

City of Carpinteria



2023 Housing Element Annual Progress Report



March 2024

INTRODUCTION

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

The 2023-2031 Housing Element was finalized and re-adopted by Resolution No. 6288 by the City Council on January 22, 2024. The re-adopted Housing Element was submitted to the California Department of Housing and Community Development ("HCD") for final certification on January 24, 2024. Despite acknowledgment that the City's re-adopted Housing Element met all statutory requirements for approval, HCD staff declined to certify the City's Housing Element since the City was not on track to complete its required rezones, to meet its RHNA shortfall, by the statutory deadline on February 15, 2024. Thus, the City remains out of compliance with Housing Element Law until the City Council approves the rezones that are generally described in the Housing Element.

Nevertheless, the City has prepared the annual progress report for the 2023 calendar year reporting on the City's progress on implementation of the respective 2023-2031 Housing Element programs, including but not limited to, meeting its RHNA targets.

2023 Housing Highlights

On February 22, 2023, the City's updated Accessory Dwelling Unit ("ADU") and Junior Accessory Dwelling Unit ("JADU") Ordinance went into effect. Throughout the remainder of the year, 20 Coastal Development applications were submitted for ADUs. Of the 20 ADU applications received, 16 were approved in 2023 and eight received building permits in 2023. One ADU completed construction and received the first ADU Certificate of Occupancy on 9/7/2023. Additionally, four building permit applications were received for JADUs, and two of those building permits were issued in 2023.

Additionally, four other residential project applications were submitted and deemed complete for processing in 2023. These applications included a mix of housing types. Two of the applications were for new single-family dwellings, one was for a mixed-use project consisting of commercial space and 24 apartment units (21 market rate and 3 low-income), and one was for a mixed-use project with a 99-room resort and 41 apartment units (1 manager unit and 40 very-low- and low-income units). The proposed projects, if permitted and constructed, would result in 67 new housing units in the City of Carpinteria. Applications for an additional 165 housing units were also submitted in 2023 and will be reported on in future annual reports once deemed complete for processing.

In summary, 10 building permits were issued in 2023 for new residential units in the City of Carpinteria, all of which were for ADUs or JADUs. One ADU was completed and received its Certificate of Occupancy in 2023.

The City continues to provide various forms of assistance to increase housing opportunities in Carpinteria. In 2023, staff continued to implement the Workforce Housing Down Payment Loan Program. The program was first funded by a 2011 Development Agreement that allowed the conversion of five above-moderate affordable residential units at Lavender Court into a payment of \$571,000 to the City's Affordable Housing Trust Fund. Like an in-lieu fee, the funds have since been used to provide down payment loans for families purchasing homes in the City of Carpinteria. During 2023, two new loans were funded through this Program and one loan was repaid. Staff continues to work with the Housing Trust Fund of Santa Barbara County to find interested buyers looking to use the deferred repayment loans to buy homes in Carpinteria.

The City also continues to participate in Santa Barbara County's Home for Good program with the regional Creative Housing Solutions Subcommittee, a working group composed of representatives from the County Housing Authority, People's Self-Help Housing Corporation, Home for Good, United Way, and City staff, along with the local community, to identify and pursue innovative housing opportunities. Starting in 2023, in partnership with New Beginnings, the City launched its first "safe parking program" to provide safe overnight shelter and rapid rehousing programs for families and individuals living in their vehicles.

In May 2023, the City initiated an "anti-displacement" legislative package, which includes a series of proposed Municipal Code amendments intended to protect existing rental housing stock, encourage production of additional rental housing, and protect rental housing affordability. In October 2023, the City successfully completed adoption of the first piece of the legislative package through adoption of Urgency Ordinance No. 770, which established "just cause" tenant eviction protections. Additional efforts related to the "anti-displacement" package will continue in the coming years.

Housing Element Review

The Housing Element is organized into two sections that describe the goals and objectives of the City in addressing the community's housing needs. The Housing Element also includes Technical Appendices with detailed information to document compliance with applicable Government Code requirements. Section 2 of the Housing Element is organized by the five primary program categories which are to be implemented during the 2023-2031 planning period. The document also contains a Housing Element Implementation Plan which describes 18 specific programs the City will implement to realize the goals of the Housing Element. This report explains the housing programs and goals, and the progress the City made to implement them throughout 2023.

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

Housing Needs Summary

The Santa Barbara County Association of Governments (SBCAG) allocated a housing need to the City of 901 housing units for the 2023-2031 Regional Housing Needs Allocation period. The 2023-2031 Housing Element Table II-1 below shows the City’s share of the regional housing need across five income categories.

**Table II-1
Land Inventory Summary**

	Income Category				Total
	Very Low	Low	Mod	Above	
RHNA 2023-2031	286	132	135	348	901
Completed, Approved & Pending Projects (Table B-3)	-	3	-	259	262
Net Remaining RHNA	415		135	89	639
Vacant Sites (Table B-4)	-		10	5	15
Underutilized Sites with R Overlay (Table B-5)	56		47	-	103
Other Underutilized Sites (Table B-6)	-		153	153	306
ADUs	84		8	48	140
Surplus (Shortfall)	(275)		83	117	(75)
Source: City of Carpinteria, 2023					

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

Goals

- Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 901 housing units in the City to accommodate the RHNA allocation for the 2023-2031 period.
- 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 and maintain sufficient sites in the General Plan and Zoning Code and associated Land Use and Zoning Maps to accommodate the housing needs allocated to the City in the Regional Housing Needs Allocation (RHNA) Plan.
- **Housing Types:** In the General 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.

Result

The City maintains an inventory that details the amount, type and size of vacant parcels to assist developers in identifying land suitable for residential development. The City also reports on the number of extremely low-, very low-, low-, and moderate-income units constructed annually. The City also works with developers to ensure that appropriate lot densities are used when planning new development.

Having identified insufficient existing capacity under existing zoning to meet the City’s entire RHNA allocation (see Table II-1, above), the City initiated efforts in 2023 to rezone sufficient properties to meet its RHNA shortfall. The City also committed to studying, and where appropriate, amending existing residential development standards, such as building height and/or parking, to accommodate increased densities and new housing unit production. These efforts will continue into 2024.

The past year saw the final adoption and effectuation of the City’s updated Accessory Dwelling Unit (“ADU”) and Junior Accessory Dwelling Unit (“JADU”) regulations (Ordinance No. 758) in February 2023. The City also successfully completed and launched its ADU prototype plans program in July 2023, consisting of two pre-designed ADU plan sets made available to the public at no cost. Following effectuation of Ordinance No. 758, 20 Coastal Development applications were submitted for ADUs for calendar year 2023. Of the 20 ADU applications received, 16 were approved in 2023 and eight received building permits in 2023. One ADU completed construction and received the first ADU Certificate of Occupancy on 9/7/2023. Additionally, four building permit applications were received for JADUs, and two of those building permits were issued in 2023. Several of the ADUs applied for, to date, have utilized the pre-designed plans provided by the City; the first of which is expected to be completed in early 2024.

In 2023, one new residential unit received its Certificate of Occupancy, as summarized in Table I below. Ten building permits were issued in 2023 for new residential units. These building permits are summarized in Table II below. These tables do not include the previously discussed 67 new residential units that were deemed complete and accepted for processing in 2023, nor the additional 165 units that were applied for in 2023, but had not yet been accepted for processing by the end of the year.

**Table I: New Residential Units Completed in 2023
(Issued Certificate of Occupancy)**

Project Name	Address	Units	Income Category
Albert ADU	1387 Vallecito Place	1	Above Moderate
Total Residential Units Completed in 2023: 1			

**Table II: Building Permits for New Residential Units Issued in 2023
(Not Completed in 2023)**

Project Name	Address	Number of Units	Income Category
Albert ADU	1387 Vallecito Place	1	Above Moderate
Pagano ADU	1286 Casitas Pass Road	1	Above Moderate
Pinkernell ADU	5556 Calle Ocho	1	Above Moderate
Pini ADU	990 Concha Loma Drive	1	Above Moderate
Jacobs JADU	5031 Foothill Road	1	Above Moderate
Norton ADU	5294 El Carro Lane	1	Above Moderate
Short ADU	1126 Vallecito Road	1	Above Moderate
Lemere ADU	1359 La Mesa Plaza	1	Above Moderate
Goytia JADU	1485 Manzanita Street	1	Above Moderate
Jacquet ADU	4917 Sawyer Avenue	1	Above Moderate
Total Residential Units Approved in 2023: 10			

The City's annual RHNA progress for the 2023-2031 cycle is summarized in Table III, below. For RHNA purposes, units are counted when the building permits are issued. Although the City has granted building permits for 10 units and entitlements for an additional 25 new units so far for this RHNA cycle, all of those units fall within the above-moderate income category. In 2023, no building permits or entitlements were granted for projects that fall within the Very Low-, Low-, or Moderate-income categories. For comparison of units approved (via building permits) versus actual units constructed, see Table IV below which summarizes the number of Certificates of Occupancy issued for each year of the current RHNA cycle.

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

Income Group	2023-2031 RHNA	Units Added 6/30/22-2/14/23	Units Added 2023	Units Added 2024	Units Added 2025	Units Added 2026	Units Added 2027	Units Added 2028	Units Added 2029	Units Added 2030	Units Added 2031	Total Units Approved
Very Low	286	0	0	-	-	-	-	-	-	-	-	0
Low	132	0	0	-	-	-	-	-	-	-	-	0
Moderate	135	0	0	-	-	-	-	-	-	-	-	0
Above Moderate	348	1	10	-	-	-	-	-	-	-	-	11
TOTAL	901	1	10	-	-	-	-	-	-	-	-	11

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

Year	Units Completed (Certificate of Occupancy)
2023	1
2024	-
2025	-
2026	-
2027	-
2028	-
2029	-
2030	-
2031	-
TOTAL	1

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 affordable 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 are law enforcement, firefighters, nurses, teachers, and local government.
- *Farm Employee and Supportive Housing*: Allocate in-lieu fees for predevelopment activities, including state and/or federal funding applications, to support the sponsors of farm employee housing and supportive housing for special needs populations.
- *Shelter for the Homeless*: Support countywide programs to provide for a continuum of care for the homeless including emergency shelters, transitional housing, supportive housing and permanent housing. Allocate Community Development Block Grant (CDBG) funds to agencies assisting homeless persons and families to meet shelter and non-shelter needs.

Result

The City continues to prioritize efforts to protect existing rental housing stock and facilitate production of new rental housing stock, with an emphasis on affordable and workforce housing opportunities.

As part of Program Category 2 efforts, the City has continued to support and help connect qualifying households with rental assistance through the Section 8 voucher program. In 2023, 163 households in Carpinteria received rental assistance via Section 8 vouchers. This is down slightly from the 177 households that received rental assistance through Section 8 vouchers in 2022. The reason(s) for the slight drop, however, are unknown at this time.

The City initiated efforts in 2023 to amend zoning regulations to, among other things, facilitate increased opportunities for infill housing development and mixed-use development in commercial areas of the City. The City Council also initiated an “anti-displacement” legislative package, which includes, but is not limited to, updates to the City’s inclusionary housing program and increased protections for rental housing. The first part of the legislative package, adoption of just cause “no fault” tenant eviction protections, was adopted by the Council in October 2023. These efforts will continue on into 2024, and once fully completed and effectuated, will help to facilitate new housing production with an emphasis on lower-income rental housing, and protecting the City’s existing affordable rental housing stock.

To assist the local homeless population, the City participates in the Santa Barbara Continuum of Care, known as Home for Good of Santa Barbara County, and facilitates the Carpinteria Regional Coordination Committee. The Coordination Committee has two subgroups: The Creative Housing Solutions Subcommittee, which identifies opportunities and resources for homeless individuals, and the Coordinated Outreach Team, which makes regular contact with those individuals and attempts to connect them with the services and housing they need. The City also initiated its first Safe Parking Program, in partnership with New Beginnings, which provides safe overnight shelter and rapid rehousing programs for families and individuals living in their vehicles.

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

Goals

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

Policies

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

Result

The City has implemented a 50% Development Impact Fee (DIF) reduction for 100% affordable housing developments to assist in removing governmental constraints to the development of affordable housing. Additionally, no DIFs are charged for ADUs that are less than 750 square-feet, and DIFs are reduced by approximately 66% for ADUs that are 750 square-feet or larger.

As part of the City’s ADU program described in Program 1, the City established and implemented an ADU prototype plans program, consisting of two pre-designed ADU plan sets made available to the public for free. The two pre-designed plans were developed as detached 400-sq. ft. and 480-sq. ft. ADUs that would fit in a typical residential back yard in order to be available to the broadest number of residential property owners in the City. Use of the pre-designed plans allows for substantially reduced design and plan check/permit costs, and streamlined plan review. To date, three property owners have applied for or obtained permits for construction of a pre-designed ADU and the first ones will be nearing completion in early 2024.

Included within the zoning code amendments described above as part of Program 2 efforts, are commitments to identifying and implementing opportunities to streamline permitting requirements, including allowing for “by right” housing, where feasible, to remove governmental constraints to the maintenance, preservation, improvement and development of new housing.

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 through Carpinteria Municipal Code Chapter 14.74 which prohibits the conversion to condominium ownership unless the apartment rental vacancy rate is more than 5%.
- *Apartment Conservation:* Conserve apartment rental housing by prohibiting the conversion to tenancy in common ownership through Ordinance No. 742.
- *Mobile Homes, Mobile Home Parks, and Manufactured Housing:* Conserve mobile homes, mobile home parks, and manufactured housing as an essential part of Carpinteria’s housing supply through the City’s Mobile Home Park Closure Ordinance.
- *Mobile Home Rents:* Continue the Mobile Home Park Rental Stabilization and Mobile Home Park Rent Stabilization Disclosure ordinances.

- *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:* Facilitate the allocation of CDBG funds to multi-family rehabilitation programs, and retrofitting of existing housing.
- *Acquisition and Rehabilitation of Rental Housing:* Work with non-profit sponsors to acquire and rehabilitate rental housing units in order to maintain long-term affordability of the units. This will include, but not be limited to: (a) technical support needed to obtain funding commitments from County, State and/or Federal programs; (b) assistance in permit processing; (c) possible deferral, reduction or waiver of City fees; and (d) contribution of City housing funds, if available.

Result

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

The City conducts annual compliance monitoring of all affordable deed-restricted inclusionary units to ensure said units remain occupied in a manner that is consistent with the terms of their respective affordability covenants. The monitoring program, for which the City contracts with the City of Santa Barbara to complete, found that all inclusionary units were in compliance for the last reporting period of November 2022 to October 2023.

The City continues to protect against the conversion of existing rental housing stock to condominiums or other types of owner-occupied housing through ongoing enforcement of the City's Ordinance No. 742, which restricts ownership conversion affecting apartments.

In May 2023, the City initiated an "anti-displacement" legislative package, which includes a series of proposed Municipal Code amendments intended to protect existing rental housing stock, encourage production of additional rental housing, and protect rental housing affordability. Specific programs included in the legislative package include: adoption of a just cause tenant eviction ordinance; strengthening the City's Short-Term Rental Housing regulations; amendments to the City's inclusionary housing requirements to include rental housing projects, and to address additional levels of affordability; exploring options for establishing a rent stabilization ordinance; establishing regulations for

fractional ownership timeshares; and exploring options for establishing a vacant parcel tax. In October 2023, the City successfully completed adoption of the first piece of the legislative package through adoption of Urgency Ordinance No. 770, which established “just cause” tenant eviction protections. Additional efforts related to the “anti-displacement” package will continue in the coming years.

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 (CDBG) 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.*

Result

The City continues to fund services provided by the City of Santa Barbara Rental Housing Mediation Program (RHMP). The RHMP provides dispute resolution resulting from landlord, tenant, and roommate issues which arise in rental housing situations. The primary goal of the program is to provide an alternative to the formal judicial system and provide legal advice and mediation when disputes arise. The program provides free legal assistance for residents living at or below the poverty line, while also providing general social service guidance for those with disabilities, seniors, and victims of domestic violence. In 2014, the RHMP began outreach programs in Carpinteria to educate local residents about tenant/landlord rights and to answer housing questions. The program shows success in preventing litigation through mediation and conflict resolution. In 2023, the RHMP provided service to 60 Carpinteria tenants and landlords regarding issues related to rental housing and to educate local residents about the services provided by RHMP and other typical concerns related to rental housing. Beginning in Fall 2023, the City partnered with RHMP staff to educate renters and landlords about the City’s newly-adopted “just cause” tenant eviction protections (see Program 4 discussion, above).

The City continues to look for opportunities to further expand home production in all levels of affordability. The City remains an active partner in the Cities-County Joint Affordable Housing Task Group, a county-wide group of elected officials, agency staff, affordable housing developers, and community members working together to share information and resources related to affordable housing production countywide.

Conclusion

The Housing Element Annual Progress Report illustrates activities undertaken by the City of Carpinteria in 2023 that seek to improve the quality and quantity of market rate and affordable housing in Carpinteria. Given the efficacy of Carpinteria's program, many of the affordable housing strategies from the 2015-2023 Housing Element were continued into the 2023-2031 Housing Element with modifications made as necessary to meet new State laws and the City's regional housing needs. This is the first annual progress report for the new 2023-2031 Housing Element period and the sixth RHNA cycle.

Exhibit 1 Housing Element Annual Progress Report Form 2023

Exhibit 1

Housing Element Annual Progress Report Form 2023

City Council Hearing, March 11, 2024

Jurisdiction	Carpinteria	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	02/15/2023 - 02/15/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		10
Total Units		10

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	2	0	0
2 to 4 units per structure	5	0	0
5+ units per structure	0	0	0
Accessory Dwelling Unit	18	10	1
Mobile/Manufactured Home	0	0	0
Total	25	10	1

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	10	10
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	24
Number of Proposed Units in All Applications Received:	87
Total Housing Units Approved:	45
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	21	21
Discretionary	3	66

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	65
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	18
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Carpinteria	
Reporting Year	2023	(Jan. 1 - Dec 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022- 02/14/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	286	-	-	-	-	-	-	-	-	-	-	-	286
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	132	-	-	-	-	-	-	-	-	-	-	-	132
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	135	-	-	-	-	-	-	-	-	-	-	-	135
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		348	1	10	-	-	-	-	-	-	-	-	11	337
Total RHNA		901												
Total Units			1	10	-	-	-	-	-	-	-	-	11	890
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
Extremely low-income Need			2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		143	-	-	-	-	-	-	-	-	-	-	143	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Carpenteria
Reporting Year	2023 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
001-080-040, 001-080-002, 001-080-030	no address, Via Real			1		316			Unaccommodated Need	15.81	AG	A-10	20	25	316	Non-Vacant	Agriculture, avocado farm
001-080-041, 001-080-035	5800 Via Real			2		242			Unaccommodated Need	16.74	AG	A-10	20	25	242	Non-Vacant	Agriculture, container plant nursery
001-180-006, 001-180-001-180-064, -065, -066, 001-080-067	1000 & 1010 Bega Way			3		178			Unaccommodated Need	9.68	RDI	M-RP	20	25	178	Non-Vacant	Office, warehousing & Personal self-storage business
	6250 Bega Way			4		167			Unaccommodated Need	8.47	RDI	M-RP	20	25	167	Non-Vacant	Personal self-storage business
	6385 Cindy Lane, 1005 & 1013 Mark Ave, 6388 & 6382 Rose Lane			6		210			Unaccommodated Need	10.58	RDI	M-RP	20	25	210	Non-Vacant	Warehouse, office, assembly & research facilities
001-190-025, -068, -073, -084, -086	6390 & 6398 Cindy Ln, 1001 Mark Ave, 6392 Via Real			7		110			Unaccommodated Need	5.51	RDI	M-RP	20	25	110	Non-Vacant	Warehouse, office, assembly & research facilities
001-190-023, -092, -093, -091	1000 Mark Ave & 6402 Cindy Lane, 6410-6460 Via Real			8		199			Unaccommodated Need	10.02	RDI	M-RP	20	25	199	Non-Vacant	Office, warehouse & surface parking lot
001-430-008	no address, Cindy Lane			9		89			Unaccommodated Need	4.49	RDI	M-RP	20	25	89	Vacant	
001-070-058	5320 Carpenteria Avenue			10		21			Unaccommodated Need	1.08	GC	CPD	20	25	21	Non-Vacant	1-story office building
003-280-017, 003-280-005	5437 Carpenteria Avenue			11		39			Unaccommodated Need	1.98	GC	CPD	20	25	39	Non-Vacant	Mixed-use commercial/residential and vacant
003-162-011, 003-162-012, 003-162-009	1145, 1155, 1160 Eugenia Place			12		92			Unaccommodated Need	4.66	GC	CPD	20	25	92	Non-Vacant	Four 2-story commercial office buildings with some tenant vacancies

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Carpinteria	
Reporting Year		2023 (Jan 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Adequate Sites to Accommodate Regional Housing Needs	Provide adequate sites to accommodate the City's entire 2023-2031 RHNA allocation of 901 units including rezoning land to accommodate a shortfall of 292 lower-income units. Facilitate the construction of 112 ADUs constructed during planning period including 67 lower income, 82 moderate income, and 107 above moderate income units.	As soon as possible	Staff are working to prepare information to City Council on suggested rezone sites. The City's ADU Ordinance went into effect on 2/22/2023. In 2023, 24 ADU/JADU applications were received, 16 ADU CDPs were approved, 10 ADU/JADU building permits were issued, and 1 ADU Certificate of Occupancy was issued. An ADU Ordinance update is scheduled for Planning Commission review in early March 2024.
Accessory Dwelling Units	Adopt Building Code updates in 2025, 2028, and 2031.	Ongoing	
Energy Conservation		Ongoing	Staff will adopt Building Code updates as needed. In 2023, 163 Section 8 Certificates were issued by the Housing Authority of Santa Barbara County and the City of Santa Barbara Housing Authority within the City of Carpinteria.
Section 8 Rental Assistance	Preserve 177 Section 8 vouchers during the planning period. Facilitate construction of 418 lower income rental units, including 143 ELI units, during the planning period, commensurate with the City's RHNA allocation.	Ongoing	
Affordable Rental Housing Development Assistance	Facilitate construction of at least 8 inclusionary workforce housing units during the planning period.	Ongoing	In 2023, the City of Carpinteria received development applications that proposed 43 low/very-low income restricted rental units. Staff will continue to identify opportunities for additional inclusionary housing and work with developers which might develop multi-family housing development plans.
Inclusionary Housing		Ongoing	
Density Bonus	Adopt density bonus regulations by April 2024.	April 2024 for new regulations; apply regulations ongoing	Staff are drafting a new ordinance to align with state law.
Facilitate Lot Consolidation or Subdivision	Approve 5 residential or mixed-use projects involving lot consolidations. Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.	Ongoing; City SB 9 Regulations by December 2024	Staff will continue to update ordinances and work with developers.
Regulatory Concessions and Incentives for Affordable Housing	Facilitate construction of at least 418 lower income units during the planning period commensurate with the City's RHNA allocation.	Ongoing	In 2023, the City of Carpinteria received two development applications that proposed a total of 43 low/very-low income restricted units, both of which used density bonus incentives.
Fee mitigation		Ongoing	In 2023, the City of Carpinteria received development applications that proposed 43 low/very-low income restricted units. City DIF fees are reduced for affordable units and accessory dwelling units.
Special Needs Housing Conservation of Mobile Home Parks and Rent Stabilization	Adopt all special needs-housing zoning code amendments by April 2024. Preserve 861 mobile home units throughout the planning period.	April 2024	Staff are currently drafting new zone code language.
Condominium Conversion Ordinance	0 units converted unless rental vacancy rate exceeds 5%. Complete two surveys during the planning period and contact property owners and landlords with nonconforming conditions following each survey.	Ongoing	The City continues to monitor rental rates in mobile home parks through the Mobile Home Rent Stabilization Program and has had no conversion of the seven mobile home parks in Carpinteria. During the 2023 calendar year, no residential rental units were converted to condominiums due to provisions of the Condominium Conversion Ordinance related to rental vacancy rates.
Housing Code Compliance		Ongoing	In addition to the surveys, the Community Development Department's Building and Code Compliance divisions regularly respond to complaints and conduct site inspections and enforce the housing and building and safety codes through compliance orders and administrative citations.
Single-Family Housing Rehabilitation	Facilitate rehabilitation of 5 units occupied by extremely-low income owner households and 5 units occupied by very-low income households during the planning period.	Ongoing	The City will continue to encourage eligible extremely-low and very-low income homeowners to contact the USDA Rural Housing Repair and Rehabilitation Program for loans to help modernize and improve their homes to remove health and safety hazards.
Multi-Family Housing Rehabilitation and Preservation	Facilitate rehabilitation of 5 extremely-low income units, 5 very-low income units, and 10 low income units during the planning period.	Ongoing	The City will continue to seek grant funds to assist property owners with the rehabilitation of multifamily housing in need of repair.
Affirmatively Furthering Fair Housing	Increase Housing Affordability & Access to Opportunity and Mobility; address homelessness; enhance fair housing education.	Ongoing	Several "Meaningful Actions" identified as part of this program are currently in progress, identified above. Additionally, the City continues to partner with the City of Santa Barbara's Rental Housing Mediation Program to provide tenants, landlords, and interested parties with information and mediation services related to housing and rental disputes. In 2023, 60 residents received rental-related consultation via phone or in person. The city also refers residents to the Legal Aid Foundation of Santa Barbara County and California Rural Legal Assistance to address concerns related to disability access, those living on fixed incomes, and victims of domestic or elder abuse.
Workforce Homebuyer Down Payment Loans	Facilitate at least 2 loans for the local workforce per year.	Ongoing	The City continues to provide down payment loans, in collaboration with the Housing Trust Fund of Santa Barbara County. In 2023, two down payment loans were funded through this program.

Jurisdiction	Carpinteria	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA* Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Carpinteria	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	02/15/2023 - 02/15/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
Notes	

CITY of CARPINTERIA, CALIFORNIA



March 14, 2024

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

Re: City of Carpinteria 2023 Housing Element Annual Progress Report

Dear Colleague:

The City of Carpinteria is formally submitting its 2023 Housing Element Annual Progress Report in conformance with Government Code section 65400(a)(2)(B). The Report was reviewed and accepted by the City Council at its March 11, 2024 meeting. I have enclosed a copy of the City Council staff report which accompanied the Annual Progress Report as well as the Annual Progress Report Form in Excel format. Please let me know if you need any additional information. I can be reached by phone at (805) 755-4407 or by email at nickb@carpinteriaca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nick Bobroff", is written over the typed name and title.

Nick Bobroff
Community Development Director

cc: Governor's Office of Planning and Research, opr.apr@opr.ca.gov