occupancy Inspections:* Conduct occupancy inspections for code requirements for single-family residential units and apartment structures when they are sold.
- *Long-Term Housing Affordability:* Enforce resale controls and income restrictions to ensure that affordable housing provided through the Inclusionary Housing Program remains affordable over time to the income group for which it is intended.
- *Maintenance and Repair:* Promote the maintenance and repair of owner-occupied and rental housing to prevent deterioration within the City.
- *Housing Rehabilitation:* Facilitate the rehabilitation of substandard and deteriorated housing where feasible.
- *Housing Replacement:* Where possible, promote the removal and replacement of those substandard units that cannot be rehabilitated.
- *CDBG Rehabilitation:* Allocate CDBG funds to multi-family rehabilitation programs and retrofitting of existing housing.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.



## Result

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

In addition, the City initiated three legislative efforts to preserve affordable housing stock: The Mobile Home Park Closure Regulations, Tenancy-In-Common Ownership Regulations, and Mobile Home Park Residency Law legislative advocacy.

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

#### *Goals*

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

#### *Policies*

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

## Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Program (RHMP). The RHMP provides dispute resolution resulting from landlord, tenant and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors and victims of domestic violence. In 2014, the RHMP began outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions. The program shows success in preventing litigation through mediation and conflict resolution. In 2022, the RHMP provided service to 50 Carpinteria tenants and landlords regarding issues related to rental housing and to educate local residents about the services provided by RHMP and other typical concerns related to rental housing. The City continues to look for such opportunities.

## **Conclusion**

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2022 that seek to improve the quality and quantity of market rate and affordable housing in Carpinteria. As required by state law, the 2009 Housing Element Update was completed and certified in 2011; given the success of Carpinteria's program, many of the affordable housing strategies were continued into the 2015-2023 Housing Element with modifications made as necessary to meet the City's regional housing needs. The City remains in compliance with Housing Element Law by adoption of its Housing Element update in late 2014 and production of housing units thus far.

Exhibit 1      Housing Element Annual Progress Report Form 2022

# CITY of CARPINTERIA, CALIFORNIA



March 15, 2023

California Department of Housing and Community Development  
Housing Policy Development Division  
APR@hcd.ca.gov

Re: City of Carpinteria 2022 Housing Element Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2022 Housing Element Annual Progress Report in conformance with Government Code section 65400(a)(2)(B). The Report was reviewed and accepted by the City Council at its March 13, 2023 meeting. I have enclosed a copy of the City Council staff report which accompanied the Annual Progress Report as well as the Annual Progress Report Form in Excel format. Please let me know if you need any additional information. I can be reached by phone at (805) 755-4414 or by email at [steveg@ci.carpinteria.ca.us](mailto:steveg@ci.carpinteria.ca.us).

Sincerely,

Steve Goggia  
Community Development Director

cc: Governor's Office of Planning and Research, [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov)

## 2022 CARPINTERIA Housing Element Annual Progress Report

### General Information

|                   |                   |                       |                         |              |                          |
|-------------------|-------------------|-----------------------|-------------------------|--------------|--------------------------|
| <b>First Name</b> | Syndi             | <b>Street Address</b> | 5775 Carpinteria Avenue | <b>Phone</b> | 8057554405               |
| <b>Last Name</b>  | Souter            | <b>City</b>           | Carpinteria             | <b>Email</b> | syndis@carpinteriaca.gov |
| <b>Title</b>      | Associate Planner | <b>Zip Code</b>       | 93013                   |              |                          |

Comments: Include any additional information or explanation for the information provided in the following tables.

## 2022 CARPINTERIA Housing Element Annual Progress Report

**TABLE A - Housing Development Applications Submitted**

**Unit Information**

| Project Identifier |                         | Proposed Units Affordability by Household Incomes |                                     |                            |                                |                                 |                                     |                       |                                 |                                 |                                    |
|--------------------|-------------------------|---|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------------|---------------------------------|------------------------------------|
| Current APN        | Street Address          | Very Low-Income Deed Restricted                   | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total Proposed Units by Project | Total Approved Units by Project | Total Disapproved Units by Project |
| 003-440-013        | 4818 Dorrance Way       | 0   | 0                                   | 0                          | 0                              | 0                               | 0                                   | 1                     | 1                               | 0                               | 0                                  |
| 003-303-018        | 4775 Seventh Street     | 0   | 0                                   | 0                          | 0                              | 0                               | 0                                   | 1                     | 1                               | 0                               | 0                                  |
| 003-311-001        | 4905 Eighth Street      | 0   | 0                                   | 0                          | 0                              | 0                               | 0                                   | 3                     | 3                               | 0                               | 0                                  |
| 003-242-007        | 4675 Carpinteria Avenue | 0   | 0                                   | 0                          | 0                              | 0                               | 0                                   | 2                     | 2                               | 0                               | 0                                  |
| <b>Totals</b>      |                         | <b>0</b>  | <b>0</b>                            | <b>0</b>                   | <b>0</b>                       | <b>0</b>                        | <b>0</b>                            | <b>7</b>              | <b>7</b>                        | <b>0</b>                        | <b>0</b>                           |

| Project Information |             |                         |                                   |                                |               |        |                            |   |   |  |   |       |
|---------------------|-------------|-------------------------|-----------------------------------|--------------------------------|---------------|--------|----------------------------|---|---|--|---|-------|
| Project Identifier  |             |                         |                                   |                                | Unit Types    |        |                            |   | Density Bonus Applications                                  |  |   |       |
| Prior APN           | Current APN | Street Address          | Project Name                      | Local Jurisdiction Tracking ID | Unit Category | Tenure | Date Application Submitted | Was Application Submitted Pursuant to SB 35 Streamlining? | Was a Density Bonus requested for this housing development? | Was a Density Bonus approved for this housing development? | Please indicate the status of the application | Notes |
|                     | 003-440-013 | 4818 Dorrance Way       | Howard New Residence              | 22-2162-DP/CDP/ARB             | SFD           | Owner  | 12/28/2022                 | No  | No  | No   | Pending                                       |       |
|                     | 003-303-018 | 4775 Seventh Street     | Finnigan New Residence & Garage   | 21-2131-DP/CDP/ARB             | SFD           | Renter | 07/06/2022                 | No  | No  | No   | Pending                                       |       |
|                     | 003-311-001 | 4905 Eighth Street      | Zins SFD Demo & New Condo Triplex | 21-2083-DP/TPM/CDP/ARB         | 2 to 4        | Owner  | 03/07/2022                 | No  | No  | No   | Pending                                       |       |
|                     | 003-242-007 | 4675 Carpinteria Avenue | Cruz Mixed Use Building           | 15-1781-DP/CDP                 | 2 to 4        | Renter | 10/17/2022                 | No  | No  | No   | Pending                                       |       |

## 2022 CARPINTERIA Housing Element Annual Progress Report

### TABLE A2 - Annual Building Activity Report Summary - New Construction

#### Entitlements

| Project Identifier                              |                      |                                | Affordability by Household Income - Entitlements |                                     |                            |                                |                                 |                                     |                       |                           |                                |
|---|----------------------|--------------------------------|--|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------|--------------------------------|
| Current APN                                     | Street Address       | Local Jurisdiction Tracking ID | Very Low-Income Deed Restricted                  | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units Issued Entitlements |
| 003-340-008                                     | 650 Concha Loma      | 15-1767-CDP                    | 0  | 0                                   | 0                          | 0                              | 0                               | 0                                   | 0                     |                           | 0                              |
| 004-041-036, -037, -038, -039, -040             | 1112 Linden Avenue   | 19-1983-DP/TPM/CDP             | 0  | 0                                   | 0                          | 0                              | 0                               | 0                                   | 0                     |                           | 0                              |
| 003-142-033, -034, -035, -036, -037, -038, -039 | 1335 Vallecito Place | 16-1849-CUPR/TTM/CDP           | 0  | 0                                   | 0                          | 0                              | 0                               | 0                                   | 0                     |                           | 0                              |
| <b>Totals</b>                                   |                      |                                | <b>0</b>   | <b>0</b>                            | <b>0</b>                   | <b>0</b>                       | <b>0</b>                        | <b>0</b>                            | <b>0</b>              |                           | <b>0</b>                       |

#### Building Permits

| Project Identifier                              |                      |                                | Affordability by Household Income - Building Permits |                                     |                            |                                |                                 |                                     |                       |                              |                                    |
|---|----------------------|--------------------------------|--|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|------------------------------|------------------------------------|
| Current APN                                     | Street Address       | Local Jurisdiction Tracking ID | Very Low-Income Deed Restricted                      | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Building Permits Date Issued | # of Units Issued Building Permits |
| 003-340-008                                     | 650 Concha Loma      | 15-1767-CDP                    | 0  | 0                                   | 0                          | 0                              | 0                               | 0                                   | 1                     | 07/07/2022                   | 1                                  |
| 004-041-036, -037, -038, -039, -040             | 1112 Linden Avenue   | 19-1983-DP/TPM/CDP             | 0  | 0                                   | 0                          | 0                              | 0                               | 0                                   | 0                     |                              | 0                                  |
| 003-142-033, -034, -035, -036, -037, -038, -039 | 1335 Vallecito Place | 16-1849-CUPR/TTM/CDP           | 0  | 0                                   | 0                          | 0                              | 0                               | 0                                   | 0                     |                              | 0                                  |
| <b>Totals</b>                                   |                      |                                | <b>0</b>   | <b>0</b>                            | <b>0</b>                   | <b>0</b>                       | <b>0</b>                        | <b>0</b>                            | <b>1</b>              |                              | <b>1</b>                           |

| <b>Certificate of Occupancy</b>                 |                       |                                       |   |  |                                   |                                       |  |  |                              |  |  |
|---|-----------------------|---------------------------------------|---|--|-----------------------------------|---------------------------------------|--|--|------------------------------|--|--|
| <b>Project Identifier</b>                       |                       |                                       | <b>Affordability by Household Income - Certificate of Occupancy</b> |  |                                   |                                       |  |  |                              |  |  |
| <b>Current APN</b>                              | <b>Street Address</b> | <b>Local Jurisdiction Tracking ID</b> | <b>Very Low-Income Deed Restricted</b>                              | <b>Very Low-Income Non Deed Restricted</b> | <b>Low-Income Deed Restricted</b> | <b>Low-Income Non Deed Restricted</b> | <b>Moderate-Income Deed Restricted</b> | <b>Moderate-Income Non Deed Restricted</b> | <b>Above Moderate-Income</b> | <b>Certificates of Occupancy or other forms of readiness Date Issued</b> | <b># of Units Issued Certificates of Occupancy or other forms of readiness</b> |
| 003-340-008                                     | 650 Concha Loma       | 15-1767-CDP                           | 0   | 0  | 0                                 | 0                                     | 0                                      | 0  | 0                            |  | 0  |
| 004-041-036, -037, -038, -039, -040             | 1112 Linden Avenue    | 19-1983-DP/TPM/CDP                    | 0   | 0  | 0                                 | 0                                     | 0                                      | 0  | 4                            | 09/30/2022   | 4  |
| 003-142-033, -034, -035, -036, -037, -038, -039 | 1335 Vallecito Place  | 16-1849-CUPR/TTM/CDP                  | 0   | 0  | 0                                 | 0                                     | 0                                      | 0  | 5                            | 10/25/2022   | 5  |
| <b>Totals</b>                                   |                       |                                       | <b>0</b>  | <b>0</b>                                   | <b>0</b>                          | <b>0</b>                              | <b>0</b>                               | <b>0</b>                                   | <b>9</b>                     |  | <b>9</b>   |



| Project Information |   |                      |   |                                |               |        |                            |  |               |  |  |   |   |                                      |                                |   |       |  |
|---------------------|---|----------------------|---|--------------------------------|---------------|--------|----------------------------|--|---------------|--|--|---|---|--------------------------------------|--------------------------------|---|-------|--|
| Project Identifier  |   |                      |   |                                | Unit Types    |        |                            |  |               |  | Housing with Financial Assistance and/or Deed Restrictions |   |   |                                      | Demolished/Destroyed Units     |   |       |  |
| Prior APN           | Current APN                                     | Street Address       | Project Name  | Local Jurisdiction Tracking ID | Unit Category | Tenure | Extremely Low Income Units | Was Project Approved using SB 35 Streamlining? | Infill Units? | Assistance Programs for each Development | Deed Restriction Type                                      | Housing without Financial Assistance or Deed Restrictions | Term of Affordability or Deed Restriction | Number of Demolished/Destroyed Units | Demolished or Destroyed Units? | Demolished or Destroyed Units Owner or Renter | Notes |  |
|                     | 003-340-008                                     | 650 Concha Loma      | Wood New Residence  | 15-1767-CDP                    | SFD           | Owner  | 0                          | N  | Y             |  |  |   |   | 0                                    |                                |   |       |  |
| 004-041-001         | 004-041-036, -037, -038, -039, -040             | 1112 Linden Avenue   | Phari LLC Condos  | 19-1983-DP/TPM/CDP             | 2 to 4        | Owner  | 0                          | N  | Y             |  |  |   |   | 0                                    |                                |   |       |  |
| 003-142-032         | 003-142-033, -034, -035, -036, -037, -038, -039 | 1335 Vallecito Place | Faith Lutheran Church Subdivision/The Cottages Residences | 16-1849-CUPR/TTM/CDP           | SFD           | Owner  | 0                          | N  | Y             |  |  |   |   | 0                                    |                                |   |       |  |

**Density Bonus**

| Project Identifier |                |                                |                       | Density Bonus   |   |   |   |
|--------------------|----------------|--------------------------------|-----------------------|---|---|---|---|
| Current APN        | Street Address | Local Jurisdiction Tracking ID | Deed Restriction Type | Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area) | Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions) | List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications) | Did the project receive a reduction or waiver of parking standards? (Y/N) |
|                    |                |                                |                       |   |   |   |   |

## 2022 CARPINTERIA Housing Element Annual Progress Report

**TABLE B - Regional Housing Needs Allocation Progress**

**Permitted Units Issued by Affordability**

| Income Level       | RHNA Allocation | Restrictions                                | Projection Period | Year 1 - 2015 | Year 2 - 2016 | Year 3 - 2017 | Year 4 - 2018 | Year 5 - 2019 | Year 6 - 2020 | Year 7 - 2021 | Year 8 - 2022 | Year 9 - 2023 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--------------------|-----------------|---|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------------------|--------------------------------------|
| Very Low*          | 39              | Deed restricted                             | 0                 | 33            | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 33                              | 6                                    |
|                    |                 | Non-Restricted                              | 0                 | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |                                 |                                      |
| Low                | 26              | Deed restricted                             | 0                 | 9             | 0             | 3             | 0             | 0             | 0             | 0             | 0             | 0             | 12                              | 14                                   |
|                    |                 | Non-Restricted                              | 0                 | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |                                 |                                      |
| Moderate           | 34              | Deed restricted                             | 0                 | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 2                               | 32                                   |
|                    |                 | Non-Restricted                              | 0                 | 2             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |                                 |                                      |
| Above Moderate     | 64              |   | 0                 | 82            | 4             | 0             | 1             | 25            | 14            | 11            | 1             | 0             | 138                             | 0                                    |
| <b>Total Units</b> |                 |   | <b>0</b>          | <b>126</b>    | <b>4</b>      | <b>3</b>      | <b>1</b>      | <b>25</b>     | <b>14</b>     | <b>11</b>     | <b>1</b>      | <b>0</b>      | <b>185</b>                      |                                      |
| <b>Total RHNA</b>  | <b>163</b>      | <b>Total Remaining Need for RHNA Period</b> |                   |               |               |               |               |               |               |               |               |               | <b>52</b>                       |                                      |

**Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1)**

|                              | Extremely Low-Income Need | Year 1 - 2015 | Year 2 - 2016 | Year 3 - 2017 | Year 4 - 2018 | Year 5 - 2019 | Year 6 - 2020 | Year 7 - 2021 | Year 8 - 2022 | Year 9 - 2023 | Total Units to Date | Total Remaining ELI Need |
|------------------------------|---------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------------|--------------------------|
| Extremely Low-Income Units** | 20                        | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0                   | 20                       |

For the last year of the 5th cycle planning period, Table B will only include units that were permitted before the end date of the 5th cycle planning period.

For the first year of the 6th cycle planning period, Table B will only include units that were permitted since the start date of the 6th cycle planning period.

**Projection Period units are included in a separate column.**

**\*Units serving extremely low-income households must be included in the very low-income permitted totals in order to be credited toward the RHNA.**

**\*\*Extremely low-income units determined pursuant to Government Code 65583(a)(1). Default value is half of the very low-income RHNA. May be overwritten.**

**2022 CARPINTERIA Housing Element Annual Progress Report**

**TABLE C - Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

**No Data Available**

## 2022 CARPINTERIA Housing Element Annual Progress Report

**TABLE D - Program Implementation Status**

| <b>Housing Programs Progress Report - Government Code Section 65583</b> |  |                          |  |
|---|--|--------------------------|--|
| <b>Program Description</b>  |  |                          |  |
| <b>Name of Housing Element Program</b>                                  | <b>Objective</b>   | <b>Timeframe in H.E.</b> | <b>Status of Program Implementation</b>  |
| Second Unit Program   | 14 second units during the planning period                                     | Ongoing                  | In 2022, no second units were permitted by CDD. However, the draft ADU ordinance was approved by City Council in 2022.   |
| Energy Conservation Program   | Reduce residential energy use throughout the planning period                   | Ongoing                  | The Building Division and Community Development Department continue to promote energy efficient and energy saving opportunities on new and redevelopment projects.   |
| No Net Loss Program   | Ensure compliance with no net loss requirements throughout the planning period | Ongoing                  | The Community Development Department continues to ensure compliance with no net loss of residential units through the review of development permits.   |
| Section 8 Rental Assistance Program                                     | 169 Section 8 Certificates during the planning period                          | Ongoing                  | In 2022, 204 Section 8 Certificates were issued by the Housing Authority of Santa Barbara County and the City of Santa Barbara Housing Authority within the City of Carpinteria.   |
| Affordable Rental Housing Program                                       | 43 lower income rental units during the planning period                        | Ongoing                  | In 2022, no new low-income rental units were constructed.  |
| Inclusionary Housing Program  | 10 Inclusionary Housing Units during the planning period                       | Ongoing                  | Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing developmerns. Two projects, Green Heron Spring and Faith Lutheran Church Subdivision/The Cottages Residences, provided a total of five inclusionary units within this 2015-2023 Housing Element Cycle. |
| Density Bonus Procedures  | Continue to offer density bonus incentives throughout the planning period      | Ongoing                  | Although no density bonus units were developed in 2022, staff will continue to provide density bonus incentive information to qualifying developments through the planning and development review process.   |
| Facilitate Lot Consolidation  | Continue to facilitate consolidation of small lots during the planning period  | Ongoing                  | Although no lots were consolidated in 2022, staff will continue to identify opportunities and work with developers to consider consolidation of small lots.  |

|                                       |  |         |  |
|---------------------------------------|--|---------|--|
| Regulatory Concessions and Incentives | Facilitate construction of affordable units commensurate with the City's needs throughout the planning period  | Ongoing | Although no projects were approved in 2022 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department is in discussions regarding both affordable rental units and affordable-ownership condominiums.  |
| Fee Mitigation Program                | Facilitate construction of affordable units commensurate with the City's needs throughout the planning period  | Ongoing | Although no projects were approved in 2022 which took advantage of the concessions and incentives provided for affordable housing, the Community Development Department is in discussions regarding both affordable rental units and affordable ownership condominiums. In 2017, the city lowered the Development Impact Fees for Accessory Dwelling Units to facilitate the permitting of such units. |
| Special Needs Housing Program         | Continue to implement zoning regulations that facilitate construction of housing for persons with special needs through the planning period                          | Ongoing | Although no new permits were issued with reasonable accommodation requests in 2022, staff is willing to assist applicants with special needs.  |
| Conservation of Mobile Home Parks     | Facilitate preservation of seven mobile home parks and moderate rental rates throughout the planning period  | Ongoing | The city has continued to monitor rental rates in mobile home parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria.  |
| Condominium Conversion Ordinance      | Facilitate preservation of existing units throughout the planning period   | Ongoing | During the 2022 calendar year, no residential rental units were converted to condominiums due to provisions of the Condominium Conversion Ordinance related to rental vacancy rates.   |
| Housing Code Compliance               | Facilitate preservation of existing single-family rental housing units throughout the planning period  | Ongoing | The Community Development Department's Building and Code Compliance divisions conducted several site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations.  |
| Single Family Housing Rehabilitation  | Rehabilitation of two units occupied by extremely-low income owner household and three units occupied by very-low income owner households during the planning period | Ongoing | The city will continue to encourage eligible very-low income homeowners to contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards.   |
| Multi-family Rehabilitation           | Rehabilitation of two extremely-low income units, one very-low income unit, and six low income units during the planning period                                      | Ongoing | The city will continue to seek grant funds and assist in the rehabilitation of multifamily housing in need of repair.  |

|  |   |         |  |
|--|---|---------|--|
| Fair Housing Information and Referral  | Continue to disseminate fair housing information to residents, landlords, and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Program | Ongoing | The city continues to partner with the City of Santa Barbara's Rental Housing Mediation Program to provide tenants, landlords, and interested parties with information and mediation services related to housing and rental disputes. In 2022, 50 residents received rental-related consultation via phone or in person. The city also refers residents to the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance to address concerns related to disability access, those living on fixed incomes, and victims of domestic or elder abuse. |
| Workforce Homebuyer Down Payment Loans | Continue to facilitate home ownership for local workforce throughout the planning period  | Ongoing | The city continues to provide down payment loans, in collaboration with the Housing Trust Fund of Santa Barbara County. No loans were funded in 2022.  |

**2022 CARPINTERIA Housing Element Annual Progress Report**

**TABLE E - Commercial Development Bonus Approved pursuant to GC Section 65915.7**

**No Data Available**



## 2022 CARPINTERIA Housing Element Annual Progress Report

**TABLE F - Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(2)**

| Affordability by Household Incomes<br>(Units that <b>DO NOT</b> count towards RHNA) |                      |                 |            |             |                         |
|---|----------------------|-----------------|------------|-------------|-------------------------|
| Activity Type   | Extremely Low-Income | Very Low-Income | Low-Income | Total Units | Description of Activity |
| Rehabilitation Activity   | 0                    | 0               | 0          | 0           |                         |
| Preservation of Units At-Risk   | 0                    | 0               | 0          | 0           |                         |
| Acquisition of Units  | 0                    | 0               | 0          | 0           |                         |
| Mobilehome Park Preservation  | 0                    | 0               | 0          | 0           |                         |
| <b>Total Units by Income</b>  | <b>0</b>             | <b>0</b>        | <b>0</b>   | <b>0</b>    |                         |
| Affordability by Household Incomes<br>(Units that <b>DO</b> count towards RHNA)     |                      |                 |            |             |                         |
| Activity Type   | Extremely Low-Income | Very Low-Income | Low-Income | Total Units | Description of Activity |
| Rehabilitation Activity   | 0                    | 0               | 0          | 0           |                         |
| Preservation of Units At-Risk   | 0                    | 0               | 0          | 0           |                         |
| Acquisition of Units  | 0                    | 0               | 0          | 0           |                         |
| Mobilehome Park Preservation  | 0                    | 0               | 0          | 0           |                         |
| <b>Total Units by Income</b>  | <b>0</b>             | <b>0</b>        | <b>0</b>   | <b>0</b>    |                         |

**2022 CARPINTERIA Housing Element Annual Progress Report**

**TABLE G - Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of (CCR Title 25 § 6202)**

**No Data Available**

**2022 CARPINTERIA Housing Element Annual Progress Report**

**TABLE H - Locally Owned Surplus Sites (CCR Title 25 § 126202)**

No Data Available

## 2022 CARPINTERIA Housing Element Annual Progress Report

### LEAP Reporting (CCR Title 25 i 1/2 6202)

|                           |                          |  |                    |                      |              |
|---------------------------|--------------------------|--|--------------------|----------------------|--------------|
| <b>Total Award Amount</b> | <b>65,000.00</b>         |  |                    |                      |              |
| <b>Task</b>               | <b>\$ Amount Awarded</b> | <b>\$ Cumulative Reimbursement Requested</b> | <b>Task Status</b> | <b>Other Funding</b> | <b>Notes</b> |

|   |                  |            |                    |             |   |
|---|------------------|------------|--------------------|-------------|---|
| <p>ADU-JADU Program Tasks &amp; Budget:</p> <p>1) Coordination: \$10,000</p> <p>2) Hearing-Adoption Process: \$15,000</p> <p>3) Coastal Commission: \$12,000</p> <p>4) Legal Review: \$15,000</p> <p>5) Management: \$3,000</p> <p>6) Outreach and Training: \$10,000</p> | <p>65,000.00</p> | <p>.00</p> | <p>In Progress</p> | <p>None</p> | <p>1) Inter-agency, Tribal Consultation, and Special District Coordination: (Initial comments received from all districts, the CCC and HCD. Tribal consultation completed, anticipate more coordination during the adoption hearing process, 100% complete)</p> <p>2) Hearing-Adoption Process: (ongoing process through the Planning Commission and City Council adoption hearing process. Planning Commission hearing date tentatively set for 5/2/2022, and related staff report, exhibits, and notices are being prepared, 100% complete)</p> <p>3) Coastal Commission Coordination, Hearing Attendance, Certification Process: (ongoing task through the certification process, first comments from the CCC received, 100% complete)</p> <p>4) Legal Review of the ADU Program: (ongoing task, 100% complete)</p> <p>5) Program Public Management and Grant Administration: (ongoing task, 90% complete)</p> <p>6) Post-adoption Public Outreach and Staff Training: (This will occur after program adoption, HCD approval, and Coastal Commission certification, 100% complete)</p> <p>This grant has recently been initiated during this current grant quarter (Q1-2022). The approval and contract execution phase was extended by HCD, in part</p> |
|---|------------------|------------|--------------------|-------------|---|

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  | <p>due to the pandemic, which resulted in a delay in the grant approval and contract execution by approximately one year (3/1/21 to 3/1/22). However, tasks are in line to be completed on time, with the exception of Task 6, which may need to be extended given the grant approval delay.</p> |
|--|--|--|--|--|--|