

CITY OF CARPINTERIA

2023 - 2031

HOUSING ELEMENT

HCD DRAFT

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I. INTRODUCTION

A. Purpose of the Housing Element

Housing Elements were first mandated as part of local general plans in 1969. 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 2023-2031 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) affirmatively furthering fair housing.

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, 2023 to February 15, 2031.

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)
- A fair housing assessment (Technical Report, Appendix D)

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 and sent directly to a list of housing stakeholders. 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 was prepared and made available for public review prior to adoption by the City Council.

Appendix C provides additional discussion 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 and how those issues have been addressed.

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.

Pursuant to SB 1087 of 2005, the City will provide this Housing Element to local water and sewer providers upon adoption, including notice that those agencies provide priority hookups for developments that include 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 2023-2031 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
- Affirmatively Furthering Fair Housing

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 in 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.
- **Accessory Dwelling Units:** Promote the development of ADUs consistent with State law and City regulations.
- **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. Adequate Site to Accommodate Regional Housing Needs

As described in Appendix B, the City's current General Plan land use and zoning designations do not provide adequate capacity to accommodate the City's RHNA allocation at all income levels for the 2023-2031 period. To ensure adequate sites are available to provide housing development opportunities commensurate with the RHNA allocation, the City will process amendments to the General Plan and Zoning Code to accommodate 100 percent of the shortfall of sites necessary to accommodate the remaining housing need, including a minimum of 4.8 acres allowing densities of 20 to 25 units/acre with appropriate development standards to encourage maximum allowable densities. Zoning amendments to accommodate lower-income need will comply with the following requirements pursuant to Government Code Sec. 65583.2(h).

- Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households. By right means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Permit the development of at least 16 units per site.
- Require a minimum density of 20 units per acre; and
- Ensure a) at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.

The Zoning Code update will also include SB 35 review procedures and objective standards to minimize constraints on housing supply and affordability, and all regulations and fees will continue to be posted on the City website and updated continuously in compliance with transparency requirements.

The City shall continue to comply with the *No Net Loss* provisions of Government Code §65863 through ongoing project-by-project evaluation to ensure that adequate sites are available to accommodate the City's RHNA share throughout the planning period. The City shall not reduce the allowable density of any site in its residential land inventory, nor approve a development project at a lower density than assumed in the Housing Element sites inventory, unless both of the following findings are made:

- a) The reduction is consistent with the adopted General Plan, including the Housing Element; and
- b) The remaining sites identified in the Housing Element are adequate to accommodate the City's remaining share of regional housing need pursuant to *Government Code* §65584.

If a reduction in residential density for any parcel would result in the remaining sites in the Housing Element land inventory not being adequate to accommodate the City's share of the regional housing need pursuant to §65584, the City may reduce the density on that parcel if findings are made identifying sufficient additional, adequate and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

Development on any site listed in Appendix B that proposes to demolish existing housing units shall be subject to a policy requiring the replacement of affordable units as a condition of any development on the site pursuant to Government Code §65583.2(g)(3). Replacement requirements shall be consistent with those set forth in §65915(c)(3).

State law (Gov. Code, § 65589.7) requires water and sewer service providers to establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. The City will immediately deliver the adopted housing element to water and sewer service providers with a cover memo describing the City's housing element, including the City's housing needs and regional housing need.

Responsible Agency: Community Development Department

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

Objectives & Timeframe: Process General Plan and Zoning Code amendments to provide adequate sites to accommodate the RHNA by February 2026; Adopt SB 35 review procedures by February 2024; Post and update all zoning regulations and fees on the City website annually throughout the planning period; Continue to comply with *No Net Loss* requirements on a project-by-project basis throughout the planning period; Enforce replacement requirements consistent with State law throughout the planning period; Notify water and sewer providers immediately upon adoption of the Housing Element.

2. Accessory Dwelling Units

Accessory dwelling units (ADUs) represent an important source of affordable housing in cities with high housing costs. Since ADUs 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 2022, after extensive collaboration with the California Coastal Commission, the City amended its ADU regulations in compliance with current state law. In order to facilitate development of additional ADUs, the City will implement the following actions:

- a. Post and annually update information regarding ADU opportunities at City Hall and on the website.
- b. Continue to review ADU regulations on an annual basis to determine whether standards could be modified to increase opportunities for additional ADUs without causing adverse impacts on surrounding properties.
- c. Provide standardized pre-approved ADU plans to interested homeowners.
- d. Offer incentives such as fast-track processing and reduced processing fees when ADUs are voluntarily 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

Objectives & Timeframe: Annual review of ADU regulations and updates to the City website; 20 additional ADUs per year during the planning period

3. 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

Objectives & Timeframe: Minimize residential energy use throughout the planning period; annually monitor changes to state law and best practices and update City standards as appropriate.

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.
- *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 include 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 shelters, 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 elderly and persons with disabilities.

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 those with disabilities 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 choose 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 area 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 AMI.

Under the provisions of the Housing Choice 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 2022, approximately 66 Carpinteria households were being assisted by the Section 8 rental assistance program through the County Housing Authority. In addition, 111 households received Section 8 vouchers through the City of Santa Barbara Housing Authority.

The City will continue to promote the use of Section 8 vouchers by publishing links to the County Housing Authority and City of Santa Barbara Housing Authority on the City website.

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: Promote the use of Section 8 vouchers on the City website; maintain 177 Section 8 vouchers in Carpinteria 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 City's involvement and assistance to nonprofit housing developers will include the following:

- Annual outreach and collaboration with affordable housing developers
- 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
- Encourage development of affordable family apartments with 2 or more bedrooms

Responsible Agency: Community Development Department

Funding Sources: Grant funds, Affordable Housing Trust Fund

Objective & Timeframe: Annual outreach to affordable housing developers; facilitate construction of 418 lower-income rental units during the planning period commensurate with the RHNA allocation

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 high cost of market-rate 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.

Responsible Agency: Community Development Department

Funding Sources: General Fund; Affordable Housing Trust Fund

Objective & Timeframe: 10 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 above the maximum allowed under City regulations. A density bonus is also allowed in exchange for land donation or provision of a child care facility. State density bonus law has been amended from time to time, and an amendment to the Zoning Code was initiated in 2022 to ensure that City density bonus regulations are consistent with State law. The City will also promote the use of density bonus to facilitate production of affordable housing by posting and annually updating density bonus regulations on the City website

Responsible agency: Community Development Department

Funding sources: General Fund; Affordable Housing Trust Fund

Objective & Timeframe: Update City density bonus regulations in 2023 in conformance with current state law; post and annually update density bonus regulations on the City website.

8. Facilitate Lot Consolidation

The consolidation of small parcels into a single building site can enhance the feasibility of affordable housing through economies of scale and also by improved competitiveness for grant funding. 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 through discussions with housing developers during preliminary project reviews

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 for Affordable Housing

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 418 affordable units throughout the planning period commensurate with the RHNA allocation

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: Reduce development fees whenever feasible to facilitate construction of affordable units commensurate with the City's needs throughout the planning period

11. Special Needs Housing

Special housing needs populations include the elderly, persons with disabilities or chronic illnesses, farmworkers and the homeless. Housing for persons with special needs include the following:

- Emergency Shelters
- Low Barrier Navigation Centers
- Transitional and Supportive Housing
- Single Room Occupancy (SRO) housing
- Farmworker Housing
- Residential Care Facilities
- Skilled Nursing Facilities
- Reasonable accommodation for persons with disabilities

New laws adopted in recent years by the State Legislature revised some requirements for special needs housing. AB 139 (2019) modified parking standards for emergency shelters and AB 101 (2019) established requirements to allow low barrier navigation centers in certain locations. To ensure consistency with these new laws, a zoning amendment will be processed in 2023 to update City regulations for these types of facilities.

Responsible Agency: Community Development Department

Funding Sources: General Fund; grant funds (if available)

Objectives & Timeframe: Update zoning regulations for emergency shelters and low barrier navigation centers consistent with State law in 2023

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

According to California Department of Finance estimates there are approximately 861 mobile homes in Carpinteria, representing 6.6% of the total housing supply. Two actions will continue to 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

In order to preserve existing rental housing and mitigate the displacement of low and moderate income households, Municipal Code Chapter 14.74 establishes criteria for the conversion of existing multiple unit rental apartment housing to condominiums, community apartments, stock cooperatives, and cooperative apartments.

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: Continue to facilitate preservation of existing apartment units through implementation of the Condominium Conversion Ordinance during the planning period.

14. 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

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: Continue to facilitate preservation of the existing housing stock through Code compliance efforts throughout the planning period

15. 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

16. 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 AFFIRMATIVELY FURTHERING FAIR HOUSING

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.
- Promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations.

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.
- *Affirmatively further fair housing in compliance with state law*

Programs

17. Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” (AFFH) means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair

housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code § 8899.50(a)(1))

The most significant impediments to fair housing identified in Carpinteria are 1) Housing affordability; 2) Homelessness; and 3) Fair housing education. During the 2023-2031 planning period the City will pursue the following actions to address these issues.

Fair Housing Impediment	Contributing Factors	Geographic Targeting	Meaningful Actions
Housing affordability	Housing affordability gaps are increasing for both renters and owners, but renters are more likely to face cost-burden challenges. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including people with disabilities, seniors, at-risk youth and veterans.	Citywide and new candidate opportunity sites	<p>Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus. Working to expand the supply of affordable housing should also expand access to housing for protected classes. Strategies include:</p> <ul style="list-style-type: none"> • Continue to use federal, State and other locally administered funds to support development and maintenance of affordable and special needs housing and explore opportunities to increase funding for affordable housing creation. (Programs 4, 5, 6, 9, 10, 17, 18, 19, 20) • Support opportunities to reduce barriers to affordable housing development. (See Programs 1, 4, 5, 6, 7, 8, 9, 10, 11) • Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See Program 5) • Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (See Programs 1, 4, 5, 6, 7, 9, 11, 12)
Homelessness	Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The City is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.	Citywide	<p>As discussed in the Needs Assessment, the City continues to work collaboratively with the County and other organizations to provide services and expand facilities to address the needs of homeless persons. (See Program 11) Other strategies discussed under Housing Affordability above will also facilitate the provision of additional permanent affordable housing to address the issue of homelessness</p>
Fair housing education	Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address	Citywide	<p>Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Mediation Task Force or other appropriate organizations.</p> <ul style="list-style-type: none"> • Support fair housing training and education opportunities, specifically for rental properties,

Fair Housing Impediment	Contributing Factors	Geographic Targeting	Meaningful Actions
	continuously. In particular, California's fair housing law includes source of income as a protected class, but residents reported that over 60% of discrimination they were aware of was based on source of income.		<p>that will be directed to housing service providers, management companies, and rental residents. Provide an emphasis on the protection for source of income under California law.</p> <ul style="list-style-type: none"> • Ensure training opportunities for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish.

18. 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 above-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 homeownership by lowering home acquisition and financing 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; promote the program annually on the City website and other public locations

C. Quantified Objectives

The City's quantified objectives for the 2023-2031 planning period are summarized in II.C.Table H-1.

Table H-1
Quantified Objectives 2023-2031

Objective	Income Category					Totals
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New construction	143	143	132	135	348	901
Rehabilitation	2	1	6	-	-	9
Conservation ¹	177		-	-	-	177
Conservation ²	861					861

1. Section 8 vouchers

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

CITY OF CARPINTERIA

2023 - 2031

HOUSING ELEMENT

Technical Report

HCD DRAFT

November 2022

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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 2023-2031 Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent available data from the decennial U.S. Census and American Community Survey (ACS), the California Department of Finance (DOF), the California Employment Development Department (EDD), the Santa Barbara County Association of Governments (SBCAG) and other relevant sources.

A. Population Characteristics

1. Population Growth Trends

Between 2010 and 2020 Carpinteria's population increased by about 1.7% in contrast with Santa Barbara County, which grew by 5.7% during this period (see Table I-1).

Table I-1
Population Trends

Jurisdiction	2010	2020	% Change
Carpinteria	13,040	13,264	1.72%
Santa Barbara County	423,895	448,229	5.74%

Source: U.S. Census

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 provides a comparison of the city and county population by age group as reported in the 2020 Census ACS. 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 41.1 years compared to 33.8 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-17).

Table I-2
Age Distribution

Age Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Under 5 years	866	6.4%	27,710	6.2%
5 to 9 years	985	7.3%	27,384	6.2%
10 to 14 years	801	6.0%	27,915	6.3%
15 to 19 years	572	4.3%	37,812	8.5%
20 to 24 years	775	5.8%	47,969	10.8%
25 to 34 years	1,350	10.0%	59,742	13.4%
35 to 44 years	1,908	14.2%	50,530	11.4%
45 to 54 years	1,366	10.2%	47,721	10.7%
55 to 59 years	1,053	7.8%	25,513	5.7%
60 to 64 years	1,160	8.6%	24,579	5.5%
65 to 74 years	1,704	12.7%	37,416	8.4%
75 to 84 years	662	4.9%	20,110	4.5%
85 years and over	247	1.8%	10,494	2.4%
Median age	41.1		33.8	

Source: Census 2020 ACS

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

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. The Hispanic/Latino population represents approximately 46% of the population in both the city and the county as a whole. Approximately 49% of city residents are non-Hispanic white, contrasted with 44% for the county as a whole (Table I-3).

Table I-3
Race/Ethnicity

Racial/Ethnic Group	Carpinteria		Santa Barbara County	
	Persons	%	Persons	%
Total population	13,449	100.0%	444,895	100.0%
Hispanic or Latino (of any race)	6,129	45.6%	203,207	45.7%
Not Hispanic or Latino	7,320	54.4%	241,688	54.3%
White alone	6,533	48.6%	195,329	43.9%
Black or African American alone	126	0.9%	7,910	1.8%
American Indian and Alaska Native alone	-	0.0%	1,596	0.4%
Asian alone	270	2.0%	23,789	5.3%
Native Hawaiian and Other Pacific Islander alone	-	0.0%	349	0.1%
Some other race alone	-	0.0%	1,041	0.2%
Two or more races	391	2.9%	11,674	2.6%

Source: Census 2020 ACS

B. Household Characteristics

1. Household Tenure and Size

Household tenure (owner vs. renter) and household size are important indicators of the type 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.

Table I-4 provides a comparison of households by type for the city and Santa Barbara County as a whole. Approximately 54% of Carpinteria households were homeowners as compare to about 52% of households countywide. About one-third of Carpinteria owner households and about 26% of renter households had only one or two persons. About 8% of owner households and about 7% of renter households had five or more occupants. These data demonstrate that the demand for small units is substantially greater than for large units, both for-sale and for rent.

Table I-4
Households Size by Tenure

Household Size by Tenure	Carpinteria		Santa Barbara County	
	Households	%	Households	%
Owner households:	2,739	54.1%	77,504	52.3%
1-person household	781	15.4%	16,774	11.3%
2-person household	906	17.9%	29,571	19.9%
3-person household	378	7.5%	10,999	7.4%
4-person household	266	5.3%	9,987	6.7%
5-person household	159	3.1%	5,246	3.5%
6-person household	14	0.3%	2,224	1.5%
7-or-more person household	235	4.6%	2,703	1.8%
Renter households:	2,324	45.9%	70,805	47.7%
1-person household	647	12.8%	18,609	12.5%
2-person household	691	13.6%	18,551	12.5%
3-person household	434	8.6%	11,107	7.5%
4-person household	223	4.4%	10,455	7.0%
5-person household	214	4.2%	6,226	4.2%
6-person household	107	2.1%	3,248	2.2%
7-or-more person household	8	0.2%	2,609	1.8%

Source: Census 2020 ACS

2. Housing 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 vacancy characteristics for Carpinteria compared to the county as a whole. This table reveals that about 18% of all housing units in Carpinteria were vacant compared to only 7% in the county as a whole. Approximately 61% of vacant units in Carpinteria were vacation homes, significantly higher than the 36% for the county as a whole. This is not unusual for some coastal and mountain communities in California.

Table I-5
Housing Vacancy by Type

Housing Vacancy by Type	Carpinteria		SB County	
	Units	%	Units	%
Occupancy Status				
Occupied	5,063	81.8%	148,309	93.1%
Vacant	1,126	18.2%	11,008	6.9%
Vacant housing units by type				
Total vacant units	1,126	100.0%	11,008	100.0%
For rent	191	17.0%	1,999	18.2%
Rented, not occupied	-	0.0%	792	7.2%
For sale only	50	4.4%	550	5.0%
Sold, not occupied	105	9.3%	818	7.4%
For seasonal, recreational or occasional use	682	60.6%	3,990	36.2%
For migrant workers	-	0.0%	180	1.6%
Other vacant	98	8.7%	2,679	24.3%
Total housing units	6,189	100%	159,317	100%

Source: Census 2020 ACS

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 is more than 1.5 residents per room. Overcrowded households are usually a reflection of the lack of affordable housing (see Section D.3 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	%
Owner occupied units	2,739	100.0%	77,504	100.0%
1.01 to 1.50	188	6.9%	2,631	3.4%
1.51 to 2.00	70	2.6%	811	1.0%
2.01 or more	0	0.0%	388	0.5%
Renter occupied units	2,324	100.0%	70,805	100.0%
1.01 to 1.50	167	7.2%	6,979	9.9%
1.51 to 2.00	33	1.4%	3,392	4.8%
2.01 or more	3	0.1%	1,133	1.6%

Source: Census 2020 ACS

Recent Census estimates show that about 9% of both owner-occupied and renter-occupied units were overcrowded in Carpinteria compared to about 5% of owner-occupied units and about 16% of renter-occupied units in the county as a whole. The Housing Plan includes several programs that address the problems of overcrowding, including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, Program

19. Affirmatively Furthering Fair Housing, and Program 20. Workforce Homebuyer Down Payment Loans.

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 \$74,868 compared to about \$78,925 countywide.

Table I-7
Median Household Income

Household Income	Carpinteria		SB County	
	Households	%	Households	%
Total households	5,063	100.0%	148,309	100.0%
Less than \$10,000	258	5.1%	7,182	4.8%
\$10,000 to \$14,999	83	1.6%	4,729	3.2%
\$15,000 to \$24,999	278	5.5%	8,596	5.8%
\$25,000 to \$34,999	232	4.6%	9,050	6.1%
\$35,000 to \$49,999	664	13.1%	17,156	11.6%
\$50,000 to \$74,999	1,030	20.3%	24,233	16.3%
\$75,000 to \$99,999	507	10.0%	19,053	12.8%
\$100,000 to \$149,999	709	14.0%	25,746	17.4%
\$150,000 to \$199,999	620	12.2%	12,949	8.7%
\$200,000 or more	682	13.5%	19,615	13.2%
Median household income	74,868		78,925	

Source: Census 2020 ACS

5. Overpayment

According to state housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table I-8 displays recent HUD estimates for overpayment by tenure. According to recent estimates, approximately 1,215 renter households and 849 owner households in Carpinteria were paying more than 30% of gross income for housing. Of those, 720 renter households and 455 owner households were paying more than 50% of income for housing. Overpayment is most common among lower-income households, with over 60% of lower-income owners and about 73% of lower-income 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.

The Housing Plan includes several programs that address the problems of overpayment, including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, Program 19. Affirmatively Furthering Fair Housing, and Program 20. Workforce Homebuyer Down Payment Loans.

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

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	275	260	335
Household Income >30% to less-than or= 50% HAMFI	195	185	255
Household Income >50% to less-than or= 80% HAMFI	415	250	565
Household Income >80% to less-than or= 100% HAMFI	195	25	310
Household Income >100% HAMFI	135		900
Total	1,215	720	2,370
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	159	155	170
Household Income >30% to less-than or= 50% HAMFI	125	90	225
Household Income >50% to less-than or= 80% HAMFI	185	115	300
Household Income >80% to less-than or= 100% HAMFI	30	20	140
Household Income >100% HAMFI	350	75	1,900
Total	849	455	2,735

Source: HUD CHAS, 2022

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 and Santa Barbara County

Industry	Carpinteria		SB County	
	Persons	Percent	Persons	Percent
Civilian employed population 16 years and over	6,648	100.0%	212,400	100.0%
Agriculture, forestry, fishing and hunting, and mining	404	6.1%	18,359	8.6%
Construction	606	9.1%	12,624	5.9%
Manufacturing	428	6.4%	15,180	7.1%
Wholesale trade	166	2.5%	4,007	1.9%
Retail trade	606	9.1%	20,295	9.6%
Transportation, warehousing and utilities	172	2.6%	6,682	3.1%
Information	54	0.8%	3,629	1.7%
Finance, insurance, and real estate rental and leasing	308	4.6%	9,862	4.6%
Professional, scientific, management, administrative and waste mgmt. services	858	12.9%	26,892	12.7%
Educational services, health care and social assistance	1,621	24.4%	49,463	23.3%
Arts, entertainment, recreation, accommodation and food services	541	8.1%	25,370	11.9%
Other services, except public administration	691	10.4%	11,025	5.2%
Public administration	193	2.9%	9,012	4.2%

Source: Census 2020 ACS

According to recent Census data, approximately 24% 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%), and Other Services (10%).

D. Housing Stock Characteristics

This section describes 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

Recent Census estimates reported that about 44% of the city's housing stock was comprised of single-family units, while multi-family units comprised about 42% and mobile homes represented about 14% of all units. By comparison, the countywide housing stock had a much higher percentage of single-family detached homes (57%). 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	%
Total units	6,189	100.0%	159,317	100.0%
Single detached	2,197	35.5%	91,448	57.4%
Single attached	552	8.9%	11,256	7.1%
2 units	44	0.7%	5,171	3.2%
3-4 units	520	8.4%	9,527	6.0%
5-9 units	706	11.4%	12,588	7.9%
10-19 units	524	8.5%	8,972	5.6%
20+ units	805	13.0%	13,445	8.4%
Mobile homes	841	13.6%	6,841	4.3%
Boat, RV, van	0	0.0%	69	0.0%

Source: Census 2020 ACS

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 estimates. More than 73% 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	%
2014 or later	46	0.7%	3,159	2.0%
2010 to 2013	109	1.8%	3,110	2.0%
2000 to 2009	238	3.8%	12,677	8.0%
1990 to 1999	250	4.0%	15,974	10.0%
1980 to 1989	1,017	16.4%	24,336	15.3%
1970 to 1979	2,224	35.9%	29,501	18.5%
1960 to 1969	834	13.5%	31,793	20.0%
1950 to 1959	923	14.9%	19,799	12.4%
1940 to 1949	207	3.3%	5,971	3.7%
1939 or earlier	341	5.5%	12,997	8.2%
Total units	6,189	100.0%	159,317	100.0%

Source: Census 2020 ACS

Based on the observations of City Building and Code Compliance staff, it is estimated that approximately 800 housing units may be in need of some type of rehabilitation and approximately 60 units may require replacement. Due to relatively high housing values, market forces are expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

As described in the Housing Policy Plan, the City is continuing its efforts to identify, preserve, maintain and rehabilitate existing housing through code compliance and the provision of financial assistance for home maintenance and repairs (see Program 17. Single-Family Housing Rehabilitation and Program 18. Multi-Family Housing Rehabilitation).

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 2022 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 \$1,048, while the maximum affordable rent for very-low-income households is \$1,746. The maximum affordable rent for low-income households is \$2,798, while the maximum for moderate-income households is \$3,003.

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**

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	\$41,900	\$1,048	\$135,000
Very low	\$69,850	\$1,746	\$255,000
Low	\$111,900	\$2,798	\$415,000
Moderate	\$120,100	\$3,003	\$445,000
Above moderate	>\$120,100	>\$3,003	>\$445,000

Assumptions:

- Based on a family of 4 and 2022 State income limits
 - 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
 - 10% down payment, 5.5% interest, 1.25% taxes & insurance, \$350 HOA dues
- Source: Cal. HCD; JHD Planning LLC

b. For-Sale Housing

According to recent Census estimates, the median home value in Carpinteria was approximately \$711,000 compared to \$610,000 for Santa Barbara County as a whole. Based on the estimated affordable purchase prices shown in Table I-12, it is unlikely that many market rate homes 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 price of \$711,000, there is a gap of about \$265,000 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 nearly \$300,000. Programs in the Housing Plan that are specifically intended to mitigate the high cost of housing include Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, and Program 20. Workforce Homebuyer Down Payment Loans.

c. Rental Housing

The median rent paid in Carpinteria was estimated to be \$2,029 according to recent Census data. An internet rental survey conducted in August 2022 found asking rents of \$1,395 per month for a studio unit and \$2,250 to \$5,500 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), it is clear that very-low- and extremely-low-income households have a very difficult time finding housing without overpaying. At a rent of \$2,250 per month for a two-bedroom unit, the gap between market rent and affordable rent at the very-low-income level is about \$500 per month, while the gap at the extremely-low-income level is about \$1,200 per month. Programs in the Housing Plan that are specifically intended to mitigate high rental rates include Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, Program 12. Conservation of Mobile Home Parks, and Program 19. Affirmatively Furthering Fair Housing.

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 the most prevalent type of disability for persons age 18 to 64 was a cognitive difficulty, while for those age 65 and over the most common disability was ambulatory (Table I-13). Persons with disabilities face greater housing challenges for a variety of reasons. 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 Housing Plan includes several programs to assist with the housing needs of those with disabilities, including

Program 2. Accessory Dwelling Units, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 11. Special Needs Housing, and Program 19. Affirmatively Furthering Fair Housing. Additional analysis regarding housing for persons with disabilities is provided in the Constraints section of this report.

Table I-13
Persons with Disabilities by Age

Disability by Age	Persons
Disabilities for Persons Age 18 to 64	
With a hearing difficulty	137
With a vision difficulty	101
With a cognitive difficulty	268
With an ambulatory difficulty	134
With a self-care difficulty	101
With an independent living difficulty	164
Disabilities for Persons Age 65 and over	
With a hearing difficulty	271
With a vision difficulty	52
With a cognitive difficulty	98
With an ambulatory difficulty	362
With a self-care difficulty	57
With an independent living difficulty	227

Source: Census 2020 ACS

Developmental Disabilities

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) provides community-based services to approximately 329,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities.¹ Carpinteria is served by the Tri-Counties Regional Center² (TCRC) which is based in Santa Barbara. As of 2020, TCRC served approximately 14,000 clients and had 340 staff persons. According to DDS, approximately 164 clients in Carpinteria received services from TCRC, of which 138 lived in the home of a family member or guardian. 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.

As with other types of disabilities, the City helps to address the housing needs of persons with developmental disabilities through reasonable accommodation procedures and regulations to encourage supportive housing and residential care facilities.

¹ <https://www.dds.ca.gov/rc/dashboard/overview/>

² www.tri-counties.org

2. Elderly

According to recent Census data, about 48% of owner households and 14% 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. In addition to the accessibility requirements of the building code, the housing needs of seniors can be addressed through smaller units, accessory dwelling units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

Recent Census data revealed a growing number of individuals aged 65 and over in Santa Barbara County, and the percentage of Carpinteria residents aged 60 and over is nearly 8 points higher than the statewide average. In recognition of the growing senior population in Carpinteria, the City Council in 2022 established an Ad Hoc Senior Services Planning Committee to work with City staff to create, distribute, and collect a Community Needs Assessment Survey for the purpose of presenting for City Council consideration data-supported recommendations for the creation of a senior services program.

Table I-14
Elderly Households by Tenure

Householder Age	Owner		Renter	
	Households	%	Households	%
65 to 74 years	855	31.2%	212	9.1%
75 to 84 years	322	11.8%	76	3.3%
85 years and over	122	4.5%	30	1.3%
Total Households	2,739	100%	2,324	100%

Source: Census 2020 ACS

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 62% of owners and 58% of renters reported only one or two members. Only about 15% of owner households and about 14% of renter households reported five or more members (Table I-15). This distribution suggests that the need for large units in Carpinteria with three or more bedrooms is expected to be much less than for smaller units.

For large families with low incomes, housing problems may include overpayment or overcrowding. The Housing Plan includes several programs to address housing issues faced by large households including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 19. Affirmatively Furthering Fair Housing, and Program 20. Workforce Homebuyer Down Payment Loans.

In recent years Carpinteria has been successful in facilitating affordable family housing developments with 3-bedroom units such as Dahlia Court and Casas de las Flores, both developed and managed by Peoples' Self-Help Housing Corporation.

Table I-15
Household Size by Tenure

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	781	28.5%	647	27.8%
2 persons	906	33.1%	691	29.7%
3 persons	378	13.8%	434	18.7%
4 persons	266	9.7%	223	9.6%
5 persons	159	5.8%	214	9.2%
6 persons	14	0.5%	107	4.6%
7+ persons	235	8.6%	8	0.3%
Total households	2,739	100%	2,324	100%

Source: Census 2020 ACS

4. Female-Headed Households

Recent Census data reported that approximately 340 Carpinteria households (10.6%) were headed by a female compared to about 17% of households for the county as a whole (Table I-16). Of those, 177 had children living with them (5.5%). Approximately 7% of all female headed households were below the poverty line. While female-headed households represent a relatively small portion of households, they may have significant difficulties finding affordable housing, particularly in expensive coastal areas, leading to problems such as overpayment and overcrowding. The Housing Plan includes several programs to address housing issues faced by female-headed households including Program 1. Adequate Site to Accommodate Regional Housing Needs, Program 4. Section 8 Rental Assistance, Program 5. Affordable Rental Housing, Program 6. Inclusionary Housing, Program 7. Density Bonus, Program 9. Regulatory Concessions and Incentives for Affordable Housing, Program 19. Affirmatively Furthering Fair Housing, and Program 20. Workforce Homebuyer Down Payment Loans.

Table I-16
Household Type by Tenure

Household Type	Carpinteria		Santa Barbara County	
	Households	%	Households	%
Female householder	340	10.6%	16,329	16.8%
With own children	177	5.5%	10,771	11.1%
Without children	163	5.1%	5,558	5.7%
Female householders below poverty level	25	7.4%	3,499	21.4%
Total households	3,210	100%	97,397	100%

Source: Census 2020 ACS

5. Farm Workers

Agriculture is a major industry in Santa Barbara County and farm worker households are 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 about 404 Carpinteria residents employed in agriculture, forestry, fishing and hunting, and mining jobs. For Santa Barbara County as a whole, USDA reported a total of 21,101 farm workers. The

City of Carpinteria supports farmworker housing through programs to facilitate affordable housing development and rental assistance. Two affordable housing projects in Carpinteria, Dahlia Court and Chapel Court, are specifically targeted to farmworkers and their families. The City also supports farmworker housing through regulations in conformance with the Employee Housing Act as discussed further in Section III – Constraints.

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.³

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. The most recent Point in Time (PIT) homeless survey in Santa Barbara County was conducted by the Santa Maria/Santa Barbara County Continuum of Care (CoC) on February 23, 2022. The County and CoC provided oversight of the PIT Count, working as the Administrative Entity for the CoC, with Simtech Solutions and more than 400 volunteers.

Countywide, 1,962 homeless persons were recorded in 2022, an increase of 34% compared to the 2013 homeless count. In Carpinteria the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table I-17). The 2022 countywide count included 1,367 unsheltered persons and 595 persons living in emergency shelters or transitional housing.

Table I-17
Homeless Counts in the South Coast Area

Geographic Area	2013 Homeless Count	2022 Homeless Count
Carpinteria	10	21
Isla Vista/Goleta	81	203
Santa Barbara	946	822
County Total	1,466	1,962

Source: Central Coast Collaborative on Homelessness, 2013; Santa Maria/Santa Barbara County Continuum of Care, 2022

³ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

The City provides services to people experiencing homelessness via collaboration with the County of Santa Barbara, non-government organizations providing homeless services in the region, and local community-based volunteers and organizations. City staff routinely evaluates information to determine trends and issues related to homeless services as well as to evaluate the effectiveness and efficiency of those services.

Information is gathered from daily logs of City program divisions, including inspections of parks and open spaces and public facilities such as the Veterans Hall and public restroom buildings, public right-of-way maintenance, and code compliance contacts. The Carpinteria-Summerland Fire Protection District also monitors number and type of contacts with people that are believed to be homeless, including number of transports by ambulance.

Local data and issues concerning people experiencing homelessness in Carpinteria is reviewed and discussed at regular meetings of City, County and service agency staffs. Acute and chronic issues are discussed along with strategies for providing assistance to service resistant individuals.

Early 2020 saw the beginning of the COVID-19 pandemic. Despite the unique challenges related to the pandemic, the City's efforts to address homeless issues and services continued, albeit in a reduced capacity. 2020-2021 also brought changes to policies and programs. The City joined the COVID-19 Homelessness Task Force, led by the County, to address the health and safety of people that are experiencing homelessness by partnering with local organizations and governmental agencies. The primary goal was to reduce the spread of COVID-19 in our homeless populations and further protect the community at large.

COVID-19 Homelessness Task Force Objectives were identified as follows:

1. Prevent and mitigate COVID-19 impacts for persons who remain unsheltered through support centers and outreach re-establishing access to showers, device charging, food and hygiene supplies.
2. Establish non-congregate sheltering for persons at highest risk of COVID-19 complications.
3. Sustain shelter capacity for persons not experiencing COVID-19 symptoms.
4. Enhance homelessness prevention and housing activities through increased funding for rental assistance and supportive services.

During the early stages of the pandemic the City lost its lead outreach agency, Home for Good, along with suspended services from County Behavior wellness and the Warming Shelter. The City's weekly lunch gathering, which was being managed by Home for Good, continued to run through volunteer support and participation by staff from the City's Code Compliance Division. The lunch program was formed as a means to gather local homeless persons to one area at a specific day and time where services could be offered. As the restrictions of the pandemic loosened, new and existing agencies returned to the lunch program.

As of 2022, the lunch program offers services from a County Drug and Alcohol Specialist, County Behavior Wellness, CityNet (the regional homeless services entity), New Beginnings, local business and entities, and community volunteers that provide weekly lunches and provisions.

Tens of millions of dollars of federal COVID-19 relief bill funding, state funding, and local funding have been spent to address homelessness in Santa Barbara County in the past two years. This funding has been used to provide myriad services benefitting the region, including Carpinteria's population of people experiencing homelessness. During 2021-2022 approximately 45 people

experiencing homelessness in Carpinteria received assistance, including six people that were placed in permanent housing.

Current projects, programs and services to assist the homeless in Carpinteria and surrounding areas include the following:

- Emergency shelters, temporary housing, and permanent supportive housing projects have been developed countywide, including through the state's Project Roomkey (temporary housing in participating hotels for people who are homeless) and Project Homekey (creating more supportive and permanent housing for formerly homeless individuals).
- Funding allocated for rental assistance and housing voucher programs.
- Santa Barbara County received about \$46 million from the state in Coronavirus Aid, Relief and Economic Security (CARES) Act funding, allocating about \$5.5 million to care for unsheltered people. Specific funding was allocated for increased emergency shelter costs, pallet house projects, and pandemic-related outreach at homeless encampments.
- The county budgeted more than \$13 million of its American Rescue Plan COVID-19 relief funding on addressing housing and homelessness.
- The county received \$10 million in funding in January 2022, including \$7 million for the Isla Vista emergency shelter. Santa Barbara County purchased the building for \$6.3 million and the shelter is being operated by Good Samaritan Shelter.
- The Housing Authority of Santa Barbara County converted office buildings into permanent supportive housing in Lompoc.
- The City of Santa Barbara housed 58 people temporarily at the Rose Garden Inn on Upper State Street.
- The New Beginnings Counseling Center's Safe Parking Program expanded to a city-owned property in Lompoc last year. The program provides places for people who live in vehicles to park overnight and have access to restroom facilities and other services. On October 24, 2022, the Carpinteria City Council contracted with New Beginnings Counseling Center to provide the Safe Parking Program in the City Of Carpinteria.
- Dignity Moves established pallet house interim housing in Isla Vista, Lompoc, and now downtown Santa Barbara. Dignity Moves and the County of Santa Barbara have partnered to bring a new interim housing community to downtown Santa Barbara. Covid-19 has increased the urgency of building non-congregate housing for the unsheltered in our community. While more permanent housing is the ultimate long-term goal, our streets cannot be the waiting room. Dignity Moves is building "interim supportive housing" as a stop-over between tents and permanent housing where clients can be safe and receive the critical support services necessary to rebuild their lives and exit homelessness.
- The County and Goleta have collaborated on the purchase of the Super 8 motel at 6021 Hollister Avenue and its conversion into housing for formerly homeless residents.

The City's collaborative approach to providing homeless services is intended to be a cost effective and efficient means for the City to address an important community service need. People living on the streets of Carpinteria require services that result in increased public costs for law enforcement, emergency medical, and hospital services, and present health and safety issues for the individual experiencing homelessness and the general public. Providing emergency services to people experiencing homelessness, although important, generally does not result in lasting changes for

the homeless person or address public health & safety and quality of life issues caused by homelessness that are of concern to the community.

The response model being followed by the City through its partnership with CityNet and other partnering agencies is intended to reduce reliance on first responders, which often results in arrest, transportation, jail and/or hospitalization, and to prioritize housing and related support services that can lead people that have been chronically homeless to reunification with family and/or getting established in permanent housing. This cost-effective approach to addressing homelessness was first discussed in detail in 2006 as a part of the Santa Barbara County Ten Year Plan to End Chronic Homelessness, which referenced various national studies on the subject.

Facilities serving the homeless in Carpinteria and the South Coast area include the following:

- Santa Barbara Rescue Mission: The Santa Barbara Rescue Mission provides hot meals and overnight accommodations seven days a week, 365 days per year. Shelter is provided every night to 100 men and 24 women.
- People Assisting the Homeless (PATH): This 24-hour transitional shelter program provides food, clothing, medical care, job development, social services, life coaching, substance abuse recovery, and other vital services to assist homeless people into employment and permanent housing. The 24-hour shelter program provides 100 beds, expanding to 200 beds from December 1 to March 31.
- Transition House: Three-stage housing program for homeless families that offers emergency shelter for 15-22 homeless families (70 people), transitional housing, and permanent affordable supportive housing. Services include meals and childcare when at the emergency shelter, and career counseling, financial management, and educational enhancements throughout all stages.
- Health Care for the Homeless (HCH): The Santa Barbara County Public Health Department runs the HCH program, which provides comprehensive medical and dental care for the homeless population, including a significant medical outreach component led by Public Health Nurses stationed in thirteen homeless shelters and transitional living centers. The nurses provide triage care and make referrals to the health care centers and shelter-based clinics for those needing additional care.
- New Beginnings Counseling Center: New Beginnings operates several programs for the homeless population, including the Safe Parking Program and the Supportive Services for Veteran Families Program. The Safe Parking Program provides safe overnight parking for individuals and families who are living in their vehicles. Included in this program are social services and case management provided by New Beginnings case workers.
- Supportive Services for Veteran Families is designed to help end homelessness among the veteran population in Santa Barbara County. This housing-first model aims to provide housing stability by providing cash assistance to those in danger of losing their housing and to rapidly transition those who are homeless into stable housing.
- Unitarian Society of Santa Barbara Warming Center Program: Emergency homeless sheltering program that opens warming centers in various locations on nights when temperatures are expected to drop below 35 degrees, when there is at least a 50 percent chance of rain, or when there is rain with temperatures under 40 degrees. The facilities provide a safe and warm place for the homeless individuals to get off the streets and have a clean bed for a night with dangerous weather conditions.

- Showers of Blessing: The Interfaith Initiative of Santa Barbara County has operated the Showers of Blessing program throughout southern Santa Barbara County. Showers of Blessings provides showers to homeless individuals weekly using portable shower trailers, including a two-stall ADA accessible unit. The program also provides a freshly laundered towel and washcloth, a pair of new cotton socks, a pair of new underwear, hygiene items, toiletries and limited emergency clothing. A free, often hot meal is provided before or after the showering times.
- Salvation Army Hospitality House: Hospitality House is a 69-bed Homeless Shelter for Men and Women. Twenty-four of these beds are designated for a County Drug Detox Residential and Withdrawal Management Program, leaving 45 for the general homeless population. The shelter has an 85% average occupancy and services include food, shelter, transportation and employment assistance. Occupancy requires abstinence from drugs and alcohol, and urinalysis testing for drug use is conducted both randomly and when there is suspected use.
- County of Santa Barbara Behavioral Wellness Department (BeWell): BeWell has its own division for Homeless Services Assertive Community Treatment and the department provides a broad spectrum of essential services to people who are experiencing homelessness and/or who are at-risk of chronic homelessness. These services aim to assist those persons experiencing distress who are not reached by traditional mental health treatment services to obtain a more adaptive level of functioning. BeWell works closely with the local Continuum of Care, local emergency and transitional shelters, and other agencies serving those experiencing homelessness or at risk of homelessness in our community.

Additional information regarding the City's regulations for emergency shelters, low barrier navigation centers, transitional housing and supportive housing is provided in Section III – Constraints and in Program 11 in the Housing Plan.

F. Assisted Housing at Risk of Conversion

As part of the Housing Element update, state law requires jurisdictions to identify assisted low-income rental units that are at risk of conversion to market rate housing during the 10-year period 2023-2033. Table I-18 summarizes assisted affordable units in Carpinteria. As seen in this table, there are no assisted developments at risk of conversion to market rate status.

Table I-18
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	648 Maple Street	HUD Section 811	2036	Supportive	6	6	No
Atrium Apartments	4667 Carpinteria Avenue	LIHTC, Housing Authority Tax Exempt Bonds, City ground lease	2036	Senior	12	12	No
Chapel Court	681 Ash Avenue	USDA/HCD	2067	Farmworker/family	28	28	No
Dahlia Court I	1300 Dahlia Court	LIHTC	2041	Farmworker/family	55	11	No
Dahlia Court II	1300 Dahlia Court	HOME; CDBG Fee Waivers City land donation	2067	Large family	33	32	No
Casas de las Flores	4096 Villa Real	LIHTC/HCD	2069	Large family	43	42	No

Sources: California Housing Partnership Corp.; Santa Barbara Community Housing Corp.; City of Carpinteria

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-19, 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-19
Coastal Zone Housing Units

Category	Units
Number of new units approved for construction in the Coastal Zone 1982-2022	Approx. 1,600
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

Sources: City of Carpinteria; US Census

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 period⁴ June 30, 2022 to February 15, 2031. 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 6th housing element cycle was adopted by the Santa Barbara County Association of Governments (SBCAG) in July 2021. The future need for housing is determined by the forecasted growth in households in a community as well as existing needs such as overpayment and overcrowding. The housing need is also 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, existing need, vacancy need and replacement need – determines the total new housing 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 2023-2031 planning period is 901 units, distributed by income category as shown in Table I-20. 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.

Table I-20
Regional Housing Needs 2023-2031

Very-Low	Low	Moderate	Above-Moderate	Total
286	132	135	348	901
32%	15%	15%	39%	100%

Source: SBCAG, 2021

Notes: 50% (143 units) of the VL need is assigned to the Extremely-Low-Income category pursuant to state law

⁴ 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 "6th cycle" planning period for jurisdictions in Santa Barbara County runs from February 15, 2023 to February 15, 2031, while the "projection period" is June 30, 2022 to February 15, 2031.

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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.

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. Program 1. Adequate Site to Accommodate Regional Housing Needs is included in the Housing Plan to ensure that sufficient opportunities for new housing development are available to accommodate the City’s assigned needs during the planning period.

**Table II-1
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Approved projects (Table B-3)				77	77
Net remaining RHNA	418		135	271	824
Vacant sites (Table B-4)			9	6	15
Underutilized sites (Table B-5)	226				226
ADUs	96		10	54	160
Surplus (Shortfall)	(96)		(116)	(211)	(423)

Source: City of Carpinteria, 2022

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 66 Carpinteria residents receive monthly rental assistance from the Section 8 Voucher Program, and the City of Santa Barbara Housing Authority reports 111 Carpinteria residents with Section 8 vouchers, for a total of 177 vouchers currently (October 2021) being used in Carpinteria. Under this program, tenants are responsible for a rent payment based on their

income, usually 30%, and the Housing Authority makes a monthly housing assistance payment to the landlord for the gap between affordable rent paid and fair market rent.

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 funding assistance for 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. In recent years California voters have approved several bond measures 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, rental, and supportive housing. As of March 2022, available State bond-funded programs include the Multifamily Housing Program, the Veterans Housing and Homelessness Prevention Program, the Infill Infrastructure Grant Program, the Joe Serna, Jr. Farmworker Housing Grant Program, the No Place Like Home Program, and the Affordable Housing and Sustainable Communities Program. These programs are administered by HCD.⁵

Housing Trust Fund (HTF) of Santa Barbara County. The HTF⁶ 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 \$7.6 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 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 \$100,000 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 Carpinteria's share of the program has been provided through the City of Carpinteria. The Housing Trust Fund of Santa Barbara County has additional monies that can be used throughout the county, including 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.

⁵ <https://www.hcd.ca.gov/programs-active>

⁶ <http://www.sbhousingtrust.org/>

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 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 2021 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 \$100 billion in electricity and natural gas costs since 1978.⁷

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., buildings no more than 3 stories) and non-residential buildings, which include hotels, motels, and multifamily 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. In 2007, California developed a Green Building Standard (CALGreen) to meet the emissions reduction goals set out in AB 32. HCD has primary responsibility for implementing CALGreen provisions (which are within Title 24) for residential structures. CALGreen applies to the planning, design, operation, construction, use, and occupancy of newly constructed buildings in California.

State policy requires all new residential buildings to be “net zero energy” by 2020. On August 11, 2021 the California Energy Commission adopted new energy efficiency standards for both residential and commercial buildings.

⁷ https://www.energy.ca.gov/sites/default/files/2021-08/CEC_2022_EnergyCodeUpdateSummary_ADA.pdf

Some of the recent changes to residential standards include:

- Expanding solar photovoltaic systems and battery storage standards to reduce the grid's reliance on fossil fuel power plants
- Encouraging electric heat pump technology and use, which uses less energy and produces fewer emissions
- Establishing electric-ready requirements when natural gas is installed
- Strengthening ventilation standards to improve indoor air quality and reduce disease transmission

Other recent legislation regarding energy efficiency and conservation includes SB 350 (2015). SB 350 includes an energy efficiency target of doubling energy efficiency in buildings by 2030. In addition, AB 2722 (2016) designates polluter fees to funding transportation, affordable housing, urban forestry, energy savings, and other sustainable projects to benefit disadvantaged communities.

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; and
- Building insulation beyond Code requirements, including 2x6 exterior walls with R-24 perimeter foundation slab insulation and R-30 roof insulation.

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. There is no land designated *Rural Residential* on the Land Use Map. In addition to these residential land use categories, two other General Plan categories (General Commercial and Visitor-serving Commercial) also allow residential use, as summarized in Table III-1.

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 Development Plan/Specific Plan process
<i>General Commercial (GC)</i> The GC land use category is characterized by a mixture of retail, wholesale, service and office uses, usually located along major transportation corridors. The Central Business District identifies the downtown commercial area and is characterized by a variety of offices, retail businesses, specialty shops, entertainment uses, and residential land uses..	Established by zoning (maximum 20.0)
<i>Visitor-serving Commercial (VC)</i> The VC land use category is intended to provide for those uses that serve visitors to the City. Such uses may also serve local residents and include hotels, motels, restaurants, service stations, and other retail businesses that meet visitor needs.	Established by zoning (maximum 20.0)

The City's Zoning Code allows residential uses in the following 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
- Ellinwood Overlay
- ADU Beach Neighborhood 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. The R-Residential Overlay allows 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 permission of 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 (see also Program 1. Adequate Site to Accommodate Regional Housing Needs).

Table III-2 summarizes the permitted uses and development standards for residential zones.

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-2 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. As discussed below, recent 100% affordable multi-family projects have been developed as 2-story buildings, although 3-story development is also possible within the 30-foot height limit.

Lot Size Requirements

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's zoning regulations do not establish 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, facilitate affordability and encourage workforce housing in the downtown."

Building Coverage

"Building coverage" is defined as the amount of land covered or permitted to be covered by buildings, usually measured as a percent of a lot.

Floor Area Ratios

Floor area ratio (FAR) is defined 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.

Setbacks

Required front, side and rear setbacks describe the minimum distance from the housing unit to the property line. Setbacks vary depending on zone and housing type. 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

Required open space means private open space that includes patios, decks and yards for the private use of the residents of individual units. Open space requirements range from 20% to 65% depending on zone and housing type, with lower requirements for multi-family zones. 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's General Plan/Local Coastal Land Use Plan guides growth and development within the City. There are no growth controls or limitations that establish a maximum number of new housing units that can be approved annually.

Zoning for Lower-Income Housing

As part of each Housing Element update cities must comprehensively review their land use plans and regulations to ensure that they do not pose unreasonable constraints to the development of lower-income housing. One of the best ways of identifying potential constraints is through the review of actual development projects. The most recent affordable housing



development in Carpinteria is Casas de las Flores, a 100% affordable development built by People's Self-Help Housing Corporation in 2015. The property features 43 units with three equipped with accessibility features. The attractive property was developed under the Density Bonus provisions of the City's Zone Code with incentives such as reduced parking requirements and reduced distances between buildings. The development consists of one-, two- and three-bedroom units in multiple two-story buildings, and offers mountain views with easy access to public transportation and nearby Carpinteria State Beach. The property includes a community room, community kitchen, and a learning center with computer room. Other amenities include laundry facilities, large and colorful playground, walking paths, and drought tolerant landscaping (<https://www.pshhc.org/property/casas-de-las-flores/>).

While the Casas de las Flores development demonstrates that City zoning regulations do not act as a constraint to affordable housing development, the Housing Plan includes Program 1. Adequate Site to Accommodate Regional Housing Needs and Program 5. Affordable Rental Housing describing actions the City proposes to further expand opportunities for affordable housing development.

**Table III-2
Permitted Residential Uses and Development Standards – Residential Zones**

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Development PRD	Planned Unit Development PUD	R Overlay	Mobile Home Park MHP	Mobile Home Subdivision MHS/PUD
Permitted Uses	Single-family dwellings; Small family care homes Large family care homes (CUP)	Single-family dwellings; Small family care homes Large family care homes (CUP)	Single-family dwellings; Duplex, Multi-family (townhouses, condominiums, cluster and community apartment projects), subject to Development Plan approval	Single-family dwellings; Rowhouses, Townhouses, Apartments, Condominiums, Modular homes, Mobile homes on a permanent foundation, subject to Development Plan approval	Single-family dwellings, Multi-family dwellings, subject to Development Plan approval	Mobile home park, subject to Development Plan approval	Modular homes, Mobile homes on a permanent foundation
Max. Density (units/acre)	8.2	5.6 4.6 4.6	20	Determined when PUD is approved	20	8.0 gross	8.2 net
Min. Parking	2 in a garage	2 in a garage	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	Studio/1 Bdrm: 1 covered 2 or more bdrms: 1 covered and 1 uncovered +1 visitor space per 3 units	2 (may be tandem)	2 (may be tandem)
Max. Building Coverage	35%	35%	50%	30%	Varies	75% per site	75% of indiv. site
Max. Building Height	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
Min. Net Lot Area (sq. feet)	4,000	6,000 7,000 8,000	7,000 for newly created lots	No Standard	No Standard	Park = 10 acres Site = 3,600 s.f.	10-acre site
Max. FAR	40%	40%	N/A	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	Varies pursuant to the underlying commercial or industrial zone district	Park = greater of 50 feet from center of road or 20 feet from property line Lot = 10 feet	10 feet

Type of Standard	4-R-1	6-R-1 7-R-1 8-R-1	Planned Residential Development PRD	Planned Unit Development PUD	R Overlay	Mobile Home Park MHP	Mobile Home Subdivision MHS/PUD
Side Setback	3 ft	10% of width, but not less than 5 ft or more than 10 ft	10% of width, but not less than 5 ft or more than 10 ft	No standard	Varies pursuant to the underlying commercial or industrial zone district	Park = 15 ft Site = 5 ft	5 ft
Rear Setback	15 ft	15 ft	15 ft	No standard	Varies pursuant to the underlying commercial or industrial zone district	Park = 15 ft Site = 5 ft	10 ft
Minimum Open Space	65%	65%	20%	20%	20%	20%	20%

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. Requests for reasonable accommodation are reviewed and approved administratively by the Director unless the request is made in conjunction with another development application. The following findings are considered as part of the review.

- 1.The request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single- and multiple-family dwelling units, and public accommodations on an equal basis with others who are not disabled;
- 2.There are no preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit;
- 3.The physical attributes of, and any proposed changes to, property and structures are compatible with surrounding development;
- 4.The requested accommodation will not impose an undue financial or administrative burden on the city;
- 5.The requested accommodation will not require a fundamental alteration of the city's land use, zoning or building laws, rules, policies, practices and/or procedures, and is consistent with the city's local coastal program;
- 6.The potential impact on surrounding uses has been considered; and
- 7.Any other factor(s) that may have a bearing on the request have also been considered.

These findings and procedures do not pose a constraint to persons with disabilities. In 2021 a reasonable accommodation request was approved to allow a parking waiver for an ADU.

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 does not pose a constraint to persons with disabilities.

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. The Zoning Code defines “employee housing” consistent with Section 17008 of the Health and Safety Code.

Additionally, farmworker housing in a zone where agriculture is a permitted use 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 21 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. Based upon current conditions, one emergency shelter facility could fully accommodate the need, although the zoning regulations could accommodate more than one facility.

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

AB 139 (2019) modified state emergency shelter regulations with regard to off-street parking requirements. Program 11 includes a commitment to update the City's emergency shelters standards consistent with current State law. With this program, City regulations will not pose a constraint to the establishment of emergency shelters.

- **Low Barrier Navigation Centers**

In 2019 the State Legislature adopted AB 101 establishing requirements for local regulation of low barrier navigation centers, which are defined as "Housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low barrier navigation centers meeting specified standards must be allowed by-right in areas zoned for mixed-use and in non-residential zones permitting multi-family uses. Program 11 in the Housing Plan includes an amendment to City zoning regulations consistent with this requirement

to eliminate any potential constraints to the establishment of low barrier navigation centers.

- **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.

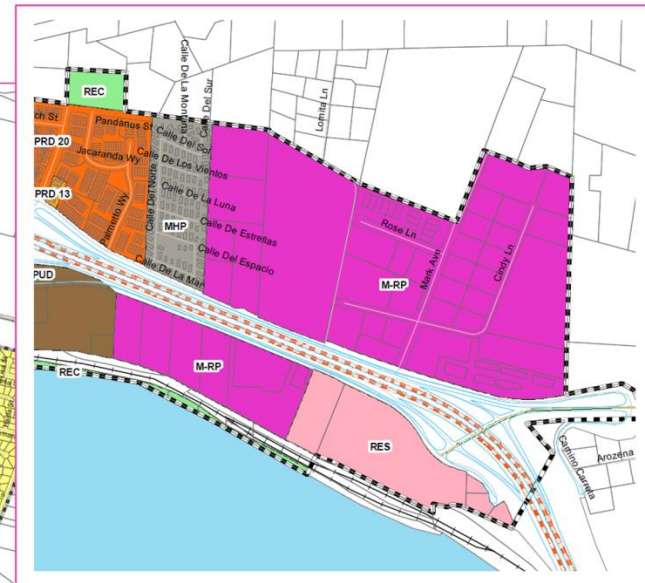
- **Single Room Occupancy**

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.

Figure III-1



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 consistent with State law. Required parking ratios are inclusive of handicapped and guest parking. In addition, a development may provide "onsite parking" through tandem parking or uncovered parking. These standards are considered reasonable and are not a constraint to housing development.

c. Accessory Dwelling Units

To address recent changes in State law the City has prepared revised regulations for ADUs in consultation with the California Coastal Commission and in September 2022 the City Council approved a Local Coastal Program Amendment, which is being reviewed by the Coastal Commission. The City's new Accessory Dwelling Unit (ADU) program includes two Architect-designed ADU building plans specific for Carpinteria, one 400 square feet and the other 480 square feet. These plans will be pre-approved by the City's Plans Examiner and available to residents at no cost in order to facilitate the construction of ADUs throughout the City. Program 2 in the Housing Plan describes additional actions the City will take to encourage and facilitate development of ADUs during the planning period.

d. Density Bonus

Under state law cities and counties must allow a density increase over the otherwise maximum allowable residential density as well as other incentives and concessions 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. To ensure consistency with current state law, Program 7 in the Housing Plan includes an update to City density bonus regulations to incorporate recent legislation. An LCP amendment to update density bonus regulations was initiated by City Council on September 12, 2022 and is currently in the public review process.

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 2019 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 (Municipal Code Chapter 14.75) 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.

i. Other Housing Regulations

Chapter 14.47 of the Zoning Ordinance establishes regulations and a maximum of 218 units that may be used for short-term rentals in the Vacation Rental Overlay District. The intent is to provide adequate transient occupancy uses in areas serving the beach and downtown and to ensure that such uses are appropriately integrated with residential and commercial needs of the community. The vacation rental overlay district allows owners of residential units to obtain a license to operate a vacation rental. These regulations help to preserve the use of other residential properties for permanent residential use.

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 Director, Planning Commission and/or City Council reviews projects that require one or more of the following types of permits or approvals:

- *Conceptual Plan/ Review* - While not mandatory, 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. Carpinteria is one of the few cities located entirely within the Coastal Zone.
- *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, following a recommendation from the Planning Commission.
- *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 Community Development Director or Planning Commission approval. The Architectural Review Board provides only recommendations to the decisionmaker(s).

- *Tentative Subdivision, Tentative Parcel Maps and Condominium Conversions* - In conjunction with review of other permits and approvals for a development project, the Planning Commission reviews a proposed Subdivision, while the City Council reviews a 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 10 Overlay Districts, which are described below. 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-3 lists the City's overlay districts.

Table III-3 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
Whitney Site Overlay District	
Ellinwood Parcel (APN 004-013-026) Overlay District	
Transportation Corridor Wetland Overlay District	
Vacation Rental Overlay District	
ADU Beach Neighborhood Overlay District	

- 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 California 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.

As discussed in the Sites Inventory (Appendix B) and Program 1 in the Housing Plan, the R Overlay is proposed to be added to additional parcels to increase opportunities for residential development.

- 7) *Whitney Site Overlay District*: The purpose of the Whitney Site overlay district is to provide for specific standards to ensure preservation of the remainder of the Whitney Site for agricultural use through an agricultural easement and to provide for the establishment and maintenance of programs for sustainable agriculture in the Carpinteria Valley. Therefore, this overlay district establishes specific standards related to open field agriculture resource protection and mitigation.
- 8) *Ellinwood Parcel (APN 004-013-026) Overlay District*: The purpose of the Ellinwood site overlay district is to provide for specific standards of development for this particular parcel to be included in the development plans. The intent is to ensure a more precise level of planning for this parcel than is ordinarily possible under the local implementation plan. Therefore, this overlay district establishes specific standards related to oak tree protection and mitigation, retention basin/drainage pond maintenance, wetland enhancement, permanent stormwater management, drainage plans and lighting. The regulations of this overlay district are intended to provide guidance in the preparation of site-specific development plans. This Overlay District facilitated the development of 29 new residential units, with four of those affordable.
- 9) *Transportation Corridor Wetland Overlay District*: The purpose of the transportation corridor wetland overlay district is to provide for specific standards of development for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, and for the portions located within the City of Carpinteria, the South Coast High Occupancy Vehicle (HOV) Lanes and Santa Claus Lane Bike Path projects. The intent is to ensure a more precise level of planning than ordinarily possible under the local implementation plan. Therefore, this overlay establishes specific standards related to fill or other impacts to wetland or reduction of wetland buffers, mitigation measures, drainage and stormwater management, and coastal access and recreation enhancements.
- 10) *Vacation Rental Overlay District*: The purpose of this overlay district is to establish vacation rentals as a permitted use in the overlay area, to specify that they are only allowed in the vacation rental overlay district. The intent is to provide adequate transient occupancy uses in areas near the beach and downtown and to ensure that such uses are appropriately integrated with residential and commercial needs of the community. The vacation rental overlay district allows owners to obtain a City license to operate a vacation rental.
- 11) *ADU Beach Neighborhood Overlay District*: While not in effect at the time of the writing of this Draft, the ADU Beach Neighborhood District would require that Accessory Dwelling Units be subject to discretionary review, as determined necessary by the Community Development Director. This provision would allow site specific analysis of potential coastal hazards, including flooding as well as coastal resource policy issues, such as coastal access, to address the risks to public safety.

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 City's new Accessory Dwelling Unit (ADU) program making its way through the Coastal Commission's LCPA approval process includes two Architect-designed ADU building plans specific for Carpinteria, one 400 square feet and the other 480 square feet. These plans will be pre-approved by the City's Plans Examiner and available to residents at no cost in order to facilitate the construction of ADUs throughout the City.

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 also describes the nature and sequence of steps that comprise the development review process.

Number of Meetings Required

Some projects require evaluation by the Architectural Review Board at a public hearing. Typically, these projects can expect one to three public hearings to receive feedback from the Architectural Review Board. The levels of review include conceptual, preliminary, final and in-progress review. Conceptual review is optional for many projects. Preliminary and final review meetings are required for all qualifying projects; however, they can be combined for some projects depending on the scope of work. In-progress review is requested by the Board, Director, staff and/or the applicant on

a case by case basis to obtain feedback from the Board prior to the next hearing. If a project does not receive a favorable recommendation at either their preliminary or final review hearings, they would have to return for another hearing.

Length of Time from Approval to Building Permit Application

The time it takes for a project to get from Planning approval to submittal of a building permit application depends on the applicant and the complexity of the project. The applicant would have to update the project plans to address any applicable conditions of approval or with building code requirements prior to submittal of the application for plan check.

Requests for Lower than the Maximum Allowed Density

Developers of residential projects in the past have requested lower densities than the maximum allowed due to market considerations. However, due to the number of new state laws promoting higher density housing, there has recently been interest in maximizing the number of units through Density Bonus provisions and the proposed Residential Only Overlay (see Appendix B and Program 1: Adequate Site to Accommodate Regional Housing Needs in the Housing Plan).

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
- 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 three 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 – includes the majority of the City's residential neighborhoods and 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.

Subarea 5 - Concha Loma Neighborhood is bounded by Carpinteria Creek on the west, Carpinteria Avenue on the north, the Carpinteria Oil and Gas Plant on the east and the railroad tracks, Tar Pits Park and Carpinteria State Beach on the south. This subarea includes unique and distinctive residential streets. The streets are generally curving and undulate vertically with the natural coastal terrain. In cross section, they range from traditional tree-lined streets to narrow roads with unpaved edges and no sidewalks.

The design guidelines for these 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. Community Development Department permit processing fees are shown in Table III-4, and Development Impact Fees (DIFs) for providing services and facilities such as schools, parks and infrastructure are shown in Table III-5. Almost all of these DIFs 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. Development impact fees for ADUs are reduced and in many cases eliminated pursuant to state law and the City's pending revised ADU Ordinance.

To evaluate the impact of fees on overall housing cost, two recent housing development projects were reviewed—a single-family house and a 4-unit condominium project. Planning and development impact fees totaled \$38,296 for the single-family house while fees for the condo development totaled \$12,753 per unit. These fees represent approximately 5 percent and 2 percent of total development cost, respectively.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to statewide limitations on property taxes and other revenue sources needed to fund public improvements. Given these factors, development fees are not considered to be a significant constraint on housing production in the City.

**Table III-4
Permit Processing Fees**

Fee Category	Amount*
Development Plan Review	\$5,700
Architectural Review	\$1,100
Coastal Development Permit Review (Administrative)	\$1,200
Coastal Development Permit Review (Appealable)	\$1,700
Conceptual Plan Review	\$6,100
Conditional Use Permit	\$4,900
Tentative Parcel Map Review	\$6,700
Tentative Tract Map Review	\$8,100
Final Parcel Map Review	\$9,600
Final Tract Map Review	\$10,300
General Plan Amendment Review	\$8,700
Specific Plan Review	\$9,700
Variance Review	\$5,200

*Deposit amount with charges based on time required.

**Table III-5
Development Impact Fees**

**CITY OF CARPINTERIA
DEVELOPMENT IMPACT MITIGATION FEE SCHEDULE ⁽¹⁾
2021-2022
(Exclusive of Parks and Recreation Fees)**

Last Updated 07/09/21

Land Use	Streets and Thoroughfares *	Highway and Bridges*	Traffic Control Facilities*	General Government Facilities*	Storm Drain Facilities*
Residential					
	\$ / dwelling unit				
Single Family	1,367.96	6,984.51	562.47	1,257.83	4,137.56
Multiple Family	842.80	4,303.20	345.86	941.10	1,033.93
Congregate Care	232.09	1,185.02	95.57	699.00	1,033.93
Accessory Dwelling Unit ²	378.62	1,934.08	155.64	466.00	1,862.17
Commercial/Industrial					
	\$ / gross sq. ft.				
Commercial	1.87	9.54	0.77	0.35	0.87
Industrial	1.52	7.73	0.62	0.17	0.62
Resort/Hotel³					
	\$ / room				
	781.82	3,991.93	321.28	28.21	-
Land Use	Parking Facilities *	Residential fee by category x # of new units = total fee Commercial/Industrial fee by category x gross sq. ft. = total fee			
Downtown "T"	\$ / parking space				
Residential	22,691.94				
Commercial	22,691.94				
(1) Resolution No. 5750, establishing a Development Impact Mitigation Fee schedule for development within the City of Carpinteria, adopted and approved by the City Council on September 25, 2017.					
(2) Accessory dwelling units should be charged storm drain fee when construction of unit increases impervious surface. No storm drain fee charged if unit created within existing building footprint.					
(3) All fees except for the storm drain fee are charged per room. Storm drain fee charged at the commercial rate per 1,000 square feet.					
*Annually adjusted pursuant to Municipal Code § 15.80.050(B)					

CITY OF CARPINTERIA
DEVELOPMENT IMPACT MITIGATION FEE SCHEDULE ⁽¹⁾
2021-2022
(Parks and Recreation Fees)

Last Updated 07/09/21

Land Use	Quimby Fee**	Park and Recreation Facilities Fee*	Aquatic Facilities Fee*	Open Space Fee**
Residential				
	\$ / dwelling unit			
Single Family	18,159.08	5,013.12	314.00	-
Multiple Family	13,586.01	3,750.74	234.82	-
Congregate Care	-	-	-	-
Accessory Dwelling Unit	6,725.64	1,856.71	116.50	-
Commercial/Industrial				
	\$ / sq. ft.			
Commercial	-	-	-	4.98
Industrial	-	-	-	2.42
Resort/Hotel				
	\$ / room			
	-	-	-	396.61
(1) Resolution No. 5750, establishing a Development Impact Mitigation Fee schedule for development within the City of Carpinteria, adopted and approved by the City Council on September 25, 2017.				
* Annually adjusted pursuant to Municipal Code §15.80.050(B) ** Annually adjusted pursuant to Municipal Code § 15.80.050(A)				

b. Improvement Requirements

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.

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. 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.

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.

B. Non-Governmental Constraints

1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains or sensitive biological habitat. Coastal cities like Carpinteria are also affected by future sea level rise, which could constrain new housing development and also make some existing neighborhoods subject to increased flooding. In many cases, development 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 distribution pipe system. The CVWD currently has a contractual supply of 2,813 acre-feet of water per year from the Cachuma Project. The District also operates three wells that draw from the Carpinteria groundwater basin, which has an estimated operational yield of 4,000 acre-feet per year. In addition, 2,200 acre-feet per year have been allocated to the CVWD from the State Water Project. Each of these supplies is subject to

reduced deliveries during times of drought and water supply shortages. Each supply serves both City planning area and unincorporated Santa Barbara County areas within the CVWD boundary.

b. Wastewater Disposal

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 5351 Sixth Street. The treatment plant has a current permitted capacity of 2.5 million gallons per day (mgd). The plant currently treats about 1.1 mgd of wastewater; therefore, available treatment plant capacity exists to accommodate the level of development anticipated during the 2023-2031 planning period. Available hydraulic capacity of existing sewer lines in the CSD service area varies. Individual development projects may be required to evaluate or model downstream system capacity, and potentially upsize sewer infrastructure, based on their location and projected demand.

c. Dry Utilities

“Dry utilities” such as electricity, internet, cable, and telephone service are provided by private companies and are expanded to serve new development as it occurs. There are no known constraints related to dry utilities that would preclude development as anticipated during the 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 appear to have increased significantly since 2020. 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 and are typically more than \$1 million per acre. 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 \$250/square foot for basic construction to \$1,000/square foot or more for custom 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 crisis in the mortgage industry that followed the 2008 financial crisis affected the availability of real estate loans when lenders tightened underwriting standards. For buyers with excellent credit histories, mortgages have remained available while stricter lending standards have resulted in more difficulties for other borrowers.

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”). The City is not aware of any indications that redlining is currently practiced in any area of Carpinteria.

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 2023-2031 Housing Plan.

Table A-1 summarizes the programs contained in the previous Housing Element along with the City's accomplishments. Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

Effectiveness in meeting special housing needs

The City has made significant progress during the previous planning period addressing the housing needs of lower-income households and persons with disabilities or other special needs. Recent accomplishments include the following:

- Approval of new affordable housing. The City facilitated the approval and development of Casas de las Flores, which included 43 lower-income apartments.
- ADU ordinance. Adoption of new regulations in 2022 to encourage development of ADUs.
- Safe Parking Program. On October 24, 2022, the Carpinteria City Council contracted with New Beginnings Counseling Center to provide the Safe Parking Program in the City Of Carpinteria for persons experiencing homelessness.

Table A-1
Housing Element Program Evaluation 2015-2022

Program	Objective	Timeframe	Status of Program Implementation
1. Second Units	14 second units	Ongoing	Major changes to State ADU law were adopted by the Legislature in recent years and in 2022 the City amended the Zoning Ordinance to incorporate current State law. A total of 3 ADUs were permitted during the planning period. Staff continues to promote ADUs consistent with State law. This program is successful and should be continued.
2. Energy Conservation	Reduce residential energy use throughout the planning period	Ongoing	The Building Division and Community Development Department continued to promote energy efficient and energy saving opportunities on new and redevelopment projects. This program is successful and should be continued.
3. No Net Loss	Ensure compliance with no net loss requirements throughout the planning period	Ongoing	The Community Development Department continued to ensure compliance with no net loss of residential units through the review of development permits. This program is successful and should be continued.
4. Section 8 Rental Assistance	169 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. Currently there are 177 Section 8 vouchers issued by the Housing Authority of Santa Barbara County and the City of Santa Barbara Housing Authority within the City of Carpinteria. This program is successful and should be continued.
5. Affordable Rental Housing	43 lower income rental units during the planning period	2015-2023	During the planning period the City assisted in the development of Casas de las Flores, which includes 42 affordable rental apartments in the low- and very-low-income range and one manager's unit. This program is successful and should be continued.
6. Inclusionary Housing	10 Inclusionary Housing Units during the planning period	2015-2023	Staff continued to identify opportunities for additional inclusionary housing and work with developers on multi-family housing. Two projects, Green Heron Spring and Faith Lutheran Church Subdivision/The Cottages Residences, provided a total of five inclusionary units within this Housing Element cycle. This program is successful and should be continued.
7. Density Bonus	Continue to offer density bonus incentives throughout the planning period	2015-2023	The Casas de las Flores project included 43 lower-income apartment units and relied on Density Bonus incentives to facilitate development. The City continues to provide density bonus incentive information to qualifying developments through the planning and development review process. This program is successful and should be continued.
8. Facilitate Lot Consolidation	Continue to facilitate consolidation of small lots during the planning period	2015-2023	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. This program is successful and should be continued.
9. Regulatory Concessions and Incentives	Facilitate construction of affordable units commensurate with the City's needs throughout the planning period	2015-2023	The Community Development Department continued to provide information to developers regarding concessions and incentives available for affordable rental -ownership projects. This program is successful and should be continued.
10. Fee Mitigation	Facilitate construction of affordable units commensurate with the	2015-2023	The Community Development Department held discussions regarding both affordable rental units and affordable ownership condominiums. In 2017, the city lowered Development Impact Fees for ADUs to facilitate the permitting of such units. The new 2022 ADU Ordinance adopts state law to

Program	Objective	Timeframe	Status of Program Implementation
	City's needs throughout the planning period		reduce or eliminate Development Impact Fees altogether. This program is successful and should be continued.
11. Special Needs Housing	Continue to implement zoning regulations that facilitate construction of housing for persons with special needs through the planning period	2015-2023	One building permit for a Secondary Dwelling Unit was issued in 2021 with a reasonable accommodation request. This program is successful and should be continued.
12. Conservation of Mobile Home Parks	Facilitate preservation of 7 mobile home parks and moderate rental rates throughout the planning period	2015-2023	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 7 mobile home parks in Carpinteria. This program is successful and should be continued.
13. Condominium Conversion Ordinance	Facilitate preservation of existing units throughout the planning period	2015-2023	No residential rental units were converted to condominiums due to provisions of the Condominium Conversion Ordinance related to rental vacancy rates. This program is successful and should be continued.
14. Inspection on Sale	Facilitate preservation of existing housing units throughout the planning period	2015-2023	This program has been discontinued.
15. Rental Housing Inspection	Facilitate preservation of existing single-family rental housing units throughout the planning period	2015-2023	This program has been discontinued.
16. Housing Code Compliance	Facilitate preservation of existing single-family rental housing units throughout the planning period	2015-2023	The Community Development Department's Building and Code Compliance divisions conducted site inspections and enforced the housing and building and safety codes through compliance orders and administrative citations. This program is successful and should be continued.
17. Single Family Housing Rehabilitation	Rehabilitation of 2 units occupied by extremely-low income owner household and 3 units occupied by very-low income owner households during the planning period	2015-2023	The City continued 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. This program is successful and should be continued.
18. Multi-family Rehabilitation	Rehabilitation of 2 extremely-low income units, 1 very-low income unit, and 6 low income	2015-2023	The City continued to seek grant funds and assist in the rehabilitation of multifamily housing in need of repair. This program is successful and should be continued.

Program	Objective	Timeframe	Status of Program Implementation
	units during the planning period		
19. Fair Housing Information and Referral	Continue to disseminate fair housing information to residents, landlords, and other interested parties throughout the planning period; conduct annual fair housing workshops in cooperation with the Rental Housing Mediation Program	2015-2023	The City continued 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. The city also referred 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. This program is successful and should be continued.
20. Workforce Homebuyer Down Payment Loans	Continue to facilitate home ownership for local workforce throughout the planning period	2015-2023	The City continued to provide down payment loans, in collaboration with the Housing Trust Fund of Santa Barbara County. 10 loans were funded during the planning period. This program is successful and should be continued.

Table A-2
Progress in Achieving Quantified Objectives 2015-2022

Income Category	New Construction		Rehabilitation		Conservation			
	Objective	Actual	Objective	Actual	Objective		Actual	
Extremely-Low	20		2	na	169 ¹	860 ²	177	860
Very-Low	19	33	1		-			
Low	26	12	6		-			
Moderate	34	2	-		-			
Above-Moderate	64	137	-		-			
Total	163	184	9	na	-		-	

1. Section 8 units

2. Mobile homes

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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 6th cycle RHNA projection period began June 30, 2022, and housing units completed after that date are credited toward the City's RHNA allocation for the 2023-2031 Housing Element period.

Capacity and Affordability Assumptions

The land inventory analysis reflects realistic housing capacity based on existing land use regulations, market trends and any known constraints such as environmental conditions. Completed and approved housing developments are assigned to affordability categories based on the actual price or rent (see Table I-12 in Chapter I), while sites with future potential for residential development are assigned to income categories based on allowable density. Under state law⁸ 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 unless the site is smaller than one-half acre. Sites allowing multi-family housing at a density of at least 10 units/acre and sites smaller than one-half acre are considered suitable for moderate-income units, while sites with allowed densities below 10 units/acre are assigned to the above-moderate category.

Residential Sites Inventory

The City's inventory of residential sites is summarized in Table B-1 while the inventory of approved projects, vacant sites, underutilized sites and potential accessory dwelling units are shown in Tables B-3, B-4 and B-5. These tables show that the current sites inventory is not adequate to fully accommodate the RHNA allocation for the 2023-2031 planning period; therefore, zoning amendments are required to provide additional opportunities for housing development. Candidate sites for zoning amendments are listed in Table B-6 and discussed below.

Table B-1
Land Inventory Summary

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Approved projects (Table B-3)				77	77
Net remaining RHNA	418		135	271	824
Vacant sites (Table B-4)			9	6	15
Underutilized sites (Table B-5)	226				226
ADUs	96		10	54	160
Surplus (Shortfall)	(96)		(116)	(211)	(423)

Source: City of Carpinteria, 2022

⁸ Government Code §65583.2(c)(3)(B)

Sites Identified in a Prior Planning Period

Government Code §65583.2(c) provides that vacant sites identified in two prior consecutive elements and underutilized sites identified in one prior element shall not be deemed adequate to accommodate lower-income housing unless the zoning allows development by-right for projects in which at least 20 percent of the units will be affordable to lower-income households. No vacant or underutilized sites identified in Table B-4 or B-5 to accommodate lower-income housing were identified for lower-income housing in a prior planning period.

Mixed-Use Development Assumptions

The sites inventory includes parcels with zoning that allows only residential use as well as parcels with zoning that allows either residential or non-residential uses, or mixed uses. To estimate anticipated residential development on sites where 100 percent non-residential uses are permitted, the City examined development trends on properties with non-residential zoning. As shown in Table B-2 residential and mixed-use development on sites allowing 100 percent non-residential use is a common occurrence in Carpinteria, including stand-alone residential development on sites zoned commercial with the R Overlay. This trend is expected to continue and increase during the planning period due to changing market conditions that favor residential development as compared to office and commercial development. One recent example of this market trend is illustrated by the Lagunitas project (6380 Via Real) where the property owner has recently expressed interest in converting an existing mixed-use entitlement to a residential only development.

Table B-2
Residential and Mixed-Use Projects on Sites with Non-Residential Zoning

Project/Address	Parcel Size (acres)	Prior Use	Zoning	Project Type	Density (units/ac)	Units
4295 Carpinteria Ave	0.31	Private tennis court	CPD/R Overlay	Residential only	12.9	4
4819 Carpinteria Ave	0.22	Gas station	CB/VC	Mixed use	9.1	2
4675 Carpinteria Ave	0.11	Vacant	CPD	Mixed use	18.2	2
4253 Carpinteria Ave	0.26	2 SFDs	CPD/R overlay	Residential only	11.5	3
5464 Carpinteria Ave	1.81	Parking Lot	CPD	Senior assisted living	27.6	50
4819 Carpinteria Ave	0.23	Auto repair/gas station	CB/VC	Mixed use	8.7	2
4646 Carpinteria Ave	2.47	Commercial/light industrial	CPD	Mixed use	16.2	40
6380 Via Real (Candidate Site 5)	25.3	Vacant	M-RP	Mixed use	2.9 (gross)	73

Source: City of Carpinteria, 2022

a. Completed and Approved Projects

Table B-3 shows residential units completed after June 30, 2022 and approved projects that are not yet completed. These units are all assigned to the above-moderate income category based on anticipated sales price or rent. Two of these projects are located in the CPD/R Overlay zone, which allows 100 percent commercial use; however, both projects are stand-alone residential

developments. The average density for projects in non-residential zones is 15.8 units/acre, or 79% of the maximum allowable density.

Table B-3
Approved Projects

Project/Address	APN	Parcel Size (acres)	Zoning	Project Type	Density (units/ac)	Units*
4295 Carpinteria Ave	003-212-030	0.31	CPD/R Overlay	Residential only	12.9	4
4819 Carpinteria Ave	003-253-008	0.22	CB/VC	Mixed use	9.1	2
1335 Vallecito Place	003-142-032	1.26	7- R-1	Residential only	4.8	5
1112 Linden Avenue	004-041-001	0.25	PRD-20	Residential only	16	2
650 Concha Loma Dr	003-340-008	0.43	6-R-1	Residential only	2.3	1
5567 Calle Arena	003-382-014	0.17	6-R-1	Residential only	5.9	1
4716 Seventh Street	003-301-020	0.25	PRD-15	Residential only	12	2
4675 Carpinteria Ave	003-242-007	0.11	CPD	Mixed use	18	2
4905 Eighth Street	003-311-001	0.19	PRD-20	Residential only	15	2
4775 Seventh Street	003-303-018	0.17	PRD-20	Residential only	11.8	1
4253 Carpinteria Ave	003-212-029	0.26	CPD/R overlay	Residential only	11.5	3
4818 Dorrance Way	003-440-013	0.13	PRD-20	Residential only	8	1
4610 Fourth Street	003-431-005	0.27	PRD-20	Residential only	7.4	1
5464 Carpinteria Ave	001-070-065 & 066	1.81	CPD	Senior assisted living	27.6	50
Totals						77

Source: City of Carpinteria, 2022

*All units assumed to be above-moderate income category

b. Vacant Sites

Table B-4 lists vacant parcels where residential development is allowed. The realistic density for these parcels is based upon development trends and assumes 80% of the allowable density. Potential capacity has also been reduced to reflect any known constraints that may limit development on the site. Sites allowing multi-family development are assigned to the moderate-income category while single-family sites are assigned to the above-moderate category.

c. Non-Vacant Underutilized Sites

Underutilized non-vacant properties with potential for additional housing are shown in Table B-5. The zoning designation for all of these properties is CPD (Commercial Planned Development) with the R (Residential Only) Overlay, which allows stand-alone residential development at a density of up to 20 units/acre. Several of the smaller sites have one or two existing older residential units that could be removed and replaced with a triplex or fourplex based on the R Overlay zoning designation. The realistic density for these parcels is based upon development trends and assumes a typical density of 16 units/acre (80% of allowable density), which is consistent with recent development trends. Sites are assigned to the lower-income category based on the default density pursuant to state law.

Recent changes to state law require cities to evaluate the extent to which existing uses on non-vacant properties constitute an impediment to residential development during the planning period when a city is relying on non-vacant sites to accommodate 50 percent or more of lower-income housing need. Substantial evidence that the existing uses on non-vacant sites listed in Table B-5 are likely to be discontinued and do not constitute an impediment to residential development include one or more of the following:

- Existing uses on many sites include older buildings that show signs of deferent maintenance or functional obsolescence, vacant space, or uses such as self-storage that could be replaced with higher-value residential development
- Existing buildings have a relatively low site coverage that would allow residential development without requiring demolition of existing buildings
- As shown in Table B-2, there is a history of residential and mixed-use development on underutilized sites in Carpinteria
- Property owners have expressed in residential development
- The City is unaware of existing leases that would prevent development on underutilized sites during the planning period
- Close proximity to amenities such as services, schools, employment and public transportation

d. Accessory Dwelling Units

ADUs are included in the sites inventory, without specific parcels identified for future ADU development. Rather, a citywide estimate was used based on expectations for future ADU permits

The City's ADU Ordinance will be considered at the California Coastal Commission's hearing in December 2022 and is expected to be approved and effectuated by February 2023. Based on property owner interest the City anticipates construction of approximately 20 ADUs per year during the planning period.

To estimate the income levels of future ADUs a December 2020 analysis of ADU affordability prepared by the Southern California Association of Governments⁹ was reviewed. That study concluded that a significant portion of ADUs built recently have been affordable to low- and moderate-income households. For the higher-cost areas of Los Angeles County ("LA County I") which included the coastal subregions, SCAG determined that the following affordability assumptions are appropriate:

Very Low	Low	Moderate	Above Moderate
17%	43%	6%	34%

Source: SCAG 2020

Based on this analysis, future ADU production has been estimated as shown in Table B-1.

⁹ https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527

e. Candidate Sites for Rezoning

Candidate sites for potential rezoning to provide additional opportunities for housing development are identified in Table B-6. Sites were identified based on factors including existing underutilization, physical conditions such as vacant buildings, age of structures and environmental constraints, proximity to services and transportation, and development interest. These sites are currently zoned Commercial, Industrial/Research Park, Industrial, and Agricultural and a zoning amendment is proposed to add the Residential Overlay designation to allow sufficient new housing units to accommodate the RHNA allocation (Program 1 in the Housing Plan). These sites have the potential capacity for over 2,000 new housing units.

**Table B-4
Vacant Sites**

Address	APN	Site Size (ac)	GP/ Zoning	Max. Density (units/acre)	Realistic Density	Potential Units	Constraints?/Notes
Moderate-Income Sites							
Palm Avenue (no address)	004-047-043	0.16	MDR/ PRD-20	20	16	3	No constraints
Plum Street (no address)	003-210-005	0.13	CPD/ R Overlay	20	16	2	No constraints
190 Holly Avenue	003-481-014	0.23	MDR/ PRD-20	20	16	2	Flood control channel on portion of site
Eighth Street (no address)	003-252-021	0.17	MDR/ PRD-15	15	12	2	Vacant – no constraints
Total – Moderate						9	
Above-Moderate-Income Sites							
Vacant Single-Family Lots	Various	Various	Residential/ R-1	2 - 10	na	6	
Total – Above Moderate						6	

Source: City of Carpinteria, 2022

Notes:

APN: Assessor's Parcel Number

Table B-5
Underutilized Sites with R Overlay

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Realistic Density	Potential Units	Notes
Site 1	004-013-027	1.90	GC/ CPD/R	Self storage Adjacent to MF	20	16	30 lower	
Site 3	004-013-017	0.80	VC/ CPD/R	Older motel: adjacent to Site 4	20	16	13 lower	
Site 4	004-013-015	1.48	VC/ CPD/R	Older multi-tenant commercial; adjacent to Sites 3 & 5	20	16	24 lower	
Site 5	004-013-016	1.98	VC/ CPD/R	Older 124-room motel w/large parking lot; adjacent to Site 4	20	32*	64 lower	Property owner interest in residential conversion and has reached out to an affordable housing provider
Site 6	004-031-018 004-031-019	0.97	GC/ CPD/R	Older tilt-up multi-tenant commercial/light industrial; adjacent to MF	20	16	16 lower	
Site 7	003-210-001 003-210-002 003-210-003 003-210-005 003-210-006	0.91	GC/ CPD/R/	Older SFR units w/deferred maintenance	20	16	15 lower	
Site 8	003-212-025 003-212-026 003-212-028 003-212-029 003-212-CA1 003-212-032 003-212-033 003-212-034 003-212-035 003-212-036	1.27	GC/ CPD/R	Older mixed residential & light industrial w/deferred maintenance	20	16	20 lower	
Site 9	003-212-038 003-212-039 003-212-017 003-212-018 003-212-019	1.13	GC/ CPD/R	Mixed older residential & light industrial	20	16	18 lower	

Site #	APN	Site Size (ac)	GP/ Zoning	Existing Use	Max Density (units/acre)	Realistic Density	Potential Units	Notes
Site 10	003-212-011 003-212-012 003-212-013 003-212-021 003-212-022 003-212-023	0.69	GC/ CPD/R	Older residential	20	16	11 lower	
Site 11	003-213-005 003-213-006 003-213-007 003-213-008 003-213-009 003-213-010 003-213-011	0.93	GC/ CPD/R	Older mixed commercial & residential w/deferred maintenance	20	16	15 lower	
Totals		12.06					226 lower	

Notes:

*Assumes density bonus

**Table B-6
Candidate Opportunity Sites Summary**

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units	Existing Use
Site 1										
No Address	001-080-040	4.54	AG, OSR	A-10	AG, OSR	RO	20	25	90	Agriculture; Property owner interest
	001-080-002	8.24	AG	A-10	AG	RO	20	25	164	Agriculture
	001-080-030	3.11	AG	A-10	AG	RO	20	25	62	Agriculture
Subtotal		15.81							316	
Site 2										
5800 Via Real	001-080-041	14.09	AG	A-10	AG	RO	20	25	281	Agriculture
	001-080-035	2.11	AG	A-10	AG	RO	20	25	42	Agriculture
Subtotal		16.74							323	
Site 3										
1000 Bega Way	001-180-006	4.46	RDI	M-RP	RDI	RO	20	25	89	Industrial Research
1010 Bega Way	001-180-041	4.47	RDI	M-RP	RDI	RO	20	25	89	Industrial Research
Subtotal		9.68							178	
Site 4										
6250 Via Real	001-180-064	2.05	RDI	M-RP	RDI	RO	20	25	41	Storage
6250 Via Real	001-180-065	2.14	RDI	M-RP	RDI	RO	20	25	42	Storage
6250 Via Real	001-180-066	2.14	RDI	M-RP	RDI	RO	20	25	42	Storage
6250 Via Real	001-180-067	2.14	RDI	M-RP	RDI	RO	20	25	42	Storage
Subtotal		8.47							167	
Site 5										
6380 Via Real	001-190-097	8.46	RDI	M-RP	RDI	RO	20	25	169	Vacant; Property owner interest
Subtotal		8.46							169	
Site 6										
6385 Cindy Lane	001-190-025	4	RDI	M-RP	RDI	RO	20	25	80	Industrial Research
1005 Mark Avenue	001-190-068	1.69	RDI	M-RP	RDI	RO	20	25	33	Industrial Research
6388 Rose Lane	001-190-073	1.01	RDI	M-RP	RDI	RO	20	25	20	Industrial Research
1013 Mark Avenue	001-190-084	1.24	RDI	M-RP	RDI	RO	20	25	24	Industrial Research
6382 Rose Lane	001-190-086	2.67	RDI	M-RP	RDI	RO	20	25	53	Industrial Research
Subtotal		10.58							210	
Site 7										
6390 Cindy Lane	001-190-023	2.25	RDI	M-RP	RDI	RO	20	25	45	Industrial Research
6392 Via Real	001-190-091	1.25	RDI	M-RP	RDI	RO	20	25	25	Industrial Research

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units	Existing Use
	001-190-092	1	RDI	M-RP	RDI	RO	20	25	20	Industrial Research
	001-190-093	1	RDI	M-RP	RDI	RO	20	25	20	Industrial Research
Subtotal		5.51							110	
Site 8										
1000 Mark Avenue	001-190-099	1.28	RDI	M-RP	RDI	RO	20	25	25	Industrial Research
	001-190-100	1	RDI	M-RP	RDI	RO	20	25	20	Industrial Research
6402 Cindy Lane	001-190-101	1.23	RDI	M-RP	RDI	RO	20	25	24	Industrial Research
	001-430-011	6.51	RDI	M-RP	RDI	RO	20	25	130	Industrial Research
Subtotal		10.02							199	
Site 9										
	001-430-008	4.49	RDI	M-RP	RDI	RO	20	25	89	Vacant
Subtotal		4.49							89	
Site 10										
5320 Carpinteria Avenue	001-070-058	1.08	GC	CPD	GC	RO	20	25	21	Commercial
Subtotal		1.08							21	
Site 11										
	003-280-005	0.03	GC	CPD	GC	RO	20	25	0	Vacant
5437 Carpinteria Avenue	003-280-017	1.95	GC	CPD	GC	RO	20	25	39	Residential-Apartments
Subtotal		1.98							39	
Site 12										
1160 Eugenia Place	003-162-009	1.93	GC	CPD	GC	RO	20	25	38	Commercial
1145 Eugenia Place	003-162-011	1.59	GC	CPD	GC	RO	20	25	31	Commercial
1155 Eugenia Place	003-162-012	1.15	GC	CPD	GC	RO	20	25	23	Commercial
Subtotal		4.66							92	
Site 13										
	003-870-CA1	0.80	GC	CPD	GC	RO	20	25	16	Commercial condos
Subtotal		0.80							16	
Site 14										
	003-860-CA1	1	GC	CPD	GC	RO	20	25	20	Commercial condos
1065 Eugenia Place	004-041-011	0.16	GC	CPD	GC	RO	20	25	3	Commercial
1056 Eugenia Place	004-041-012	0.25	GC	CPD	GC	RO	20	25	5	Commercial
1090 Eugenia Place	004-041-015	0.47	GC	CPD	GC	RO	20	25	9	Commercial
Subtotal		1.88							37	
Site 15										
4602 Carpinteria Avenue	004-039-002	0.40	GC	CPD	GC	RO	20	25	8	Commercial; Property owner interest

Map #/ Address	APN	Site Size (ac)	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Min. Density	Max. Density	Potential Units	Existing Use
4610 Carpinteria Avenue	004-039-009	1.14	GC	CPD	GC	RO	20	25	22	Commercial
4620 Carpinteria Avenue	004-039-010	0.91	GC	CPD	GC	RO	20	25	18	Commercial
Subtotal		2.45							48	
Site 16										
4621 Carpinteria Avenue	003-242-002	0.22	GC	CPD	GC	RO	20	25	4	Commercial & Manufacturing
4631 Carpinteria Avenue	003-242-003	0.33	GC	CPD	GC	RO	20	25	6	Commercial & Residential
4643 Carpinteria Avenue	003-242-026	0.11	GC	CPD	GC	RO	20	25	2	Residential-SFD
Subtotal		0.67							12	
Site 17										
4745 Carpinteria Avenue	003-251-021	0.93	VC/GC	CPD/PRD-13	VC/GC	RO	20	25	18	Commercial; property owner interest
Subtotal		0.93							18	
Site 18										
	003-151-017	0.16	GC	CPD	GC	RO	20	25	3	Vacant & Residential; Property owner interest
1095 Holly Avenue	003-151-018	0.20	GC	CPD	GC	RO	20	25	4	Residential-SFD
4760 Carpinteria Avenue	004-039-007	1.10	GC	CPD	GC	RO	20	25	22	Commercial
Subtotal		1.47							29	
Site 19										
5201 Sixth Street	004-105-010	2.35	GI	M	GI	RO	20	25	47	Industrial building
546 Walnut Street	004-105-006	0.94	GC	CPD	GC	RO	20	25	18	Commercial buildings
Subtotal		3.29							65	
Site 20										
592 Palm Avenue	003-360-012	0.19	GC	CPD	GC	RO	20	25	3	Commercial
586 Palm Avenue	003-360-013	0.23	GC	CPD	GC	RO	20	25	4	Commercial
510 Palm Avenue	003-360-016	0.35	GC	CPD	GC	RO	20	25	7	Commercial
Subtotal		0.77							14	
TOTALS		109.73							2,152	

Notes:

Map # refers to numbered sites in Figures B-2a and B-2b

APN: Assessor's Parcel Number

Figure B-1 Underutilized Sites Map

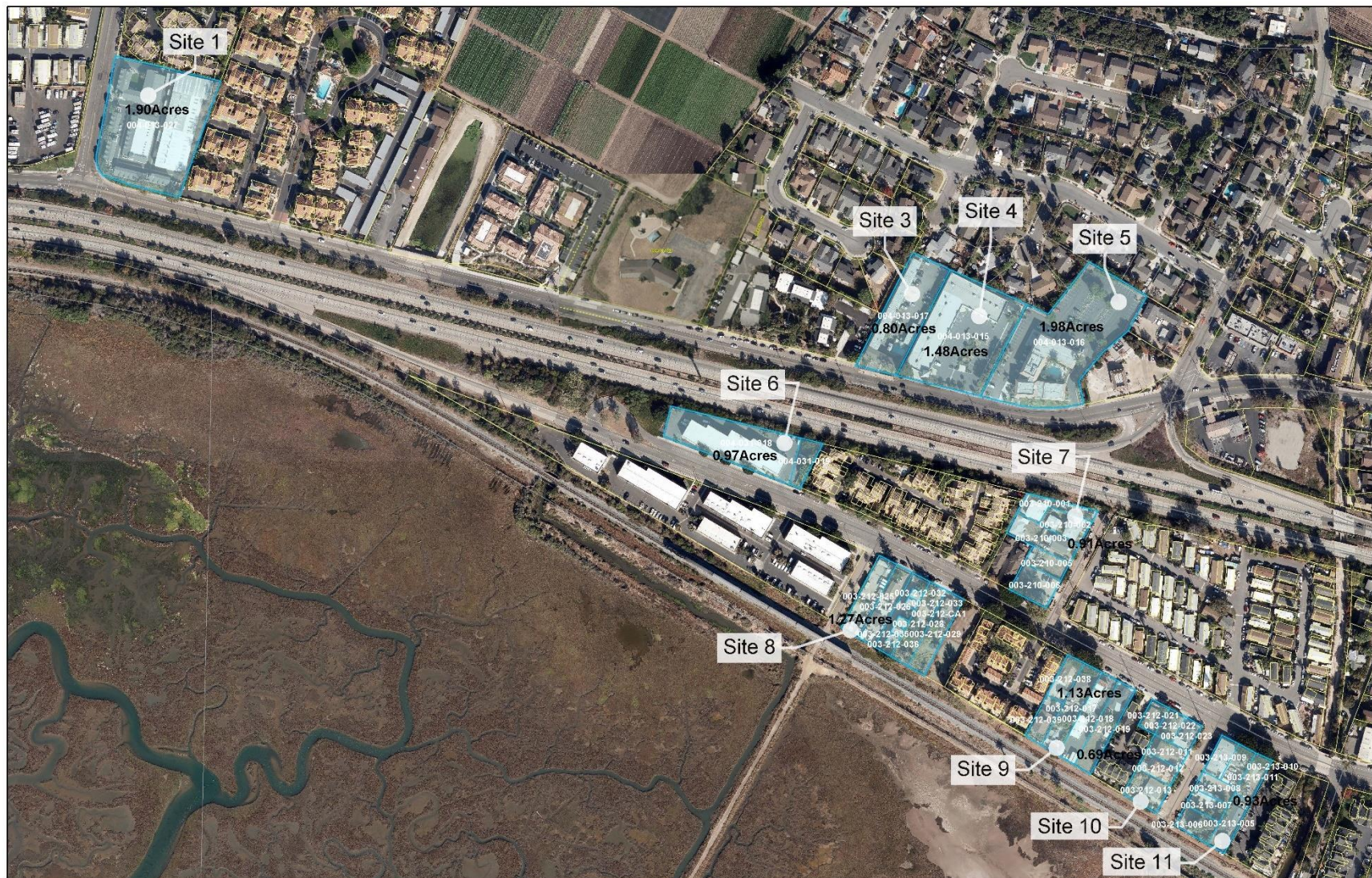
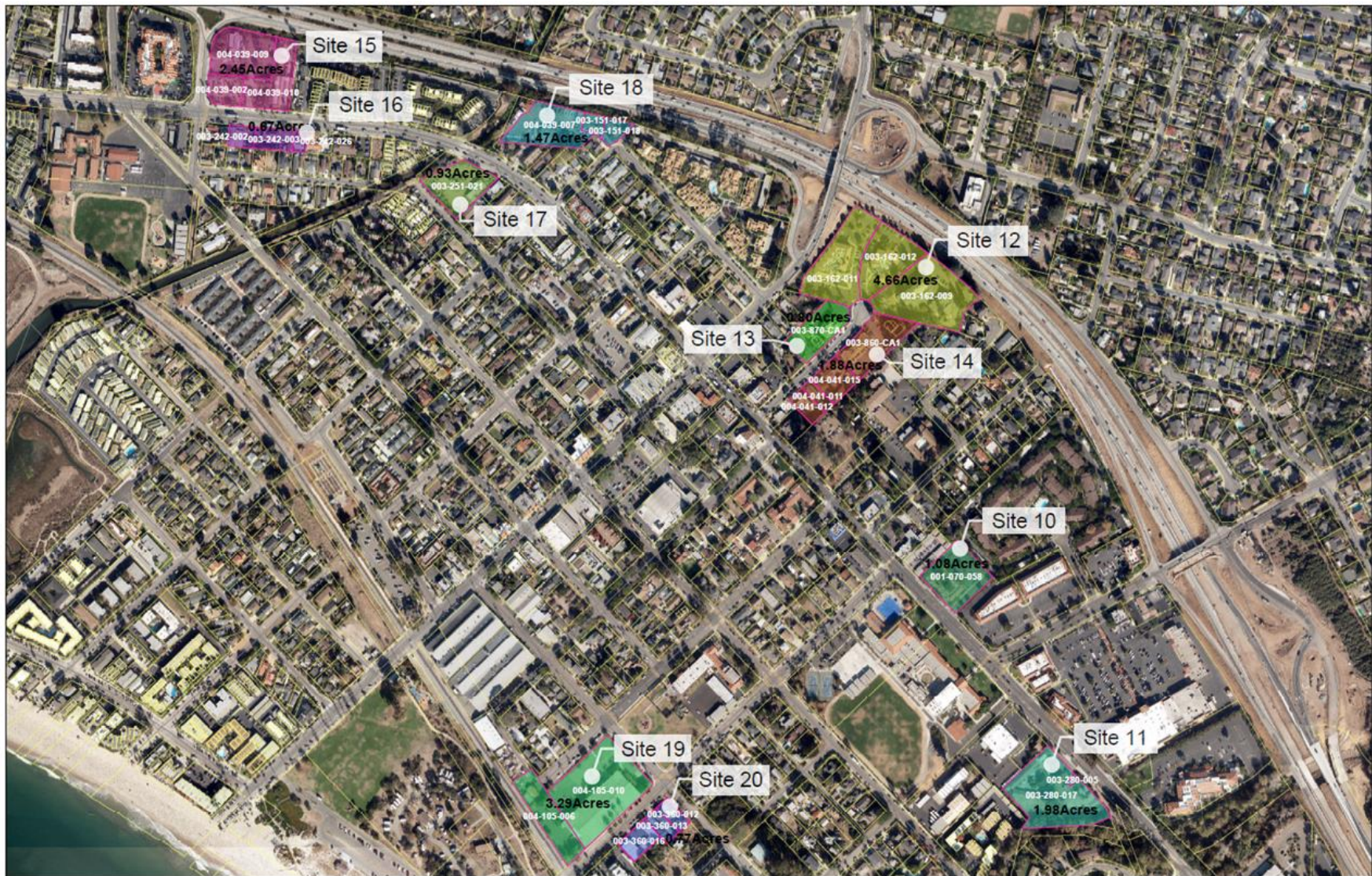


Figure B-2a
Candidate Opportunity Sites Map



Figure B-2b
Candidate Opportunity Sites Map



Appendix C

Public Participation Summary

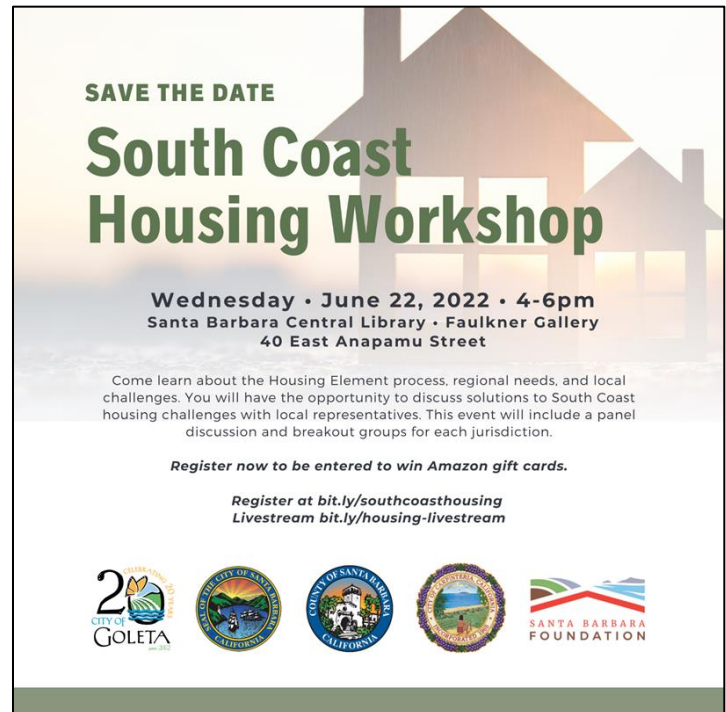
Public participation is an important component of the planning process in Carpinteria, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. The following section describes the City's efforts to ensure broad public engagement, particularly by persons and organizations representing the interests of lower-income households and persons with special needs, and describes how public comments were incorporated into this Housing Element.

Stakeholder notification list. At the outset a stakeholder list was compiled including persons and organizations representing the interests of lower-income households and persons with disabilities and other special needs (see Table C-1).

Housing Element website and FAQ. A Housing Element web page was created on the City website¹⁰ and a *Housing Element Frequently Asked Questions* was prepared (Figure C-1) and posted on the website.

Public meetings. Over the course of the project a total of ___ public meetings were held to discuss the Housing Element update. Public notices, agendas and materials for all City Housing Element meetings were posted on the website and at City Hall in advance of each meeting and also sent directly by mail or email to the list of stakeholders, which included housing advocates and non-profit organizations representing the interests of lower-income persons and special needs groups. Notices of public hearings were also published in the local newspaper as required by law.

For each public meeting the City offered reasonable accommodation for persons with disabilities to assist them in participating in the meeting, including the availability of transcription of meeting minutes for non-English speakers. Transcribed minutes were made available by the City and may also be easily translated into many



¹⁰ <https://carpinteriaca.gov/city-hall/community-development/planning/housing-element-update/>

other languages via free web applications such as Translate.Google.com. Real-time transcription of the meetings was available using web applications such as Live Transcribe or Live Caption. Video of each public meeting is also posted on the City website at <https://carpinteriaca.gov/city-hall/agendas-meetings/>.

The initial public meeting for the Housing Element update was a Planning Commission study session conducted on June 6, 2022. Interested parties had the option of attending in persons or remotely, which allowed those with mobility issues a convenient way to participate. The purpose of the meeting was to introduce the Housing Element update process to the community and City Planning Commission. The presentation included State requirements, an overview of the Housing Element update process, key housing issues to be addressed, current housing needs, the Regional Housing Needs Assessment, potential constraints to housing, and opportunities for public participation. Comments during the study session included the following:

- ADUs are an important source of housing and should be encouraged but they are expensive to build – does the City have any leverage to encourage affordable ADUs?
- The City should confirm the current capacity for housing before amending zoning
- Concern about housing development in the unincorporated area adjacent to the city
- Density higher than 25 units/acre may be appropriate to encourage more housing development
- How would sea level rise affect housing capacity?
- It is important to maintain land for industrial use to preserve jobs and avoid becoming a bedroom community
- Taller buildings may be appropriate in some locations
- Working from home has become much more common – how does that affect housing demand?

On June 22, 2022 a South Coast Housing Workshop was conducted at the Santa Barbara Central Library. The workshop was jointly sponsored by the County of Santa Barbara, the City of Santa Barbara, the City of Carpinteria, the City of Goleta and the Santa Barbara Foundation. The workshop included a presentation, a panel discussion and breakout group discussions for each jurisdiction.

A second Planning Commission public meeting was conducted on August 1, 2022. Interested parties had the option of attending in persons or remotely. The focus of this meeting was identifying potential options and locations for expanding housing development opportunities. Potential strategies included adding a housing overlay zone in areas where zoning does not currently allow housing and increasing allowable densities. A representative from Peoples Self Help Housing attended the meeting and provided information regarding affordable housing development and options for increasing development opportunities in Carpinteria.

The initial public review draft Housing Element was then prepared and posted for public review on October 10, 2022. Notice of the availability of the draft Housing Element was sent to all parties on the stakeholder list (Table C-1). The draft element was reviewed at a joint public meeting conducted by the City Council and Planning Commission on October 17, 2022. Comments at that meeting are summarized in Table C-2 and included concerns about how future sea level rise will impact housing supply and the importance of ADUs and the Residential Overlay in creating additional housing opportunities to accommodate regional housing needs.

After the required public review period pursuant to Government Code Sec. 65585 the draft Housing Element was submitted to the Department of Housing and Community Development (HCD) for review on November 23, 2022 pursuant to Government Code Sec. 65585(b). HCD's comment letter was provided on _____.

In addition to public comments offered at public meetings, the City received written comments from California YIMBY, the Grey Panthers Santa Barbara Network, Eddie Siegel, the Carpinteria Valley Association and Russell Ruiz. Copies of those letters are provided below.

Table C-2 provides a summary of public comments received on the draft Housing Element and how those comments have been addressed.

**Table C-1
Housing Element Stakeholder List**

Home Builders Association of the Central Coast P.O. Box 748 San Luis Obispo, CA 93406	California Rural Legal Assistance 2050 S Broadway, Suite G Santa Maria, CA 93454	Housing Authority of Santa Barbara County 815 West Ocean Ave. Lompoc, CA 93436
Santa Barbara County Housing Trust Fund P.O. Box 60909 Santa Barbara, CA 93160	Santa Barbara Contractors Association 914 A Santa Barbara St. PO Box 23409 Santa Barbara, CA 93121	Coastal Housing Coalition P.O. Box 50807 Santa Barbara, CA 93150
Legal Aid Foundation of Santa Barbara County 301 E. Canon Perdido St. Santa Barbara, CA 93101	League of Women Voters 328 E. Carrillo St., Ste. A Santa Barbara, CA 93101	SB Association of Realtors 1415 Chapala St. Santa Barbara, CA 93101
New Beginnings Counseling Center 324 E. Carrillo St., Ste. C Santa Barbara, CA 93101 kschwarz@sbnbcc.org	Transition House 425 E. Cota St. Santa Barbara, CA 93101	Peoples' Self Help Housing 26 E. Victoria St. Santa Barbara, CA 93101 info@pshhc.org
Chance Housing 13 E. Haley St. Santa Barbara, CA 93101	Santa Barbara Community Housing Corp 11 E. Haley St. Santa Barbara, CA 93101	AIA Santa Barbara Chapter 229 E. Victoria St. Santa Barbara, CA 93101
The Towbes Group, Inc. 21 E. Victoria St., Ste. 200 Santa Barbara, CA 93101	City of Santa Barbara Com Development Dept. P.O. Box 1990 Santa Barbara, CA 93102	Habitat for Humanity of Southern Santa Barbara County P.O. Box 176 Goleta, CA 93116
S.B. County, Planning and Development 123 East Anapamu St. Santa Barbara, CA 93101	Tri-Counties Regional Center 520 East Montecito St. Santa Barbara, CA 93103	Central Coast Collaborative on Homelessness P.O. Box 1990 Santa Barbara, CA 93102
Environmental Defense Center 906 Garden St. Santa Barbara, CA 93101	Diana F. Rigby, Superintendent Carpinteria Unified School District 1400 Linden Avenue Carpinteria, CA 93013 drigby@cusd.net	Rental Housing Mediation Task Force City of S.B., Community Dev. Dept. 630 Garden St. Santa Barbara, CA 93101
Housing Authority of the City of Santa Barbara 808 Laguna St. Santa Barbara, CA 93101	Cottage Health System 400 W. Pueblo St. Santa Barbara, CA 93105	Santa Barbara Alliance for Community Transformation PO Box 217 Santa Barbara, CA 93102 info@sbact.org

Santa Barbara County Fire Dept. 4410 Cathedral Oaks Blvd. Santa Barbara, CA 93110	MTD 550 Olive St. Santa Barbara, CA 93101	First 5 Santa Barbara County 1306 Santa Barbara St. Santa Barbara, CA 93101
Independent Living Resource Center 423 West Victoria Street Santa Barbara, CA 93101-3619 info@ilrc-trico.org	Sarah House P.O. Box 20031 Santa Barbara, CA 93120	Center for Successful Aging 228 E. Anapamu Street, Ste. 203 Santa Barbara, CA 93101 info@csasb.org
Carpinteria Valley Association PO Box 27 Carpinteria, CA 93014 mwondo@cox.net	YIMBY Law Sonja Trauss sonja@yimbylaw.org	Gray Panthers Santa Barbara Network P.O. Box 1177 Carpinteria, CA 93014 info@sbgraypanthers.org
Eddie Siegel edwardjsiegel@gmail.com	Bryan Mimaki ikamim@hotmail.com	Bill Medel wemedelco@verizon.net
Justin Klentner justin@westernbuiltconstruction.com	Troy A. White, AICP TW LAND PLANNING & DEVELOPMENT, LLC twhite@twlandplan.com	Brent Freitas bbf@eyeofthedaygdc.com
Bill Medel 1095 Holly Ave Carpinteria, CA 93013 wemedelco@verizon.net		

Figure C-1 Housing Element FAQ



Frequently Asked Questions

2023-2031 Housing Element Update

1. What is a Housing Element?

State law¹ requires each city to adopt a comprehensive, long-term General Plan for its physical development. General Plans include several “elements” that address various topics. The Carpinteria General Plan² is organized into the following elements:

- Land Use
- Community Design
- Circulation
- Open Space, Recreation & Conservation
- Safety
- Noise
- Public Facilities & Services
- Housing

Most portions of city General Plans have a “time horizon” of 20-25 years; however, State law requires that Housing Elements be updated every 8 years. Housing Element planning periods are sometimes referred to as *cycles*. The City’s current Housing Element covers the planning period extending from 2015 to 2023, which is referred to as the “5th Housing Element cycle” in reference to the five required updates that have occurred since the comprehensive revision to State Housing Element law in 1980. Every city in the Santa Barbara County Association of Governments (SBCAG) region is required to prepare a Housing Element update for the 6th planning cycle, which spans the 2023-2031 period.

State law³ establishes detailed requirements for Housing Elements, which are summarized in California Government Code Section 65583:

The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

¹ California Government Code Sec. 65300 et seq.

² <https://carpinteriacalifornia.gov/city-hall/community-development/planning/>

³ California Government Code Sec. 65580 et seq.



2023 Housing Element FAQ

2. What are the most important issues that must be addressed in the Housing Element?

The major issues that must be addressed in the Housing Element are: 1) how City policies, plans and regulations help to meet the region's housing needs for people at all income levels; and 2) how City land use regulations accommodate the special housing needs of persons with disabilities or other difficulties.

- **Accommodating Regional Housing Needs.** Every community is dependent on a variety of low- and moderate-income workers in jobs such as child and elder care, medical support, business and personal services, retail trade, and maintenance. While governmental programs provide funding assistance for affordable housing, city plans and regulations determine the type of housing that can be built. Therefore, a sufficient supply of affordable housing is dependent on both financial assistance and city development regulations.

Under State law⁴ all cities are required to plan for additional housing to accommodate population growth and existing housing problems such as overcrowding and high housing cost. State law recognizes that most housing is built by private developers, not cities. However, cities are required to adopt policies, plans, and development regulations to encourage a variety of housing types that are affordable for persons at all income levels, including multi-family rental housing and accessory dwelling units (ADUs). The Regional Housing Needs Assessment (RHNA) is the process by which each jurisdiction's share of new housing needs is determined (see #4 below).

- **Housing for Persons with Special Needs.** Under State law⁵ cities must also ensure that their plans and regulations encourage the provision of housing for persons with special needs including:
 - ✓ Reasonable accommodation for persons with disabilities
 - ✓ Transitional and supportive housing
 - ✓ Residential care facilities
 - ✓ Emergency shelters and "navigation centers"

3. What is "affordable" housing?

By definition, housing is considered "affordable" when total housing cost, including utilities, is no more than 30% of a household's gross income. State law describes five income categories, which are based on county median income as shown in Table 1.

Table 1. Household Income Categories

Income Category	% of County median income
Extremely low	Up to 30%
Very low	30-50%
Low	50-80%
Moderate	80-120%
Above moderate	Over 120%

Source: California Government Code Sec. 65584(f)

⁴ California Government Code Sec. 65583

⁵ California Government Code Sec. 65583(a)(5)



2023 Housing Element FAQ

Affordable housing costs for all jurisdictions in Santa Barbara County that correspond to these income categories are shown in Table 2. Affordability figures are adjusted each year and are based on family size.

Table 2. Income Categories and Affordable Housing Costs – Santa Barbara County

Income Category	Maximum Income	Affordable Rent	Affordable Price (est.)
Extremely low	\$41,900	\$1,048	\$135,000
Very low	\$69,850	\$1,746	\$255,000
Low	\$111,900	\$2,798	\$415,000
Moderate	\$120,100	\$3,003	\$445,000
Above moderate	>\$120,100	>\$3,003	>\$445,000

Assumptions:

- Based on a family of 4 and 2022 State income limits
- 30% of gross income for rent or principal, interest, taxes & insurance plus utility allowance
- 10% down payment, 5.5% interest, 1.25% taxes & insurance, \$350 HOA dues

Source: Cal. HCD; JHD Planning LLC

4. What is the “RHNA” why is it important?

Each California city is required to plan for new housing to accommodate a share of regional needs. RHNA is the process established in State law⁶ by which each city’s housing needs are determined.

Prior to each Housing Element planning cycle the region’s total housing need is determined by the California Department of Housing and Community Development (HCD) based upon economic and demographic trends, existing housing problems such as overcrowding and overpayment, and additional housing needed to ensure reasonable vacancy rates and replace units lost due to demolition or natural disasters. The total housing need for the region is then distributed to cities and counties by SBCAG based upon criteria established in State law.⁷

In January 2021 HCD determined that the total new housing need for the SBCAG region in the 6th Housing Element cycle is 24,856 units. SBCAG then prepared a RHNA plan that allocates a share of the RHNA to each jurisdiction in the region.⁸ Table 3 shows the RHNA allocations for Carpinteria and the SBCAG region.

Table 3. 6th Cycle RHNA – Carpinteria and SBCAG Region

	Carpinteria	SBCAG Region
RHNA allocation 2023-2031 (housing units)	901	24,856

Source: SBCAG, 7/15/2021

The RHNA Plan distributes each jurisdiction’s total housing need among the income categories shown in Tables 1 and 2 above (the extremely-low and very-low categories are combined for RHNA purposes). The 6th cycle RHNA allocation for Carpinteria by income category is shown in Table 4.

⁶ California Government Code Sec. 65584 et seq.

⁷ California Government Code Sec. 65584(d)

⁸ <http://www.sbcag.org/rhna.html>



2023 Housing Element FAQ

Table 4. 6th RHNA by Income Category – Carpinteria

Very Low	Low	Moderate	Above Moderate	Total
286	132	135	348	901

Source: SBCAG, 7/15/2021

5. Is the RHNA a construction quota or mandate?

The RHNA allocation identifies the amount of additional housing a jurisdiction would require in order to have enough housing at all price levels to fully meet the needs of its existing population plus its expected population growth over the next 8 years while avoiding problems like overcrowding and overpayment. The RHNA is a planning requirement that identifies housing need, *not a construction quota or mandate*. Jurisdictions are not required to build housing or issue permits to achieve their RHNA allocations, but State law establishes specific requirements when housing production falls short of RHNA allocations. One such requirement is streamlined review of housing development applications that meet specific standards.⁹ Other than requirements for streamlined permit processing, there are currently no legal or financial penalties imposed on cities that do not achieve their RHNA allocations.

6. What must the City do to comply with the RHNA?

The Housing Element must analyze the City's potential capacity for additional housing based on an evaluation of land use patterns, development regulations, development constraints (such as infrastructure availability and environmental conditions) and real estate market factors. The analysis must be prepared at a parcel-specific level of detail and identify properties where additional housing could be built consistent with current regulations. This evaluation is referred to as the "sites analysis" and State law requires the analysis to demonstrate that the City has adequate capacity to fully accommodate its RHNA allocation in each income category. If the sites analysis does not demonstrate that adequate capacity exists to fully accommodate the RHNA, the Housing Element must describe what steps will be taken to increase capacity commensurate with the RHNA – typically through amendments to land use and zoning regulations that could facilitate additional housing development.

Under State law, areas that are zoned to allow residential or mixed-use development at a density of at least 20 units/acre in the smaller cities of Santa Barbara County, including Carpinteria, are considered appropriate for affordable housing in the very-low and low income categories. Potential accessory dwelling units (ADUs) can also accommodate future housing need in all income categories.

The sites analysis is one of the most important components of the Housing Element update.

⁹ California Government Code Sec. 65913.4 (SB 35 of 2017)



2023 Housing Element FAQ

7. Housing development is very expensive in Santa Barbara County. What happens if cities don't achieve their assigned housing needs?

Housing development is very expensive, particularly in coastal areas, and housing that is affordable to low- and moderate-income families typically requires large subsidies. While State housing law is based on the premise that every city has an obligation to use its governmental powers to encourage housing development at all income levels, it is recognized that available financial resources are not sufficient to produce all of the affordable housing needed. Therefore, if a city has adopted appropriate plans and regulations to encourage housing development commensurate with its RHNA allocation, it will not be penalized if actual production does not achieve assigned needs. However, under some circumstances State law requires that cities provide streamlined permit processing of housing developments if housing production falls short of RHNA goals.

8. What is "certification" of the Housing Element and why is it important?

The State delegates authority to HCD to review Housing Elements and issue findings regarding the elements' compliance with the law.¹⁰ If HCD issues a finding that the Housing Element is in substantial compliance with State law it is referred to as "certification" of the Housing Element. In 2015, HCD determined that Carpinteria's current Housing Element was in full compliance with State law. The City is now preparing a Housing Element update for the 2023-2031 period.

Housing Element certification is important for two main reasons:

- **Local control.** The General Plan establishes the foundation for the City's land use plans and regulations, and the Housing Element is part of the General Plan. If the City were challenged in court on a land use matter and the Housing Element were found by the court to be out of compliance, the court could order changes to City land use plans and assume control over some City land use decisions. In such circumstances, HCD certification would support the City's legal defense. Recent laws also allow for courts to impose fines if a jurisdiction fails to adopt a compliant Housing Element.¹¹
- **Eligibility for grant funds.** Some State grant funds are contingent upon Housing Element certification.

9. What is the process and timeline for the Housing Element update adoption and certification?

State law requires every city in Santa Barbara County to prepare a Housing Element update for the 6th planning cycle, which spans the 2023-2031 period. The due date for adoption of the revised Housing Element is February 15, 2023. Cities are required to submit a draft Housing Element to HCD for review prior to adoption, and the City must consider HCD's comments in its decision to adopt the Housing Element. After adoption by the City Council, the Housing Element must be submitted for a second review by HCD. If HCD finds

¹⁰ California Government Code Sec. 65585

¹¹ AB 101 of 2019



2023 Housing Element FAQ

that the adopted Housing Element fully complies with the requirements of State law it is referred to as “certification” of the Housing Element (see also #8 above).

10. How can I find out more about the 2023 Housing Element update?

The City has created a Housing Element webpage (<https://carpinteriaca.gov/city-hall/community-development/housing/>) where meeting notices, draft documents, and other materials will be posted throughout the course of the project.

...

Table C-2
Housing Element Public Comment Summary

Comment	How this comment has been addressed
We have a housing crisis	Yes, the State Legislature has declared there is a housing crisis in California. The programs contained in this Housing Element are intended to address the housing crisis to the extent the City has the ability to do so.
The housing market is strongly influenced by investors	Yes, many factors contribute to housing problems that are beyond the City's control, such as housing speculators and investors, State environmental regulations, State and Federal tax policy, private business decisions, and the cost of labor and materials.
If a site is listed in the inventory, is it required to be developed for affordable housing?	No, the sites inventory only describes where additional housing could be built based on zoning regulations. Property owners will decide if and when development occurs. The City or the State cannot force property owners to develop their property for housing.
Lower-income sites should be located in high opportunity areas to affirmatively further fair housing.	As noted in Appendix D, the entire city is designated by the State as either moderate- or low-resource.
Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.	As noted in Appendix B (Sites Inventory) none of the sites identified for future housing development are occupied by residential uses; therefore, no displacement of existing residents will occur.
The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.	The Housing Element supports home ownership through first-time homebuyer programs (Program 20) as well as through the expansion of housing development opportunities (Program 1).
Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.	As described in Appendix B (Sites Inventory) the analysis of realistic capacity considers development standards such as height and FAR to facilitate development at the assumed densities. In addition, Program 1 stipulates minimum densities for candidate opportunity sites.
Allow residential to be built in areas that are zoned for commercial use.	As described in Program 1 and Appendix B (Sites Inventory) the proposed candidate opportunity sites include areas that are currently zoned for commercial use.
We ask you to prioritize older adults as a specific goal in your Housing Element planning.	The City addresses the needs of seniors in a variety of ways, including compliance with building code accessibility requirements (Municipal Code Title 15), zoning regulations to encourage senior housing, assisted living and residential care facilities and provide

Comment	How this comment has been addressed
<ul style="list-style-type: none"> • Define “senior housing” more clearly to include requirements for accessibility and access to services. • Zone for more senior housing options to meet senior needs as they progress through the senior housing care continuum. • Expand “by right” zones in which senior housing with services is permitted. • In commercial zones, expand permitted uses for licensed residential care, with conditional use permits for independent living as a “by right” use. • Provide regulatory incentives for builders by adding a regulatory “fast track” incentive for builders on senior housing projects. • Assure needed senior housing is located appropriately to transportation options. • Older Adults need housing that is accessible and built according to ADA and applicable housing legislation/regulations & specifications. Countywide, 31% aged 60 and over identify as having a disability. 	<p>reasonable accommodation for persons with disabilities (Program 11).</p>



February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

- 1. Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

2. **Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.
3. **Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

4. **Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.
5. **Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

6. **Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

7. **Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.
8. **Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

9. **Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.
10. **Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be “sprinkled throughout” the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

- 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.
- 12. Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.
- 13. Cap fees on all new housing.** Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.
- 14. Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

sonja@yimbylaw.org

Gray Panthers Santa Barbara Network



July 31, 2022

To Whom It May Concern:

Officers

President
Richard Solomon

Membership V.P.
Janice Keller

Secretary
Gail Marshall

Treasurer
David Landecker

Directors

Richard
Appelbaum
Josephine Black
Marty Blum
Carol Keator
David Lebell,
MD
Susan Rose
Janet Wolf

As a policy, the Gray Panthers Santa Barbara Network supports housing options that are accessible, affordable and safe for all regardless of gender, health status, access needs, race or ethnicity or economic circumstance.

We ask you to prioritize older adults as a specific goal in your Housing Element planning.

- Define “senior housing” more clearly to include requirements for accessibility and access to services.
- Zone for more senior housing options to meet senior needs as they progress through the senior housing care continuum.
- Expand “by right” zones in which senior housing with services is permitted.
- In commercial zones, expand permitted uses for licensed residential care, with conditional use permits for independent living as a “by right” use.
- Provide regulatory incentives for builders by adding a regulatory “fast track” incentive for builders on senior housing projects.
- Assure needed senior housing is located appropriately to transportation options.

Housing Element Submittal
July 31, 2022
Page 2

Older Adults need housing that is accessible and built according to ADA and applicable housing legislation/regulations & specifications. Countywide, 31% aged 60 and over identify as having a disability.

The Gray Panthers Santa Barbara Network was incorporated as a nonprofit Public Benefit Corporation in 2020. Our membership has grown steadily since then and includes residents from all parts of Santa Barbara County. Our mission is to promote social and economic justice and oppose discrimination of all types.

Sincerely,

Richard Solomon
Chair

P.O. Box 1177 Carpinteria, CA 93014 | info@sbgraypanthers.org | EIN: 85-4402577

Brian Barrett

From: noreply@granicusideas.com
Sent: Friday, October 14, 2022 12:55 PM
To: Brian Barrett
Subject: New eComment for Special Joint City Council and Planning Commission Meeting

*10/17/22 cc/PC*****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.



New eComment for Special Joint City Council and Planning Commission Meeting

Russell Ruiz submitted a new eComment.

Meeting: Special Joint City Council and Planning Commission Meeting

Item: 1. Public Release of the DRAFT 2023-2031 Housing Element Update

eComment: A lot to digest there. I look forward to seeing the Staff presentation at the meeting. As most of you know I am a lifetime Local and controlled growth advocate. I have literally been involved in local development all my Life. My father and grandfather were successful South Coast building contractors. I called myself a water and land use attorney. I have been involved in local planning matters since 1985. I have great confidence in our City Planning Staff but your Council has to give them direction on what the detail of our policies will be. I will keep this short for today but my current concern with these housing policies is the reduction or even elimination of parking requirements. In LA or Sacramento that may be appropriate planning but not in the City of Carpinteria. I hope you direct Staff to compromise our parking requirements to the minimum possible. Particularly in Carpinteria the argument that Downtown you can reduce or eliminate parking requirements for high density housing is a myth. People living Downtown in Carpinteria are not going to be walking to work in most cases. They will use cars and they need to have somewhere to park them other than on neighborhood streets where parking is already constrained. I am very concerned about what I heard from our Consultant on the Downtown T planning. High density small units in second stories of commercial properties with no required parking for those units. In my opinion, a very bad idea. That's it for today.

[View and Analyze eComments](#)

From: Edward Siegel <edwardsiegel@gmail.com>
Sent: Sunday, October 16, 2022 5:44 PM
To: Steve Goggia <steveg@carpinteriaca.gov>; Public Comment <PublicComment@carpinteriaca.gov>
Cc: HousingElements@hcd.ca.gov; HousingElements@yimbylaw.org
Subject: Carpinteria Housing Element Feedback

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Dear Carpinteria City Council and Staff,

My name is Eddie Siegel. My family moved to Carpinteria when I was about 4 years old, and I lived there until I left for college. My childhood home, a perfectly normal 3bd house in Seacoast Village, has doubled in value since my parents sold it in 2014, according to Zillow. Not unrelatedly I, like all of my childhood friends, no longer live in Carp.

First, I want to applaud the small but mighty city staff for putting together a thoughtful, detailed, time-intensive document. The Housing Element provides over double the zoned capacity above the RHNA target in its site inventory which is much more than Goleta or Santa Barbara provided in theirs.

However, I believe the current plan can be improved for both current and future city residents as well as making it more likely to meet HCD guidelines.

Problems with the R-Overlay

The City seeks to reach its RHNA goal of 901 units, up from 184 units built in the last cycle, primarily via new a zoning overlay on the east edges of the city on farming and commercial land. Roughly 70% of the ~2200 units in the site inventory are slotted to be built here.

The chosen area is far from downtown and is primarily commercial office space. This is problematic:

-
-
- Even though Carpinteria is a small city, these new residents won't be able to walk to do most of their errands, whereas they could if it was closer to downtown. Our beautiful city should be seeking to get as much walkable density as it can.
-
-
-
- The city might not be Affirmatively Furthering Fair Housing by sequestering nearly all its planned higher density low income housing away from \$1m single families homes and next to a mobile/manufactured home park and other lower-cost housing. On Zillow today, all of the housing options near the main R-Overlay area are ~\$550k, compared to \$1m+ in the rest of the city.
-
-
-
- Tearing down in-use commercial for an out-of-the way development next to a freeway is a risky proposition.
- Even with a 2x buffer on RHNA numbers, the city should provide explicit likelihood of development in its Site Inventory to show it feels confident that some of these units are going to get development.
-

Unclear zoning guidance for the R-Overlay and Multifamily

The city should clearly define objective, by-right standards for multi-family development. In the R-Overlay zone the city is relying on for the majority of its site inventory, requirements are unclear and appear to be up for negotiation, driving up uncertainty in the development process and reducing the likelihood units get built at all, or at the density the city needs to hit its targets. The city states it *"has provided incentives for developers to facilitate inclusionary requirements."* It provides no explicit incentives and says it is all up to negotiation.

FAR, lot coverage, and minimum lot size standards for the R-Overlay district are undefined. The city notes that in negotiations it "may include" some incentives but provides no guidance on how likely or what the possible maximums might be. This does not give much certainty to prospective developers who may wish to build there. The city could provide minimum guarantees with density bonuses, and allow developers to negotiate above and beyond that for especially high-quality projects.

Reduce Parking and Height Restrictions

The R-Overlay zoning code sets 30ft height limits and requirements of 1-2 parking spots per unit. The city would see more affordable housing developed at a faster pace if it relaxed these requirements.

With height limits, the city has chosen to put the majority of units in a formerly commercial area. There are few existing resident's views that are blocked, and the area would be perfect for taller multi-family buildings. Taller buildings also would require smaller building footprints, giving developers flexibility to have more open space.

The city notes that "Impacts of the parking standards on housing cost and supply are minimal." The state of California disagrees – it passed AB 2097 this year due to strong evidence that minimum parking requirements

drive up building costs and contribute to climate change. If it is true, it is because the city's lot coverage requirements are so burdensome that parking is a drop in the bucket.

Broaden to Downtown and RH-1 zones

Lastly, I suggest the City look to where nearly all of the 77 in progress units it seeks to count towards its RHNA progress are – near the downtown commercial core and adjacent RH-1 areas. These are the areas people want to live, walkable to the beach, supermarkets, restaurants and other amenities. If the city believes full commercial parks are likely to be torn down to build dense affordable housing, it can easily apply the same logic to parcels that are going to be more desirable to be lived in. The city should explore zoning incentives for denser housing near Linden Ave and Carp Ave.

Hurry Up Your Timing

If my math and understanding of the law is correct, the city is cutting it very close to its deadline to have an approved housing element. With a 30-day public comment period starting Oct 10, and a 90-day review window by HCD, that leaves only 10 days to incorporate public feedback and have it be approved by the city before the Feb 15 deadline, and that is assuming HCD approves the first draft. Upon Feb 15 if Carpinteria doesn't have an approved housing element, in addition to losing homeless and affordable housing money, anyone can begin to submit projects under the Builders Remedy, which ignore local zoning. This is already starting to happen in fellow beach towns [Santa Maria](#) and [Redondo Beach](#). Goleta, along with dozens of other municipalities, had their first draft rejected. Dozens are currently out of compliance. The city should swiftly review feedback and send a quality housing element to HCD.

Thank you for your hard work and consideration,

Eddie Siegel



*Protecting the beauty & natural
resources of our valley since 1964*

City of Carpinteria
5775 Carpinteria Ave.
Carpinteria, CA 93013

Carpinteria Valley Association

PO Box 27, Carpinteria, CA 93014 CarpinteriaValleyAssociation.org

Oct 17, 2022

Re: Agenda Item #1: Public Release of the DRAFT 2023-2031 Housing Element Update

Members of the City Council and Planning Commission:

In the draft update, under Program Category #1, the second goal listed is:

“Maintain a jobs-housing balance or ratio within the 0.75 to 1.25 range suggested by the Santa Barbara County Association of Governments.”

Table I-9 lists the Employment of city residents and includes the statistic that the civilian employed population 16 years and over is 6,648 city residents. This is the number of people who live here who work somewhere, not the number of jobs in the City.

However, nowhere in this report can I find data on the number of jobs in the City of Carpinteria. Without that info, it is not possible to determine if the jobs-housing balance is within the 0.75 to 1.25 range. Therefore, it is impossible to make any evaluation about the second goal of Program Category #1. That data needs to be broken down by job sector so we have some idea of income and what housing would be within reach for workers in each sector.

Further, without information about the jobs-housing balance, critical information is missing for making the most important decision in this process: which of the sites listed in Table B-5 as “Candidate Opportunity Sites” should be selected to make up the shortfall shown in the Land Inventory Summary in Table B-1.

If we are short on jobs, we must be very careful what commercial or industrial parcels we add a residential overlay to.

We strongly urge you to ensure accurate data on both parts of the jobs-housing balance are available to you and to the public as soon as possible to appropriately inform the Housing Element Update.

One last point to consider in selecting what parcels to add a residential overlay to: It is of paramount importance that we protect the urban boundary by maintaining transitional land uses between high density residential and agricultural lands. If we don't do that, we are inviting the County to show up with more inappropriate proposals to expand our urban boundary like they have done at the north end of Bailard Avenue.

Thank you,

Mike Wondolowski
President
Carpinteria Valley Association
mwondo@cox.net

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Appendix D

Fair Housing Assessment

AB 686 (2018) requires housing elements to contain an Assessment of Fair Housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

To comply with AB 686, the City completed the following outreach and analysis. The Analysis of Impediments to Fair Housing¹¹ prepared by the Santa Barbara County HOME Consortium in 2020 (the “County AI”) provides extensive data and policy recommendations that informed this AFFH analysis. The Consortium includes all of the jurisdictions in Santa Barbara County except for the cities of Santa Barbara and Guadalupe and represents approximately 78 percent of the total county population according to the California Department of Finance (2021).

Data Sources

This analysis incorporates State and Federal data sources as well as local data and knowledge, where available. The primary Federal data sources include the U.S. Census and the U.S. Department of Housing and Urban Development (HUD). The primary State data source is the California Department of Housing and Community Development (HCD) AFFH Data and Mapping Resources website (<https://affh-data-resources-cahcd.hub.arcgis.com/>). Additional data is published by The Urban Displacement Project (UDP), a research and action initiative of the University of California Berkeley and the University of Toronto. UDP conducts community-centered, data-driven, applied research toward more equitable and inclusive futures for cities. Its research aims to understand and describe the nature of gentrification, displacement, and exclusion, and also to generate knowledge on how policy interventions and investment can support more equitable development (<https://www.urbandisplacement.org/>).

The primary local data sources are the County of Santa Barbara and the Santa Barbara County HOME Consortium, in which the City of Carpinteria is a participating agency.

Other local data and knowledge was obtained through the public participation program for the City’s Housing Element update, as discussed in the Outreach section below and Appendix C of this Housing Element.

Most of the maps provided in this appendix are based upon data generated at the census tract level. Figure D-1 shows the census tracts that are within Carpinteria’s city boundaries. The City encompasses portions of three census tracts: 16.01, 16.04 and 17.04.

¹¹ http://countyofsb.org/uploadedFiles/housing/Content/Affordable_Housing/2020%20Analysis%20of%20Impediments%20to%20Fair%20Housing%20Choice.pdf

Figure D-1
Census Tract Map – Carpinteria



Source: U.S. Census Bureau, On the Map, 9/2022

1. Historic Development Patterns

Carpinteria, the name given the area by Spanish soldiers during the Portola Expedition of 1769, means in Spanish “carpenter shop,” and the area was so named for the local Chumash, who were building canoes at the time of the expedition’s arrival. During the Mission era (1789 to 1832) the area became part of the Pueblo lands of Santa Barbara and were associated with the Santa Barbara Mission. The missionaries raised crops in the Carpinteria Valley.

After California statehood in 1850, Americans and Europeans began to emigrate to the Carpinteria Valley. Among the first to begin experimentation with fruit-raising on a large scale were Russel Heath and Albert Packard, both of whom settled in the area in 1858. By 1860, Heath had planted 10,000 grape vines and an almond nursery on his ranch. By 1869, 1,214 acres in the Carpinteria Valley were under cultivation. Farms ranged from twelve to 150 acres of fruit and walnuts trees with twenty-two of the thirty principal land owners owning fifty acres or less.

During the 1870s and 1880s many new immigrants settled in the Carpinteria area after hearing of its fertile soil and mild climate. In addition to the fruit and nut crops, the new crop of lima beans was added. Prior to the arrival of the Southern Pacific Railroad in 1887, farmers shipped their products from the Carpinteria wharf, owned by F. and J.M. Smith. Adjacent to the 800 foot wharf were several warehouses for storage. About 3,000 tons of beans, corn, nuts and fruits were shipped annually. By 1880 lima beans had become a choice cash crop among the Carpinteria growers, accounting for half of the 3,000 tons shipped.

Carpinteria remained a small village with a post office, established in 1868, a general store and blacksmith shop. The First Baptist Church was built in 1873. With the arrival of the Southern Pacific in 1887, a new town site was laid out adjacent to the railroad, about one mile east of the older village. A new hotel and several warehouses were eventually built adjacent to the railroad tracks. In 1910, lima beans and English walnuts were the principal agricultural products of the Carpinteria Valley, followed closely by lemons.¹²

The City of Carpinteria was incorporated on September 28, 1965. The city is located almost entirely on a coastal plain in between the Santa Ynez Mountains and the Pacific Ocean. Immediately to the north of Carpinteria lie foothills and then the Santa Ynez Mountains. Between the foothills and the populated area of the city is an agricultural zone.

2. Outreach

As discussed in the Public Participation section, early in the Housing Element update process the City developed a list of stakeholders with local expertise in housing issues, including fair housing. The stakeholder list included local service providers, affordable housing developers, and fair housing organizations in an effort to include the interests of lower-income residents and persons with special needs in the community.

Over the course of the Housing Element update process the City conducted a series of public meetings. Public notice of each meeting was posted on the City's Housing Element website¹³ and was also sent directly to persons and organizations on the Housing Element stakeholder list, which includes fair housing organizations. Public outreach meetings were held both in-person and online to enable those with mobility difficulties to conveniently participate. Materials for each meeting were posted on the City website to allow interested stakeholders to access to this information throughout the process. Interested persons were also encouraged to provide input or ask questions via email. Please refer to Appendix C: Public Participation Summary for additional information regarding the outreach efforts and how public input was incorporated into the Housing Element. Information was made available in both English and Spanish.

In addition to public workshops and hearings, the City also directly contacted housing advocates, housing service providers, and community organizations who serve the interests of lower-income households and special needs groups to solicit comments and recommendations on housing needs, barriers to fair and affordable housing, and opportunities for development.

In addition to the public outreach conducted by the City of Carpinteria for the Housing Element update, the Santa Barbara County HOME Consortium conducted extensive public participation as part of the 2020 Analysis of Impediments to Fair Housing. The County conducted online surveys that were available to residents and other community stakeholders in both English and in Spanish. In addition to the surveys being available online (using computers, smart phones, and other handheld devices), the surveys were also made available to residents in a paper-based version. Access to the survey was provided through the County of Santa Barbara website, through stakeholder email lists, posted in public convening locations, and published in print with QR Codes made available for residents to scan and link to the survey. Background on the Analysis of Impediments process and definitions of fair housing were provided in the survey introduction. The importance of community participation was also highlighted in the survey introduction.

¹² San Buenaventura Research Associates, (2005)
https://carpinteria.granicus.com/MetaViewer.php?view_id=2&clip_id=349&meta_id=32083

¹³ <https://carpinteriaca.gov/city-hall/community-development/housing/>

The survey was meant to get a sense of community positions on fair housing and more general housing and economic development issues. The survey included 32 questions covering a range of data points including demographic information, residential information, knowledge of fair housing rights, experiences with fair housing discrimination, opinions on access to information on fair housing, and questions related to housing and community development more generally. There were 386 responses overall, with 379 responses in English and 7 in Spanish. The average response time was 15 minutes and the completion rate was 87%. The low Spanish participation rate points to an area of improvement in community engagement for future processes. The County provided all materials in multiple languages and connected to community organizations that cater to the Hispanic community for assistance with outreach, but the effort did not result in active participation. The survey was open for 3 months with multiple opportunities and reminders for stakeholders and residents to participate.

There were 12 questions in the survey that specifically focused on fair housing; beginning with whether or not respondents were familiar with fair housing or anti-discrimination laws. Twenty-three percent (23%) of those who answered were not familiar with the laws. Thirty-nine percent (39%) were somewhat familiar, and 36% were familiar or very familiar. Three percent (3%) were unsure. When asked about protected classes, most respondents knew about religion, race, familial status, and age, but were less sure about the other classes. When the questions delved deeper into whether people were aware of their rights, the responses were split between those that did know their rights (54%) and those that did not (45%). Twenty-one percent (21%) said that they were aware of incidents of housing discrimination, 60% said that they were not aware of any incidents, and 19% said they were unsure. Out of the 21% who said they were aware of an incident, when asked to choose all reasons for discrimination that applied, the top reasons were: income level (64%); source of income (35%); race/ethnicity (30%); age (23%); and criminal background (22%). The rest of the responses to this question were distributed among the 10 other possible choices. According to the survey, these incidents occurred in both single-family neighborhoods and in apartment complexes; however, the majority cited that it occurred in apartment complexes (60%). Over half of respondents did not report the incident (78%), and the most common reason given was that they did not think it would make a difference (32%).

In terms of education on fair housing issues, half of the respondents were not aware of any fair housing or anti-discrimination education opportunities in their community (50%), and the majority of them (85%), have never participated in any kind of educational opportunity.

While the survey was broader in scope than just fair housing issues, it touched on many elements that contribute to fair housing choice. The priority challenge for those responding to the survey was overwhelmingly the cost of housing at 84%. That said, there were other issues that contribute to fair housing choice that respondents called out as important. Those included workforce development, improved infrastructure like sidewalks, lighting, and crosswalks, and access to mental health and substance abuse services. While some of these issues seem far removed from fair housing choice, they contribute to a gainfully employed, healthy community, that can get to and from the places they work, live, and play safely.

In addition to the community surveys, four community and stakeholder focus groups were held in several areas of the County as part of the County AI process, including one in Santa Barbara, near Carpinteria, that was attended by 9 residents plus City and County staff.

Participants in the meetings included but were not limited to community residents as well as members of organizations covering a range of services including economic development and job training, social services, housing, those serving the elderly and vulnerable populations. The focus groups covered a broad range of issues including housing, community development, and fair housing.

The focus group discussions were guided and facilitated; however, it was made clear that participants should feel free to discuss the topics that were on top of their minds. Participation was encouraged, and it was pointed out that community input is a critical component of the AI process. To encourage thinking about suggestions for solutions, time was set aside at the end of the 90-minute sessions to talk about priorities and thoughts around action items. Participants were encouraged to think of these plans that can help guide solutions to barriers and priority issues identified.

Based on the focus groups and conversations, the following observations were raised as priorities worth further support and consideration. These issues were the top concerns across all focus groups with specific emphasis on subtopics in specific locations as noted below:

- Affordable housing that is decent and safe is a top priority for many of the participants across all of the focus groups.
- Growing number of homeless is an area of concern in terms of housing them and providing for their social service needs.
- There are two key vulnerable populations that were highlighted at all of the focus group meetings – veterans and children. For veterans, it was reported that there is a housing and services need and, for children, there were concerns of the lack of affordable childcare and access to afterschool programs.
- While housing affordability was a top priority for communities across the County, workforce training was brought up as an important issue for areas in the northern part of the County.

To encourage continuing stakeholder involvement in local housing issues throughout the planning period, Program 19 in the Housing Plan includes a commitment to conduct ongoing, proactive outreach to engage members of all socio-economic groups and recruit members of underrepresented groups to participate in City meetings.

3. Fair Housing Assessment

This section provides an assessment of fair housing issues in the City including fair housing enforcement and outreach capacity, patterns of integration and segregation, racial or ethnic patterns of concentration, disparities in access to opportunities, and disproportionate housing needs, including displacement risk.

a. Fair Housing Enforcement and Outreach Capacity

The County AI conducted an analysis of fair housing enforcement that evaluated private and public compliance with existing fair housing laws, regulations, and guidance, and provided an assessment of fair housing infrastructure in Santa Barbara County. The AI analysis examined fair housing complaints, data on mortgage lending practices, and a review of relevant public policies.

The AI reviewed housing discrimination as evidenced by complaint filings, investigations of violations, and residents' self-reported experience with discrimination. The Federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, gender/sex, familial status, and disability. The Fair Housing Act—Amended (FHAA) covers most types of housing including rental housing, home sales, mortgage and home improvement lending, and land use and zoning. Excluded from the FHAA are owner-occupied buildings with no more than four units, single-family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons. HUD has the primary authority for enforcing the FHAA. HUD investigates the complaints it receives and determines if there is a "reasonable cause" to believe that discrimination occurred. If reasonable cause is established, HUD brings the complaint before an Administrative Law Judge. Parties

to the action can also elect to have the trial held in a federal court (in which case the Department of Justice brings the claim on behalf of the plaintiff).

The State of California has a substantially equivalent law prohibiting discrimination in housing. The Fair Employment & Housing Act (FEHA) is the primary state law prohibiting discrimination in the sale, rental, lease negotiation, or financing of housing based on a person's race, religion, national origin, color, sex, marital status, ancestry, family status, disability, sexual orientation, and source of income. The State's law exceeds the protections in the FHAA by including protected classes of marital status, sexual orientation, and source of income. In addition, the law defines physical and mental disability as a condition that limits a major life activity; this definition of disability is broader than the federal definition, which requires a "substantial limitation." The FEHA also incorporates the protections of the Unruh Act which includes medical condition as a protected category.

The primary local fair housing organization serving residents of Carpinteria is the Santa Barbara Rental Housing Mediation Program (RHMP¹⁴), which provides information on fair housing laws and tenant-landlord mediation services. The City of Carpinteria website¹⁵ also provides information to residents regarding fair housing services and related complaint response procedures.

The RHMP 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. The City of Carpinteria has supported this group by contributing funding.

The Legal Aid Foundation of Santa Barbara County¹⁶ 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 Assistance¹⁷ (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.

Fair housing information is disseminated at the following locations in Carpinteria: City Hall lobby, Carpinteria Valley Chamber of Commerce, Carpinteria Public Library and Carpinteria Senior Center. In addition, the City's Newsletter periodically publishes announcements on the availability of fair housing information. The City posts information on its website and provides links to additional resources.

¹⁴ <https://www.santabarbaraca.gov/services/home/rhm/default.asp>

¹⁵ <https://carpinteriaca.gov/city-hall/community-development/housing/>

¹⁶ <https://www.lafsbcb.org/>

¹⁷ <https://crla.org/>

RENTAL HOUSING MEDIATION PROGRAM

Occasionally, Landlords and Tenants find themselves at odds. Often, problems stem from misunderstanding or misinformation.

WHAT CAN YOU DO?

- ❖ **Do nothing** – but this could be too important to ignore;
- ❖ **Attempt to resolve the situation on your own** – but this could be difficult if poor communication exists;
- ❖ **Go to court** – but this takes time and money, and you could lose; or
- ❖ **Call the Rental Housing Mediation Program (RHMP).**

WHAT IS MEDIATION?

Mediation is a voluntary process in which a neutral third party helps to facilitate communication between parties in a dispute. It differs from litigation by allowing the parties to reach a mutually satisfactory agreement rather than relying on the judicial system to impose a decision. The success of the mediation process depends on the parties' good faith efforts to resolve their dispute.

WHAT IS THE RHMP?

The City of Santa Barbara operates the Rental Housing Mediation Program (RHMP). It was established in 1976 and is comprised of staff and a Board of 15 trained community volunteers appointed by the Santa Barbara City Council to serve as Mediators. The Program provides Dispute Resolution Services, including information on Rights and Responsibilities to Landlords/Tenants as a method of resolving disputes out of court.



HOW DOES RHMP WORK?

- ❖ We will listen to your situation and provide information, mediation, or referrals to additional resources; and
- ❖ Where appropriate, we will contact the other party by letter or phone to help you work it out; or
- ❖ We will invite the other party to participate in a mediation session at a mutually convenient date and time.
- ❖ If you are still unable to resolve your differences, as a last resort, you can go to court.

WHO DO WE SERVE?

Serving the residents of:

- ❖ The City of Santa Barbara
- ❖ The City of Goleta
- ❖ The City of Carpinteria

Se Habla Español

Problems with your rental situation?

Don't think litigation...
try **mediation!**

- ❖ Free Service
- ❖ Neutral
- ❖ Confidential
- ❖ Avoids Court (& fees)
- ❖ Professional Setting
- ❖ Win/Win

Call (805) 564-5420

For more information, or to make a donation
visit us online at
www.SantaBarbaraCA.gov/RHMP



The Rental Housing Mediation Program
is a program of the
Community Development Department
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

RHMP_072519

HAVING ❖ RENTAL ❖ PROBLEMS?



**WANT TO KNOW
YOUR RIGHTS
AND
RESPONSIBILITIES?**

PROGRAMA DE MEDIACIÓN PARA VIVIENDAS DE ALQUILER

Ocasionalmente, propietarios e inquilinos tienen problemas a resultado de mal entendimientos o información equivocada.

¿QUÉ PUEDE HACER?

- ❖ **Hacer nada** – Pero esto podría ser demasiado importante para ignorar;
- ❖ **Intentar resolver el problema usted mismo** – Pero esto podría ser difícil si no existe buena comunicación;
- ❖ **Ir a la corte** – Pero esto toma tiempo y dinero y podría usted perder; o
- ❖ **Llamar al Programa de Mediación Para Viviendas de Alquiler** – Rental Housing Mediation Program (RHMP).

¿QUÉ ES MEDIACIÓN?

Mediación es un proceso voluntario en cual una persona neutral ayuda a facilitar la comunicación entre una parte y la parte contraria en una disputa. Mediación difiere de litigación en que permite a las dos partes llegar a un acuerdo mutuo y satisfactorio sin depender en la corte de justicia a imponer una decisión. El éxito de este proceso depende de sus esfuerzos y buena fe para resolver la disputa.

¿QUÉ ES EL RHMP?

La ciudad de Santa Bárbara opera el Programa de Mediación Para Viviendas de Alquiler (RHMP). Fue establecido en 1976 y está compuesto de 15 Mediadores voluntarios elegidos de la comunidad y reafirmados por el Concilio de la Ciudad y entrenados para servir como Mediadores. El Programa proporciona servicios de resolución de disputas, que incluye información a propietarios/inquilinos sobre sus derechos y responsabilidades como método de resolver sus disputas sin ir a la corte.



¿CÓMO OPERA EL PROGRAMA?

- ❖ Escucharemos su situación y le daremos información, mediación, o le dirigiremos hacia recursos adicionales.
- ❖ Si es apropiado, nos comunicaremos con la otra parte por medio de teléfono o carta para ayudarle a encontrar una solución.
- ❖ Le sugeriremos a la otra parte que participe en una mediación en nuestra oficina a un horario y fecha mutuamente conveniente.
- ❖ Si aún no ha podido resolver sus diferencias, puede ir a la corte de la justicia como último recurso.

¿A QUIÉN SERVIMOS?

Servimos a los Residentes de la:

- ❖ Ciudad de Santa Bárbara
- ❖ Ciudad de Goleta
- ❖ Ciudad de Carpintería

Se Habla Español

¿Problemas con su situación de arrendamiento?

No piense litigación...
¡Considere **Mediación!**

- ❖ Servicio Gratis
- ❖ Neutral
- ❖ Confidencial
- ❖ Evita Corte (y Gastos)
- ❖ Ambiente Profesional
- ❖ Todos Ganan

Llame al (805) 564-5420

Para más información o para hacer una donación,
por favor visite nuestro sitio de internet:
www.SantaBarbaraCA.gov/RHMP



El Programa de
Mediación Para Viviendas de Alquiler es dirigido por el
Departamento de Desarrollo Comunitario
de la Ciudad de Santa Bárbara.
630 Garden Street
Santa Bárbara, CA 93101

RHMP_01/25/19

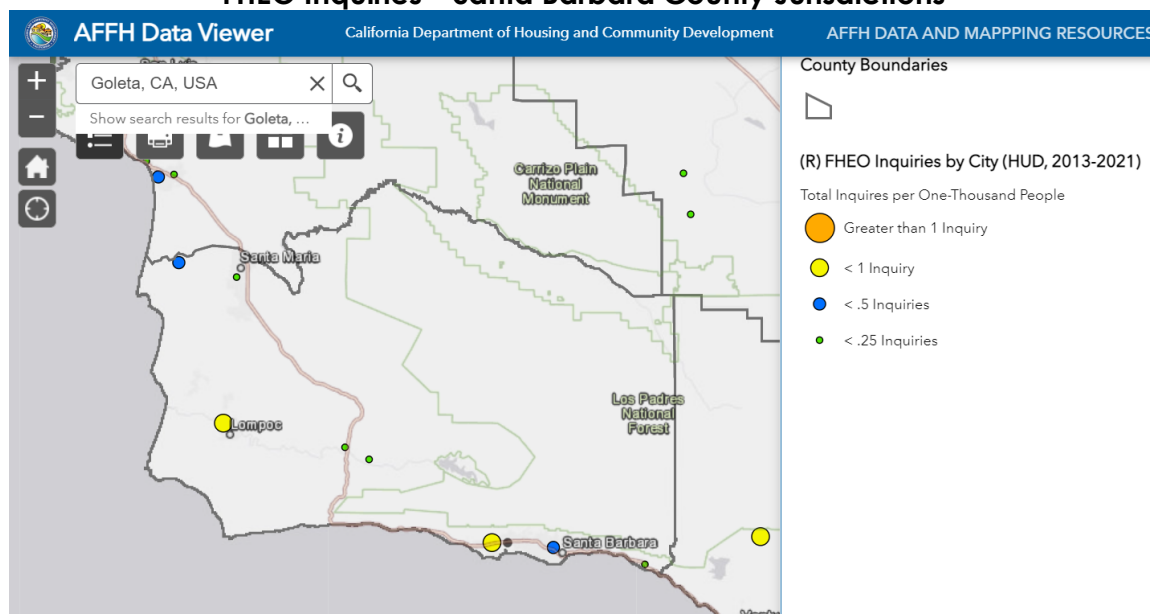
¡PROPIETARIOS! ¡INQUILINOS! ¿TIENEN PROBLEMAS?



**¿QUIEREN SABER
SUS DERECHOS Y
RESPONSABILIDADES?**

As seen in Figure D-2, the HCD AFFH Data Viewer reported a Fair Housing Enforcement and Outreach (FHEO) inquiry rate of less than 0.25 per 1,000 persons for the 2013-2021 period in Carpinteria.

Figure D-2
FHEO Inquiries – Santa Barbara County Jurisdictions



b. Fair Housing Complaints

Analysis of fair housing complaints submitted to HUD between 2015 and 2019 from residents of Santa Barbara County, which includes the Consortium member cities as well as the City of Santa Barbara, Mission Canyon, and Summerland, reveals that 26 complaints were filed between 2015 and 2019 with some complaints citing multiple bases for their claims (Table D-1).

Disability was the most commonly cited basis for complaints, comprising about 46% of all complaints. Familial Status was the basis for about 26% of complaints. Other bases cited include Race (7%), Retaliation (7%), National Origin (6%), Sex (6%), and Religion (1%).

Among disability complaints, all but 2 of the complaints citing this basis included failure to make or allow reasonable accommodations as a basis for their complaint. Throughout focus groups and stakeholder interviews during the County AI process, participants noted a particular concern about failure to make reasonable accommodations as well.

Breakdowns of the bases cited in complaints filed in the member cities follows. As illustrated, Lompoc and Goleta had the highest number of complaints between 2015 and 2019. In Carpinteria one case was filed on the basis of familial status.

Table D-1
HUD Fair Housing Complaints By Consortium Member City, 2015-2019

	Total Cases Filed	Disability	Familial Status	National Origin	Race	Sex	Religion	Retaliation
Buellton	1	1	0	0	0	0	0	0
Carpinteria	1	0	1	0	0	0	0	0
Goleta	9	3	6	2	1	0	0	0
Lompoc	10	10	0	0	0	0	0	0
Santa Maria	5	2	1	1	0	1	0	1

Of the complaints filed between 2015 and 2019, 23% were closed with conciliation or a successful settlement and 55% of complaints had a no-cause determination. One case had no determination at the time the AI was prepared, and the remainder were either withdrawn, had a non-responsive or uncooperative complainant, lacked jurisdiction, or had an untimely filing.

The Constraints chapter of this Housing Element also describes ways the City works to address potential impediments to fair housing choice, such as through reasonable accommodation procedures (Program 19) and zoning regulations for special needs housing (Program 11). The City continues to contract with the City of Santa Barbara RHMP to offer fair housing services and tenant/landlord counseling to residents.

4. Patterns of Integration and Segregation

a. Race and Ethnicity

In describing the County-wide racial and ethnic make-up, the County AI notes that white residents make up roughly three-quarters the Consortium population while Hispanic residents make up the largest minority group in the Consortium and is most concentrated in the northwest part of the County surrounding the cities of Santa Maria and Guadalupe. The Hispanic population in this general area was greater than 70%. A few tracts around Lompoc and cities along the Consortium's south coast also showed concentrations of residents identifying themselves as Hispanic. This countywide distribution is illustrated in Figure D-3. As seen in Figure D-4, the percentage of non-white population in Carpinteria is highest in the western and central portions of the City.

Figure D-3
Racial Demographics – Santa Barbara County

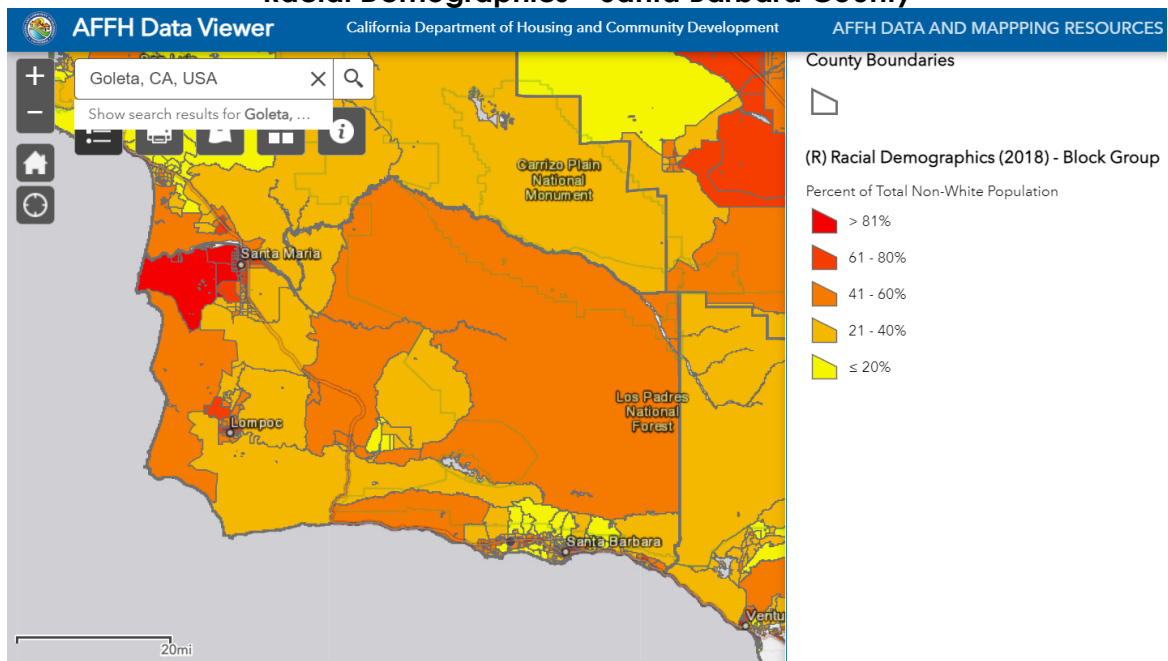
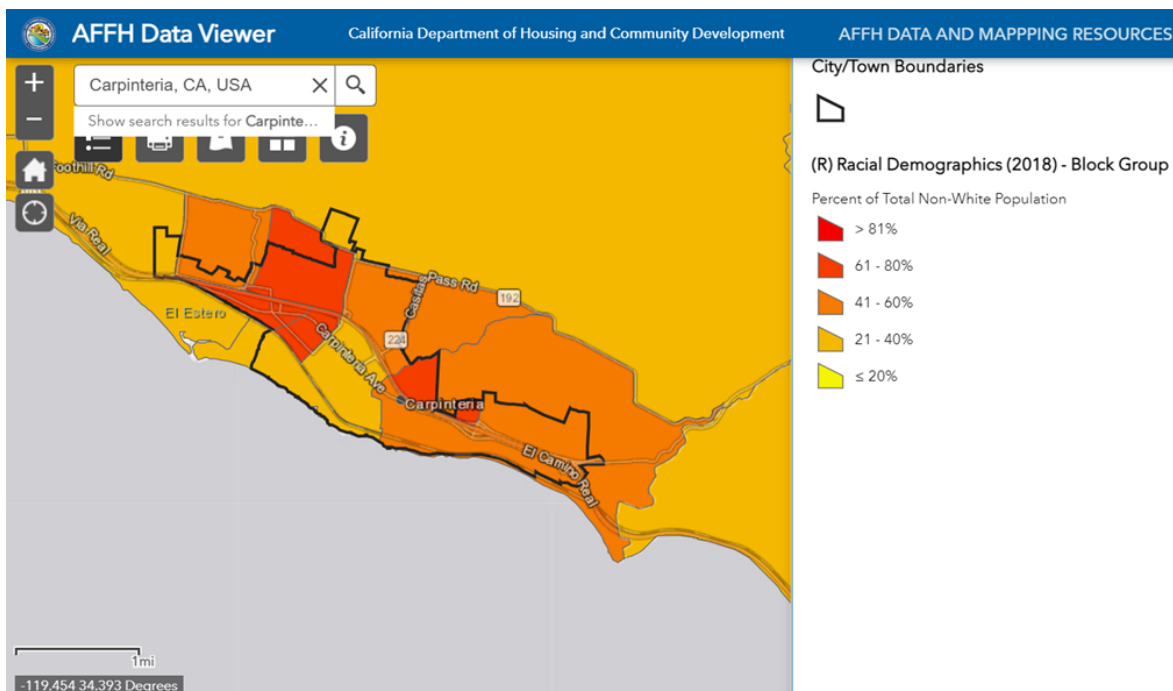


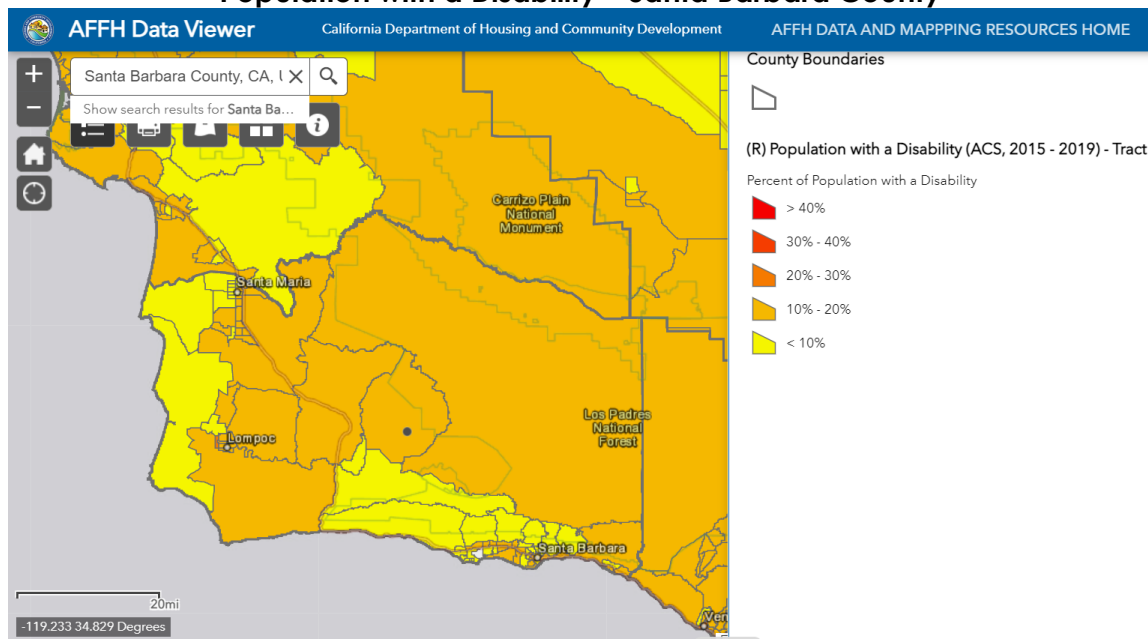
Figure D-4
Racial Demographics – Carpinteria



b. Persons with Disabilities

According to the County AI, approximately 9.4% of the total population of the Consortium had a disability of some sort. As is typical across the State and the country, the elderly experienced a higher rate of disability in comparison to other age cohorts: nearly half of all residents 75 years and over have a disability while less than 10% of those aged 35 to 64 years old have a disability. The disability rates in the southwest and northeast tracts of the County were generally higher than the tracts nearby the cities. Carpinteria, Lompoc and Solvang had the highest percentage of disability rates in the Consortium (Figure D-5).

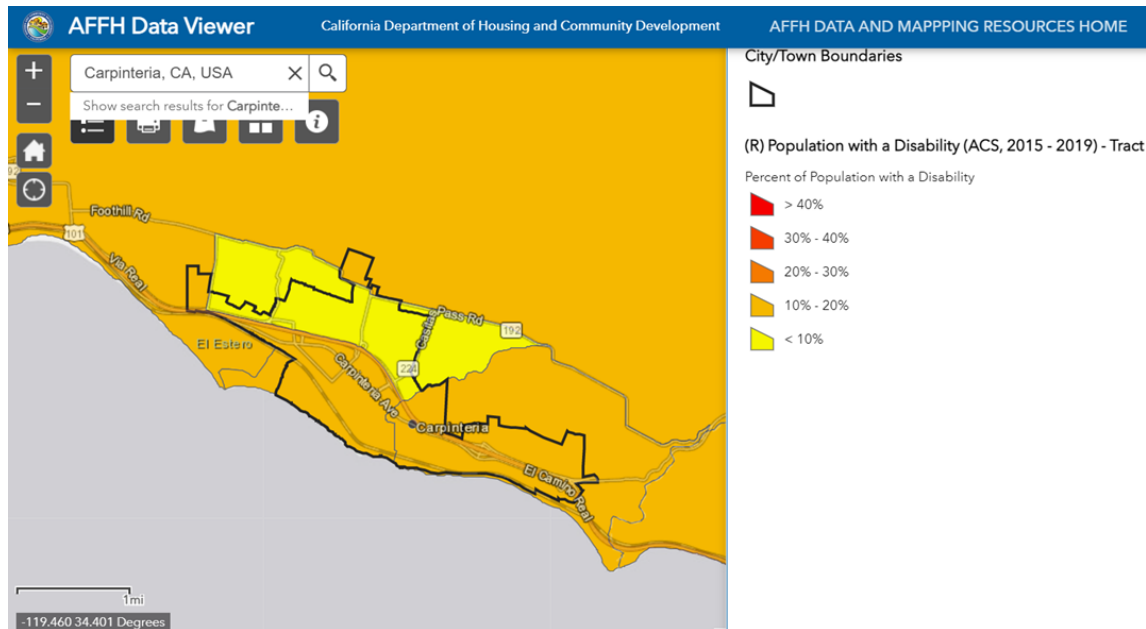
Figure D-5
Population with a Disability – Santa Barbara County



As shown in Figure D-6, the northern portion of Carpinteria has lower percentages of disabled residents (<10%) while the disability rate in other areas of the City is 10-20%.

Additional data regarding the number of people with disabilities by disability type in Carpinteria is provided in Table I-13 of the Housing Needs Assessment. Some individuals may experience more than one disability, and some disability types are not recorded for children below a certain age. The California Department of Developmental Services estimates that there are approximately 164 persons with developmental disabilities within the ZIP code areas that encompass Carpinteria.

Figure D-6
Population with a Disability – Carpinteria



The housing needs of persons with disabilities vary, but generally include accessible and affordable housing, and access to supportive services. More severely disabled individuals may require a group living environment where supervision is provided, and the most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. The City facilitates housing for persons with disabilities through its Reasonable Accommodation procedures and regulations to encourage production of supportive housing.

c. Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns.

Single-parent households are also protected by fair housing law. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Figure D-7 shows the percentage of children living in married couple households for the County as a whole while Figure D-8 shows the distribution in Carpinteria.

Figure D-7
Percentage of Children in Married Couple Households – Santa Barbara County

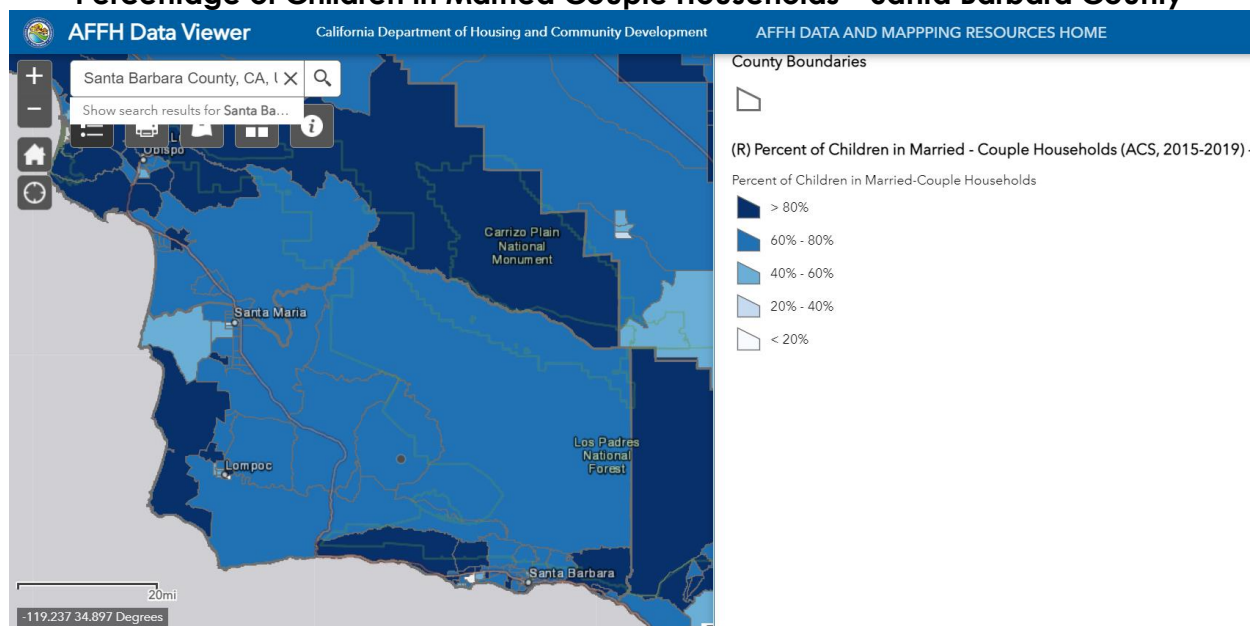
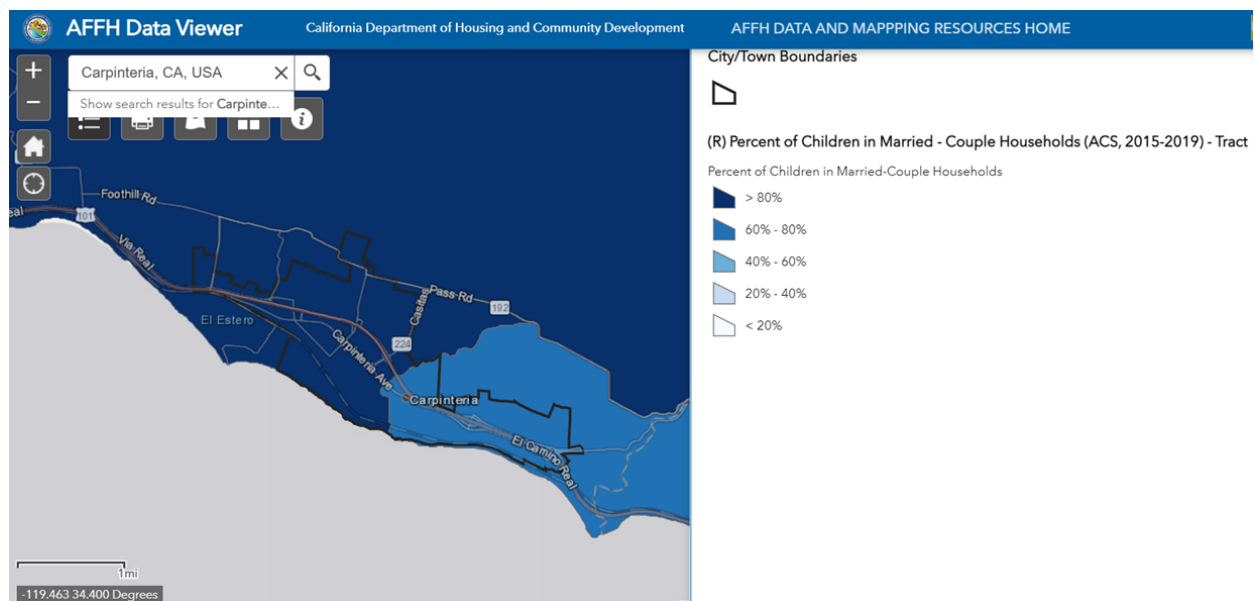


Figure D-8
Percentage of Children in Married Couple Households – Carpinteria



d. Income

Identifying low/moderate-income (LMI) areas is an important aspect in understanding patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI).

As seen in Figure D-9, higher LMI concentrations are located in the western and northeastern portions of the County. In Carpinteria, the southwestern portion of the city has the highest percentages of LMI households (50-75%) while LMI households comprise 25-50% of households in most other areas of the city (Figure D-10).

Figure D-9
Low/Moderate Income Population – Santa Barbara County

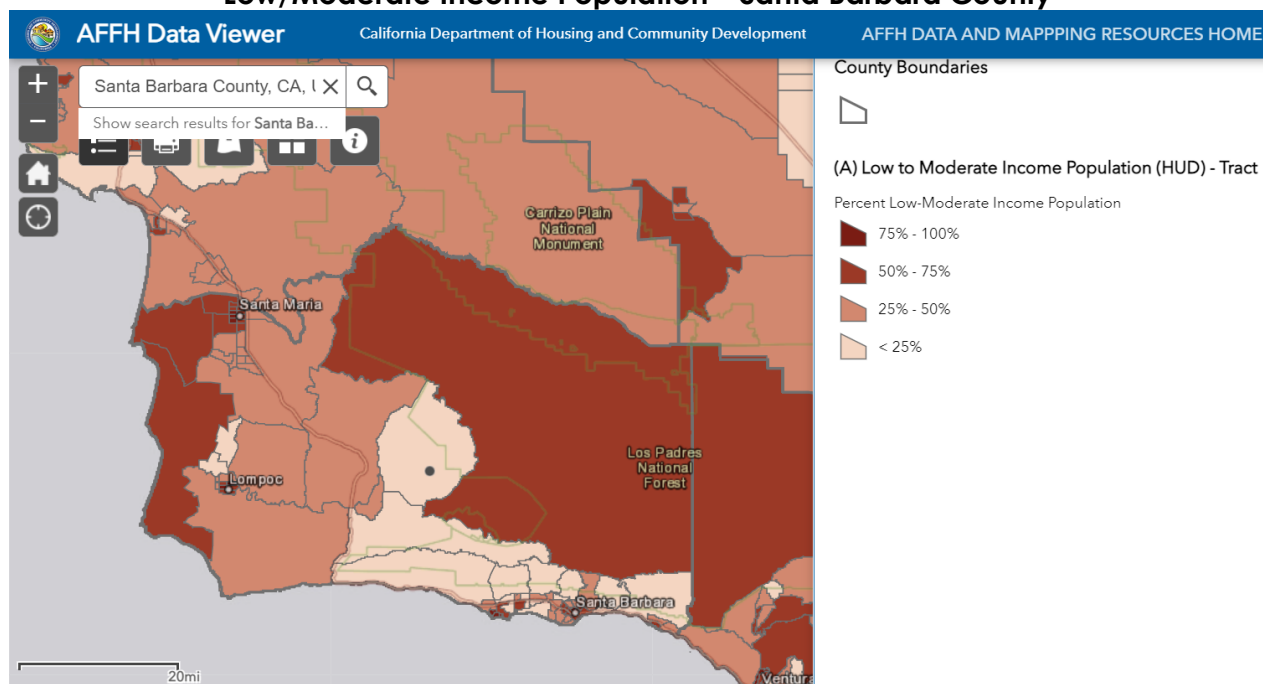
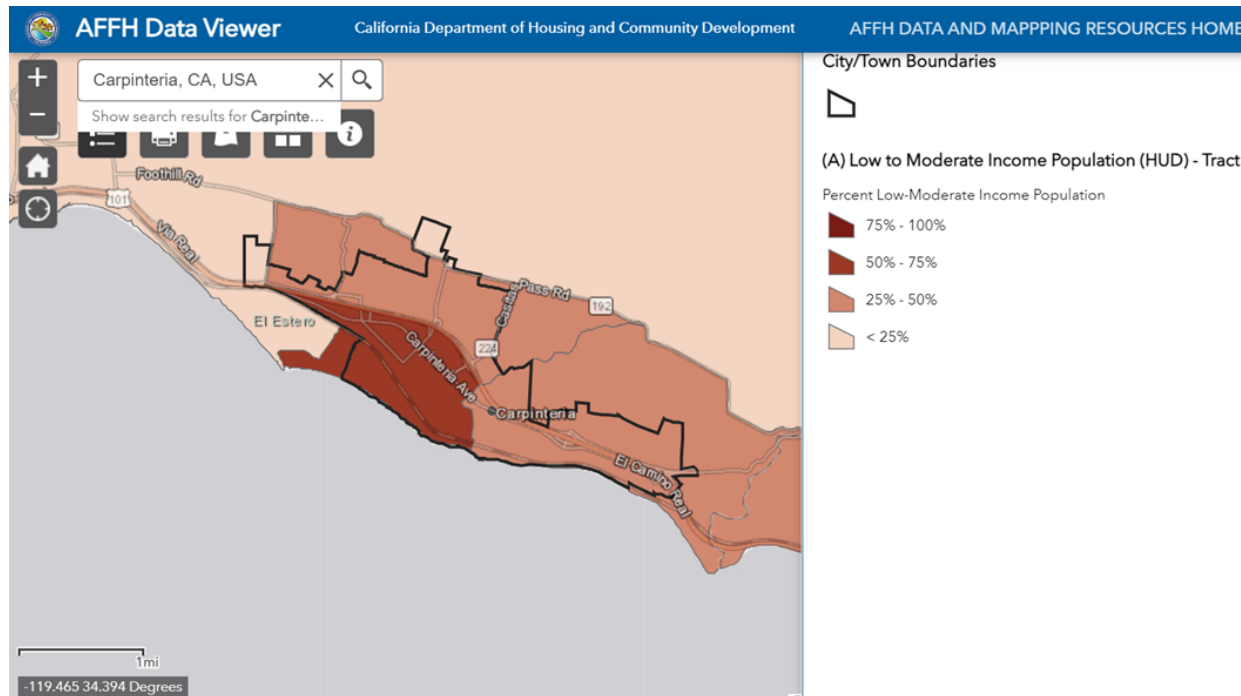


Figure D-10
Low/Moderate Income Population – Carpinteria

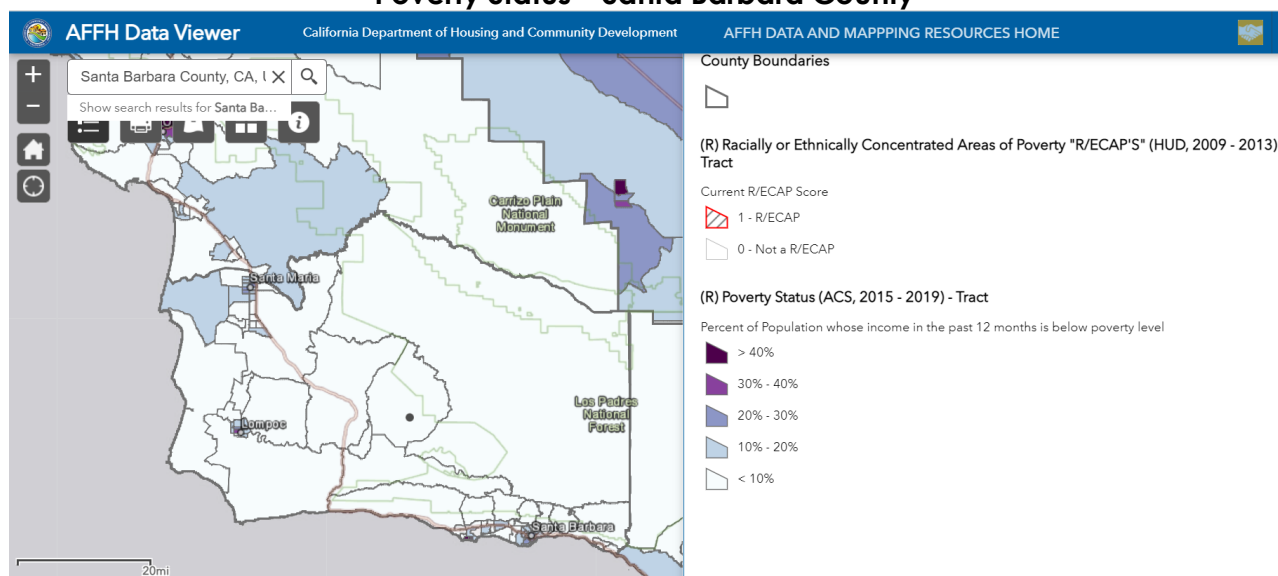


5. Racially/Ethnically Concentrated Areas

a. Racially/Concentrated Areas of Poverty

According to HUD, a racially or ethnically concentrated area of poverty (R/ECAP) is an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of residents are living in poverty. There are no designated R/ECAP areas identified in Santa Barbara County (Figure D-11).

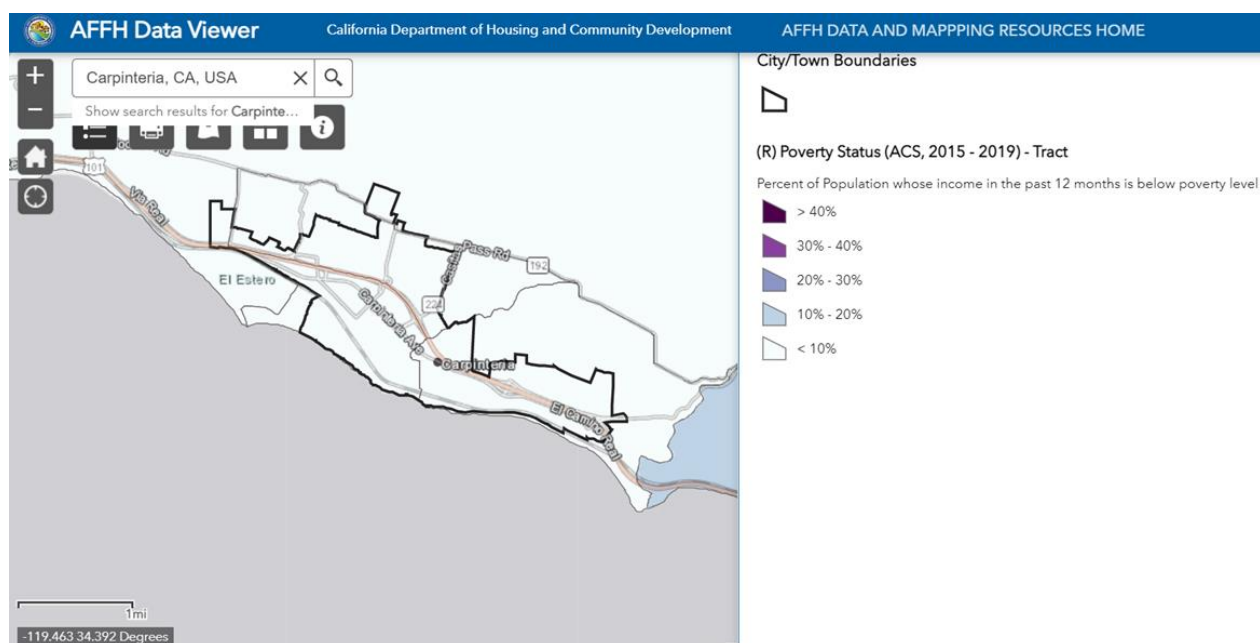
Figure D-11
Poverty Status – Santa Barbara County



Recent Census estimates regarding poverty status of households in Carpinteria are shown in Figure D-12. As seen in this map, poverty rates are less than 10% in all portions of Carpinteria.

Program 17 in the Housing Plan includes training to landlords on requirements under fair housing law, such as the acceptance of Housing Choice Vouchers, and other programs will help to expand the supply of affordable housing to provide more options for lower-income households throughout the city.

Figure D-12
Poverty Status – Carpinteria



b. Racially Concentrated Areas of Affluence

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race and poverty and race and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined.

As shown in Figure D-13, there are no RCAAs identified in Carpinteria. The nearest RCAAs to Carpinteria are found in the Montecito area of unincorporated Santa Barbara County to the west and in the Ventura area to the southeast (Figure D-14).

Figure D-13
Racially Concentrated Areas of Affluence - Carpinteria

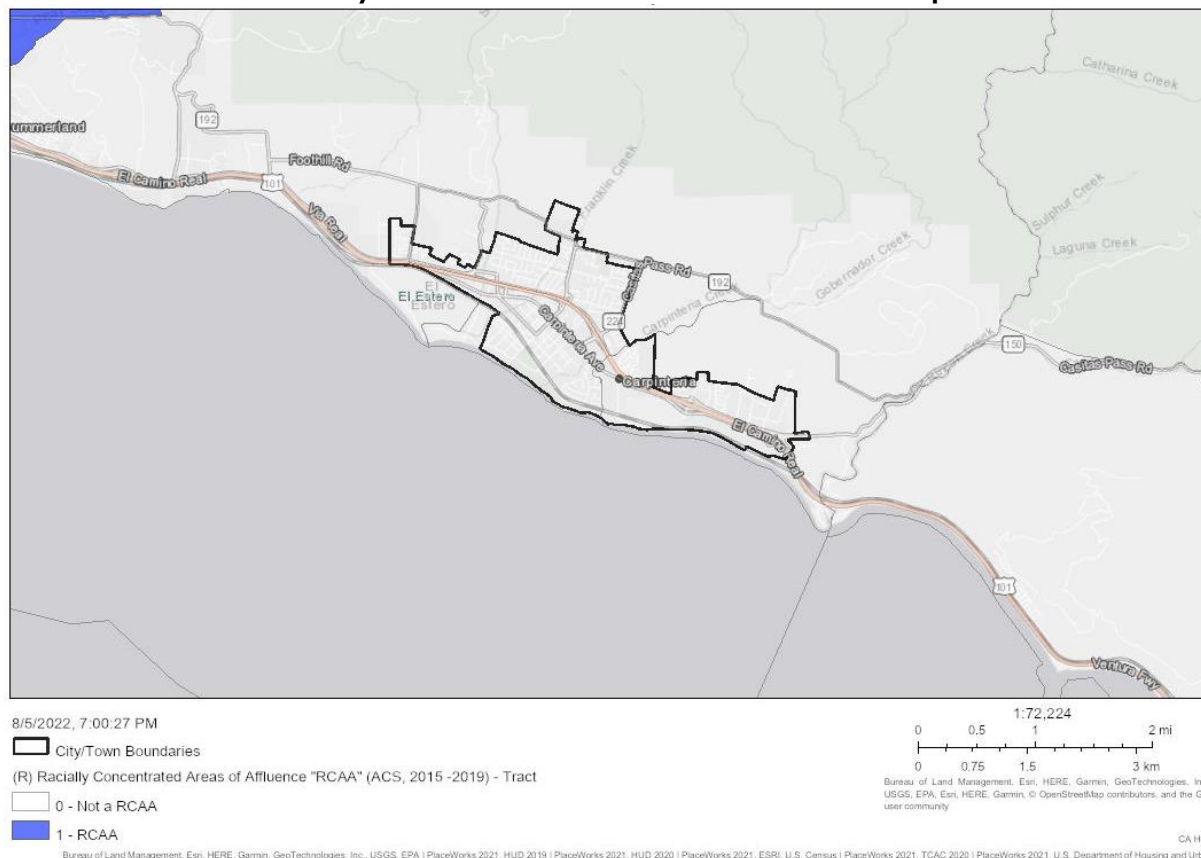
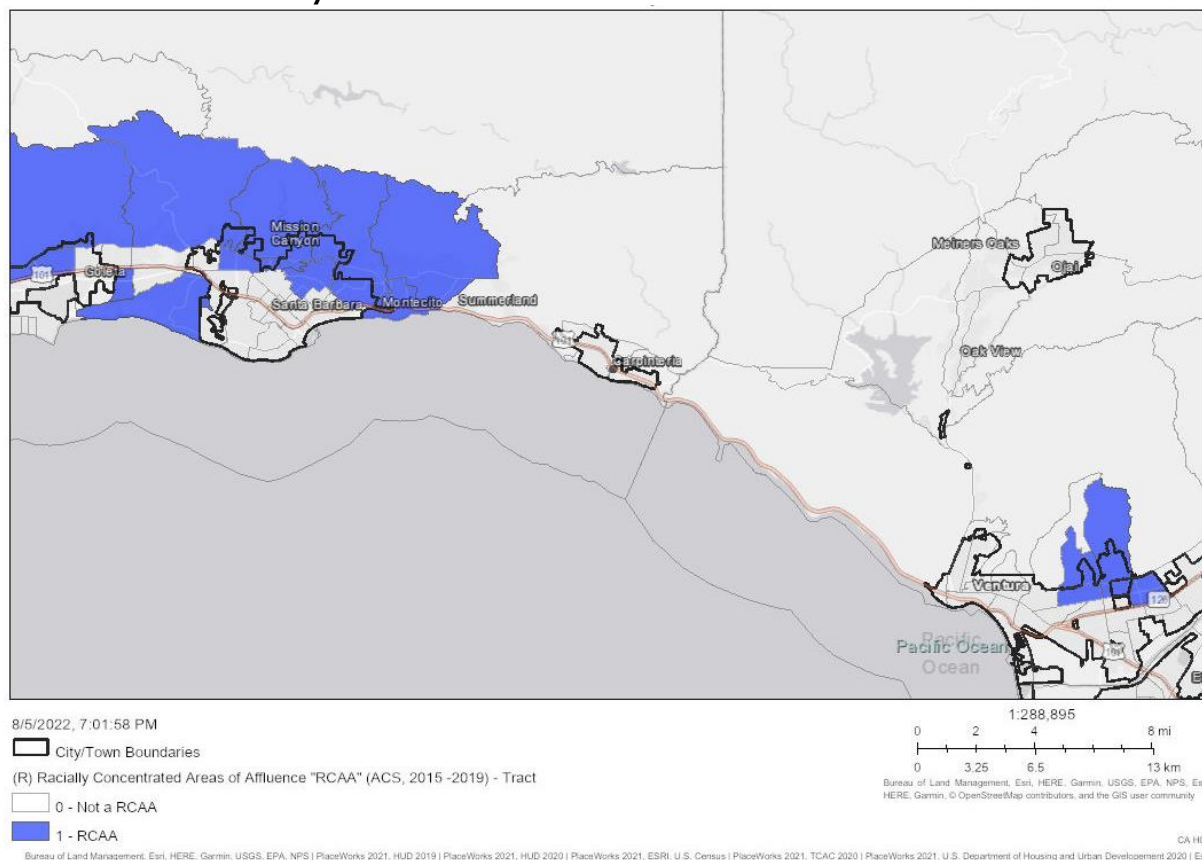


Figure D-14
Racially Concentrated Areas of Affluence – South Coast Area



6. Disparities in Access to Opportunity

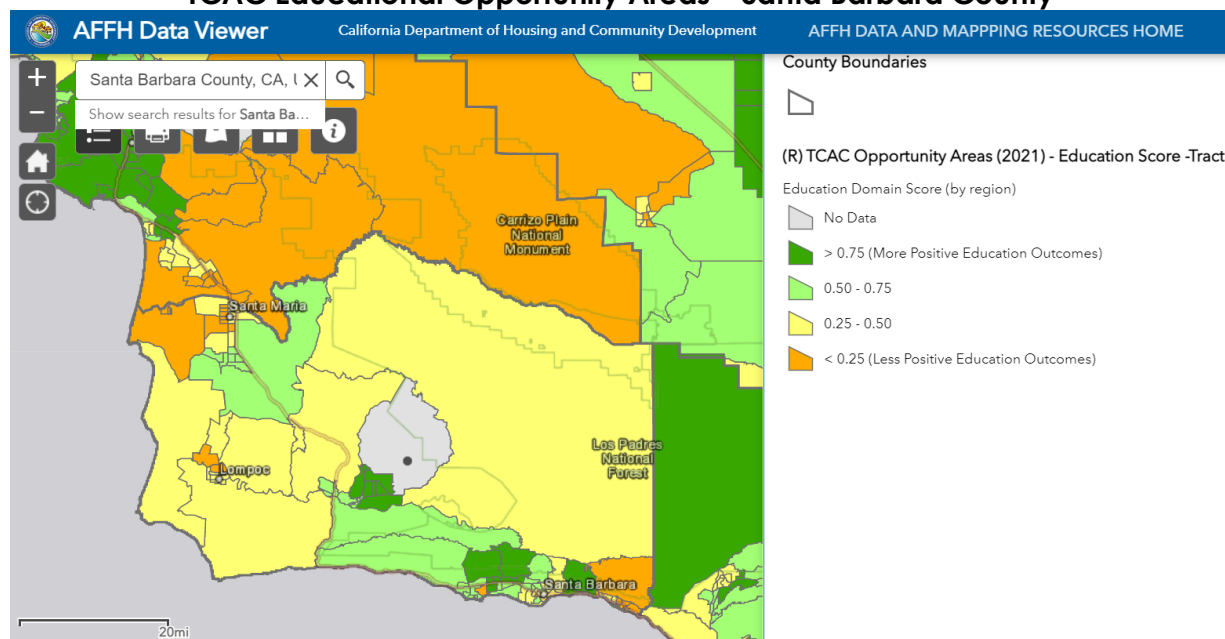
a. Overview

California housing law requires cities to analyze disparities in access to opportunity as part of the fair housing assessment. The California Tax Allocation Committee (TCAC) and HCD developed maps showing access to various types of opportunities such as education, economic, transportation, and environmental indicators that can be utilized for this analysis. These maps are discussed below.

b. Educational Opportunity

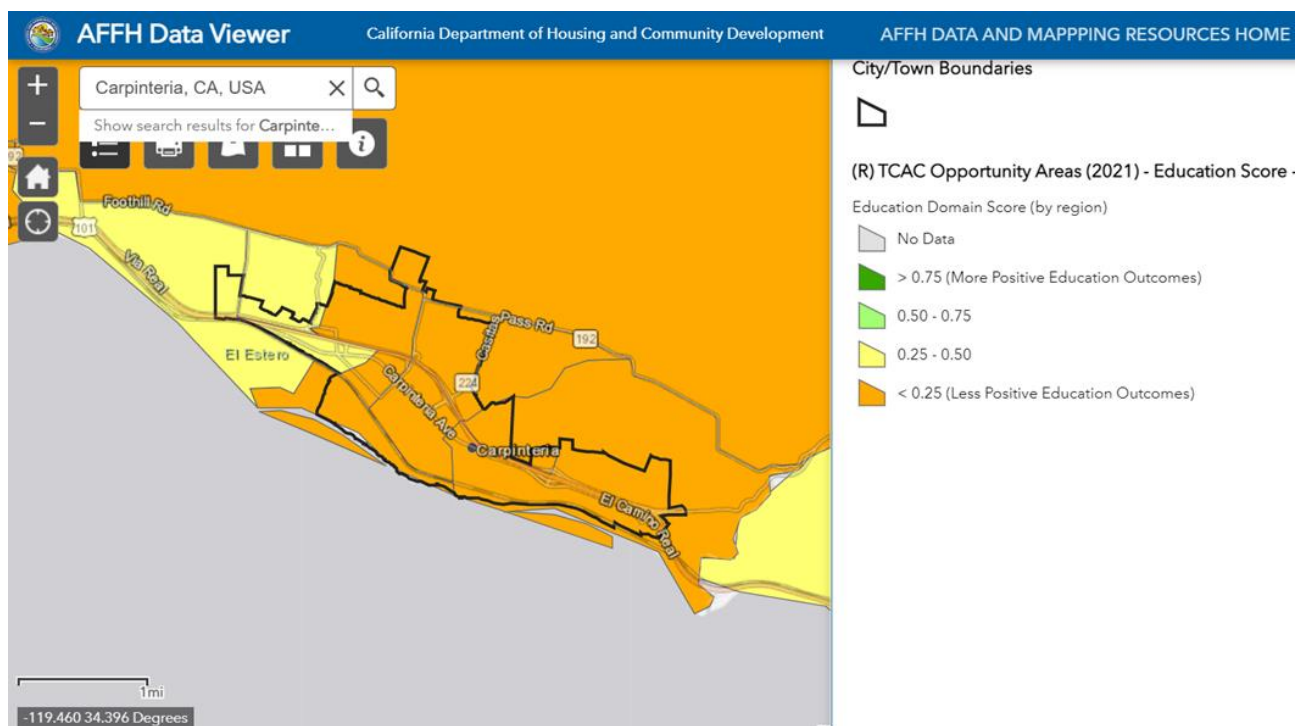
Educational opportunity scores for Santa Barbara County as a whole are shown in Figure D-15. The areas with the highest educational opportunity are found in the south coast and in the Santa Ynez Valley.

Figure D-15
TCAC Educational Opportunity Areas – Santa Barbara County



As shown in Figure D-16, TCAC educational opportunity scores are highest in the western portion of Carpinteria.

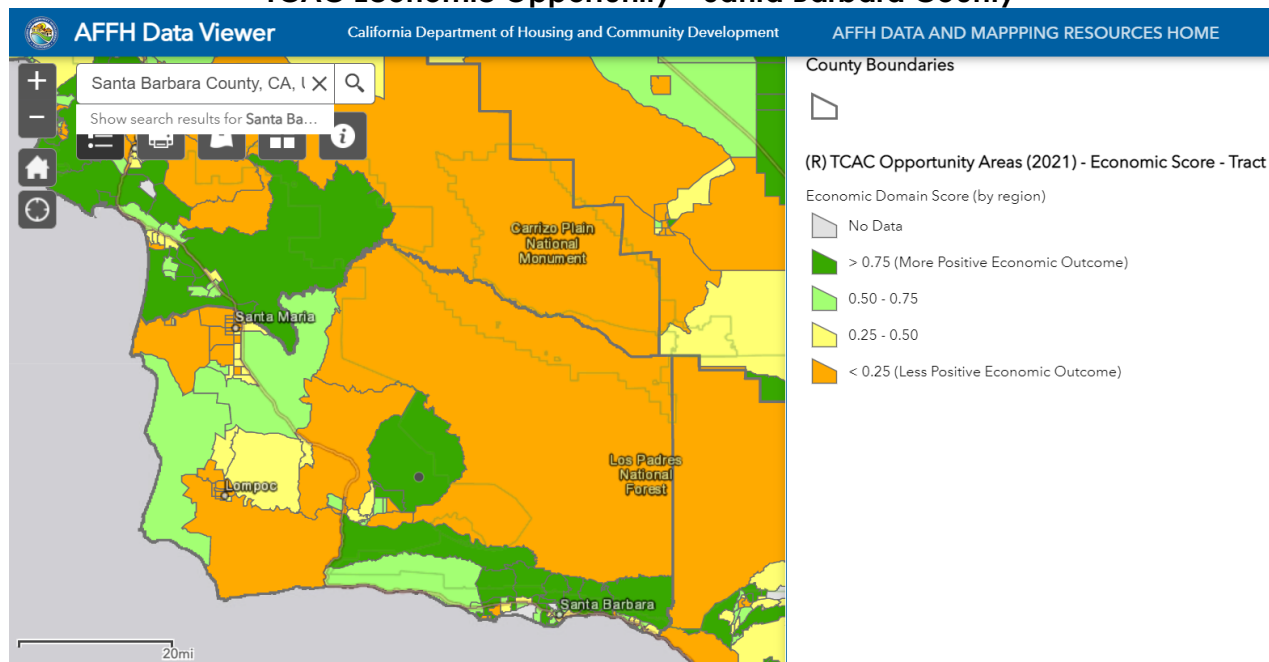
Figure D-16
TCAC Educational Opportunity Areas – Carpinteria



c. Economic Opportunity

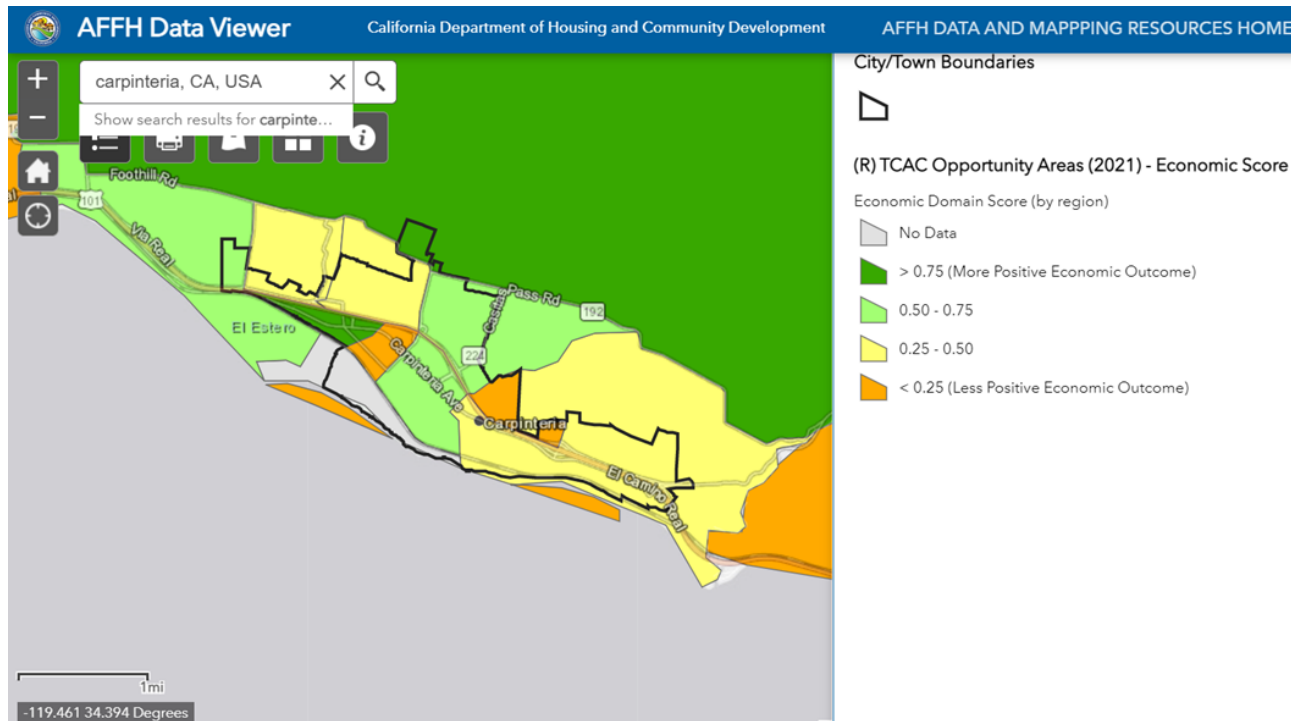
In Santa Barbara County, the highest access to economic opportunity is found in the south coast and Santa Ynez Valley areas, as seen in Figure D-17.

Figure D-17
TCAC Economic Opportunity – Santa Barbara County



In Carpinteria, economic opportunity scores vary considerably depending on location. Small pockets of less positive economic outcomes are found in the central and western portions of the city, as seen in Figure D-18.

Figure D-18
TCAC Economic Opportunity – Carpinteria



d. Transportation Opportunities

According to the County AI, the most common form of transportation in Santa Barbara County is driving a car, truck, or van. Of that group, it is most common that workers drive alone rather than carpool. A distant second are those working from home. With some variance between public transportation and walking to work, the method of commuting in the cities of the Consortium is similar to that of the county and state.

The Santa Barbara Metropolitan Transit District (MTD) provides bus service on three routes connecting Carpinteria to the Santa Barbara area to the west (Figure D-19).

Figure D-19
SBMTD Bus Routes – Carpinteria



e. Environmental Opportunities

Environmental Opportunity scores are based on the California Fair Housing Task Force Methodology for the 2021 TCAC/HCD Opportunity Map¹⁸ as described below. The environmental opportunity metric relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the "exposures" and "environmental effect" subcomponents of the "pollution burden" metric. To mirror the CalEnviroScreen 3.0 approach to calculating pollution burden scores, the exposure indicators are weighed twice as heavily as the environmental effects burden indicators because they are considered to have more of an impact on pollution burden. The indicators for each category are listed below:

Exposure indicators:

1. Ozone Concentrations
2. PM2.5 Concentrations
3. Diesel PM Emissions
4. Drinking Water Contaminants
5. Pesticide Use
6. Toxic Releases from Facilities
7. Traffic Density

Environmental effects indicators:

8. Cleanup Sites
9. Groundwater Threats
10. Hazardous Waste Generators and Facilities
11. Impaired Water Bodies
12. Solid Waste Sites and Facilities

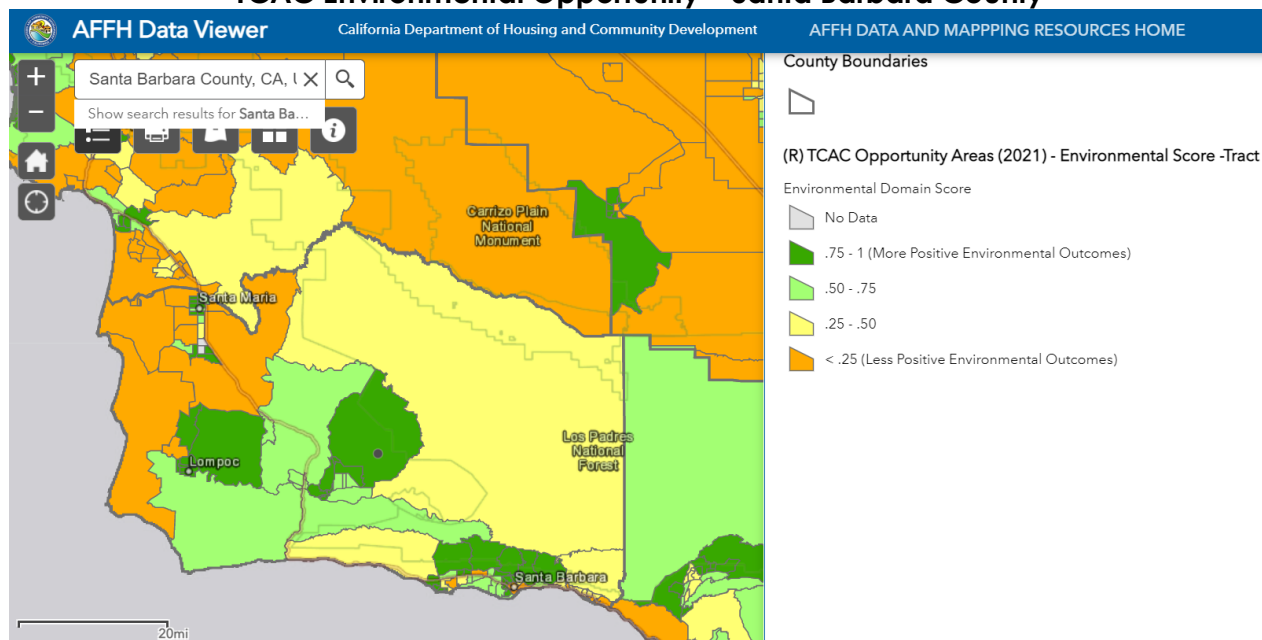
¹⁸ <https://www.treasurer.ca.gov/ctcac/opportunity/2021-hcd-methodology.pdf>

CalEnviroScreen 3.0 is a statewide risk assessment tool that measures the cumulative impacts of multiple sources of pollution based on a variety of indicators. The indicators were selected based on scientific literature that confirms their detrimental effects on human, and especially child, health; the completeness, accuracy, and currency of the data; and the widespread concerns about each indicator in California. CalEnviroScreen 3.0 was developed to support the Affordable Housing and Sustainable Communities program and other programs that allocate funding from sale of cap-and-trade revenue, but it is explicitly acknowledged as a tool that can be used for a variety of policy and planning purposes. For more information on CalEnviroScreen 3.0, see the OEHHA website.¹⁹

One limitation of the environmental quality indicators is that the levels of a pollutant are generally measured at a limited number of points statewide; the levels of the pollutant are then estimated for other areas that are not immediately adjacent to the measurement site. Additionally, there are some indicators which may have a large impact in one area of a census tract, but which could have only a marginal effect at another location in the same census tract. This is particularly true of stationary polluting sources, where the impact decreases as the distance from the site decreases.

Environmental opportunity scores for Santa Barbara County as a whole are shown in Figure D-20. This map shows that the highest scores are found in the Santa Maria, Lompoc, Santa Ynez Valley and south coast areas.

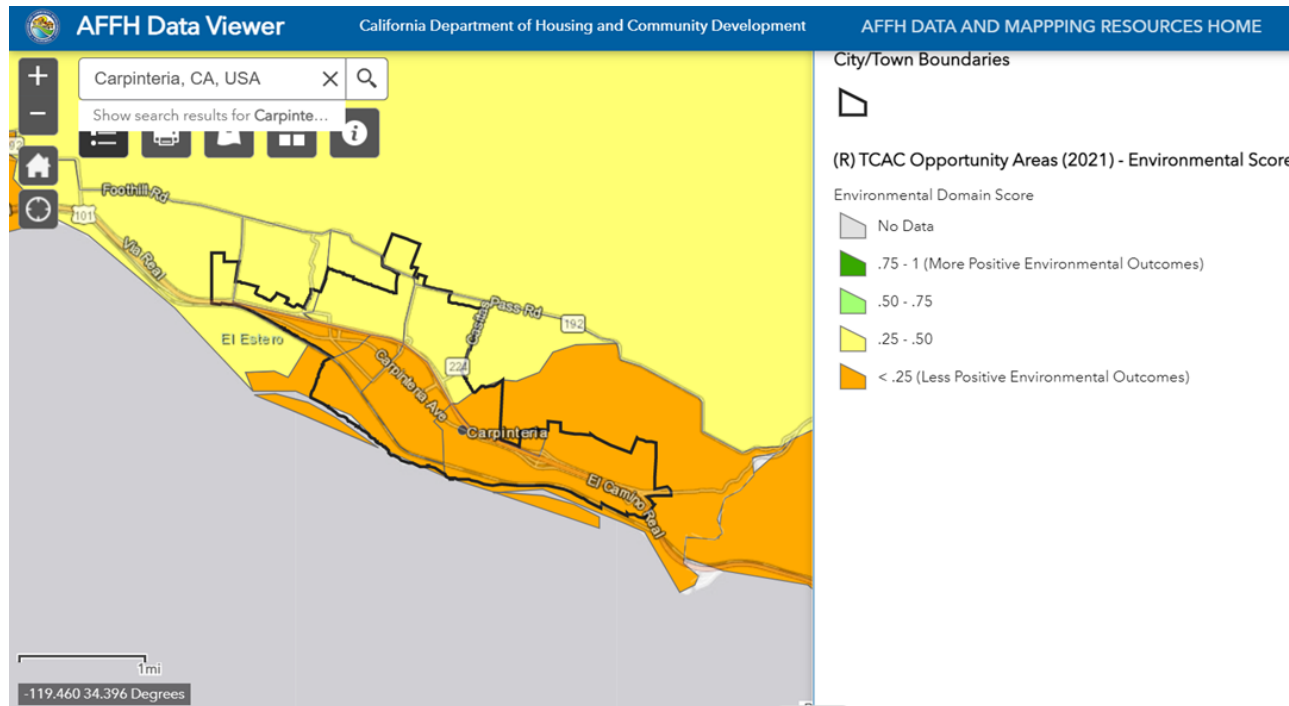
Figure D-20
TCAC Environmental Opportunity – Santa Barbara County



In Carpinteria, higher environmental opportunity scores are found in the central and western portions of the city north of the SR-101 freeway (Figure D-21).

¹⁹ California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 website: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>.

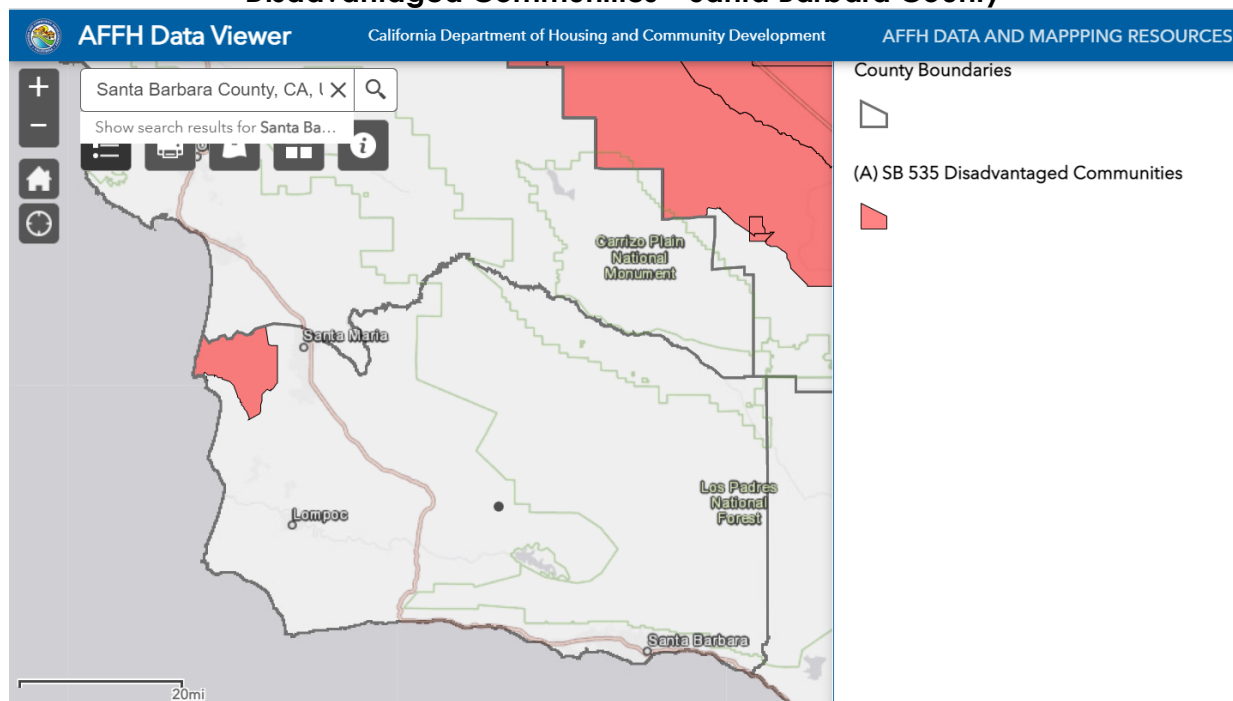
Figure D-21
TCAC Environmental Opportunity – Carpinteria



f. Disadvantaged Communities

Senate Bill 1000 (SB 1000) of 2016 requires cities with designated disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, identify disadvantaged communities. As seen in Figure D-22, there are no identified disadvantaged communities in Carpinteria. The only designated disadvantaged community in Santa Barbara County is located in the northwestern corner of the County.

Figure D-22
Disadvantaged Communities – Santa Barbara County



7. Disproportionate Housing Needs and Displacement Risk

The AFFH Rule Guidebook (24 C.F.R. § 5.152) defines “disproportionate housing needs” as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis of disproportionate housing needs is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing. In addition, this analysis examines homelessness and displacement risk.

a. Cost Burden (Overpayment)

A household is considered cost-burdened if it spends more than 30% of its income in housing costs, including utilities. Reducing housing cost burden can also help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes.

The County AI reported that households with high cost burdened rates, over 60%, are found in the northwest part of the County, including Santa Maria, Lompoc and around the cities in the southern coastal area while the lowest rates, under 30%, are found in tracts to the south and west of Santa Maria and in central areas bordering Los Padres National Forest. Three areas of the Consortium stand out with a disproportionately high homeowner cost burden, over 40%. These areas are north of Santa Maria, central areas bordering Los Padres National Forest and along the southern coastline west of Goleta. Many of the tracts located around the cities in the County have cost burden higher than the rural tracts of the region.

Figure D-23 and Figure D-24 show overpayment rates for renters and homeowners in Santa Barbara County.

Figure D-23
Renters Overpaying for Housing – Santa Barbara County

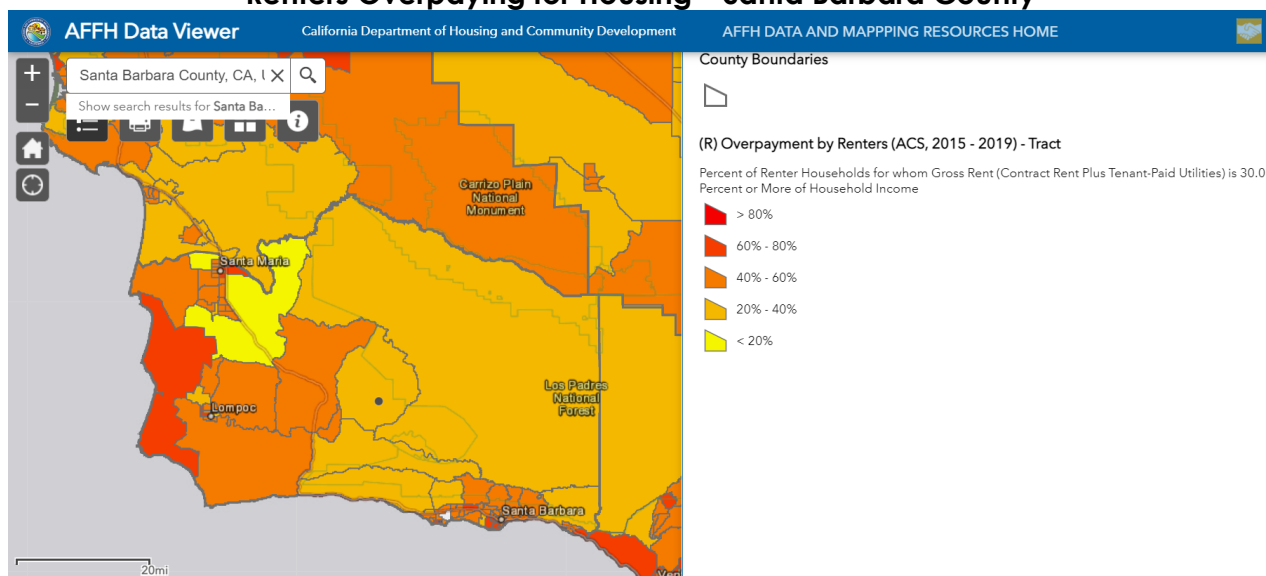
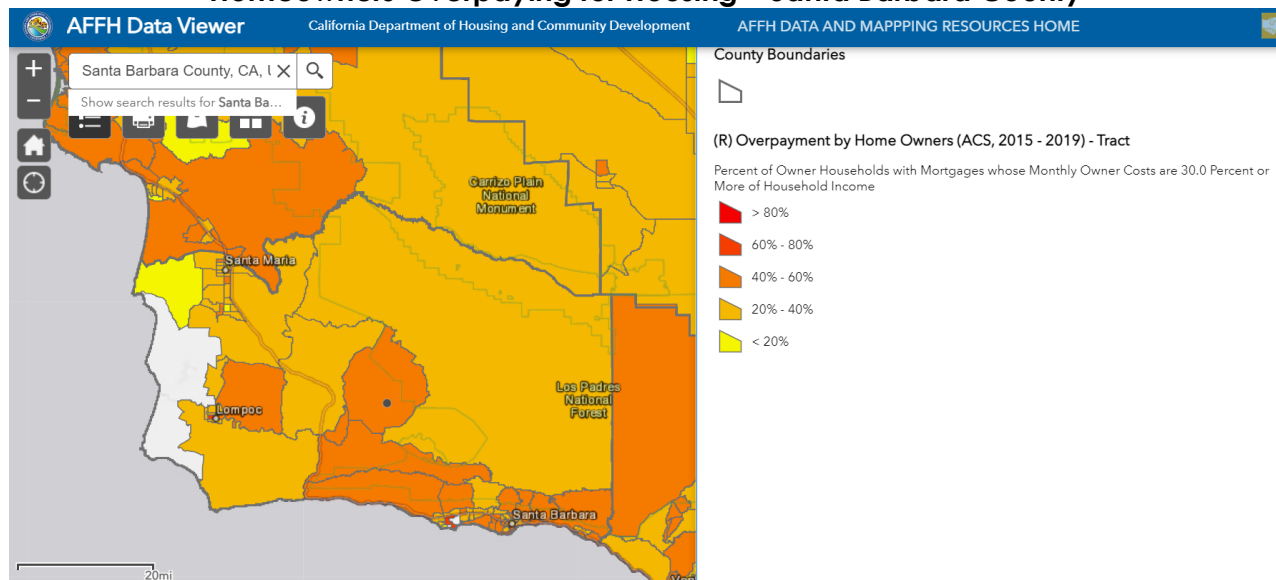


Figure D-24
Homeowners Overpaying for Housing – Santa Barbara County



According to recent HUD estimates (Table D-2) approximately 1,215 renter households (51% of all renters) and 849 owner households (31% of all owners) in Carpinteria were paying more than 30% of income for housing. The highest rates of overpayment occur among very-low income and extremely-low income households. The impact of housing overpayment on lower-income households is particularly significant for special needs populations – seniors, persons with disabilities, and female-headed households with children.

Table D-2
Cost Burden by Tenure and Income Category - Carpinteria

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	275	260	335
Household Income >30% to less-than or= 50% HAMFI	195	185	255
Household Income >50% to less-than or= 80% HAMFI	415	250	565
Household Income >80% to less-than or= 100% HAMFI	195	25	310
Household Income >100% HAMFI	135		900
Total	1,215	720	2,370
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	159	155	170
Household Income >30% to less-than or= 50% HAMFI	125	90	225
Household Income >50% to less-than or= 80% HAMFI	185	115	300
Household Income >80% to less-than or= 100% HAMFI	30	20	140
Household Income >100% HAMFI	350	75	1,900
Total	849	455	2,735

In the eastern portion of Carpinteria (Figure D-25) overpayment affects 60-80 percent of all renter households while overpayment rates in the western portion of the city are somewhat lower (40-60 percent). As seen in Figure D-26, the highest rates of overpayment for Carpinteria homeowners (40-60 percent) occurs in the southern portion of the city nearer to the coast.

Figure D-25
Renters Overpaying for Housing – Carpinteria

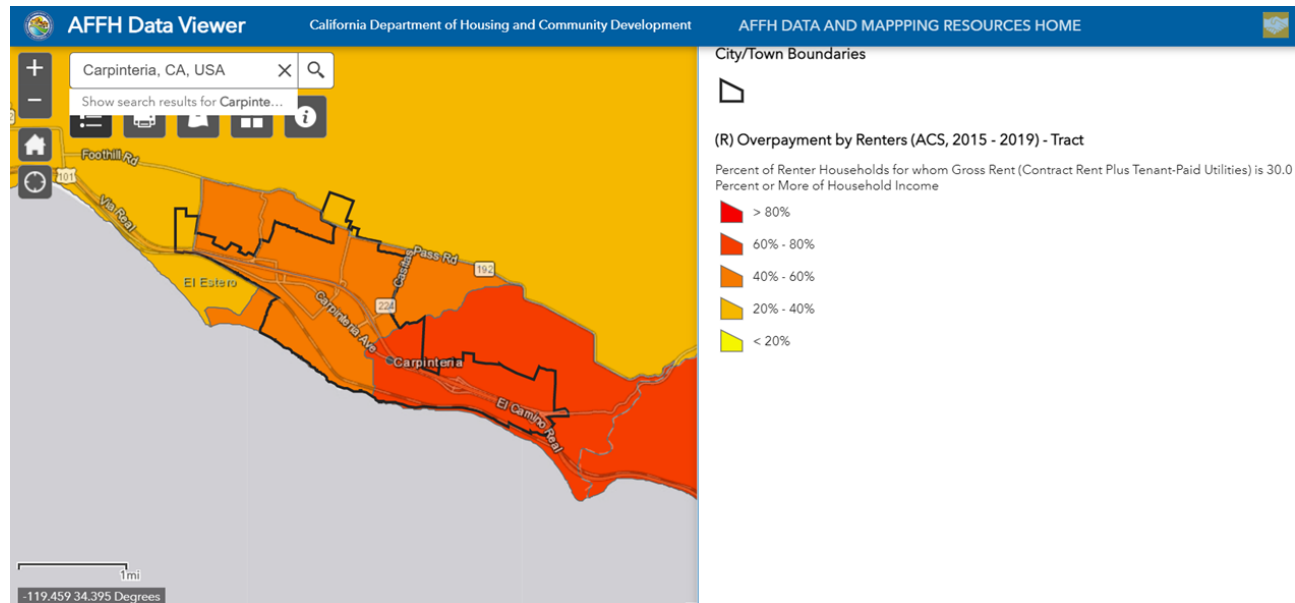
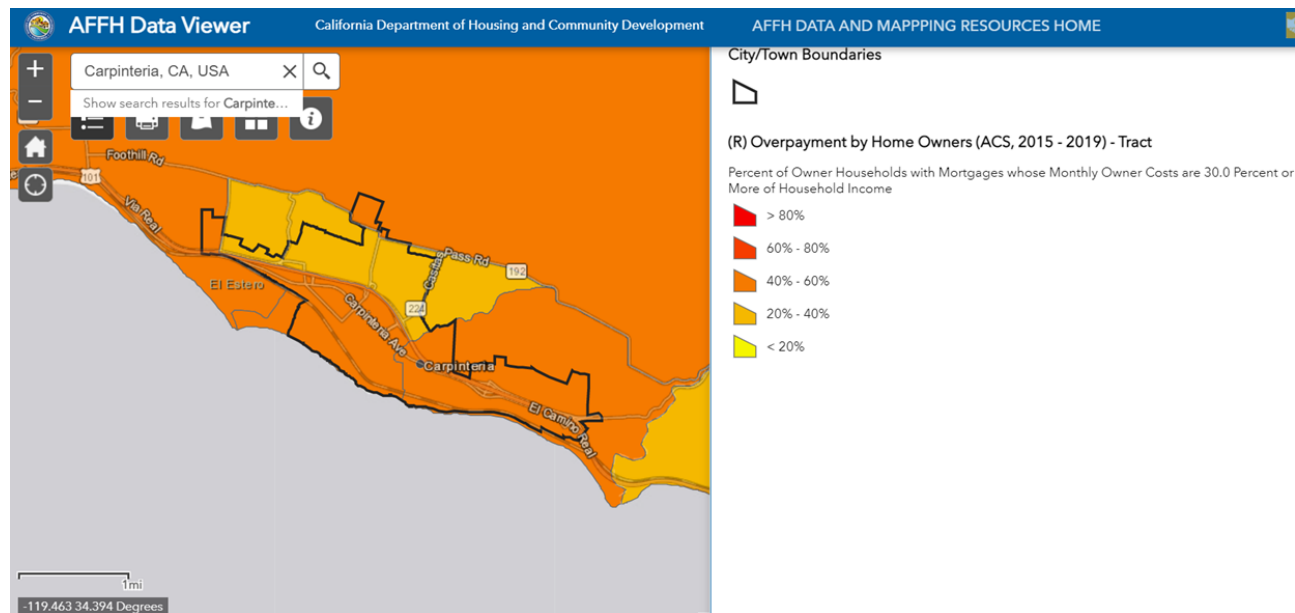


Figure D-26
Homeowners Overpaying for Housing – Carpinteria



The problems of overpayment are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing.

b. Overcrowding

“Overcrowding” is defined by the Census Bureau as a housing unit occupied by more than 1.01 persons per room (excluding kitchens, porches, and hallways). A unit with more than 1.51 occupants per room is considered “severely overcrowded.” The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Overcrowding is also related to overpayment, because households may not be able to afford a large enough home to accommodate their needs. Overcrowding can lead to a variety of other problems such as lower educational performance among children, psychological stress, and adverse health impacts.

For Santa Barbara County as a whole, overcrowding is most common in the northwestern portion of the County to the west of Santa Maria (Figure D-27). In Carpinteria, the highest rates of overcrowding (15 to 20 percent) occur in the eastern portion of the city (Figure D-28).

Figure D-27
Overcrowded Households – Santa Barbara County

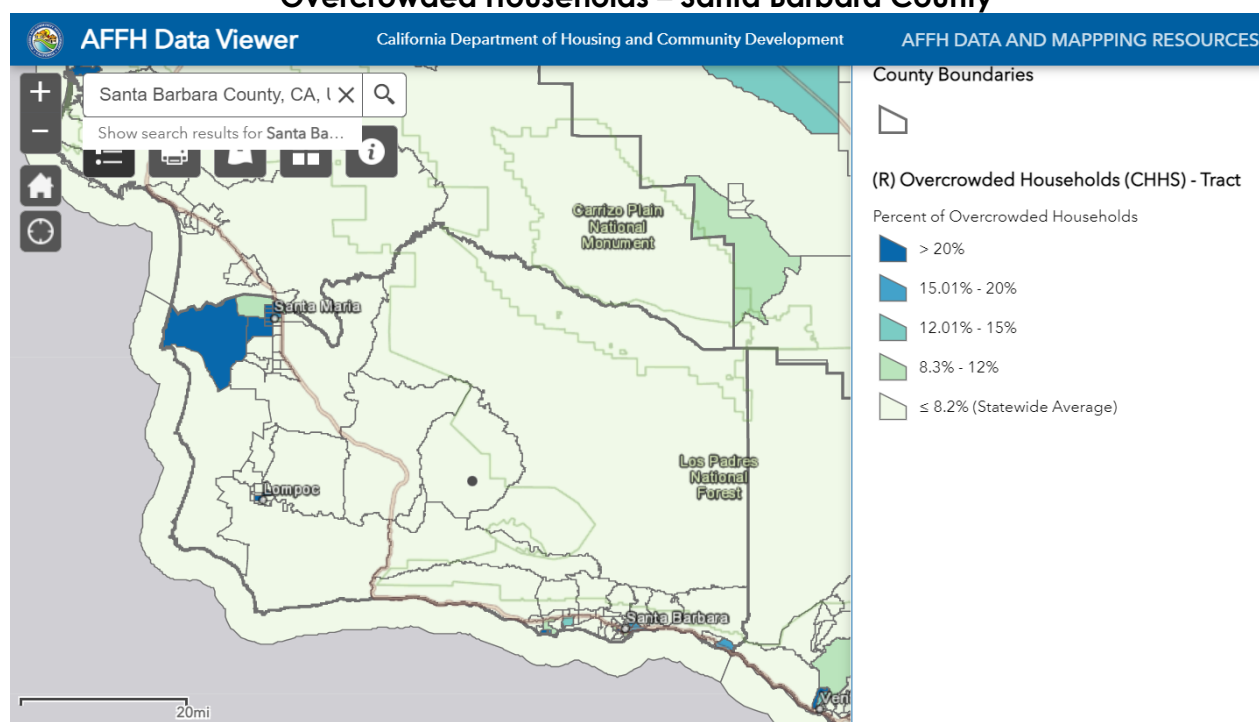
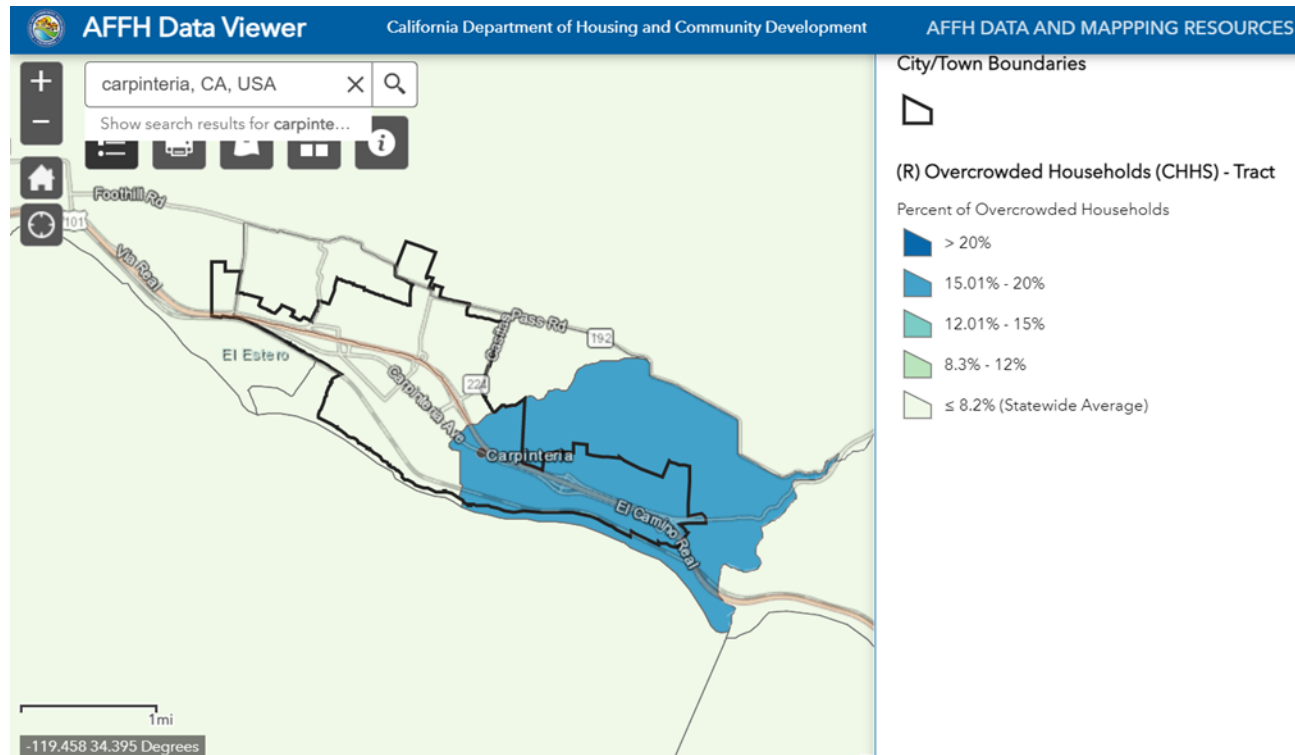


Figure D-28
Overcrowded Households – Carpinteria



The problems of overcrowding are addressed in the Housing Plan through efforts to facilitate production and preservation of affordable housing.

c. Substandard Housing

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 6 and to pregnant women when it peels off walls or is pulverized by windows and doors opening and closing.

Table D-3 shows the age characteristics of the housing stock in Carpinteria compared to Santa Barbara County as a whole as reported in recent U.S. Census data. Approximately 90% of the City's housing stock was built prior to 1990 and is over 30 years old and likely to be in need of ongoing maintenance and repair.

Table D-3
Age of Housing Units – Carpinteria vs. Santa Barbara County

Year Built	Carpinteria		SB County	
	Units	%	Units	%
2014 or later	46	0.7%	3,159	2.0%
2010 to 2013	109	1.8%	3,110	2.0%
2000 to 2009	238	3.8%	12,677	8.0%
1990 to 1999	250	4.0%	15,974	10.0%
1980 to 1989	1,017	16.4%	24,336	15.3%
1970 to 1979	2,224	35.9%	29,501	18.5%
1960 to 1969	834	13.5%	31,793	20.0%
1950 to 1959	923	14.9%	19,799	12.4%
1940 to 1949	207	3.3%	5,971	3.7%
1939 or earlier	341	5.5%	12,997	8.2%
Total units	6,189	100.0%	159,317	100.0%

Source: Census 2020 ACS

Based on the observations of City Building and Code Compliance staff, it is estimated that approximately 800 housing units may be in need of some type of rehabilitation and approximately 60 units may require replacement. Due to relatively high housing values, market forces are expected to encourage more private maintenance, rehabilitation, and lead paint remediation, as compared to lower-income communities.

As described in the Housing Policy Plan, the City is continuing its efforts to identify, preserve, maintain and rehabilitate existing housing through code compliance and the provision of financial assistance for home maintenance and repairs (Programs 17 and 18).

d. Homelessness

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.²⁰

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. The most recent Point in Time (PIT) homeless survey in Santa Barbara County was conducted by the Santa Maria/Santa Barbara County Continuum of Care (CoC) on February 23, 2022. The County and CoC provided oversight of the PIT Count, working as the Administrative Entity for the CoC, with Simtech Solutions and more than 400 volunteers.

²⁰ Stewart B. McKinney Act, 42 U.S.C. §11301, et seq. (1994)

Countywide, 1,962 homeless persons were recorded in 2022, an increase of 34% compared to the 2013 homeless count. In Carpinteria the number of homeless persons increased from 10 in 2013 to 21 in 2022 (Table D-4). The 2022 countywide count included 1,367 unsheltered persons and 595 persons living in emergency shelters or transitional housing.

Table D-4
Homeless Counts in the South Coast Area

Geographic Area	2013 Homeless Count	2022 Homeless Count
Carpinteria	10	21
Isla Vista/Goleta	81	203
Santa Barbara	946	822
County Total	1,466	1,962

Source: Central Coast Collaborative on Homelessness, 2013; Santa Maria/Santa Barbara County Continuum of Care, 2022

Facilities serving the homeless in Carpinteria and the South Coast area include the following:

- Santa Barbara Rescue Mission: The Santa Barbara Rescue Mission provides hot meals and overnight accommodations seven days a week, 365 days per year. Shelter is provided every night to 100 men and 24 women.
- People Assisting the Homeless (PATH): This 24-hour transitional shelter program provides food, clothing, medical care, job development, social services, life coaching, substance abuse recovery, and other vital services to assist homeless people into employment and permanent housing. The 24-hour shelter program provides 100 beds, expanding to 200 beds from December 1 to March 31.
- Transition House: Three-stage housing program for homeless families that offers emergency shelter for 15-22 homeless families (70 people), transitional housing, and permanent affordable supportive housing. Services include meals and childcare when at the emergency shelter, and career counseling, financial management, and educational enhancements throughout all stages.
- Health Care for the Homeless (HCH): The Santa Barbara County Public Health Department runs the HCH program, which provides comprehensive medical and dental care for the homeless population, including a significant medical outreach component led by Public Health Nurses stationed in thirteen homeless shelters and transitional living centers. The nurses provide triage care and make referrals to the health care centers and shelter-based clinics for those needing additional care.
- New Beginnings Counseling Center: New Beginnings operates several programs for the homeless population, including the Safe Parking Program and the Supportive Services for Veteran Families Program. The Safe Parking Program provides safe overnight parking for individuals and families who are living in their vehicles. Included in this program are social services and case management provided by New Beginnings case workers.
- Supportive Services for Veteran Families is designed to help end homelessness among the veteran population in Santa Barbara County. This housing-first model aims to provide housing stability by providing cash assistance to those in danger of losing their housing and to rapidly transition those who are homeless into stable housing.
- Unitarian Society of Santa Barbara Warming Center Program: Emergency homeless sheltering program that opens warming centers in various locations on nights when temperatures are expected to drop below 35 degrees, when there is at least a 50 percent chance of rain, or when

there is rain with temperatures under 40 degrees. The facilities provide a safe and warm place for the homeless individuals to get off the streets and have a clean bed for a night with dangerous weather conditions.

- Showers of Blessing: The Interfaith Initiative of Santa Barbara County has operated the Showers of Blessing program throughout southern Santa Barbara County. Showers of Blessings provides showers to homeless individuals weekly using portable shower trailers, including a two-stall ADA accessible unit. The program also provides a freshly laundered towel and washcloth, a pair of new cotton socks, a pair of new underwear, hygiene items, toiletries and limited emergency clothing. A free, often hot meal is provided before or after the showering times.
- Salvation Army Hospitality House: Hospitality House is a 69-bed Homeless Shelter for Men and Women. Twenty-four of these beds are designated for a County Drug Detox Residential and Withdrawal Management Program, leaving 45 for the general homeless population. The shelter has an 85% average occupancy and services include food, shelter, transportation and employment assistance. Occupancy requires abstinence from drugs and alcohol, and urinalysis testing for drug use is conducted both randomly and when there is suspected use.
- County of Santa Barbara Behavioral Wellness Department (BeWell): BeWell has its own division for Homeless Services Assertive Community Treatment and the department provides a broad spectrum of essential services to people who are experiencing homelessness and/or who are at-risk of chronic homelessness. These services aim to assist those persons experiencing distress who are not reached by traditional mental health treatment services to obtain a more adaptive level of functioning. BeWell works closely with the local Continuum of Care, local emergency and transitional shelters, and other agencies serving those experiencing homelessness or at risk of homelessness in our community.

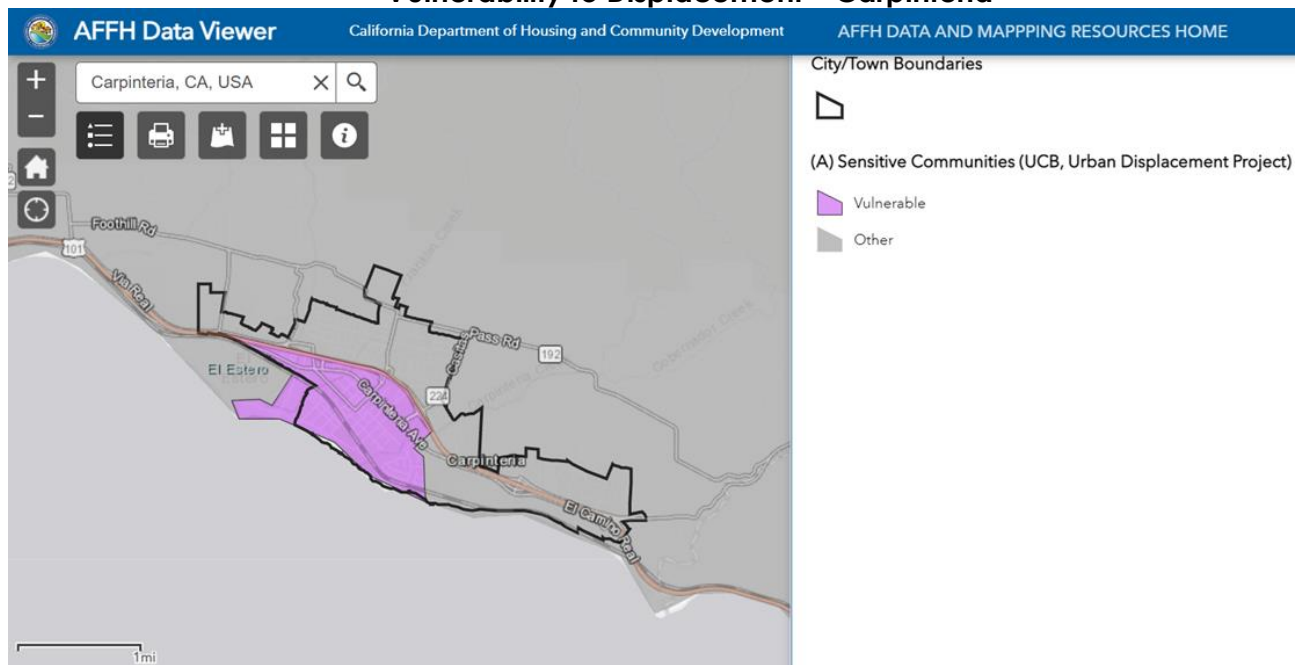
Additional information regarding the City's regulations for emergency shelters, low barrier navigation centers, transitional housing and supportive housing is provided in Section III – Constraints.

e. Displacement Risk

Displacement refers to any involuntary household move caused by landlord action or market changes. Displacement can be caused by rising housing costs, insufficient affordable housing opportunities, expiration of affordability covenants, evictions, housing discrimination, or the physical demolition of existing housing to make way for new development.

Figure D-29 shows areas in Carpinteria that have been identified as vulnerable to displacement by the UC Berkeley Urban Displacement Project. As seen in this map, the southwestern portion of the city is considered to be a sensitive community vulnerable to displacement.

Figure D-29
Vulnerability to Displacement – Carpinteria



Displacement mitigation strategies include tenant protections, physical maintenance and conservation of the existing affordable housing stock, preservation of existing deed-restricted affordable units at-risk of conversion to market-rate, acquisition and rehabilitation of existing housing units, requiring the replacement of existing affordable units demolished as part of redevelopment, and facilitating construction of additional affordable housing.

Program 19 in the Housing Plan addresses risk of displacement and includes a commitment to ensure compliance with legal protections and replacement housing requirements for existing tenants who may be displaced by new developments.

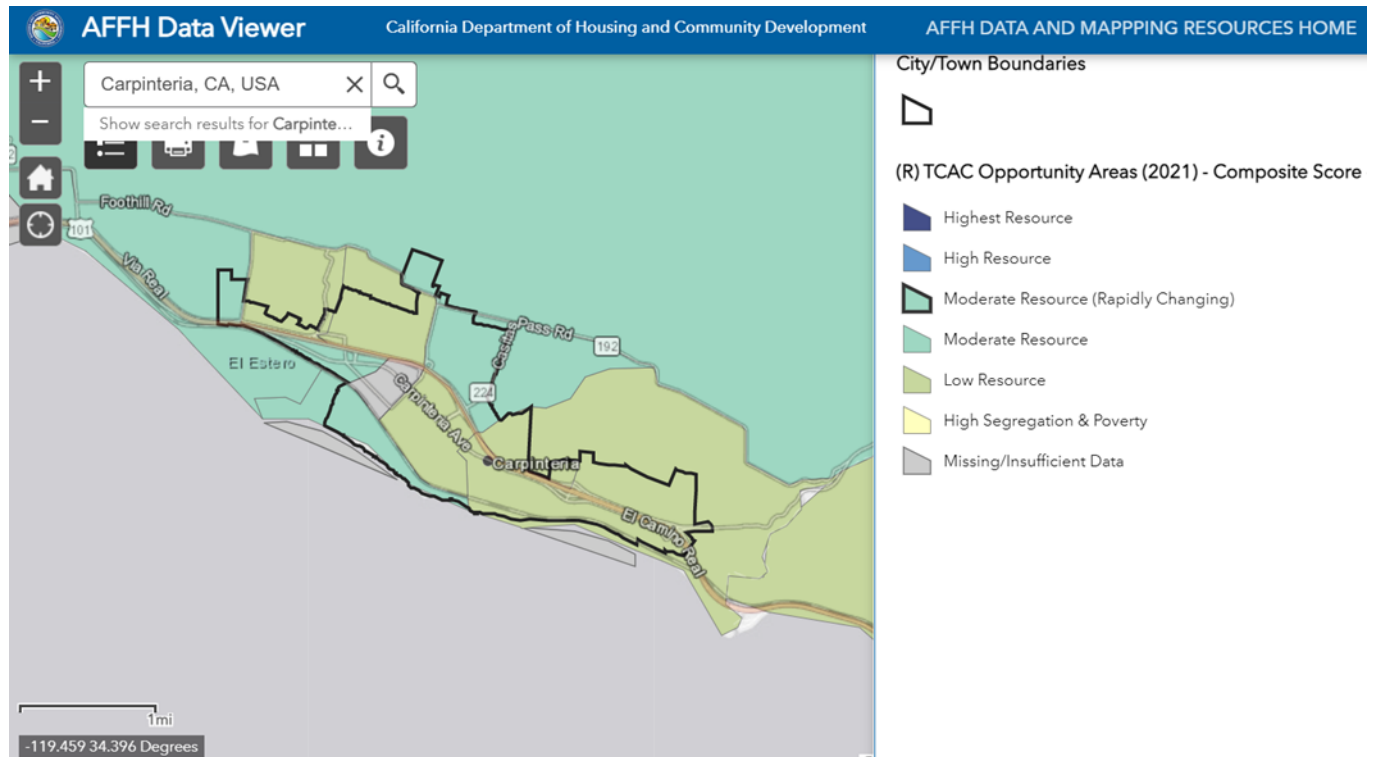
As discussed in the Housing Needs Assessment, there are no assisted low-income housing developments in Carpinteria that are at risk of conversion to market rate in the next 10 years.

8. Sites Inventory Analysis

The City's inventory of sites for potential housing is presented in Appendix B. The sites inventory is comprised of approved projects, vacant sites, non-vacant underutilized sites, future ADUs and candidate opportunity sites. The sites analysis shows that very little vacant developable land is available in Carpinteria and underutilized sites provide the majority of potential future housing capacity.

As illustrated in Figure D-30, the majority of the City is designated *Low Resource* in the TCAC Opportunity map, although some areas are designated *Moderate Resource*.

Figure D-30
TCAC Opportunity Areas Composite Score – Carpinteria



While commercial and office use areas provide the largest component of the potential residential inventory, it is important to recognize that existing residential neighborhoods also provide substantial potential for new housing in areas of higher opportunity through ADUs and SB 9 urban lot splits.

9. Contributing Factors

The Housing Element must include an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. “Fair housing contributing factor” means a factor that creates, contributes to, perpetuates, or increases the severity of one or more fair housing issues. Contributing factors should be based on all the prior efforts and analyses: outreach, assessment of fair housing, and site inventory. Contributing factors must also be prioritized in terms of needed impact on fair housing choice and strongly connect to goals and actions.

Through the participation of stakeholders, fair housing advocates, and the assessment of fair housing issues described in this Appendix, the City has identified fair housing issues and contributing factors as well as meaningful actions to address those issues as described in the Goals, Policies and Actions section below.

10. Goals, Policies and Actions

Based upon the analysis presented above, the City has identified fair housing issues, contributing factors, and meaningful actions that will be taken to address those issues during the planning period. The Analysis of Impediments to Fair Housing 2020 (County AI) prepared by the County of Santa Barbara

HOME Consortium, of which the City of Carpinteria is a participating jurisdiction, was of key importance in helping to identify these issues, contributing factors and actions.

As noted in Section IV: Fair Housing Impediments and Action Plan of the County AI, “It is the goal of the jurisdictions to undertake actions that can help reduce and eliminate existing housing discrimination and prevent its reemergence in the future, as well as to address other impediments to equal housing opportunity. While the jurisdictions cannot control systemic issues related to fair housing and fair housing choice challenges, they can work to coordinate actions that improve fair housing, encourage coordination among disparate public entities, encourage stakeholders to act and report on fair housing issues, analyze existing data sources, report progress on fair housing issues, highlight findings from data analyses, and encourage meaningful action and cooperation at community levels.”

For each fair housing impediment listed in Table D-5 below, specific programs with geographic targeting are identified in the Housing Plan to address the impediment.

Table D-5
Fair Housing Impediments, Contributing Factors and Meaningful Actions

Fair Housing Impediment	Contributing Factors	Geographic Targeting	Meaningful Actions
Housing affordability	Housing affordability gaps are increasing for both renters and owners, but renters are more likely to face cost-burden challenges. While these challenges are significant for most residents, they pose particular risks for vulnerable populations, including people with disabilities, seniors, at-risk youth and veterans.	Citywide and new candidate opportunity sites	<p>Given the increase in affordability concerns across the County, increasing affordable housing opportunities continues to be an important focus. Working to expand the supply of affordable housing should also expand access to housing for protected classes. Strategies include:</p> <ul style="list-style-type: none"> • Continue to use federal, State and other locally administered funds to support development and maintenance of affordable and special needs housing and explore opportunities to increase funding for affordable housing creation. (Programs 4, 5, 6, 9, 10, 17, 18, 19, 20) • Support opportunities to reduce barriers to affordable housing development. (See Programs 1, 4, 5, 6, 7, 8, 9, 10, 11) • Increase access to family-oriented housing (e.g., units with at least two bedrooms). (See Program 5) • Seek opportunities that expand housing options for vulnerable populations, such as people with disabilities, seniors, veterans, and youth aging out of foster care. (See Programs 1, 4, 5, 6, 7, 9, 11, 12)
Homelessness	Greater coordination in service delivery to at-risk populations is needed to address needs and prevent homelessness. The City is experiencing increases in homelessness and at-risk populations become increasingly more likely to become homeless when there is a lack of affordable housing options and service delivery is disconnected. Further, in an environment where resources are limited, efficiency and partnership are necessary to connect what's available to those in need.	Citywide	As discussed in the Needs Assessment and the Housing Plan, the City continues to work collaboratively with the County and other organizations to provide services and expand facilities to address the needs of homeless persons. (See Program 11) Other strategies discussed under Housing Affordability above will also facilitate the provision of additional permanent affordable housing to address the issue of homelessness
Fair housing education	Fair housing protections and education efforts have increased, but residents still report a lack of fair housing knowledge and specific discrimination around source of income. Education around fair housing rights and enforcement is an ongoing challenge that governments must address continuously. In particular, California's fair housing law includes source of income as a protected class, but residents reported that over 60% of discrimination they were aware of was based on source of income.	Citywide	<p>Continue to address discrimination by referring fair housing complaints to the Santa Barbara Rental Mediation Task Force or other appropriate organizations.</p> <ul style="list-style-type: none"> • Support fair housing training and education opportunities, specifically for rental properties, that will be directed to housing service providers, management companies, and rental residents. Provide an emphasis on the protection for source of income under California law. • Ensure training opportunities for rental residents to clearly inform this population of their rights and responsibilities, particularly in the area of disabilities. Ensure these trainings are offered in English and Spanish. (See Program 19)

